

**June  
1999**

<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

Edited By:

**James E. Adams**  
Vice President of  
MLS Operations



For Immediate Release: **July 16, 1999**

Contact: Dan McEvoy, President, 544-4545  
Gary E. Doran, Chief Executive Officer, 327-4218

## June 1999 Residential Home Sales

The Tucson Association of REALTORS® Multiple Listing Service, Inc. reports that existing home sales rose by 21% from 1,002 units in June, 1998, to 1,208 units in June, 1999, while total sales volume increased 28% from last year's \$150,588,004 to \$193,004,931. May's average sale price for all residential types rose 16% to \$159,772 in 1999 from \$138,148 in 1998. The average sale price for Single Family Residences was \$174,933 in June, 1999 compared to \$162,885 in June, 1998. The median sale price, the price at which half the homes were sold above and below, rose by 8% from June 1998's \$117,900 to \$127,000 in 1999.

Average days on market dropped by 11% to 62 in June, 1999, compared to 70 in June, 1998, with 41% of all listings selling in the first 30 days on the market. Pending contracts, those transactions subject to contract, but not yet closed escrow, rose by 29% from 950 in June, 1998, to 1,228 in June, 1999. The 3,854 active listings in June, 1999, were 12% below the 4,363 in June, 1998, and the 1,476 listings added during June, 1999, are 12% above the 1,321 added in June, 1998.

"The Tucson real estate market set yet another record as June 1999's sales units reached an all-time high of 1,208 homes," said Dan McEvoy, President of the Tucson Association of REALTORS®. He indicated "The high-end market continues to flourish as both the average and median sales prices show increases". "The high market activity continues to have its effects by decreasing the number of homes available for sale," he concluded.

**Coming October 6, 1999....**

**Real Estate Expo '99**

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

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.

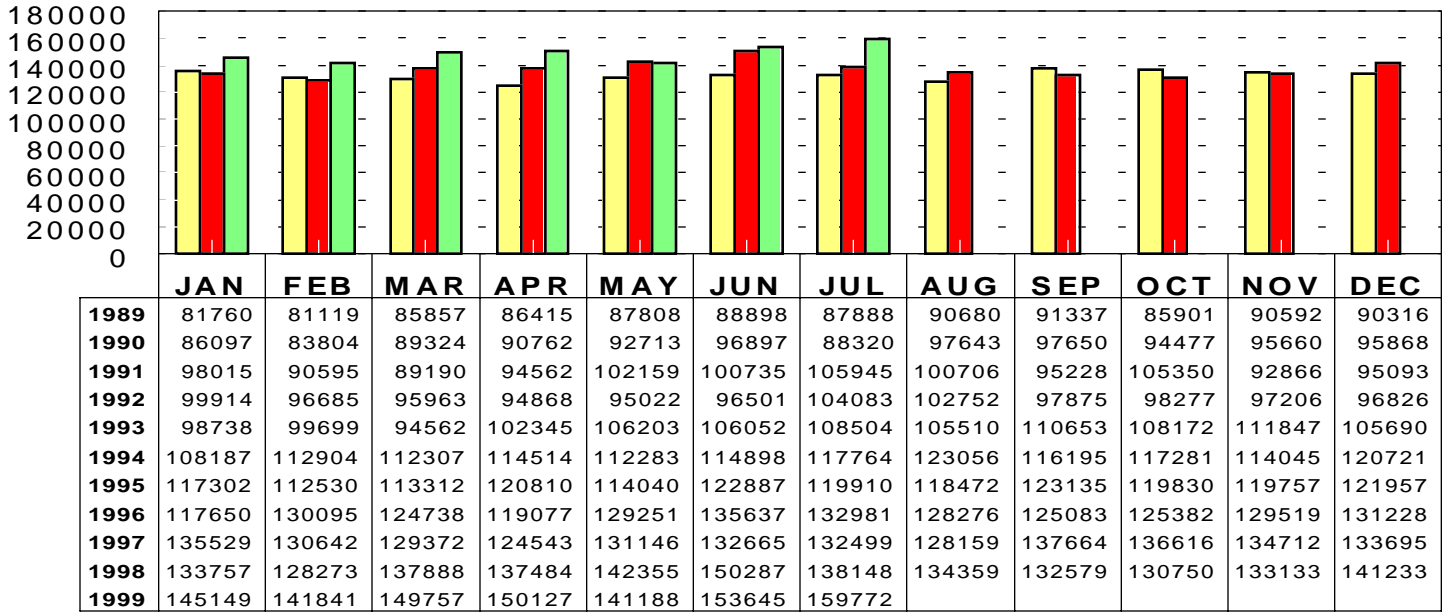
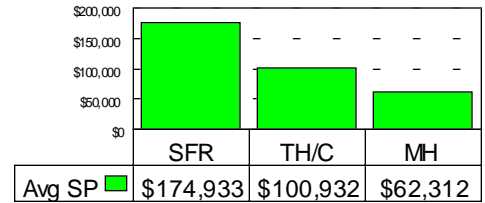
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# RESIDENTIAL STATISTICS

