

**April  
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: **May 18, 2001**

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

### **April 2001 Residential Home Sales**

The Tucson Association of REALTORS® Multiple Listing Service, Inc. reports that April's average sale price for all residential types rose by 5% to \$164,005 in 2001 from \$156,214 in 2000. The average sale price for Single Family Residences was \$176,474 in April 2001 compared to \$169,074 in April 2000. The median sale price, the price at which half the homes were sold above and below, rose by 9% from April 2000's \$118,900 to \$129,500 in April 2001. April 2001's total sales volume increased 9% from last year's \$157,775,876 to \$171,877,649, while existing home sales increased by 4% from 1010 units sold in April 2000, to 1048 in April 2001.

Average days on market dropped by 4% to 55 in April, 2001, compared to 57 in April, 2000, with 48.3% 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 12% from 1,039 in April, 2000, to 1,168 in April, 2001. The 4,478 active listings in April, 2001, were 15% over the 3,901 in April, 2000, and the 1,509 listings added during April, 2001, are 14% over the 1,328 added in April, 2000.

"Our year to date sales statistics are running close to or above the same period in 2000", said Mike Waling, President, Tucson Association of REALTORS® Multiple Listing Service, Inc. "The total units sold are 9 units below this time last year and total sales volume is up by 3% or \$17,912,444 compared to this same period in 2000". Mike continued, "The median sales price in April 2001 set a record at \$129,500 for the Tucson Area and the resale home market continues to be very active".

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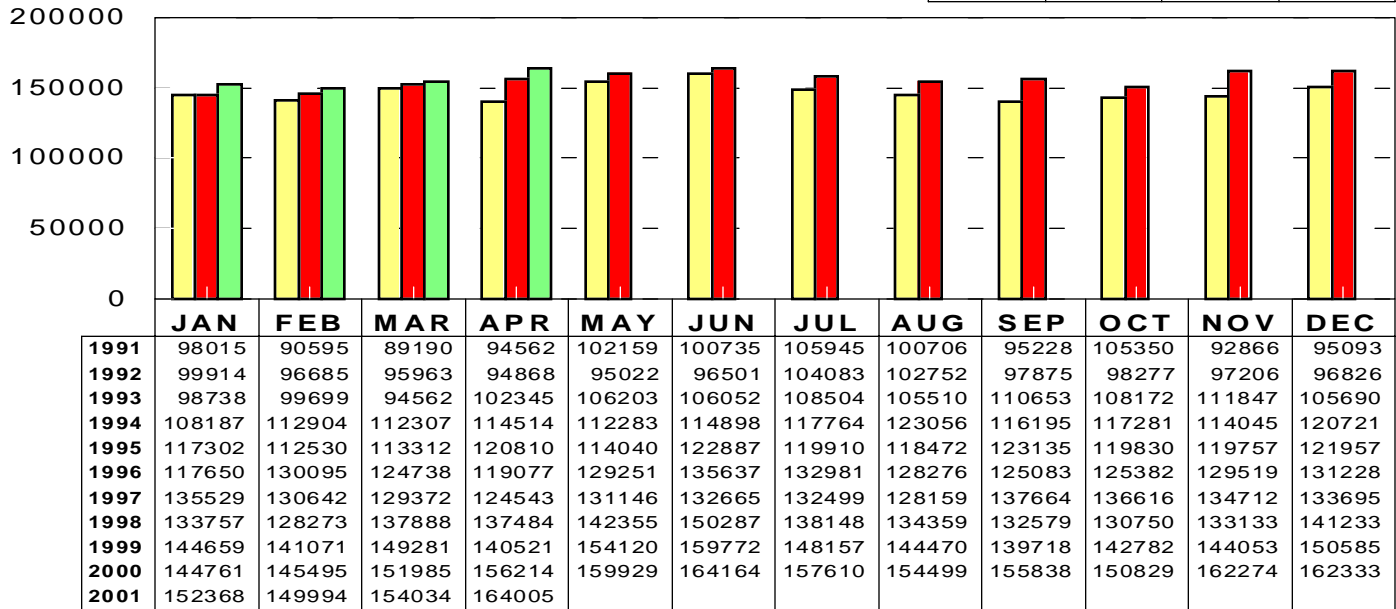
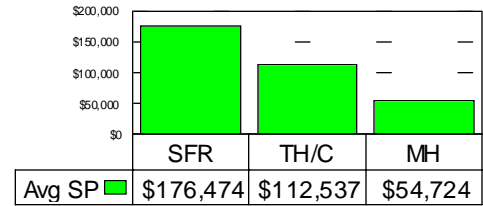
The Tucson Association of REALTORS® Multiple Listing Service, Inc. is a wholly owner subsidiary of the Tucson Association of REALTORS®. With more than 3,800 members, it is affiliated with the Arizona Association of REALTORS® and the National Association of REALTORS®. Only members of the Association can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

