

**February  
2000**

<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: **March 17, 2000**

Contact: Donna Gallagher, President, (520) 745-4545  
Gary E. Doran, Chief Executive Officer, (520) 327-4218

## February 2000 Residential Home Sales

The Tucson Association of REALTORS® Multiple Listing Service, Inc. reports that February 2000's 773 existing home sales increased by 6% from the 732 units sold in February, 1999, while total sales volume increased 9% from last year's \$103,263,942 to \$112,365,209. February's average sale price for all residential types rose by 3% to \$145,362 in 2000 from \$141,071 in 1999. The average sale price for Single Family Residences was \$160,653 in February, 2000 compared to \$156,150 in February, 1999. The median sale price, the price at which half the homes were sold above and below, rose by 2% from February 1999's \$109,500 to \$112,000 in 2000.

Average days on market dropped by 15% to 64 in February 2000, compared to 75 in February, 1999, with 43% 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 7% from 961 in February, 1999, to 1030 in February, 2000. The 3,982 active listings in February, 2000, were 13% below the 4,590 in February, 1999, and the 1,402 listings added during February, 2000, are 6% below the 1,487 added in February, 1999.

"The Tucson resale housing market is off to another excellent start as indicated by the statistics for the first two months of 2000," Said Donna Gallagher, President of the Tucson Association of REALTORS®. She continued: "Total units sold and sales volume for the first two months of 2000 exceeded the first two months of 1999 figures by 3.8 % and 5.2% respectively." Gallagher also explains that: "Active listings year-to-date are down compared to the same period in 1999, which helps to explain the fewer days on market in 2000, but on the up side, new listings are beginning to pick up almost to the same level as February 1999."

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The Tucson Association of REALTORS®, with more than 3,800 members, 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.

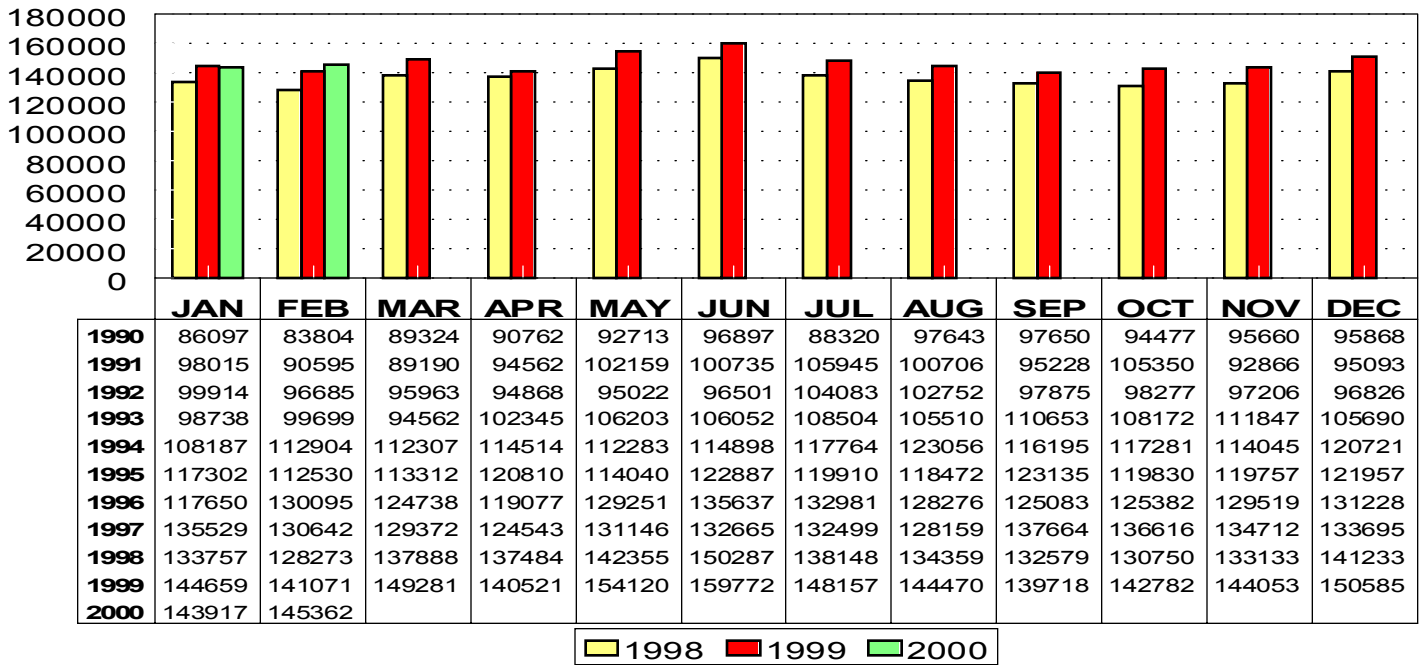
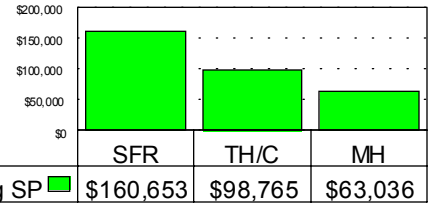
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# RESIDENTIAL STATISTICS

