

**June
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: **July 13, 2000**

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

June 2000 Residential Home Sales

The Tucson Association of REALTORS® Multiple Listing Service, Inc. reports that June 2000's 1073 existing home sales decreased by 13% from the 1232 units sold in June, 1999, while total sales volume decreased 10% from last year's \$196,838,947 to \$176,401,390. June's average sale price for all residential types rose by 3% to \$164,400 in 2000 from \$159,722 in 1999. The average sale price for Single Family Residences was \$177,573 in June, 2000 compared to \$174,933 in June, 1999. The median sale price, the price at which half the homes were sold above and below, dropped by 2% from June 1999's \$127,000 to \$124,000 in June 2000.

Average days on market dropped by 21% to 49 in June, 2000, compared to 62 in June, 1999, with 51% 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, decreased by 22% from 1228 in June, 1999, to 954 in June, 2000. The 3,876 active listings in June, 2000, were 1% over the 3,854 in June, 1999, and the 1,392 listings added during June, 2000, are 6% below the 1,476 added in June, 1999.

"The market seems to be slowing with the exception that 51% of the homes are selling within the first 30 days at 100% of list price. This indicates that good residential property is turning over fairly rapidly when placed on the market" said Donna Gallagher, President of the Tucson Association of REALTORS®. She continued, "There is a decrease in Total Units Sold for both the month and year-to-date statistics; the Total Sales Volume shows a decrease for the monthly comparison but a slight increase for the year-to-date comparison."

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<http://www.tarmls.com>**

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.

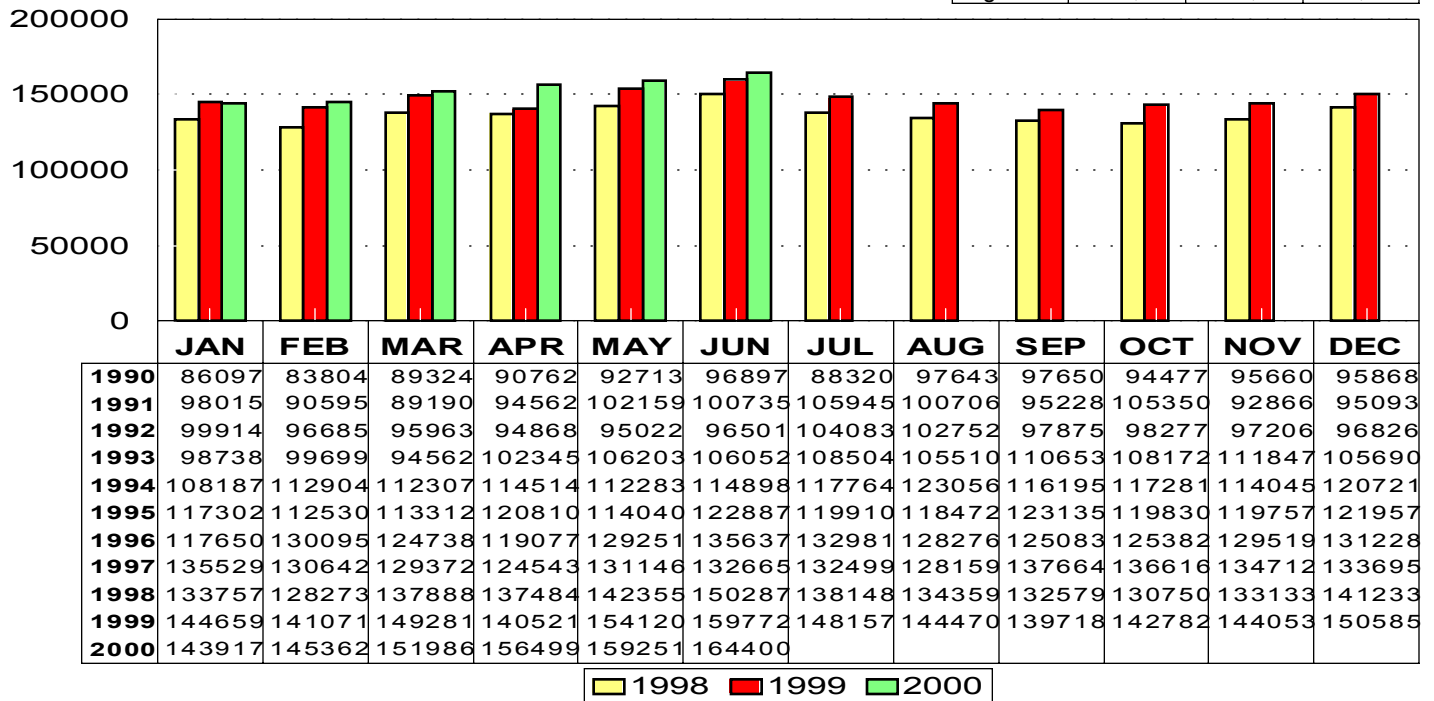
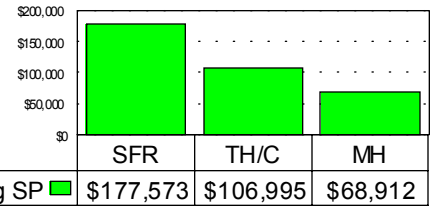
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RESIDENTIAL STATISTICS

