For Immediate Release:
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CONTACT:
Henry Zipf
MLSSAZ President
(520) 444-5672

Sean Murphy
Executive Vice President
(520) 382-8792

Randy Rogers
CEO, MLSSAZ
(520) 327-4218

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Multiple Listing Service of Southern Arizona

Monthly Statistics November 2017

In August 2017, The MLS of Southern Arizona made a significant change in the geographic areas used for classifying listings in the service area of the Tucson Association of REALTORS®. With the August 2017 Sales Statistics produced for TAR, MLSSAZ recalculated and adjusted figures dating back to April of 2014 to compensate for the area boundary changes.

A detailed description of the changes can be found on the last page of this report.

Below are some highlights from the November Residential Sales Statistics:

- Total Sales Volume of $279,460,100 is a decrease of 3.26% from October's number of $288,890,599 but an increase of 9.31% since November 2016.
- The Average Sales Price is up this month going from $238,358 in October to $246,437, a 3.39% increase.
- Average List Price of $252,533 increased 3.58% from October.
- Total Under Contract of 1,531 is a decrease of 7.38% since last month.
- Total Unit Sales of 1,134 is a 6.44% decrease from October's 1,212.
- The Median Sales Price rose this month to $207,527 from $199,900 in October resulting in a 3.82% increase and a 12.24% increase over November 2016.
- New Listings decreased significantly this month going from 1,896 in October to 1,494 in November resulting in a 21.20% change.
- Total Active Listings of 3,611 is a decrease of 2.11% from last month.
- Average Days on Market increased from 40 to 44 this month.
- Conventional loan sales of 44.2% exceeded Cash Sales of 24.6%.

Henry Zipf
2017 MLSSAZ President

Ginny Huffman
2018 TAR President

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TUCSON ASSOCIATION OF REALTORS®

REALTOR®

The MLS of Southern Arizona is a wholly owned subsidiary of the Tucson Association of REALTORS®, dedicated to providing a reliable real estate database for members and the public. The Association represents the interests of 5,400 professionals in the real estate industry, and is affiliated with the National Association of REALTORS®. REALTOR® is a registered collective membership mark which may only be used by professionals who are members and subscribe to its strict code of ethics.

November 2017 Recap by Month and Year - % of Change

Total Sales Volume

	2017	2016	Annual % Change
November	$279,460,100	$255,666,525	9.31%
October	$288,890,599	$256,797,986	12.50%
Month % Change	-3.26%	-0.44%	

Total Unit Sales

	2017	2016	Annual % Change
November	1,134	1,161	-2.33%
October	1,212	1,166	3.95%
Month % Change	-6.44%	-0.43%	

Average Sales Price

	2017	2016	Annual % Change
November	$246,437	$220,212	11.91%
October	$238,358	$220,238	8.23%
Month % Change	3.39%	-0.01%	

Median Sales Price

	2017	2016	Annual % Change
November	$207,527	$184,900	12.24%
October	$199,900	$178,000	12.30%
Month % Change	3.82%	3.88%	

Average List Price

	2017	2016	Annual % Change
November	$252,533	$223,119	13.18%
October	$243,801	$222,728	9.46%
Month % Change	3.58%	0.18%	

New Listings

	2017	2016	Annual % Change
November	1,494	1,589	-5.98%
October	1,896	1,888	0.42%
Month % Change	-21.20%	-15.84%	

Total Under Contract

	2017	2016	Annual % Change
November	1,531	1,775	-13.75%
October	1,653	1,935	-14.57%
Month % Change	-7.38%	-8.27%	

Active Listings

	2017	2016	Annual % Change
November	3,611	3,661	-1.37%
October	3,689	3,683	0.16%
Month % Change	-2.11%	-0.60%	

November 2017 - Active and Sold by Zip Code

Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%
85123	0	0	0.00%	**85645**	0	0	0.00%	**85713**	90	37	41.11%	**85740**	0	0	0.00%
85145	16	1	6.25%	**85648**	0	0	0.00%	**85714**	18	12	66.67%	**85741**	51	40	78.43%
85245	0	0	0.00%	**85653**	112	34	30.36%	**85715**	79	26	32.91%	**85742**	140	46	32.86%
85601	0	0	0.00%	**85654**	0	0	0.00%	**85716**	130	48	36.92%	**85743**	140	40	28.57%
85602	0	0	0.00%	**85658**	181	51	28.18%	**85717**	0	0	0.00%	**85745**	138	35	25.36%
85611	0	0	0.00%	**85701**	25	3	12.00%	**85718**	234	50	21.37%	**85746**	78	24	30.77%
85614	0	0	0.00%	**85704**	99	38	38.38%	**85719**	86	36	41.86%	**85747**	104	35	33.65%
85616	0	0	0.00%	**85705**	72	23	31.94%	**85730**	94	49	52.13%	**85748**	68	28	41.18%
85619	21	0	0.00%	**85706**	51	19	37.25%	**85734**	0	0	0.00%	**85749**	117	27	23.08%
85623	15	3	20.00%	**85709**	0	0	0.00%	**85735**	36	5	13.89%	**85750**	205	55	26.83%
85629	5	1	20.00%	**85710**	168	78	46.43%	**85736**	32	6	18.75%	**85755**	196	46	23.47%
85637	2	0	0.00%	**85711**	105	36	34.29%	**85737**	119	42	35.29%	**85756**	76	28	36.84%
85641	160	49	30.63%	**85712**	96	31	32.29%	**85739**	191	35	18.32%	**85757**	60	17	28.33%

NOTE:

85321- 1 active listing

Tucson Association of REALTORS®, **Real Estate Trend Indicator**
Tucson, AZ
From: 11/01/2017 to 11/30/2017 Statistics generated on: 12/4/17

Residential Listing Statistics							Active Listings		Days on Market	
	Total Active	Total Contingent	Total Pending	Total Inventory		Total Sold	Area	# Per Area	of Units Sold	
Under $29,999	6	1	4	11		5	C	522	1 -30 Days	647
$30,000 to $39,999	12	4	2	18		3	E	329	31-60 Days	186
$40,000 to $49,999	20	9	2	31		5	N	485	61 - 90 Days	123
$50,000 to $59,999	17	9	3	29		7	NE	204	91-120 Days	81
$60,000 to $69,999	29	5	4	38		14	NW	742	121 - 180 Days	56
$70,000 to $79,999	18	20	6	44		9	S	129	Over 180 Days	41
$80,000 to $89,999	29	22	6	57		15	SE	106	**Avg. Days on Market**	
$90,000 to $99,999	37	21	4	62		20	SW	206	44	
$100,000 to $119,999	80	56	7	143		47	UNW	209	**Avg. Sold Price**	
$120,000 to $139,999	143	103	25	271		89	USE	197	$246,437	
$140,000 to $159,999	195	122	31	348		102	W	249	**Median Sale Price**	
$160,000 to $179,999	262	141	23	426		126	XNE	22	$207,527	
$180,000 to $199,999	251	104	31	386		82	XNW	18	**New Listings**	
$200,000 to $249,999	519	189	56	764		195	XSE	4	1,494	
$250,000 to $299,999	428	140	36	604		166	XSW	38		
$300,000 to $399,999	527	127	38	692		126	XW	151		
$400,000 to $499,999	301	66	26	393		61	**Sold Units per Area**		**Sales Volume by Area**	
$500,000 to $749,999	351	41	14	406		44	C	183	$35,889,964	
$750,000 to $999,999	204	20	6	230		8	E	153	$27,045,863	
$1,000,000 and over	182	4	3	189		10	N	124	$48,018,084	
							NE	56	$17,344,613	
							NW	242	$70,335,667	
							S	53	$7,508,695	
							SE	40	$9,429,912	
							SW	60	$8,926,098	
							UNW	39	$11,810,600	
							USE	55	$14,379,182	
Totals	**3,611**	**1,204**	**327**	**5,142**		**1,134**	W	80	$19,389,200	
							XNE	0	$0	
	Nov-17	**Nov-16**	**% Change**	**YTD 2017**	**YTD 2016**	**% Change**	XNW	2	$318,000	
Home Sales Volume	$279,460,100	$255,666,525	9.31%	$3,348,775,582	$3,019,382,016	10.91%	XSE	2	$374,000	
Home Sales Units	1,134	1,161	-2.33%	14,100	12,392	13.78%	XSW	6	$630,000	
Average Sales Price (All Residential)	$246,437	$220,212	11.91%	$243,104	$221,247	9.88%	XW	39	$8,060,222	
Median Sales Price	$207,527	$184,900	12.24%	$203,791	$178,532	14.15%		**Total Volume**	$279,460,100	
Average Days on Market:	44	47	-6.38%	43	49	-12.24%				
Average List Price for Solds:	$252,533	$223,119	13.18%	$248,577	$223,220	11.36%				
SP/LP %	97.59%	98.70%		97.80%	99.12%					
Total Under Contract	1,531	1,775	-13.75%							
Active Listings	3,611	3,661	-1.37%							
New Listings	1,494	1,589	-5.98%							