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

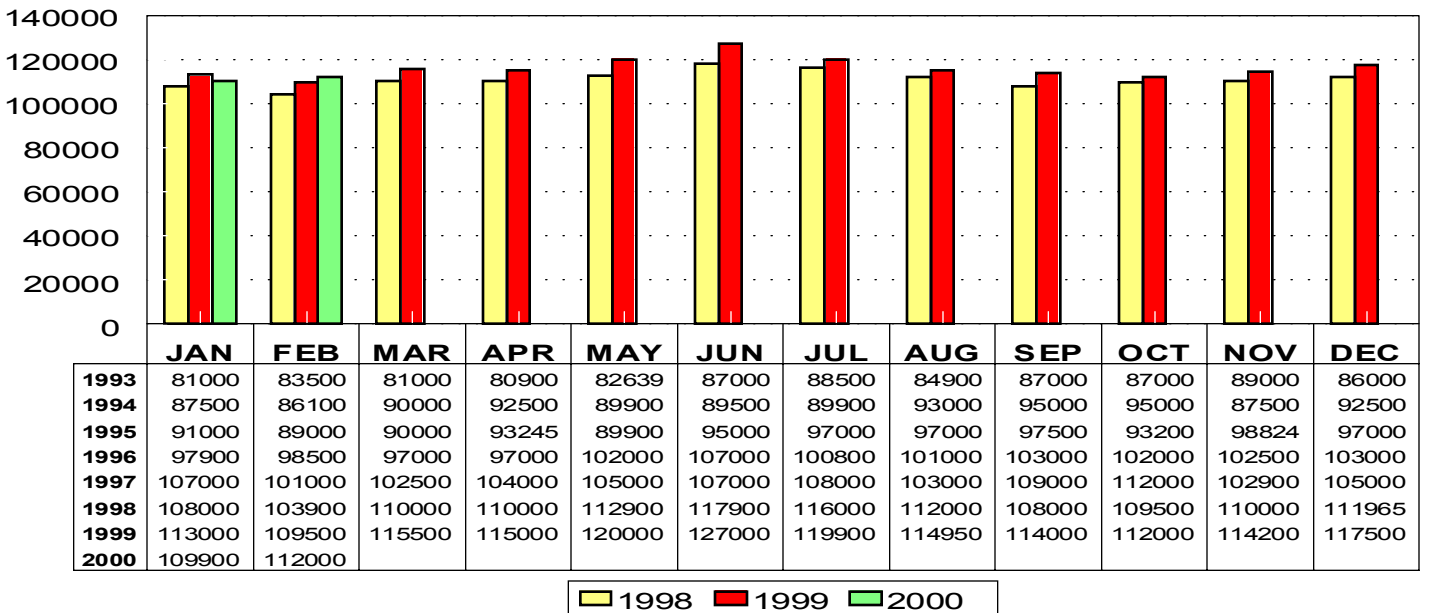
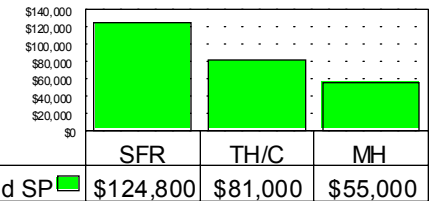
## Average Sale Price

February 2000: \$145,362



## Median Sale Price

February 2000: \$112,000



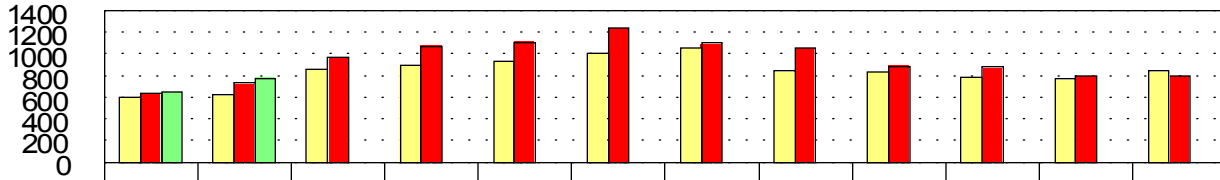
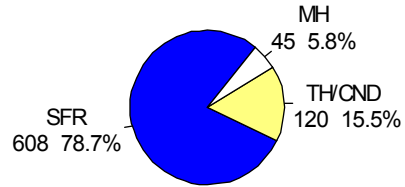
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# RESIDENTIAL STATISTICS

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## Total Unit Sales

February 2000: 773 Units



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1990	446	456	612	597	649	619	570	592	466	497	444	366
1991	335	366	518	556	615	689	584	602	486	463	443	468
1992	472	458	650	668	702	739	712	674	684	636	625	679
1993	546	525	702	755	751	963	878	797	711	738	727	722
1994	683	617	936	859	949	911	751	790	610	701	615	601
1995	505	515	639	614	761	821	786	835	725	677	611	632
1996	627	553	802	766	898	828	770	727	623	631	561	600
1997	519	572	736	788	779	816	815	751	728	732	561	675
1998	593	619	858	890	935	1002	1060	839	830	780	770	844
1999	635	732	964	1067	1105	1232	1098	1057	884	881	793	796
2000	646	773										

