

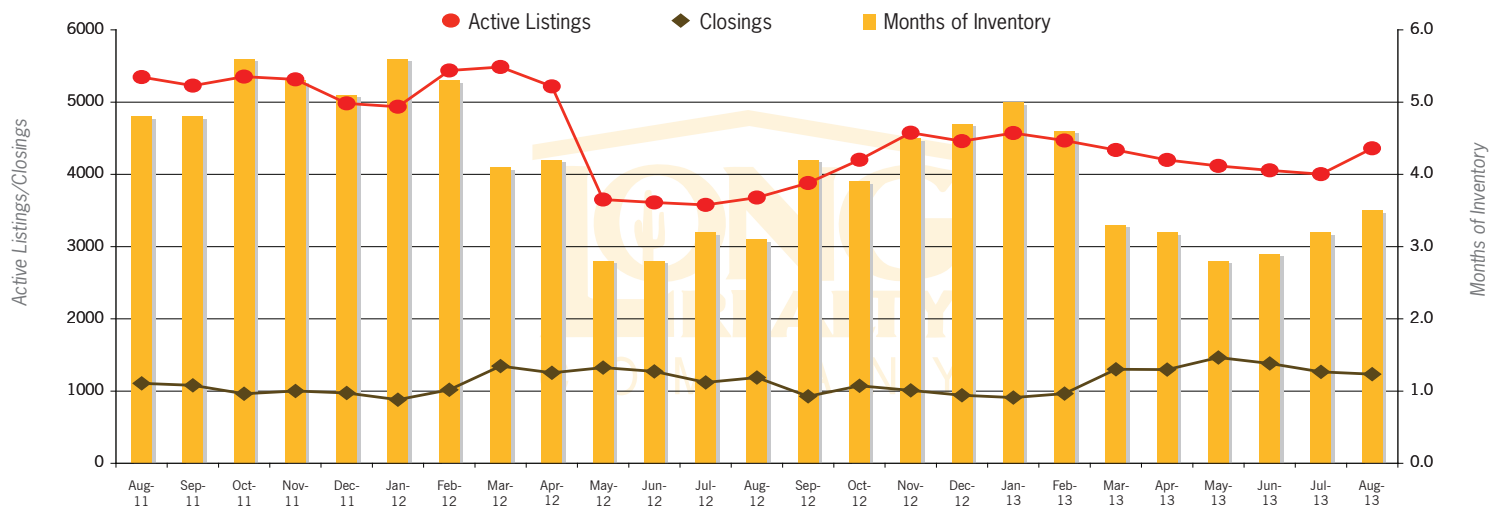
The Housing Report

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Tucson Main Market | September 2013

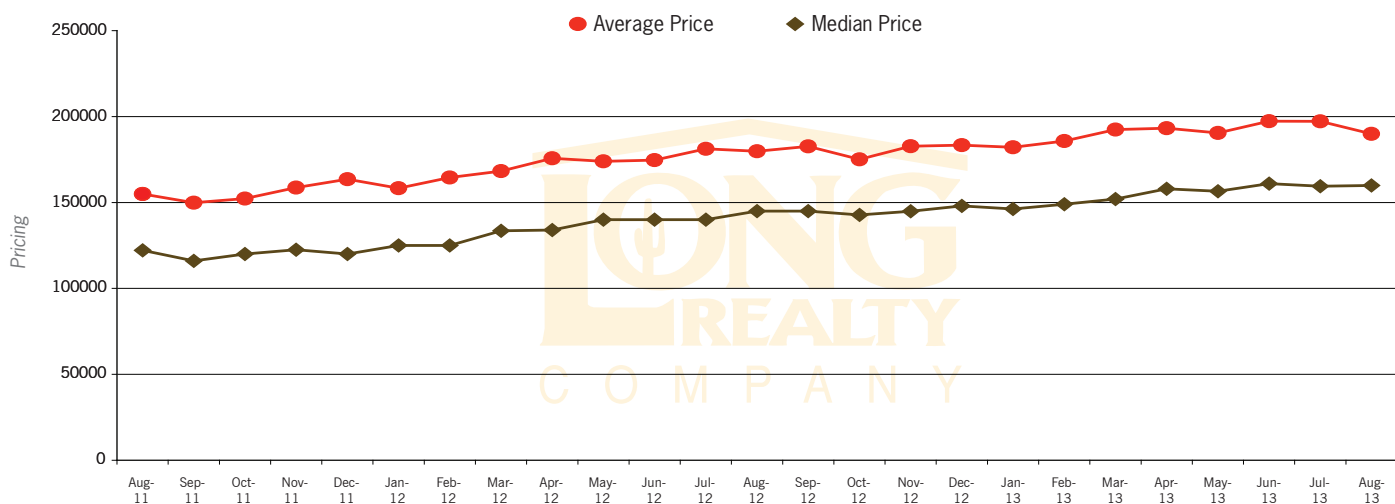
As of August 2013 active inventory was 4,360, a 19% increase from August 2012. There were 1,233 closings in August 2013, 4% above August 2012. Months of Inventory was 3.5, down from 3.1 in August 2012. Median price of sold homes was \$159,900 for the month of August 2013, up 10% from August 2012. The Tucson Market had 1,344 new properties under contract in August 2013, down 9% from August 2012.

Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 9/5/2013. 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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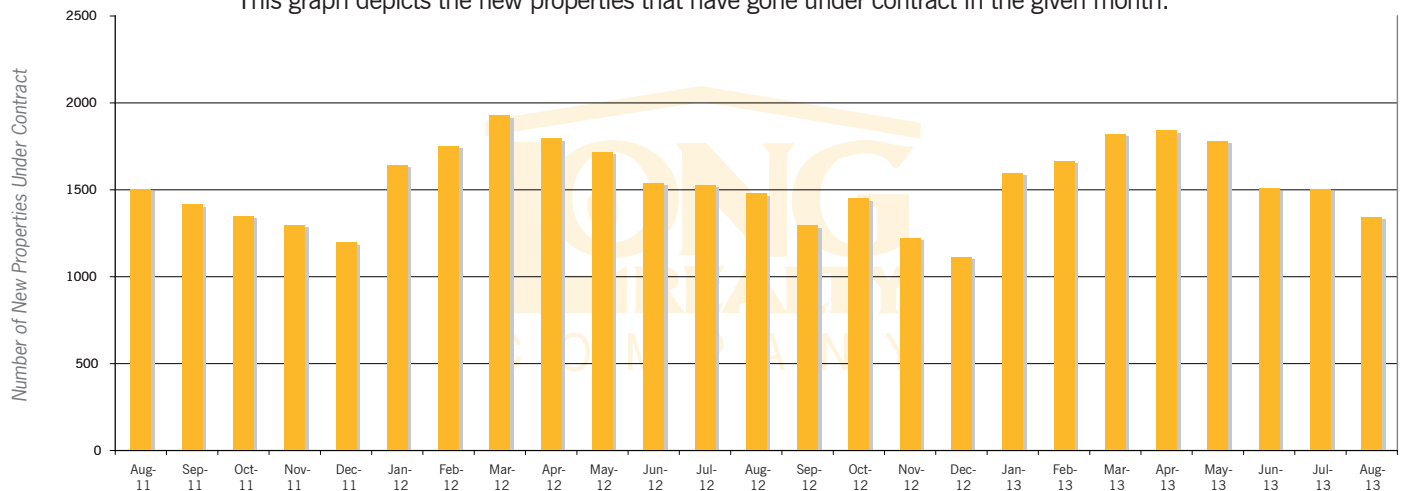
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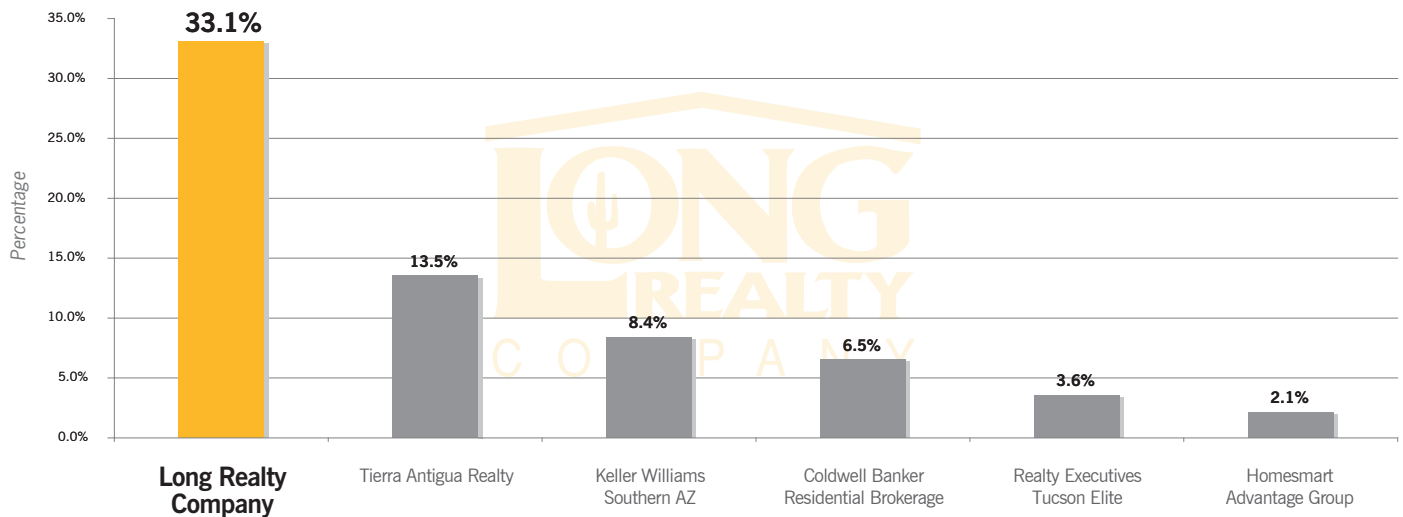
New Properties Under Contract

