

**January  
2001**

<http://www.tarmls.com>

# MLS Month in Review

Tucson Association of REALTORS® Multiple Listing Service, Inc.

"The Voice for Real Estate" in Tucson, Arizona

1622 North Swan Road, Tucson, Arizona, 85712



For Immediate Release: **February 28, 2001**

Contact: Mike Waling, President, (520) 544-4477  
Gary E. Doran, Chief Executive Officer, (520) 327-4218

## January 2001 Residential Home Sales

The Tucson Association of REALTORS® Multiple Listing Service, Inc. reports that January's average sale price for all residential types rose by 5% to \$152,368 in 2001 from \$144,761 in 2000. The average sale price for Single Family Residences was \$165,768 in January 2001 compared to \$161,259 in January 2000. The median sale price, the price at which half the homes were sold above and below, rose by 8% from January 2000's \$109,900 to \$119,000 in January 2001. January 2001's total sales volume increased 11% from last year's \$95,831,543 to \$106,353,163, while existing home sales increased by 5% from 662 units sold in January 2000, to 698 in January 2001.

Average days on market dropped by 5% to 62 in January, 2001, compared to 65 in January, 2000, with 37% of all closed listings selling in the first 30 days on the market. Pending contracts, those transactions subject to contract, but not yet closed escrow, increased by 29% from 689 in January, 2000, to 887 in January, 2001. The 4,716 active listings in January, 2001, were 17% over the 4,016 in January, 2000, and the 1,844 listings added during January, 2001, are 34% over the 1,376 added in January, 2000.

"There has been a lot of activity in the Tucson Market" said Mike Waling, President of the Tucson Association of REALTORS® Multiple Listing Service. "The number of listings under contract, but not closed escrow, increased by 36.7% from 649 in December 2000 to 887 in January 2001. Also, the number of active listings has increased from 4,422 in December to 4,716 in January, a 6.6% increase and new listings on the market increased by a tremendous 207% in January 2001, from 892 to 1,844." He continued. "All this indicates that the residential home market in Tucson is off to another excellent start."

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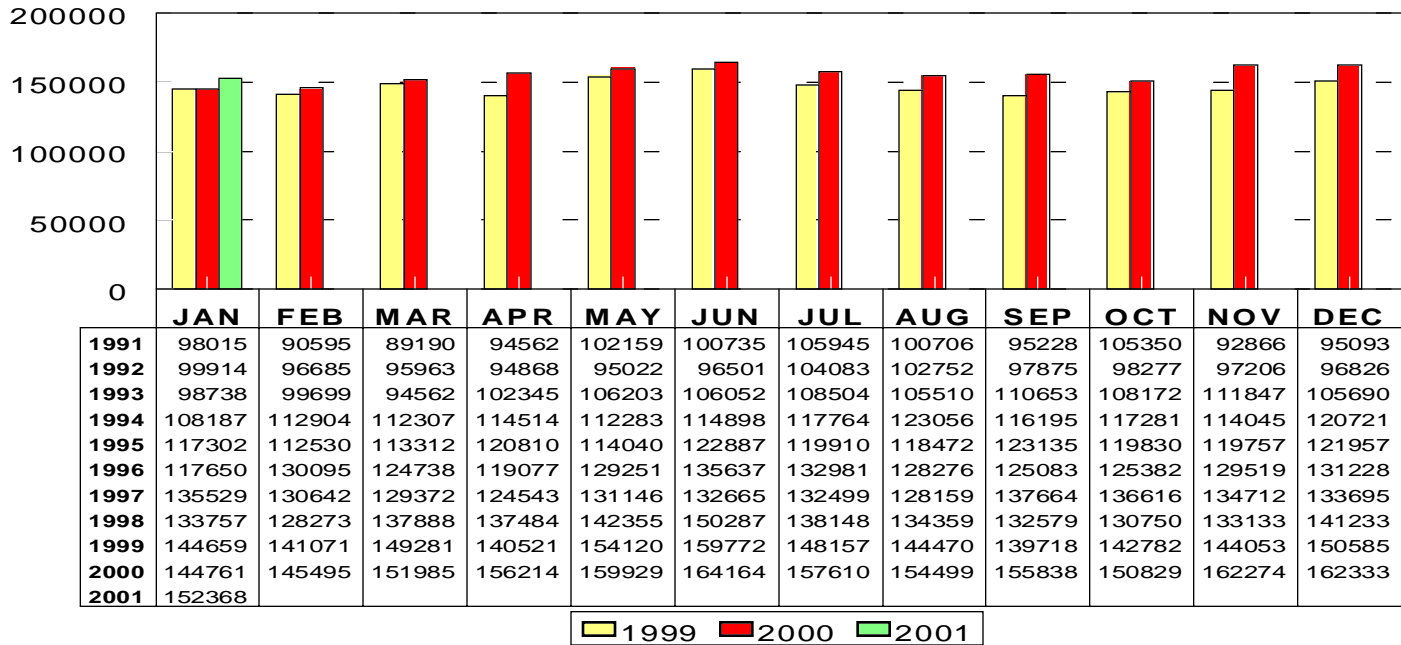
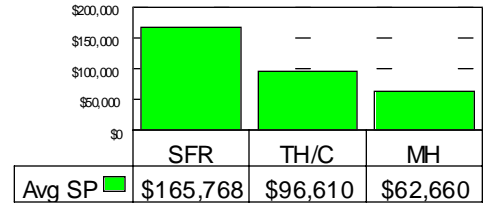
The Tucson Association of REALTORS® Multiple Listing Service, Inc. is a wholly owner subsidiary of the Tucson Association of REALTORS®. With more than 3,800 members, it is affiliated with the Arizona Association of REALTORS® and the National Association of REALTORS®. Only members of the Association can use the term REALTOR®. Its members provide professional real estate services to buyers and sellers and adhere to the organization's strict professional Code of Ethics.

