

**February  
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: **March 14, 2001**

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

## February 2001 Residential Home Sales

The Tucson Association of REALTORS® Multiple Listing Service, Inc. reports that February's average sale price for all residential types rose by 3% to \$149,994 in 2001 from \$145,495 in 2000. The average sale price for Single Family Residences was \$165,457 in February 2001 compared to \$160,653 in February 2000. The median sale price, the price at which half the homes were sold above and below, rose by 4% from February 2000's \$112,000 to \$116,000 in February 2001. February 2001's total sales volume decreased 3% from last year's \$117,123,503 to \$113,845,495, while existing home sales decreased by 6% from 805 units sold in February 2000, to 759 in February 2001.

Average days on market dropped by 5% to 61 in February, 2001, compared to 64 in February, 2000, 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 6% from 1030 in February, 2000, to 1089 in February, 2001. The 4,708 active listings in February, 2001, were 18% over the 3,982 in February, 2000, and the 1,512 listings added during February, 2001, are 8% over the 1,402 added in February, 2000.

"Even though total units sold and total sales volume were slightly down in our monthly comparisons, our total sales volume is up 3% and the total units sold are close to the same as last year through February." "Also, total listings under contract are up 15% in year to date comparisons." Said Mike Waling, President of the Tucson Association of REALTORS® Multiple Listing Service, Inc. He continued "This indicates that we continue to have a strong market for Residential Home Sales in the first quarter of 2001."

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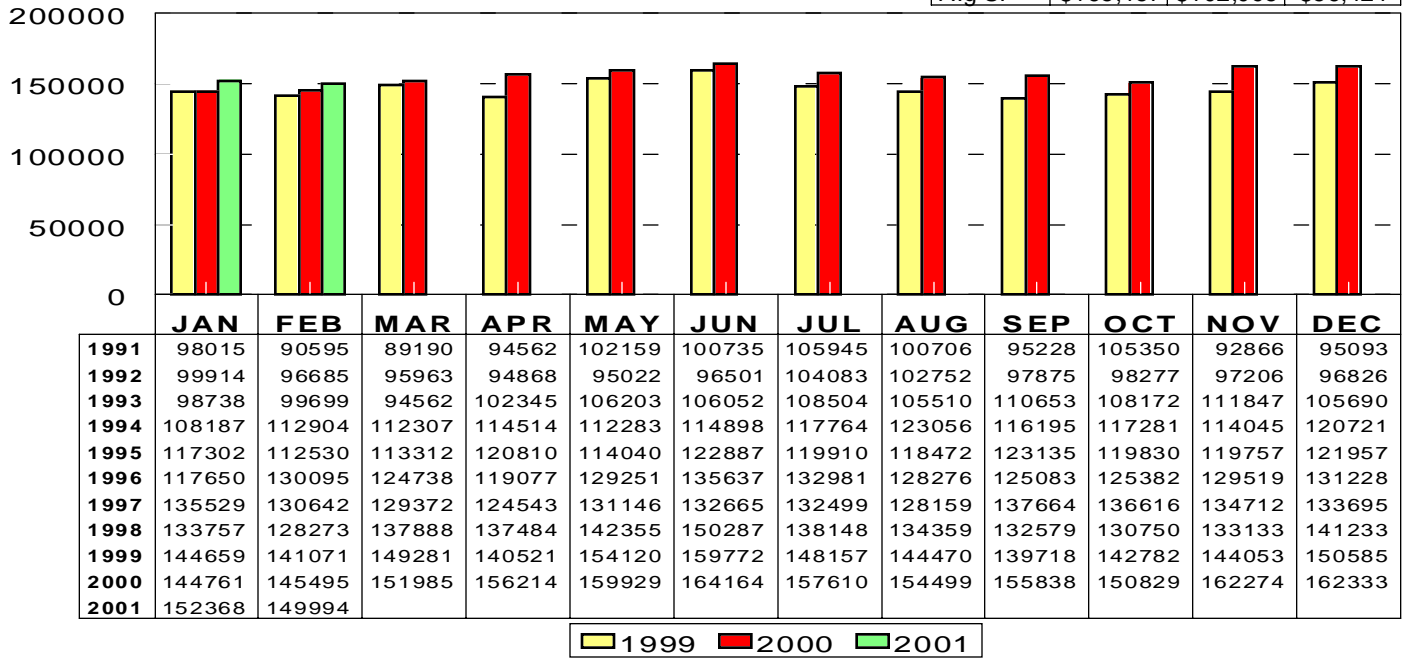
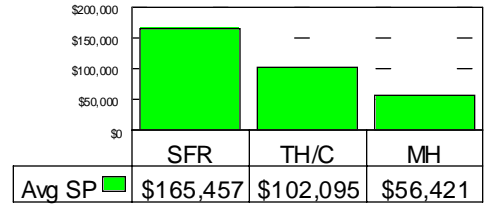
The Tucson Association of REALTORS® Multiple Listing Service, Inc. is a wholly owned subsidiary of the Tucson Association of REALTORS®. With more than 3,800 members, it is affiliated with the Arizona Association of REALTORS® and the National Association of REALTORS®. Only members of the Association can 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