Types of Financing	Totals
FHA	186
VA	143
Other	19
Cash	279
Conventional	501
Cash/Loan	0
Carryback	5

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 Multiple Listing Service of Southern Arizona. 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 Multiple Listing Service of Southern Arizona guarantees nor is in any way responsible for its accuracy.

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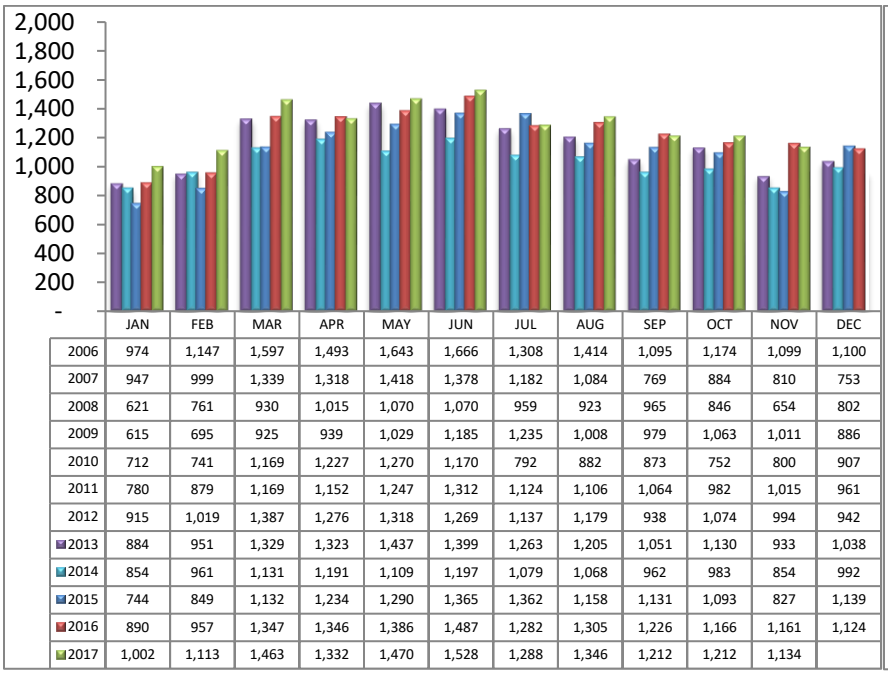
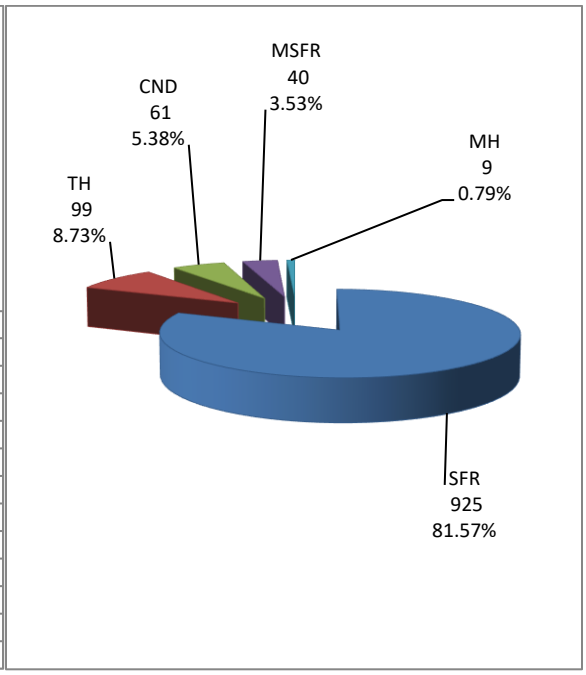
Total Unit Sales – November 2017

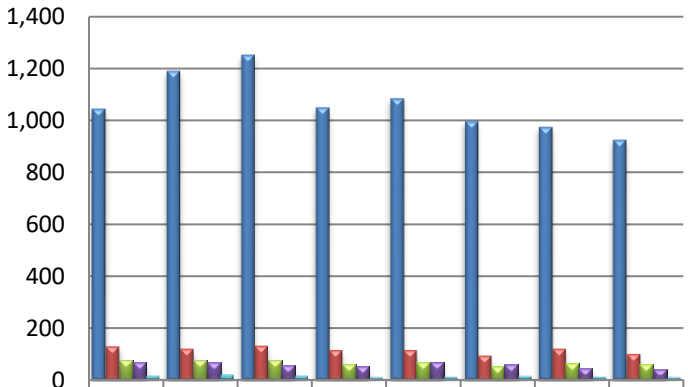


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2006	974	1,147	1,597	1,493	1,643	1,666	1,308	1,414	1,095	1,174	1,099	1,100
2007	947	999	1,339	1,318	1,418	1,378	1,182	1,084	769	884	810	753
2008	621	761	930	1,015	1,070	1,070	959	923	965	846	654	802
2009	615	695	925	939	1,029	1,185	1,235	1,008	979	1,063	1,011	886
2010	712	741	1,169	1,227	1,270	1,170	792	882	873	752	800	907
2011	780	879	1,169	1,152	1,247	1,312	1,124	1,106	1,064	982	1,015	961
2012	915	1,019	1,387	1,276	1,318	1,269	1,137	1,179	938	1,074	994	942
2013	884	951	1,329	1,323	1,437	1,399	1,263	1,205	1,051	1,130	933	1,038
2014	854	961	1,131	1,191	1,109	1,197	1,079	1,068	962	983	854	992
2015	744	849	1,132	1,234	1,290	1,365	1,362	1,158	1,131	1,093	827	1,139
2016	890	957	1,347	1,346	1,386	1,487	1,282	1,305	1,226	1,166	1,161	1,124
2017	1,002	1,113	1,463	1,332	1,470	1,528	1,288	1,346	1,212	1,212	1,134	

