

**April
1997**

MLS Month in Review

Tucson Association of REALTORS® Multiple Listing Service, Inc.

"The Voice for Real Estate" in Tucson

1622 North Swan Road, Tucson, Arizona, 85712

Edited By:
James E. Adams
M.I.S. Director



For Immediate Release: **May 26, 1997**

Contact: John Hamner, President, 297-4545
Beverly M. Faull, RCE, Executive Vice President, 327-4218

April 1997 Residential Home Sales

The Tucson Association of REALTORS® Multiple Listing Service, Inc. reports that existing home sales were steady in comparison from 766 units in April, 1996, to 762 units in April 1997, while total sales volume climbed 5% from last year's \$91,212,622 to \$95,411,898. April's average sale price rose by 5% to \$125,212 in 1997 compared to \$119,077 in 1996. The median sale price, the price at which half the homes were sold above and below, climbed 8% from 1996's \$97,000 to \$104,477 in 1997.

Average days on market rose to 82 in April, 1997, compared to 54 in April, 1996, with 35% of all listings selling in the first 30 days on the market. Pending contracts, those transactions subject to contract, but not yet closed escrow, decreased from 1,015 in April, 1996, to 851 in April, 1997. The 4,613 active listings represent an 6% increase from 4,359 in April 1996 and the 1,342 listings added during April 1997, are down 7% from the 1,447 added in April, 1996.

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®. It's members provide professional real estate services to buyers and sellers and adhere to the organization's strict professional Code of Ethics.

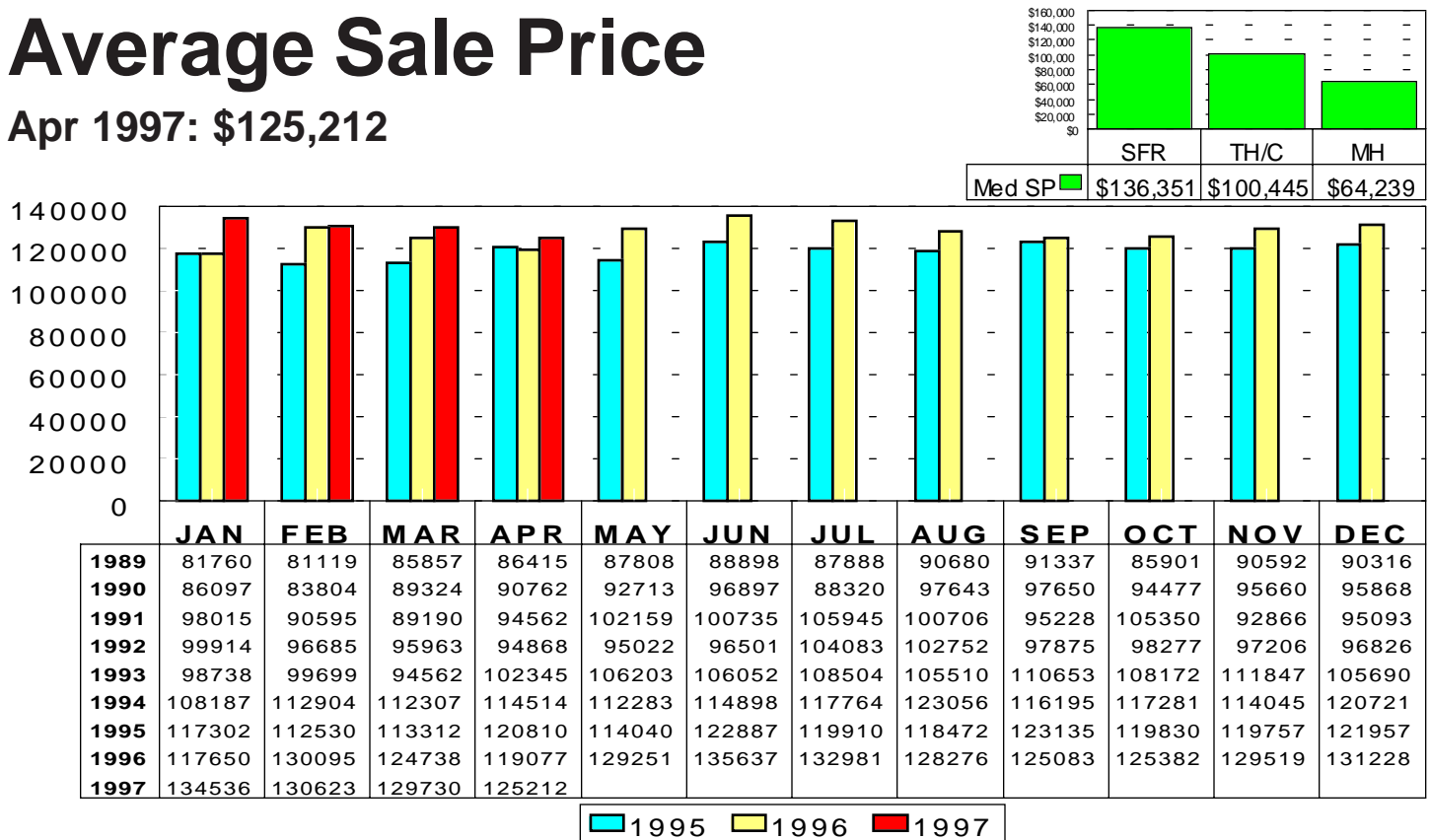
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RESIDENTIAL STATISTICS