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



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Market Share



Data Obtained 9/5/2013 from TARMLS using BrokerMetrics software for all closed residential sales volume between 9/1/2012-8/31/2013 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
	Aug-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	
\$1 - 49,999	179	93	85	110	74	66	69	2.6
\$50,000 - 74,999	219	126	91	102	95	82	89	2.5
\$75,000 - 99,999	259	123	139	164	111	109	112	2.3
\$100,000 - 124,999	285	183	171	170	171	152	125	2.3
\$125,000 - 149,999	381	162	162	174	184	180	157	2.4
\$150,000 - 174,999	327	146	160	177	196	158	146	2.2
\$175,000 - 199,999	371	116	138	140	129	131	94	3.9
\$200,000 - 224,999	234	77	84	98	82	86	81	2.9
\$225,000 - 249,999	339	74	91	86	91	66	94	3.6
\$250,000 - 274,999	197	48	48	70	56	49	48	4.1
\$275,000 - 299,999	272	43	36	58	67	45	50	5.4
\$300,000 - 349,999	263	58	69	54	73	63	54	4.9
\$350,000 - 399,999	221	38	33	42	40	32	30	7.4
\$400,000 - 499,999	240	50	51	34	49	49	36	6.7
\$500,000 - 599,999	147	23	18	23	21	17	20	7.4
\$600,000 - 699,999	103	12	14	16	9	15	8	12.9
\$700,000 - 799,999	48	7	6	2	7	7	5	9.6
\$800,000 - 899,999	41	1	3	11	3	4	3	13.7
\$900,000 - 999,999	27	3	0	4	4	5	3	9.0
\$1,000,000 - and over	148	12	7	9	5	3	2	74.0
TOTAL	4,301	1,395	1,406	1,544	1,467	1,319	1,226	3.5

