

The Housing Report

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Tucson Main Market | May 2013

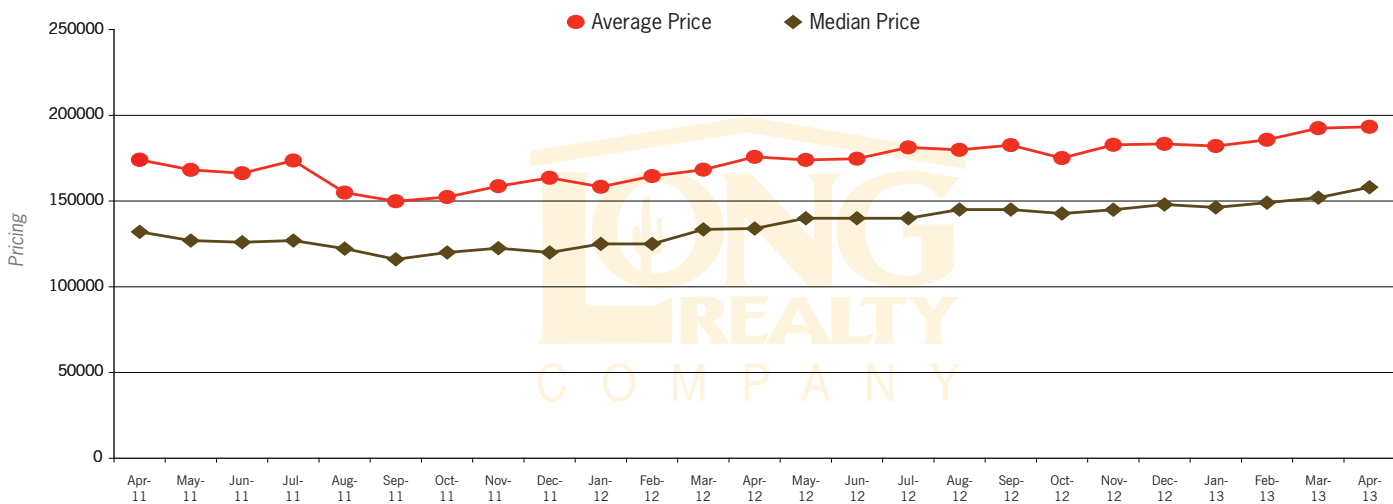
As of April 2013 active inventory was 4,199, a 20% decrease from April 2012. There were 1,297 closings in April 2013, 4% above April 2012. Months of Inventory was 3.2, down from 4.2 in April 2012. Median price of sold homes was \$158,000 for the month of April 2013, up 18% from April 2012. The Tucson Market had 1,841 new properties under contract in April 2013, up 3% from April 2012.

Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 5/3/2013. 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)



