

**For Immediate
Release:**

May 7, 2015

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Tucson Association of REALTORS®

Multiple Listing Service

Monthly Statistics April 2015

Below are some highlights from the April Residential Sales Statistics:

- Total Sales Volume was up again this month by 9.55%, going from \$266,059,250 in March to \$291,466,552 in April. This is also a 13.68% increase April 2014.
- The Average Sales Price increased slightly this month to \$210,749 from \$208,673 in March.
- Average List Price of \$217,737 is an increase of 1.79%, since last month.
- Total Under Contract increased by 1.83% from March.
- Total Unit Sales in March of 1,383 is an 8.47% increase from March's 1,275.
- The Median Sales Price was slightly lower this month at \$167,500 from \$172,000 in March, resulting in a 2.62% decrease.
- New Listings decreased 10.52% from March.
- Total Active Listings of 5,487 is a decrease from March's number of 5,721.
- Average Days on Market decreased to 66 in April from 68 in March.
- Conventional loan sales of 37.5 exceeded Cash Sales of 27.1.0% this month.

Henry Zipf
2015 TARMLS President



Lifestyle Opportunities:

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April 2015 Recap by Month and Year - % of Change

Total Sales Volume

	2015	2014	Annual % Change
April	\$291,466,552	\$256,383,403	13.68%
March	\$266,059,250	\$226,742,804	17.34%
Month % Change	9.55%	13.07%	

Average Sales Price

	2015	2014	Annual % Change
April	\$210,749	\$197,066	6.94%
March	\$208,673	\$200,479	4.09%
Month % Change	0.99%	-1.70%	

Average List Price

	2015	2014	Annual % Change
April	\$217,737	\$203,238	7.13%
March	\$213,907	\$207,255	3.21%
Month % Change	1.79%	-1.94%	

Total Under Contract

	2015	2014	Annual % Change
April	2,336	2,127	9.83%
March	2,294	2,173	5.57%
Month % Change	1.83%	-2.12%	

Total Unit Sales

	2015	2014	Annual % Change
April	1,383	1,301	6.30%
March	1,275	1,131	12.73%
Month % Change	8.47%	15.03%	

Median Sales Price

	2015	2014	Annual % Change
April	\$167,500	\$164,900	1.58%
March	\$172,000	\$162,000	6.17%
Month % Change	-2.62%	1.79%	

New Listings

	2015	2014	Annual % Change
April	2,161	2,021	6.93%
March	2,415	2,126	13.59%
Month % Change	-10.52%	-4.94%	

Active Listings

	2015	2014	Annual % Change
April	5,487	5,466	0.38%
March	5,721	5,705	0.28%
Month % Change	-4.09%	-4.19%	

April 2015 - Active and Sold by Zip Code

Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%
85143	0	0	0.00%	85645	1	0	0.00%	85713	168	55	32.74%	85740	1	0	0.00%
85145	11	9	81.82%	85648	0	0	0.00%	85714	20	7	35.00%	85741	98	26	26.53%
85245	0	1	0.00%	85653	95	28	29.47%	85715	143	23	16.08%	85742	197	38	19.29%
85601	1	0	0.00%	85654	0	0	0.00%	85716	154	39	25.32%	85743	176	69	39.20%
85602	3	0	0.00%	85658	225	38	16.89%	85717	0	0	0.00%	85745	161	41	25.47%
85611	0	0	0.00%	85701	29	6	20.69%	85718	310	55	17.74%	85746	93	34	36.56%
85614	251	71	28.29%	85704	163	43	26.38%	85719	143	44	30.77%	85747	151	45	29.80%
85616	0	0	0.00%	85705	74	26	35.14%	85730	155	45	29.03%	85748	111	21	18.92%
85619	27	0	0.00%	85706	37	24	64.86%	85734	0	0	0.00%	85749	195	37	18.97%
85622	77	21	27.27%	85709	0	0	0.00%	85735	72	10	13.89%	85750	306	48	15.69%
85623	9	0	0.00%	85710	216	74	34.26%	85736	24	7	29.17%	85755	226	47	20.80%
85629	219	60	27.40%	85711	122	44	36.07%	85737	227	51	22.47%	85756	71	37	52.11%
85641	264	41	15.53%	85712	123	47	38.21%	85739	260	47	18.08%	85757	77	24	31.17%

NOTE:

85637- 1 active listing

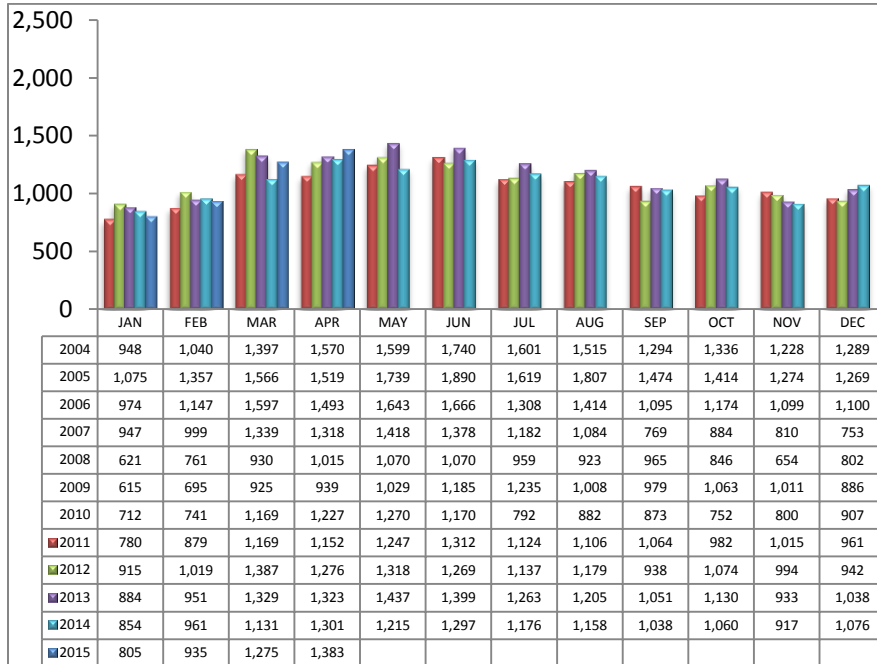
Residential Listing Statistics							Active Listings		Days on Market of Units Sold	
	Total Active	Total Contingent	Total Capa	Total Pending	Total Inventory	Total Sold	Area	# Per Area		
Under \$29,999	28	8	0	5	41	8	C	649	1-30 Days	582
\$30,000 to \$39,999	32	9	4	3	48	16	E	328	31-60 Days	285
\$40,000 to \$49,999	53	9	4	7	73	15	N	661	61-90 Days	149
\$50,000 to \$59,999	68	16	7	8	99	24	NE	347	91-120 Days	120
\$60,000 to \$69,999	78	25	9	5	117	19	NW	1528	121-180 Days	142
\$70,000 to \$79,999	87	36	11	9	143	37	S	140	Over 180 Days	105
\$80,000 to \$89,999	83	43	10	10	146	37	SE	445	Avg. Days on Market	
\$90,000 to \$99,999	114	63	10	13	200	52	SW	315	66	
\$100,000 to \$119,999	275	131	25	31	462	121	W	235	Avg. Sold Price	
\$120,000 to \$139,999	354	191	43	53	641	165	XNE	27	\$210,749	
\$140,000 to \$159,999	439	217	30	42	728	144	XNW	63	Median Sale Price	
\$160,000 to \$179,999	434	160	22	44	660	124	XS	447	\$167,500	
\$180,000 to \$199,999	370	111	22	31	534	85	XSW	269	New Listings	
\$200,000 to \$249,999	695	200	11	72	978	182	XW	33	2,161	
\$250,000 to \$299,999	586	148	14	46	794	116	Sold Units per Area		Sales Volume by Area	
\$300,000 to \$399,999	652	120	10	50	832	119	C	192	\$33,666,029	
\$400,000 to \$499,999	367	53	4	24	448	52	E	94	\$15,943,538	
\$500,000 to \$749,999	434	41	5	18	498	48	N	115	\$45,643,524	
\$750,000 to \$999,999	158	21	0	5	184	11	NE	63	\$19,677,639	
\$1,000,000 and over	180	14	1	2	197	8	NW	342	\$86,766,895	
							S	75	\$8,077,637	
							SE	110	\$19,343,045	
							SW	90	\$10,871,285	
							W	81	\$13,770,769	
							XNE	0	\$0	
							XNW	22	\$2,795,848	
							XS	105	\$21,677,244	
							XSW	78	\$11,539,299	
							XW	16	\$1,693,800	
Totals	5,487	1,616	242	478	7,823	1,383			Total Volume	\$291,466,552