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

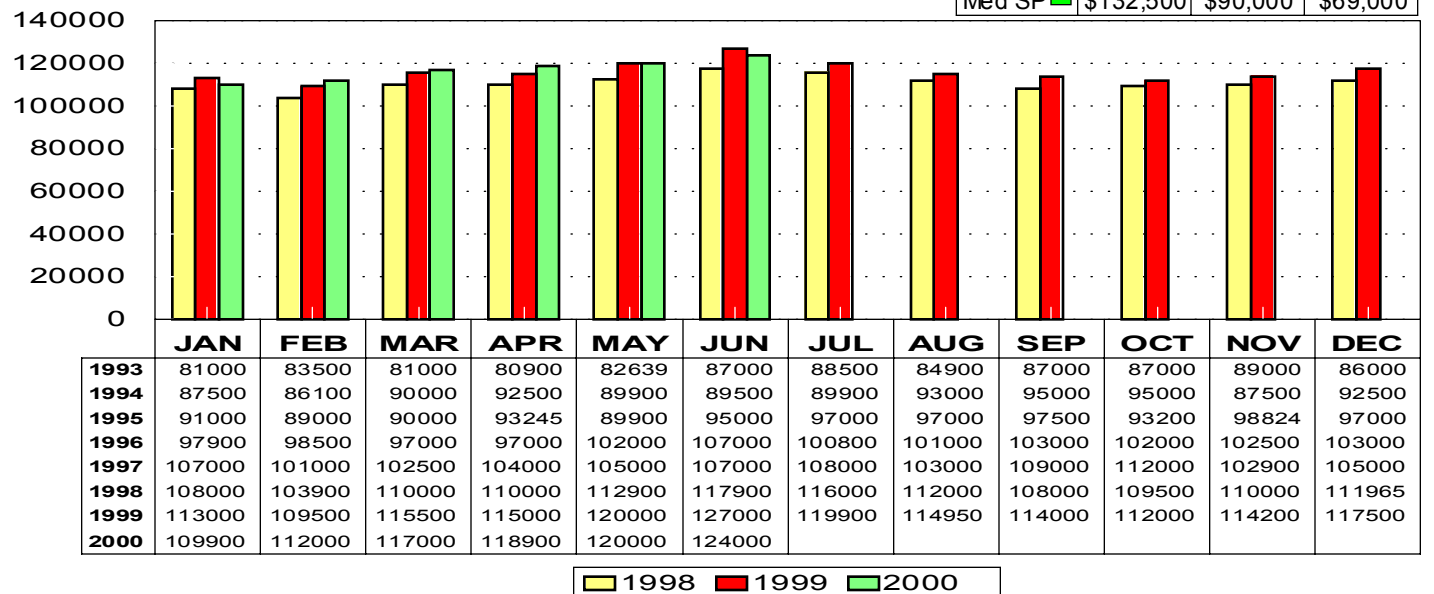
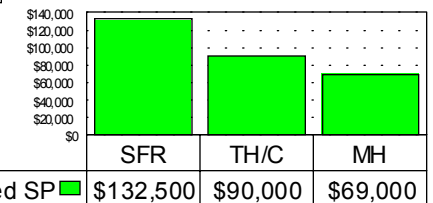
Average Sale Price

June 2000: \$164,400



Median Sale Price

June 2000: \$124,000



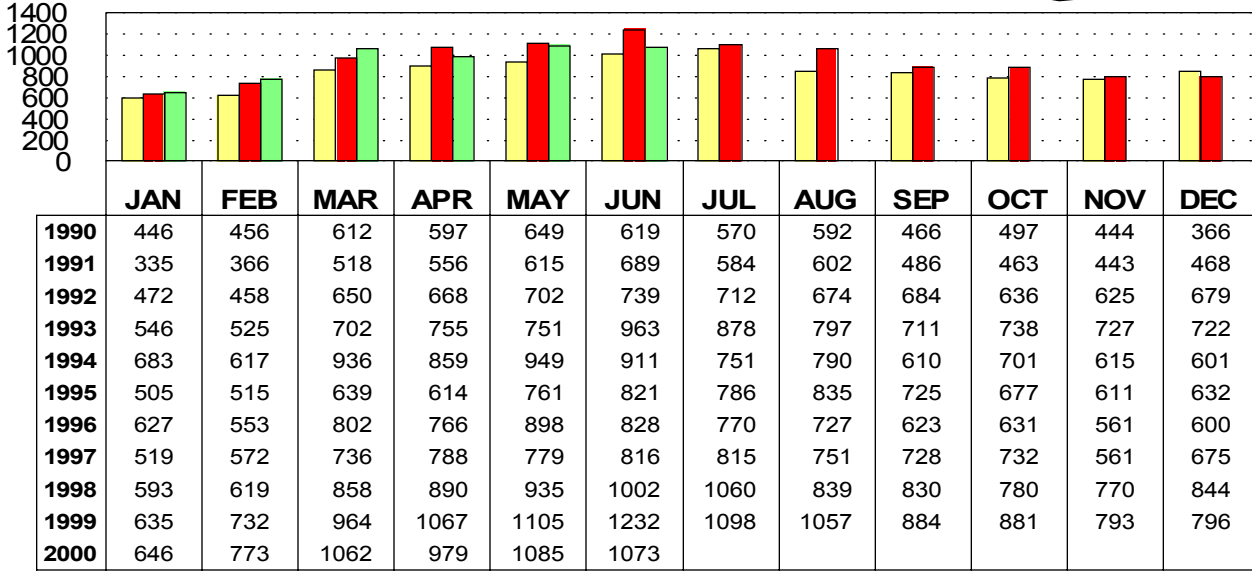
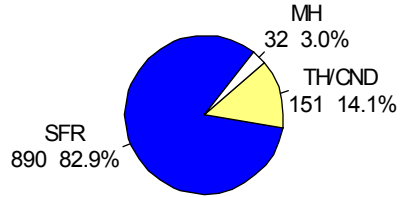
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RESIDENTIAL STATISTICS