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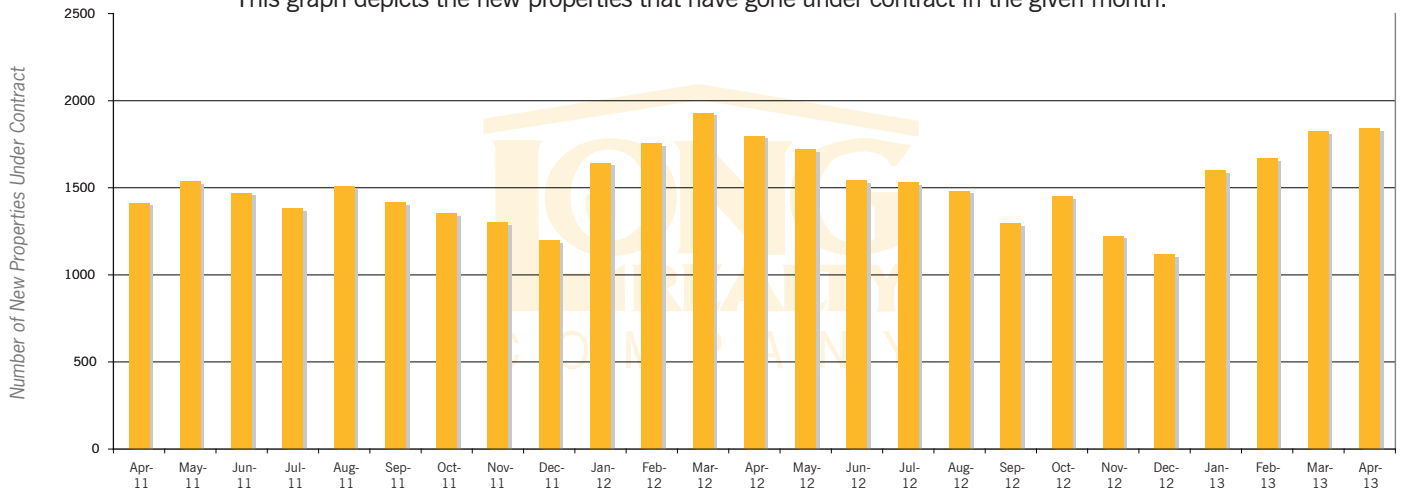
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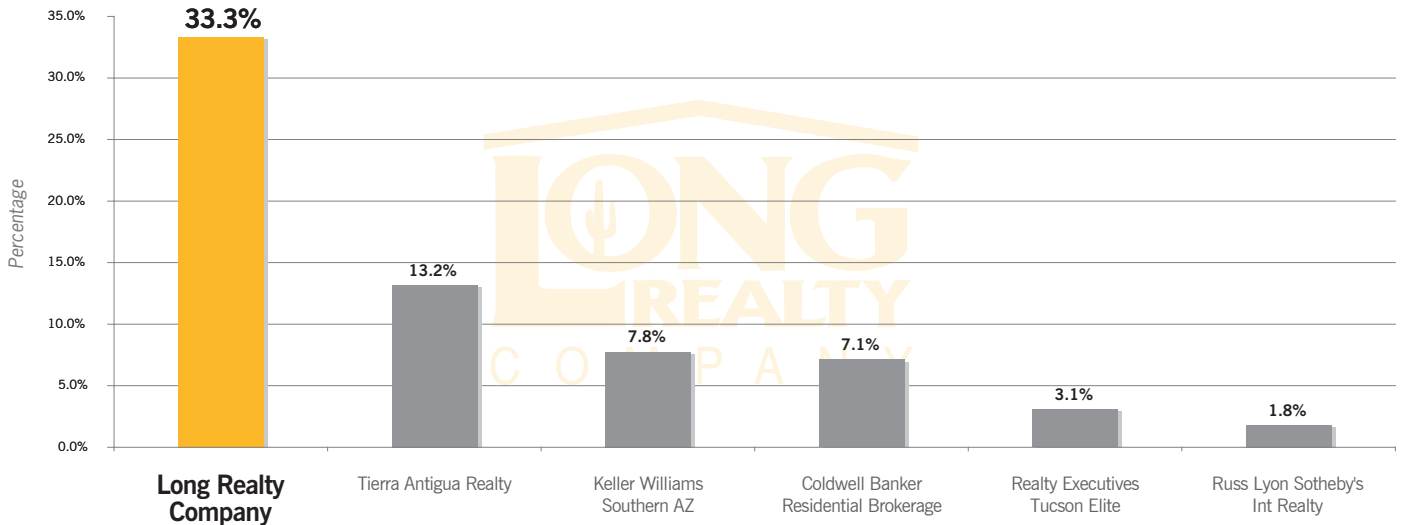
New Properties Under Contract

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



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Market Share



Data Obtained 5/3/2013 from TARMLS using BrokerMetrics software for all closed residential sales volume between 5/1/2012-4/30/2013 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
	Apr-13	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	
\$1 - 49,999	203	74	72	68	87	91	75	2.7
\$50,000 - 74,999	257	113	100	100	65	123	79	3.3
\$75,000 - 99,999	270	106	91	99	120	122	130	2.1
\$100,000 - 124,999	278	153	108	95	123	182	159	1.7
\$125,000 - 149,999	340	126	157	129	140	160	147	2.3
\$150,000 - 174,999	309	94	111	99	120	145	146	2.1
\$175,000 - 199,999	309	96	90	76	82	115	129	2.4
\$200,000 - 224,999	182	70	67	55	67	77	78	2.3
\$225,000 - 249,999	271	50	43	42	48	74	89	3.0
\$250,000 - 274,999	180	31	33	30	27	48	43	4.2
\$275,000 - 299,999	266	34	25	28	22	43	35	7.6
\$300,000 - 349,999	267	48	41	40	45	58	61	4.4
\$350,000 - 399,999	211	34	25	27	36	38	30	7.0
\$400,000 - 499,999	234	48	27	31	28	49	49	4.8
\$500,000 - 599,999	150	12	14	13	8	23	16	9.4
\$600,000 - 699,999	118	4	6	6	7	12	14	8.4
\$700,000 - 799,999	53	7	5	5	5	7	6	8.8
\$800,000 - 899,999	40	2	2	6	4	1	3	13.3
\$900,000 - 999,999	41	1	1	0	1	3	0	n/a
\$1,000,000 - and over	158	3	5	3	7	11	7	22.6
TOTAL	4,137	1,106	1,023	952	1,042	1,382	1,296	3.2