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

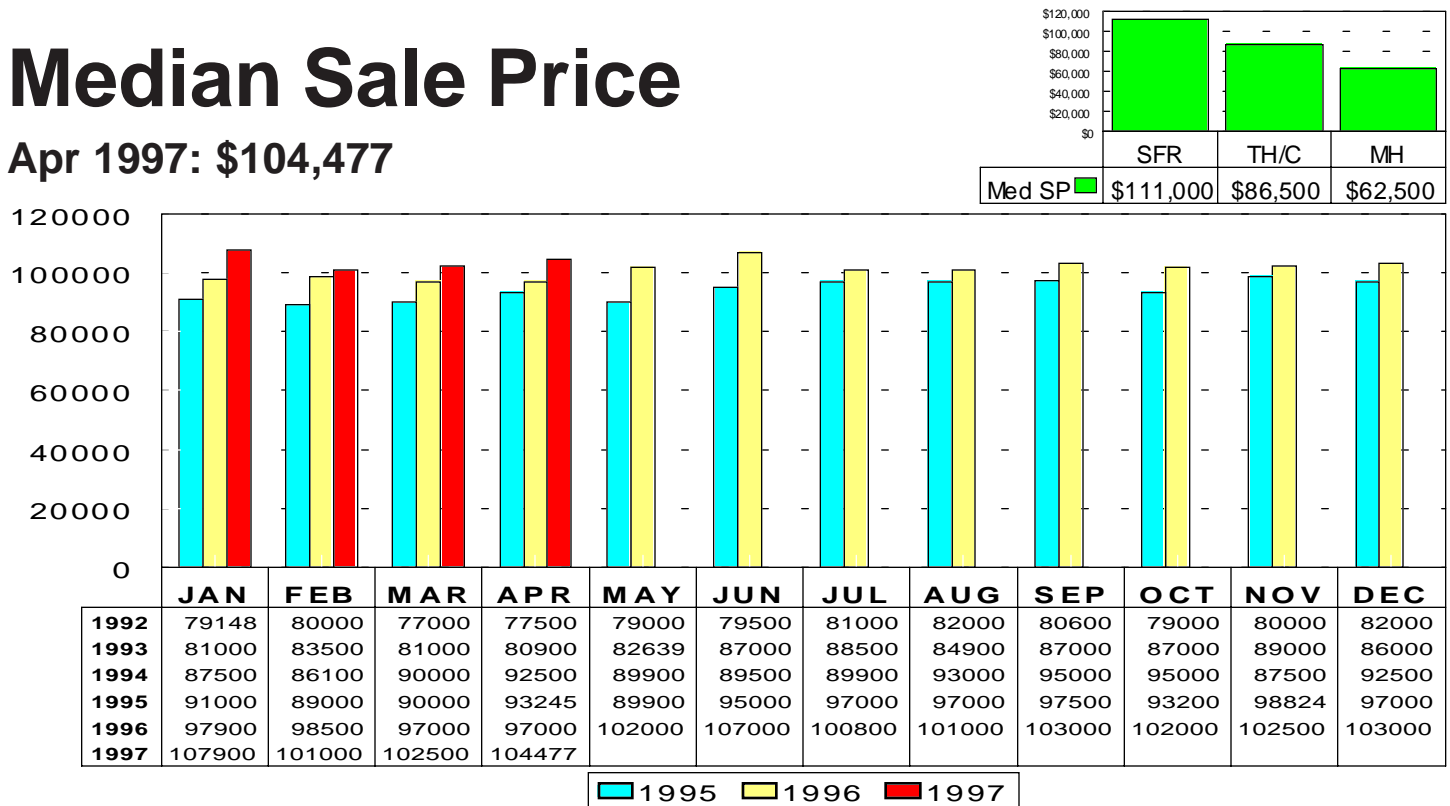
Average Sale Price

Apr 1997: \$125,212



Median Sale Price

Apr 1997: \$104,477



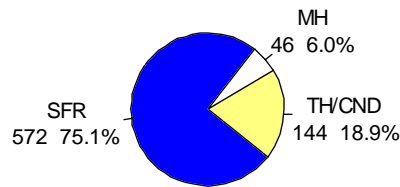
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RESIDENTIAL STATISTICS