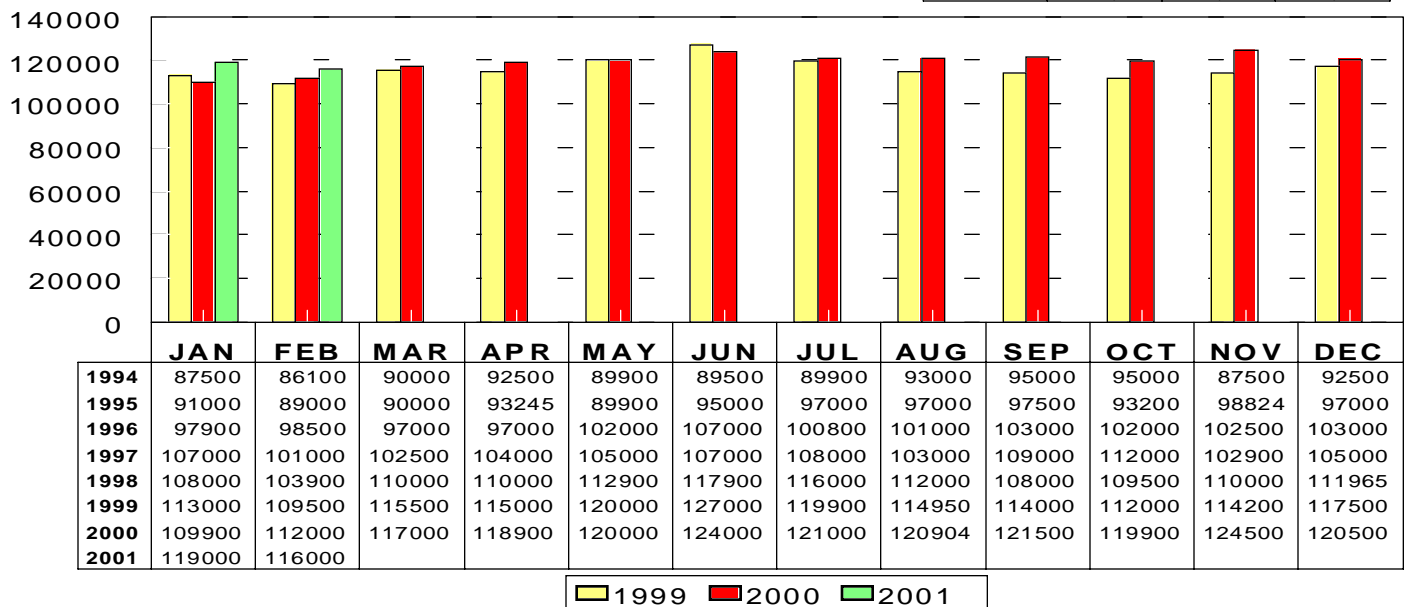
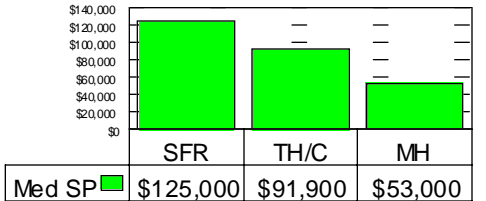
## Average Sale Price

February 2001: \$149,994



## Median Sale Price

February 2001: \$116,000



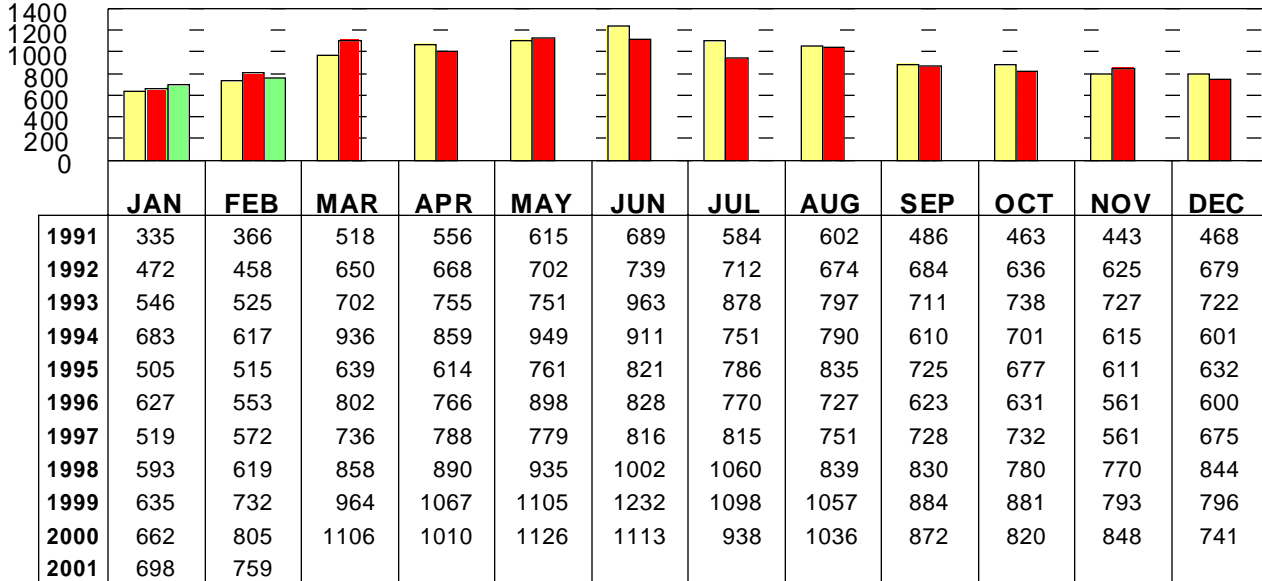
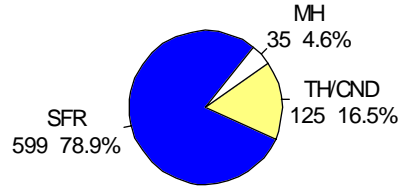
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## Total Unit Sales