Unit Sales – Breakdown by Type

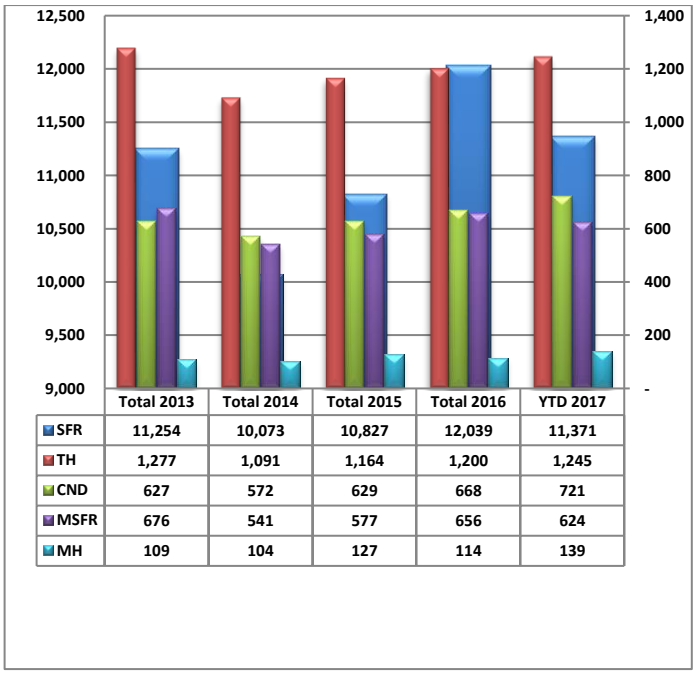


Total Unit Sales By Type - Monthly Comparison



	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sept-17	Oct-17	Nov-17
SFR	1,045	1,190	1,252	1,050	1,084	997	975	925
TH	127	119	130	114	114	92	118	99
CND	77	77	76	61	68	52	64	61
MSFR	69	67	56	54	70	59	45	40
MH	14	17	14	9	10	12	10	9

YTD Annual Comparison – Breakdown by Type



	Total 2013	Total 2014	Total 2015	Total 2016	YTD 2017
SFR	11,254	10,073	10,827	12,039	11,371
TH	1,277	1,091	1,164	1,200	1,245
CND	627	572	629	668	721
MSFR	676	541	577	656	624
MH	109	104	127	114	139

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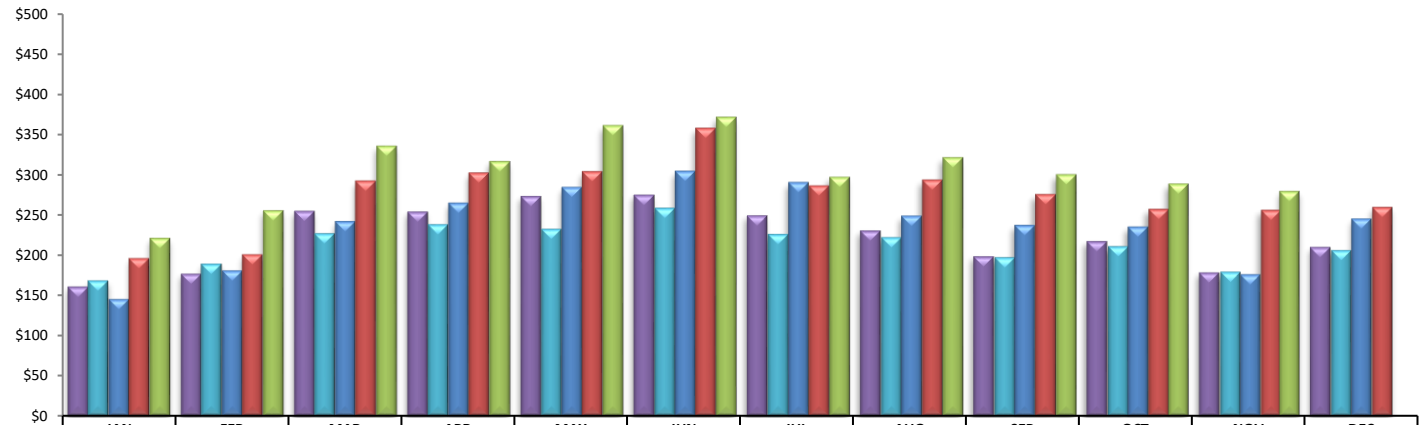
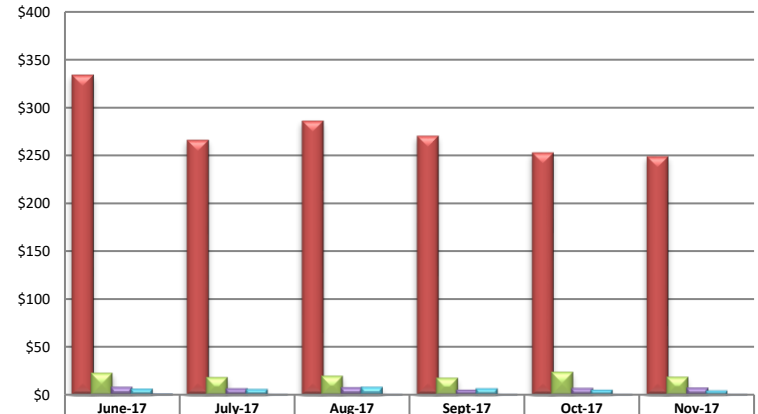
Total Sales Volume – November 2017



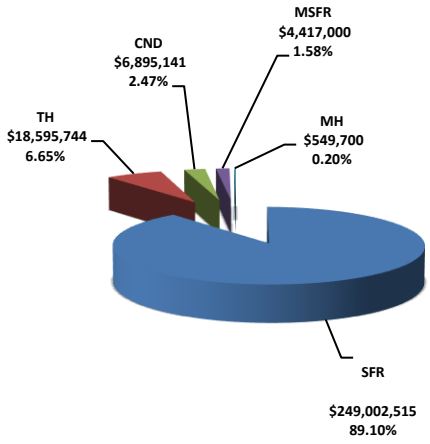
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2006	$266,574,836	$313,750,322	$450,064,439	$416,687,995	$440,012,128	$449,016,923	$358,784,873	$378,437,453	$282,346,576	$312,578,616	$289,627,972	$285,655,623
2007	$257,916,141	$259,256,105	$362,397,582	$367,164,710	$395,081,716	$404,364,096	$316,549,145	$296,964,652	$209,911,233	$229,448,467	$216,102,902	$193,643,336
2008	$164,675,327	$198,192,914	$240,688,743	$255,750,619	$269,871,608	$275,281,555	$240,837,426	$217,601,752	$208,706,814	$186,356,109	$140,720,158	$161,044,358
2009	$126,748,154	$153,702,306	$188,033,398	$179,846,835	$208,358,145	$245,389,730	$259,690,959	$199,819,664	$192,241,702	$207,559,066	$190,456,030	$179,304,898
2010	$143,268,044	$145,233,131	$235,799,289	$245,382,762	$236,990,728	$221,400,614	$152,120,688	$164,547,474	$158,546,942	$133,203,906	$144,588,779	$169,063,508
2011	$130,258,440	$160,319,228	$191,236,186	$200,425,573	$210,060,577	$219,330,275	$194,610,823	$171,367,731	$160,343,846	$149,078,897	$160,810,437	$155,173,463
2012	$143,708,985	$167,639,105	$233,228,623	$224,278,223	$229,315,967	$221,812,678	$206,909,439	$212,447,687	$170,755,194	$188,863,288	$181,444,177	$172,396,621
2013	$161,222,377	$177,344,784	$255,010,096	$254,228,400	$273,255,331	$274,731,163	$249,372,650	$230,496,950	$198,683,662	$217,449,776	$178,915,596	$210,031,523
2014	$168,462,403	$188,915,109	$226,742,804	$237,746,907	$232,224,138	$257,845,939	$225,727,311	$221,806,173	$196,928,072	$210,485,098	$179,335,659	$205,863,391
2015	$145,845,691	$181,217,647	$242,090,899	$264,685,653	$284,428,648	$304,427,786	$290,439,724	$248,930,674	$237,392,082	$235,499,468	$176,481,013	$245,103,277
2016	$195,873,577	$200,517,266	$291,848,243	$301,945,796	$303,502,051	$357,372,475	$286,111,971	$293,263,202	$275,351,463	$256,797,986	$255,666,525	$259,126,521
2017	$221,242,651	$255,659,723	$335,720,904	$316,664,086	$361,024,841	$371,493,209	$297,091,774	$321,376,738	$300,150,958	$288,890,599	$279,460,100	