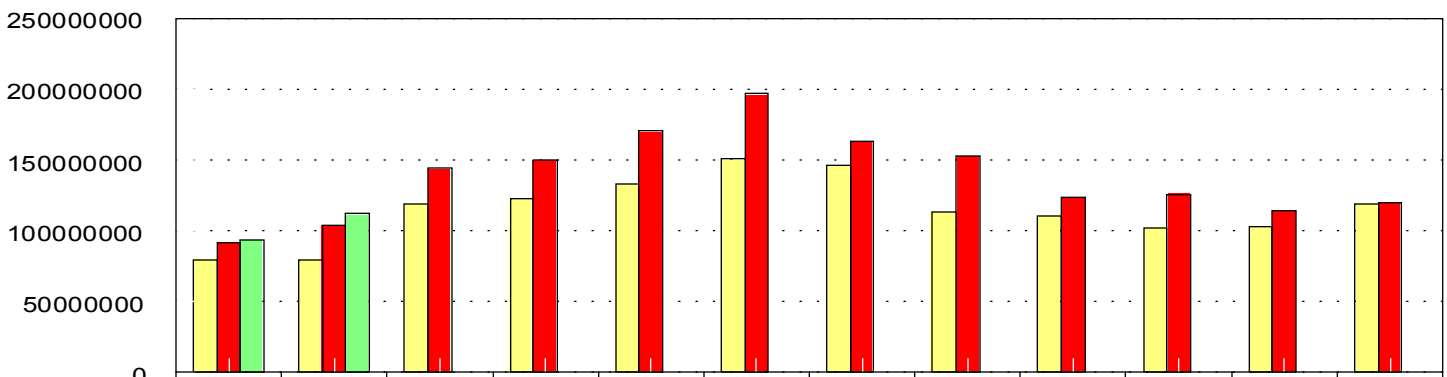
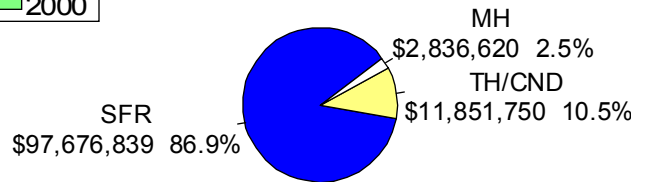
1998 1999 2000

Feb 2000

Area	Sales
C	136
CCO	12
CPI	18
CSC	4
E	81
N	90
NE	66
NW	146
S	33
SE	43
SW	44
W	47
XNW	27
XS	4
XSE	8
XSW	6
XW	8

## Total Sales Volume

February 2000: \$112,365,209



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1990	38399260	38214440	54666040	54185064	60170456	59979252	50342344	57804796	45505084	46954932	42473172	35087748
1991	32118602	33157794	46200316	52576444	62827728	69406720	61871920	60624816	46280944	48777032	41139624	44503484
1992	46105990	43406148	60127856	62932415	66806500	70921401	73492892	68949335	66582179	62148592	61163772	64904797
1993	53911150	52342058	66382254	77270105	79758375	102128255	95266646	84091676	78673940	79831235	81312742	76308452
1994	73891842	69661869	105119806	98367462	106556273	104672300	88440607	97214253	70878700	82214166	70137747	72553546
1995	59237583	57953153	72406444	74177760	86784872	100890197	94249614	98923894	89273100	81124760	73171359	77076778
1996	73766784	71942290	100040285	91212622	116067959	112307725	102395228	93256741	77926720	79115863	72659869	78736950
1997	70339648	74727028	95218090	98140254	102162583	108254679	107987075	96247228	100219467	100002568	75573363	90243919
1998	79318162	79401011	118307733	122360891	133102156	150588004	146436815	112727172	110040206	101985317	102512168	119200333
1999	91858390	103263942	143907220	149935880	170302163	196838947	162676286	152704956	123510396	125791066	114233968	119865860
2000	92970088	112365209										