# RESIDENTIAL STATISTICS

Including: Single Family, Townhouse, Condominium, Mobile Home, and New Construction

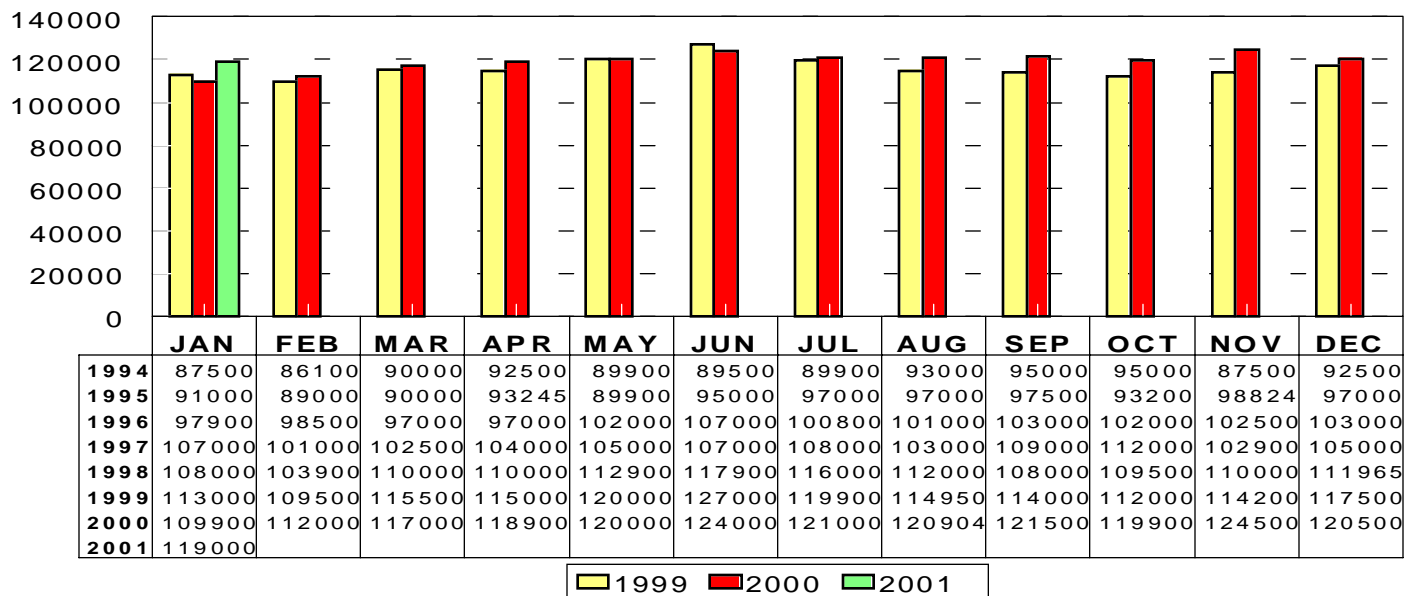
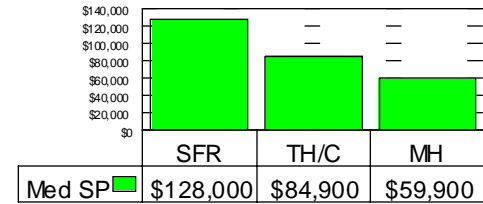
## Average Sale Price

January 2001: \$152,368



## Median Sale Price

January 2001: \$119,000



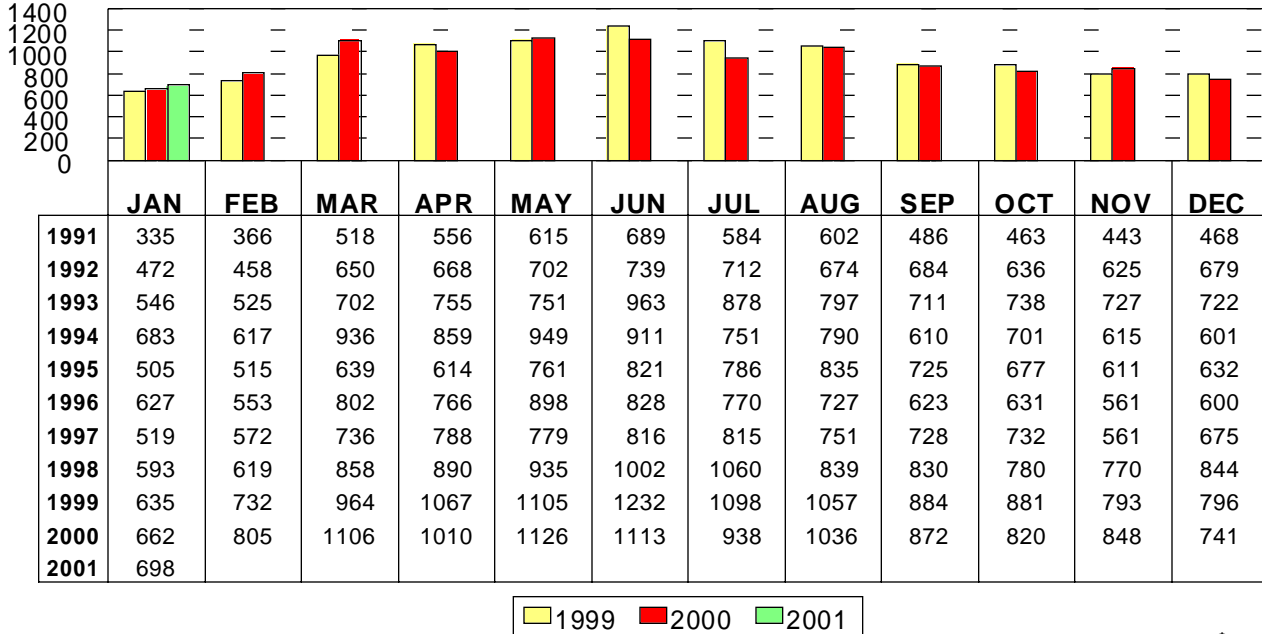
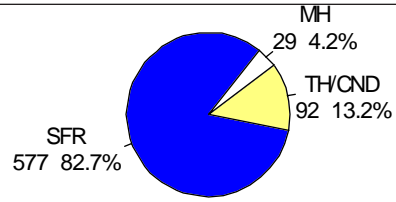
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# RESIDENTIAL STATISTICS