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Total Unit Sales

June 2000: 1073 Units



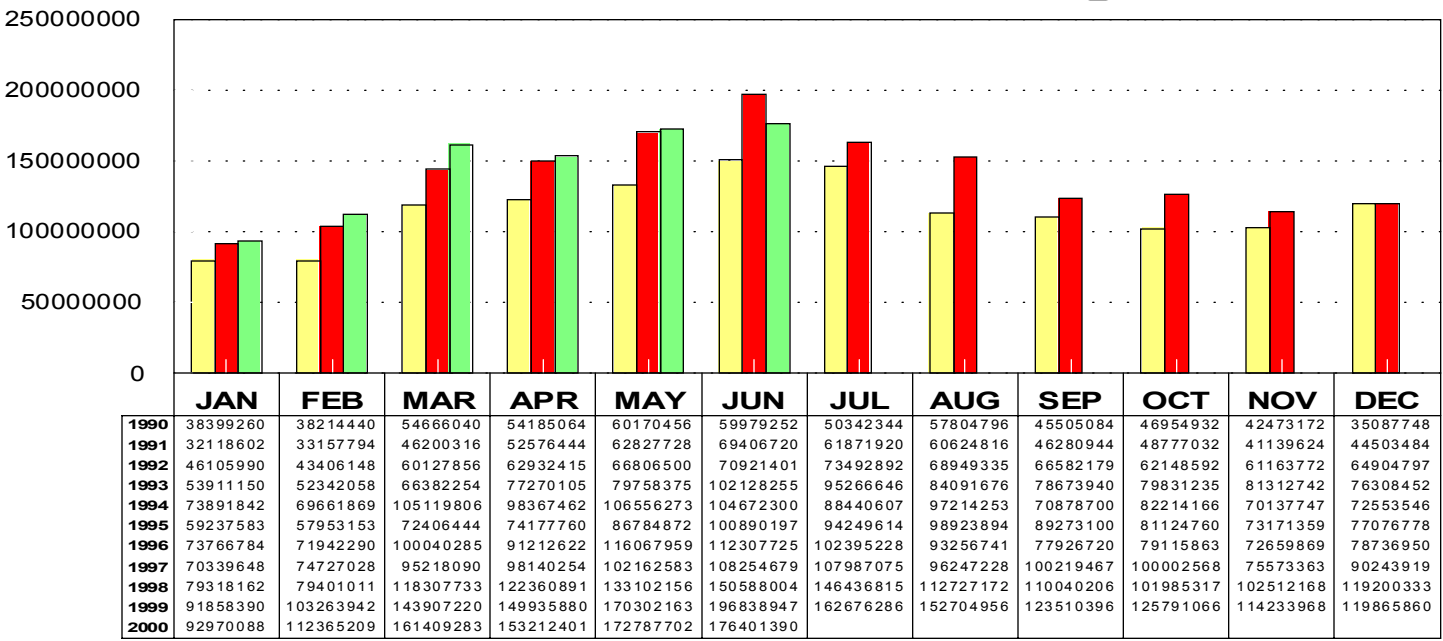
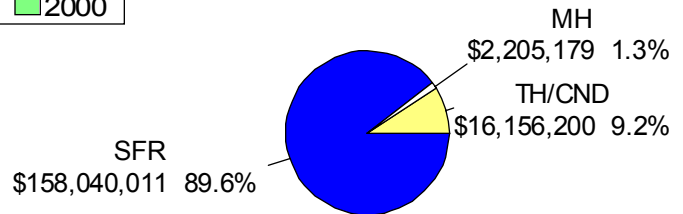
June 2000

