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## August 2009 Real Estate Market Report

Prepared September 10th, 2009

### For:

Continental Ranch  
Continental Reserve  
Sunflower  
Silverbell Place

### Synopsis:

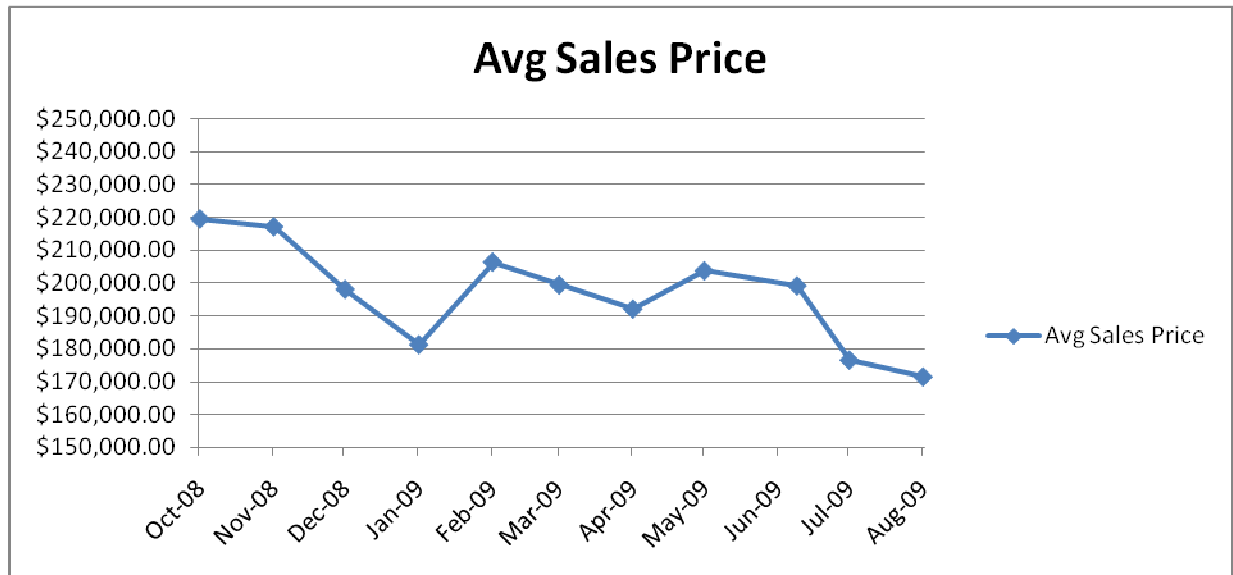
*In the metropolitan region we saw the average sales price drop to \$199,626 which represents a 5.29% decline in a single month. The median sales price decreased to \$162,595, which represents a 3.12% drop. We continue to see inventory on MLS to drop. In the Continental Ranch area (includes Continental Ranch, Continental Reserve, Sunflower, and Silverbell Place) the average sales price decreased from \$176,454 to \$171,356. The number average number of days on market is currently 41 days. Our inventory decreased from 94 homes for sale to 91. The inventory for the Metropolitan Tucson area is currently at 6062 down from 6075 which represents the a 21.91% percent drop over last year. The overall market numbers still points that we are on the road to recovery. However, some folks predict an influx of foreclosure homes to hit the market soon so we may see that impact.*