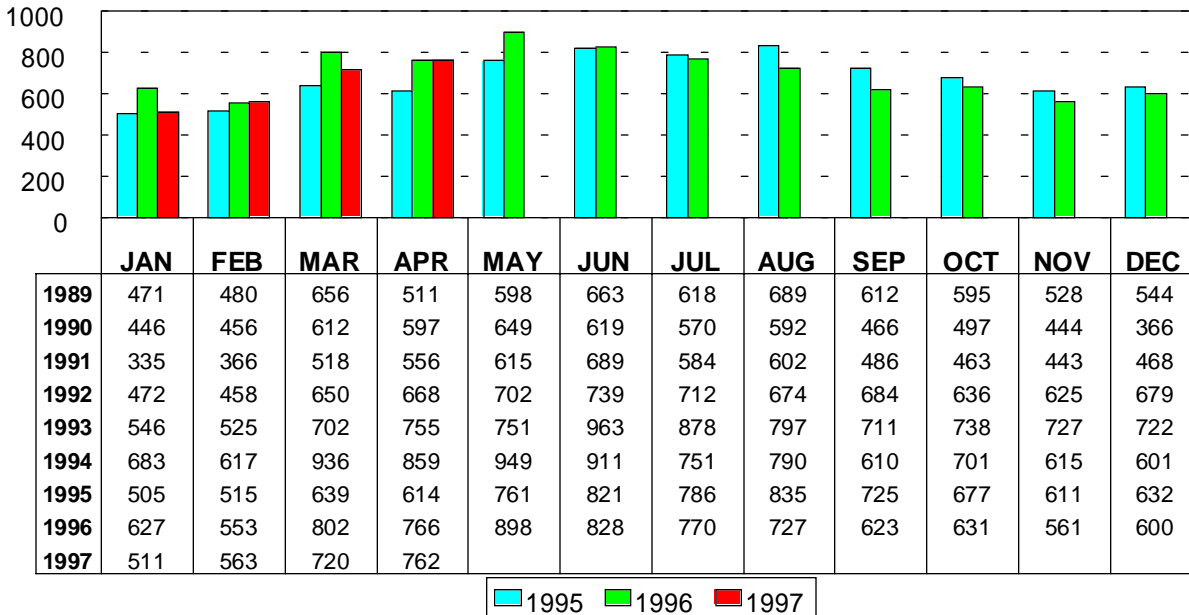
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Total Unit Sales

Apr 1997: 762 Units



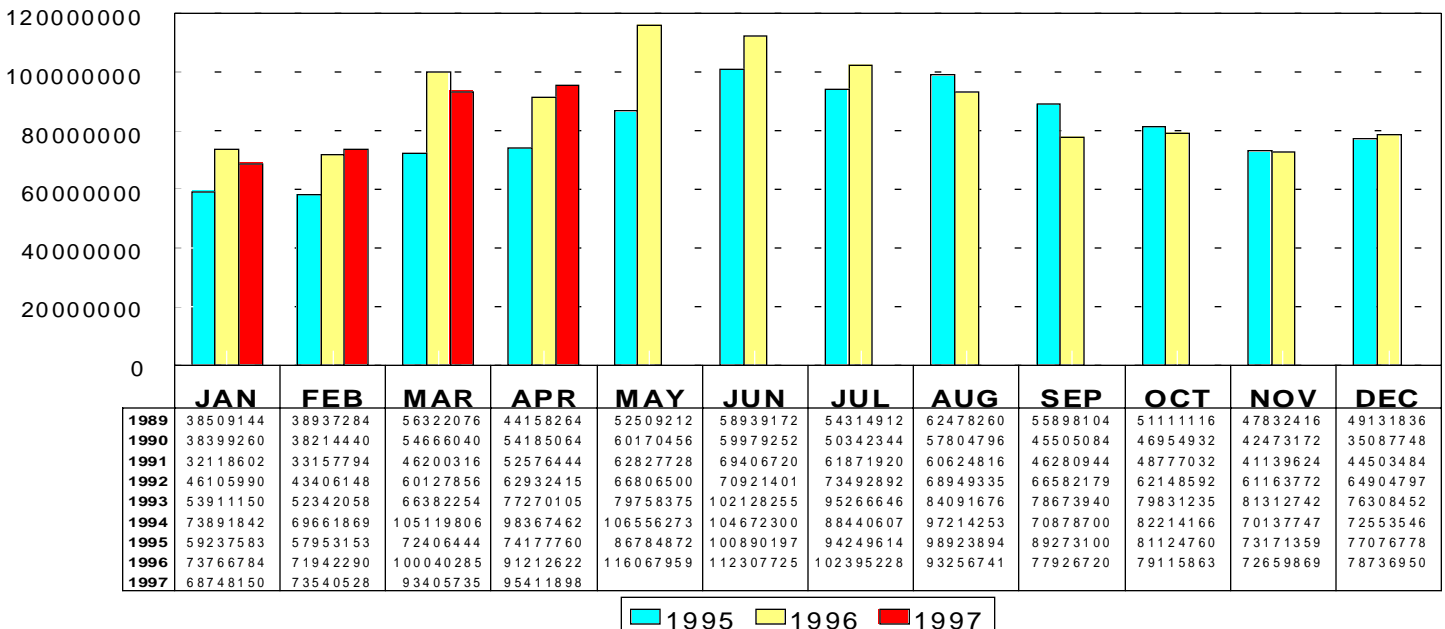
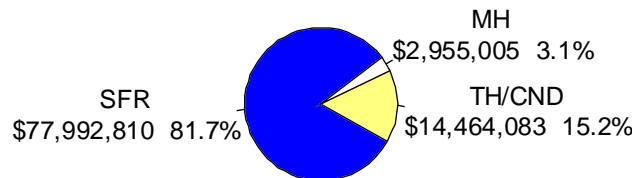
Apr 1997