	Apr-15	Apr-14	% Change	YTD 2015	YTD 2014	% Change
Home Sales Volume	\$291,466,552	\$256,383,403	13.68%	\$910,090,639	\$840,503,719	8.28%
Home Sales Units	1,383	1,301	6.30%	4,398	4,247	3.56%
Average Sales Price (All Residential)	\$210,749	\$197,066	6.94%	\$208,078	\$197,884	5.15%
Median Sales Price	\$167,500	\$164,900	1.58%	\$167,657	\$162,357	3.26%
Average Days on Market:	66	65	1.54%	68	64	6.25%
Average List Price for Sold:	\$217,737	\$203,238	7.13%	\$214,592	\$204,164	5.11%
SP/LP %	96.79%	96.96%		96.96%	96.92%	
Total Under Contract	2,336	2,127	9.83%			
Active Listings	5,487	5,466	0.38%			
New Listings	2,161	2,021	6.93%			

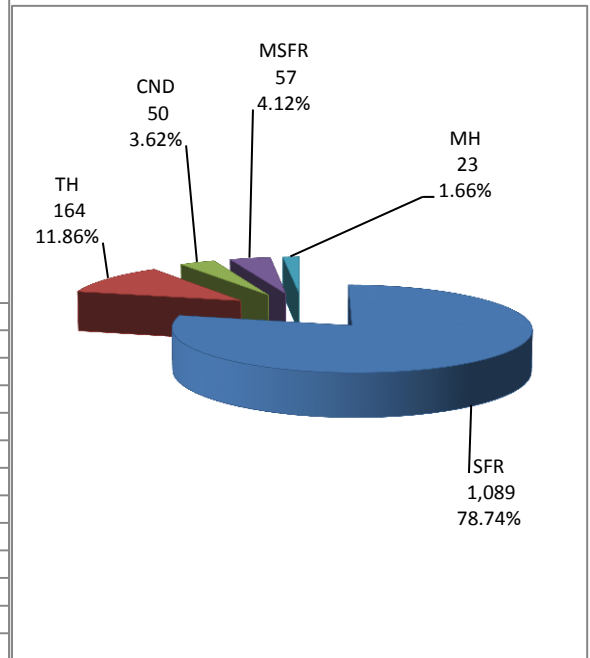
Types of Financing	Totals
FHA	296
VA	148
Other	36
Cash	375
Conventional	518
Cash/Loan	0
Carryback	10

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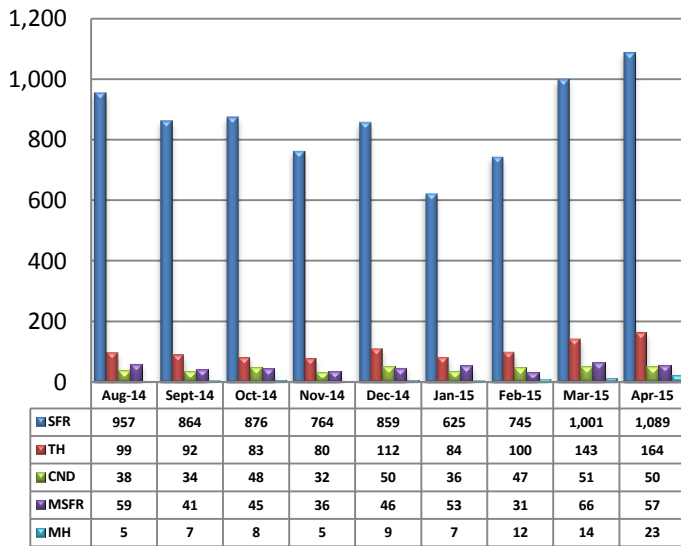
Total Unit Sales – April 2015



