

The Housing Report

Powered by Long Realty Research Center

Tucson Main Market | April 2013

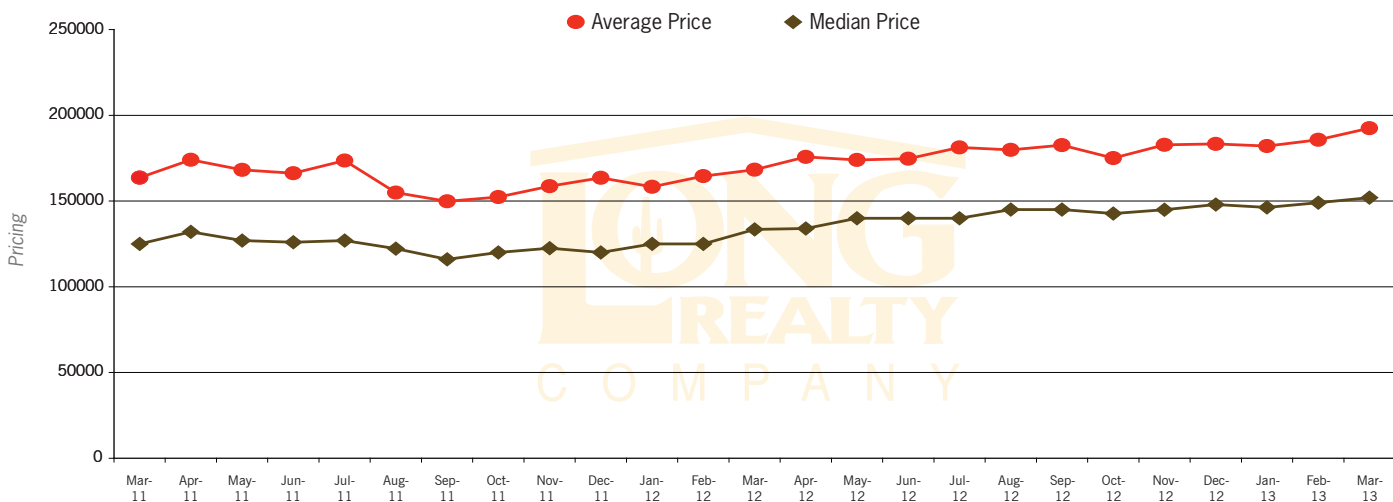
As of March 2013 active inventory was 4,337, a 21% decrease from March 2012. There were 1,301 closings in March 2013, 3% below March 2012. Months of Inventory was 3.3, down from 4.1 in March 2012. Median price of sold homes was \$152,000 for the month of March 2013, up 14% from March 2012. The Tucson Market had 1,822 new properties under contract in March 2013, down 5% from March 2012.

Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 4/3/2013. 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)



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 4/3/2013. Information is believed to be reliable, but not guaranteed.



Stephen Woodall
 Oro Valley
 10445 N. Oracle Rd #121
 Oro Valley, Arizona 85737
 (520) 818-4504
 Stephen@TeamWoodall.com
 http://TeamWoodall.com