Area	Sales
C	158
CCO	2
CPI	8
CSC	2
E	96
N	77
NE	55
NW	151
S	27
SE	37
SW	47
W	40
XNE	1
XNW	32
XS	9
XSE	3
XSW	6
XW	11

Total Sales Volume

Apr 1997: \$95,411,898

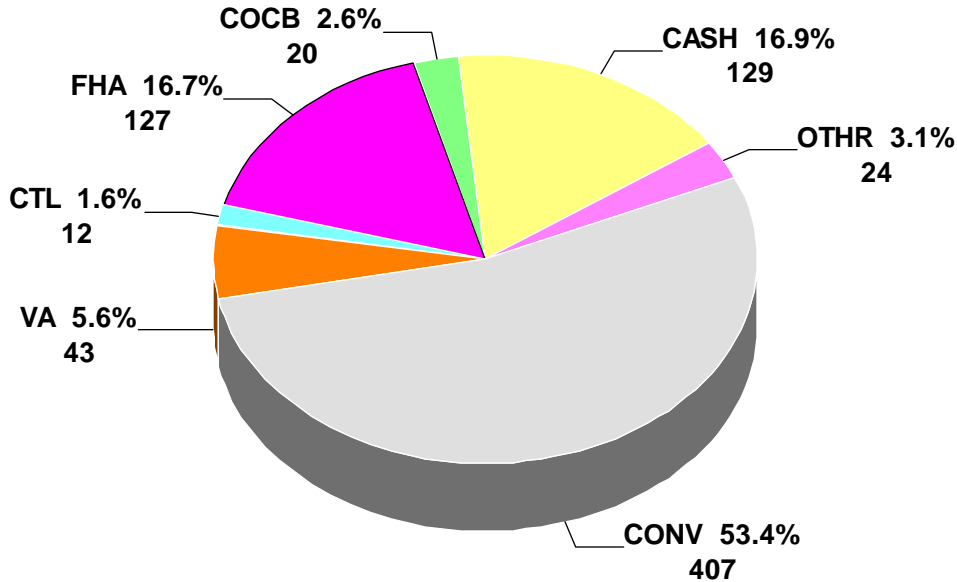


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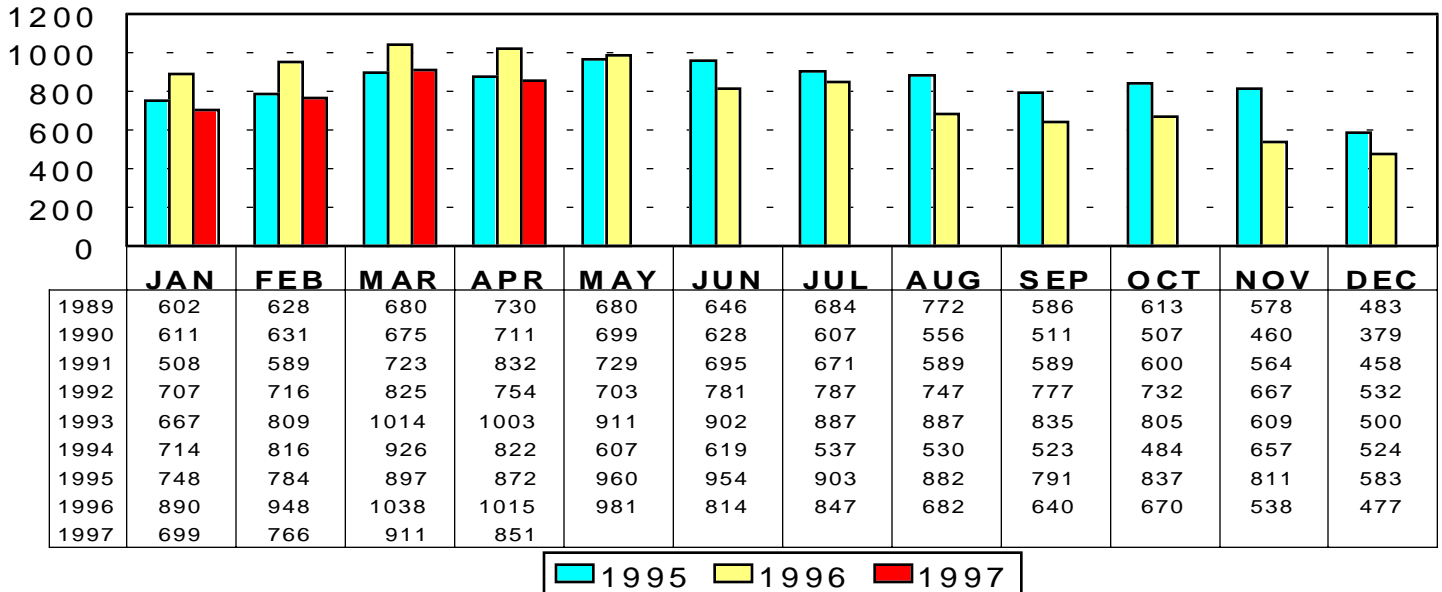
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Terms of Sale: April 1997



