

The Housing Report

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Tucson Main Market | August 2013

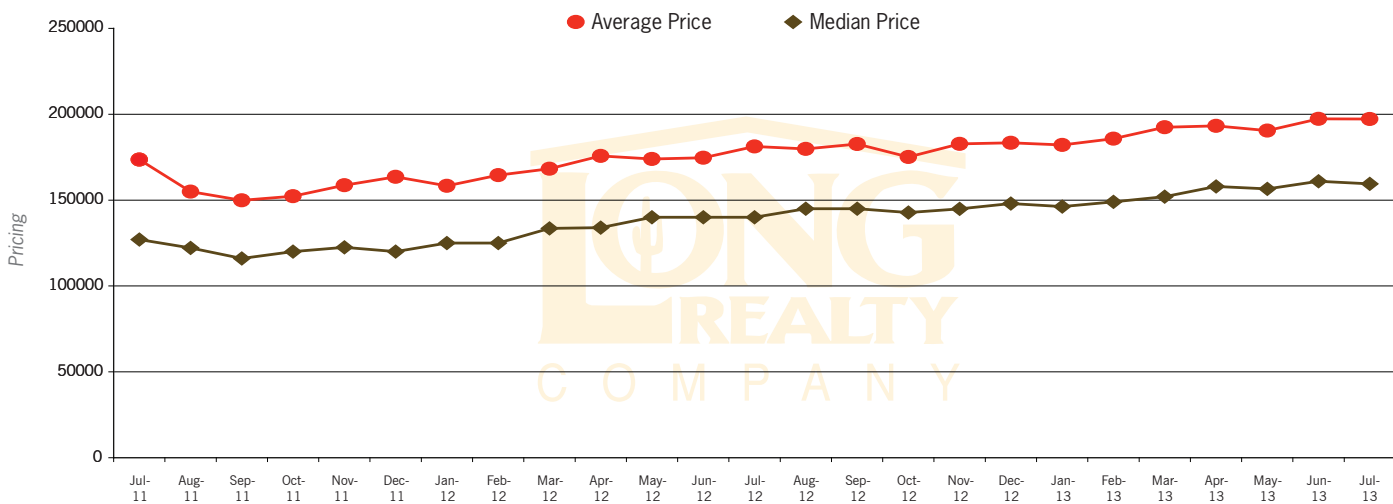
As of July 2013 active inventory was 4,002, a 12% increase from July 2012. There were 1,266 closings in July 2013, 13% above July 2012. Months of Inventory was 3.1, down from 3.2 in July 2012. Median price of sold homes was \$159,450 for the month of July 2013, up 14% from July 2012. The Tucson Market had 1,505 new properties under contract in July 2013, down 2% from July 2012.

Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 8/5/2013. 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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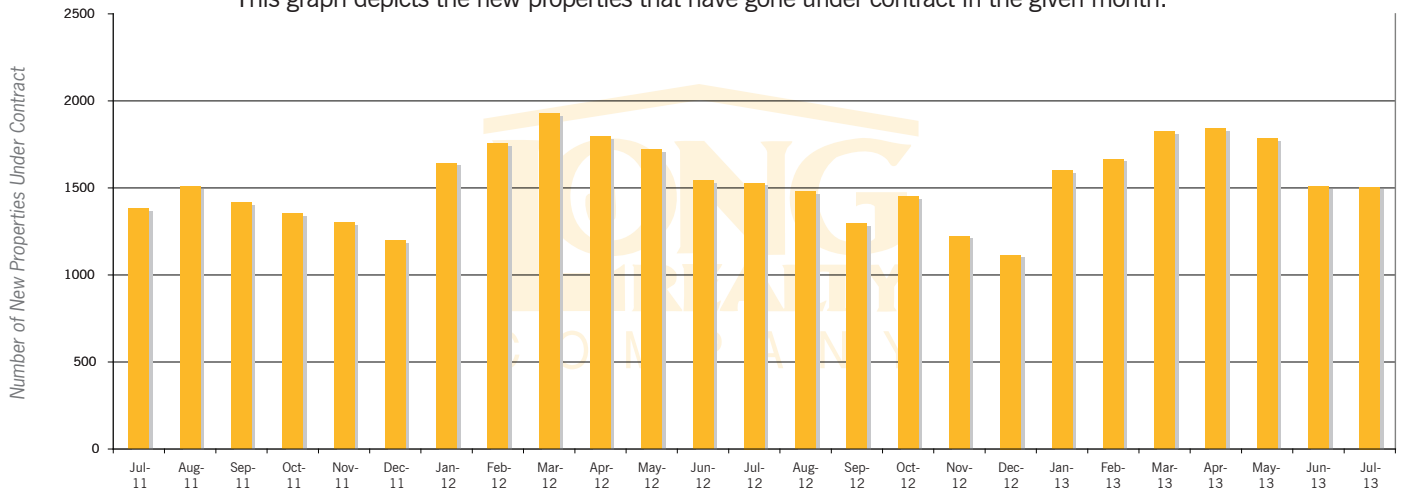
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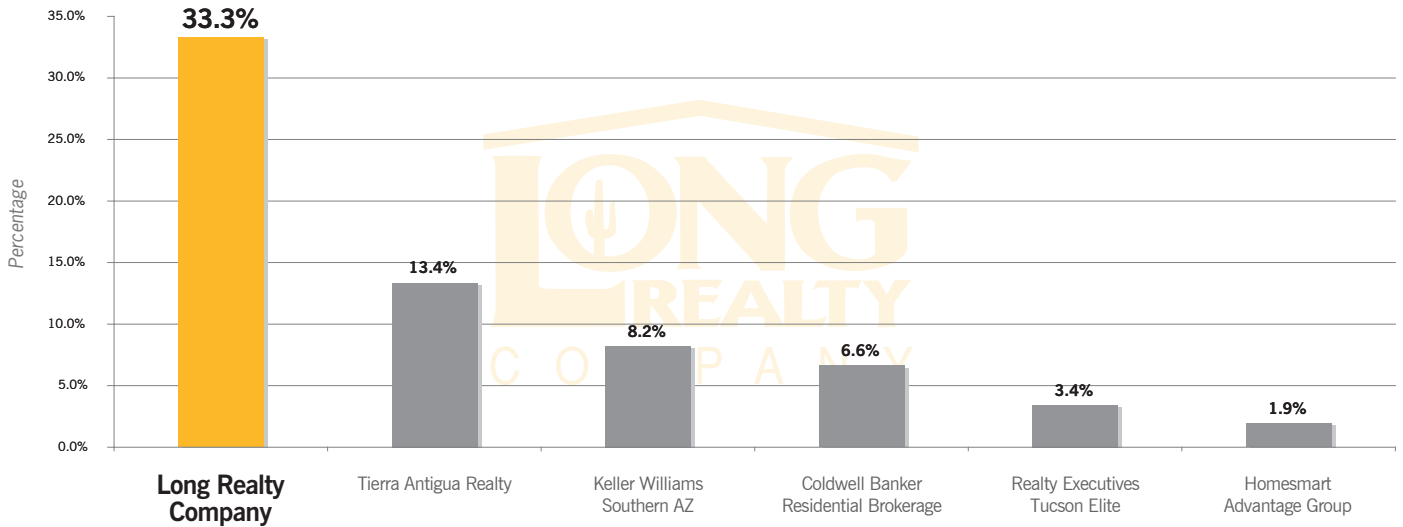
New Properties Under Contract

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



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Market Share



Data Obtained 8/5/2013 from TARMLS using BrokerMetrics software for all closed residential sales volume between 8/1/2012-7/31/2013 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
	Jul-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	
\$1 - 49,999	183	89	93	85	110	71	64	2.9
\$50,000 - 74,999	224	67	126	90	102	95	78	2.9
\$75,000 - 99,999	227	120	123	139	163	111	102	2.2
\$100,000 - 124,999	273	124	183	171	170	171	143	1.9
\$125,000 - 149,999	308	140	162	162	173	182	170	1.8
\$150,000 - 174,999	289	121	146	160	176	195	153	1.9
\$175,000 - 199,999	339	85	116	138	140	128	123	2.8
\$200,000 - 224,999	212	67	77	84	98	80	84	2.5
\$225,000 - 249,999	288	48	74	90	86	90	66	4.4
\$250,000 - 274,999	180	27	48	47	70	56	46	3.9
\$275,000 - 299,999	222	22	43	36	58	67	44	5.0
\$300,000 - 349,999	258	46	58	69	54	73	60	4.3
\$350,000 - 399,999	202	36	38	33	42	40	30	6.7
\$400,000 - 499,999	242	28	50	51	34	49	48	5.0
\$500,000 - 599,999	142	8	23	18	23	21	15	9.5
\$600,000 - 699,999	98	7	12	14	16	9	15	6.5
\$700,000 - 799,999	46	5	7	6	2	7	7	6.6
\$800,000 - 899,999	48	4	1	3	11	3	4	12.0
\$900,000 - 999,999	30	1	3	0	4	4	5	6.0
\$1,000,000 - and over	141	7	12	7	9	5	3	47.0
TOTAL	3,952	1,052	1,395	1,403	1,541	1,457	1,260	3.1