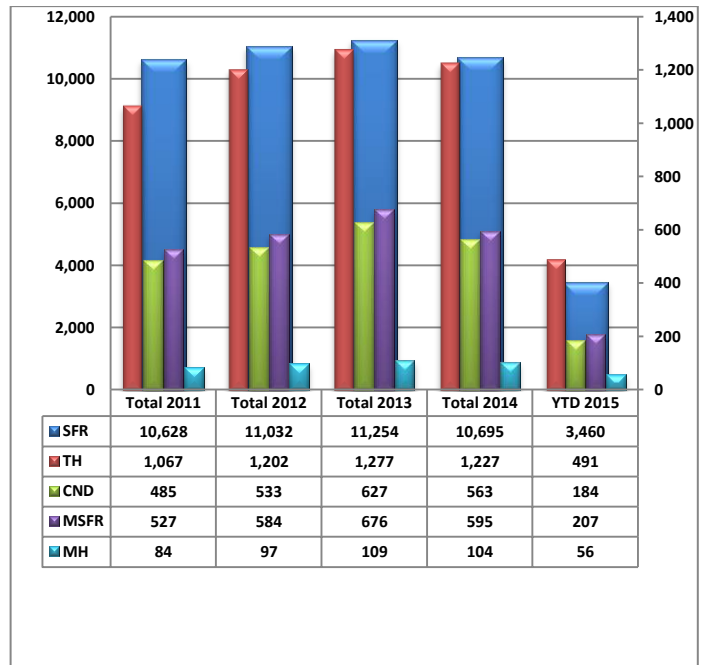
Unit Sales – Breakdown by Type



Total Unit Sales By Type - Monthly Comparison

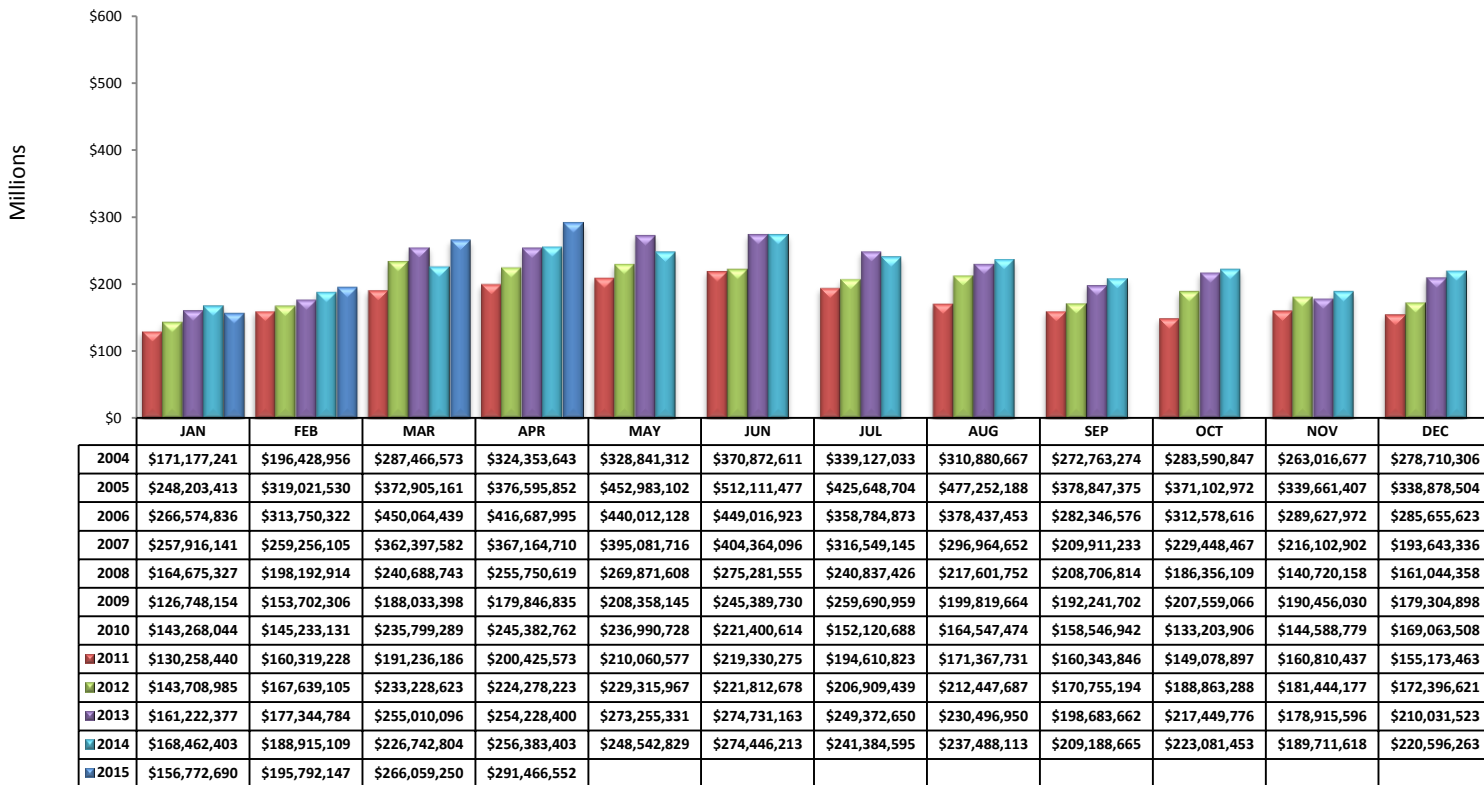


YTD Annual Comparison – Breakdown by Type

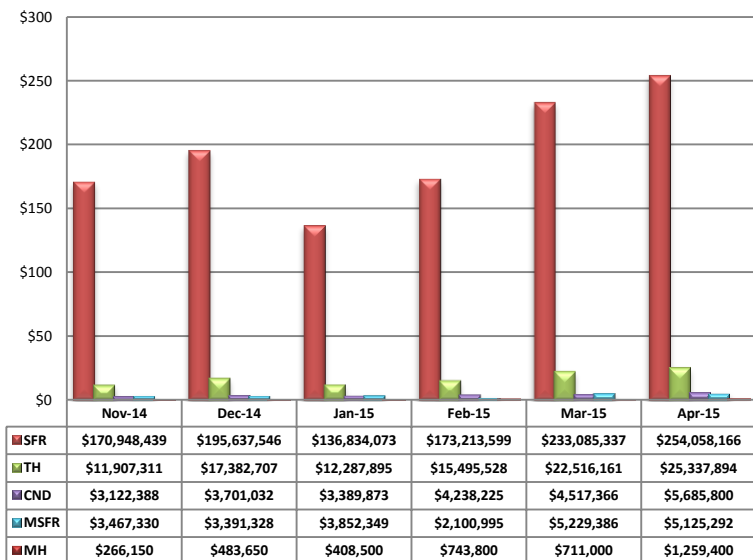


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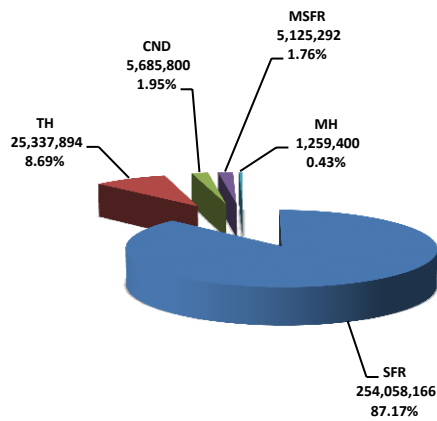
Total Sales Volume - April 2015