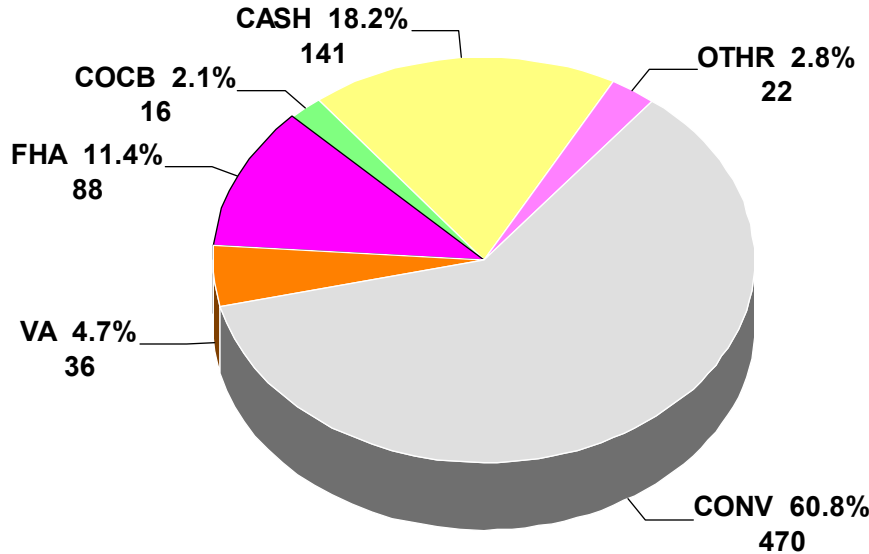
1998 1999 2000

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# RESIDENTIAL STATISTICS

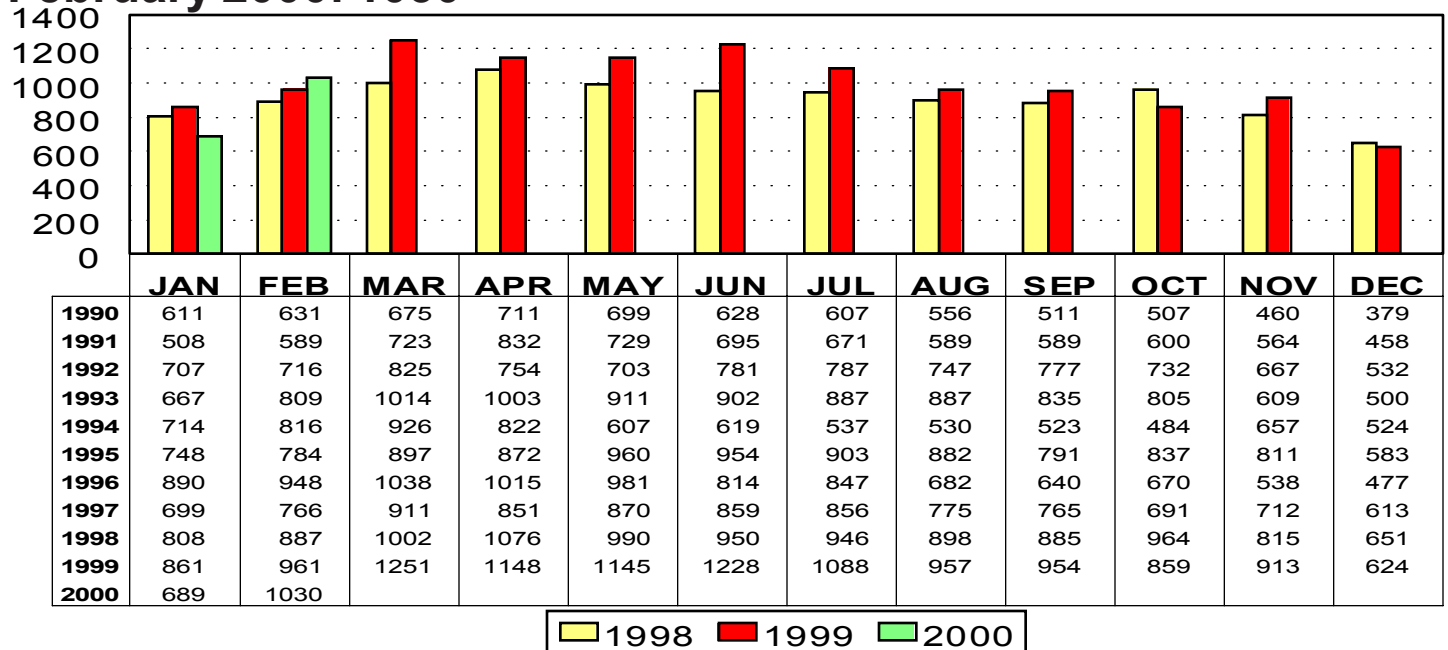
Including: Single Family, Townhouse, Condominium, Mobile Home, and New Construction

## Terms of Sale: February 2000



## Total Listings Under Contract Reported

February 2000: 1030



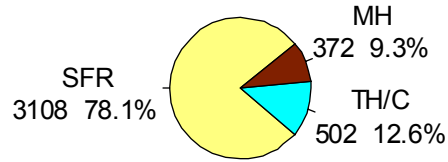
\* Note: 1995 and forward data includes listings under contract that remained active on the market

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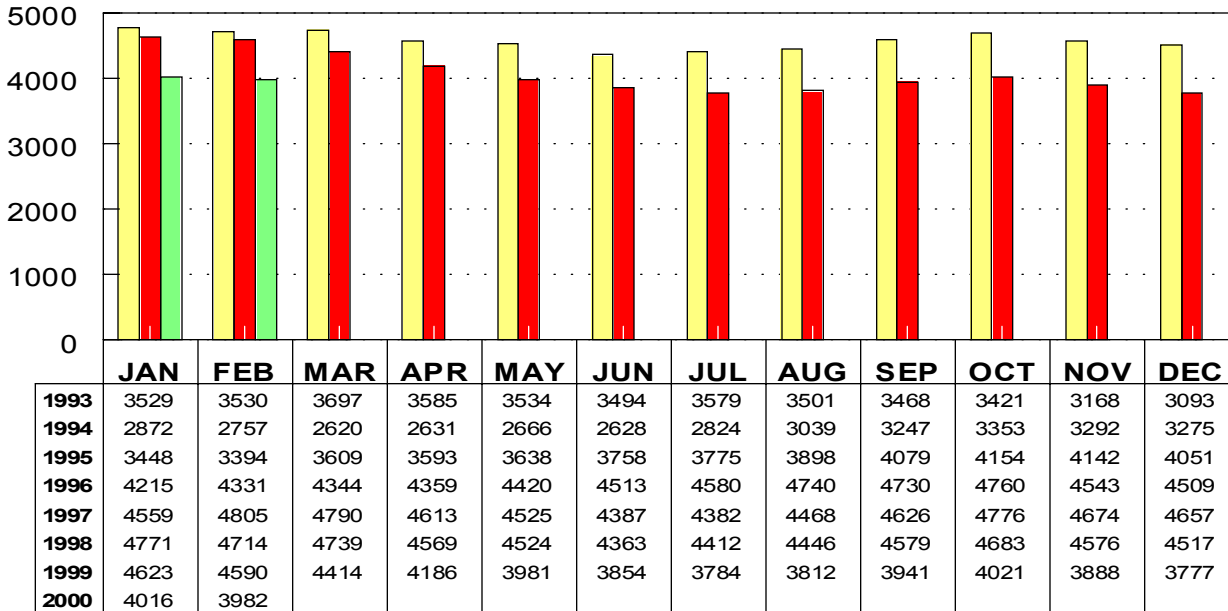
# RESIDENTIAL STATISTICS