Total Listings Under Contract Reported

Apr 1997: 851



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

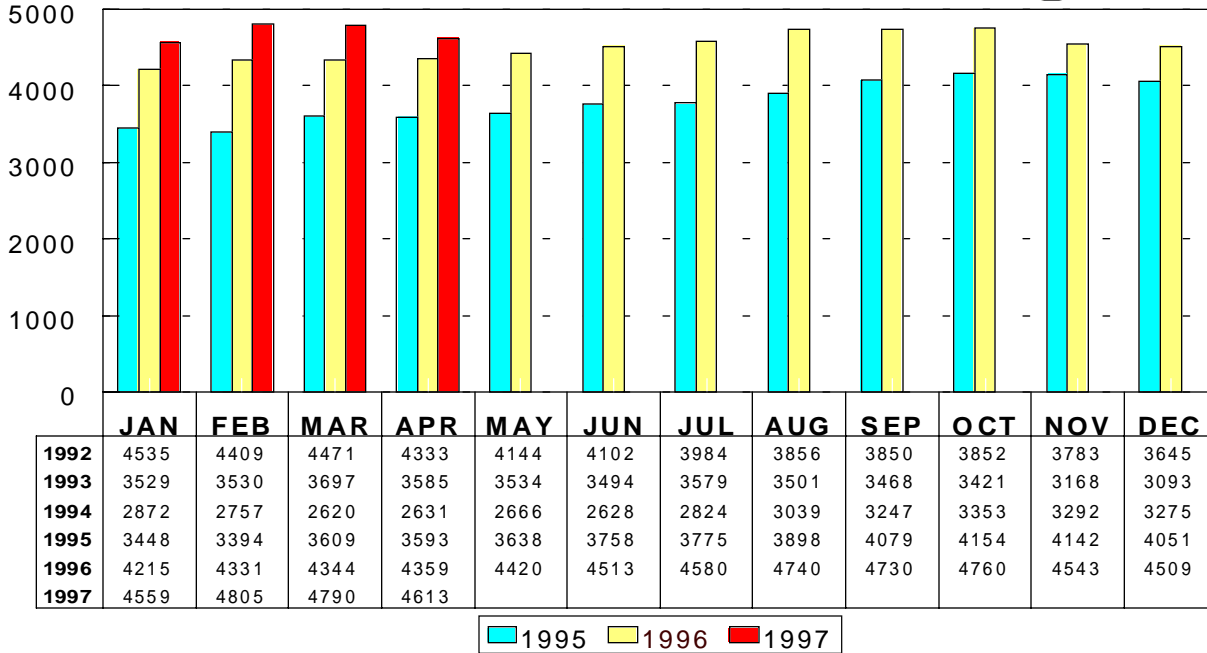
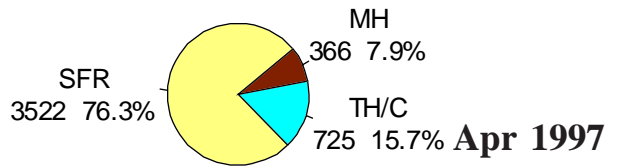
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Active Listings

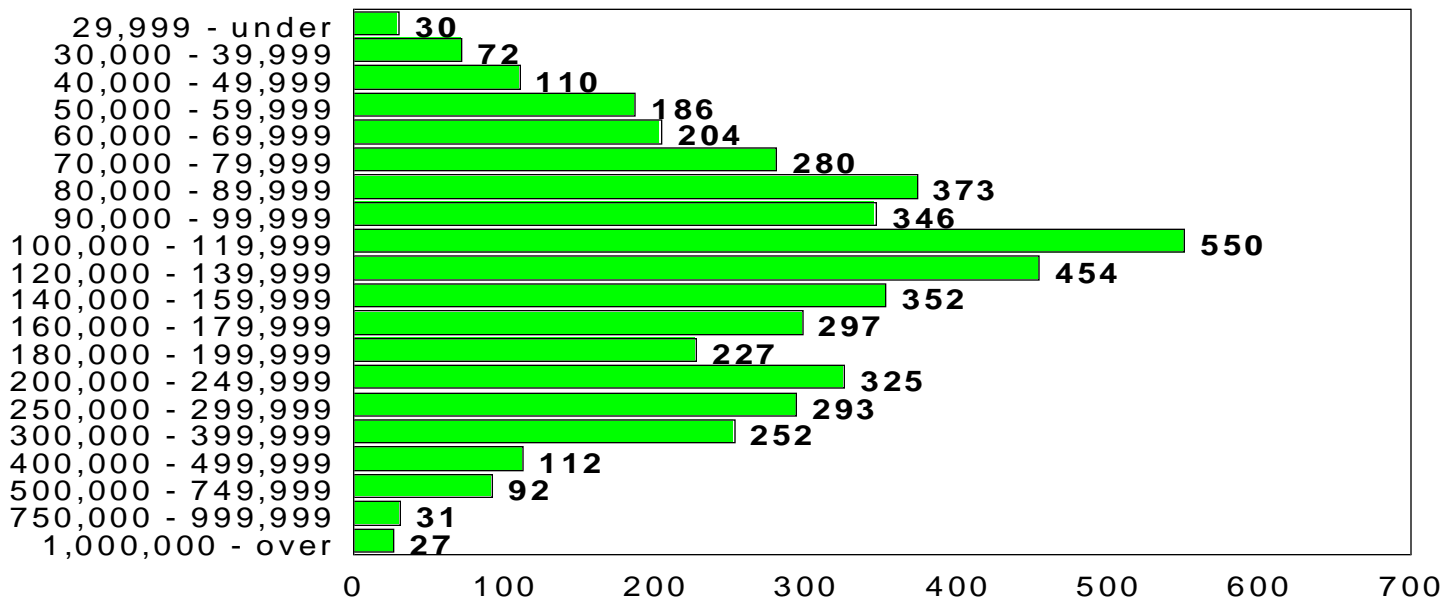
Apr 1997: 4,613



Area	Listings
C	575
CCO	81
CGR	1
CMO	1
CNA	2
CPI	81
CSC	22
CYA	1
E	345
MEX	20
N	708
NE	382
NW	981
S	167
SE	228
SW	299
W	276
XNE	2
XNW	164
XS	45
XSE	48
XSW	49
XW	135