Area	Sales
C	188
CCO	10
CPI	20
E	98
MEX	1
N	131
NE	93
NW	220
S	37
SE	96
SW	47
W	62
XNE	2
XNW	43
XS	8
XSE	6
XSW	4
XW	7

1998 1999 2000

Total Sales Volume

June 2000: \$176,401,390



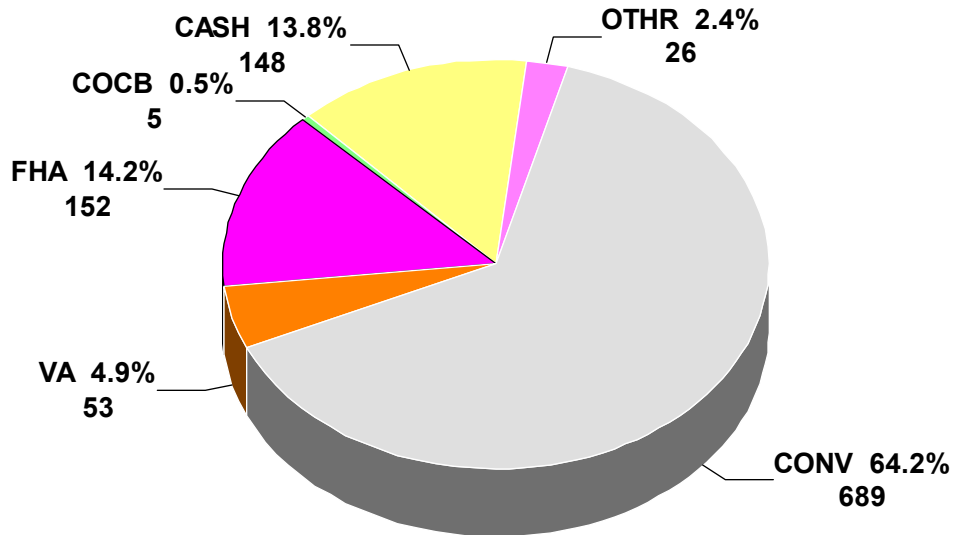
1998 1999 2000

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RESIDENTIAL STATISTICS

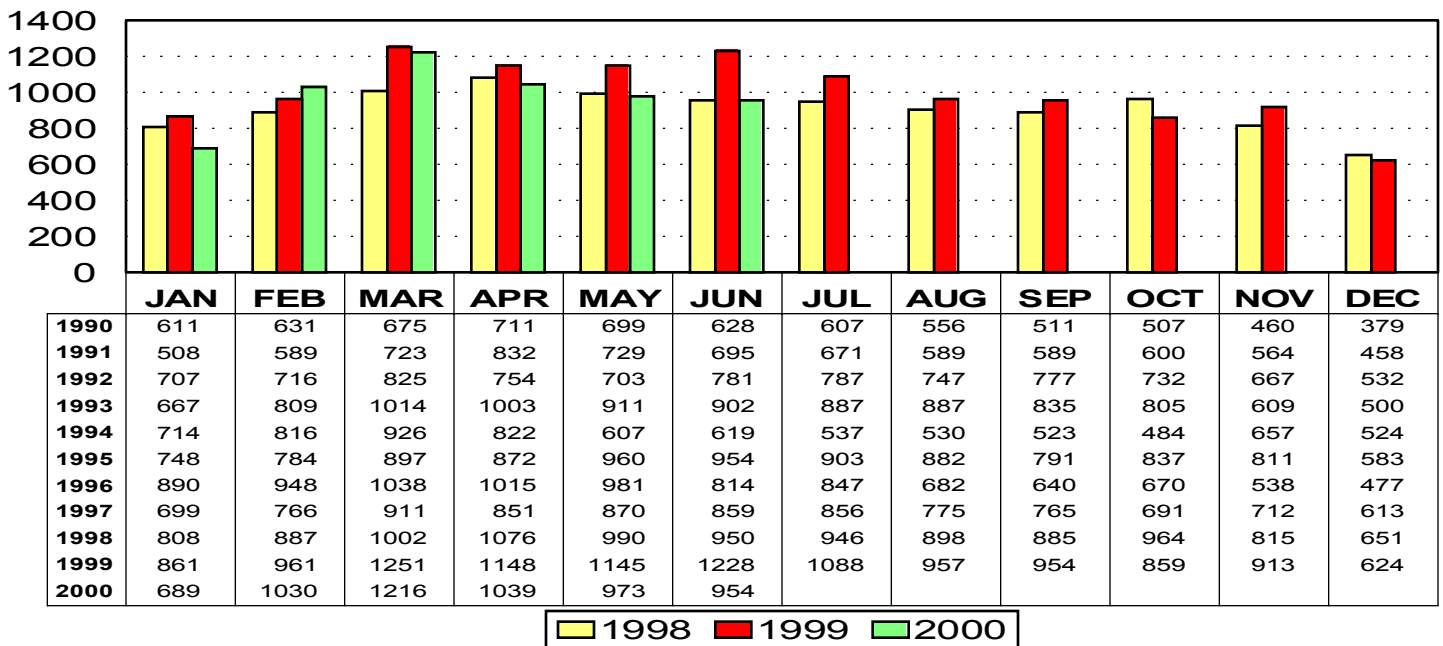
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Terms of Sale: June 2000