2 Bedrooms - \$166,429 (down from \$177,625 in July)

3 Bedrooms - \$159,357 (down from \$167,319 in July)

4 Bedrooms - \$200,967 (up from \$198,800 in July)

5 Bedrooms- \$285,000 (No homes sold in July)





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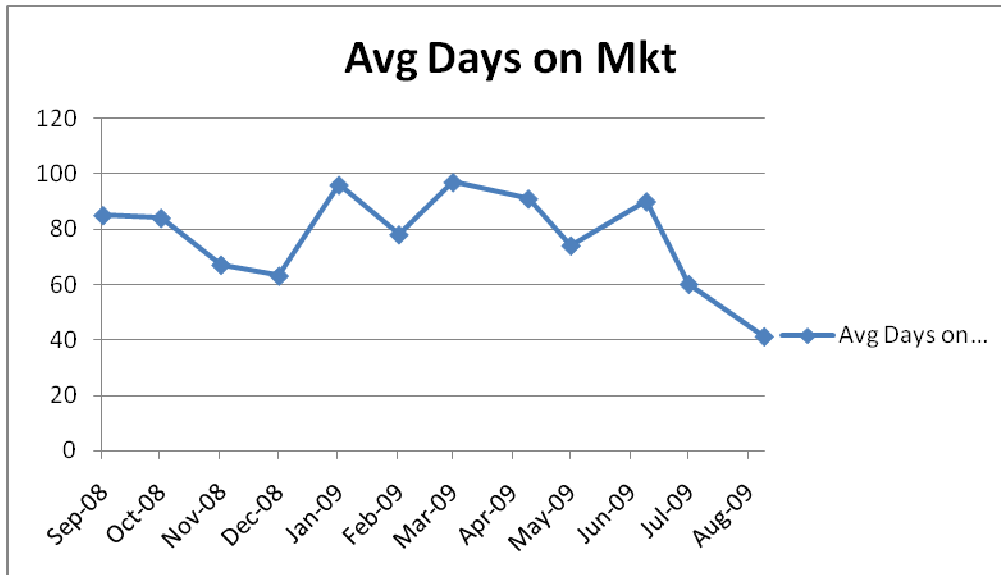
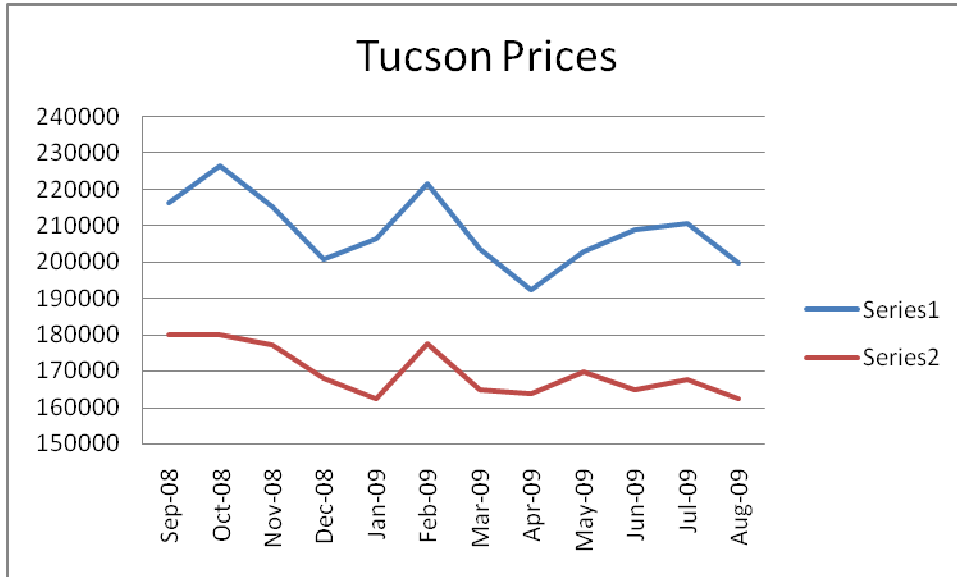
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The following chart is for the entire Metropolitan Tucson Area:





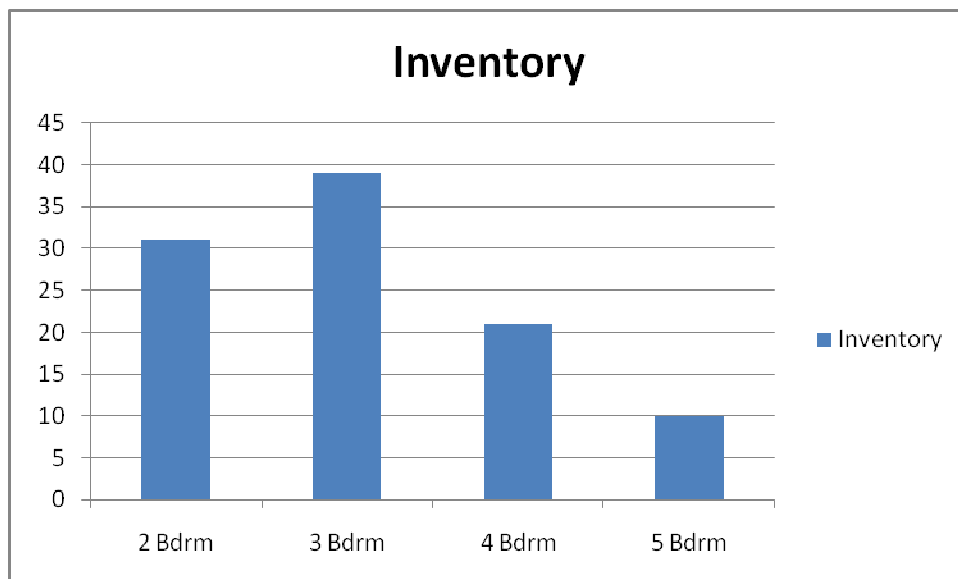
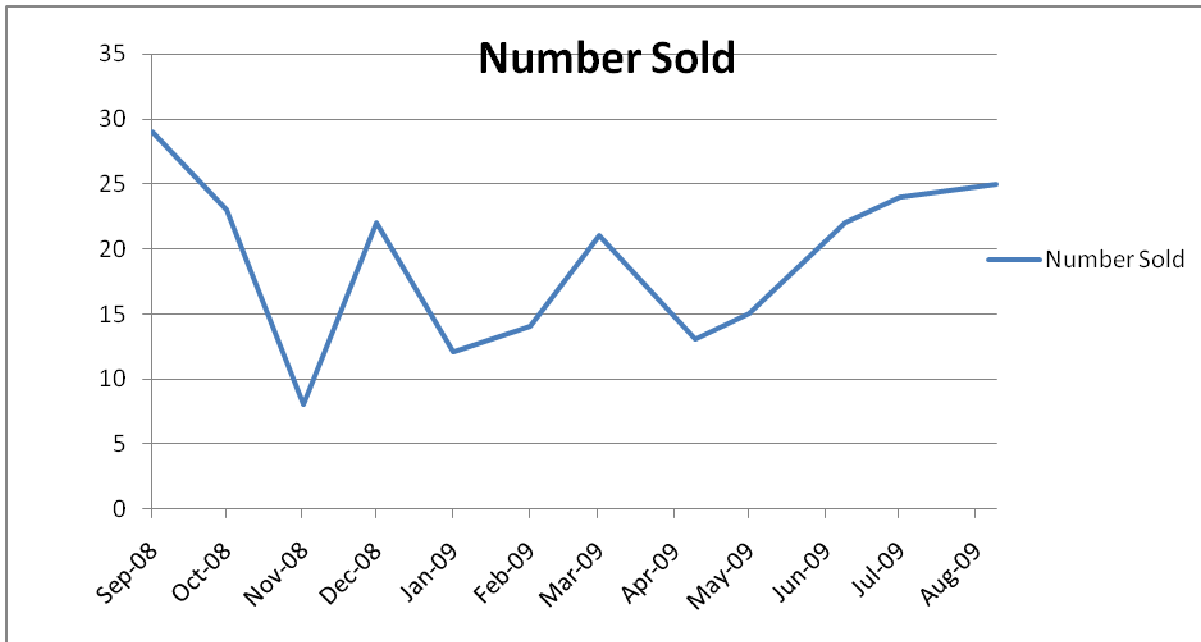
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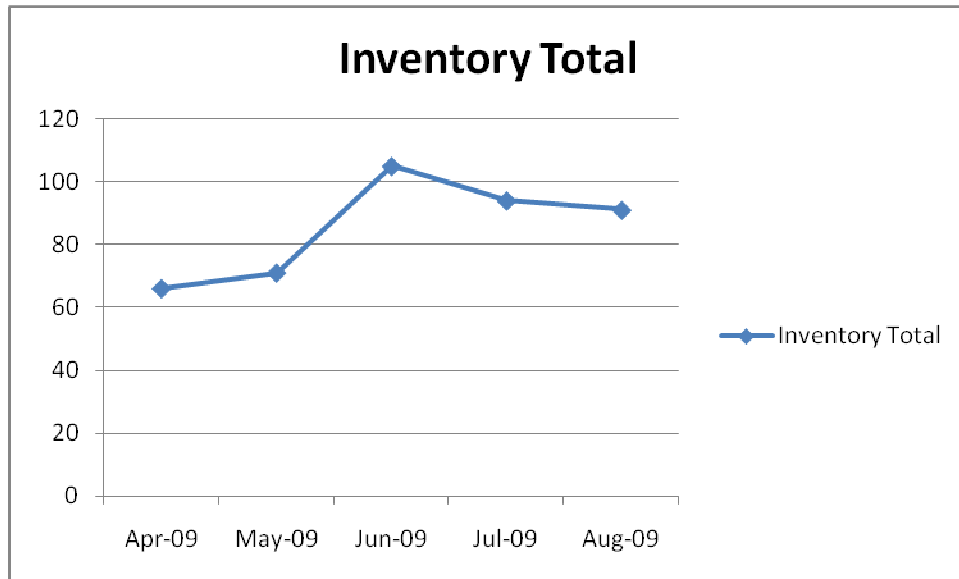
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For Continental Ranch, Silverbell Place, Continental Reserve & Sunflower:



Address	DOM	Selling Price
9537 N Antler Ridge Dr Tucson, AZ 85743-5511	135	\$198,000
6549 W Plomosa Pl Tucson, AZ 85743-1156	75	\$135,000
9854 N Long Creek Dr Marana, AZ 85743	142	\$150,000
8541 N Cantora Way Tucson, AZ 85743-5000	76	\$145,000
7311 W Clear Canyon Dr Tucson, AZ 85743-5134	29	\$145,000
7948 N Atolia Dr Tucson, AZ 85743-1183	14	\$160,000
6443 W Rosamond Way Tucson, AZ 85743-1171	65	\$160,000
8803 N Yellow Moon Dr Tucson, AZ 85743-8505	63	\$285,000
7722 N Via Laguna Niguel Tucson, AZ 85743-8126	80	\$260,000
7653 W Starry Night Ln Tucson, AZ 85743-5159	77	\$179,500
7491 W Long Creek Pl Tucson, AZ 85743-5172	42	\$166,000
7925 N Panamint Dr Tucson, AZ 85743-1187	11	\$152,000
9066 N Safflower Ln Tucson, AZ 85743-8941	10	\$155,000
7705 W Sunlark Way Tucson, AZ 85743-1139	45	\$207,000
9518 N Mission Valley Pl Tucson, AZ 85743-5430	3	\$157,000
9018 N Palm Brook Dr Tucson, AZ 85743-8923	48	\$165,000
7380 W Beryllium Ln Tucson, AZ 85743-9018	3	\$165,000



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7251 W Rivulet Dr Tucson, AZ 85743-8971	23	\$169,900
6588 W Hassayampa Pl Marana, AZ 85743-1157	6	\$139,000
9337 N Indian Summer Dr Tucson, AZ 85743-7536	14	\$180,000
9144 N Palm Brook Dr Tucson, AZ 85743-8927	5	\$161,500
9321 N Painted Sky Dr Marana, AZ 85743	2	\$166,000
7914 N Panamint Dr Tucson, AZ 85743-1184	19	\$143,000
7271 W Mesquite River Dr Tucson, AZ 85743-5131	6	\$173,000
9005 N Silver Moon Way Tucson, AZ 85743-1118	33	\$167,000