

# The Housing Report

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## Tucson Main Market | July 2009

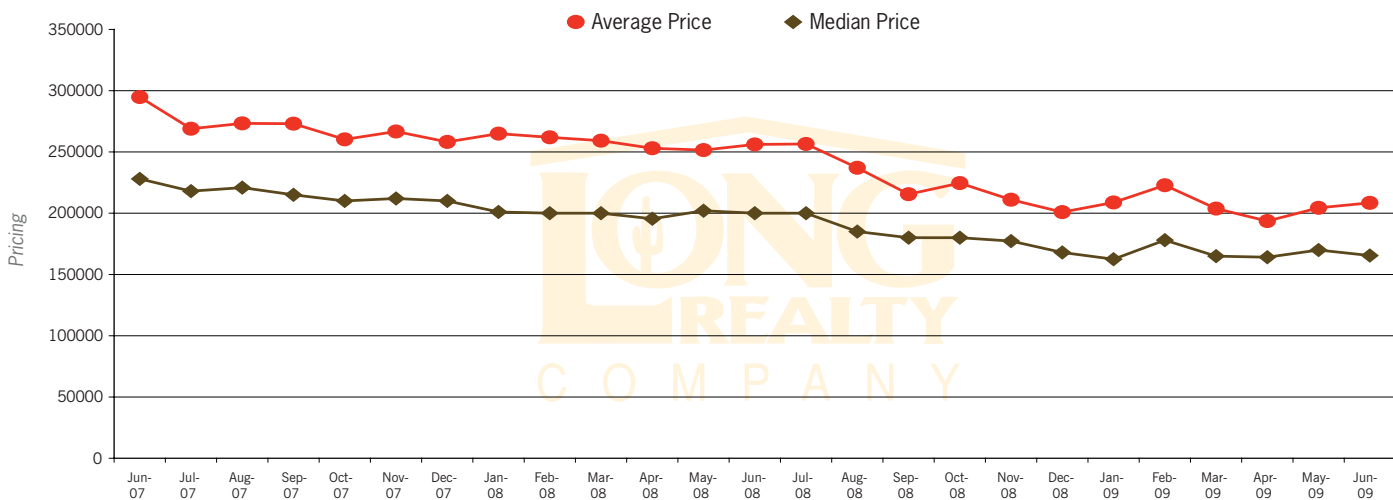
As of June 2009 active inventory was 6,440, a 26% decrease from June 2008. There were 1,122 closings in June 2009, an 8% increase from June 2008. Months of Inventory was 5.7, down sharply from 8.4 in June 2008. Median price of sold homes was \$165,500 for the month of June 2009, down 17% from June 2008. Tucson is experiencing a significant increase in buyer activity, with new properties under contract up 57% from June 2008. Contact me for more market information.

### Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 7/6/09. 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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## Price Banded Market Report Residential Homes

### Homes on the Market

(Dollars in 1000's)

### Homes Sold/Closed

### Months of Inventory

Price Band	Jun-09	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Months of Inventory
\$1 - 49,999	98	24	24	29	30	39	47	2.1
\$50,000 - 74,999	234	40	39	63	58	65	72	3.3
\$75,000 - 99,999	344	46	47	71	93	77	91	3.8
\$100,000 - 124,999	377	58	65	96	82	91	102	3.7
\$125,000 - 149,999	592	82	86	124	121	119	157	3.8
\$150,000 - 174,999	501	91	73	111	119	134	125	4.0
\$175,000 - 199,999	589	49	61	75	105	105	116	5.1
\$200,000 - 224,999	341	43	46	77	65	84	73	4.7
\$225,000 - 249,999	454	25	43	73	50	69	65	7.0
\$250,000 - 274,999	264	23	36	26	35	48	45	5.9
\$275,000 - 299,999	323	18	36	30	37	33	38	8.5
\$300,000 - 349,999	376	26	32	41	41	42	58	6.5
\$350,000 - 399,999	348	14	24	21	30	36	39	8.9
\$400,000 - 499,999	453	27	30	28	27	33	41	11.0
\$500,000 - 749,999	533	21	25	26	18	23	31	17.2
\$750,000 - 999,999	264	5	8	9	4	5	11	24.0
\$1,000,000 - and over	314	6	6	6	3	7	8	39.3

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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.

