

# The Housing Report

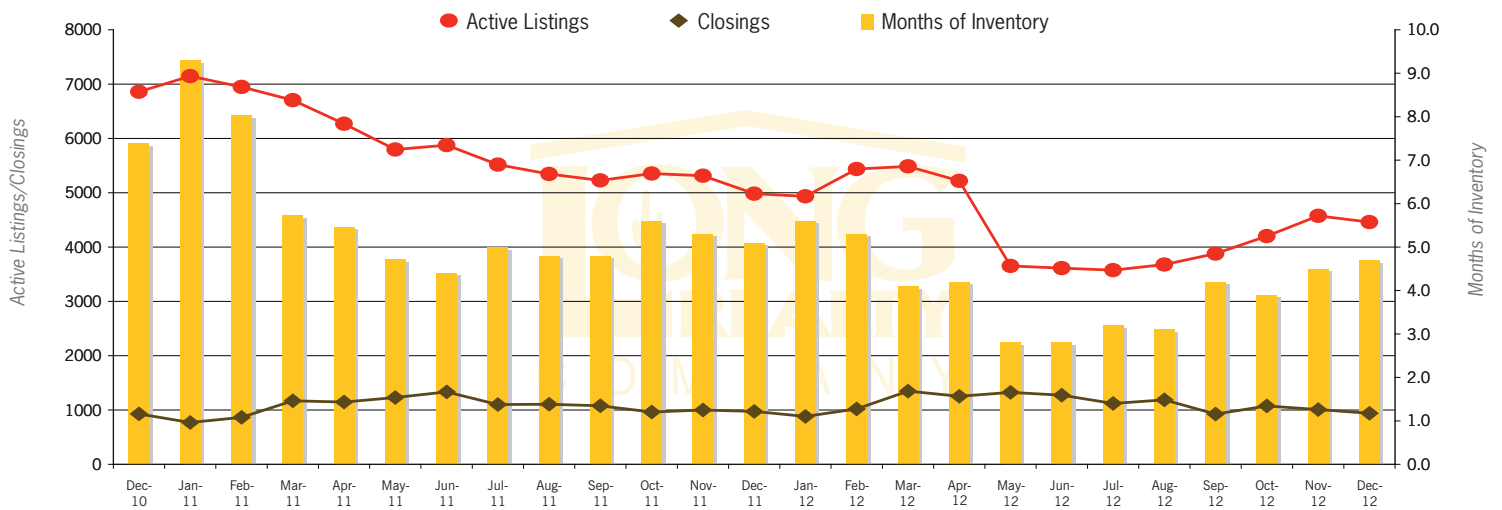
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## Tucson Main Market | January 2013

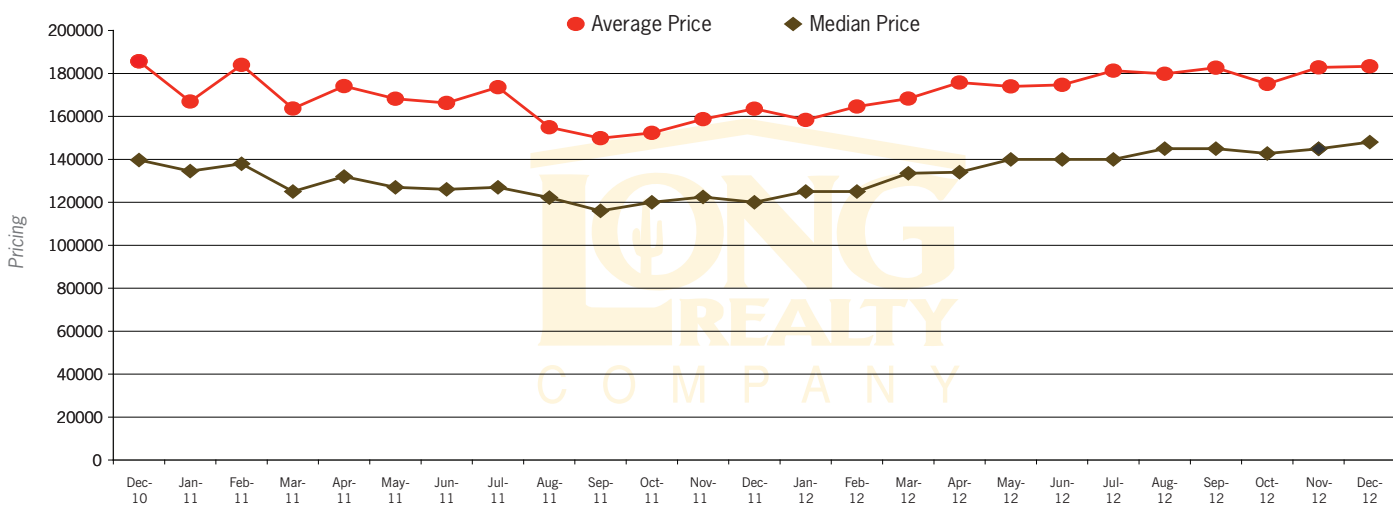
As of December 2012 active inventory was 4,460, a 10% decrease from December 2011. There were 941 closings in December 2012, 3% below December 2011. Months of Inventory was 4.7, down from 5.1 in December 2011. Median price of sold homes was \$148,000 for the month of December 2012, up 23% from December 2011. The Tucson Market had 1,115 new properties under contract in December 2012, down 7% from December 2011.

### Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 1/4/2013. Information is believed to be reliable, but not guaranteed. Months of Inventory (MOI) reflect the time period required to sell all the properties on the market given the number of closed transactions in the preceding month, provided no new product becomes available. This is an excellent benchmark to show the velocity of transactions in relation to the market inventories. This measurement is a broad one and will vary (in some cases dramatically) by price range, location and type of property.

### Median and Average Price (Closed Sales)



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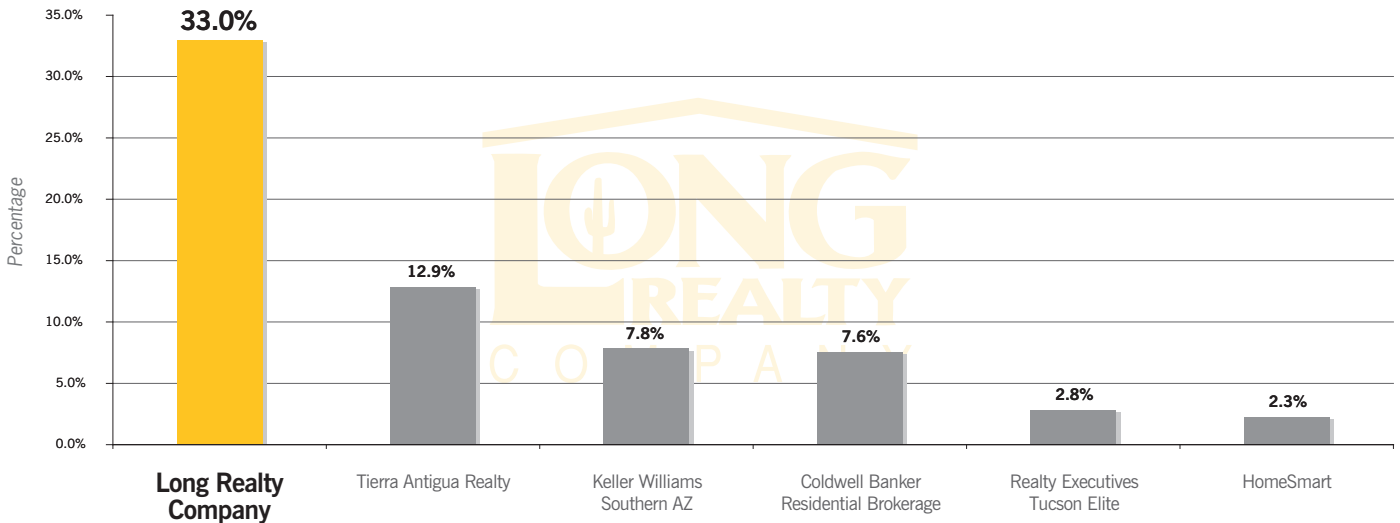
### New Properties Under Contract

This graph depicts the new properties that have gone under contract in the given month.



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### Market Share



Data Obtained 1/4/2013 from TARMLS using BrokerMetrics software for all closed residential sales volume between 1/1/2012-12/31/2012 rounded to the nearest tenth on one percent and deemed to be correct.

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## Price Banded Market Report Residential Homes

Price Band	Active Listings	Homes Sold/Closed						Months of Inventory
	Dec-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	
\$1 - 49,999	220	87	83	72	104	73	68	3.2
\$50,000 - 74,999	252	115	113	80	82	109	83	3.0
\$75,000 - 99,999	348	126	151	131	149	101	81	4.3
\$100,000 - 124,999	326	166	155	128	115	150	97	3.4
\$125,000 - 149,999	392	143	154	126	149	117	148	2.6
\$150,000 - 174,999	322	132	141	111	119	89	105	3.1
\$175,000 - 199,999	391	72	95	82	86	93	81	4.8
\$200,000 - 224,999	249	65	76	55	59	67	62	4.0
\$225,000 - 249,999	260	58	58	42	52	49	39	6.7
\$250,000 - 274,999	184	50	42	35	35	31	30	6.1
\$275,000 - 299,999	249	27	43	19	27	34	24	10.4
\$300,000 - 349,999	255	45	44	44	49	46	37	6.9
\$350,000 - 399,999	218	31	26	31	28	32	24	9.1
\$400,000 - 499,999	218	29	36	28	33	44	25	8.7
\$500,000 - 599,999	130	13	14	10	11	13	14	9.3
\$600,000 - 699,999	89	8	11	3	3	4	6	14.8
\$700,000 - 799,999	52	9	8	3	1	7	5	10.4
\$800,000 - 899,999	55	3	1	3	3	2	2	27.5
\$900,000 - 999,999	29	2	2	1	0	1	1	29.0
\$1,000,000 - and over	160	9	5	9	8	3	5	32.0
<b>TOTAL</b>	<b>4,399</b>	<b>1,190</b>	<b>1,258</b>	<b>1,013</b>	<b>1,113</b>	<b>1,065</b>	<b>937</b>	<b>4.7</b>

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Real estate is in fact very localized. Market conditions can vary greatly by not only geographic area but also by price range, as demonstrated in the above Long Realty Research Center chart. Find the price range of interest to you to track relevant market conditions, and contact me for a more in-depth analysis.