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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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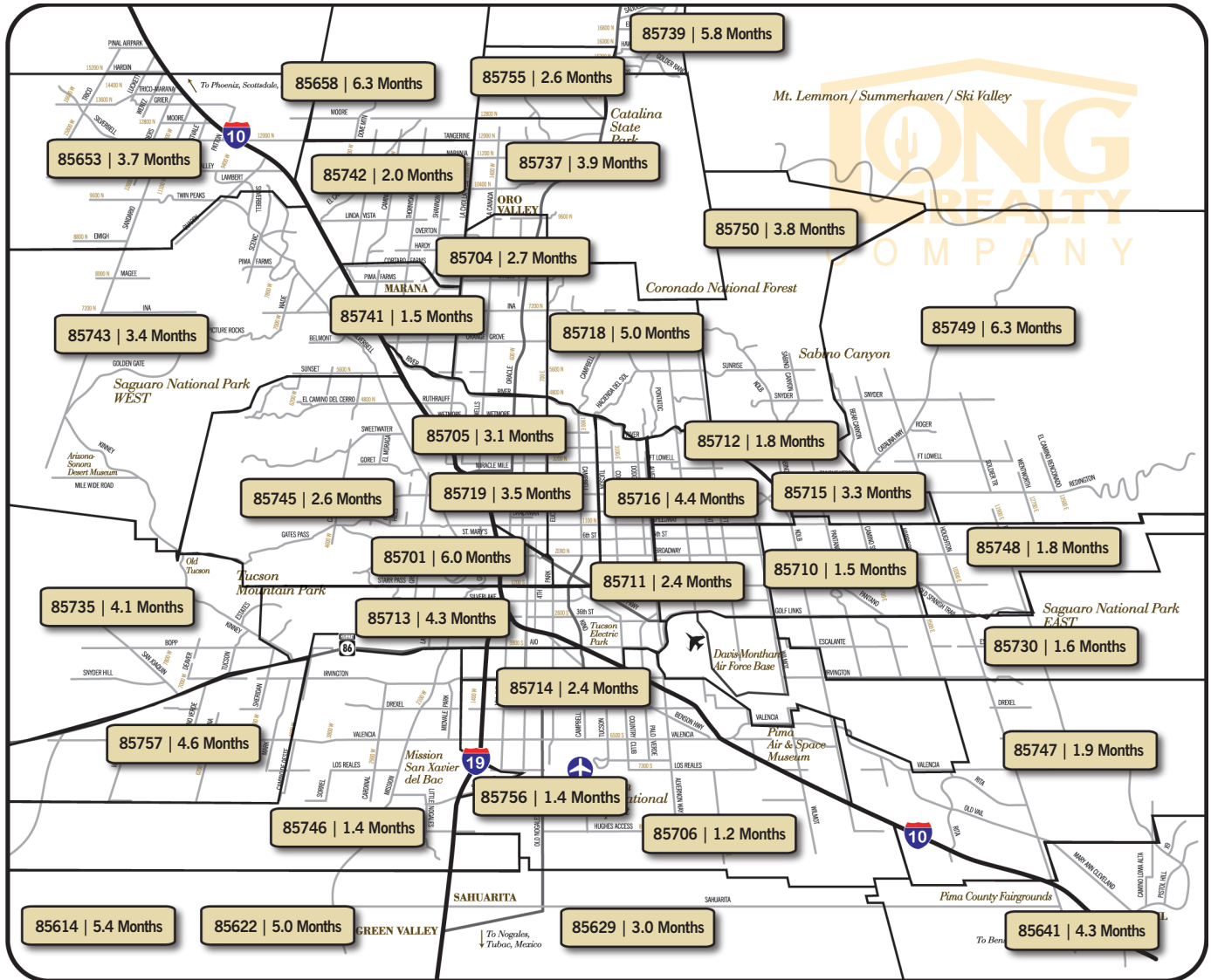


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Months of Inventory by Zip Code



These statistics are based on information obtained from the TARMLS using Brokermetrics software and from the GV/SAH MLS on 5/3/2013. 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.