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## Total Unit Sales

January 2001: 698 Units

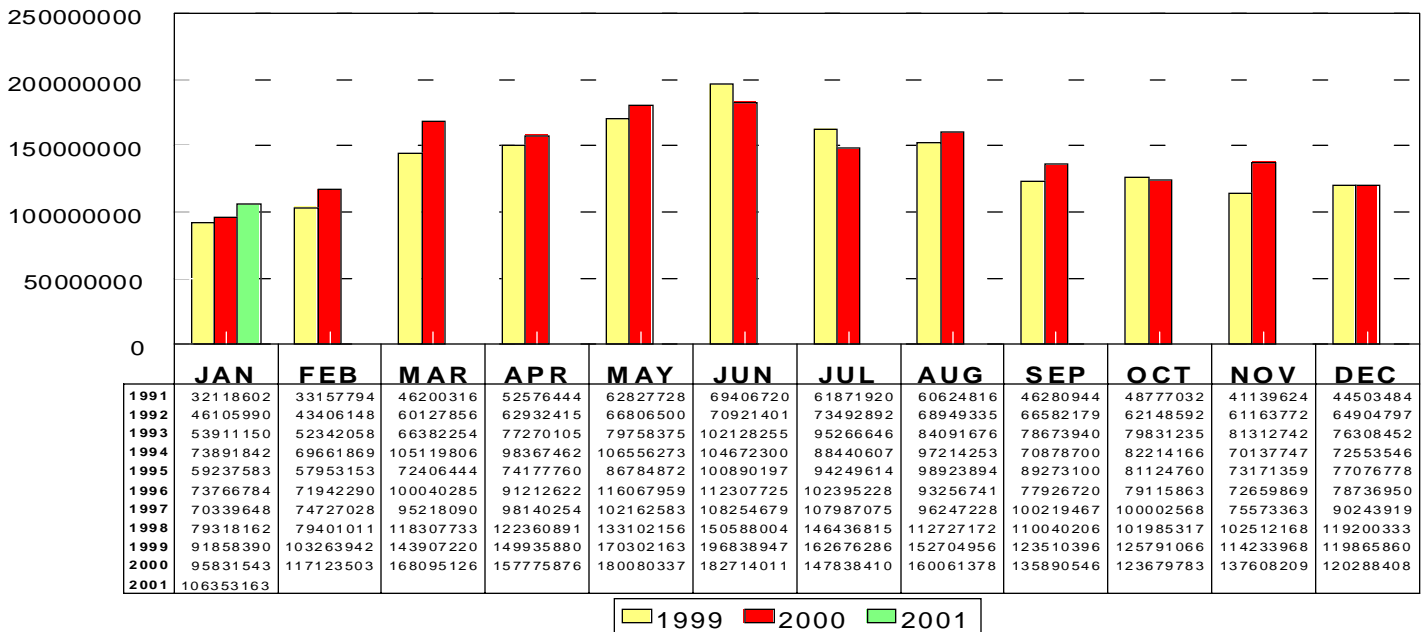
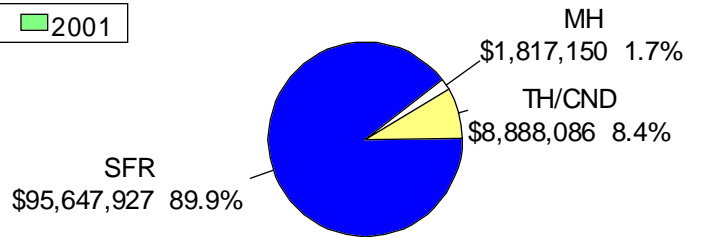