February 2001: 759 Units

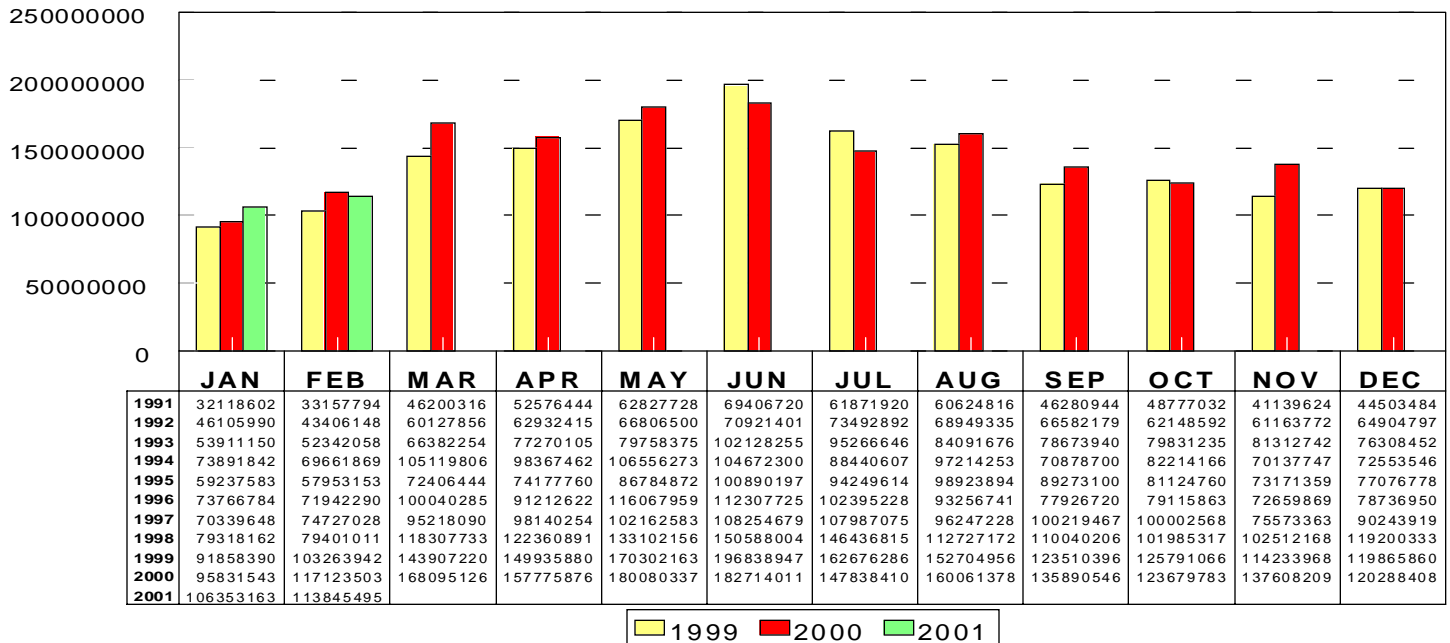
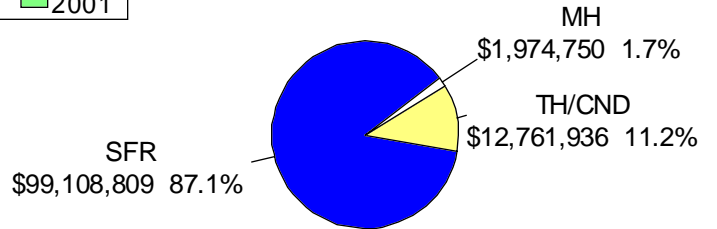