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## Active Listings February 2000: 3982



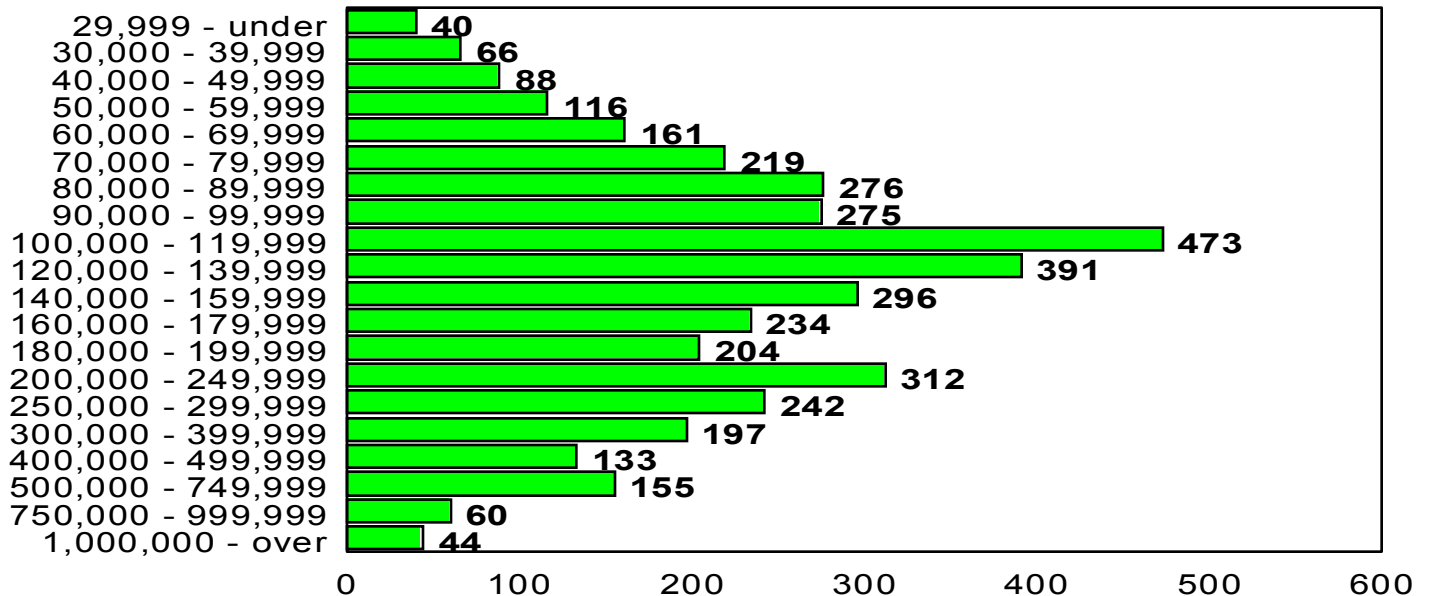
Feb 2000



Area	Listings
C	529
CAP	2
CCO	127
CGI	1
CGR	1
CNA	17
CPI	136
CSC	56
E	267
MEX	3
N	425
NE	289
NW	796
PE	1
PSW	1
S	117
SE	183
SW	234
SWA	1
W	238
XNE	5
XNW	218
XS	49
XSE	58
XSW	67
XW	161