Jan 2001

Area	Sales
C	139
CCO	12
CMC	1
CPI	16
CSC	2
E	63
N	63
NE	49
NW	145
S	26
SE	53
SW	39
W	40
XNW	28
XS	3
XSE	2
XSW	4
XW	13

## Total Sales Volume

January 2001: \$106,353,163

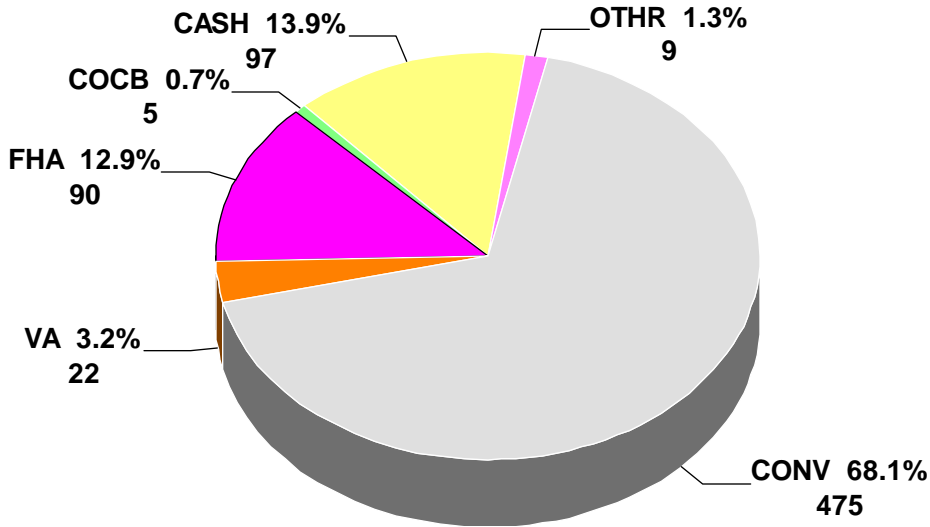


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# RESIDENTIAL STATISTICS

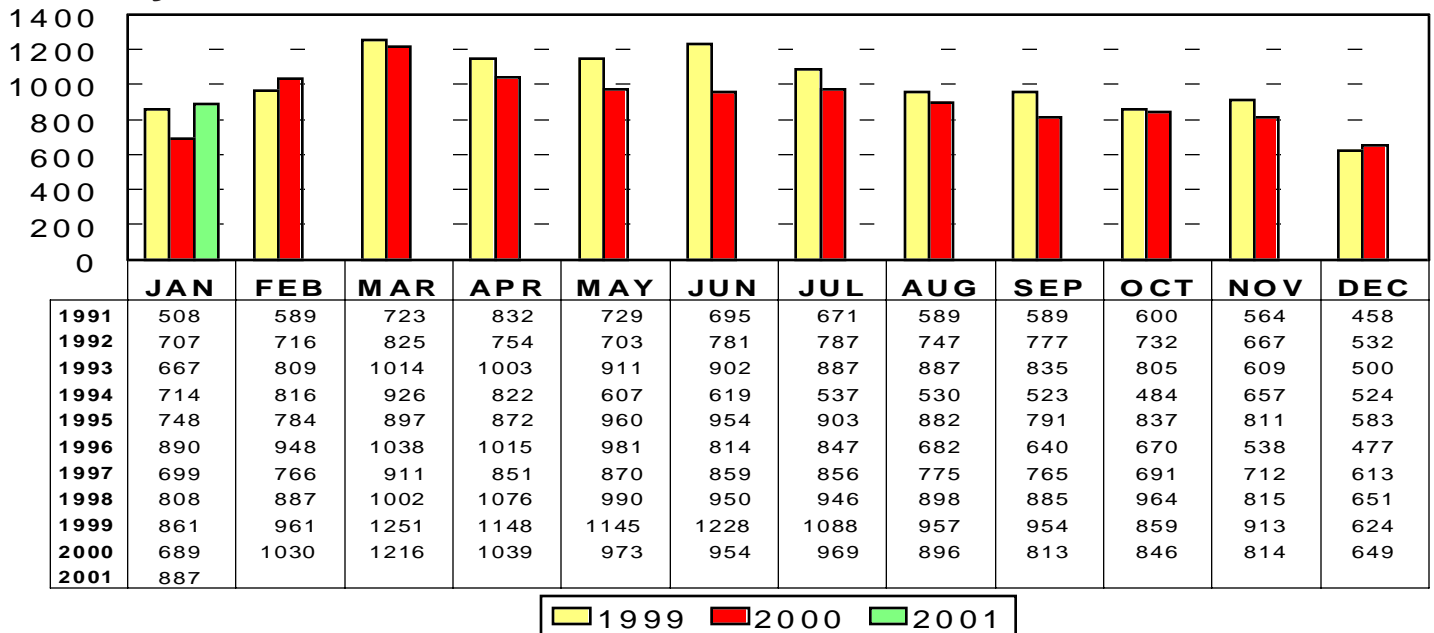
Including: Single Family, Townhouse, Condominium, Mobile Home, and New Construction