Total Listings Under Contract Reported

June 2000: 954



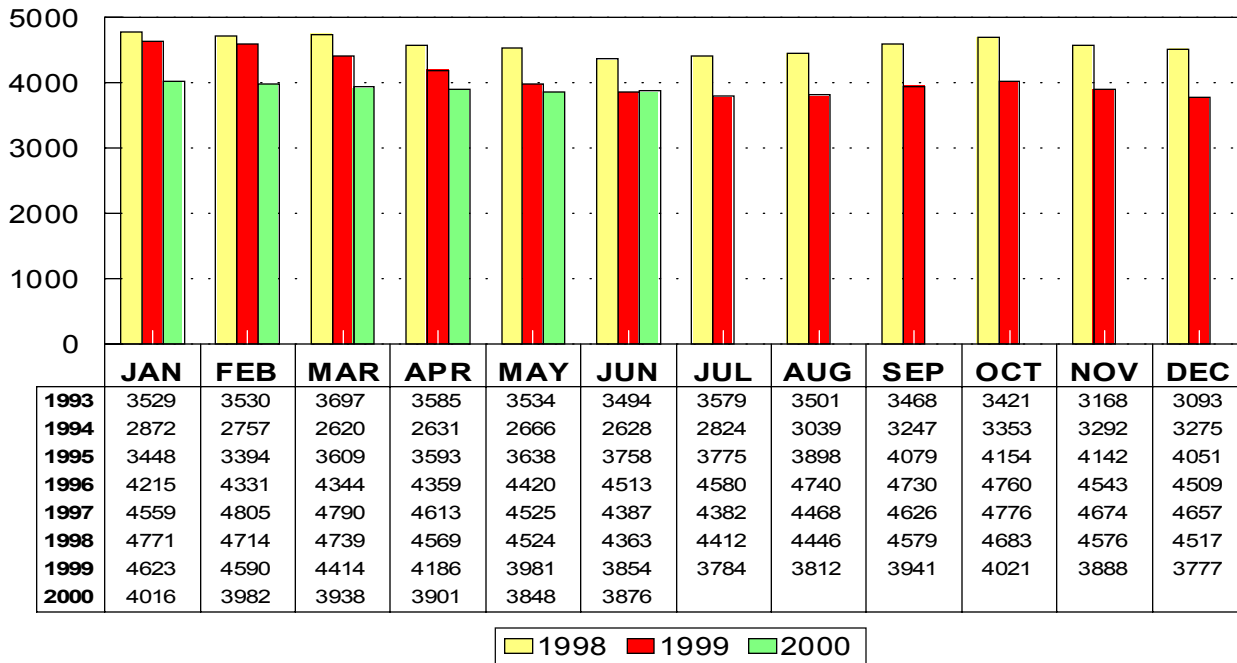
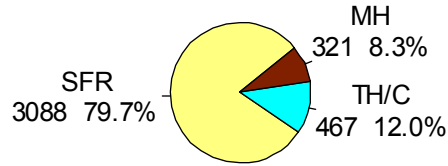
* Note: 1995 and forward data includes listings under contract that remained active on the market

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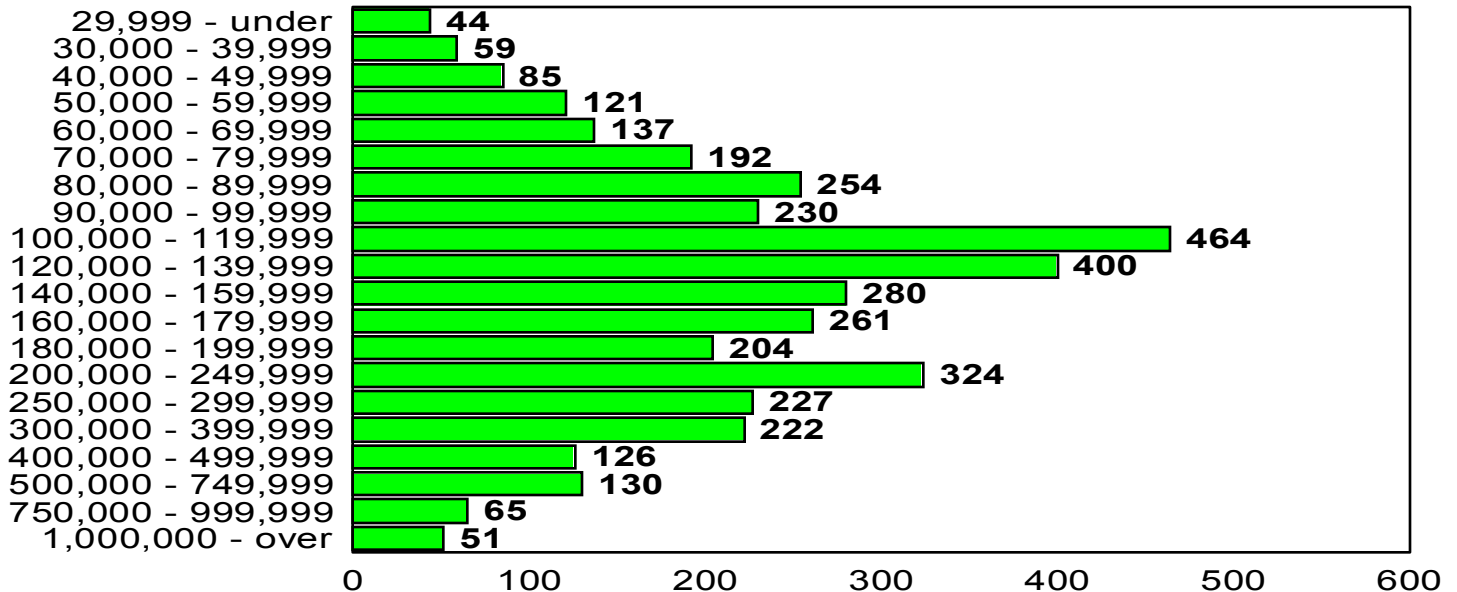
Active Listings June 2000: 3876



June 2000

Area	Listings
C	495
CAP	1
CCO	136
CGI	2
CGR	5
CMC	2
CPI	141
CSC	51
CYA	1
E	286
N	408
NE	299
NW	783
PSW	1
S	115
SE	171
SW	235
W	225
XNE	4
XNW	169
XS	59
XSE	50
XSW	69
XW	168

