

**For Immediate
Release:**
January 7, 2015

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Tucson Association of REALTORS®

Multiple Listing Service

Monthly Statistics December 2014

Below are some highlights from the December Residential Sales Statistics:

- Total Sales Volume increased this month to \$220,596,263 from last month's number of \$189,711,618, a 16.28% jump.
- The Average Sales Price decreased slightly by .90% from last month.
- Average List Price for December was \$212,078, a .52% decrease since November's number of \$213,195.
- Total Under Contract decreased 10.99% from November.
- Total Unit Sales increased from 917 in November to 1,076 in December resulting in a 17.34% increase.
- There was no change in the Median Sales Price from November, remaining at \$165,000 for December.
- New Listings decreased 18.74% from November to December.
- Total Active Listings of 5,577 is a decrease of 4.18% since November's number of 5,820, but an increase of 8.29% since December 2013.
- Average Days on Market increased to 61 this month from 58 in November.
- Conventional loan sales of 39.9 exceeded Cash Sales of 28.7% this month.

Kim Clifton
2014 TARMLS President



Lifestyle Opportunities:
No matter what area or type of home you are interested in, you have a variety of options.

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December 2014 Recap by Month and Year - % of Change

Total Sales Volume

	<u>2014</u>	<u>2013</u>	<u>Annual % Change</u>
December	\$220,596,263	\$210,031,523	5.03%
November	\$189,711,618	\$178,915,596	6.03%
Month % Change	16.28%	17.39%	

Average Sales Price

	<u>2014</u>	<u>2013</u>	<u>Annual % Change</u>
December	\$205,015	\$202,342	1.32%
November	\$206,882	\$191,763	7.88%
Month % Change	-0.90%	5.52%	

Average List Price

	<u>2014</u>	<u>2013</u>	<u>Annual % Change</u>
December	\$212,078	\$208,818	1.56%
November	\$213,195	\$197,805	7.78%
Month % Change	-0.52%	5.57%	

Total Under Contract

	<u>2014</u>	<u>2013</u>	<u>Annual % Change</u>
December	1,304	1,506	-13.41%
November	1,465	1,724	-15.02%
Month % Change	-10.99%	-12.65%	

Total Unit Sales

	<u>2014</u>	<u>2013</u>	<u>Annual % Change</u>
December	1,076	1,038	3.66%
November	917	933	-1.71%
Month % Change	17.34%	11.25%	

Median Sales Price

	<u>2014</u>	<u>2013</u>	<u>Annual % Change</u>
December	\$165,000	\$157,900	4.50%
November	\$165,000	\$159,500	3.45%
Month % Change	0.00%	-1.00%	

New Listings

	<u>2014</u>	<u>2013</u>	<u>Annual % Change</u>
December	1,470	1,386	6.06%
November	1,809	1,751	3.31%
Month % Change	-18.74%	-20.85%	

Active Listings

	<u>2014</u>	<u>2013</u>	<u>Annual % Change</u>
December	5,577	5,150	8.29%
November	5,820	5,286	10.10%
Month % Change	-4.18%	-2.57%	

December 2014 - Active and Sold by Zip Code

<u>Zip Code</u>	<u># Active</u>	<u># Sold</u>	<u>%</u>	<u>Zip Code</u>	<u># Active</u>	<u># Sold</u>	<u>%</u>	<u>Zip Code</u>	<u># Active</u>	<u># Sold</u>	<u>%</u>	<u>Zip Code</u>	<u># Active</u>	<u># Sold</u>	<u>%</u>
85143	0	0	0.00%	85645	0	0	0.00%	85713	202	40	19.80%	85740	0	0	0.00%
85145	15	4	26.67%	85648	0	0	0.00%	85714	16	3	18.75%	85741	99	28	28.28%
85321	0	0	0.00%	85653	123	23	18.70%	85715	130	17	13.08%	85742	181	35	19.34%
85601	0	0	0.00%	85654	0	0	0.00%	85716	150	23	15.33%	85743	219	28	12.79%
85602	7	0	0.00%	85658	218	28	12.84%	85717	0	0	0.00%	85745	175	45	25.71%
85611	0	0	0.00%	85701	24	7	29.17%	85718	317	29	9.15%	85746	106	43	40.57%
85614	274	45	16.42%	85704	163	32	19.63%	85719	141	26	18.44%	85747	168	35	20.83%
85616	0	0	0.00%	85705	73	25	34.25%	85730	143	52	36.36%	85748	108	28	25.93%
85619	20	0	0.00%	85706	50	28	56.00%	85734	0	0	0.00%	85749	174	19	10.92%
85622	78	9	11.54%	85709	0	0	0.00%	85735	73	10	13.70%	85750	286	42	14.69%
85623	9	2	22.22%	85710	191	52	27.23%	85736	27	3	11.11%	85755	215	43	20.00%
85629	233	32	13.73%	85711	134	34	25.37%	85737	248	45	18.15%	85756	82	27	32.93%
85641	230	47	20.43%	85712	116	27	23.28%	85739	287	42	14.63%	85757	71	18	25.35%

NOTE:

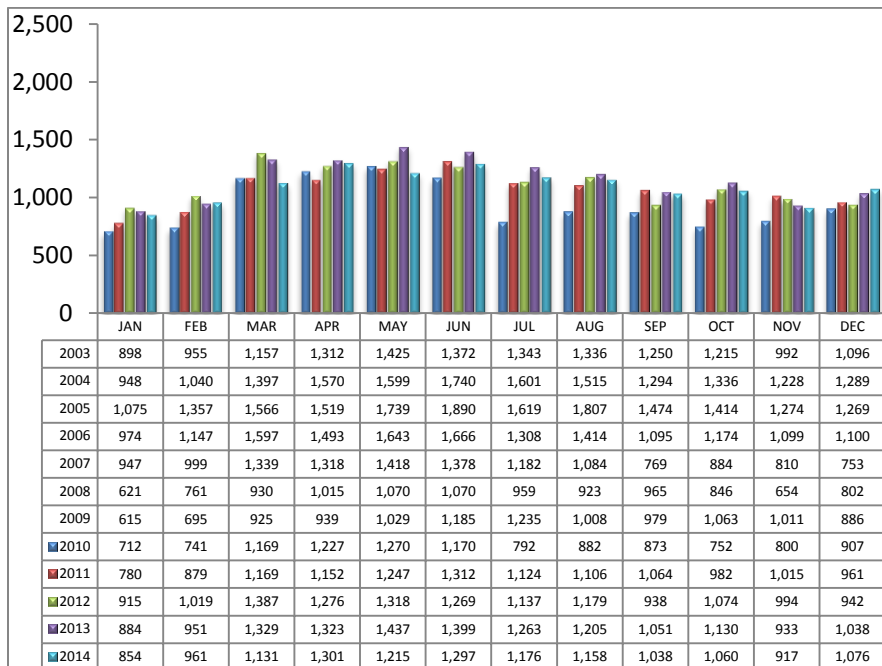
85245- 1 active listing

Residential Listing Statistics							Active Listings		Days on Market of Units Sold	
	Total Active	Total Contingent	Total Capa	Total Pending	Total Inventory	Total Sold	Area	# Per Area		
Under \$29,999	33	8	0	1	42	16	C	629	1-30 Days	467
\$30,000 to \$39,999	50	2	2	5	59	21	E	301	31-60 Days	211
\$40,000 to \$49,999	67	10	2	6	85	19	N	635	61-90 Days	148
\$50,000 to \$59,999	89	12	7	3	111	22	NE	316	91-120 Days	91
\$60,000 to \$69,999	71	21	11	6	109	17	NW	1597	121-180 Days	99
\$70,000 to \$79,999	107	21	14	6	148	41	S	172	Over 180 Days	60
\$80,000 to \$89,999	89	31	11	6	137	28	SE	432	Avg. Days on Market	
\$90,000 to \$99,999	113	36	15	8	172	31	SW	347	61	
\$100,000 to \$119,999	270	92	23	31	416	89	W	265	Avg. Sold Price	
\$120,000 to \$139,999	385	103	41	23	552	120	XNE	22	\$205,015	
\$140,000 to \$159,999	420	85	22	26	553	103	XNW	81	Median Sale Price	
\$160,000 to \$179,999	485	84	13	20	602	91	XS	450	\$165,000	
\$180,000 to \$199,999	414	52	14	22	502	72	XSW	288	New Listings	
\$200,000 to \$249,999	728	83	14	24	849	117	XW	42	1,470	
\$250,000 to \$299,999	586	70	10	23	689	115	Sold Units per Area		Sales Volume by Area	
\$300,000 to \$399,999	634	66	6	19	725	95	C	138	\$21,968,253	
\$400,000 to \$499,999	309	31	2	12	354	35	E	82	\$12,964,327	
\$500,000 to \$749,999	381	23	1	10	415	32	N	77	\$30,618,782	
\$750,000 to \$999,999	167	7	0	3	177	6	NE	39	\$10,681,777	
\$1,000,000 and over	179	3	1	1	184	6	NW	283	\$75,315,855	
							S	73	\$7,915,560	
							SE	108	\$19,428,304	
							SW	78	\$9,834,140	
							W	64	\$10,288,517	
							XNE	0	\$0	
							XNW	15	\$1,535,891	
							XS	75	\$14,203,653	
Totals	5,577	840	209	255	6,881	1,076	XSW	38	\$5,510,420	
							XW	6	\$330,784	
							Total Volume		\$220,596,263	
	Dec-14	Dec-13	% Change	YTD 2014	YTD 2013	% Change				
Home Sales Volume	\$220,596,263	\$210,031,523	5.03%	\$2,684,943,468	\$2,680,742,308	0.16%				
Home Sales Units	1,076	1,038	3.66%	13,184	13,943	-5.44%				
Average Sales Price (All Residential)	\$205,015	\$202,342	1.32%	\$205,922	\$197,064	4.49%				
Median Sales Price	\$165,000	\$157,900	4.50%	\$165,231	\$157,885	4.65%				
Average Days on Market:	61	54	12.96%	61	53	15.09%				
Average List Price for Sold:	\$212,078	\$208,818	1.56%	\$213,058	\$203,400	4.75%				
SP/LP %	96.67%	96.90%		96.65%	96.88%					
Total Under Contract	1,304	1,506	-13.41%							
Active Listings	5,577	5,150	8.29%							
New Listings	1,470	1,386	6.06%							

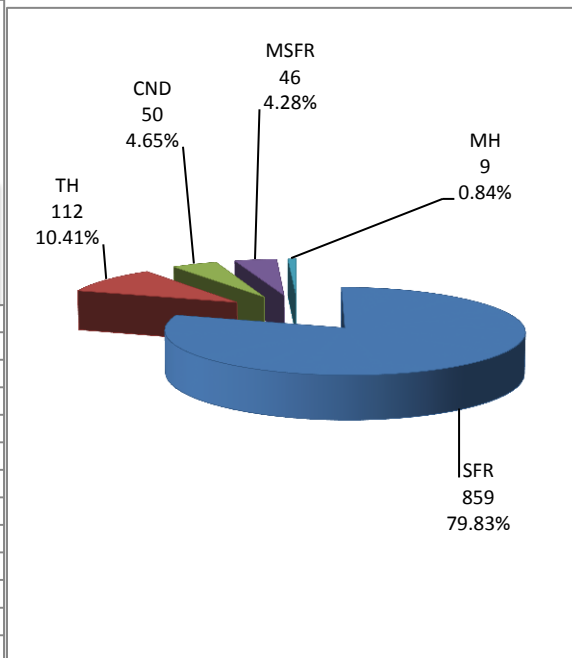
Types of Financing	Totals
FHA	191
VA	110
Other	26
Cash	309
Conventional	429
Cash/Loan	1
Carryback	10

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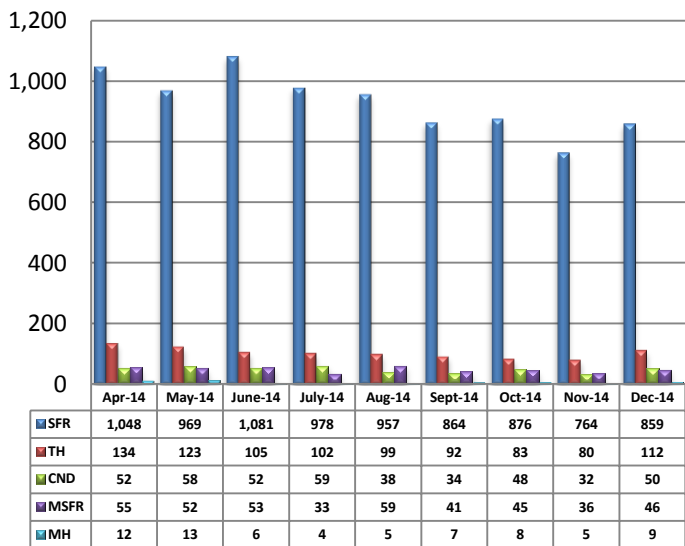
Total Unit Sales - December 2014