## Terms of Sale: January 2001



## Total Listings Under Contract Reported

January 2001: 887



**\* Note: 1995 and forward data includes listings under contract that remained active on the market**

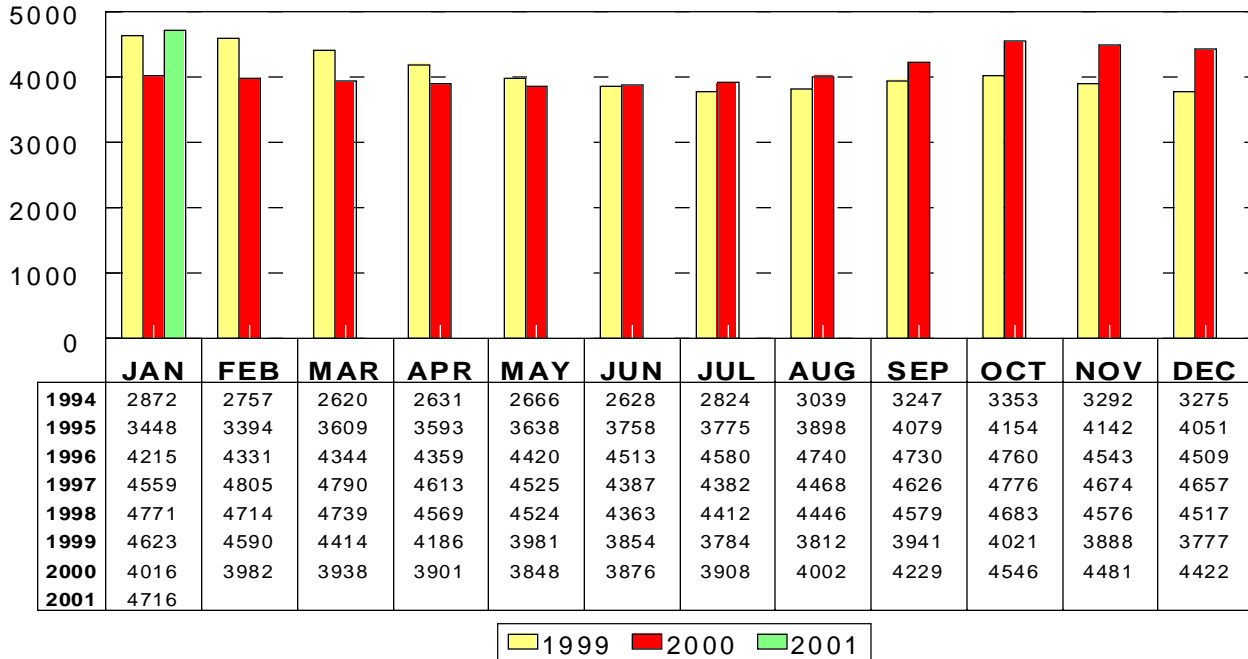
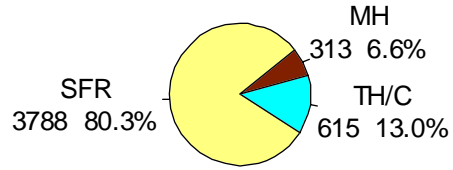
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# RESIDENTIAL STATISTICS

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## Active Listings

January 2001: 4716

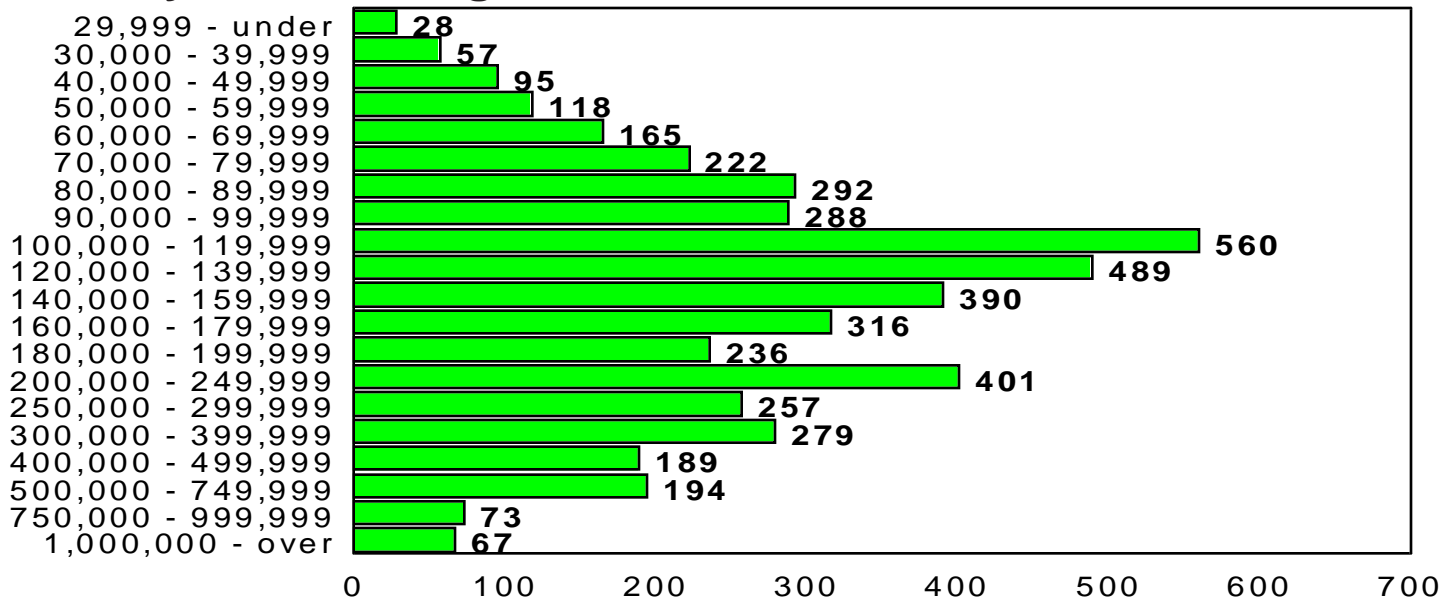


Jan 2001

Area	Listings
C	541
CCO	156
CGI	3
CGR	2
CPI	206
CSC	66
E	329
MEX	7
N	485
NE	332
NW	915
S	137
SE	248
SW	249
W	279
XNE	2
XNW	262
XS	91
XSE	62
XSW	155
XW	189