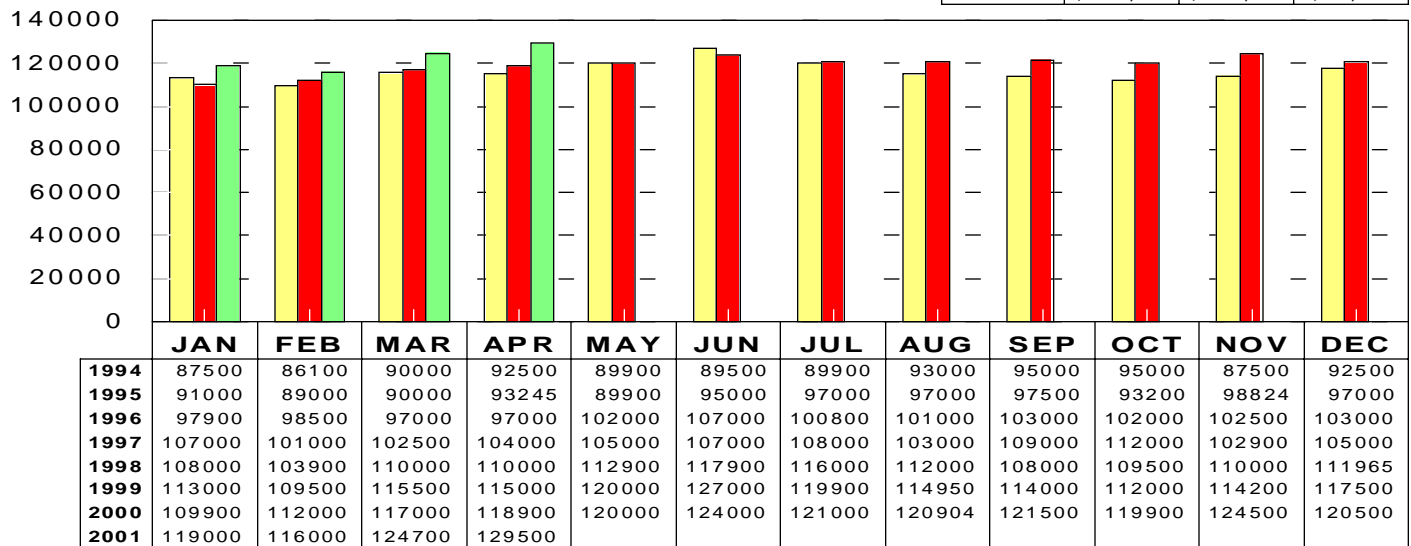
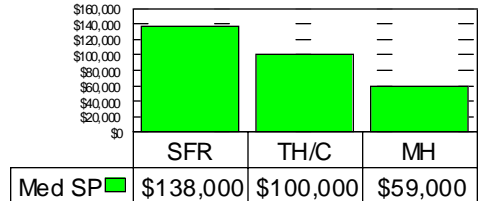
April 2001: \$164,005



1999 2000 2001

## Median Sale Price

April 2001: \$129,500



1999 2000 2001

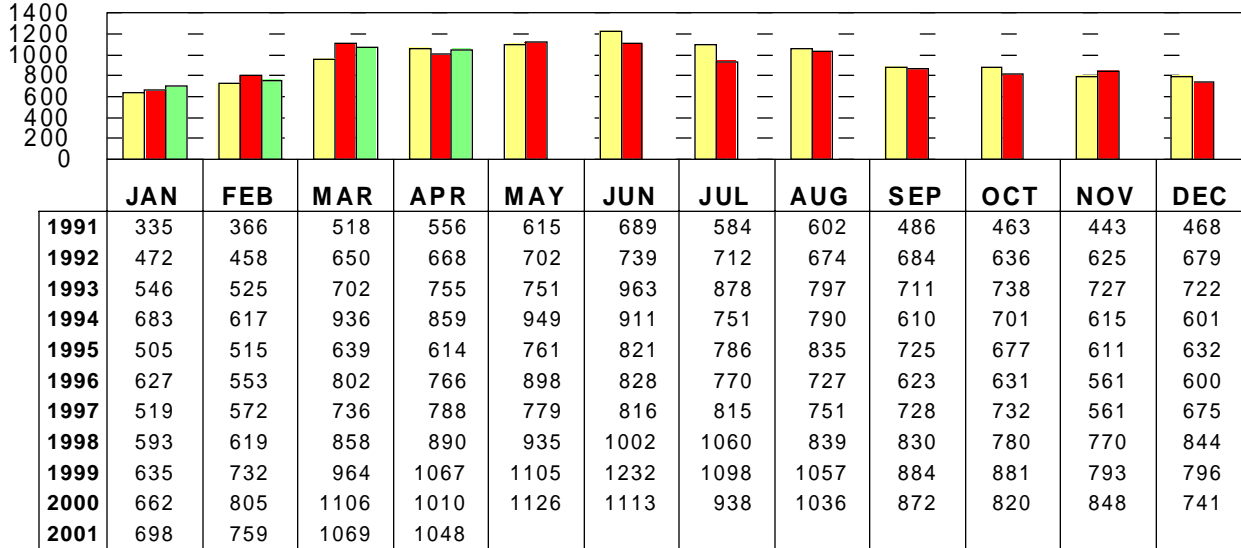
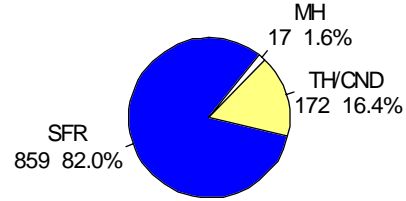
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# RESIDENTIAL STATISTICS

