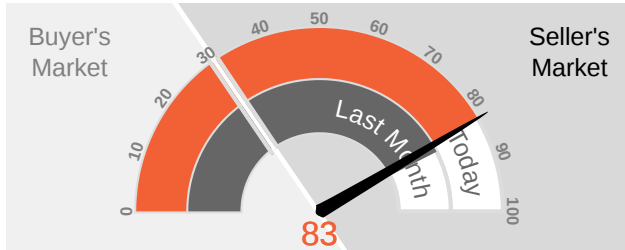


TUCSON, AZ Single-Family Homes

This week the median list price for Tucson, AZ is \$415,000 with the market action index hovering around 83. This is less than last month's market action index of 85. Inventory has increased to 700.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



Strong Seller's Market

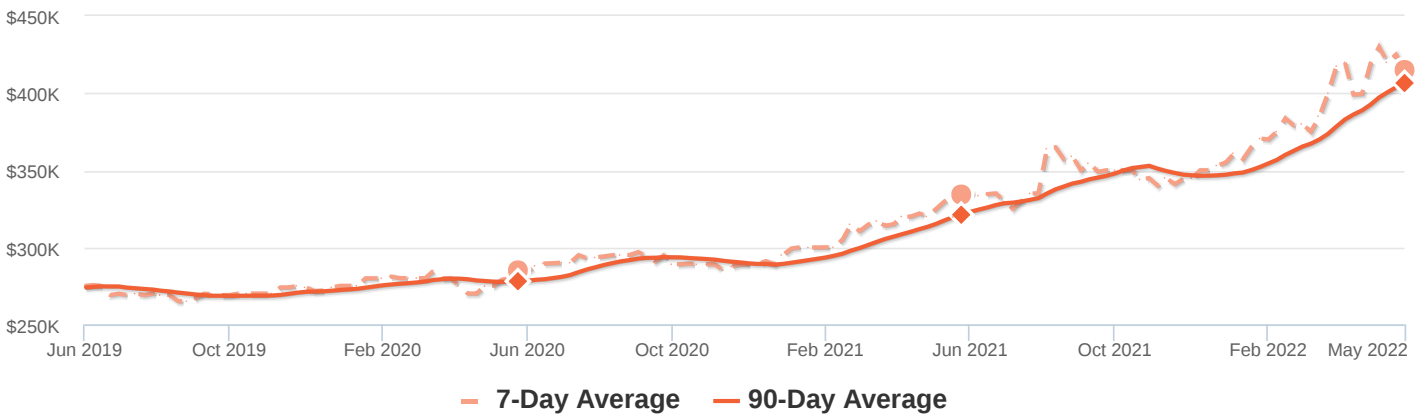
The market has started cooling and prices have recently plateaued. Since we're in the Seller's zone, watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

REAL-TIME MARKET PROFILE

Median List Price		\$415,000
Median Price of New Listings		\$376,000
Per Square Foot		\$231
Average Days on Market		52
Median Days on Market		21
Price Decreased		30%
Price Increased		9%
Relisted		8%
Inventory		700
Median Rent		\$1,905
Market Action		83

Strong Seller's Market

MEDIAN LIST PRICE



MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$950,000	3,303	1 - 2.5 acres	4	4	27	36	30	35
\$499,000	2,180	6,500 - 8,000 sqft	4	3	23	48	37	14
\$369,900	1,762	6,500 - 8,000 sqft	3	2	23	70	49	14
\$285,900	1,317	6,500 - 8,000 sqft	3	2	50	69	64	14