Total Sales Volume By Type - Monthly Comparison

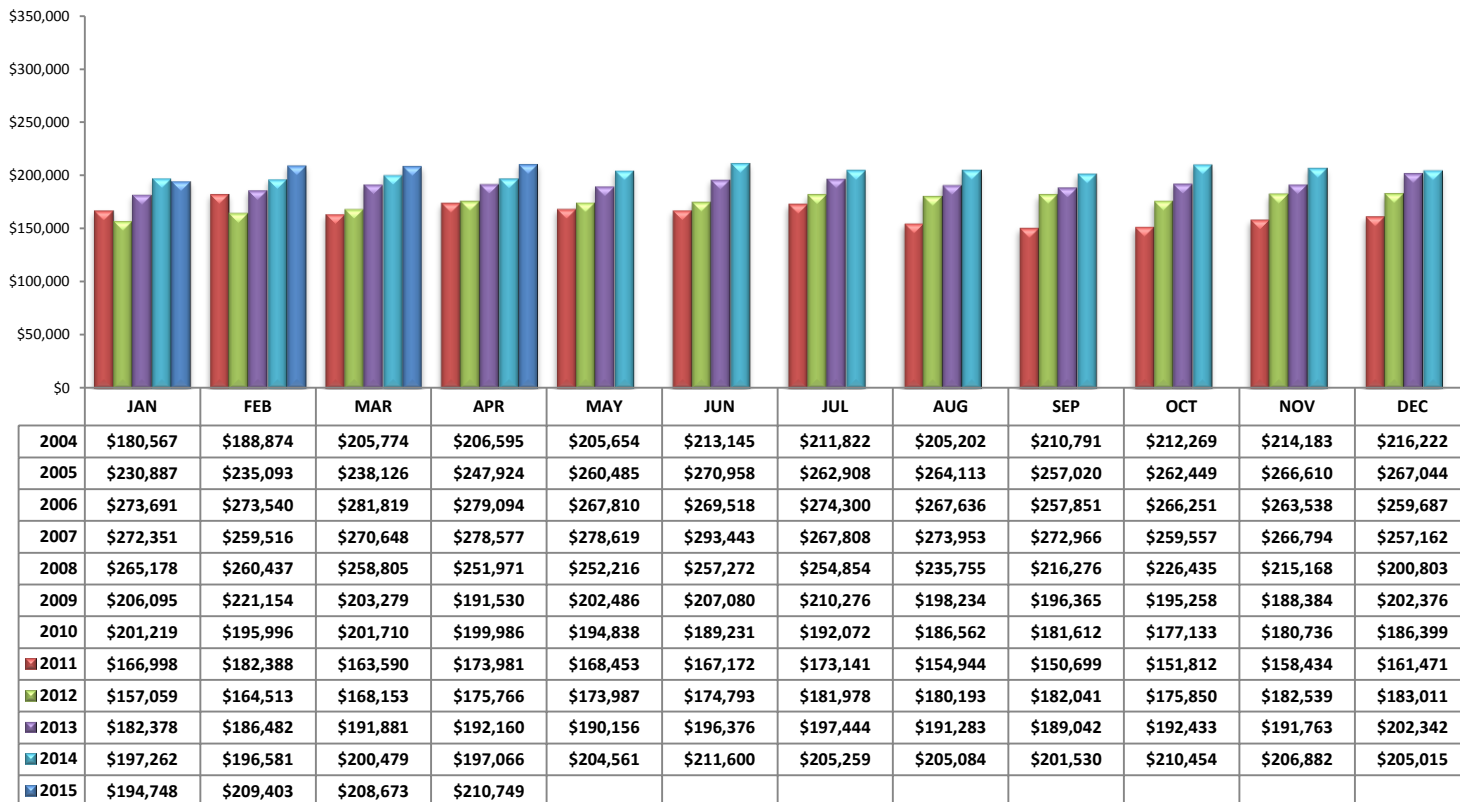


Monthly Volume by Type

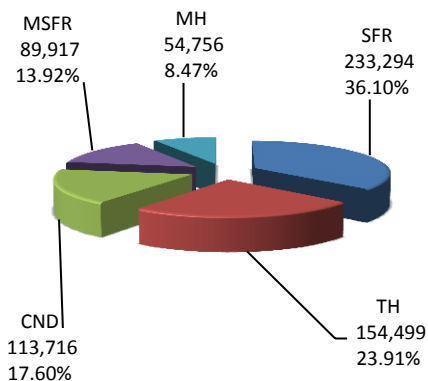


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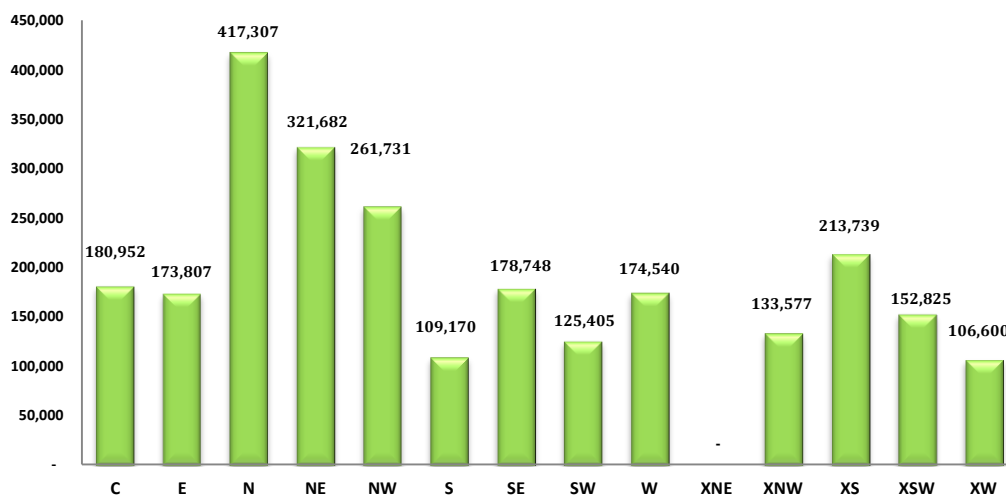
Average Sales Price – April 2015