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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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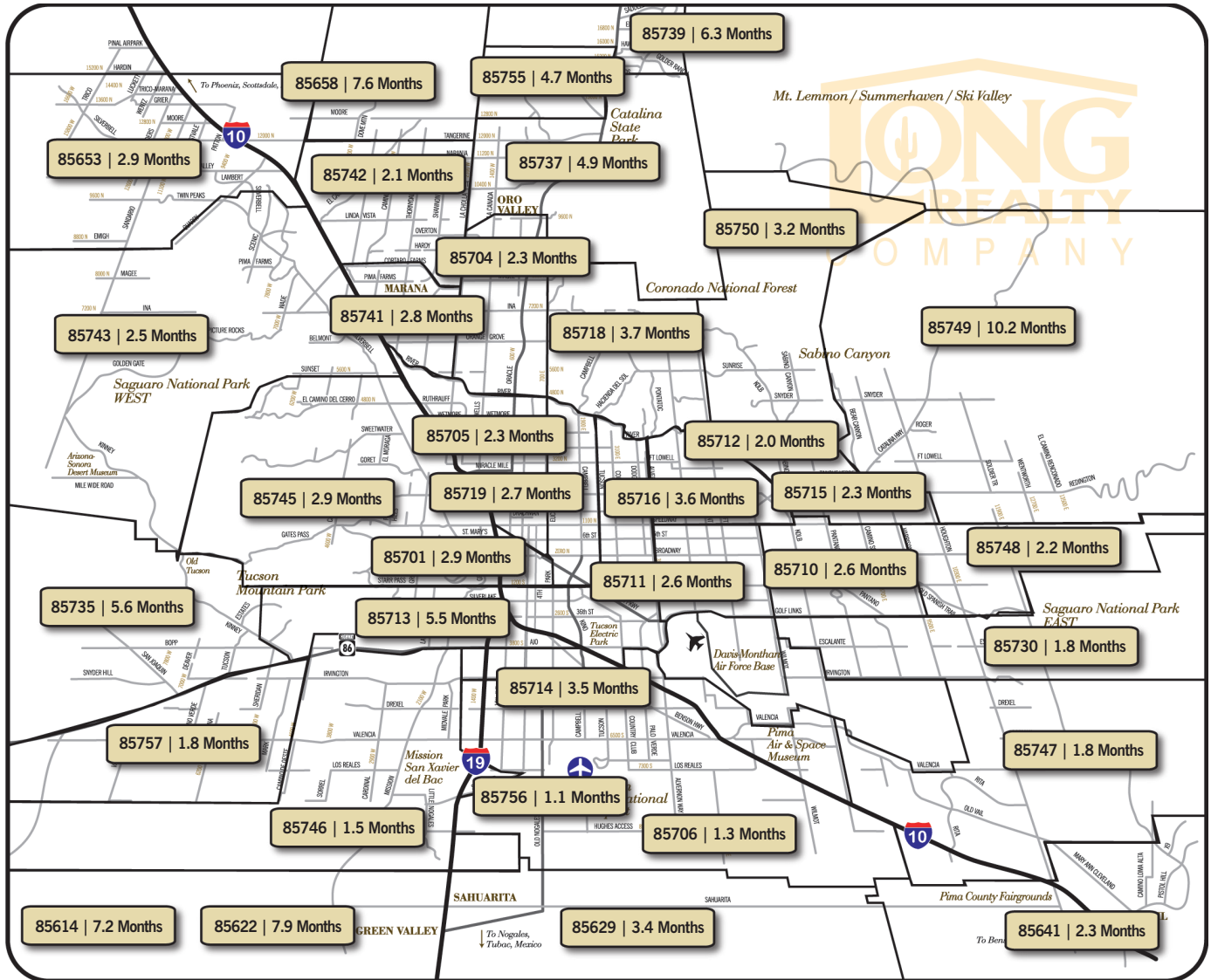