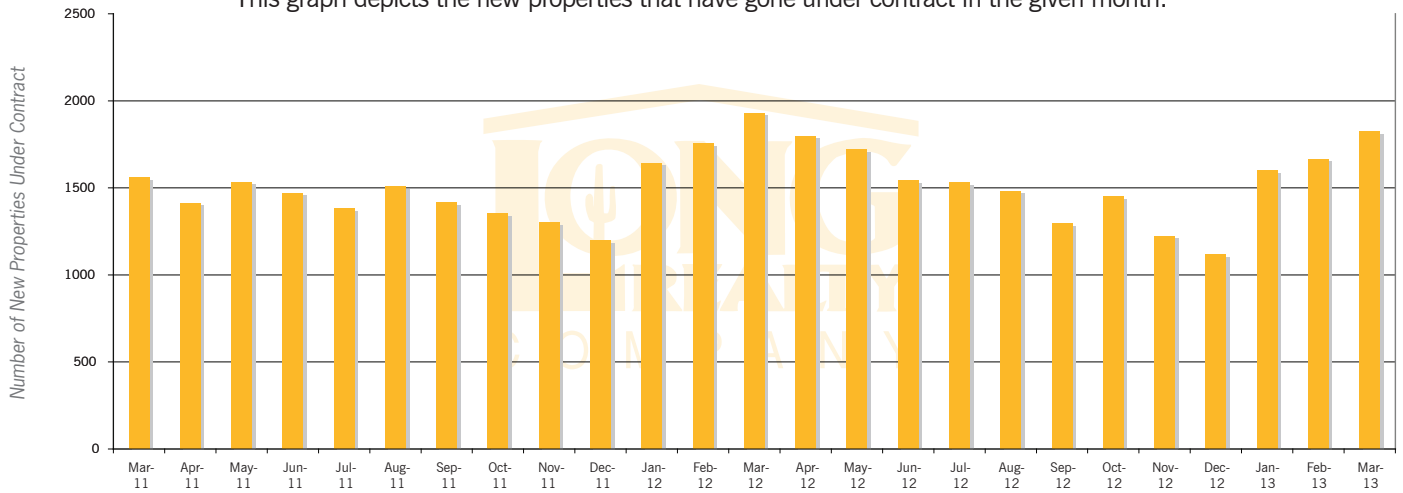
The Housing Report

Powered by Long Realty Research Center

Tucson Main Market | April 2013

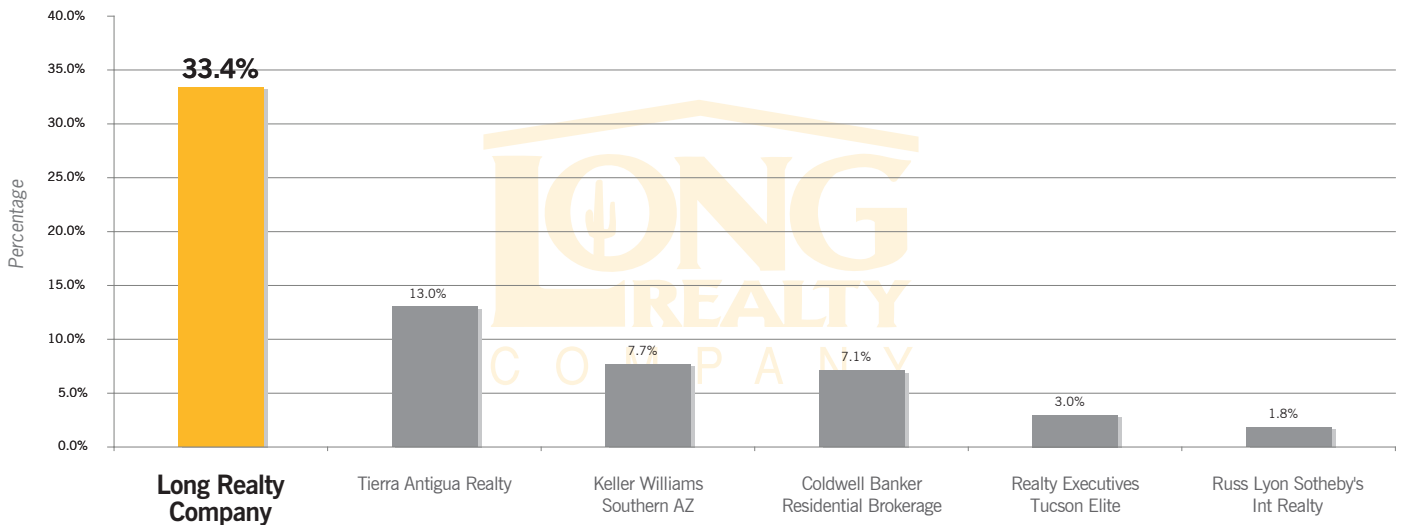
New Properties Under Contract

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



These statistics are based on information obtained from the TARMLS using BrokerMetrics software on 4/3/2013. Information is believed to be reliable, but not guaranteed.

Market Share



Data Obtained 4/3/2013 from TARMLS using BrokerMetrics software for all closed residential sales volume between 4/1/2012-3/31/2013 rounded to the nearest tenth on one percent and deemed to be correct.



Stephen Woodall
 Oro Valley
 10445 N. Oracle Rd #121
 Oro Valley, Arizona 85737
 (520) 818-4504
 Stephen@TeamWoodall.com
 http://TeamWoodall.com



The Housing Report

Powered by Long Realty Research Center

Tucson Main Market | April 2013

Price Banded Market Report Residential Homes

Price Band	Active Listings	Homes Sold/Closed						Months of Inventory
	Mar-13	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	
\$1 - 49,999	201	104	74	72	68	87	86	2.3
\$50,000 - 74,999	257	83	113	100	99	62	109	2.4
\$75,000 - 99,999	319	149	107	91	99	120	115	2.8
\$100,000 - 124,999	300	115	152	108	95	119	170	1.8
\$125,000 - 149,999	329	149	126	157	129	136	152	2.2
\$150,000 - 174,999	313	122	94	111	99	119	139	2.3
\$175,000 - 199,999	343	90	96	90	76	81	110	3.1
\$200,000 - 224,999	210	60	70	66	55	67	67	3.1
\$225,000 - 249,999	286	53	50	43	41	48	70	4.1
\$250,000 - 274,999	172	35	31	33	30	26	44	3.9
\$275,000 - 299,999	260	27	34	25	27	22	42	6.2
\$300,000 - 349,999	265	49	48	41	39	44	55	4.8
\$350,000 - 399,999	204	28	34	25	28	36	37	5.5
\$400,000 - 499,999	231	33	48	27	31	28	48	4.8
\$500,000 - 599,999	151	11	12	14	13	7	22	6.9
\$600,000 - 699,999	107	3	4	6	6	7	11	9.7
\$700,000 - 799,999	69	1	7	5	5	5	7	9.9
\$800,000 - 899,999	47	3	2	2	6	4	1	47.0
\$900,000 - 999,999	40	0	1	1	0	1	3	13.3
\$1,000,000 - and over	172	8	3	5	3	7	9	19.1
TOTAL	4,276	1,123	1,106	1,022	949	1,026	1,297	3.3