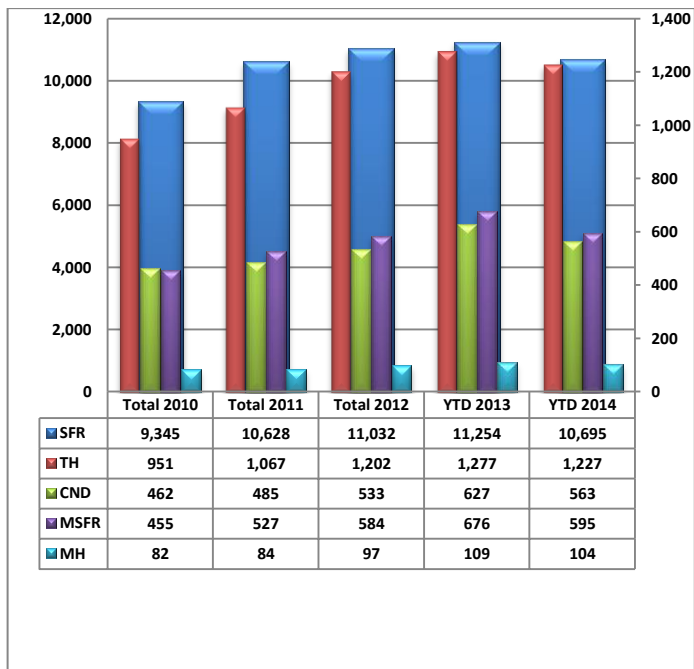
Unit Sales - Breakdown by Type



Total Unit Sales By Type - Monthly Comparison

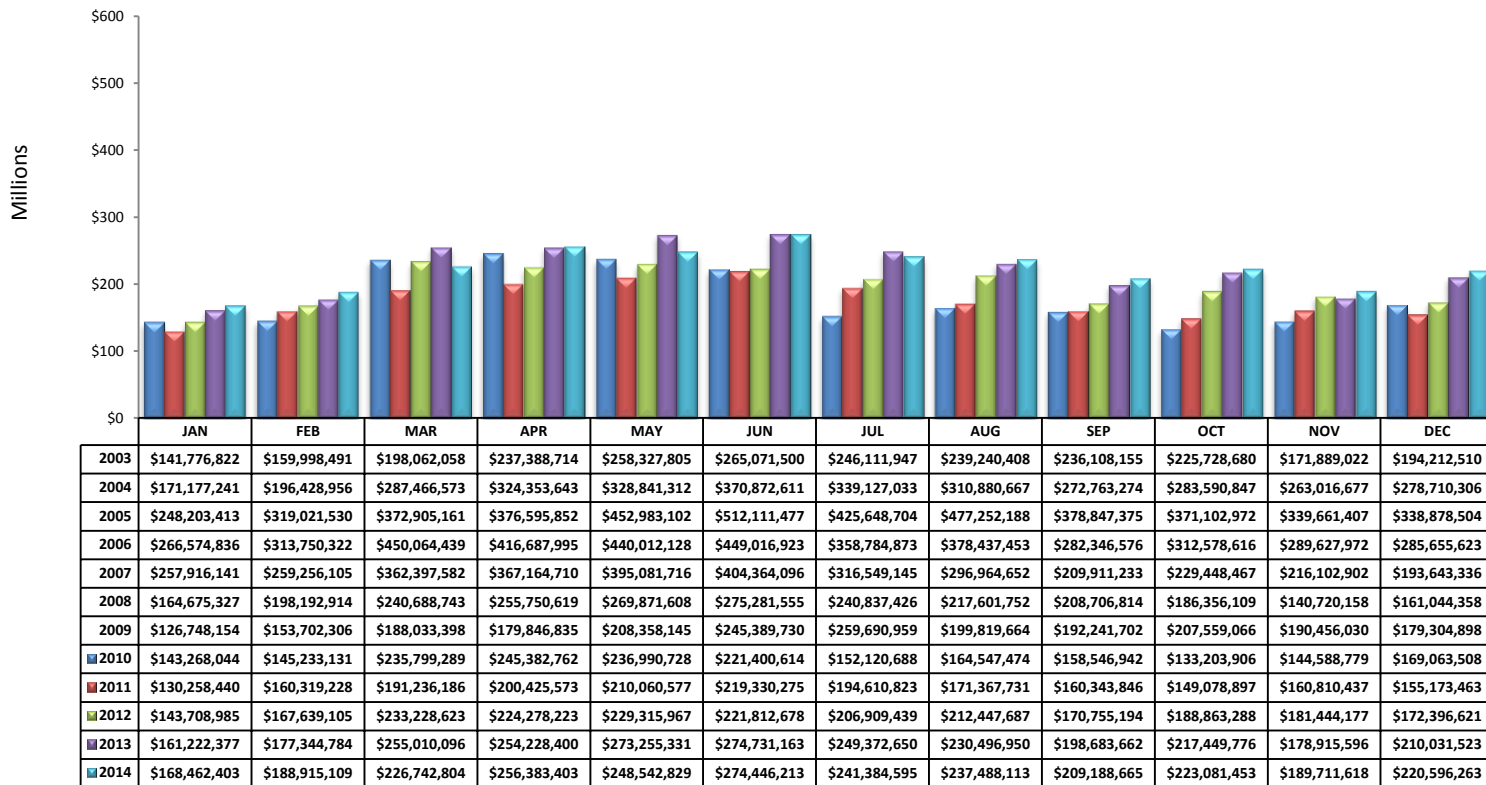


YTD Annual Comparison - Breakdown by Type

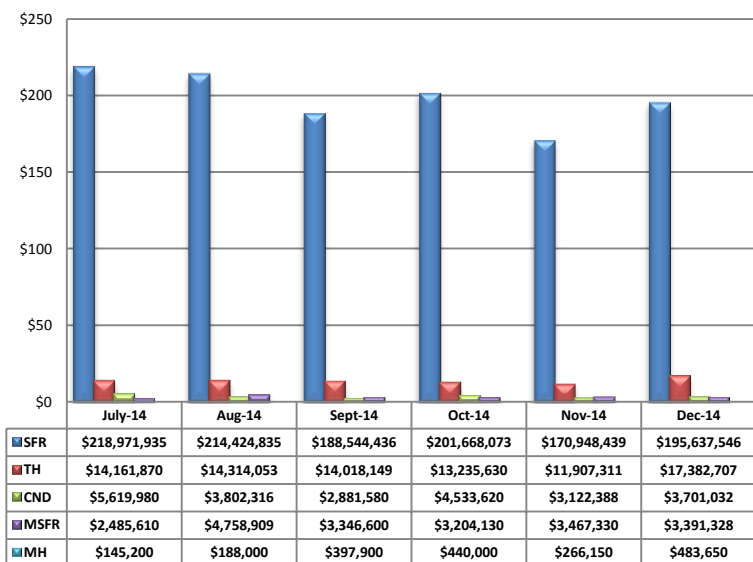


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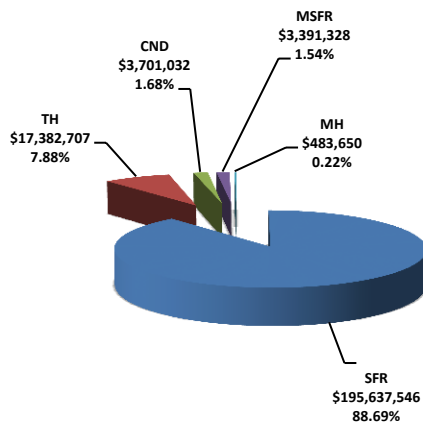
Total Sales Volume - December 2014