## Active Listing Price Breakdown

January 2001: Average Price: \$213,997



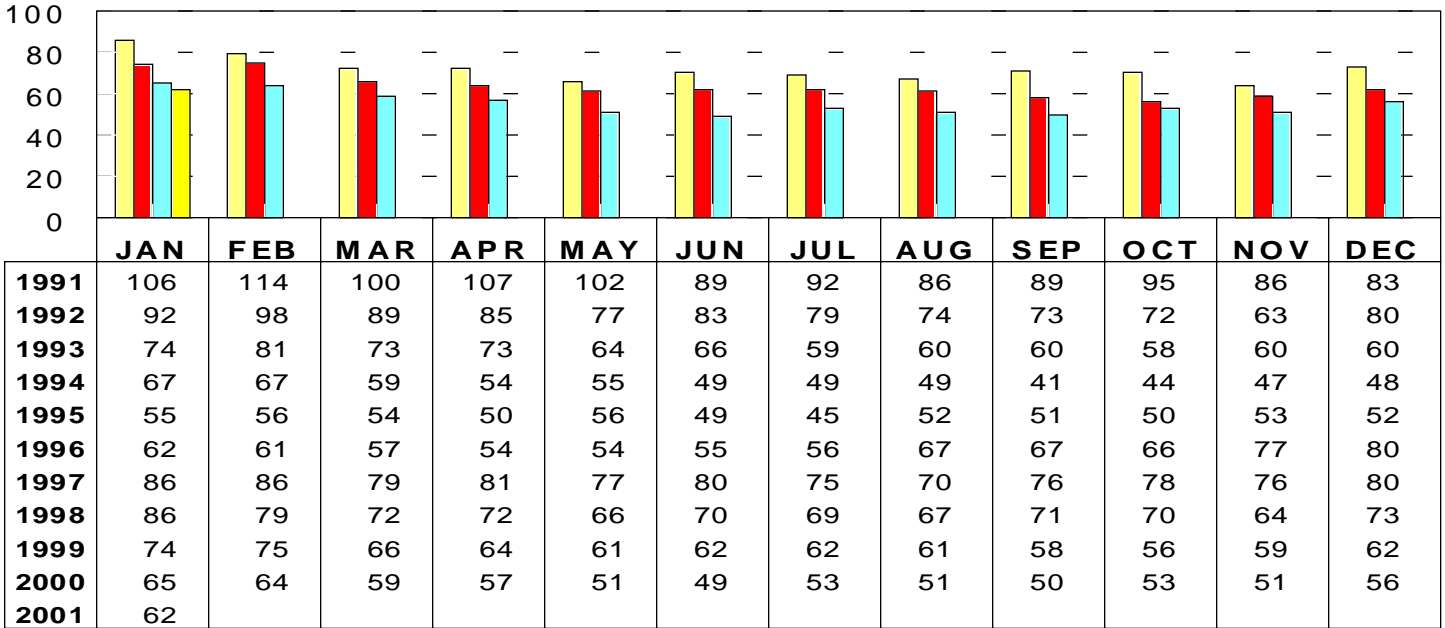
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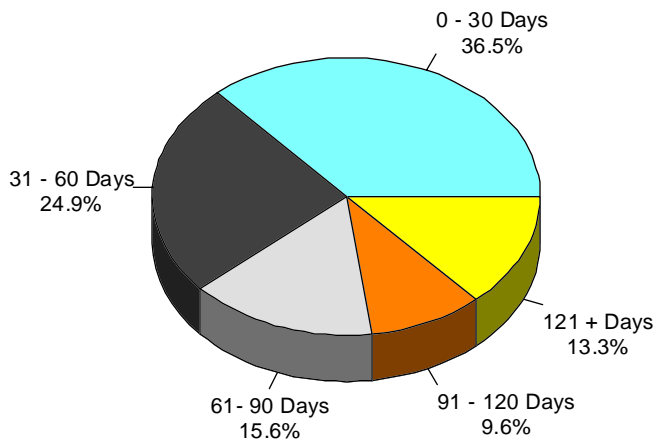
## Average Days on Market