Total Sales Volume By Type - Monthly Comparison



	June-17	July-17	Aug-17	Sept-17	Oct-17	Nov-17
SFR	$334,000,000	$266,136,844	$286,153,485	$270,295,315	$252,906,103	$249,002,515
TH	$22,719,351	$18,409,866	$19,581,558	$17,621,335	$23,819,165	$18,595,744
CND	$7,783,702	$6,410,700	$7,289,125	$5,129,401	$6,654,631	$6,895,141
MSFR	$5,984,721	$5,647,864	$7,655,170	$6,395,407	$5,025,500	$4,417,000
MH	$842,265	$486,500	$697,400	$709,500	$485,200	$549,700

Monthly Volume by Type



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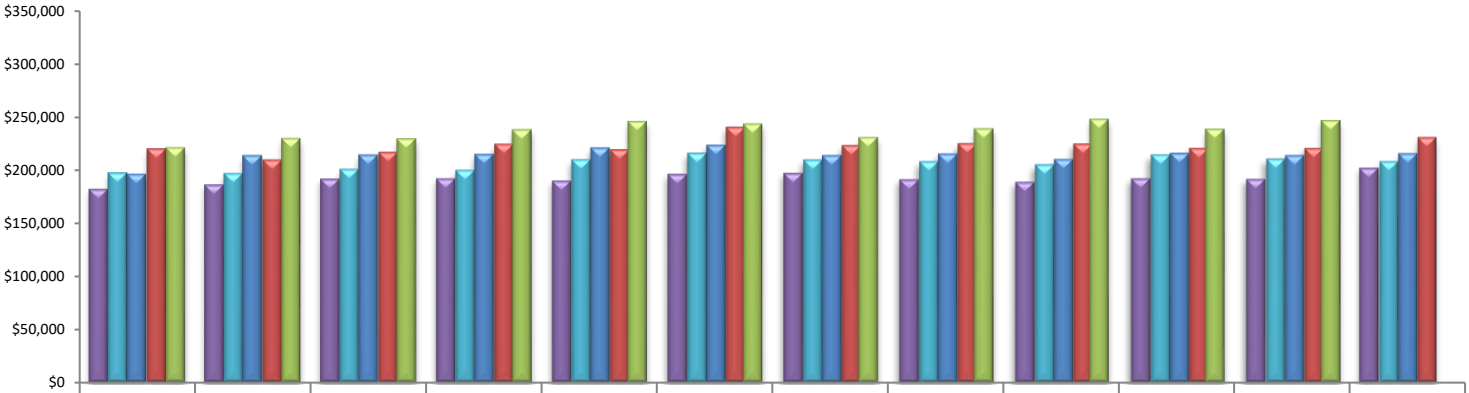
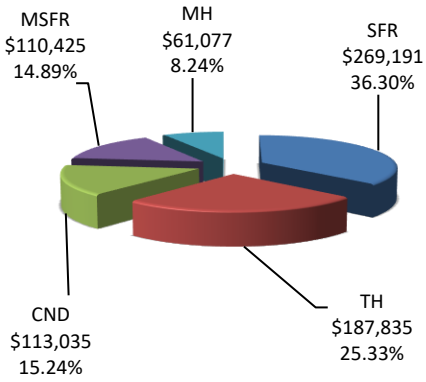
Average Sales Price – November 2017

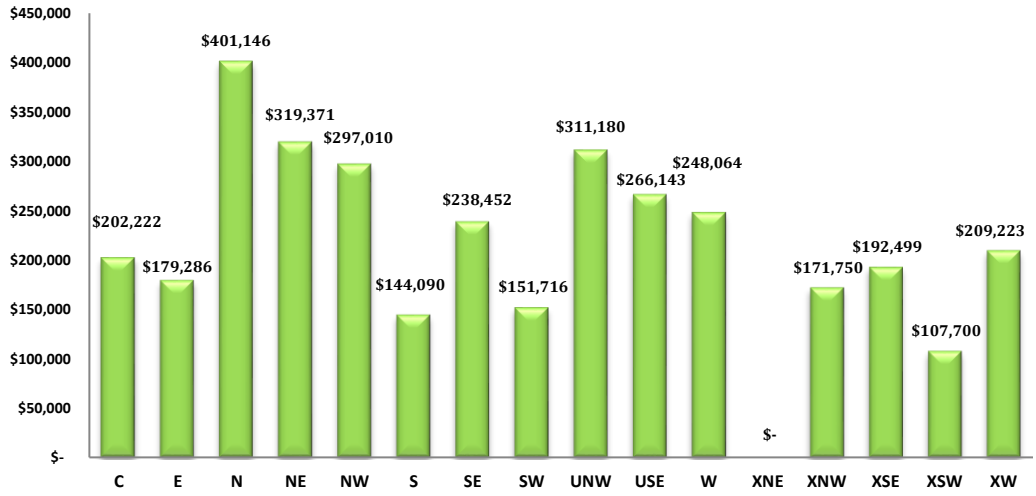


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2006	$273,691	$273,540	$281,819	$279,094	$267,810	$269,518	$274,300	$267,636	$257,851	$266,251	$263,538	$259,687
2007	$272,351	$259,516	$270,648	$278,577	$278,619	$293,443	$267,808	$273,953	$272,966	$259,557	$266,794	$257,162
2008	$265,178	$260,437	$258,805	$251,971	$252,216	$257,272	$254,854	$235,755	$216,276	$226,435	$215,168	$200,803
2009	$206,095	$221,154	$203,279	$191,530	$202,486	$207,080	$210,276	$198,234	$196,365	$195,258	$188,384	$202,376
2010	$201,219	$195,996	$201,710	$199,986	$194,838	$189,231	$192,072	$186,562	$181,612	$177,133	$180,736	$186,399
2011	$166,998	$182,388	$163,590	$173,981	$168,453	$167,172	$173,141	$154,944	$150,699	$151,812	$158,434	$161,471
2012	$157,059	$164,513	$168,153	$175,766	$173,987	$174,793	$181,978	$180,193	$182,041	$175,850	$182,539	$183,011
2013	$182,378	$186,482	$191,881	$192,160	$190,156	$196,376	$197,444	$191,283	$189,042	$192,433	$191,763	$202,342
2014	$197,262	$196,581	$200,479	$199,620	$209,400	$215,410	$209,200	$207,684	$204,707	$214,125	$209,995	$207,524
2015	$196,029	$213,448	$213,861	$214,494	$220,487	$223,024	$213,245	$214,966	$209,896	$215,462	$213,399	$215,192
2016	$220,083	$209,527	$216,665	$224,328	$218,977	$240,331	$223,176	$224,723	$224,593	$220,238	$220,212	$230,540
2017	$220,801	$229,703	$229,474	$237,736	$245,595	$243,124	$230,661	$238,764	$247,649	$238,358	$246,437	