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

## Average Sale Price

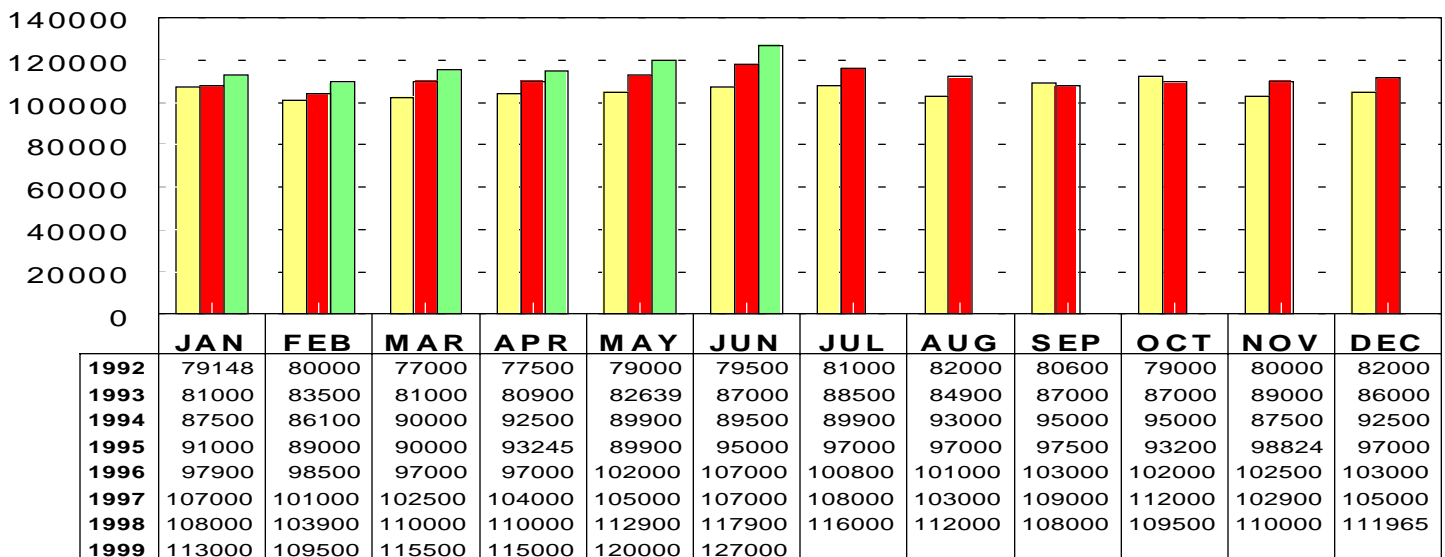
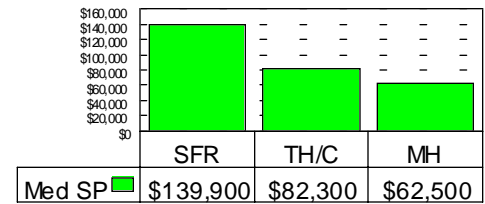
June 1999: \$159,772