Feb 2001

Area	Sales
C	142
CCO	10
CPI	12
CSC	1
E	84
N	71
NE	49
NW	184
S	24
SE	60
SW	39
W	40
XNW	19
XS	7
XSE	5
XSW	2
XW	10

## Total Sales Volume

February 2001: \$113,845,495

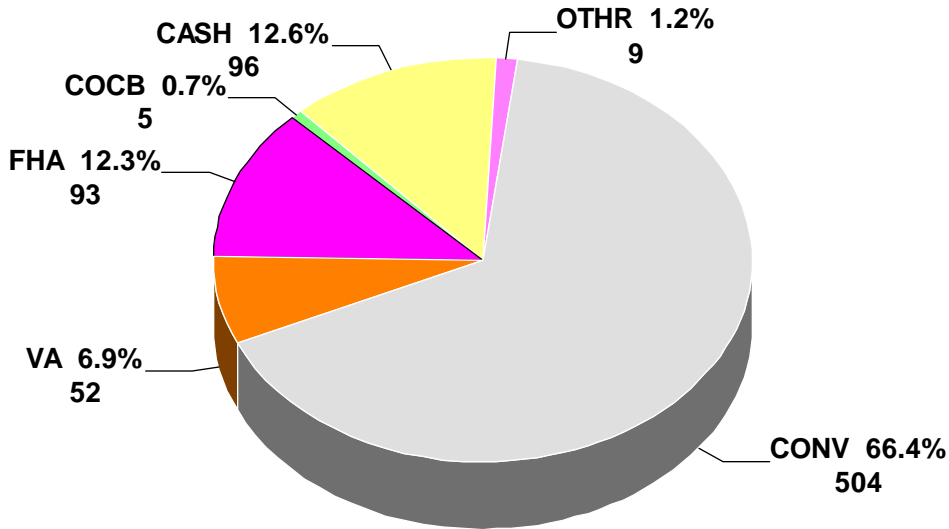


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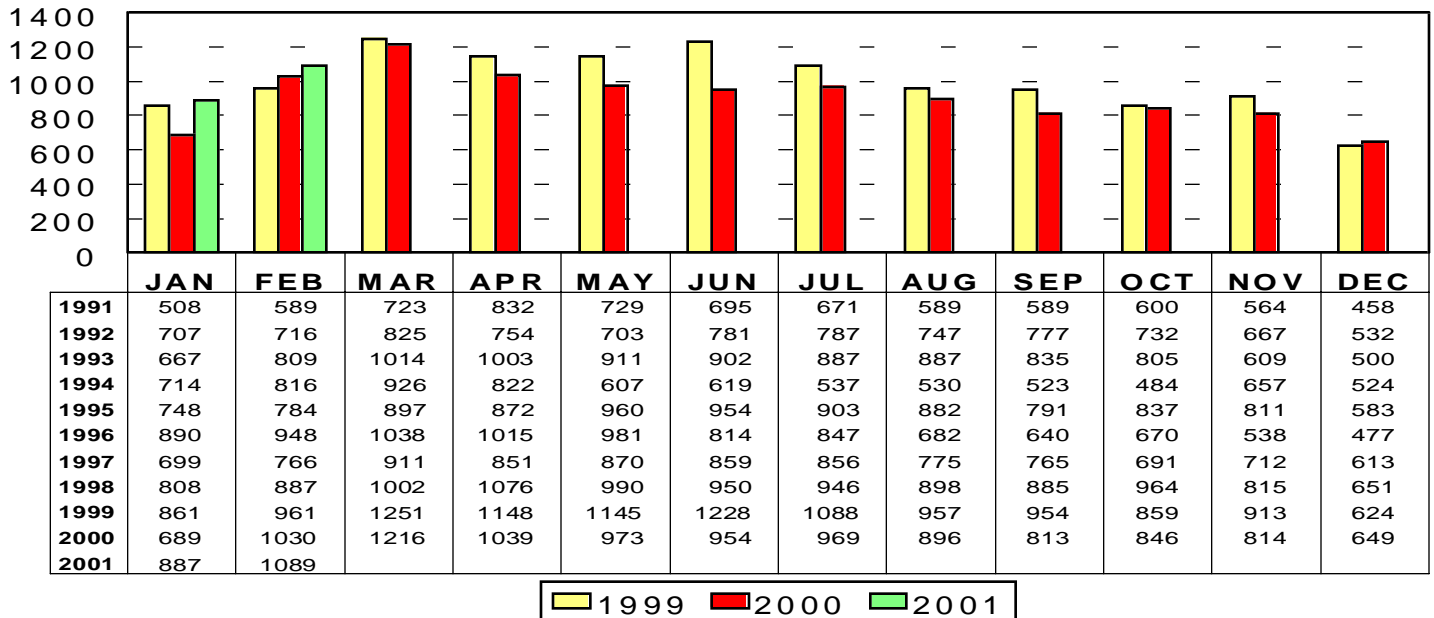
# RESIDENTIAL STATISTICS

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## Terms of Sale: February 2001



## Total Listings Under Contract Reported February 2001: 1089



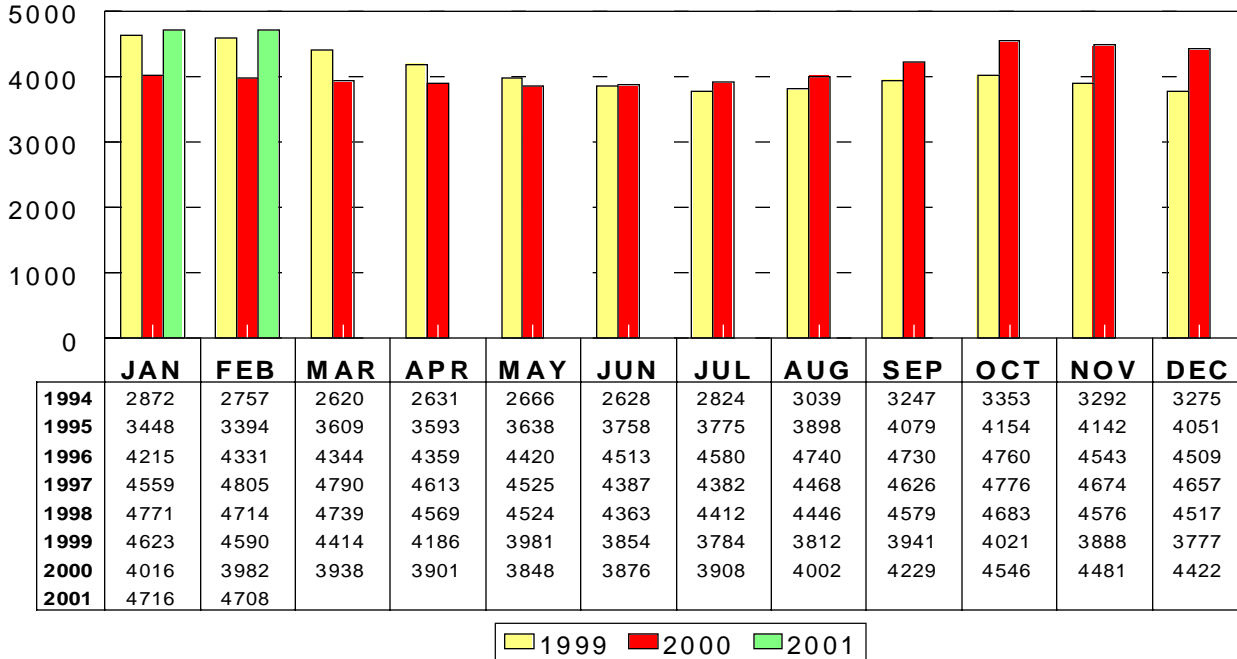
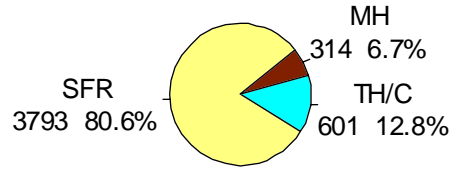
**\* Note: 1995 and forward data includes listings under contract that remained active on the market**