Active Listing Price Breakdown

Apr 1997: Average Price: \$175,250



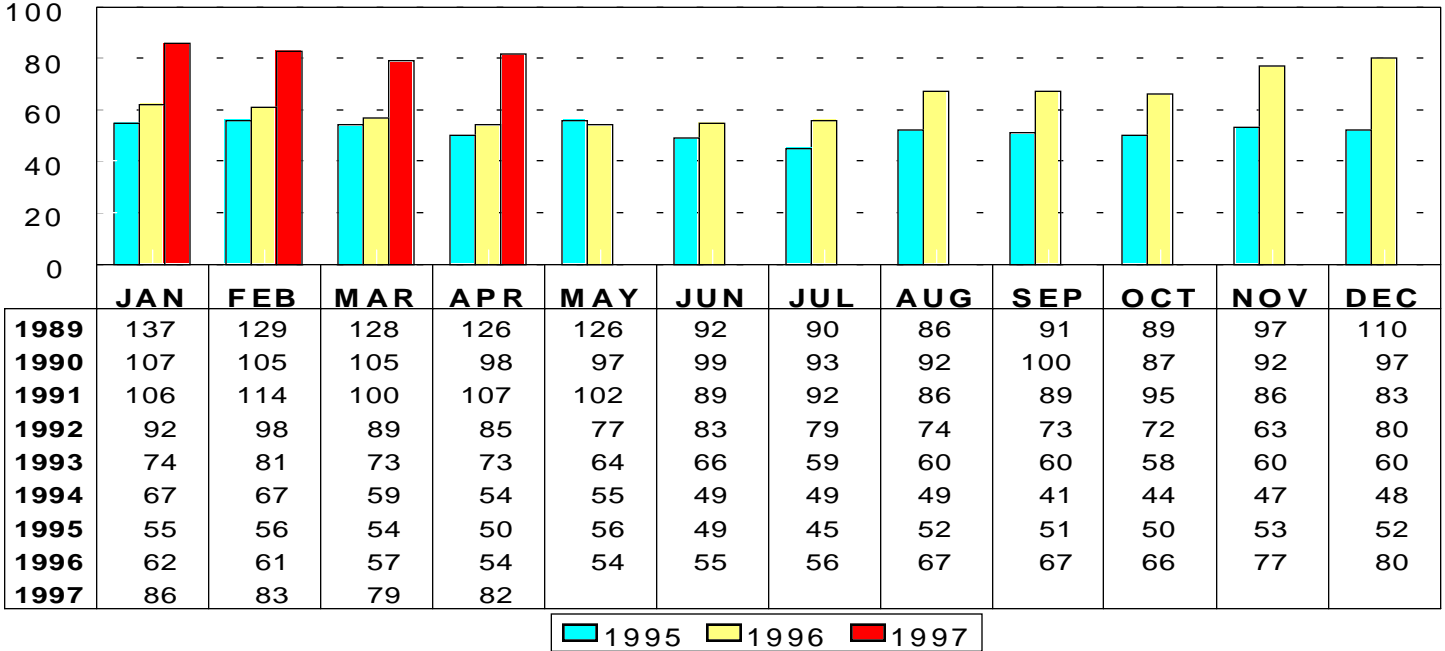
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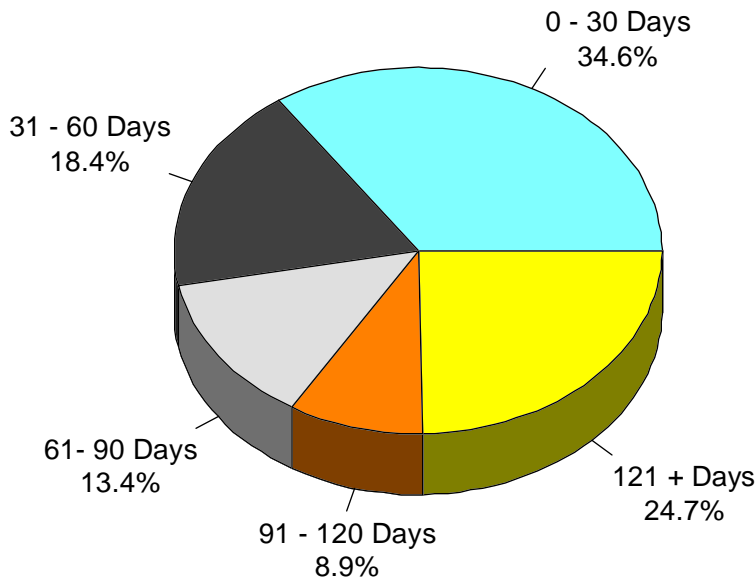
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Average Days on Market