Total Sales Volume By Type - Monthly Comparison

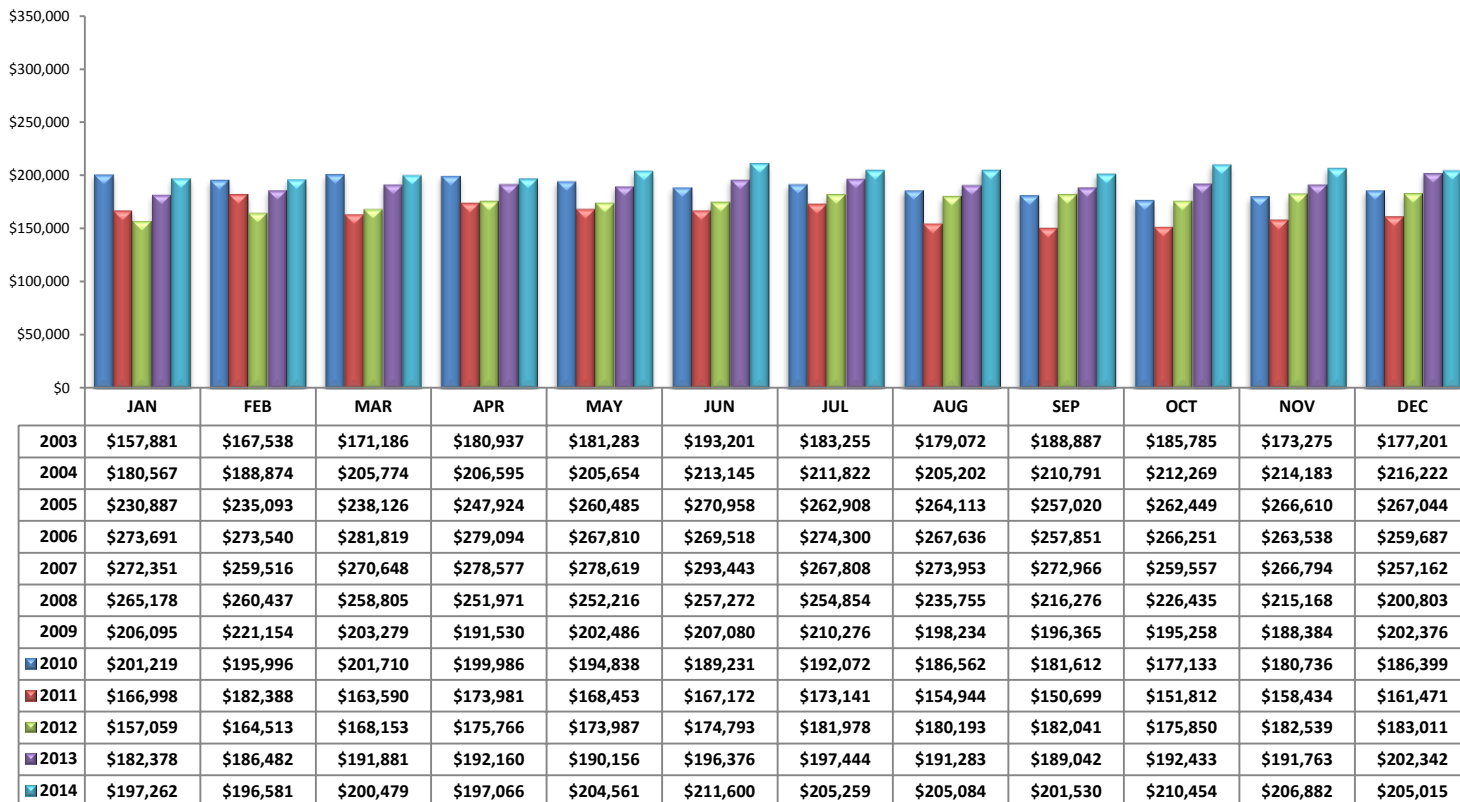


Monthly Volume by Type

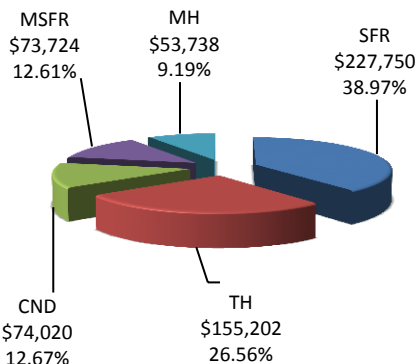


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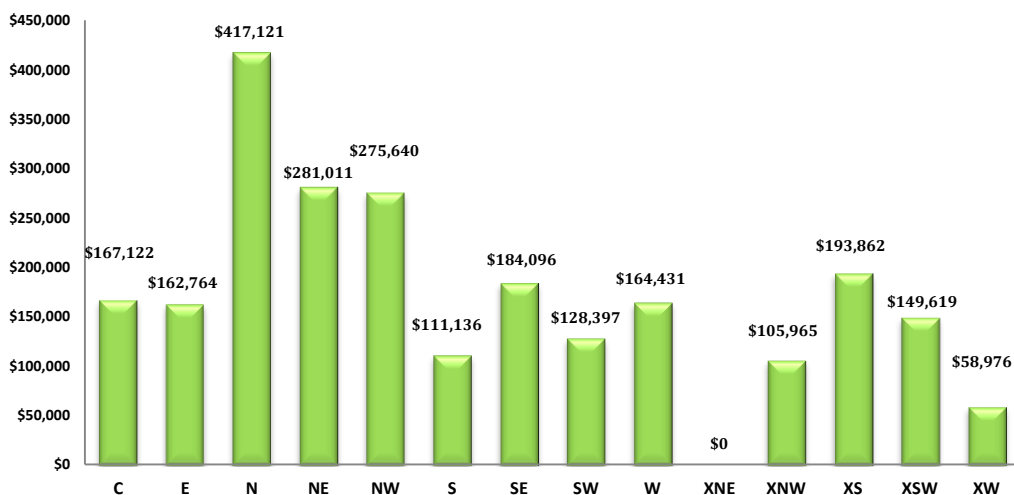
Average Sales Price – December 2014



