

The Housing Report

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Tucson Main Market | June 2013

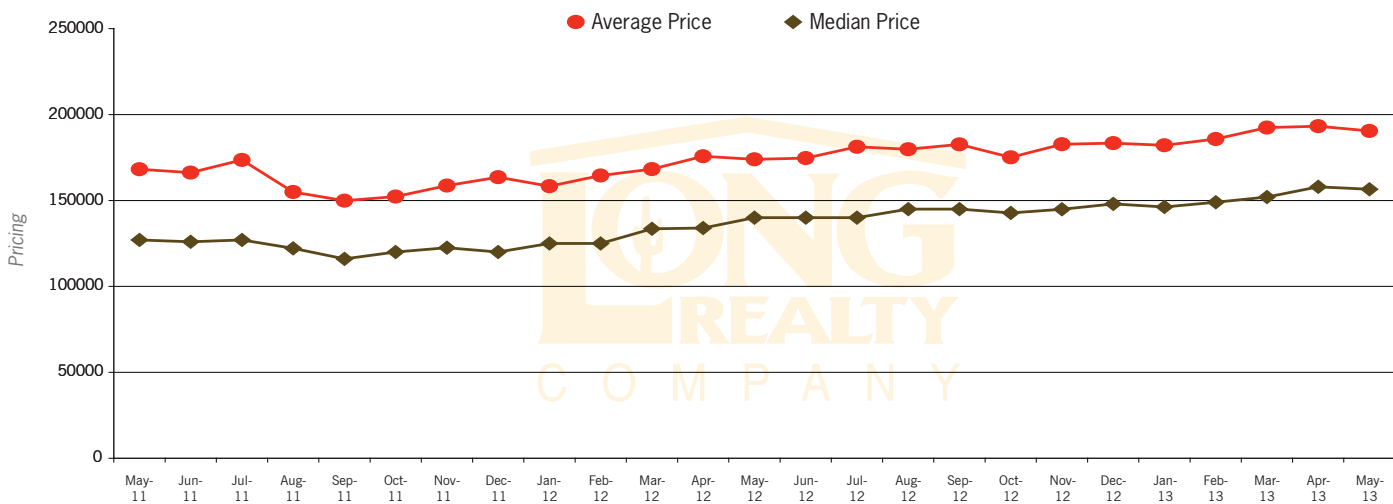
As of May 2013 active inventory was 4,116, a 13% increase from May 2012. There were 1,464 closings in May 2013, 11% above May 2012. Months of Inventory was 2.8, virtually unchanged from May 2012. Median price of sold homes was \$156,500 for the month of May 2013, up 12% from May 2012. The Tucson Market had 1,783 new properties under contract in May 2013, up 4% from May 2012.

Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 6/5/2013. 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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Stephen Woodall
 Oro Valley
 10445 N. Oracle Rd #121
 Oro Valley, Arizona 85737
 (520) 818-4504
 Stephen@TeamWoodall.com
 http://TeamWoodall.com