Apr 1997: 82 days



April 1997 Average Days on Market Breakdown



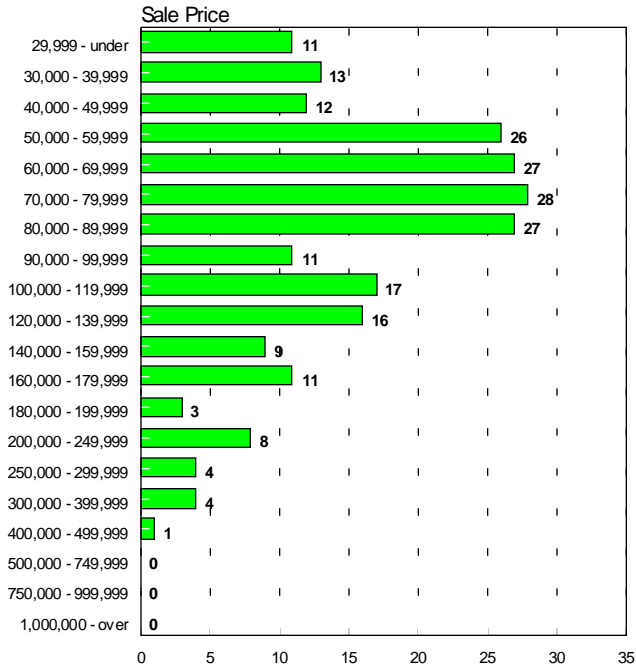
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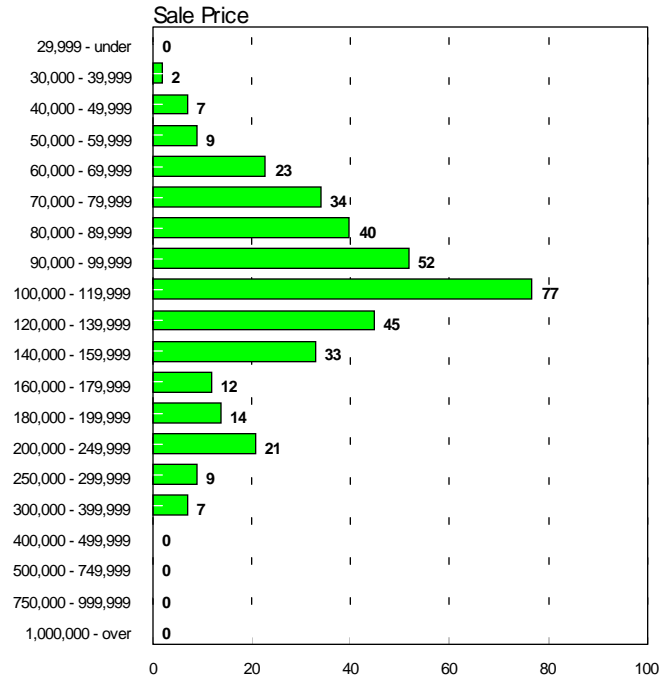
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Sales Price Breakdown by Bedrooms