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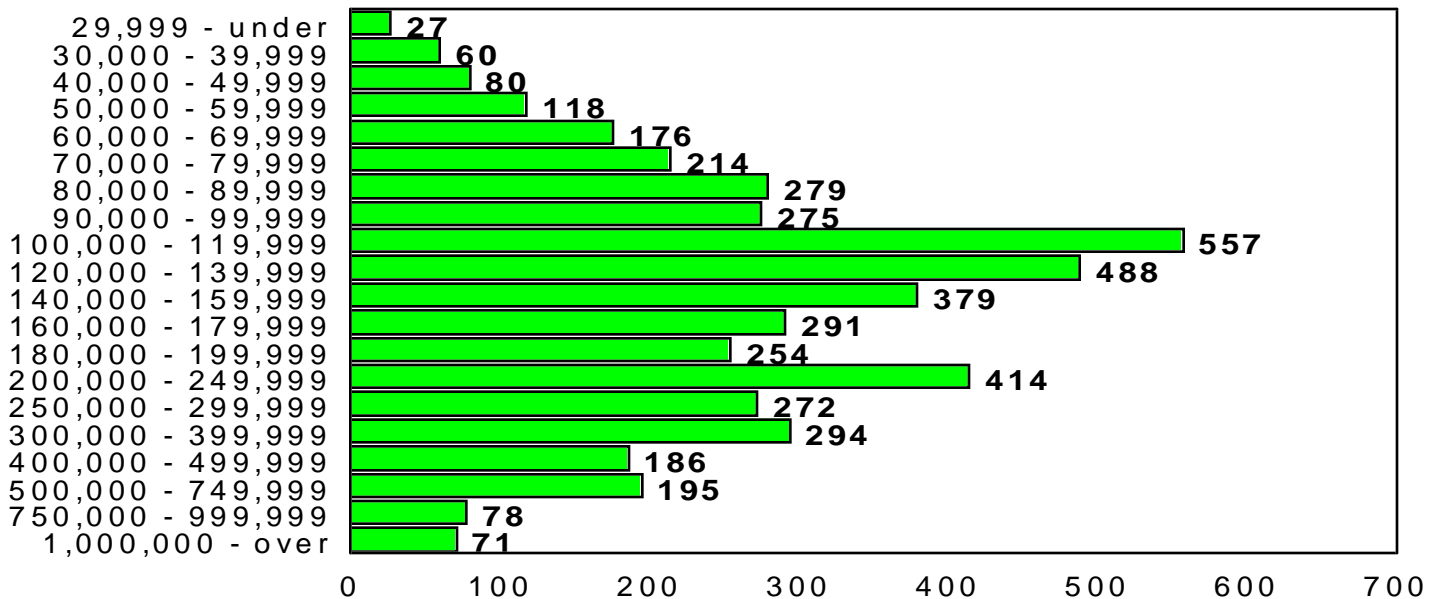
## Active Listings February 2001: 4708



### Feb 2001

Area	Listings
C	560
CCO	159
CGI	3
CGR	3
CPI	201
CSC	62
E	313
MEX	6
N	482
NE	331
NW	904
S	136
SE	259
SW	263
W	277
XNE	2
XNW	261
XS	82
XSE	67
XSW	154
XW	183