1998 1999 2000

## Active Listing Price Breakdown February 2000: Average Price: \$200,369



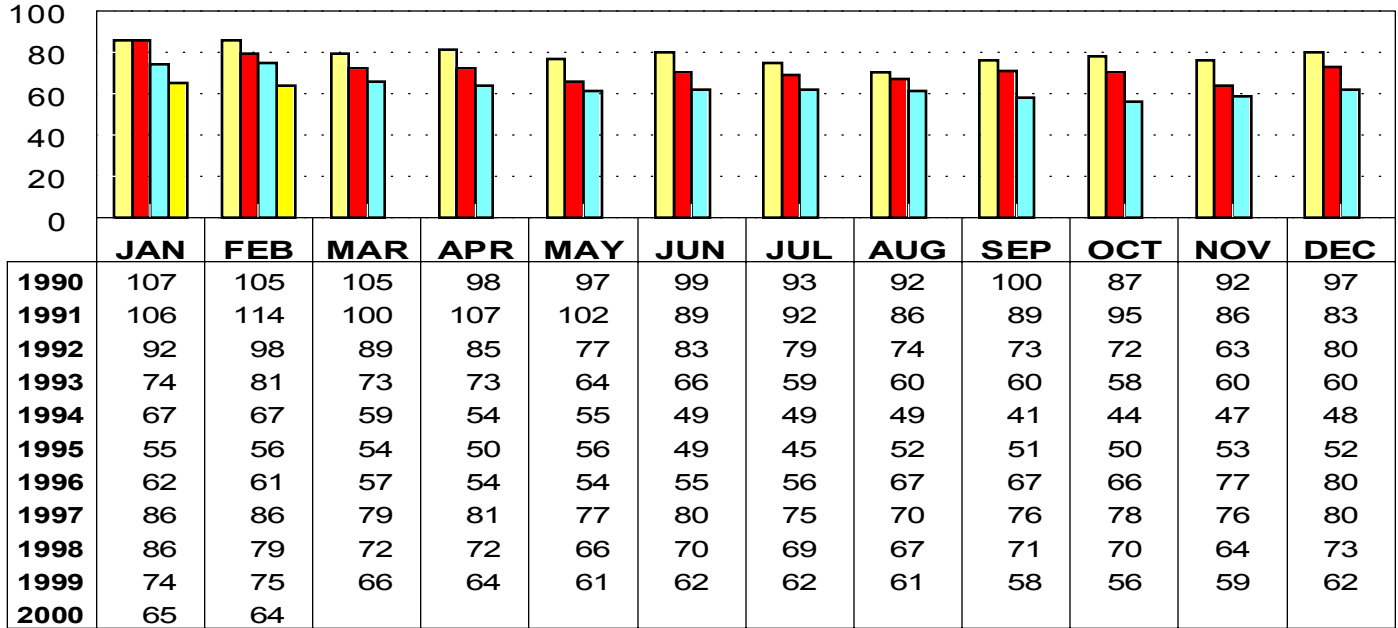
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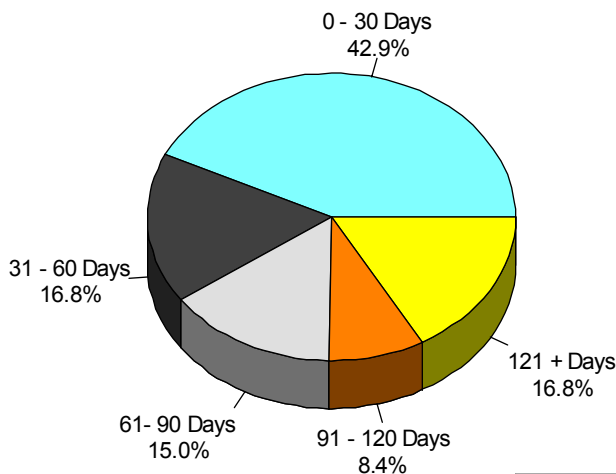
## Average Days on Market

