

Pinal County a housing bright spot

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February new-home sales in the Tucson market fell to 265 last month, a drop of 50 percent from February 2007 but up slightly from the prior month, according to the Southern Arizona Housing Market Letter published by John Strobeck of Bright Future Business Consultants.

The median new-home price in February was \$226,350, down nearly \$21,000 or about 8.4 percent compared with February 2007, but about the same as January 2008. The average price fell 2.6 percent from the prior February, to \$280,570.

One area that might see some higher volume in coming months, he said, is lower Pinal County, where Red Rock Village is still attracting buyers and SaddleBrooke Ranch opened amid good sales.

Strobeck said that lower development fees in Pinal County allow builders to charge less for homes than in Pima County, and lower prices are attracting more consumers