Average Sales Price by Type – December 2014

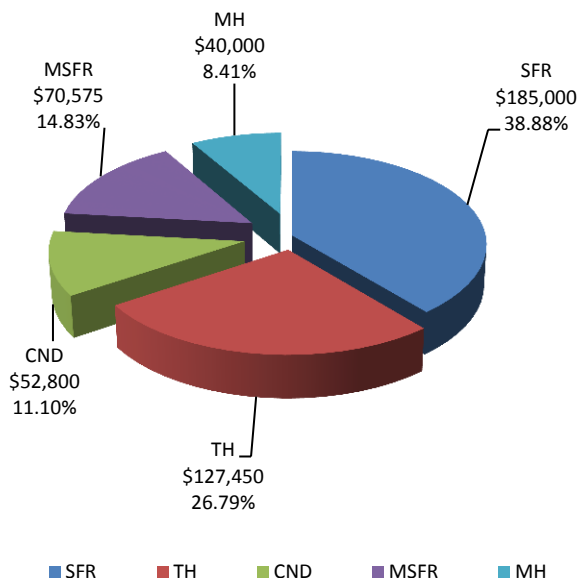


Average "Listing" Price per Area – December 2014

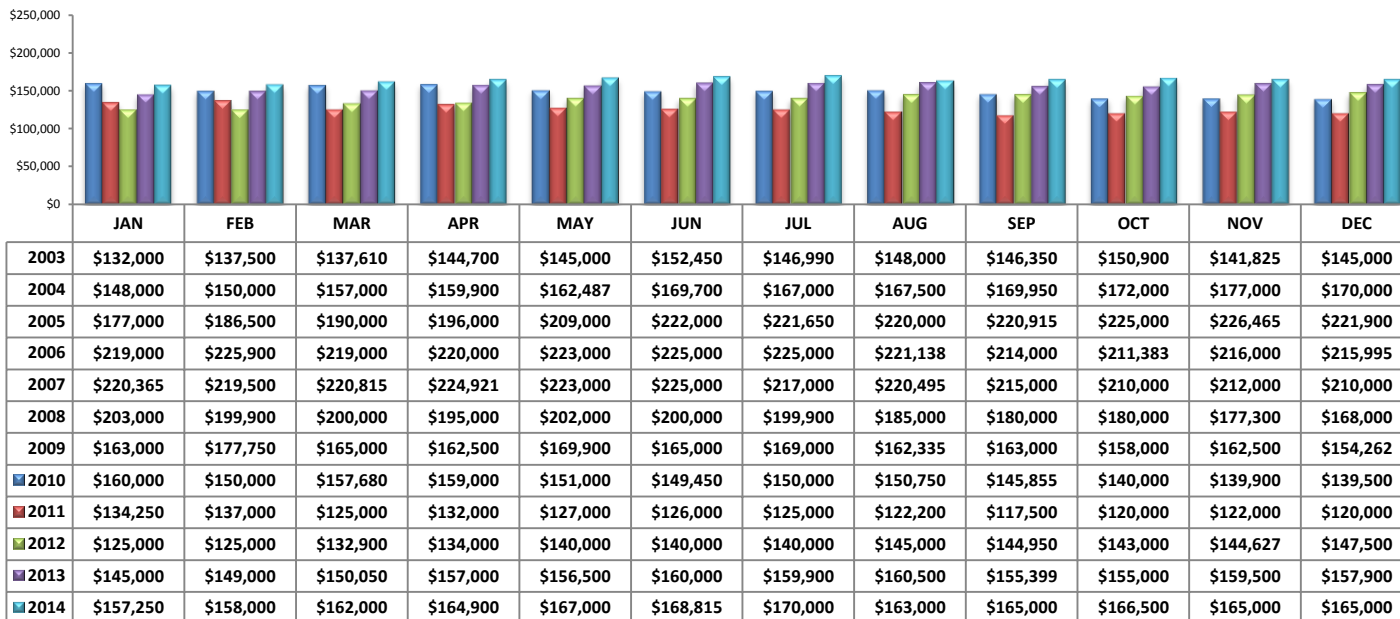


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Median Sale Price - by Type

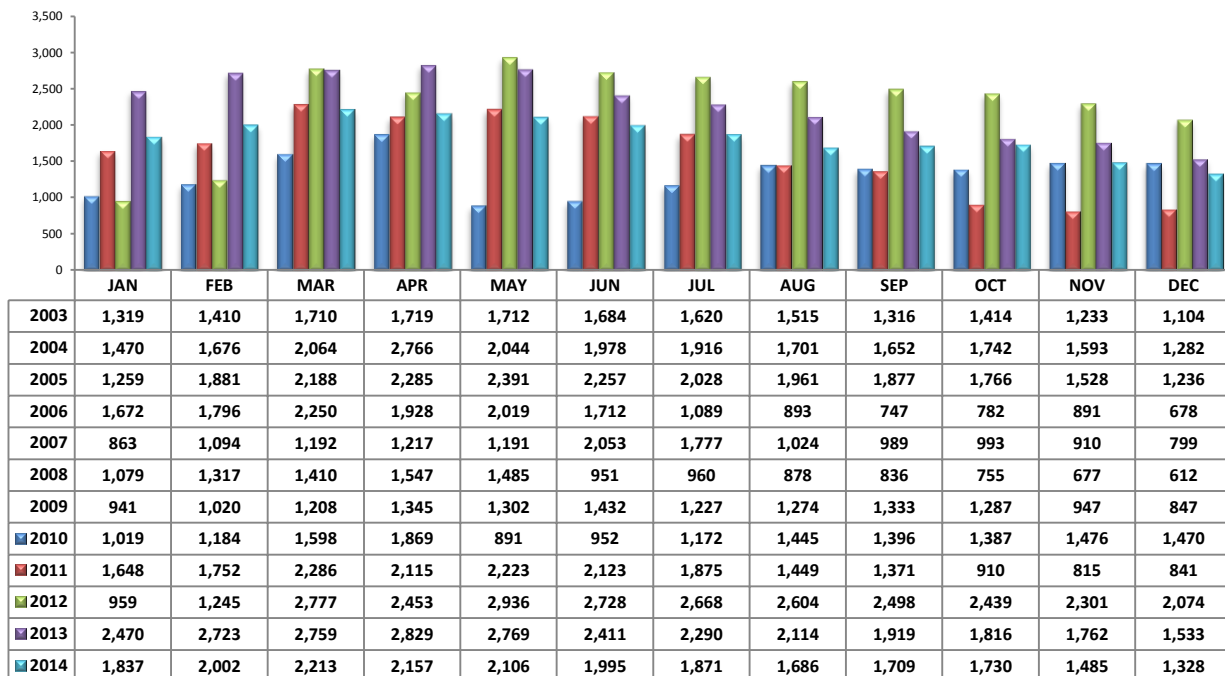


Median Sale Price - December 2014

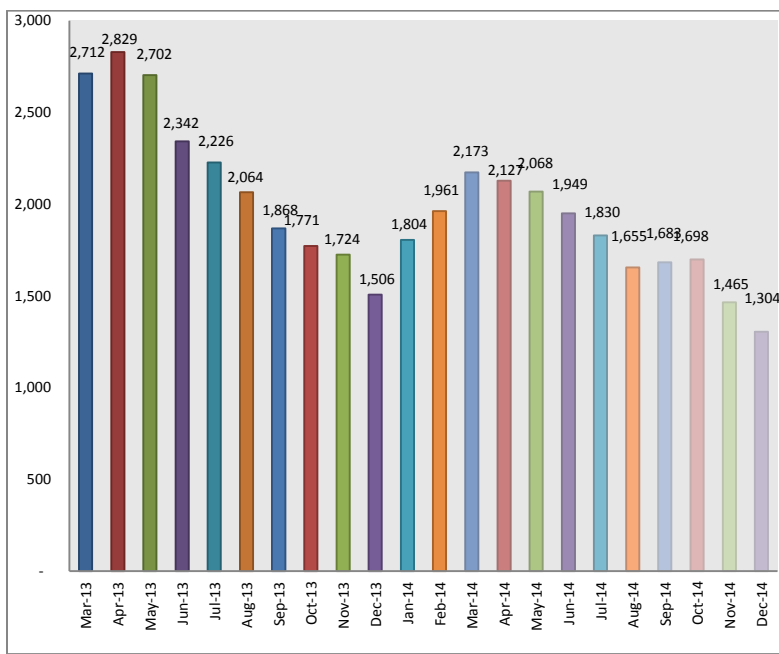


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Newly Under Contract During The Month