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## Total Unit Sales

April 2001: 1048 Units



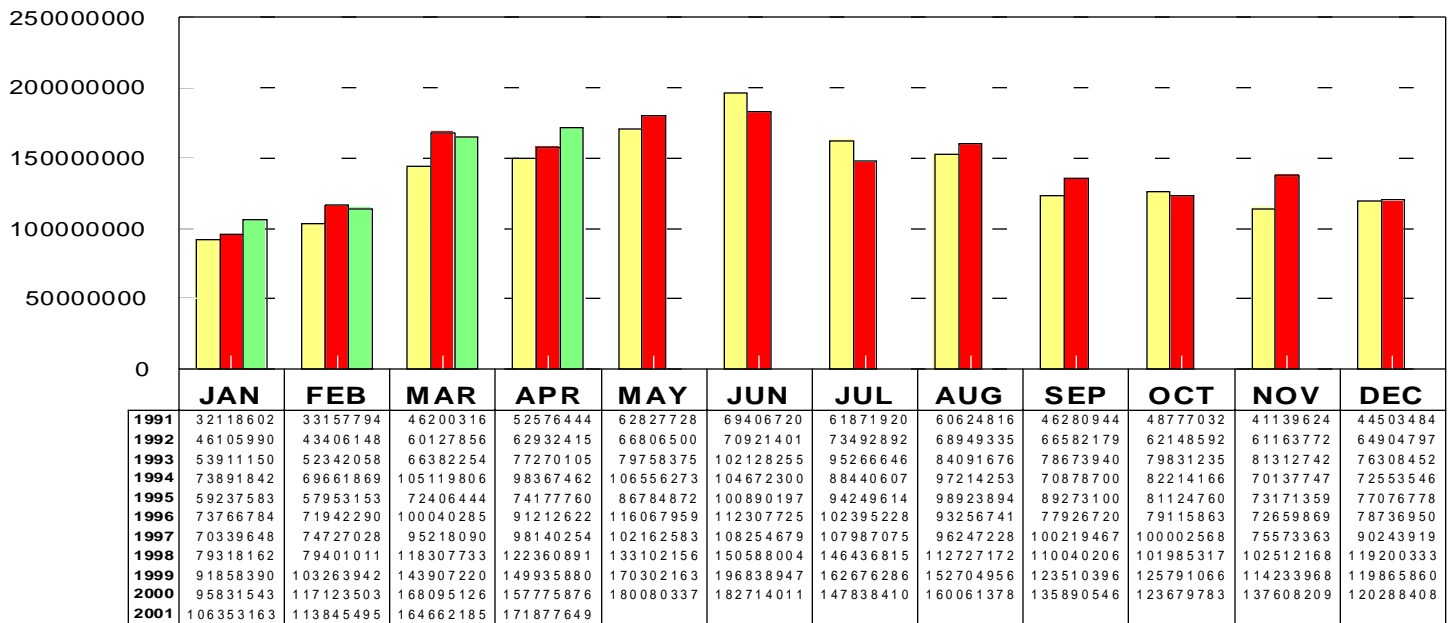
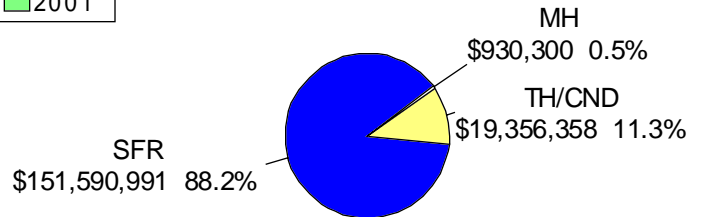
Apr 2001