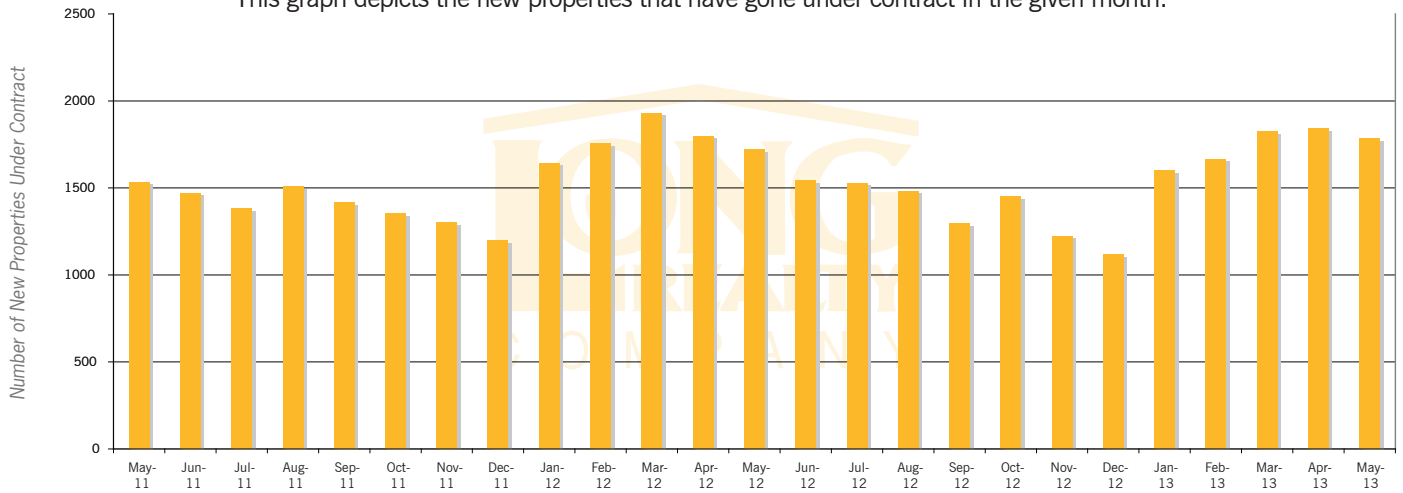
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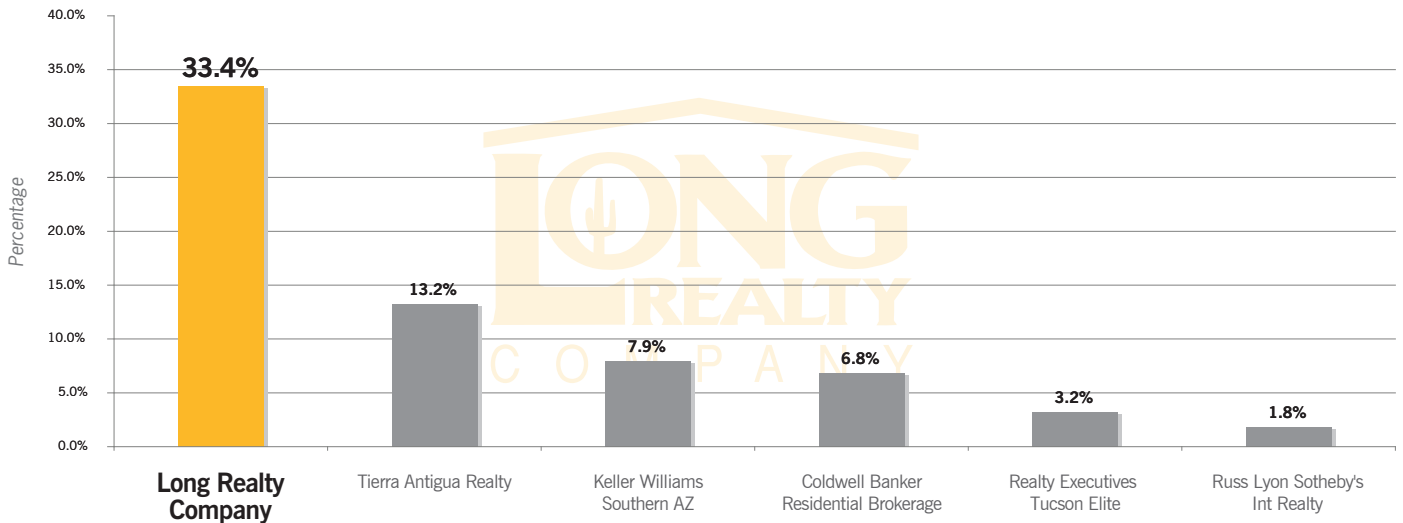
New Properties Under Contract

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



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Market Share



Data Obtained 6/5/2013 from TARMLS using BrokerMetrics software for all closed residential sales volume between 6/1/2012-5/31/2013 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
	May-13	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	
\$1 - 49,999	197	72	68	88	92	85	106	1.9
\$50,000 - 74,999	262	100	101	66	125	90	98	2.7
\$75,000 - 99,999	251	91	100	120	122	136	151	1.7
\$100,000 - 124,999	281	108	95	124	182	170	166	1.7
\$125,000 - 149,999	331	157	129	140	161	157	164	2.0
\$150,000 - 174,999	304	111	99	119	145	158	168	1.8
\$175,000 - 199,999	306	89	76	84	116	136	133	2.3
\$200,000 - 224,999	195	67	55	67	77	83	92	2.1
\$225,000 - 249,999	281	43	42	48	74	91	79	3.6
\$250,000 - 274,999	189	33	30	27	48	47	65	2.9
\$275,000 - 299,999	238	25	28	22	43	35	51	4.7
\$300,000 - 349,999	239	41	40	46	58	69	49	4.9
\$350,000 - 399,999	202	25	27	36	38	33	40	5.1
\$400,000 - 499,999	242	27	31	28	50	51	32	7.6
\$500,000 - 599,999	150	14	13	8	23	18	23	6.5
\$600,000 - 699,999	111	6	6	7	12	14	15	7.4
\$700,000 - 799,999	47	5	5	5	7	6	2	23.5
\$800,000 - 899,999	45	2	6	4	1	3	11	4.1
\$900,000 - 999,999	34	1	0	1	3	0	4	8.5
\$1,000,000 - and over	156	5	3	7	11	7	8	19.5
TOTAL	4,061	1,022	954	1,047	1,388	1,389	1,457	2.8