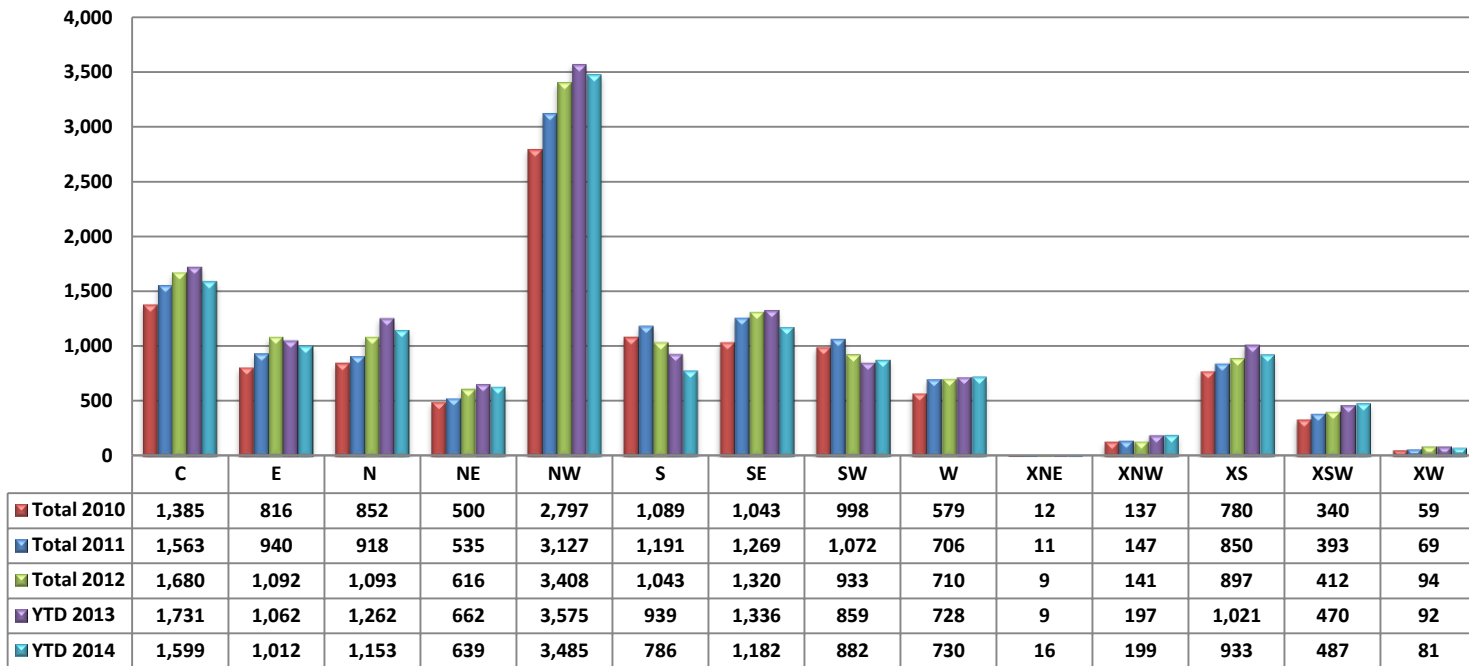


Total Listings Still Under Contract At The End of The Month



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Number of Sold Listings by Area - Annual Comparison



Average \$ Sold per Area by # of Bedrooms

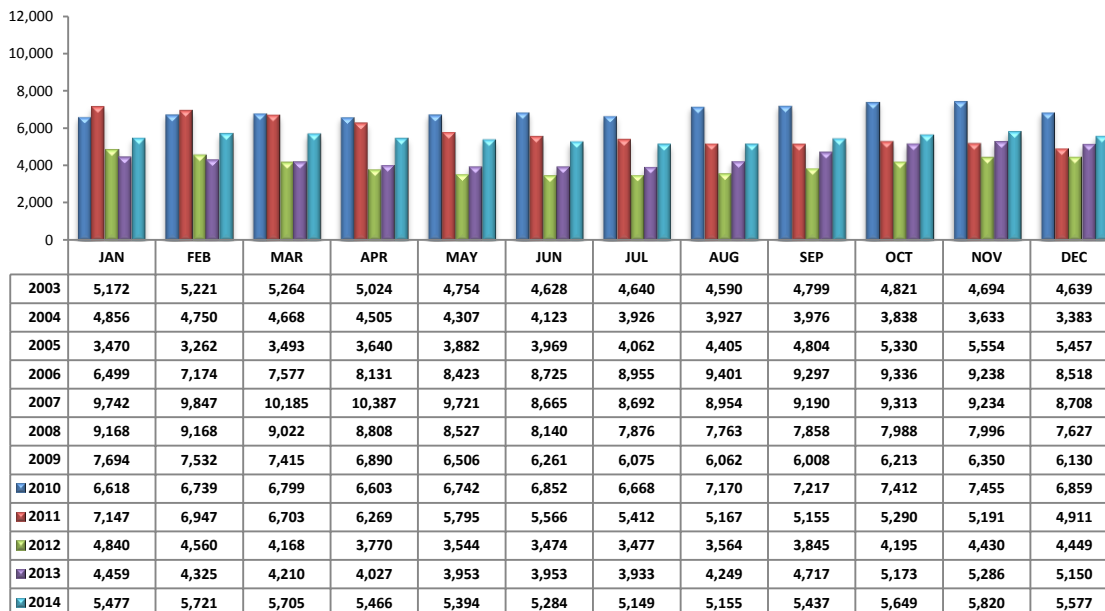
	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
C	\$103,966	\$162,882	\$221,396	\$352,214	\$159,190
E	\$92,955	\$138,468	\$229,019	\$334,000	\$158,101
N	\$262,101	\$324,390	\$602,344	\$602,925	\$397,646
NE	\$180,409	\$287,270	\$300,825	\$372,500	\$273,891
NW	\$220,324	\$265,592	\$311,779	\$311,218	\$266,133
S	\$54,844	\$103,796	\$153,787	\$135,000	\$108,432
SE	\$191,643	\$157,556	\$206,789	\$316,500	\$179,891
SW	\$81,358	\$126,304	\$138,038	\$221,333	\$126,078
W	\$74,841	\$197,110	\$227,392	\$0	\$160,758
XNE	\$0	\$0	\$0	\$0	\$0
XNW	\$60,500	\$103,275	\$111,538	\$91,500	\$102,392
XS	\$165,003	\$192,971	\$191,856	\$233,294	\$189,382
XSW	\$126,028	\$145,135	\$225,250	\$301,500	\$145,011
XW	\$53,428	\$56,833	\$0	\$0	\$55,130

Units Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
C	52	58	21	7	138
E	15	44	21	2	82
N	30	20	19	8	77
NE	8	17	12	2	39
NW	76	129	62	16	283
S	7	52	13	1	73
SE	8	61	37	2	108
SW	13	38	24	3	78
W	22	30	12	0	64
XNE	0	0	0	0	0
XNW	1	8	5	1	15
XS	19	31	18	7	75
XSW	25	9	2	2	38
XW	3	3	0	0	6