Average Sales Price by Type – April 2015

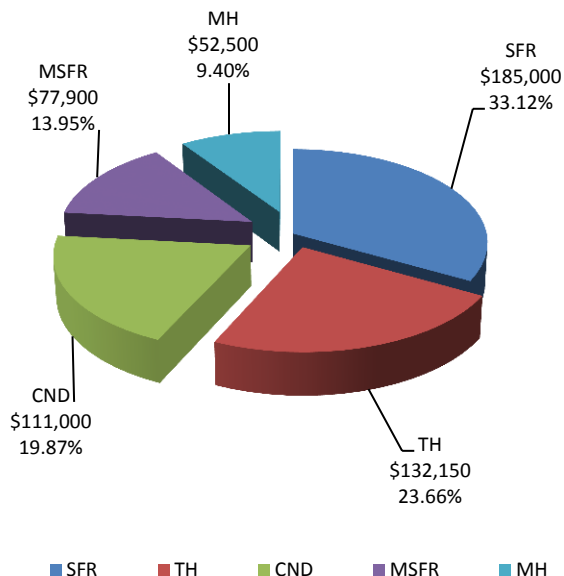


Average "Listing" Price per Area – April 2015



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Median Sale Price - by Type

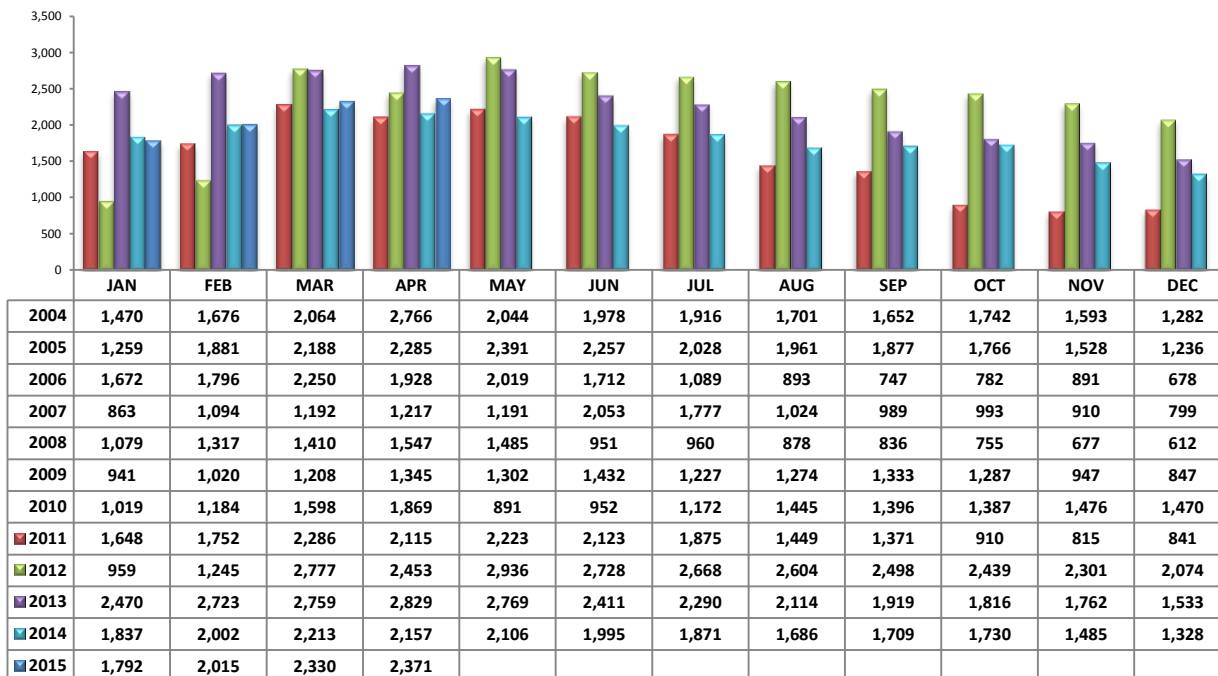


Median Sale Price - April 2015

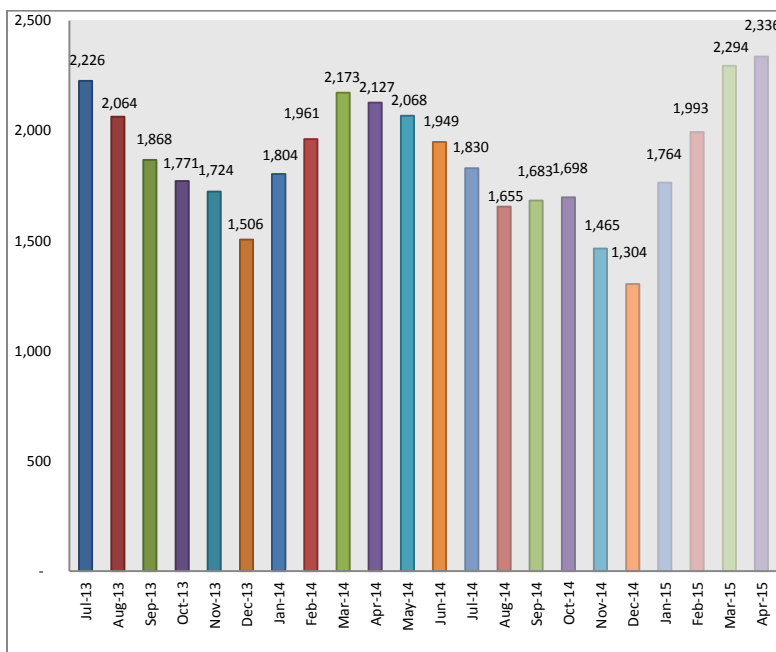
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2004	\$148,000	\$150,000	\$157,000	\$159,900	\$162,487	\$169,700	\$167,000	\$167,500	\$169,950	\$172,000	\$177,000	\$170,000
2005	\$177,000	\$186,500	\$190,000	\$196,000	\$209,000	\$222,000	\$221,650	\$220,000	\$220,915	\$225,000	\$226,465	\$221,900
2006	\$219,000	\$225,900	\$219,000	\$220,000	\$223,000	\$225,000	\$225,000	\$221,138	\$214,000	\$211,383	\$216,000	\$215,995
2007	\$220,365	\$219,500	\$220,815	\$224,921	\$223,000	\$225,000	\$217,000	\$220,495	\$215,000	\$210,000	\$212,000	\$210,000
2008	\$203,000	\$199,900	\$200,000	\$195,000	\$202,000	\$200,000	\$199,900	\$185,000	\$180,000	\$180,000	\$177,300	\$168,000
2009	\$163,000	\$177,750	\$165,000	\$162,500	\$169,900	\$165,000	\$169,000	\$162,335	\$163,000	\$158,000	\$162,500	\$154,262
2010	\$160,000	\$150,000	\$157,680	\$159,000	\$151,000	\$149,450	\$150,000	\$150,750	\$145,855	\$140,000	\$139,900	\$139,500
2011	\$134,250	\$137,000	\$125,000	\$132,000	\$127,000	\$126,000	\$125,000	\$122,200	\$117,500	\$120,000	\$122,000	\$120,000
2012	\$125,000	\$125,000	\$132,900	\$134,000	\$140,000	\$140,000	\$140,000	\$145,000	\$144,950	\$143,000	\$144,627	\$147,500
2013	\$145,000	\$149,000	\$150,050	\$157,000	\$156,500	\$160,000	\$159,900	\$160,500	\$155,399	\$155,000	\$159,500	\$157,900
2014	\$157,250	\$158,000	\$162,000	\$164,900	\$167,000	\$168,815	\$170,000	\$163,000	\$165,000	\$166,500	\$165,000	\$165,000
2015	\$160,000	\$167,000	\$172,000	\$167,500								

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Newly Under Contract During The Month