Area	Sales
C	169
CCO	14
CGR	1
CPI	16
GSC	5
E	114
N	128
NE	66
NW	236
S	35
SE	77
SW	50
W	66
XNW	45
XS	4
XSE	5
XSW	7
XW	10

1999 2000 2001

## Total Sales Volume

April 2001: \$171,877,649



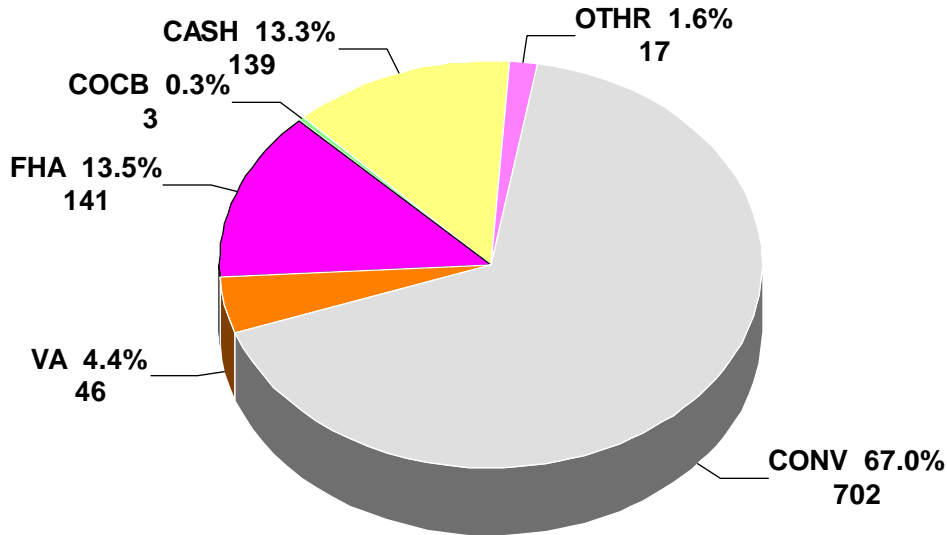
1999 2000 2001

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# RESIDENTIAL STATISTICS

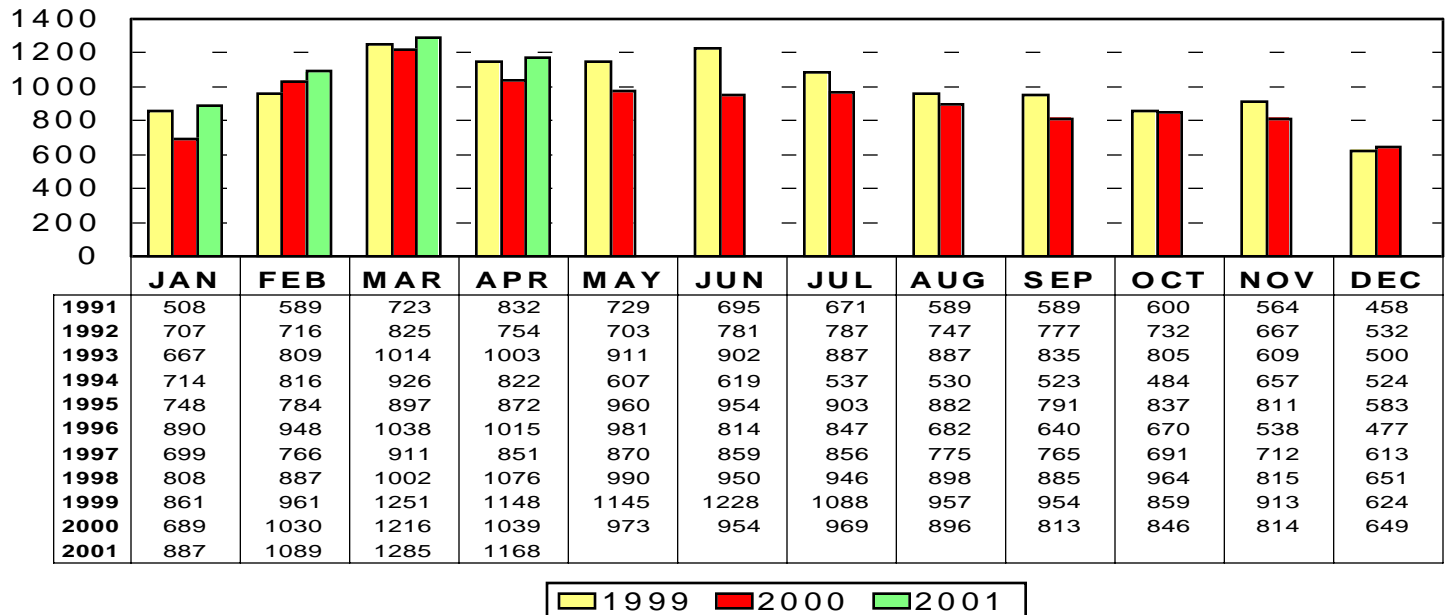
Including: Single Family, Townhouse, Condominium, Mobile Home, and New Construction

## Terms of Sale: April 2001



## Total Listings Under Contract Reported

April 2001: 1168



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

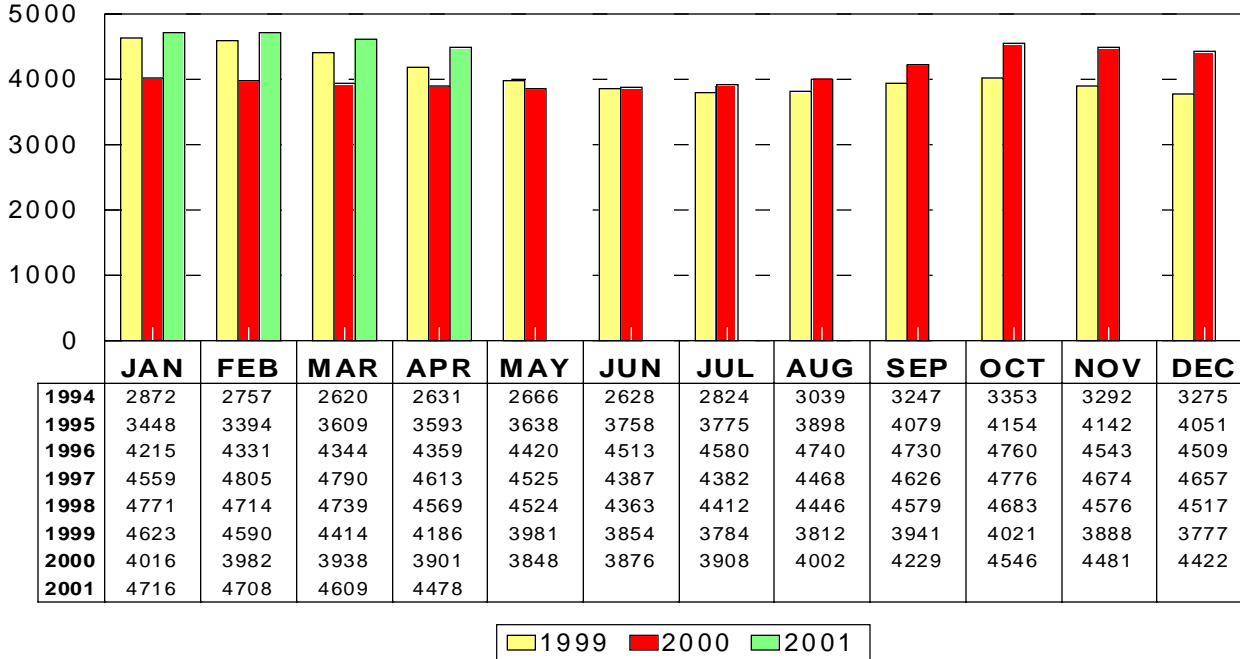
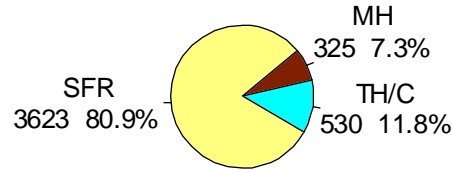
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# RESIDENTIAL STATISTICS