February 2000: 64 days

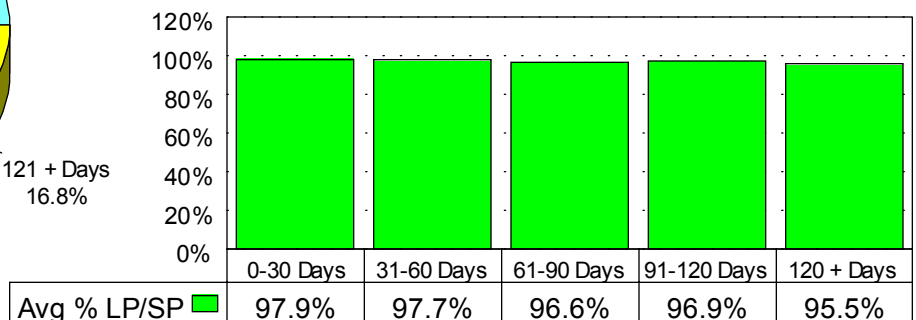


1997 1998 1999 2000

## February 2000 Average Days on Market Breakdown



## Average % of List Price Received on Solds by Market time - February 2000



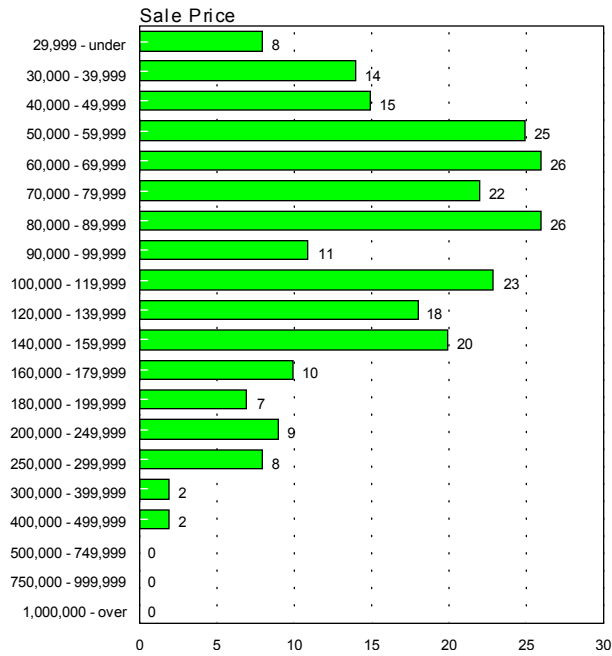
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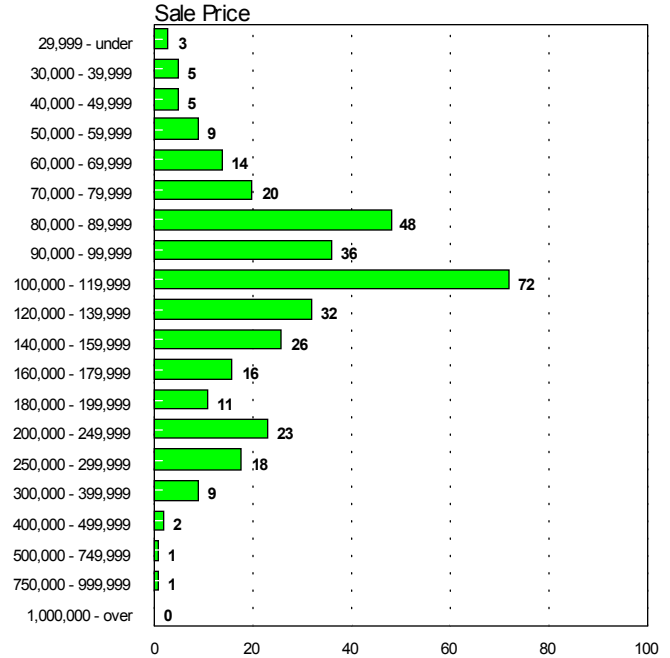
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## Sales Price Breakdown by Bedrooms