Average Sales Price by Type – November 2017



Average "Listing" Price per Area – November 2017



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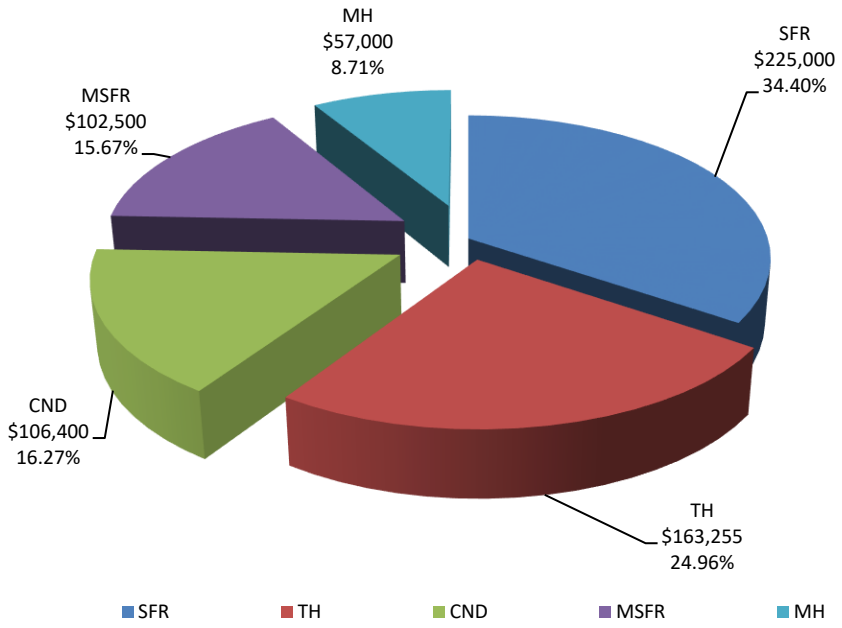
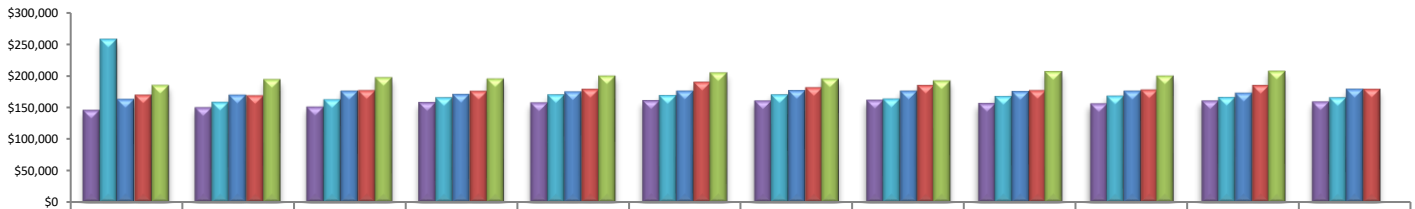
Median Sale Price – by Type



Median Sale Price – November 2017



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
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	$257,250	$158,000	$162,000	$165,000	$169,900	$168,815	$170,000	$163,000	$167,200	$168,000	$165,712	$165,000
2015	$162,000	$169,000	$175,000	$170,000	$173,750	$175,000	$175,750	$175,000	$174,500	$175,000	$172,000	$178,000
2016	$169,900	$168,900	$177,050	$176,000	$179,000	$190,000	$181,500	$185,000	$177,000	$178,000	$184,900	$179,000
2017	$185,000	$194,000	$197,000	$195,000	$199,950	$205,000	$195,000	$192,000	$206,915	$199,900	$207,527	

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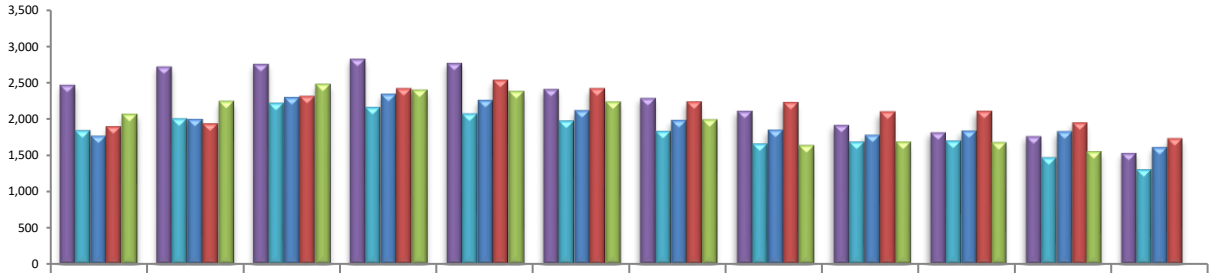
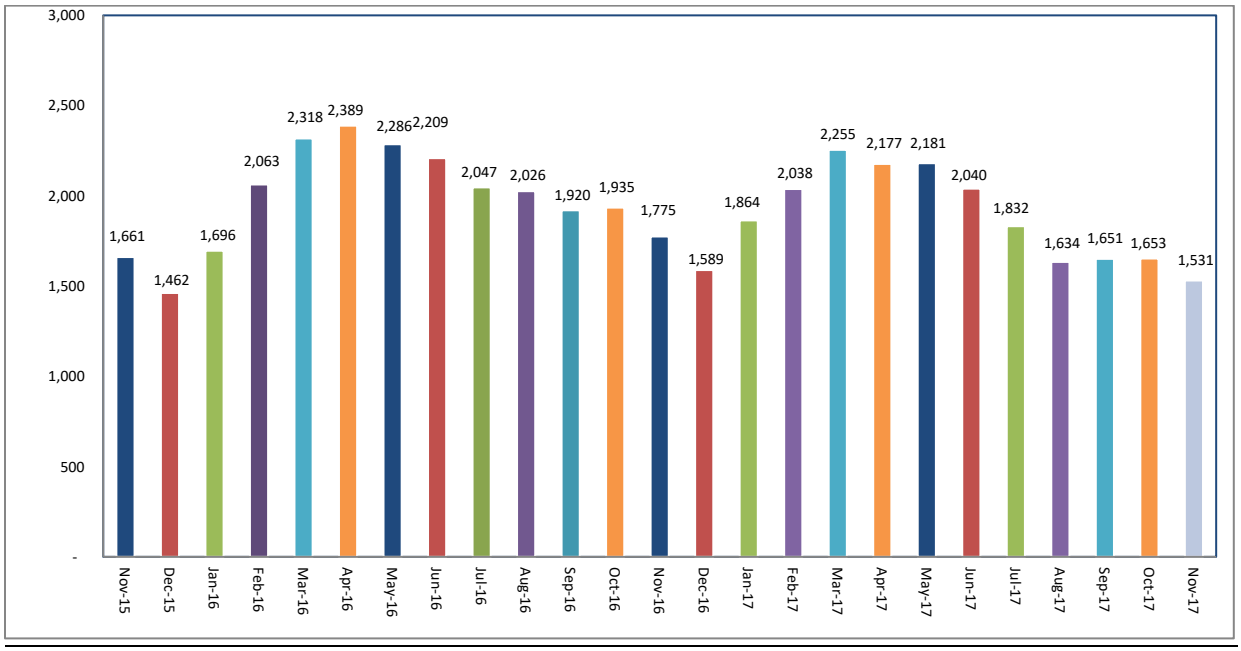
Newly Under Contract During The Month



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2006	1,672	1,796	2,250	1,928	2,019	1,712	1,089	893	747	782	891	678
2007	863	1,094	1,192	1,217	1,191	2,053	1,777	1,024	989	993	910	799
2008	1,079	1,317	1,410	1,547	1,485	951	960	878	836	755	677	612
2009	941	1,020	1,208	1,345	1,302	1,432	1,227	1,274	1,333	1,287	947	847
2010	1,019	1,184	1,598	1,869	891	952	1,172	1,445	1,396	1,387	1,476	1,470
2011	1,648	1,752	2,286	2,115	2,223	2,123	1,875	1,449	1,371	910	815	841
2012	959	1,245	2,777	2,453	2,936	2,728	2,668	2,604	2,498	2,439	2,301	2,074
2013	2,470	2,723	2,759	2,829	2,769	2,411	2,290	2,114	1,919	1,816	1,762	1,533
2014	1,837	2,002	2,213	2,157	2,068	1,969	1,830	1,655	1,683	1,698	1,465	1,304
2015	1,764	1,993	2,294	2,336	2,252	2,114	1,979	1,846	1,774	1,832	1,824	1,610
2016	1,892	1,931	2,305	2,412	2,528	2,412	2,231	2,221	2,094	2,104	1,943	1,727
2017	2,063	2,241	2,475	2,395	2,378	2,230	1,987	1,634	1,684	1,676	1,550	