## Active Listing Price Breakdown February 2001: Average Price: \$217,753



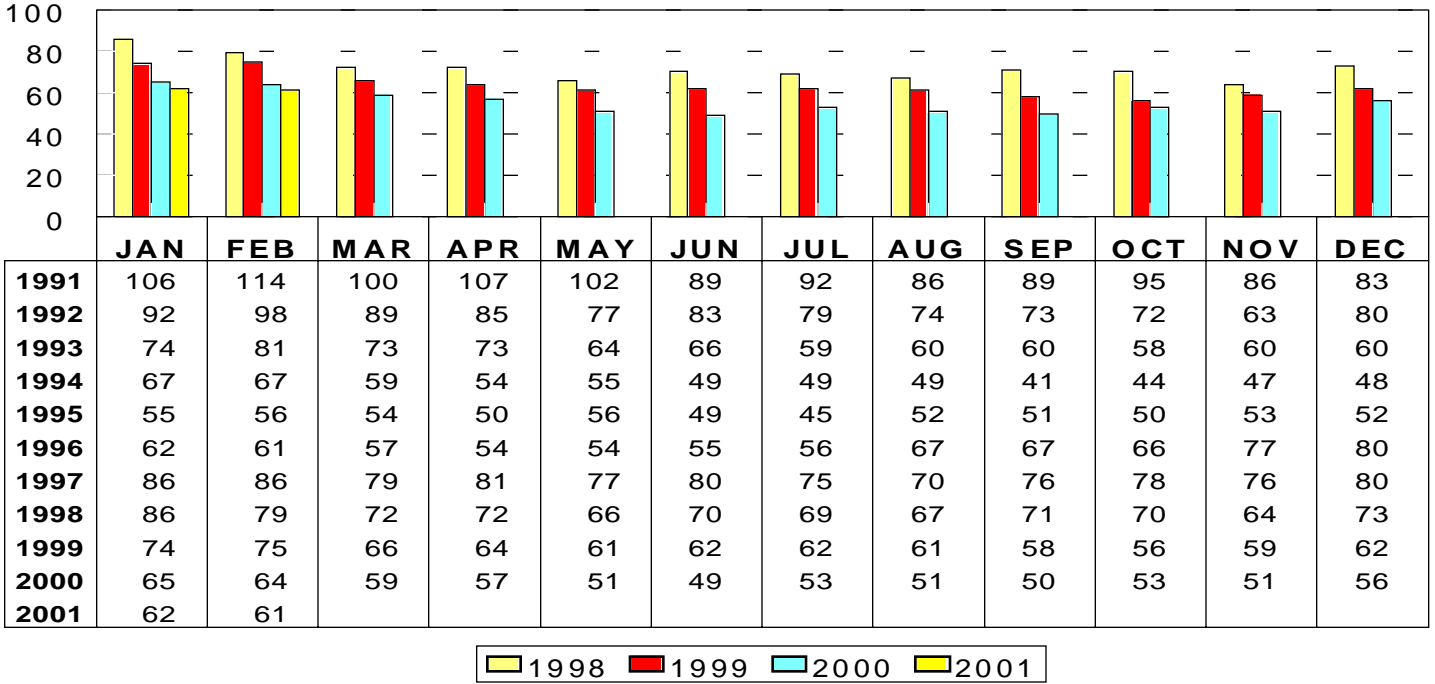
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# RESIDENTIAL STATISTICS

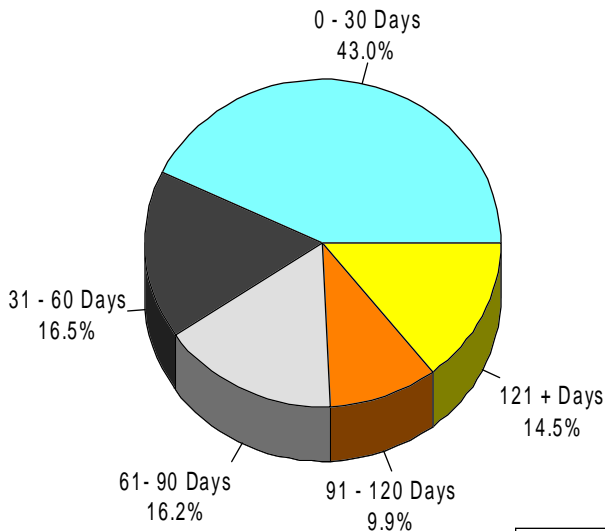
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## Average Days on Market