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## Active Listings

April 2001: 4478

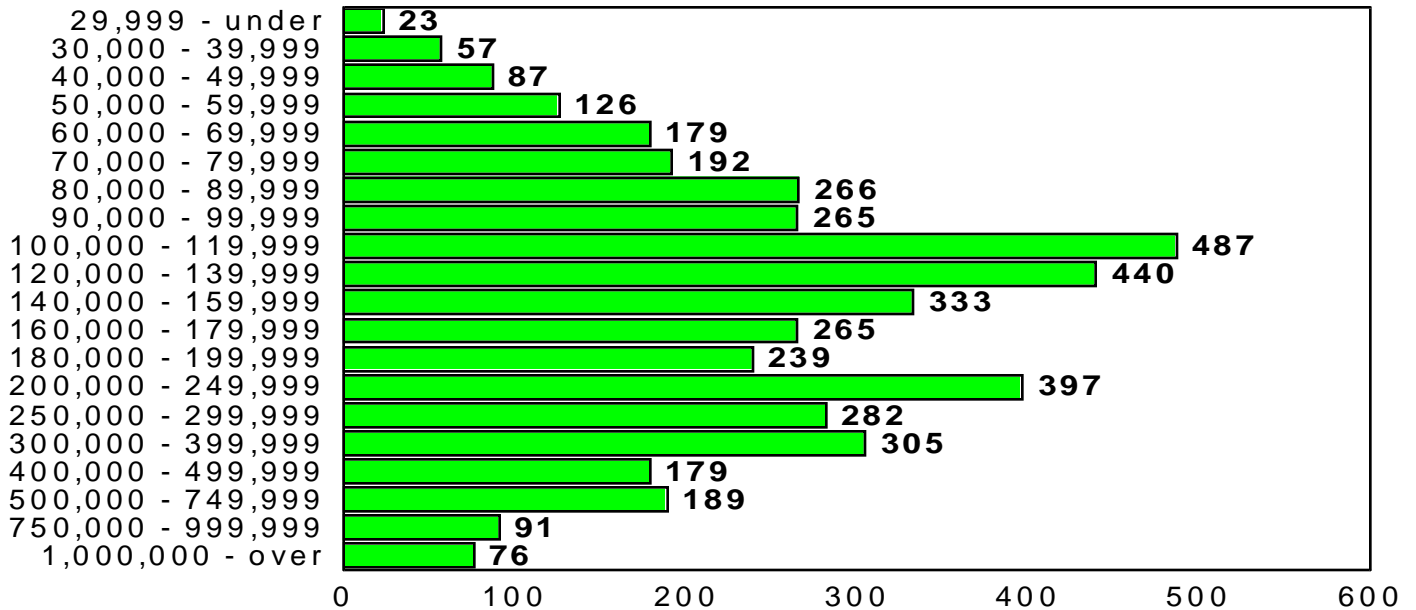


### Apr 2001

Area	Listings
C	564
CCO	133
CGI	3
CGR	2
CPI	193
CSC	68
E	276
MEX	8
N	454
NE	327
NW	817
S	139
SE	255
SW	258
W	251
XNE	2
XNW	255
XS	83
XSE	61
XSW	139
XW	190