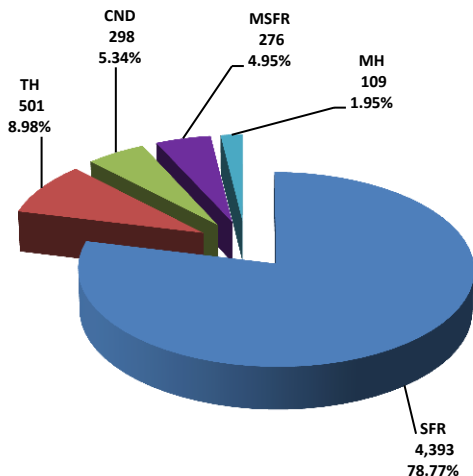
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Active Listings

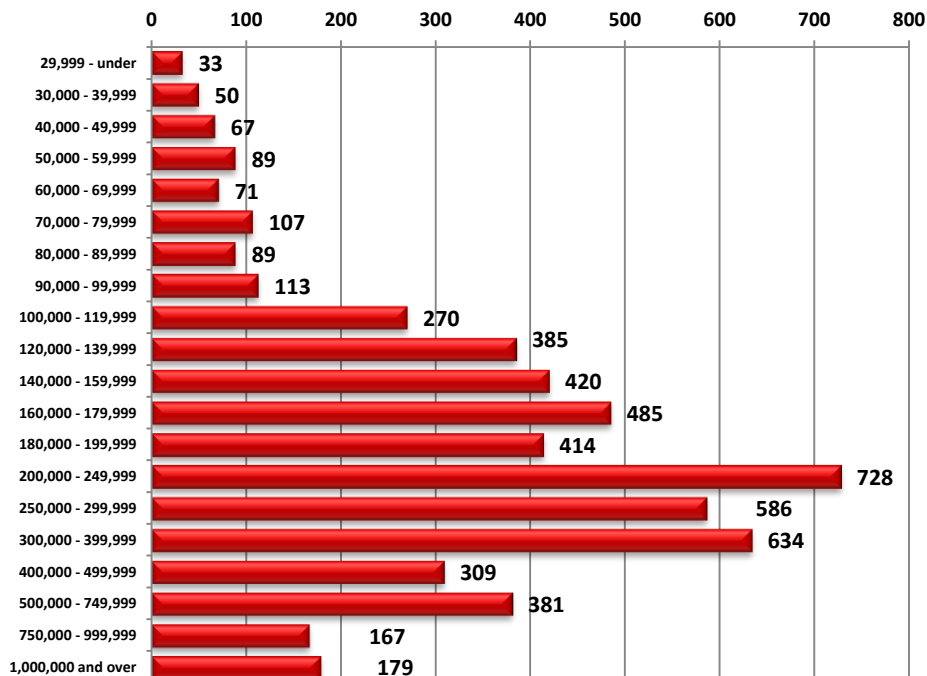


Area	# of Listings
C	629
E	301
N	635
NE	316
NW	1597
S	172
SE	432
SW	347
W	265
XNE	22
XNW	81
XS	450
XSW	288
XW	42

Active Listings Unit Breakdown

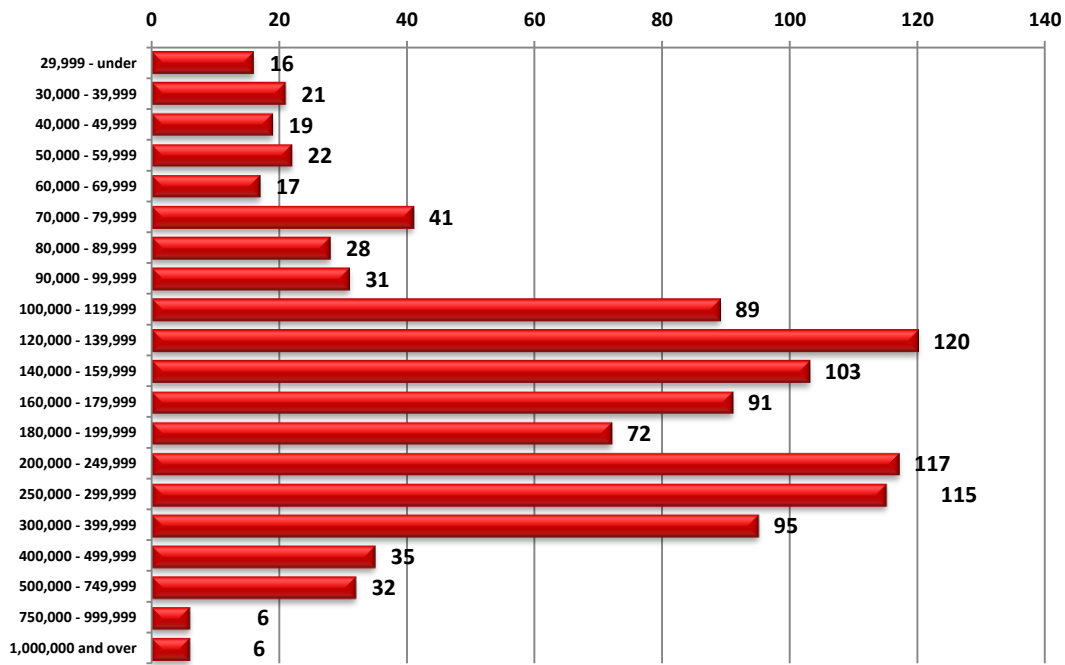


Active Listings Price Breakdown



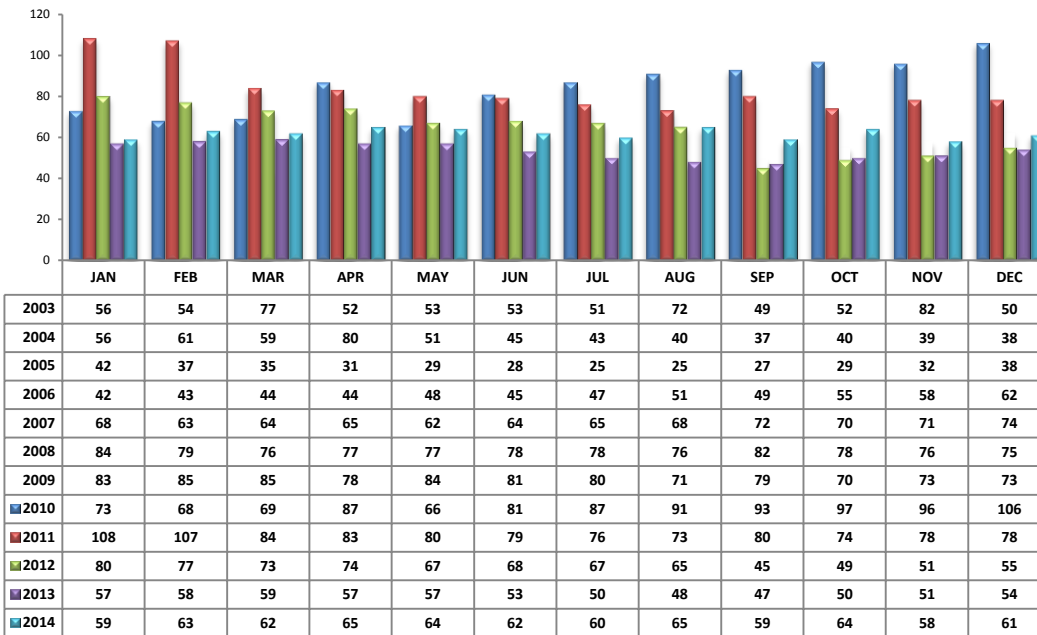
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Sold Price Breakdown