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Months of Inventory by Zip Code



These statistics are based on information obtained from the TARMLS using Brokermetrics software and from the GV/SAH MLS on 8/5/2013. 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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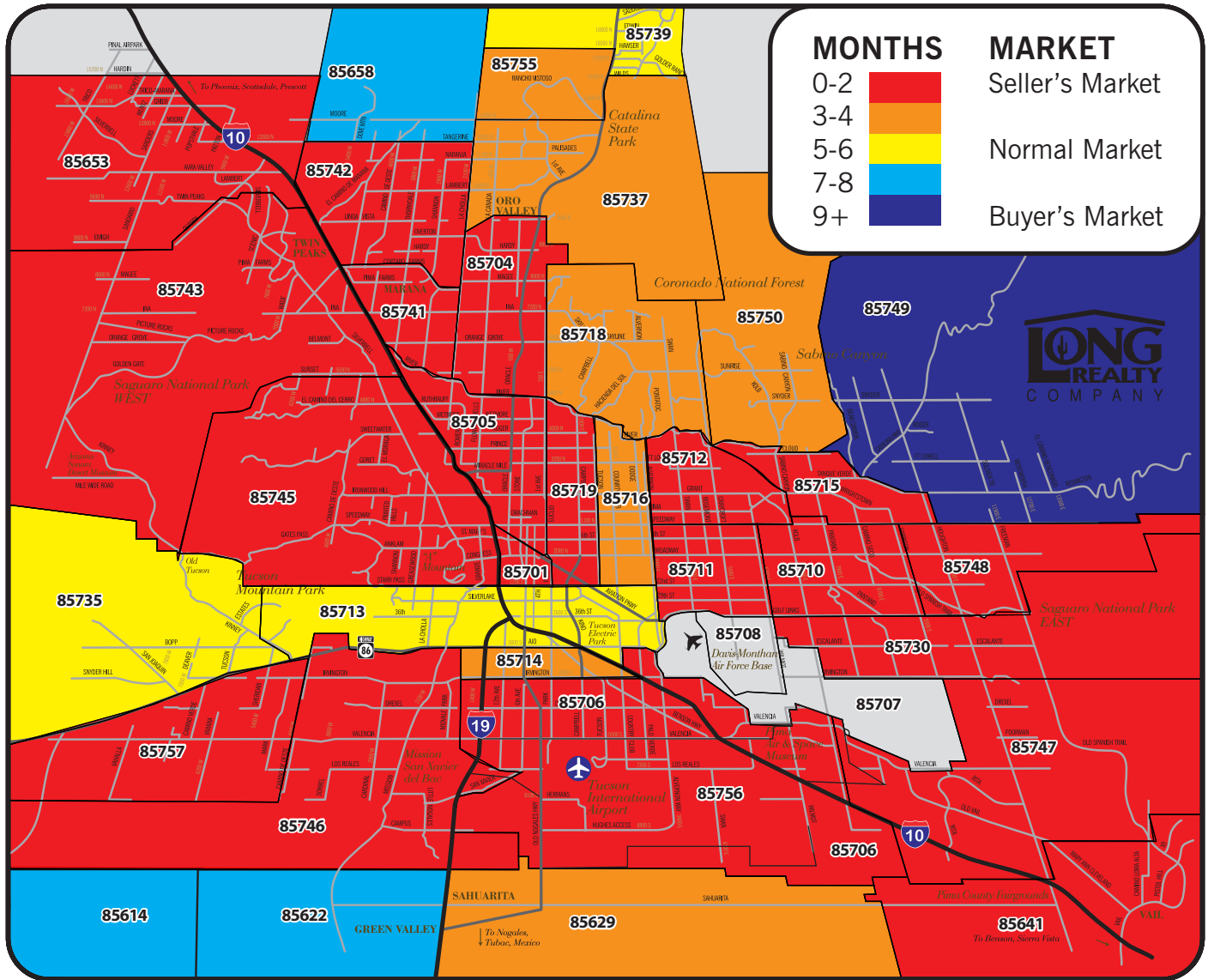


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Months of Inventory Heat Map by Zip Code



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