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June 2009 Real Estate Market Report

Prepared July 5th, 2009

For:

Continental Ranch
Continental Reserve
Sunflower
Silverbell Place

Synopsis:

In the metropolitan region we saw a median sales price decrease of 2.88% and inventory continues to drop. In the Continental Ranch area (includes Continental Ranch, Continental Reserve, Sunflower, and Silverbell Place) the average sales price decreased from \$203,638 to \$199,064. In looking at May we saw four 5 bedroom homes sold in the area and those typically have higher selling prices. If we compare the average price to April (where no 5 bedrooms sold like June) the average price rose from \$192,000 to \$199,064. The number average number of days on market is currently 90 days. Our inventory rose from 141 homes for sale to 173. 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 - \$179,333 (down from \$185,333 in May)

3 Bedrooms - \$185,550 (up from \$185,317 in May)

4 Bedrooms - \$227,375 (up from \$219,353 in May)

5 Bedrooms - \$199,064 (down from 203,638 in May)





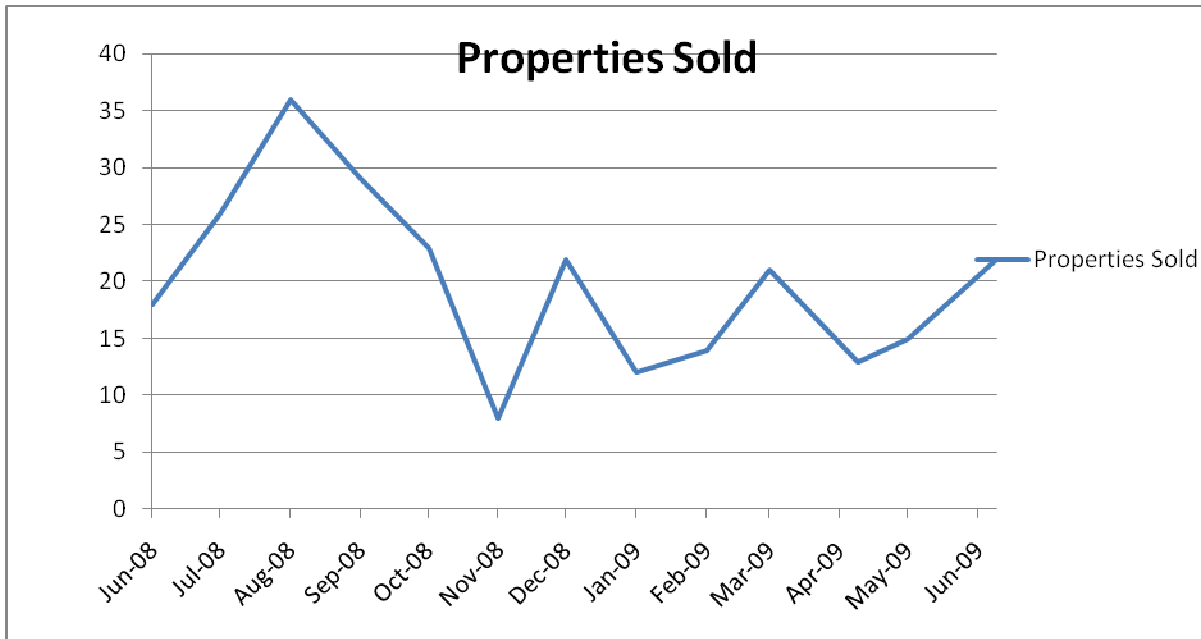
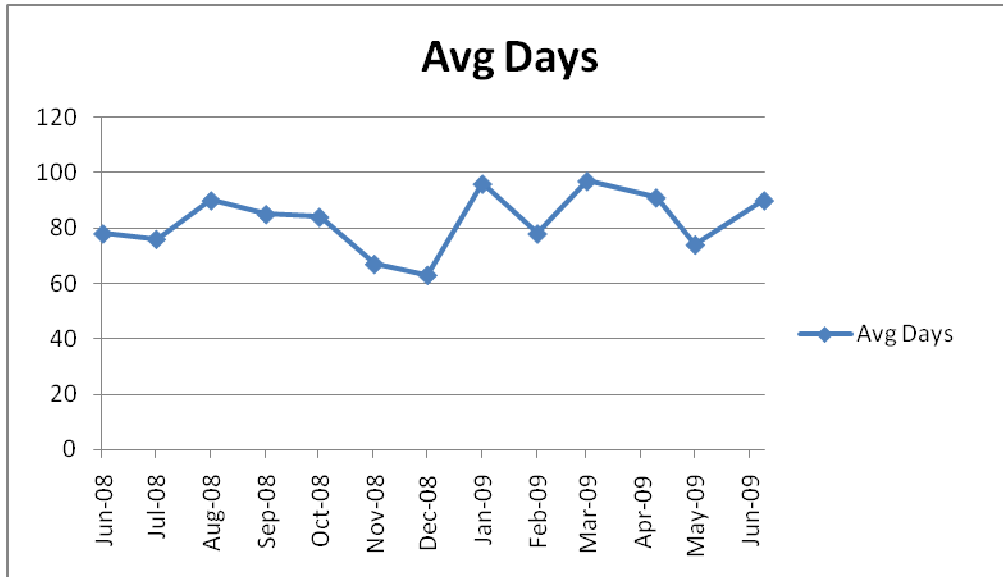
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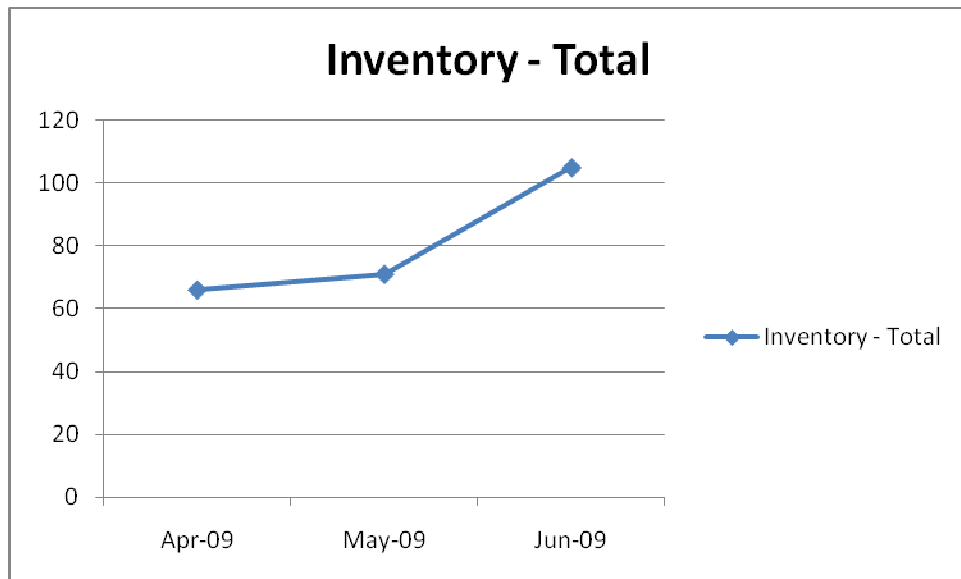
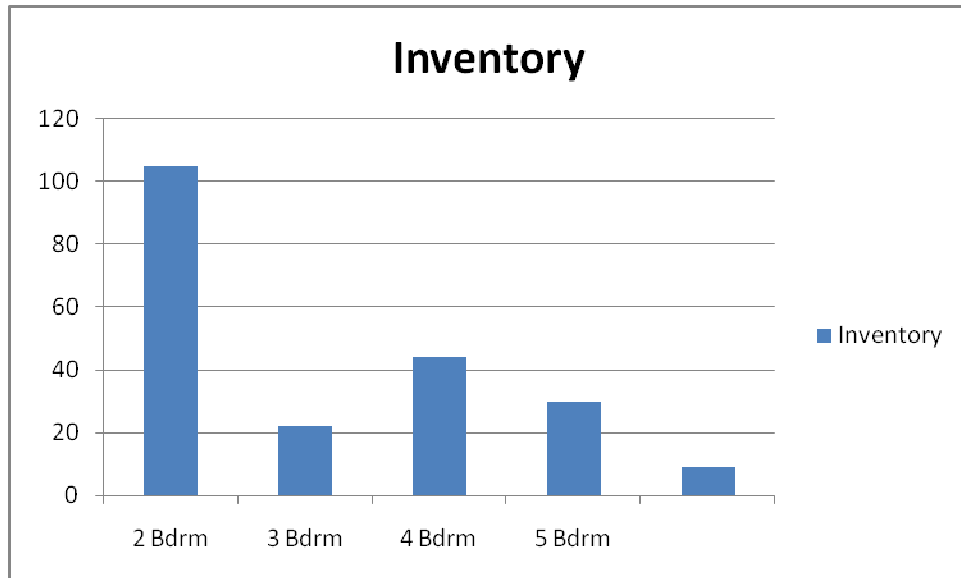