1997 1998 1999

## Median Sale Price

June 1999: \$127,000



1997 1998 1999

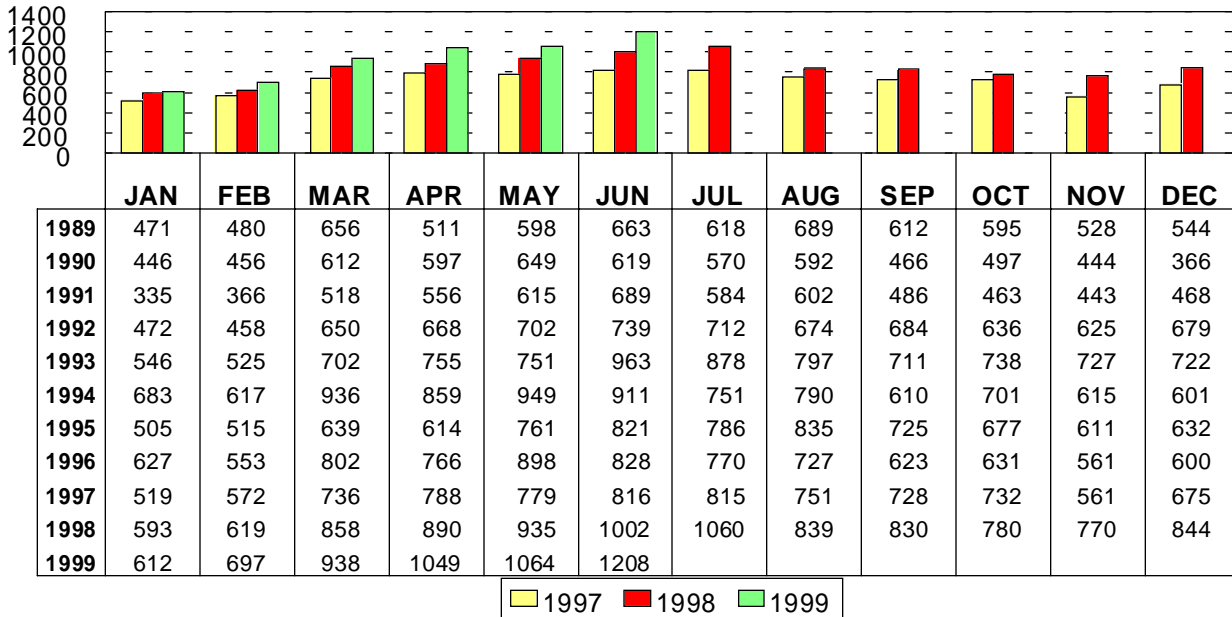
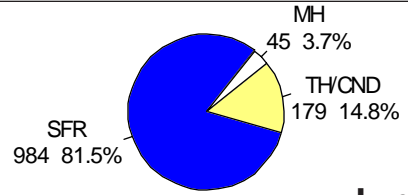
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# RESIDENTIAL STATISTICS

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## Total Unit Sales

June 1999: 1,208 Units

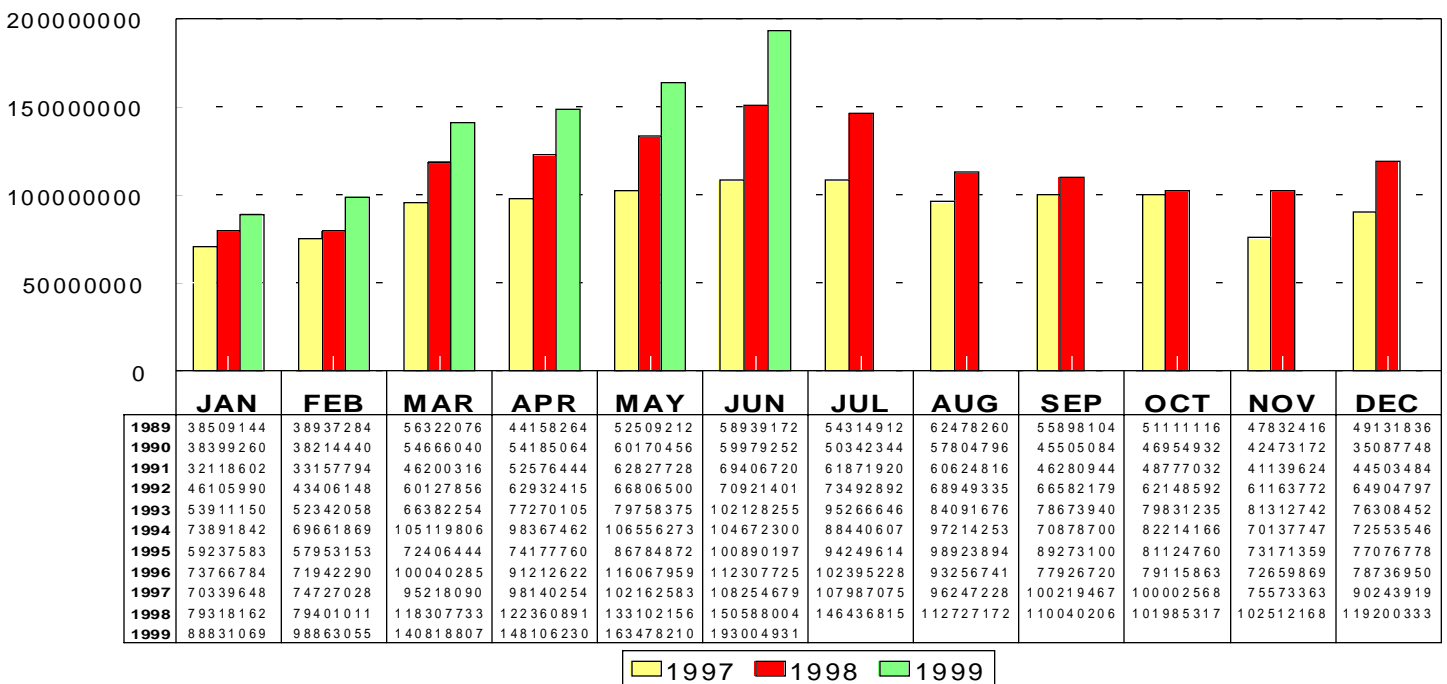
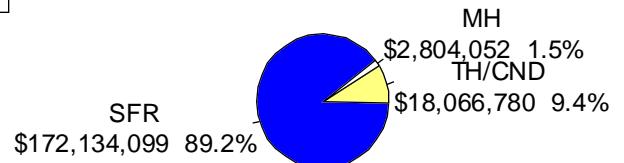