January 2001: 62 days

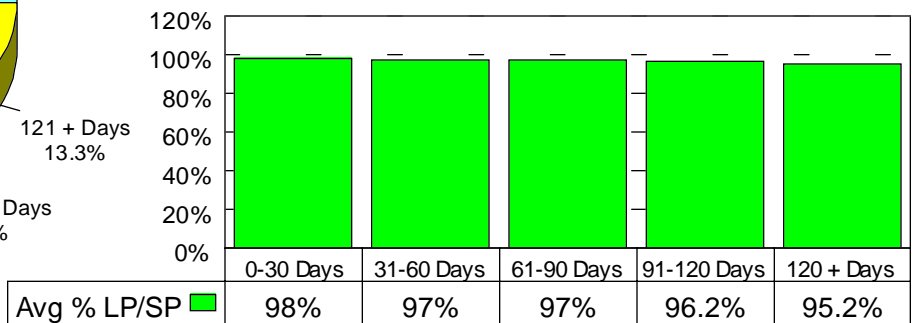


1998 1999 2000 2001

### January 2001 Average Days on Market Breakdown



### Average % of List Price Received on Solds by Market time - January 2001



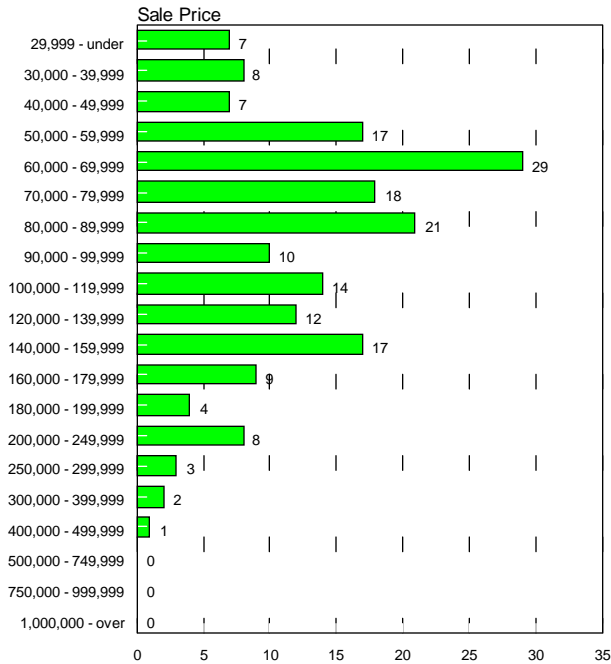
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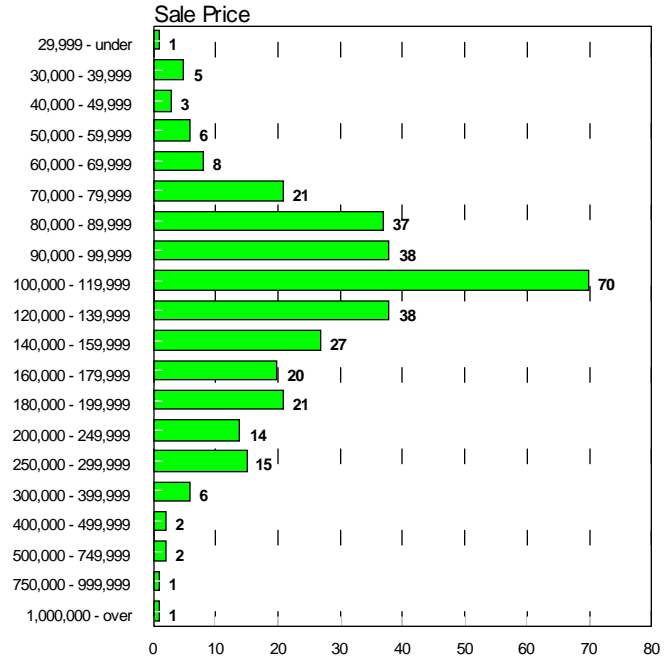
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## Sales Price Breakdown by Bedrooms