Total Listings Still Under Contract At The End of The Month



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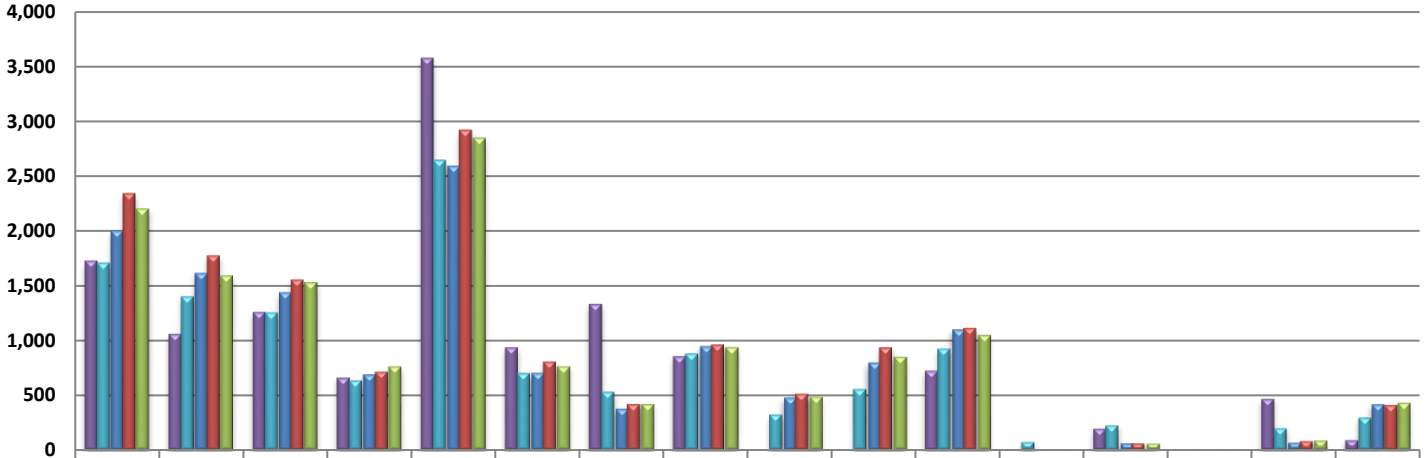
Number of Sold Listings by Area – Annual Comparison



	C	E	N	NE	NW	S	SE	SW	UNW	USE	W	XNE	XNW	XSE	XSW	XW
Total 2013	1,731	1,062	1,262	662	3,575	939	1,336	859	0	0	728	9	197	0	470	92
Total 2014	1,709	1,402	1,255	636	2,645	705	533	883	327	558	925	74	226	4	200	296
Total 2015	2,001	1,617	1,441	693	2,592	708	378	949	482	799	1,100	11	64	1	69	419
Total 2016	2,344	1,780	1,560	717	2,919	812	424	966	518	940	1,119	9	65	6	85	413
YTD 2017	2,207	1,599	1,536	769	2,850	767	423	944	489	857	1,053	10	61	8	91	436

Average $ Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
C	$142,813	$196,991	$263,133	$383,500	$196,120
E	$114,779	$173,153	$200,987	$345,295	$176,770
N	$195,260	$359,771	$487,662	$1,034,875	$387,242
NE	$155,107	$328,032	$365,522	$593,333	$309,725
NW	$252,307	$245,804	$362,703	$430,141	$290,643
S	$93,400	$127,669	$175,306	$194,000	$141,673
SE	$141,000	$202,401	$271,494	$270,500	$235,747
SW	$85,632	$154,986	$190,061	$-	$148,768
UNW	$328,166	$287,131	$256,250	$284,500	$302,835
USE	$241,550	$240,117	$264,790	$318,500	$261,439
W	$171,423	$234,582	$293,854	$315,000	$242,365
XNE	$-	$-	$-	$-	$-
XNW	$-	$118,000	$200,000	$-	$159,000
XSE	$-	$187,000	$-	$-	$187,000
XSW	$-	$105,000	$-	$-	$105,000
XW	$127,000	$199,776	$215,022	$256,633	$206,672

Units Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
C	55	89	37	2	183
E	21	94	33	5	153
N	37	47	32	8	124
NE	14	23	16	3	56
NW	57	104	66	15	242
S	5	30	15	3	53
SE	3	15	20	2	40
SW	16	23	21	0	60
UNW	18	16	4	1	39
USE	2	23	22	8	55
W	13	43	23	1	80
XNE	0	0	0	0	0
XNW	0	1	1	0	2
XSE	0	2	0	0	2
XSW	0	6	0	0	6
XW	2	18	16	3	39

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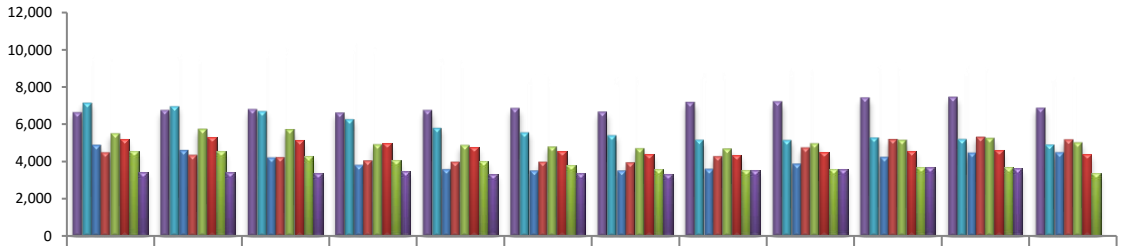
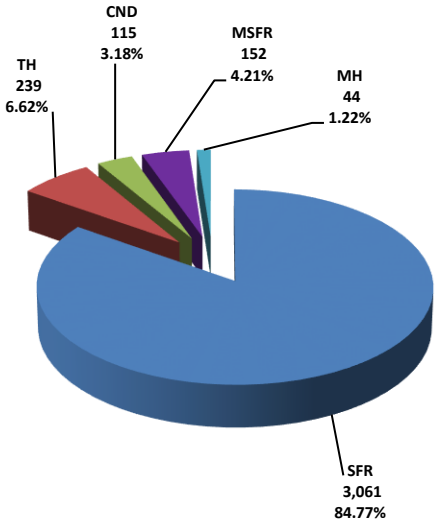
Active Listings