Jun 1999

Area	Sales
C	187
CCO	15
CPI	24
CSC	5
E	119
N	155
NE	113
NW	289
S	37
SE	82
SW	40
W	67
XNE	1
XNW	40
XS	11
XSE	3
XSW	6
XW	14

## Total Sales Volume

June 1999: \$193,004,931

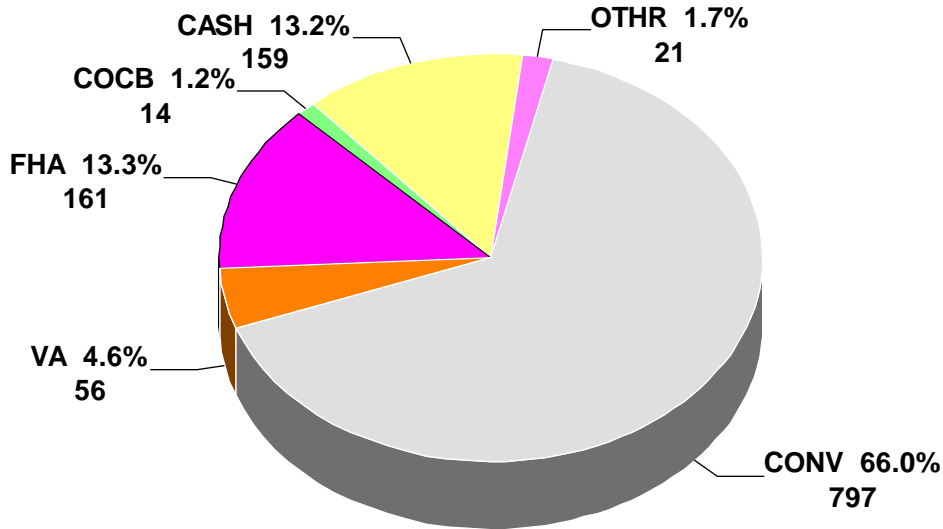


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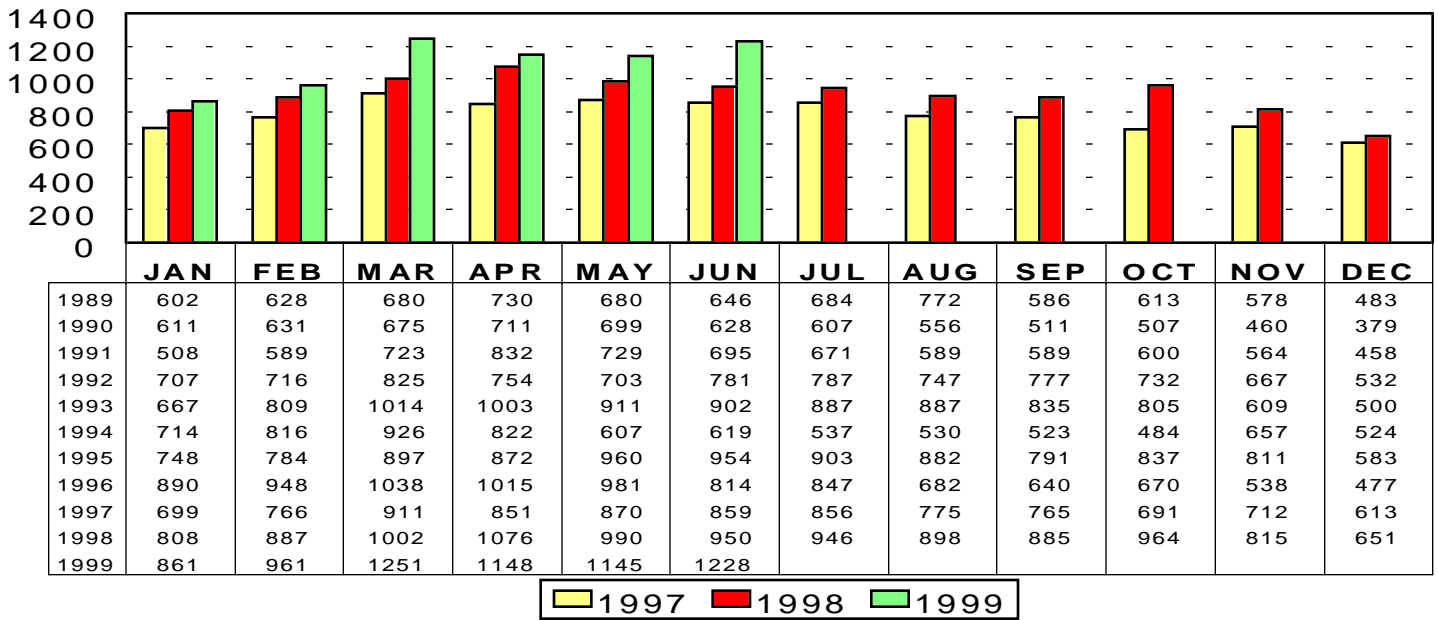
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## Terms of Sale: June 1999