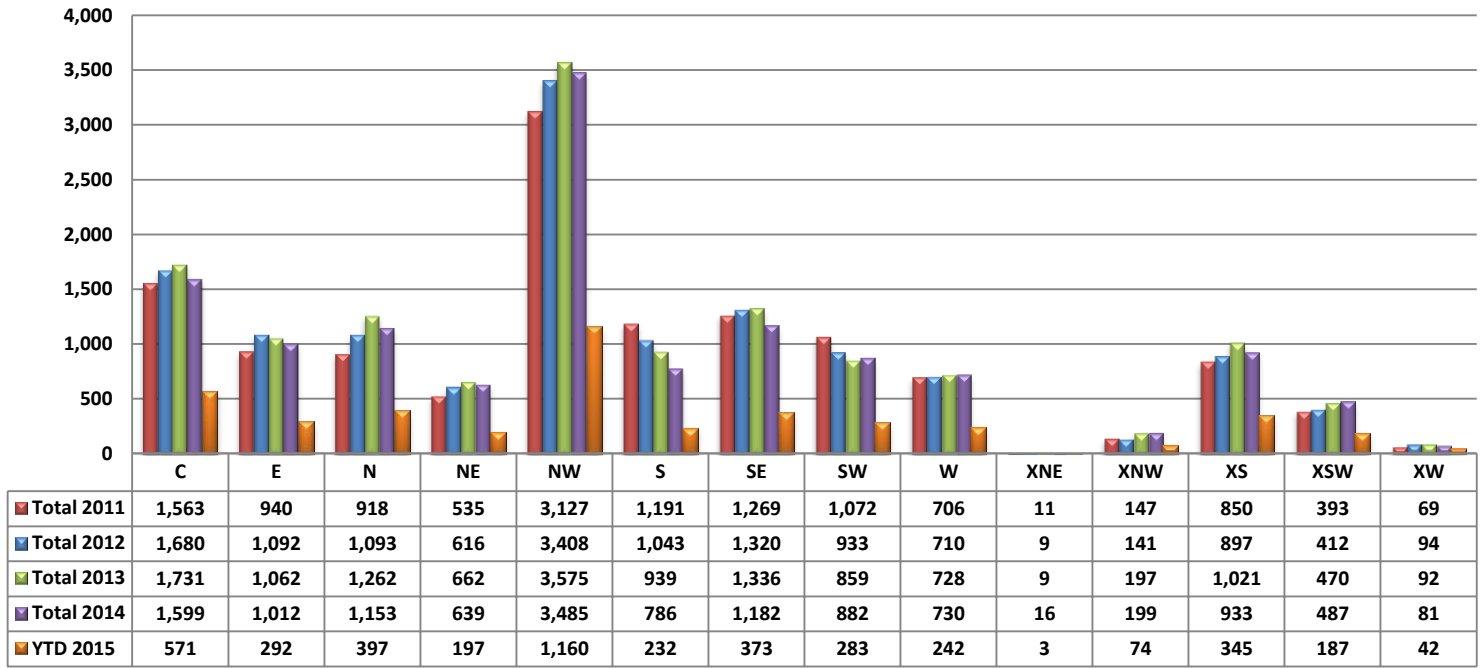


Total Listings Still Under Contract At The End of The Month



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Number of Sold Listings by Area - Annual Comparison



Average \$ Sold per Area by # of Bedrooms

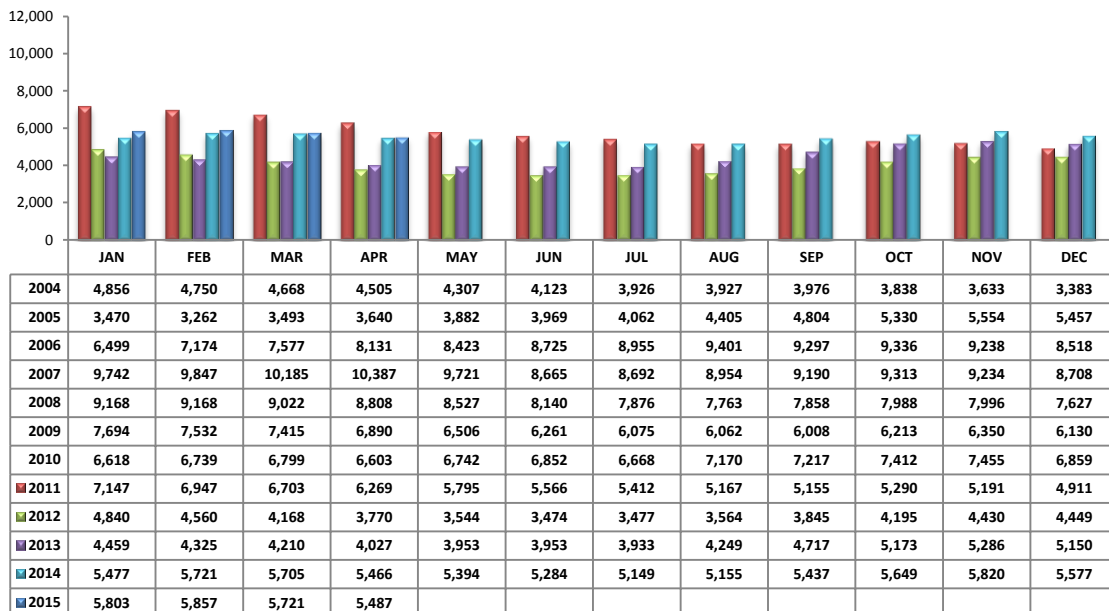
	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
C	\$128,462	\$183,654	\$269,441	\$187,400	\$175,343
E	\$113,371	\$141,434	\$266,023	\$257,500	\$169,612
N	\$234,456	\$336,632	\$649,990	\$645,272	\$396,900
NE	\$130,300	\$282,022	\$393,289	\$649,000	\$312,343
NW	\$213,751	\$240,726	\$307,636	\$346,958	\$253,704
S	\$67,900	\$106,065	\$120,570	\$141,450	\$107,701
SE	\$177,188	\$163,821	\$183,840	\$260,180	\$175,845
SW	\$82,129	\$119,205	\$160,057	\$0	\$120,792
W	\$115,727	\$167,685	\$206,811	\$215,000	\$170,009
XNE	\$0	\$0	\$0	\$0	\$0
XNW	\$0	\$115,917	\$144,000	\$154,505	\$127,084
XS	\$213,805	\$190,077	\$221,176	\$223,135	\$206,449
XSW	\$126,365	\$189,884	\$195,099	\$0	\$147,939
XW	\$82,800	\$95,333	\$146,850	\$0	\$105,862

Units Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
C	65	99	23	5	192
E	16	53	23	2	94
N	39	41	24	11	115
NE	13	22	25	3	63
NW	101	141	88	12	342
S	7	44	22	2	75
SE	6	61	38	5	110
SW	27	35	28	0	90
W	11	51	17	2	81
XNE	0	0	0	0	0
XNW	0	14	6	2	22
XS	26	44	28	7	105
XSW	52	20	6	0	78
XW	3	9	4	0	16