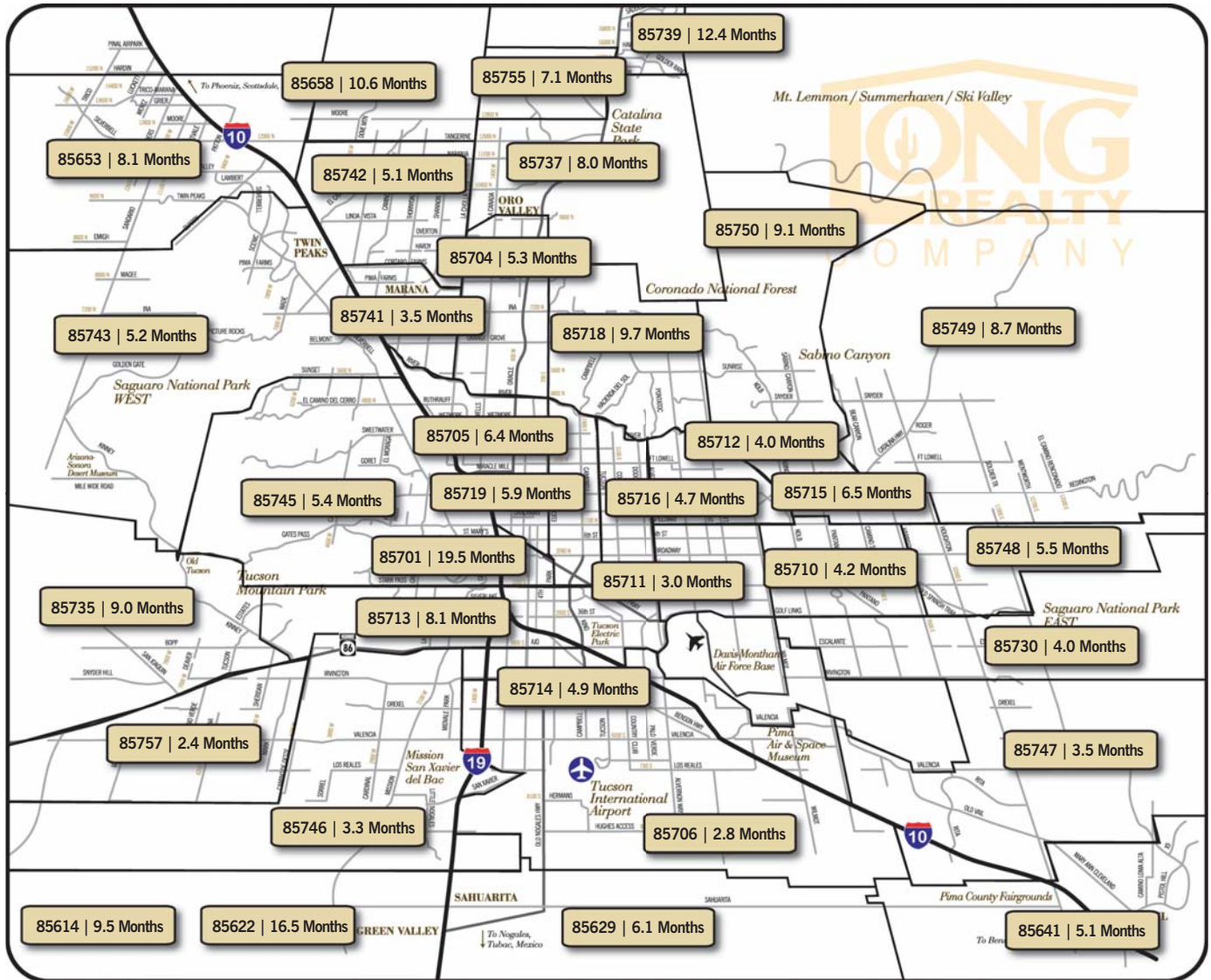
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## Months of Inventory by Zip Code



*These statistics are based on information obtained from the TARMLS using Brokermetrics software and from the GV/SAH MLS on 7/6/09. 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 6 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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