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Address	DOM	Selling Price
9478 N Twinkling Shadows Way Marana, AZ 85743-5494	325	\$210,000
8993 N Clover Way Tucson, AZ 85743-5108	268	\$145,000
9353 N Sunflower Blossom Pl Tucson, AZ 85743-5196	200	\$225,000
7460 N Clemens Way Tucson, AZ 85743-8261	122	\$224,000
6070 W Millay St Tucson, AZ 85743-8258	112	\$275,000
6984 W Saucedo Dr Tucson, AZ 85743-1426	80	\$201,000
8034 W Mural Hill Dr Tucson, AZ 85743-7513	143	\$150,000
7728 W Mission Canyon Pl Tucson, AZ 85743-5189	127	\$175,000
8001 W Wandering Spring Way Tucson, AZ 85743-5445	94	\$175,000
7721 N Via Laguna Niguel Tucson, AZ 85743-8124	118	\$316,000
8726 N Finrock Dr Marana, AZ 85743	62	\$230,000
9000 N Willeta Dr Tucson, AZ 85743-5101	41	\$156,900
7443 W Dream Maker Pl Tucson, AZ 85743-5416	68	\$180,000
8858 N Willeta Dr Tucson, AZ 85743-9007	17	\$148,000
7521 W Colony Park Dr Tucson, AZ 85743-5489	23	\$239,000
7691 N Via Atascadero Tucson, AZ 85743-8104	46	\$280,000
7334 W Mesquite River Dr Tucson, AZ 85743-5130	10	\$160,000
9060 N Silver Moon Way Tucson, AZ 85743-1117	12	\$189,500
9338 N Scarlet Canyon Dr Tucson, AZ 85743-5138	21	\$146,000
7071 W Canebrake Dr Tucson, AZ 85743-2547	12	\$240,000
7946 W Mural Hill Dr Tucson, AZ 85743-7512	38	\$155,000
7514 W Mission View Pl Tucson, AZ 85743-5417	33	\$159,000