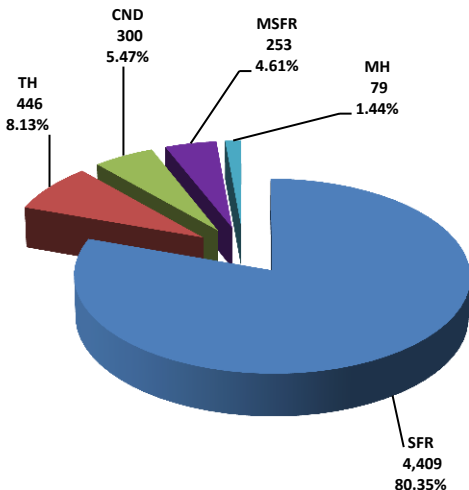
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Active Listings

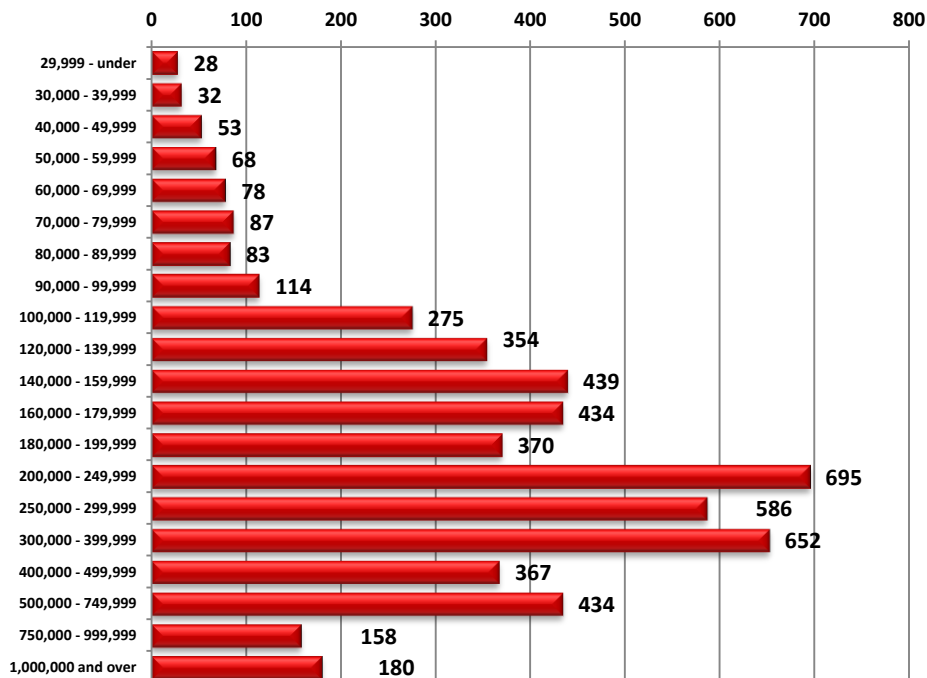


Area	# of Listings
C	649
E	328
N	661
NE	347
NW	1528
S	140
SE	445
SW	315
W	235
XNE	27
XNW	63
XS	447
XSW	269
XW	33

Active Listings Unit Breakdown

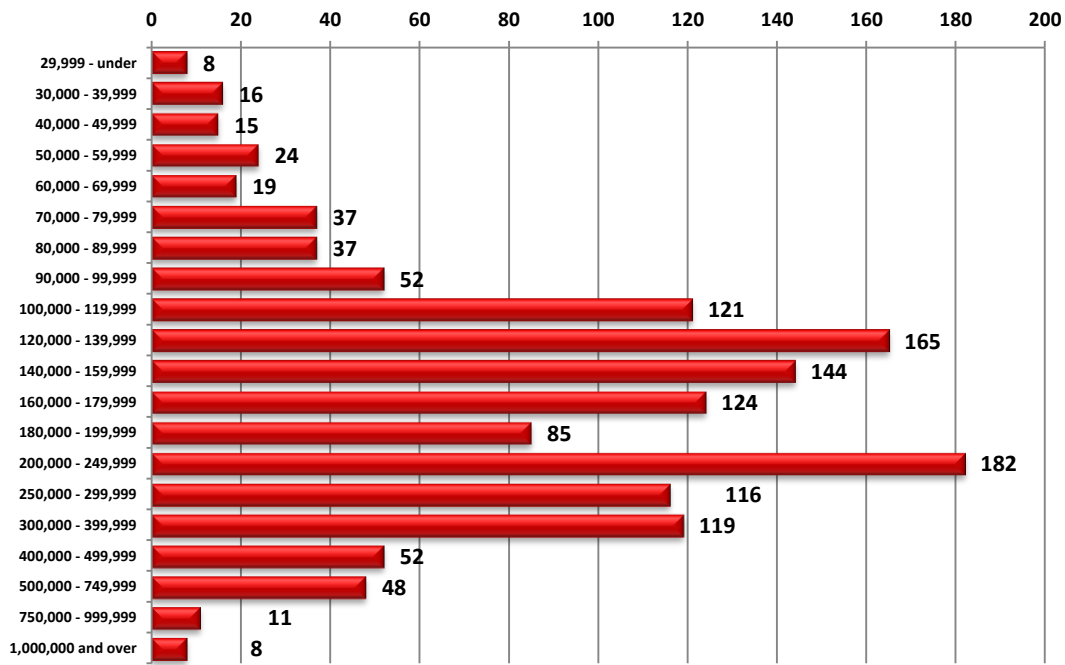


Active Listings Price Breakdown



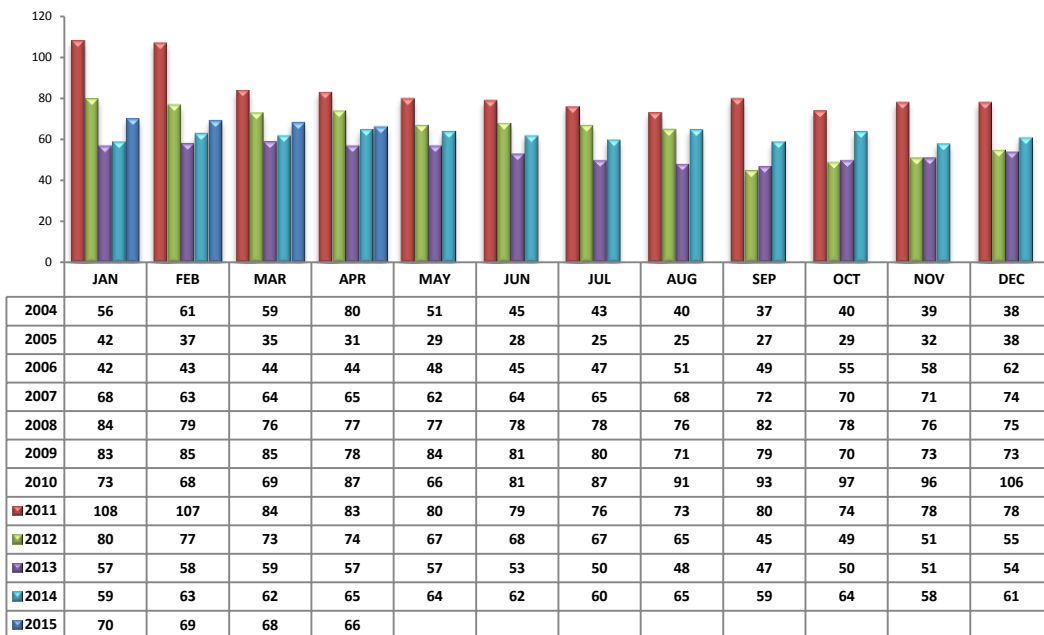
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Sold Price Breakdown