## Active Listing Price Breakdown

April 2001: Average Price: \$225,509



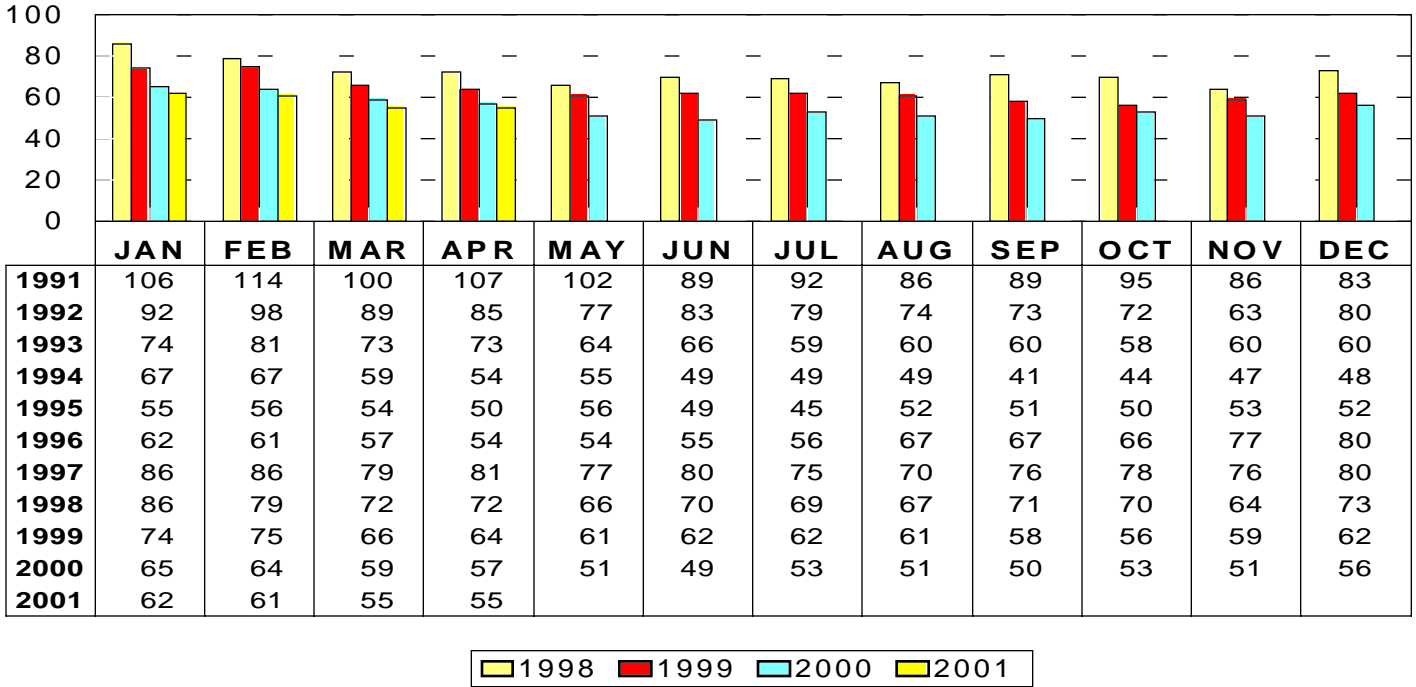
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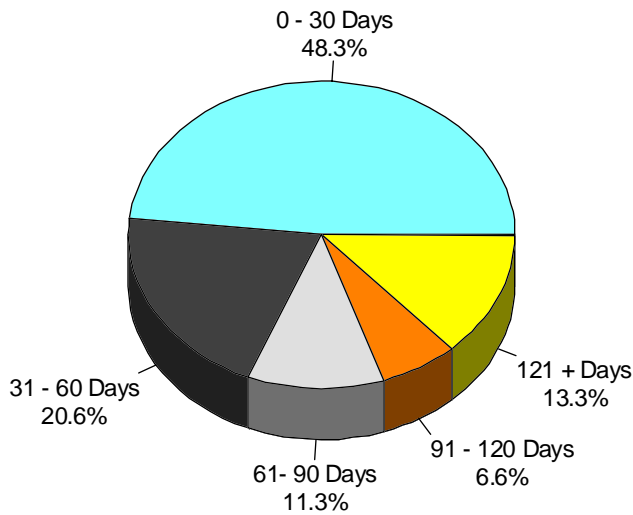
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## Average Days on Market