These statistics are based on information obtained from the TARMLS using Brokermetrics software on 4/3/2013. 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.

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.



Stephen Woodall
 Oro Valley
 10445 N. Oracle Rd #121
 Oro Valley, Arizona 85737
 (520) 818-4504
 Stephen@TeamWoodall.com
 http://TeamWoodall.com

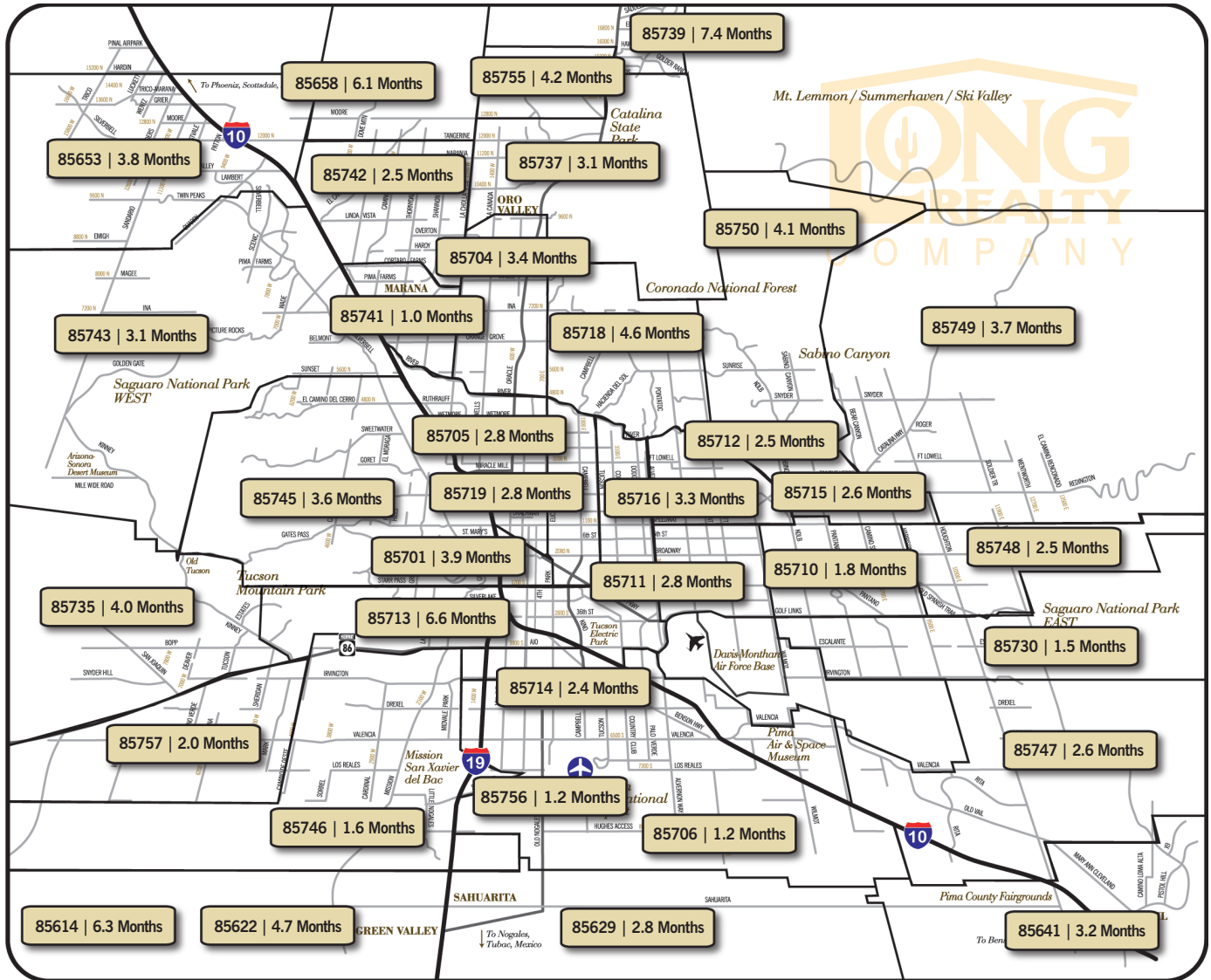


The Housing Report

Powered by Long Realty Research Center

Tucson Main Market | April 2013

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 4/3/2013. 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.