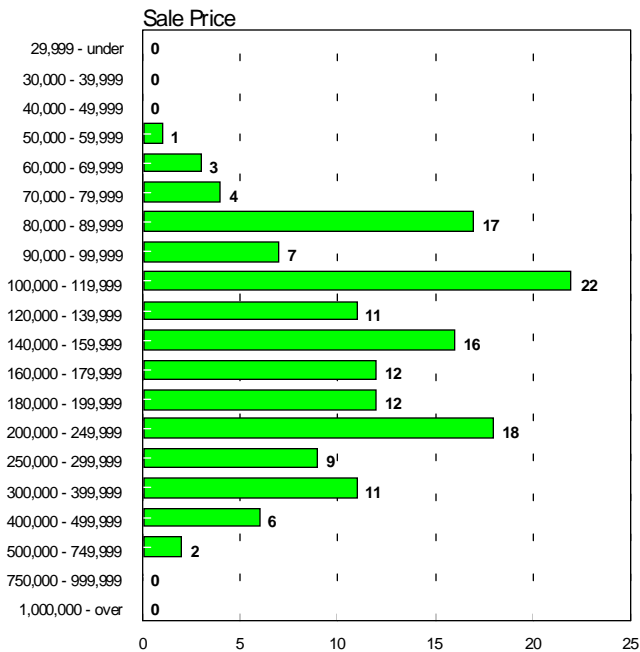
0 - 2 Bedrooms April 1997



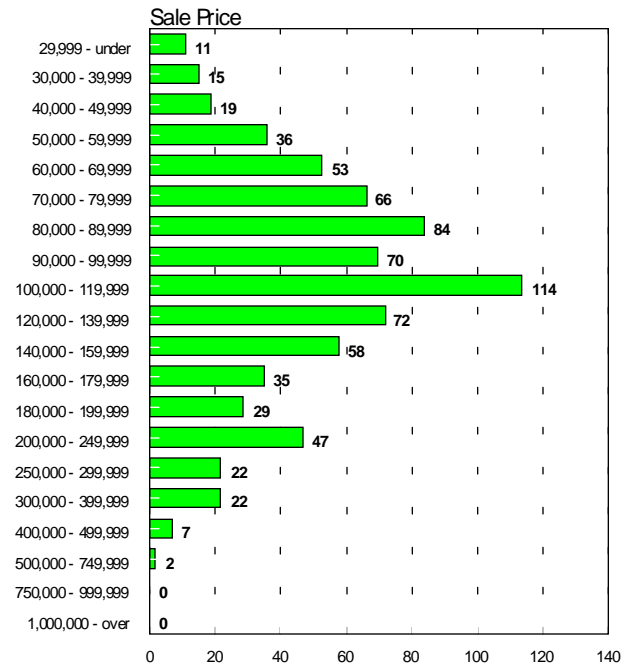
3 Bedrooms April 1997



4 + Bedrooms April 1997



All Bedrooms April 1997



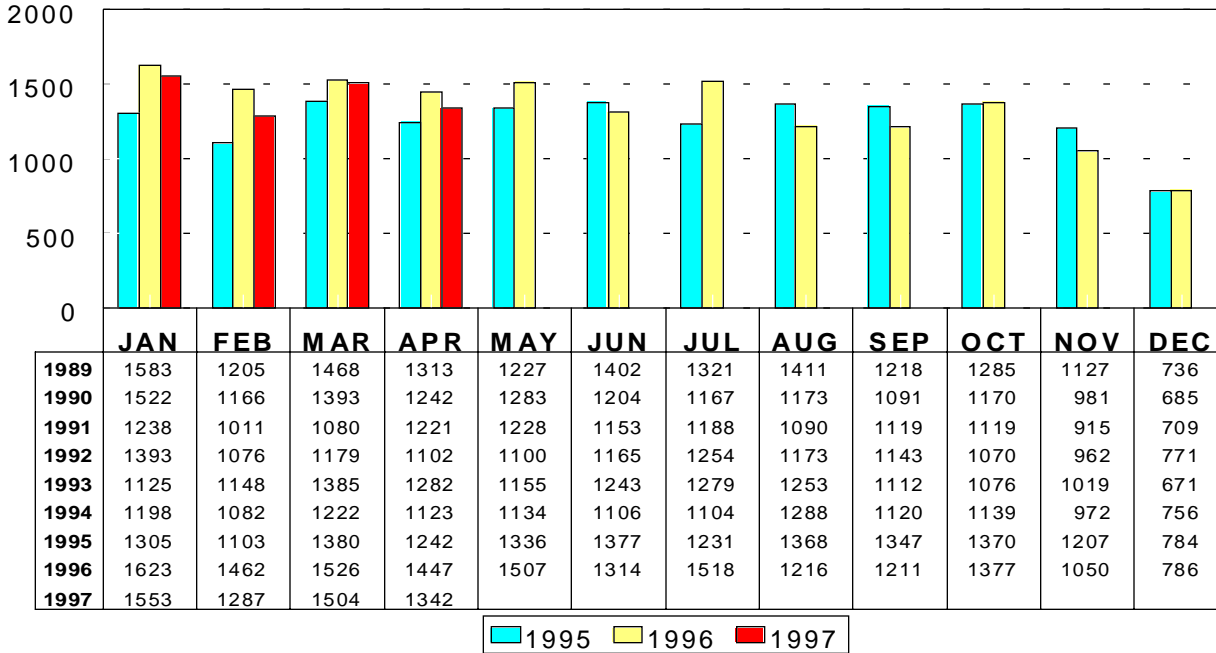
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New Listings

Apr 1997: 1,342

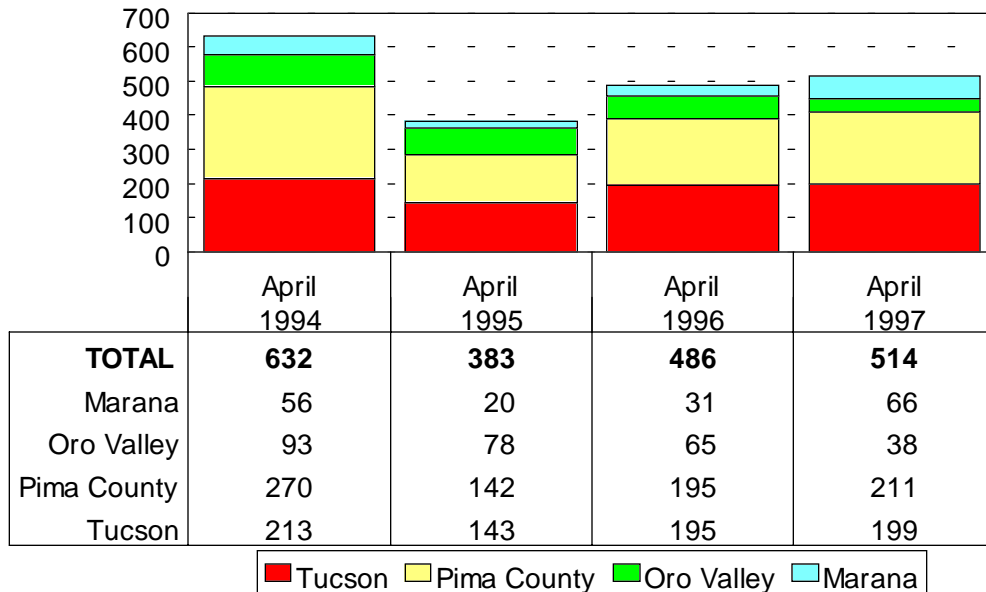


Apr 1997

Area	New
C	228
CCO	20
CMO	1
CPI	13
CSC	2
E	113
MEX	8
N	160
NE	107
NW	268
S	55
SE	78
SW	78
W	90
XNW	44
XS	12
XSE	9
XSW	8
XW	48
XW	40

New Housing Permits

Apr 1997: 514



Source: Southern Arizona Home Builders Association

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