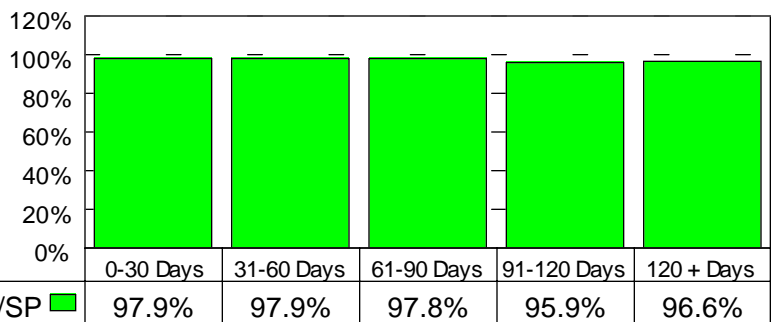
February 2001: 61 days



### February 2001 Average Days on Market Breakdown



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



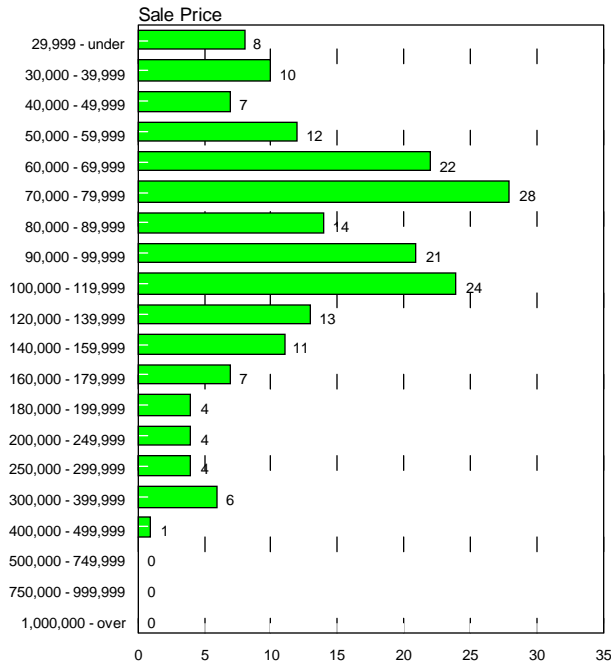
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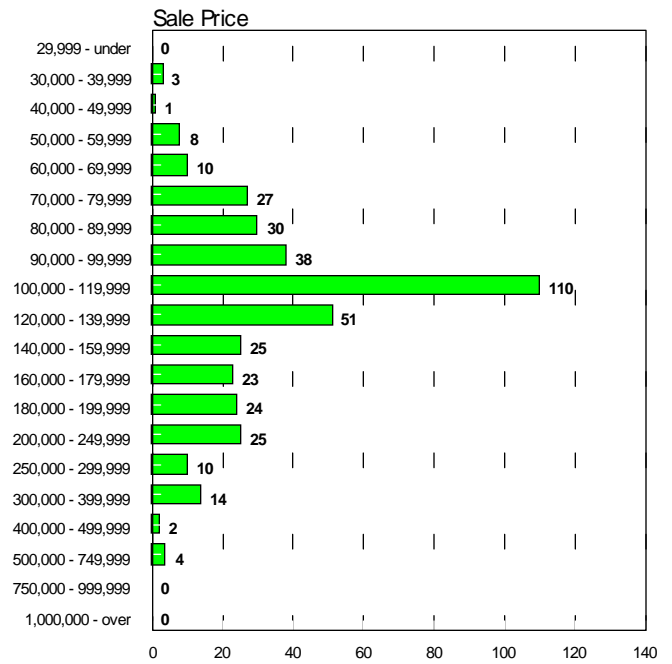
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## Sales Price Breakdown by Bedrooms