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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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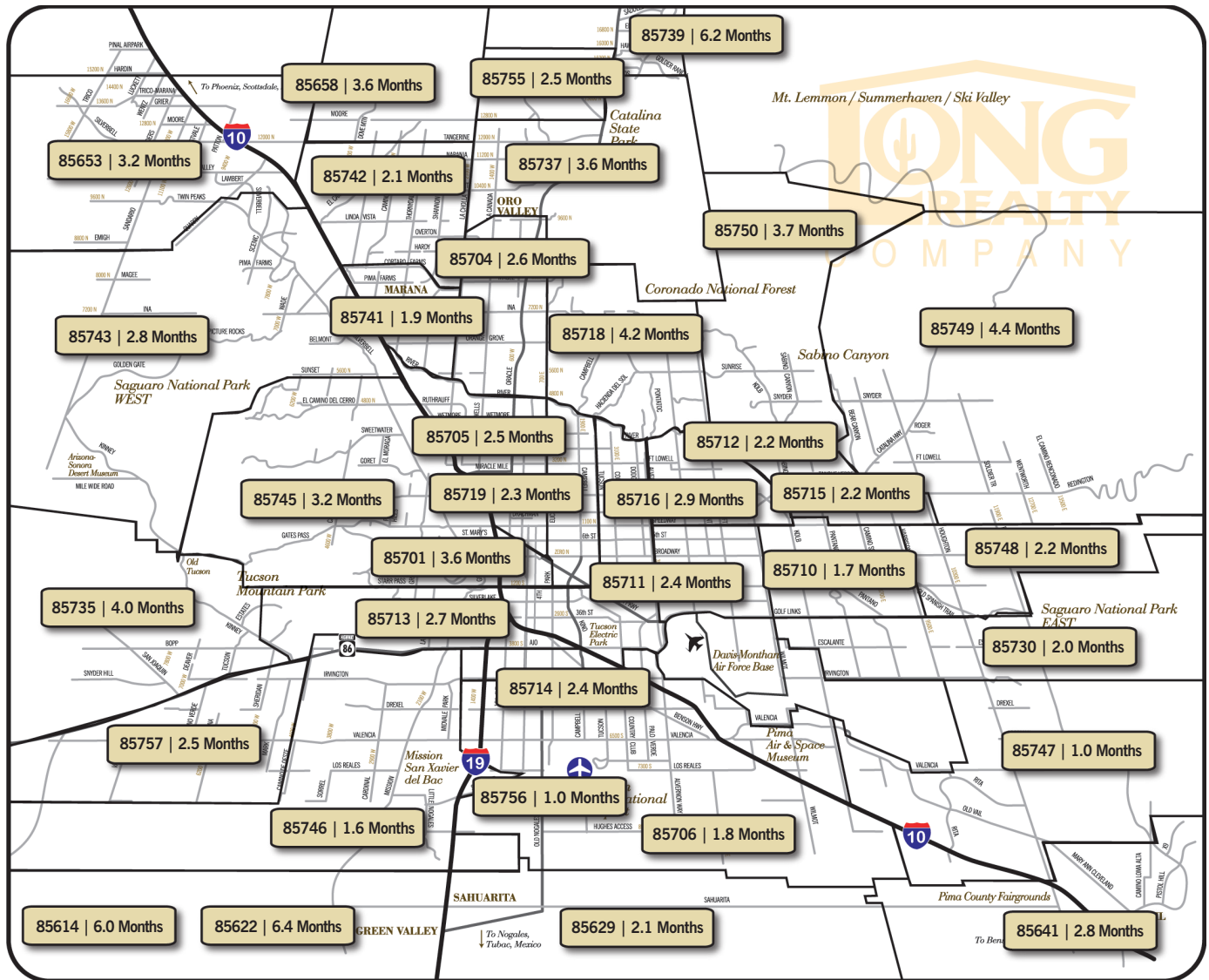