## Total Listings Under Contract Reported

June 1999: 1,228



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

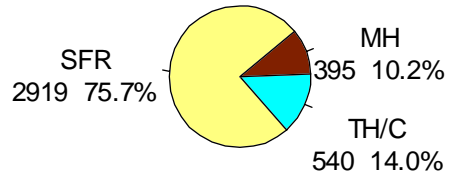
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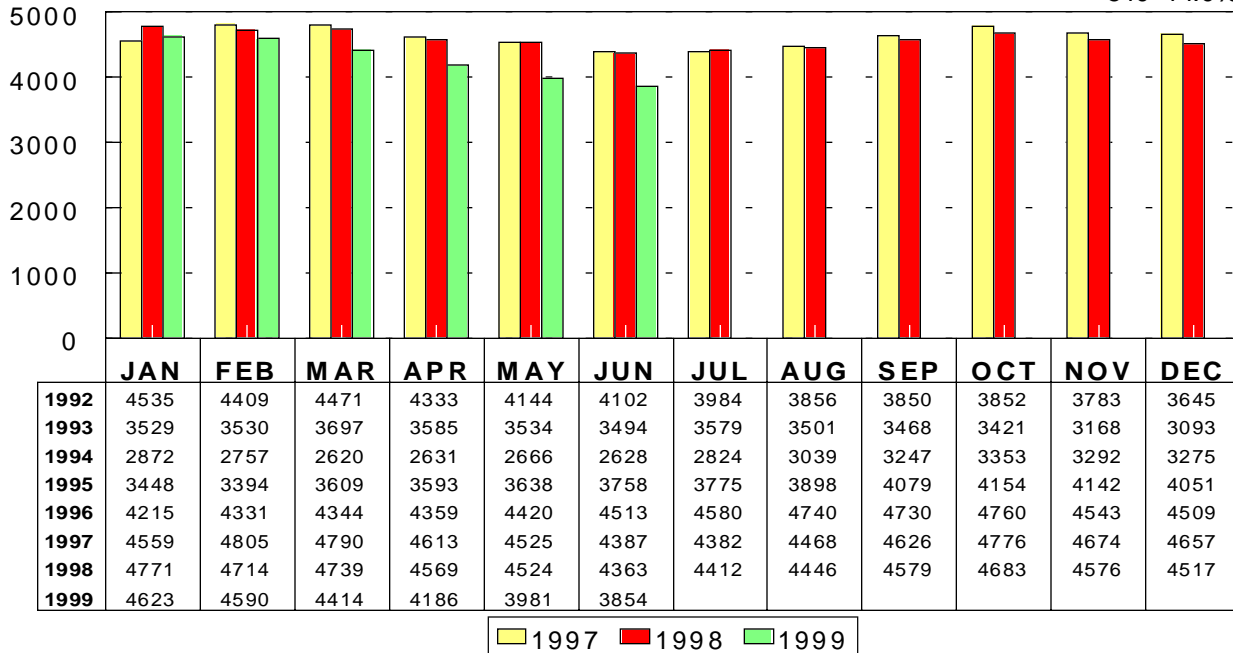
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## Active Listings