Active Listing Price Breakdown June 2000: Average Price: \$206,074



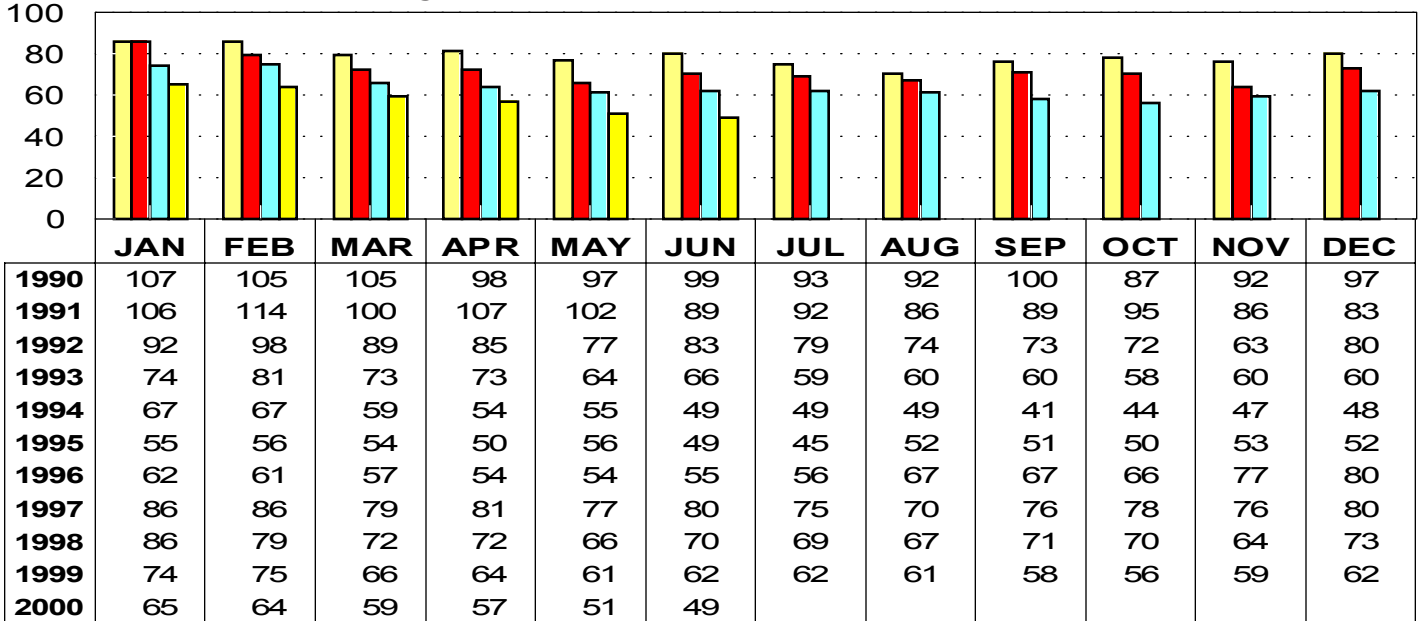
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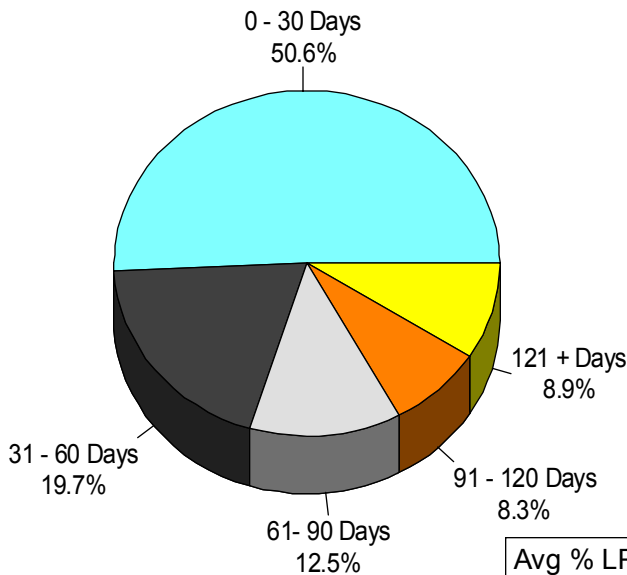
Average Days on Market