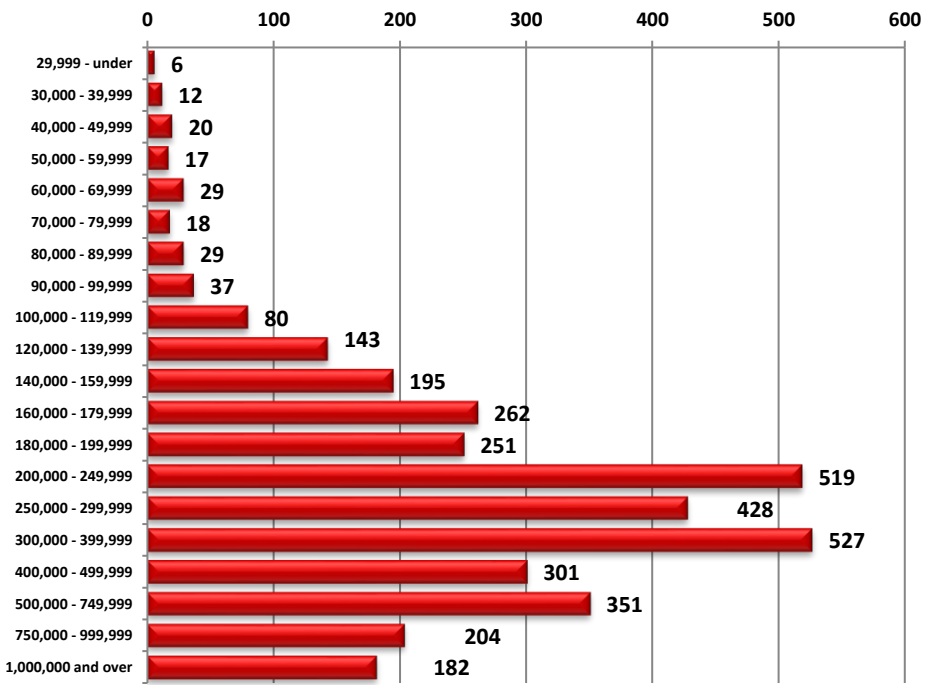
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2006	6,499	7,174	7,577	8,131	8,423	8,725	8,955	9,401	9,297	9,336	9,238	8,518
2007	9,742	9,847	10,185	10,387	9,721	8,665	8,692	8,954	9,190	9,313	9,234	8,708
2008	9,168	9,168	9,022	8,808	8,527	8,140	7,876	7,763	7,858	7,988	7,996	7,627
2009	7,694	7,532	7,415	6,890	6,506	6,261	6,075	6,062	6,008	6,213	6,350	6,130
2010	6,618	6,739	6,799	6,603	6,742	6,852	6,668	7,170	7,217	7,412	7,455	6,859
2011	7,147	6,947	6,703	6,269	5,795	5,566	5,412	5,167	5,155	5,290	5,191	4,911
2012	4,840	4,560	4,168	3,770	3,544	3,474	3,477	3,564	3,845	4,195	4,430	4,449
2013	4,459	4,325	4,210	4,027	3,953	3,953	3,933	4,249	4,717	5,173	5,286	5,150
2014	5,477	5,721	5,705	4,891	4,860	4,769	4,675	4,672	4,934	5,129	5,239	4,990
2015	5,197	5,279	5,160	4,944	4,758	4,540	4,377	4,349	4,466	4,575	4,588	4,371
2016	4,546	4,553	4,283	4,068	3,980	3,782	3,560	3,542	3,587	3,683	3,661	3,347
2017	3,397	3,405	3,376	3,446	3,313	3,351	3,338	3,500	3,587	3,689	3,611	

Area	# of Listings
C	522
E	329
N	485
NE	204
NW	742
S	129
SE	106
SW	206
UNW	209
USE	197
W	249
XNE	22
XNW	18
XSE	4
XSW	38
XW	151

Active Listings Unit Breakdown



Active Listings Price Breakdown



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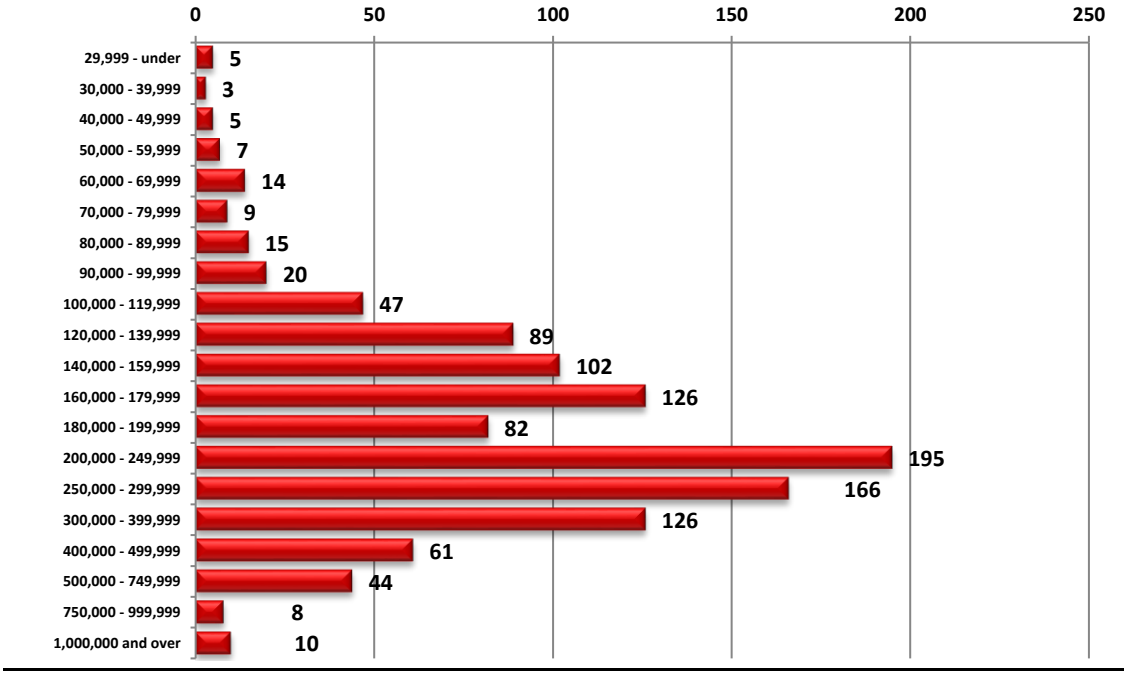
Sold Price Breakdown



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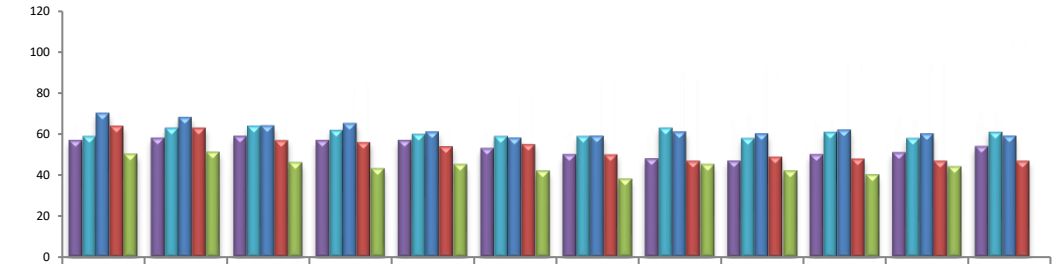
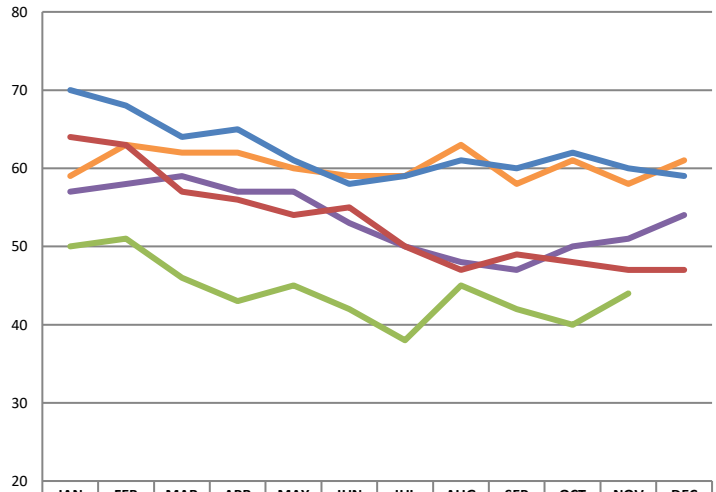
Average Days on Market/Listing – November 2017



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2006	42	43	44	44	48	45	47	51	49	55	58	62
2007	68	63	64	65	62	64	65	68	72	70	71	74
2008	84	79	76	77	77	78	78	76	82	78	76	75
2009	83	85	85	78	84	81	80	71	79	70	73	73
2010	73	68	69	87	66	81	87	91	93	97	96	106
2011	108	107	84	83	80	79	76	73	80	74	78	78
2012	80	77	73	74	67	68	67	65	45	49	51	55
2013	57	58	59	57	57	53	50	48	47	50	51	54
2014	59	63	64	62	60	59	59	63	58	61	58	61
2015	70	68	64	65	61	58	59	61	60	62	60	59
2016	64	63	57	56	54	55	50	47	49	48	47	47
2017	50	51	46	43	45	42	38	45	42	40	44	