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Months of Inventory by Zip Code



These statistics are based on information obtained from the TARMLS using Brokermetrics software and from the GV/SAH MLS on 6/5/2013. 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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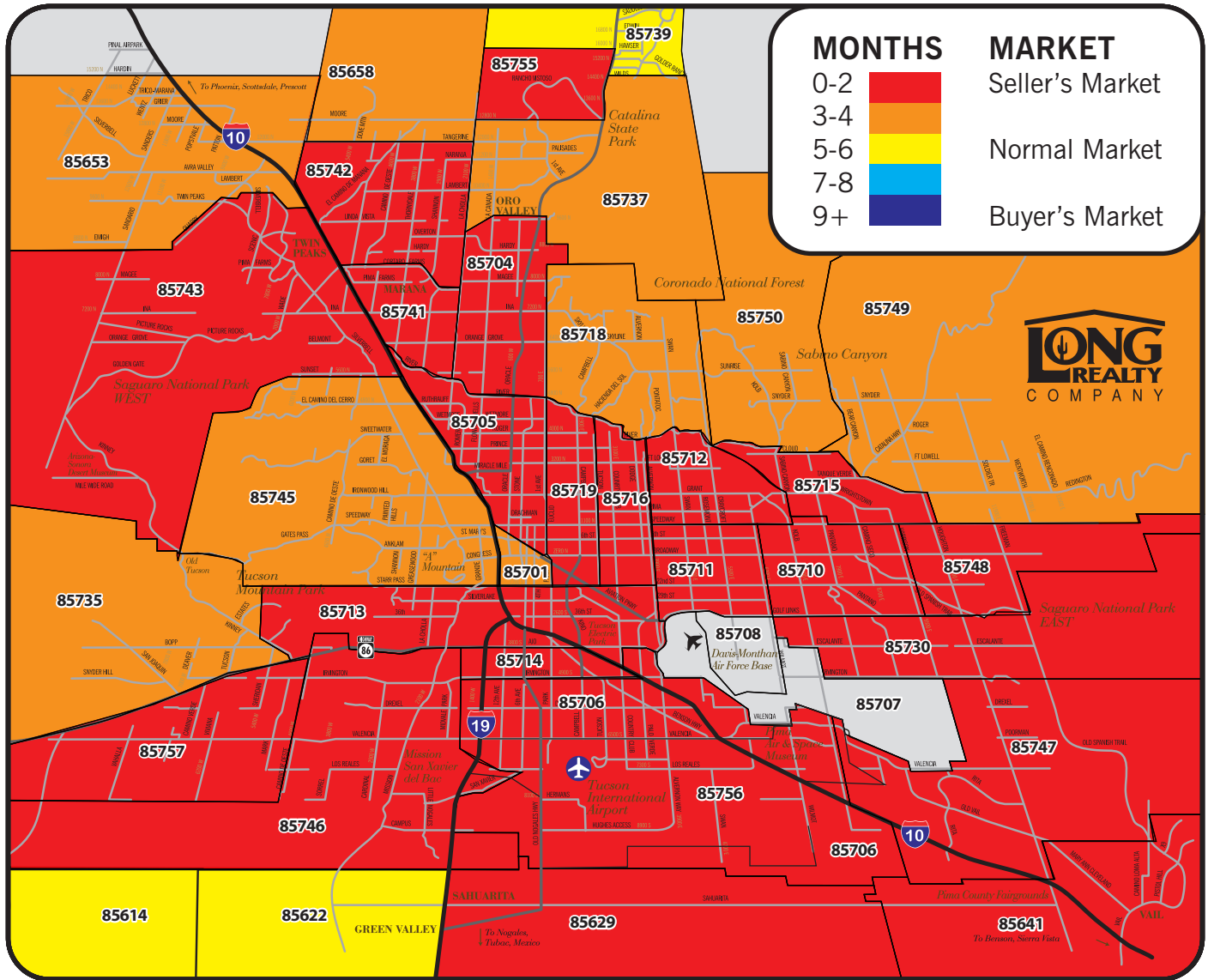


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Months of Inventory Heat Map by Zip Code



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