June 2000: 49 days

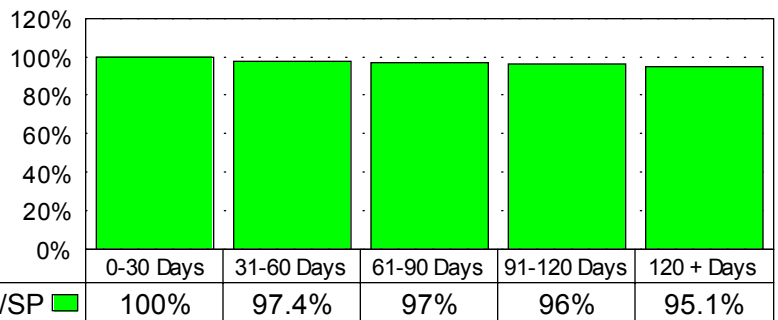


1997 1998 1999 2000

June 2000 Average Days on Market Breakdown



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



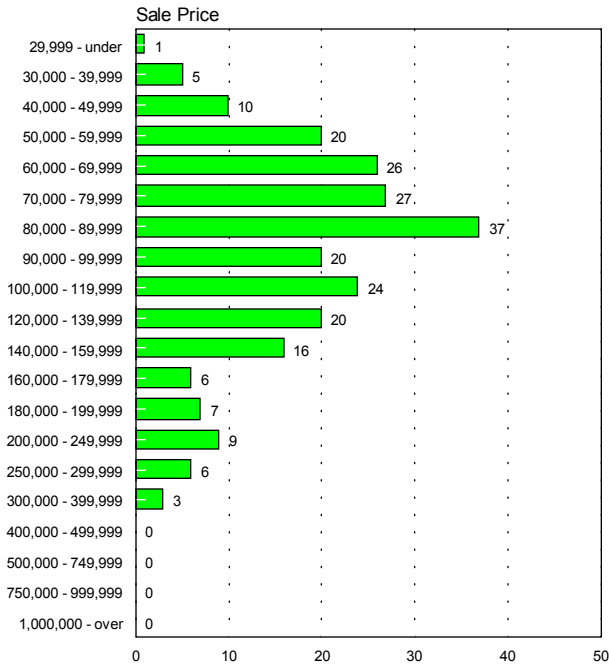
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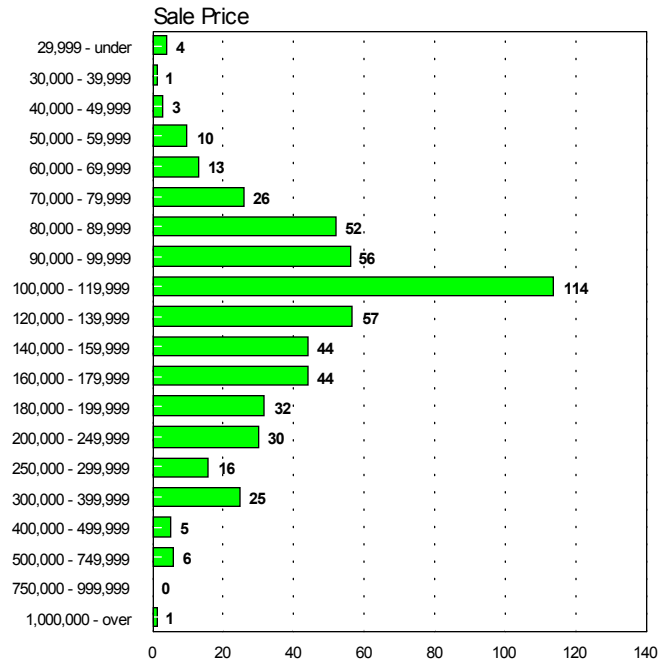
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Sales Price Breakdown by Bedrooms