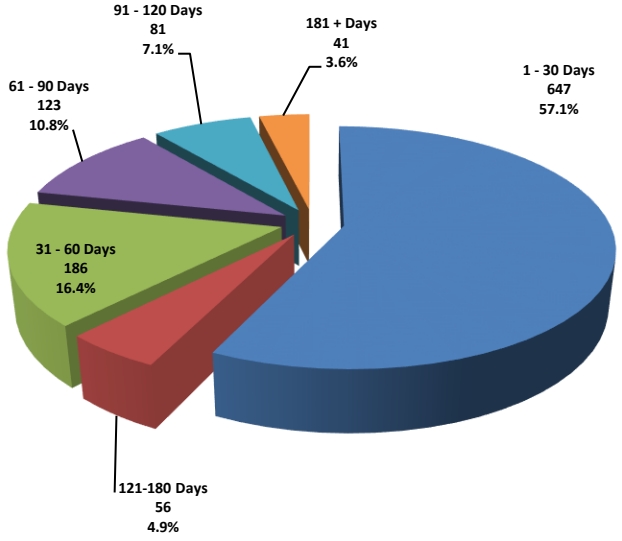
Area	# of Listings
C	40
E	42
N	53
NE	53
NW	44
S	24
SE	55
SW	29
UNW	49
USE	46
W	46
XNE	0
XNW	24
XSE	24
XSW	49
XW	58

Annual Comparison - Average Days on Market



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2013	57	58	59	57	57	53	50	48	47	50	51	54
2014	59	63	62	62	60	59	59	63	58	61	58	61
2015	70	68	64	65	61	58	59	61	60	62	60	59
2016	64	63	57	56	54	55	50	47	49	48	47	47
2017	50	51	46	43	45	42	38	45	42	40	44	

Average Days on Market/Listing Breakdown



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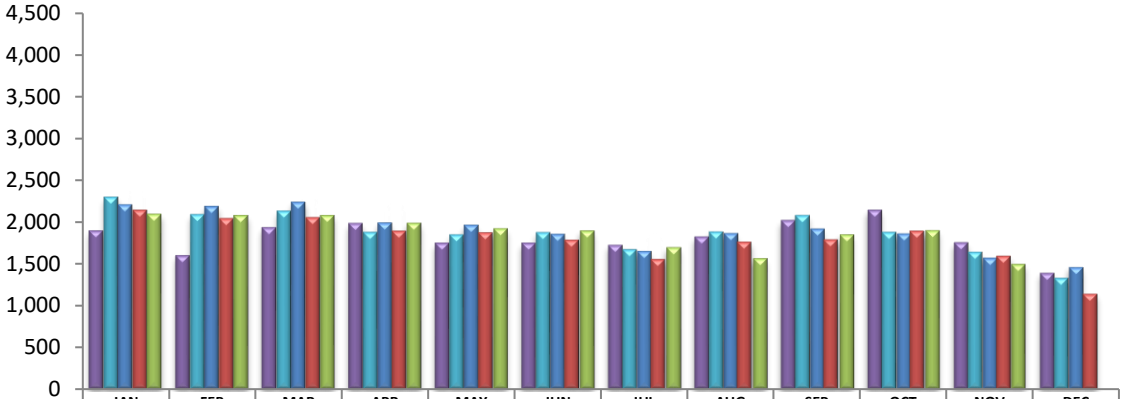
New Listings – November 2017



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2006	3,209	2,973	3,205	2,892	3,169	3,232	2,867	3,145	2,907	2,886	2,380	1,790
2007	3,499	2,376	2,710	3,085	2,960	2,820	2,766	2,337	2,497	2,399	2,224	1,590
2008	3,744	2,432	2,444	2,441	2,282	2,095	1,679	1,952	2,039	2,032	1,615	1,501
2009	2,361	1,799	1,989	1,703	1,704	1,892	1,842	1,805	1,857	2,048	1,564	1,353
2010	2,424	2,104	2,304	2,236	1,463	1,505	1,861	1,455	1,680	1,702	1,440	1,071
2011	1,949	1,487	1,623	1,396	1,251	1,272	1,101	1,206	1,256	1,280	1,099	956
2012	1,914	1,720	1,971	1,497	1,564	1,537	1,598	1,615	1,632	1,930	1,591	1,357
2013	1,893	1,597	1,931	1,979	1,746	1,748	1,721	1,819	2,014	2,136	1,751	1,386
2014	2,289	2,085	2,126	1,873	1,842	1,868	1,668	1,876	2,073	1,873	1,635	1,326
2015	2,200	2,178	2,230	1,986	1,956	1,850	1,647	1,857	1,910	1,852	1,567	1,457
2016	2,138	2,037	2,048	1,889	1,869	1,781	1,553	1,758	1,784	1,888	1,589	1,136
2017	2,093	2,077	2,076	1,985	1,918	1,894	1,693	1,562	1,846	1,896	1,494	

Area	# of Listings
C	235
E	166
N	152
NE	70
NW	286
S	84
SE	59
SW	102
UNW	67
USE	85
W	108
XNE	1
XNW	11
XSE	0
XSW	14
XW	54

*Includes properties that were re-listed

**Beginning November 2012, MLSSAZ 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.
Feb 2017	91	212	33
Mar 2017	107	293	47
Apr 2017	108	256	41
May 2017	126	263	62
June 2017	119	276	65
July 2017	114	286	58
Aug 2017	106	276	40
Sept 2017	135	236	46
Oct 2017	131	288	45
Nov 2017	126	259	49

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Notes on 2017 Area Boundary Updates

In November 2017, The MLS of Southern Arizona made a significant change in the geographic areas used for classifying listings in the service area of the Tucson Association of REALTORS®. With the November 2017 Sales Statistics produced for TAR, MLSSAZ re-calculated and adjusted figures dating back to April of 2014 to compensate for the area boundary changes.

Northwest Metro Tucson

- Territory of the Northwest area north of Dove Mountain and Rancho Vistoso, including Saddlebrooke were reclassified to a new area named Upper Northwest.
- Territory of the Northwest area west of Interstate 10, encompassing the Continental Ranch and Twin Peaks communities, was reassigned to the West area.
- Picture Rocks and Gladden Farms were assigned to the Extended West area.
- Territory to the west of the Tucson Mountains and north of Gates Pass Road was reassigned to the Extended West area.
- Territory south of the Rillito River and east of Interstate 10 was reassigned to the Central area.

Southeast Metro Tucson

- Rita Ranch and Vail areas on the north side of Interstate 10 were assigned to a new area named Upper Southeast.
- Territory on the south side of Interstate 10 and west of Wilmot, including parts of Vail and Corona de Tucson, were assigned to the Southeast area.
- Territory south of Corona de Tucson to the Santa Cruz County line was reclassified to a new area named Extended Southeast.
- Territory east of Wilmot and between Golf Links and Irvington Road were re-assigned to the East area.
- The Extended South area was removed.
- The Benson area included in Pima County was reassigned to a new area. The Benson area is outside the territorial jurisdiction of the Tucson Association of REALTORS® and is not statistically accurate.

Green Valley/Sahuarita

The Green Valley and Sahuarita areas are outside of the territorial jurisdiction of the Tucson Association of REALTORS® and are not statistically accurate. Green Valley and Sahuarita are under the jurisdiction of the Green Valley/Sahuarita Association of REALTORS® (GVSAR). Statistical information that was formerly included in the Extended South and Extended Southwest is reassigned to new areas assigned by GVSAR to be included in future statistical reports.

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 Multiple Listing Service of Southern Arizona. 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® or Multiple Listing Service of Southern Arizona guarantees, or is in any way responsible for its accuracy.

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