Stephen Woodall
Oro Valley
10445 N. Oracle Rd #121
Oro Valley, Arizona 85737
(520) 818-4504
Stephen@TeamWoodall.com
http://TeamWoodall.com

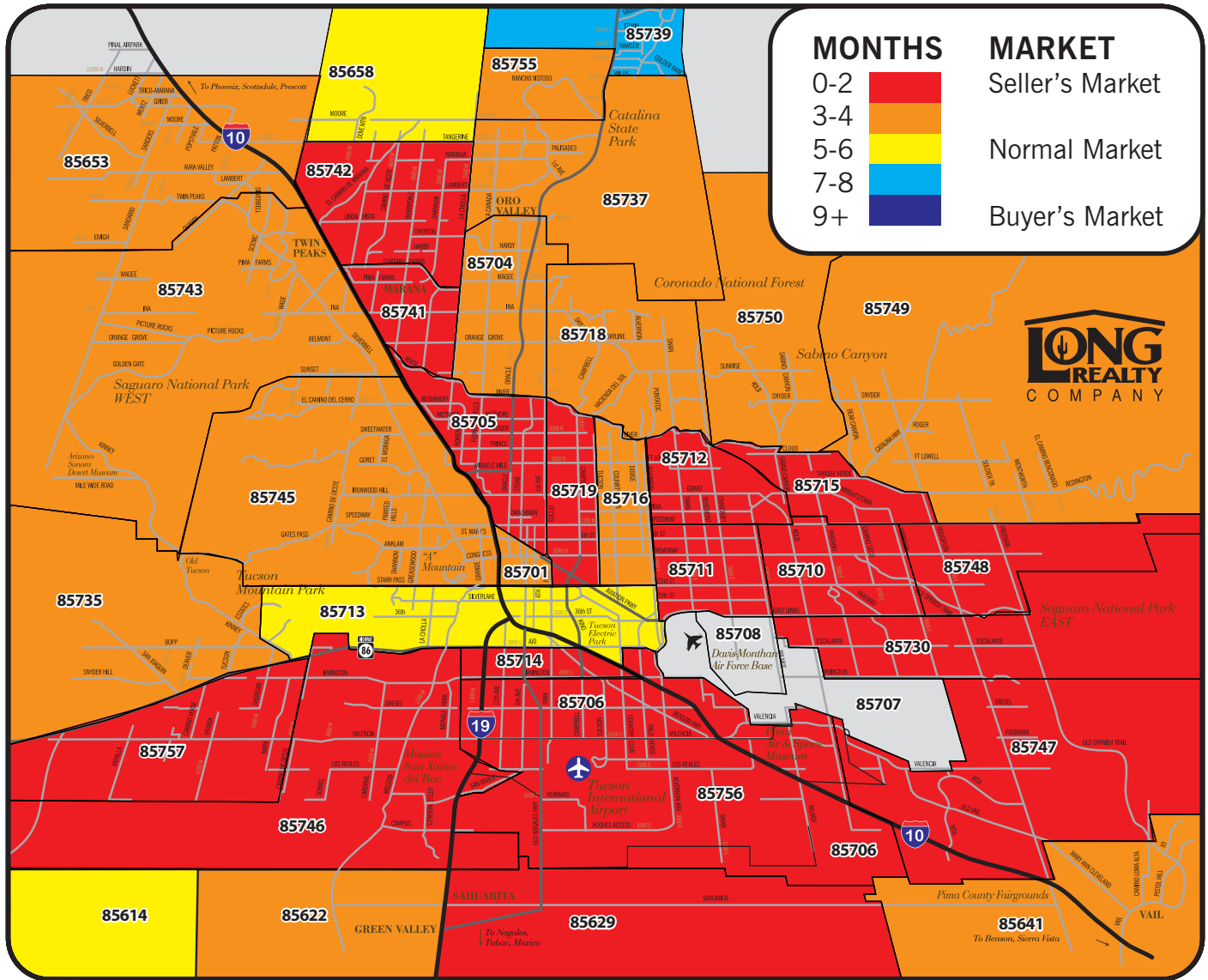


The Housing Report

Powered by Long Realty Research Center

Tucson Main Market | April 2013

Months of Inventory Heat Map by Zip Code



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 4/3/2013. 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.



Stephen Woodall
 Oro Valley
 10445 N. Oracle Rd #121
 Oro Valley, Arizona 85737
 (520) 818-4504
 Stephen@TeamWoodall.com
 http://TeamWoodall.com