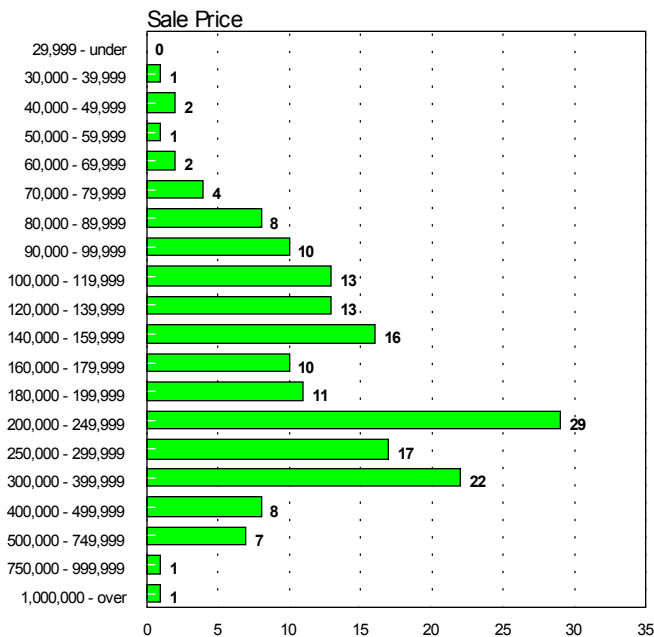
### 0 - 2 Bedrooms February 2000



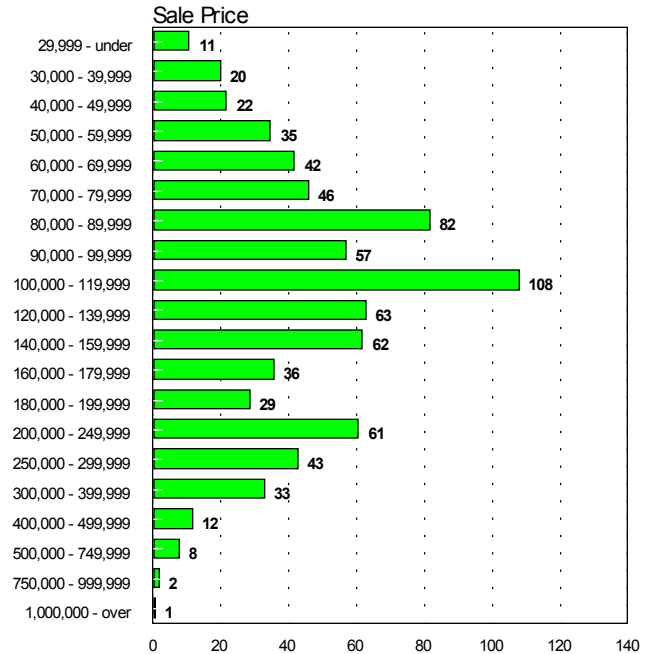
### 3 Bedrooms February 2000



### 4 + Bedrooms February 2000



### All Bedrooms February 2000



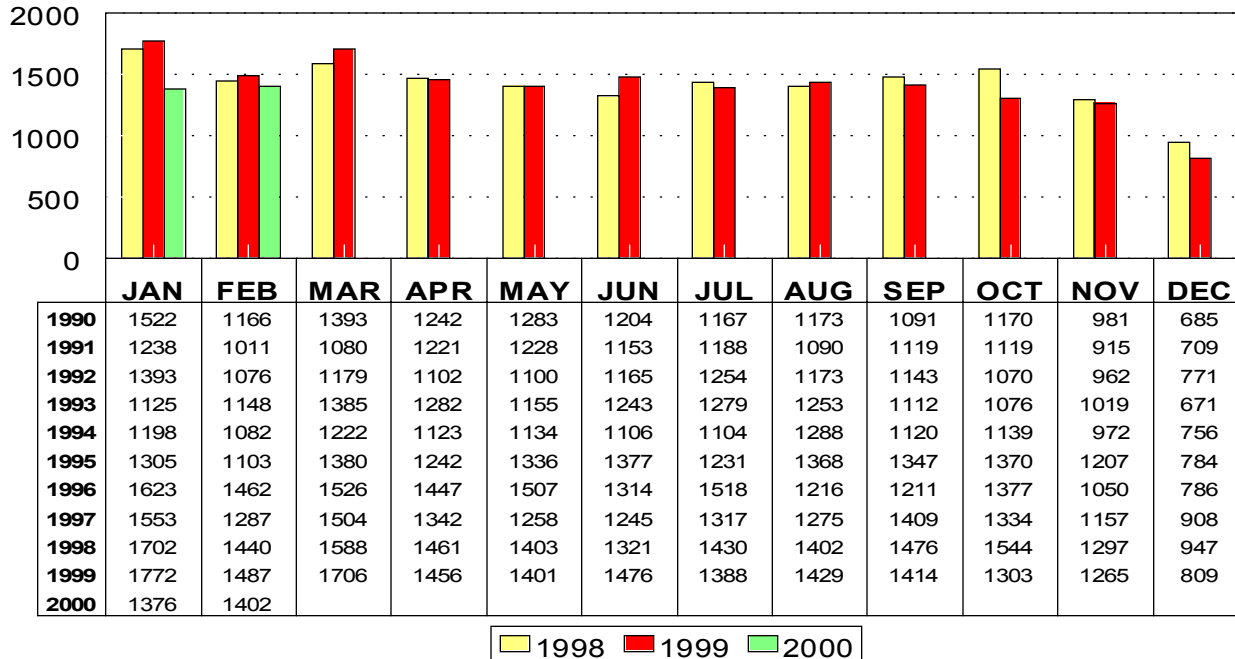
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## New Listings

February 2000: 1402

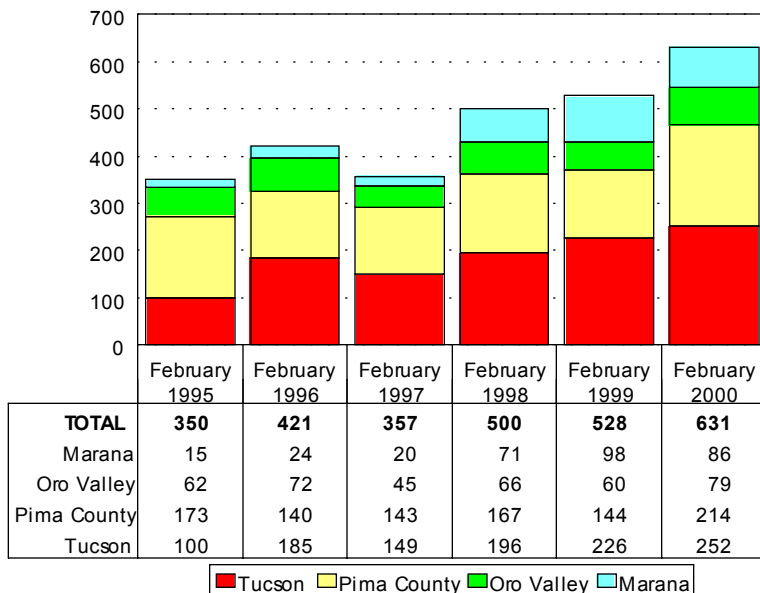


Feb 2000

Area	New
C	199
CCO	29
CNA	7
CPI	39
CSC	8
E	120
MEX	2
N	156
NE	99
NW	309
S	54
SE	77
SW	62
W	101
XNE	2
XNW	62
XS	8
XSE	10
XSW	15
XW	43

## New Housing Permits

February 2000: 631



February 2000 Type of Permits Issued  
Tucson Metro Area

Type	# Issued
Commercial Addition	25
Commercial Alteration	82
Commercial Demolition	7
Commercial New	12
Commercial Other	285
Commercial Tenant Improv	23
Duplex New	4
Duplex Other	4
Fence	7
Mobile Homes	171
Multi Family Alteration	2
Multi Family New	12
Multi Family Other	18
Patio/Ret. Wall	139
Residence Pool	128
Residential Demolition	7
Semi Public Pool	1
Sign	32
Single Family Addition	181
Single Family Alteration	49
Single Family New	667
Single Family Other	658
Travel Trailer	9
Industrial New	0
Industrial Other	0
Single Family Renewal	0
<b>TOTAL</b>	<b>2523</b>

Source: Bright Future Business Consultants

Source: Bright Future Business Consultants

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