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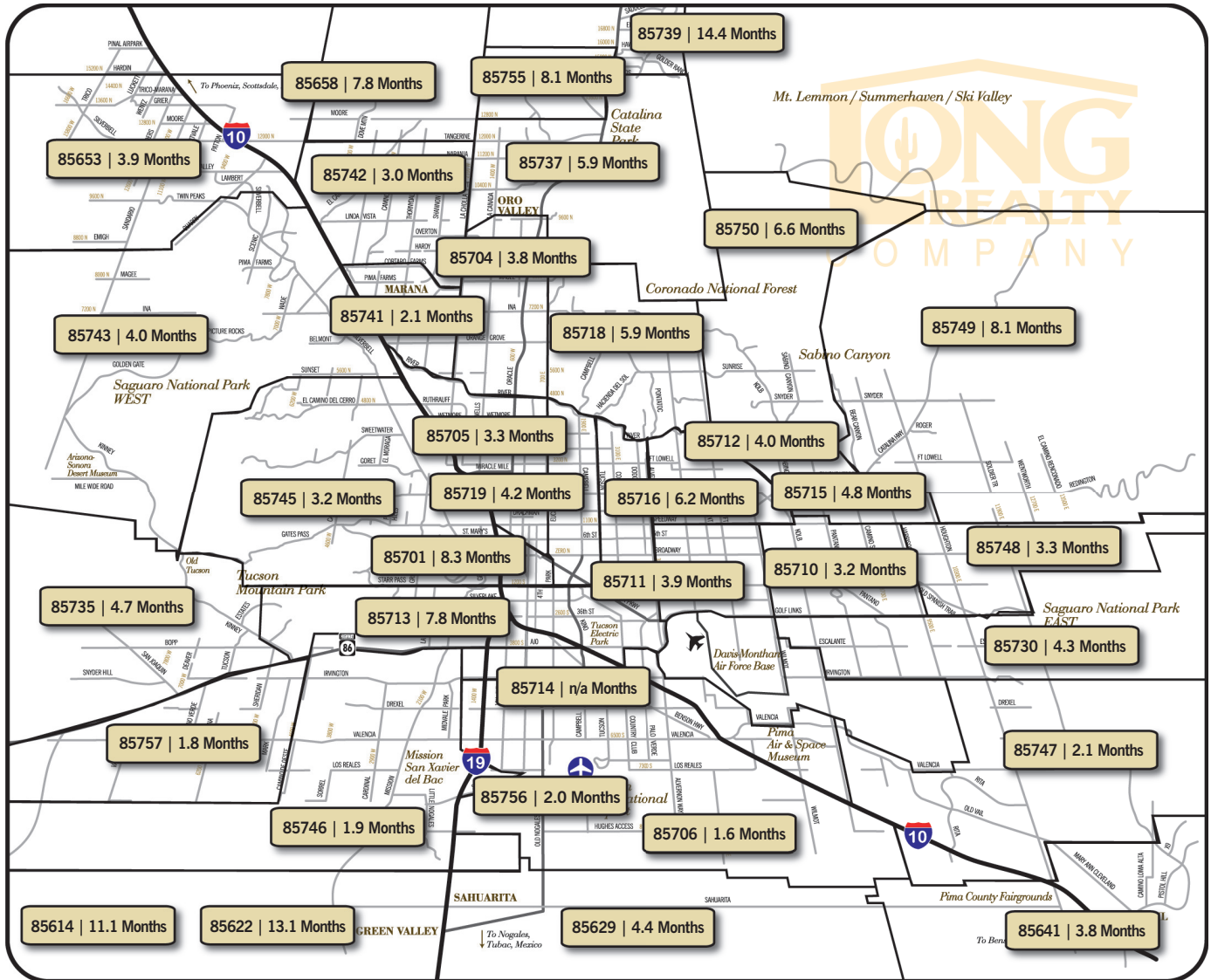
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## Months of Inventory by Zip Code



These statistics are based on information obtained from the TARMLS using Brokermetrics software and from the GV/SAH MLS on 1/4/2013. Information is believed to be reliable, but not guaranteed. Months of Inventory (MOI) reflect the time period required to sell all the properties on the market given the number of closed transactions in the preceding month, provided no new product becomes available. This is an excellent benchmark to show the velocity of transactions in relation to the market inventories. This measurement is a broad one and will vary (in some cases dramatically) by price range, location and type of property.

Months of Inventory (MOI) is a good indicator of market health, taking into account both current inventory and sales rates. As a rule of thumb, a market is considered "balanced" when Months of Inventory is around 6. As you can see by this Long Realty Research Center map, market conditions can vary significantly by area. Contact me to get Months of Inventory information for your specific neighborhood.

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