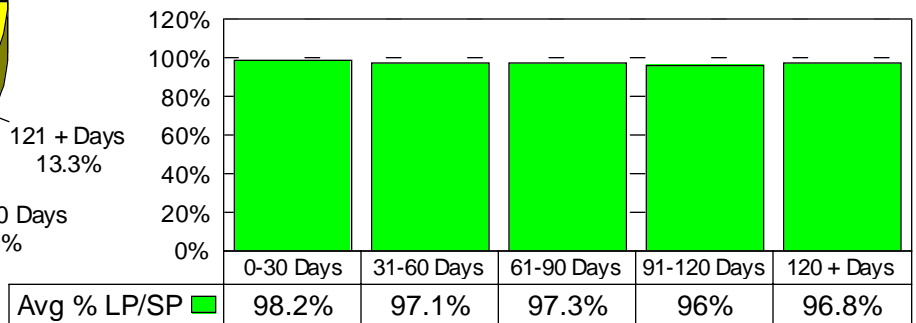
April 2001: 55 days



### April 2001 Average Days on Market Breakdown



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



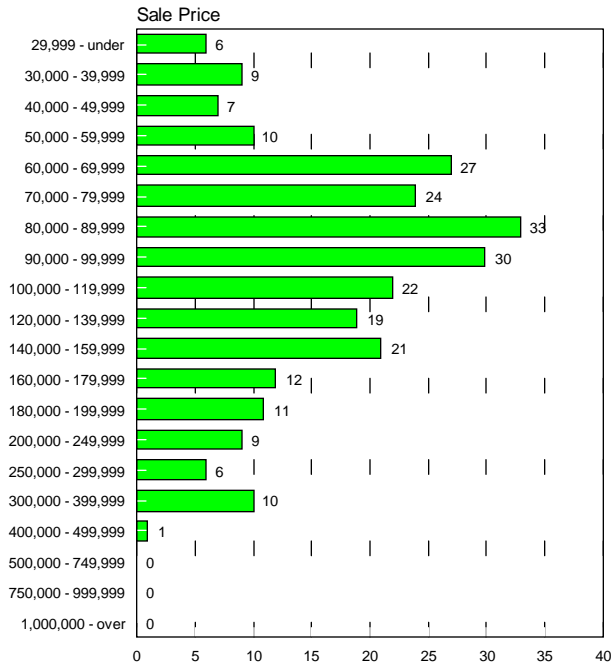
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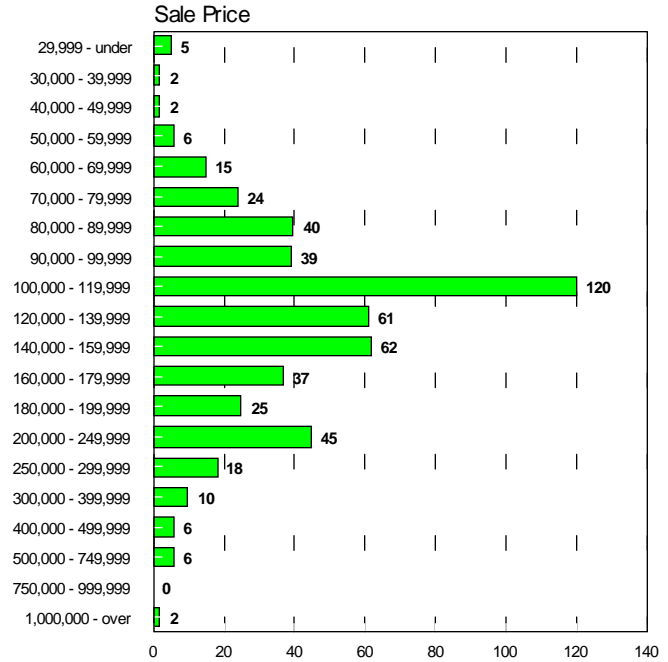
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## Sales Price Breakdown by Bedrooms