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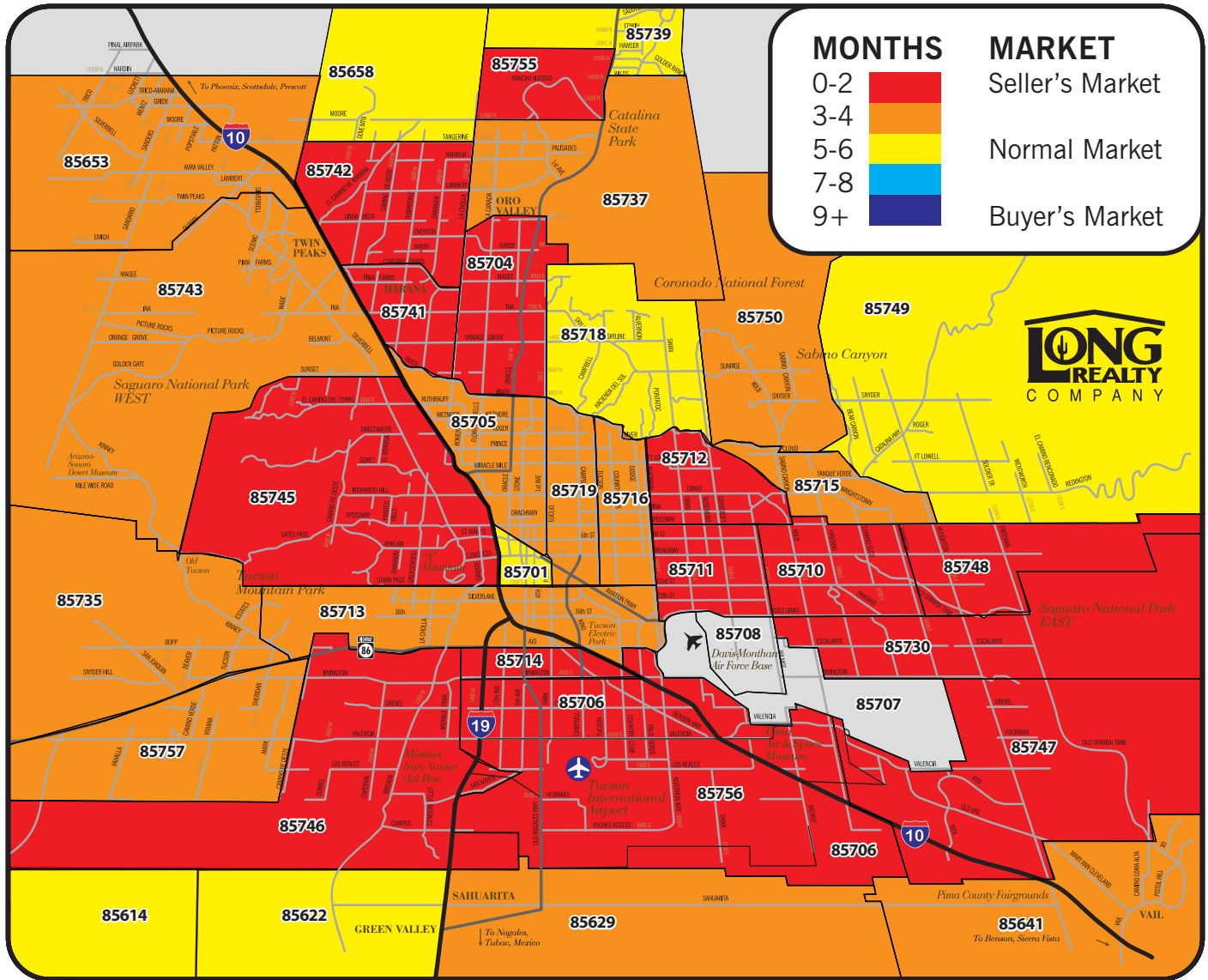


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Months of Inventory Heat Map by Zip Code



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