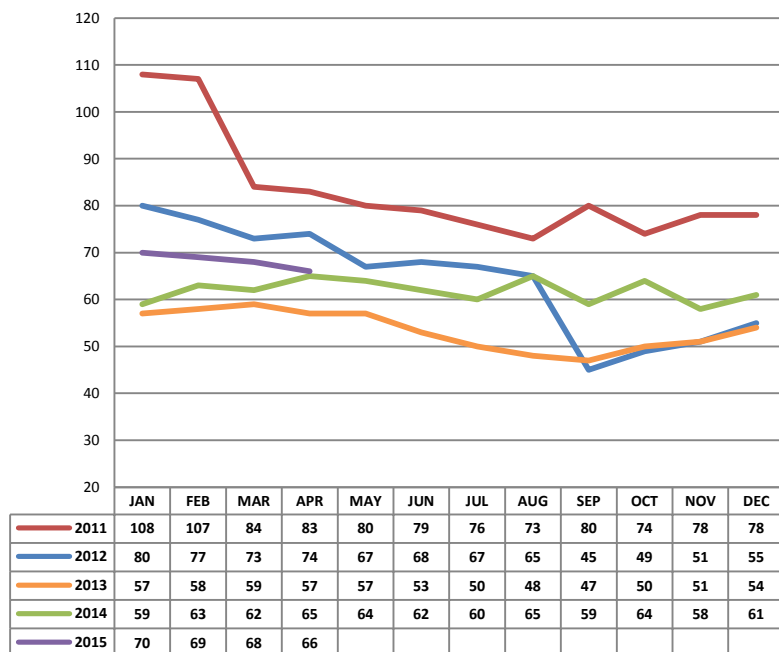
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Average Days on Market/Listing - April 2015

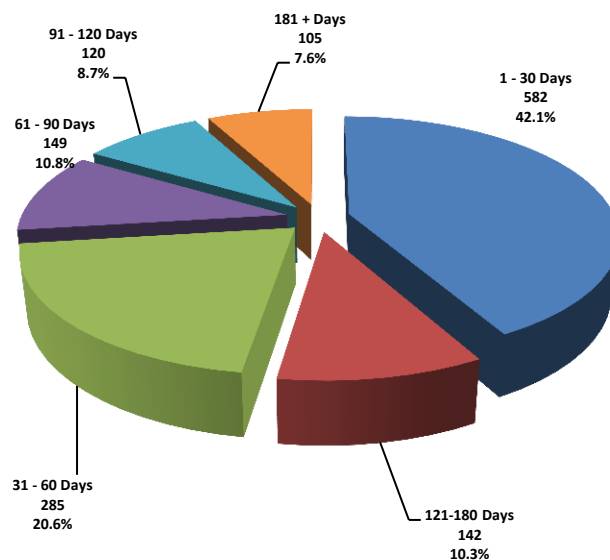


Area	Avg. DOM
C	60
E	53
N	74
NE	75
NW	64
S	45
SE	72
SW	73
W	53
XNE	0
XNW	60
XS	73
XSW	92
XW	67

Annual Comparison - Average Days on Market

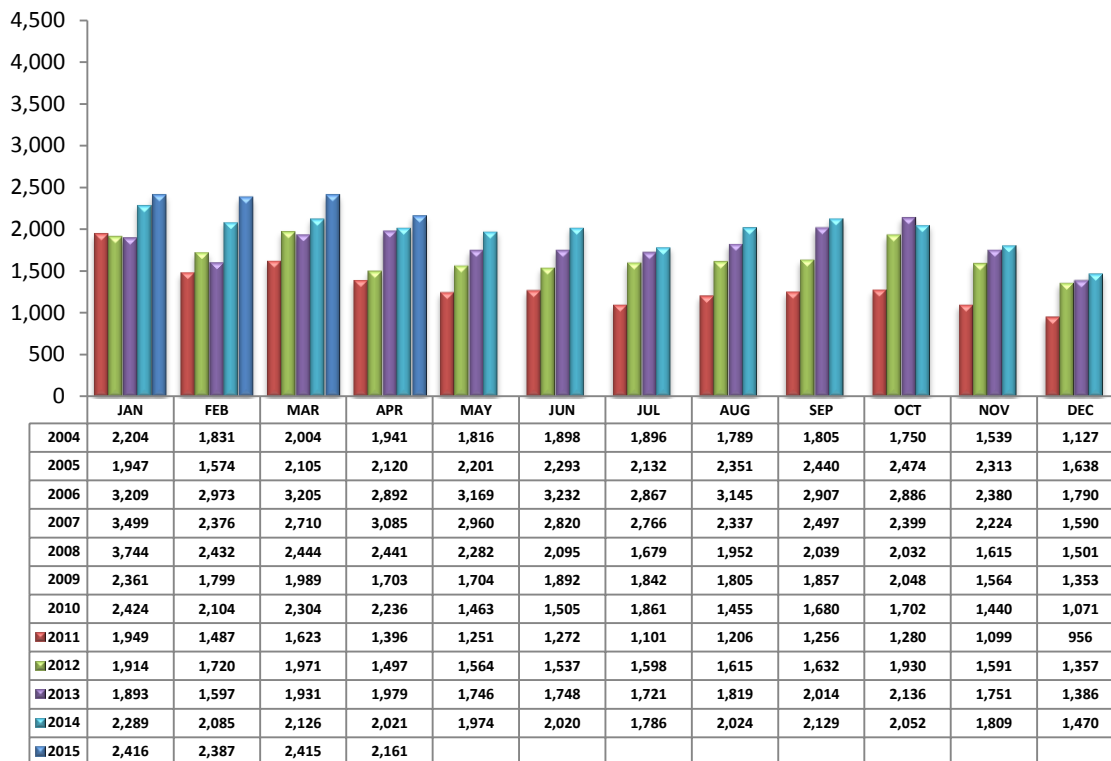


Average Days on Market/Listing Breakdown



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New Listings - April 2015



Area	# of Listings
C	283
E	157
N	214
NE	136
NW	587
S	87
SE	193
SW	125
W	101
XNE	5
XNW	28
XS	151
XSW	84
XW	10

*Includes properties that were re-listed

**Beginning April 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.
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
Jan 2015	232	446	59
Feb 2015	202	351	39
Mar 2015	212	424	46
Apr 2015	252	431	68

PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Tucson Association of REALTORS® Multiple Listing Service. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® nor the MLS guarantees, or is in any way responsible for its accuracy.