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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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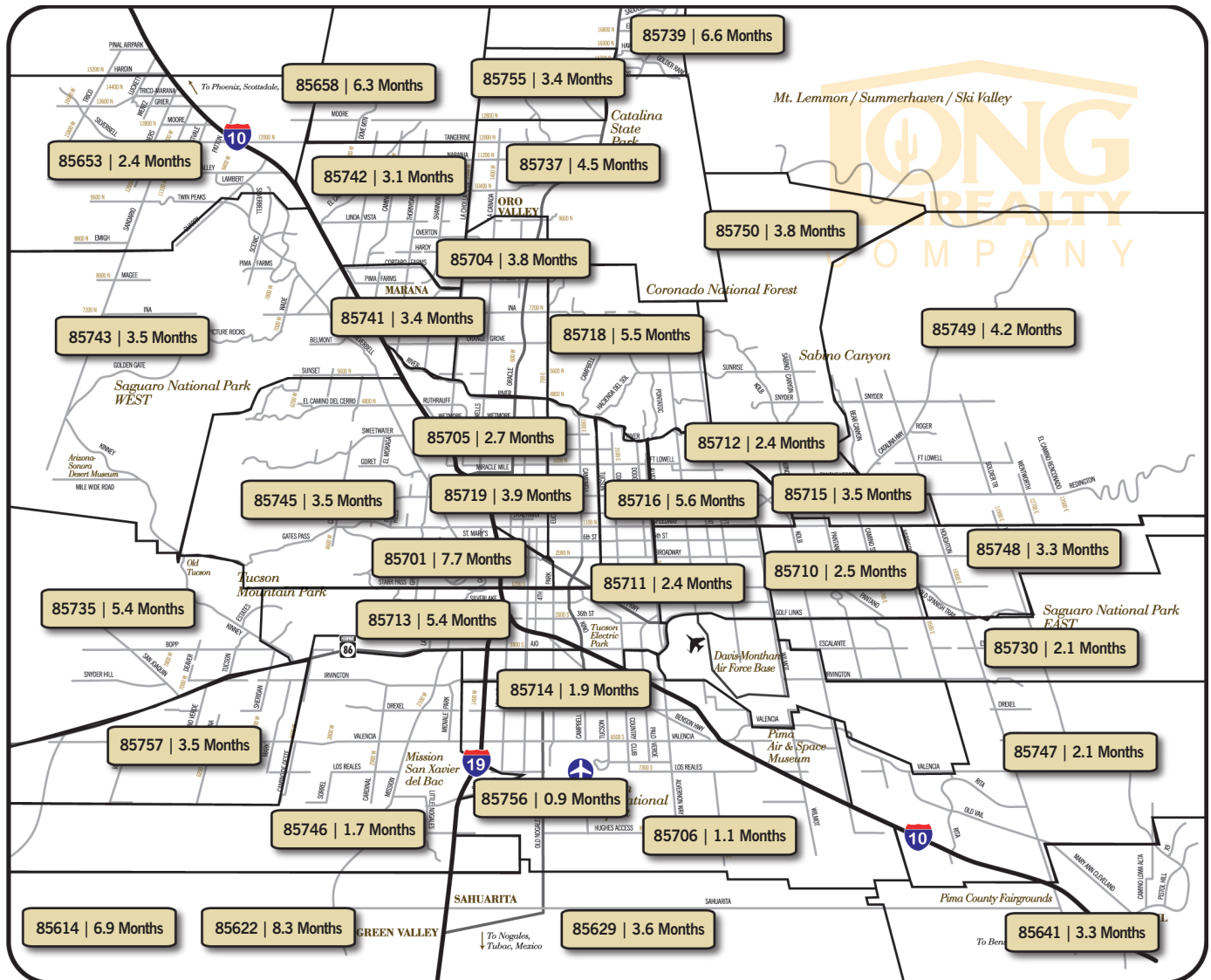


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Months of Inventory by Zip Code