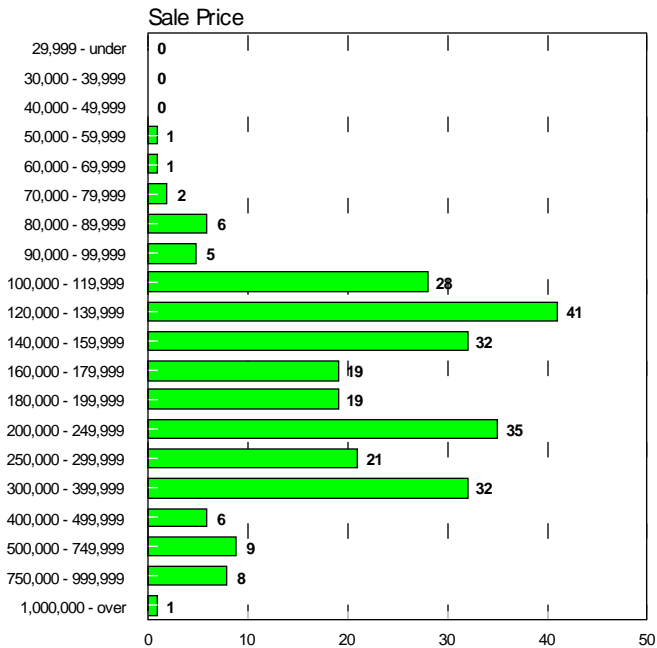
### 0 - 2 Bedrooms April 2001



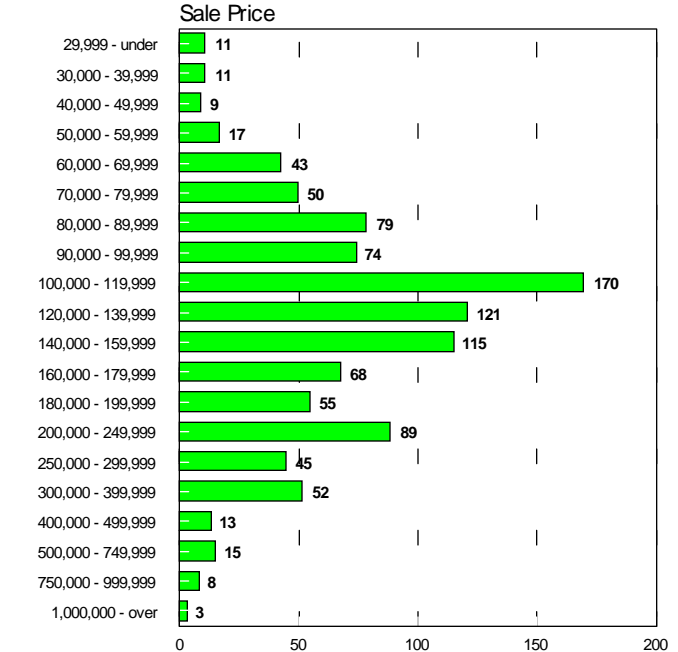
### 3 Bedrooms April 2001



### 4 + Bedrooms April 2001



### All Bedrooms April 2001



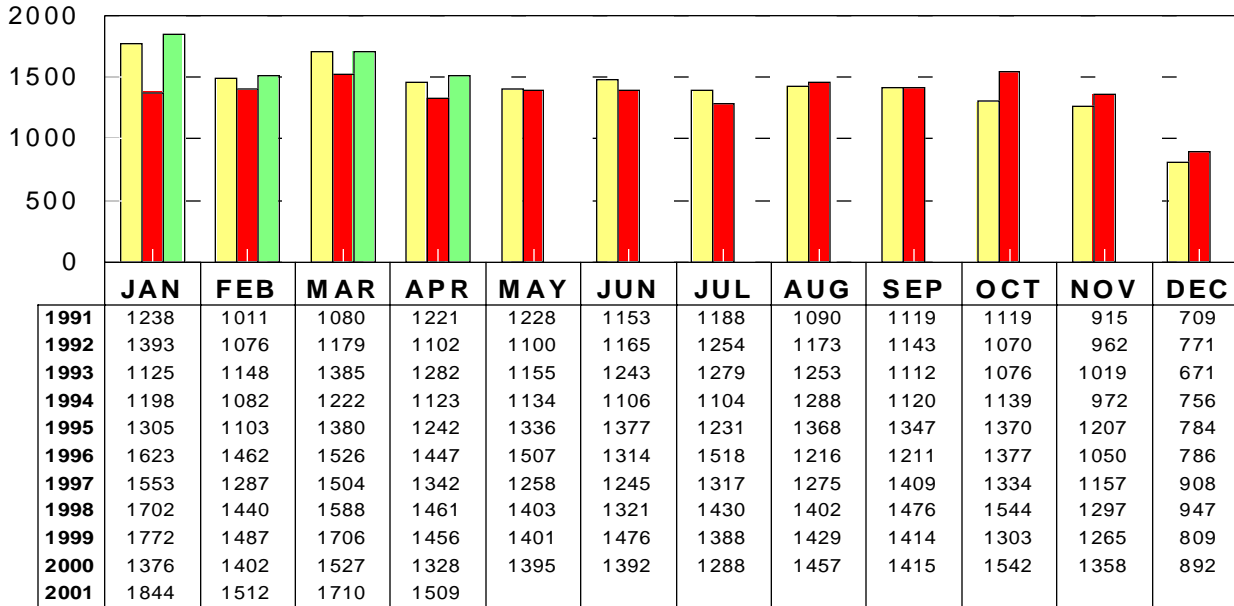
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## New Listings

April 2001: 1509



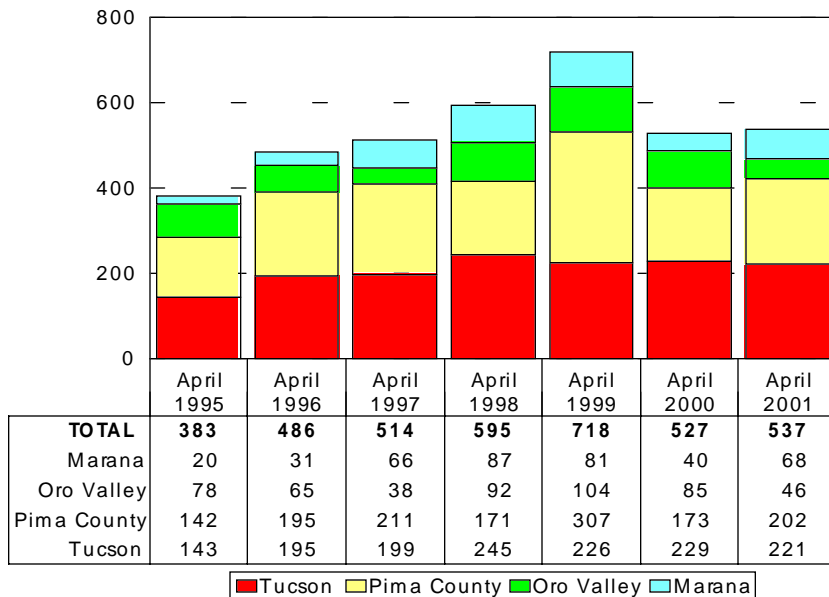
Apr 2001

Area	New
C	256
OCO	27
CPI	37
CSC	8
E	112
MEX	1
N	151
NE	120
NW	308
S	50
SE	114
SW	85
W	89
XNW	63
XS	20
XSE	13
XSW	18
XW	37

1999 2000 2001

## New Housing Permits

April 2001: 537



Tucson Pima County Oro Valley Marana

Source: Bright Future Business Consultants

### Apr2001 Type of Permits Issued Tucson Metro Area

Type	# Issued
Commercial Addition	31
Commercial Alteration	72
Commercial Demolition	3
Commercial New	18
Commercial Other	216
Commercial Tenant Improv	16
Duplex New	7
Duplex Other	6
Fence	7
Mobile Homes	187
Multi Family Alteration	10
Multi Family New	0
Multi Family Other	27
Patio/Ret. Wall	137
Residence Pool	130
Residential Demolition	7
Semi Public Pool	1
Sign	9
Single Family Addition	197
Single Family Alteration	61
Single Family New	624
Single Family Other	696
Travel Trailer	7
Industrial New	0
Industrial Other	1
Single Family Renewal	2
<b>TOTAL</b>	<b>2472</b>

Source: Bright Future Business Consultants

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