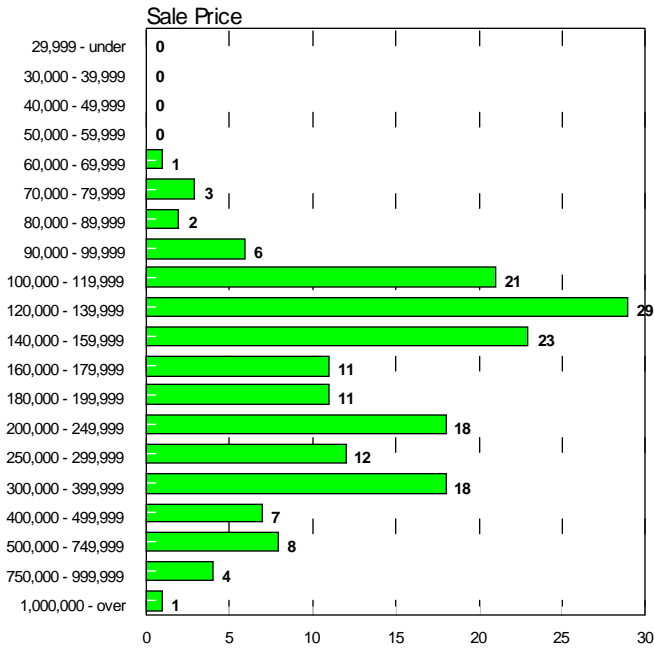
### 0 - 2 Bedrooms January 2001



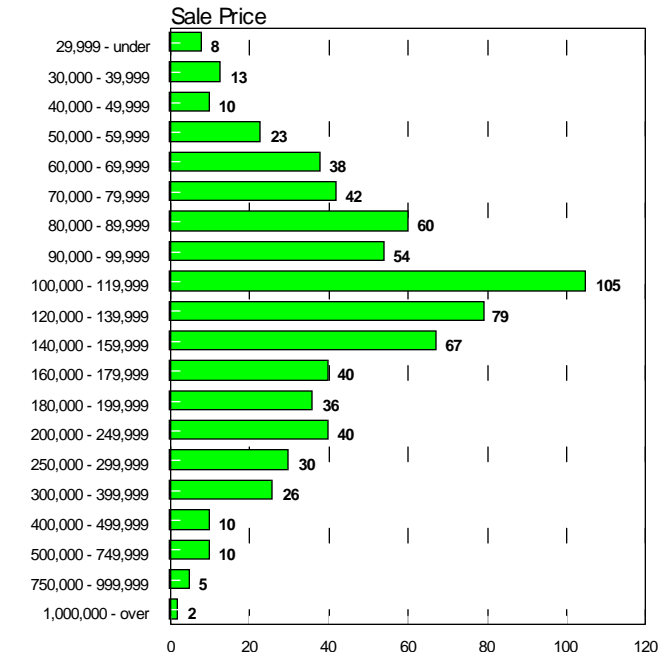
### 3 Bedrooms January 2001



### 4 + Bedrooms January 2001



### All Bedrooms January 2001



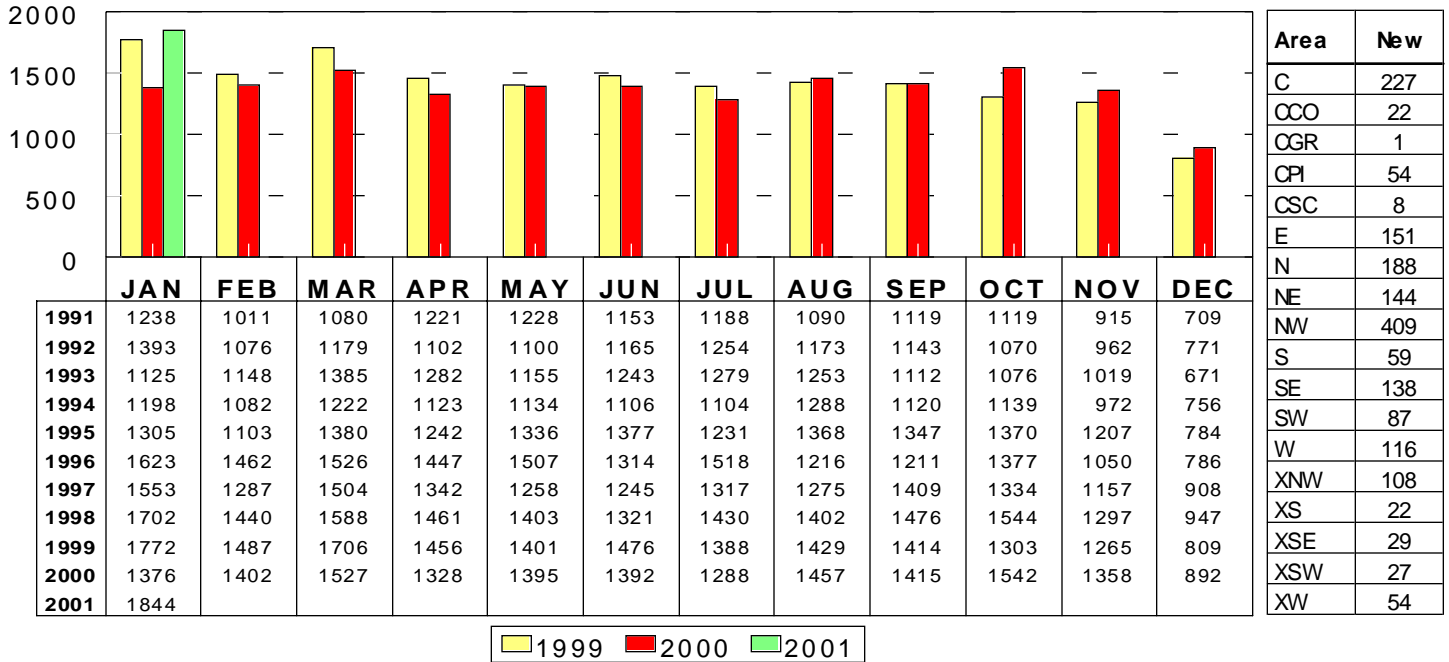
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## New Listings

January 2001: 1844

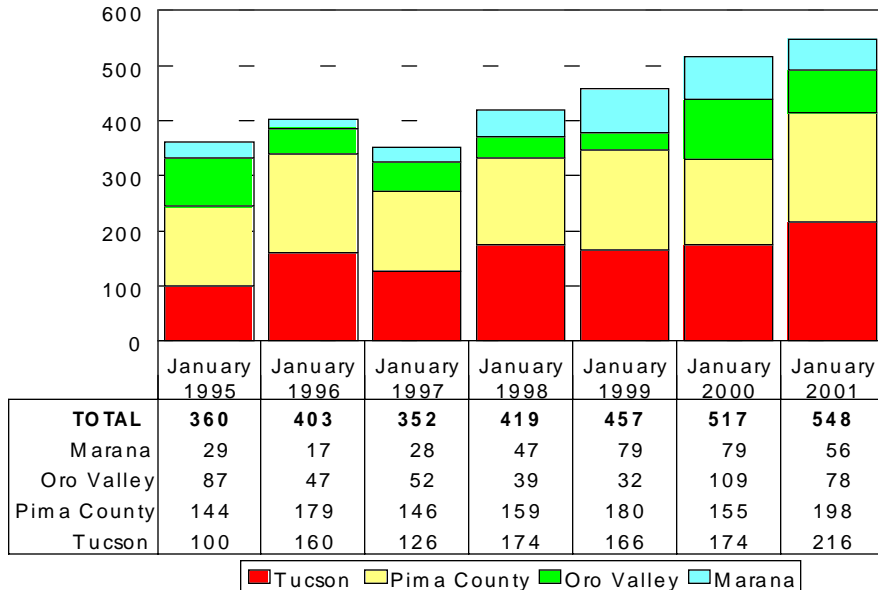


Jan 2001

Area	New
C	227
OCO	22
OGR	1
OPI	54
CSC	8
E	151
N	188
NE	144
NW	409
S	59
SE	138
SW	87
W	116
XNW	108
XS	22
XSE	29
XSW	27
XW	54

## New Housing Permits

January 2001: 548



Jan2001 Type of Permits Issued  
Tucson Metro Area

Type	# Issued
Commercial Addition	29
Commercial Alteration	58
Commercial Demolition	3
Commercial New	15
Commercial Other	255
Commercial Tenant Improv	15
Duplex New	6
Duplex Other	8
Fence	11
Mobile Homes	129
Multi Family Alteration	1
Multi Family New	0
Multi Family Other	33
Patio/Ret. Wall	56
Residence Pool	53
Residential Demolition	3
Semi Public Pool	38
Sign	16
Single Family Addition	150
Single Family Alteration	53
Single Family New	678
Single Family Other	610
Travel Trailer	7
Industrial New	0
Industrial Other	3
Single Family Renewal	1
TOTAL	2141

Source: Bright Future Business Consultants

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