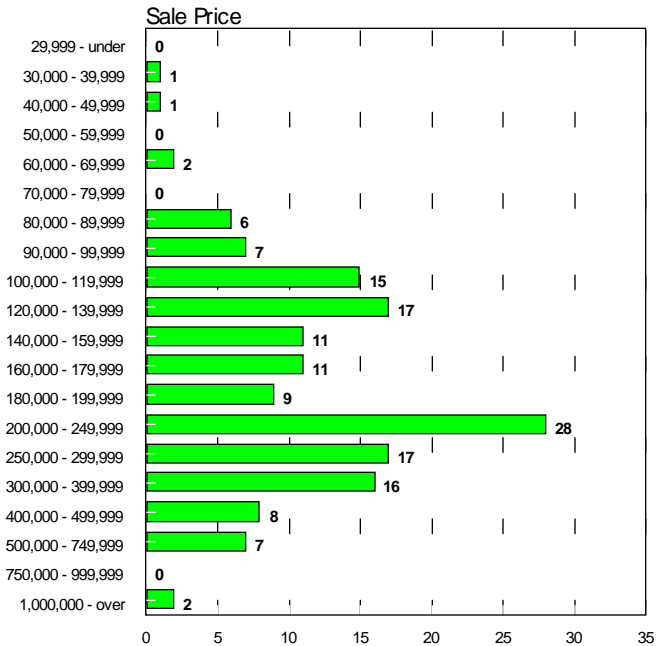
### 0 - 2 Bedrooms February 2001



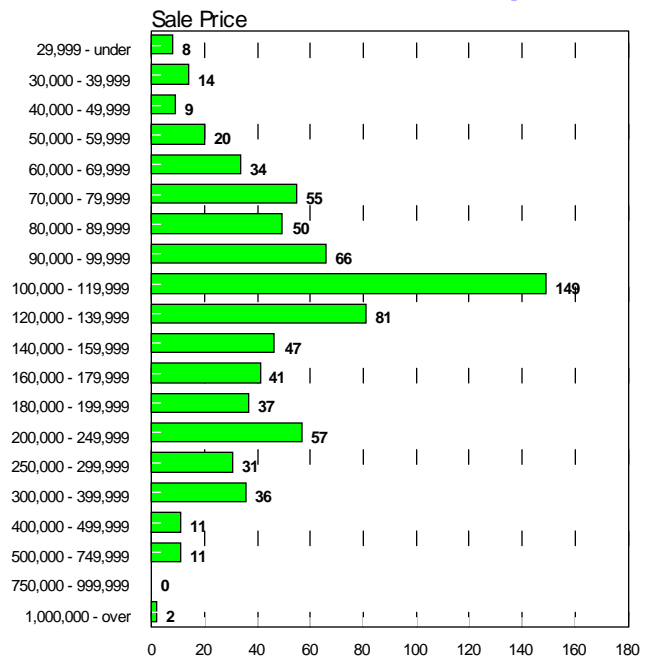
### 3 Bedrooms February 2001



### 4 + Bedrooms February 2001



### All Bedrooms February 2001



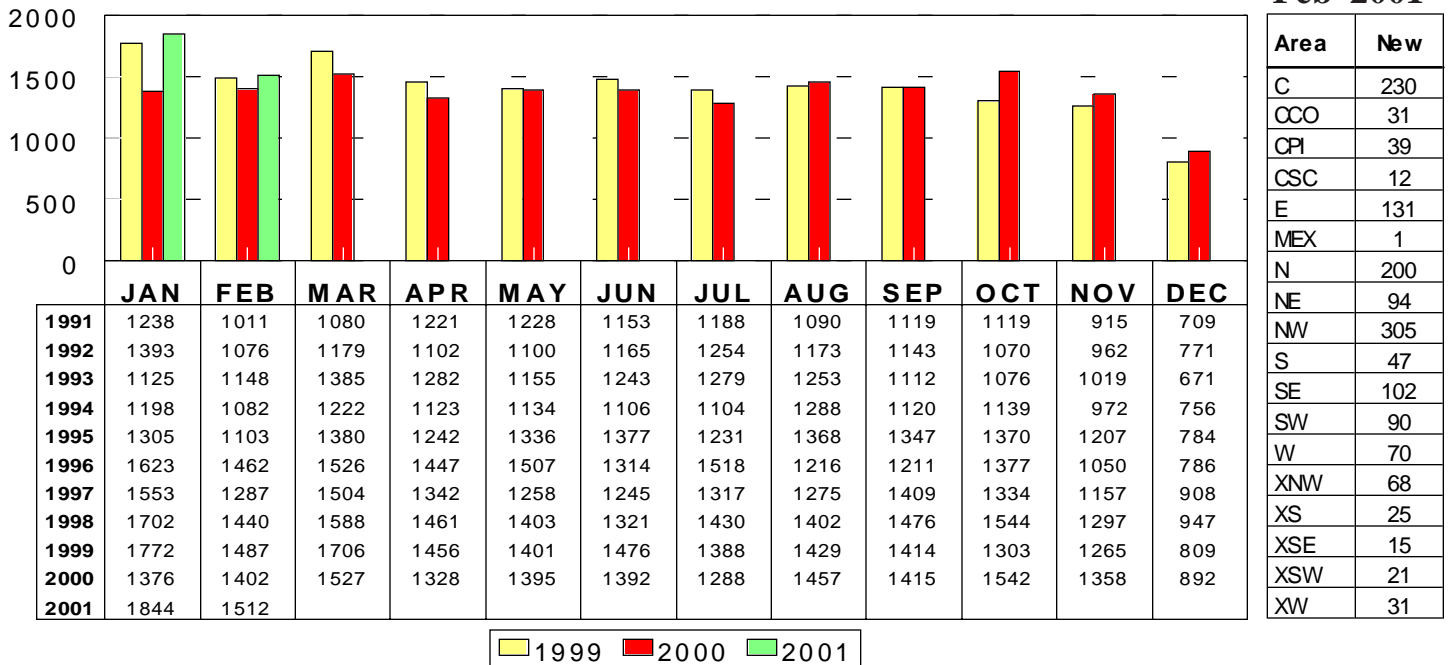
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## New Listings

February 2001: 1512

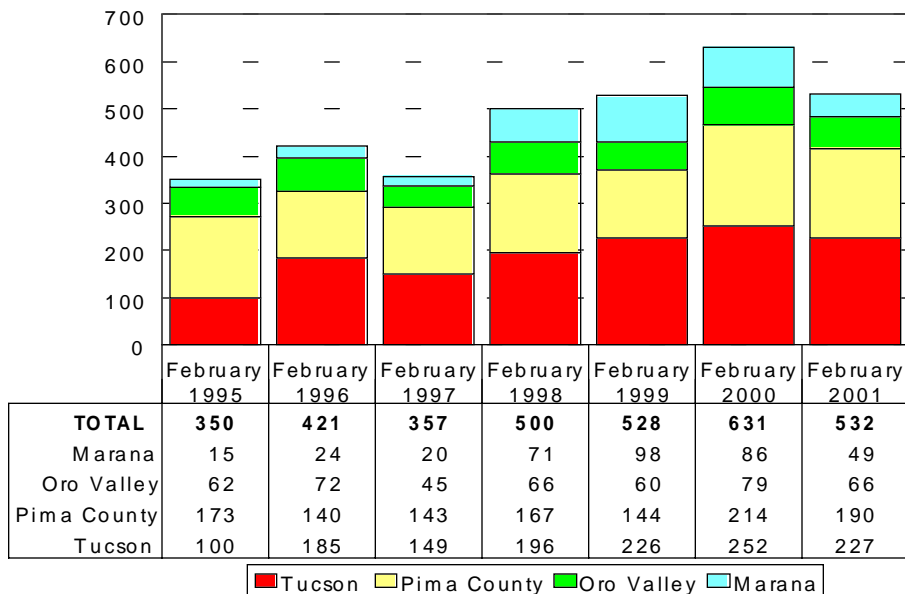


Feb 2001

Area	New
C	230
OCO	31
CPI	39
CSC	12
E	131
MEX	1
N	200
NE	94
NW	305
S	47
SE	102
SW	90
W	70
XNW	68
XS	25
XSE	15
XSW	21
XW	31

## New Housing Permits

February 2001:



Feb2001 Type of Permits Issued  
Tucson Metro Area

Type	# Issued
Commercial Addition	17
Commercial Alteration	67
Commercial Demolition	4
Commercial New	14
Commercial Other	204
Commercial Tenant Improv	12
Duplex New	7
Duplex Other	6
Fence	4
Mobile Homes	151
Multi Family Alteration	7
Multi Family New	0
Multi Family Other	30
Patio/Ret. Wall	116
Residence Pool	110
Residential Demolition	6
Semi Public Pool	1
Sign	13
Single Family Addition	180
Single Family Alteration	50
Single Family New	589
Single Family Other	681
Travel Trailer	5
Industrial New	0
Industrial Other	0
Single Family Renewal	3
TOTAL	2277

Source: Bright Future Business Consultants

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