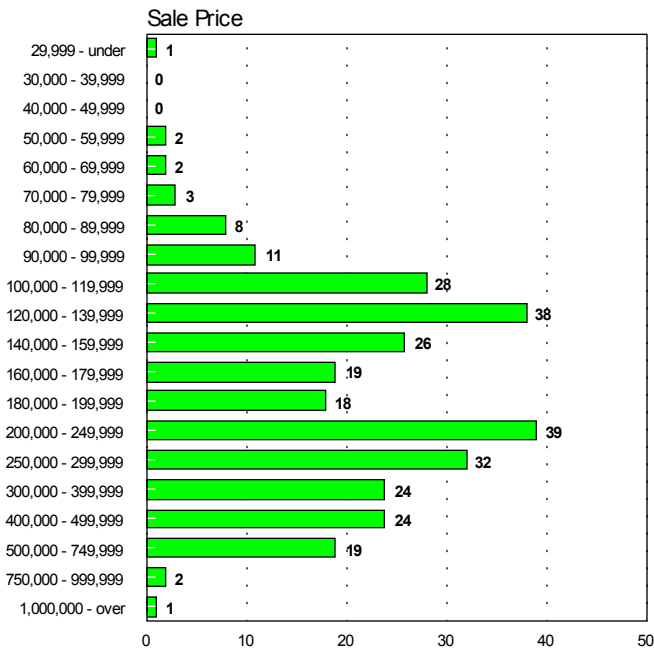
0 - 2 Bedrooms June 2000



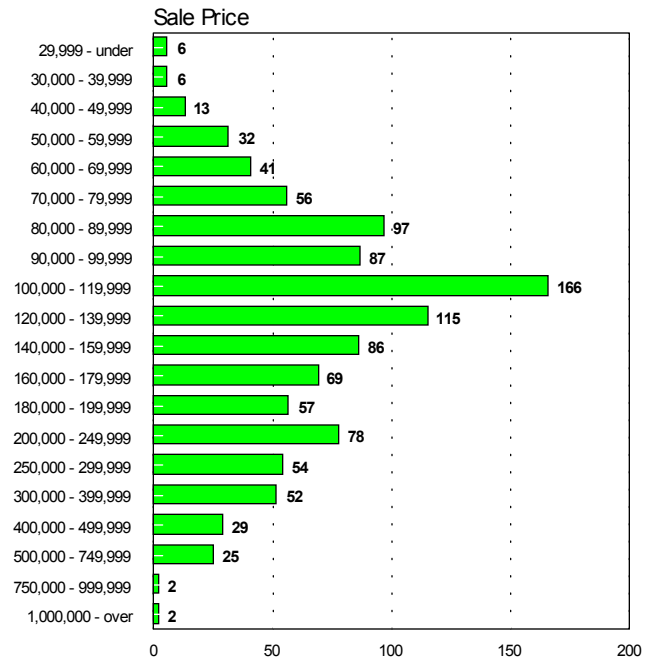
3 Bedrooms June 2000



4 + Bedrooms June 2000



All Bedrooms June 2000



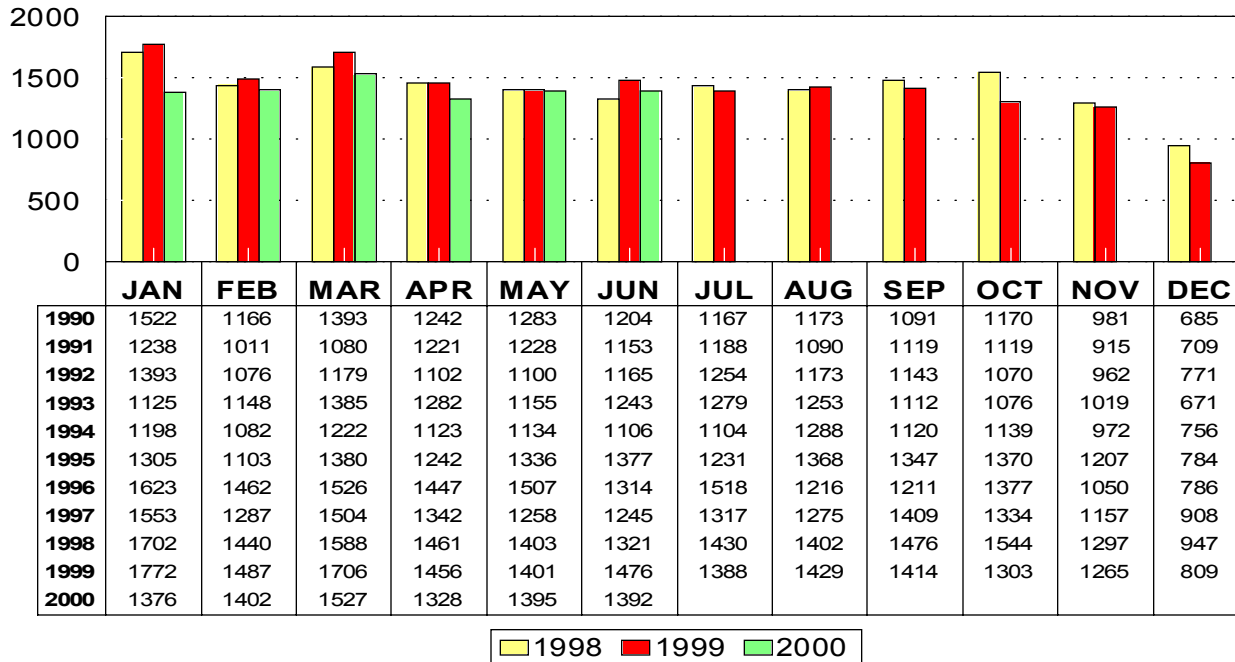
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New Listings

June 2000: 1392

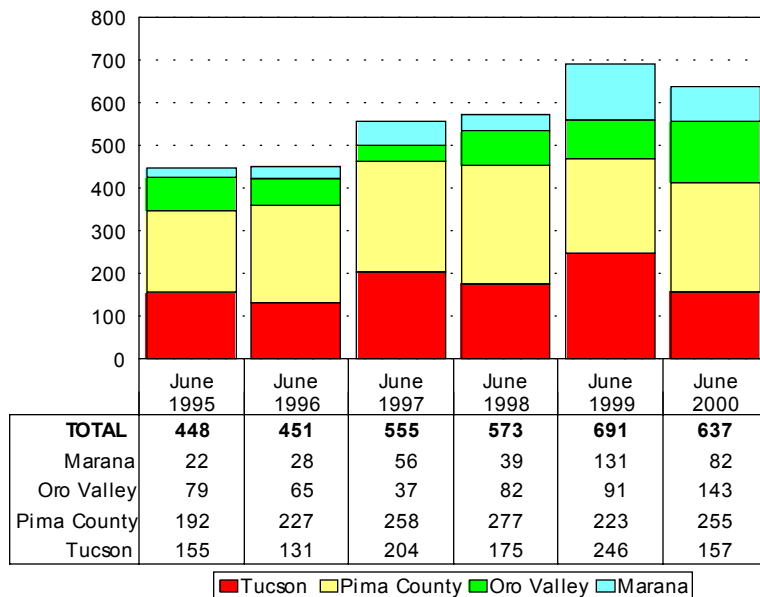


June 2000

Area	New
C	207
CAP	1
OCO	24
OGI	1
OGR	2
OPI	33
CSC	11
E	129
N	125
NE	122
NW	292
S	50
SE	84
SW	73
W	78
XNE	1
XNW	60
XS	19
XSE	11
XSW	18
XW	51

New Housing Permits

June 2000: 637



June 2000 Type of Permits Issued
Tucson Metro Area

Type	# Issued
Commercial Addition	18
Commercial Alteration	57
Commercial Demolition	5
Commercial New	26
Commercial Other	395
Commercial Tenant Improv	12
Duplex New	0
Duplex Other	0
Fence	13
Mobile Homes	171
Multi Family Alteration	0
Multi Family New	0
Multi Family Other	6
Patio/Ret. Wall	123
Residence Pool	141
Residential Demolition	4
Semi Public Pool	1
Sign	17
Single Family Addition	271
Single Family Alteration	103
Single Family New	653
Single Family Other	542
Travel Trailer	7
Industrial New	1
Industrial Other	1
Single Family Renewal	0
TOTAL	2567

Source: Bright Future Business Consultants

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