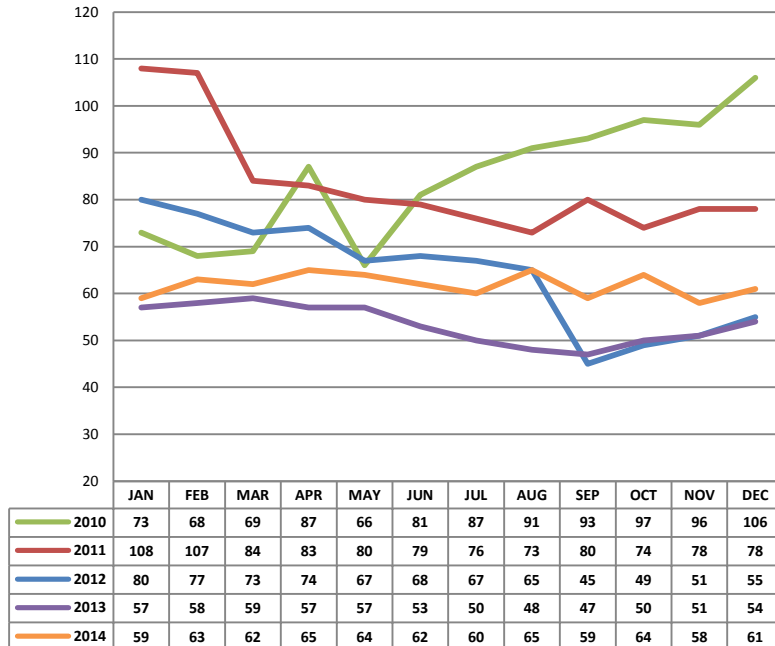
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Average Days on Market/Listing - December 2014

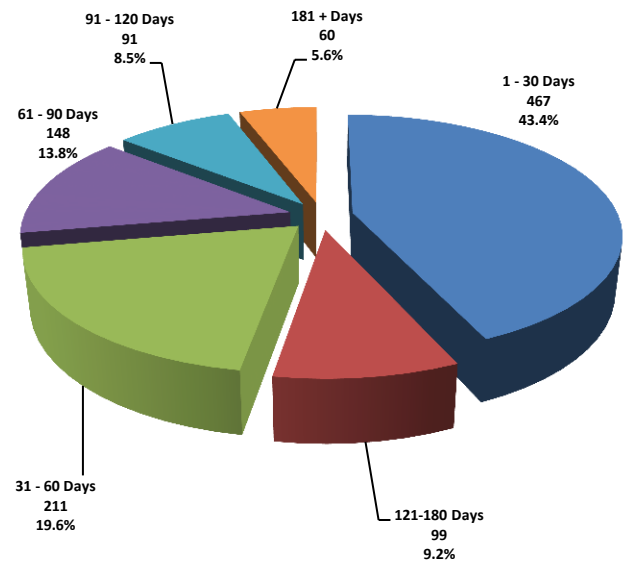


Area	Avg. DOM
C	71
E	64
N	61
NE	55
NW	65
S	47
SE	50
SW	43
W	58
XNE	0
XNW	63
XS	69
XSW	82
XW	69

Annual Comparison - Average Days on Market

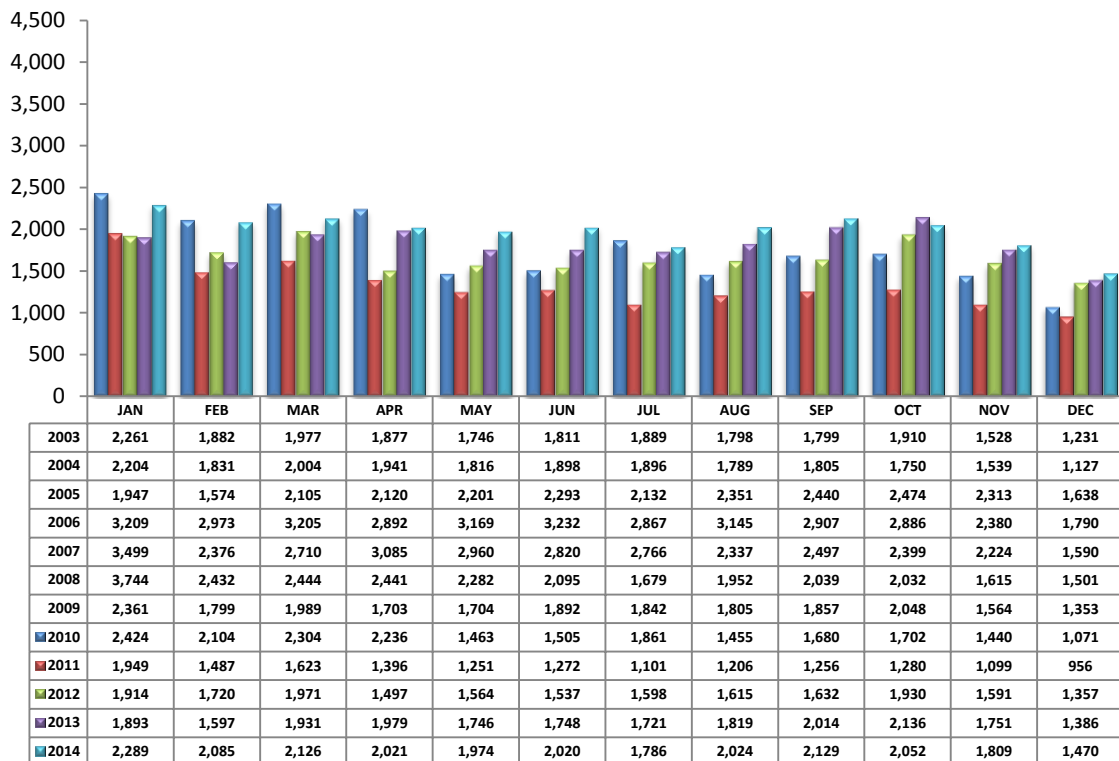


Average Days on Market/Listing Breakdown



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New Listings - December 2014



Area	# of Listings
C	186
E	91
N	143
NE	92
NW	391
S	72
SE	131
SW	92
W	79
XNE	1
XNW	19
XS	96
XSW	69
XW	8

*Includes properties that were re-listed

**Beginning December 2012, TAR/MLS implemented a change in the calculation of New Listings to include all new listings input to the MLS database. The changes are reflected above.

Misc. MLS Information

Month	Expired	Cancelled	Temp Off Mkt.
Mar 2014	203	371	69
Apr 2014	274	421	57
May 2014	256	467	54
June 2014	238	422	62
July 2014	235	462	69
Aug 2014	213	464	59
Sept 2014	232	380	57
Oct 2014	201	410	51
Nov 2014	170	371	60
Dec 2014	383	365	61

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