These statistics are based on information obtained from the TARMLS using BrokerMetrics software and from the GV/SAH MLS on 9/5/2013. 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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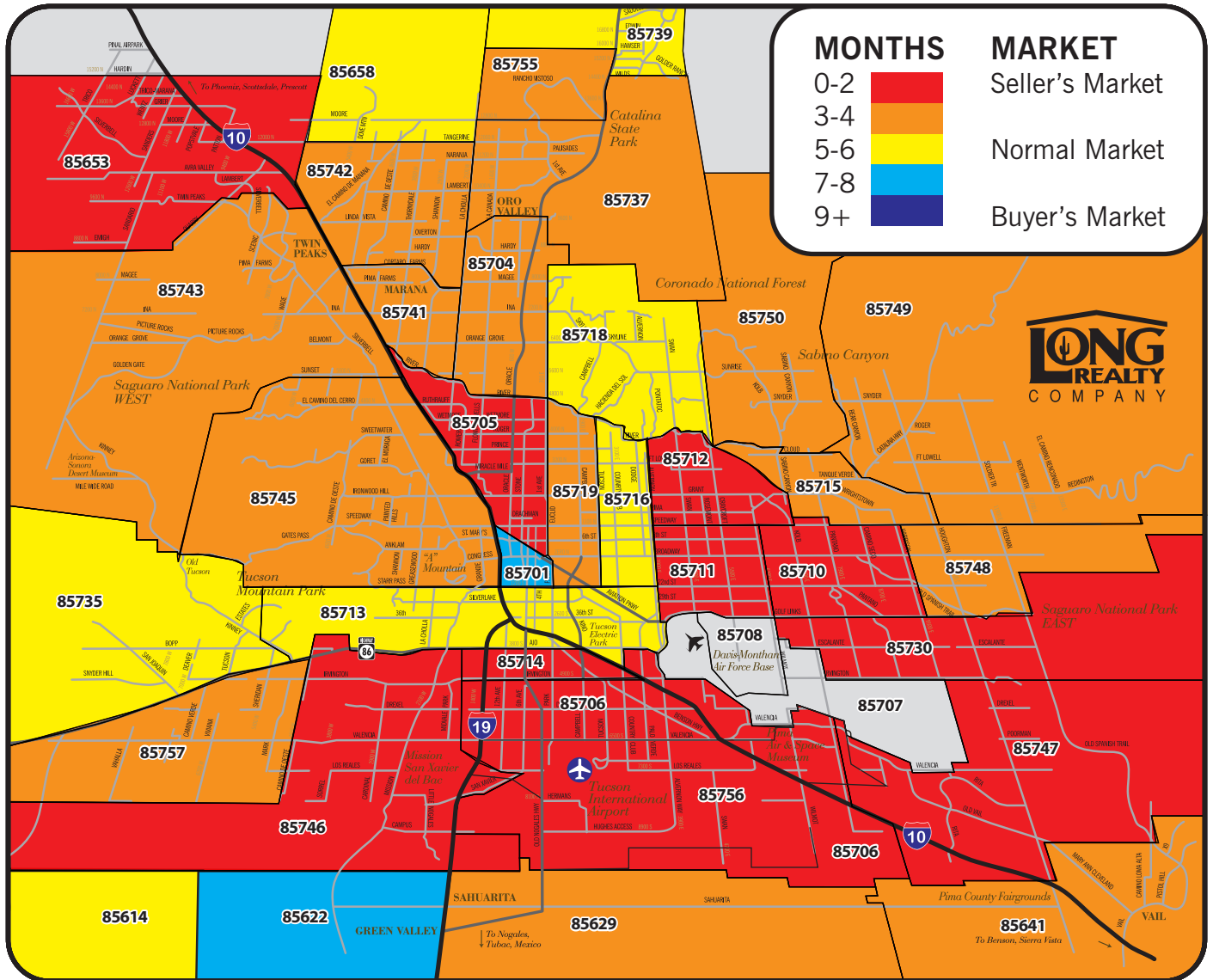


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Months of Inventory Heat Map by Zip Code



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