June 1999: 3,854



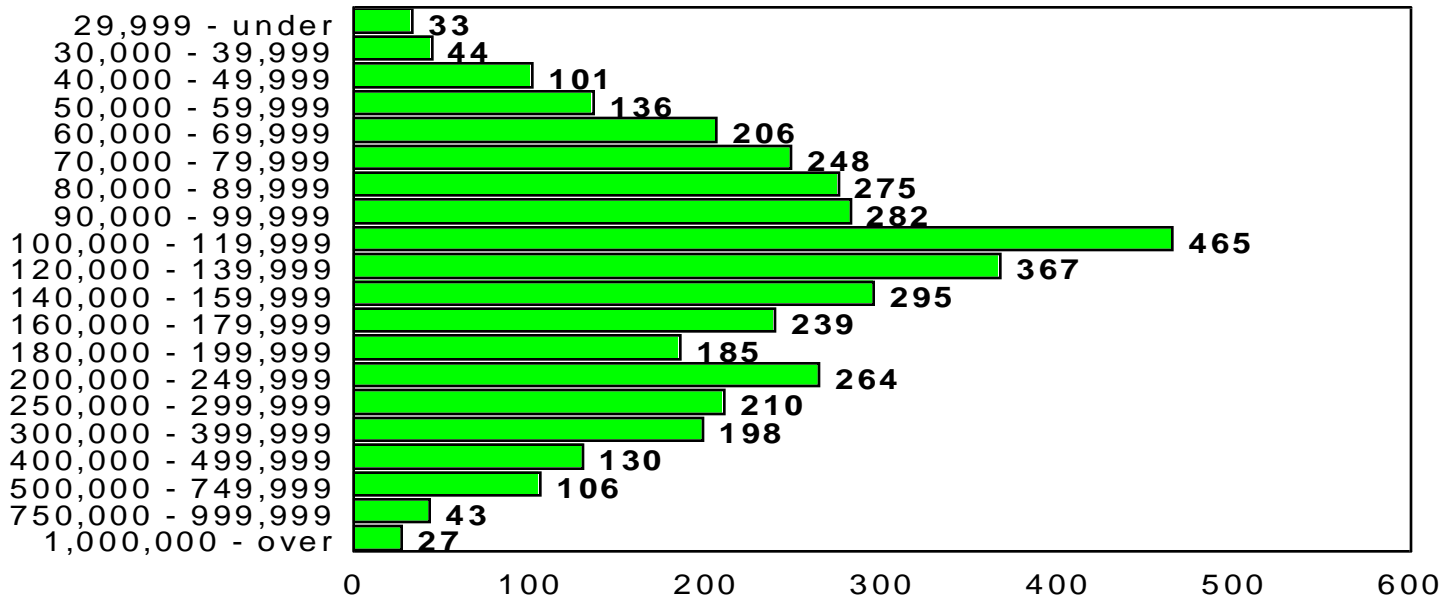
Jun 1999



Area	Listings
C	514
CCN	1
CCO	112
CGI	1
CNA	8
CPI	113
CSC	47
E	298
N	460
NE	284
NW	728
PSW	1
S	125
SE	207
SW	240
W	208
XNE	5
XNW	191
XS	45
XSE	51
XSW	82
XW	133
XW	131

## Active Listing Price Breakdown

June 1999: Average Price: \$183,824



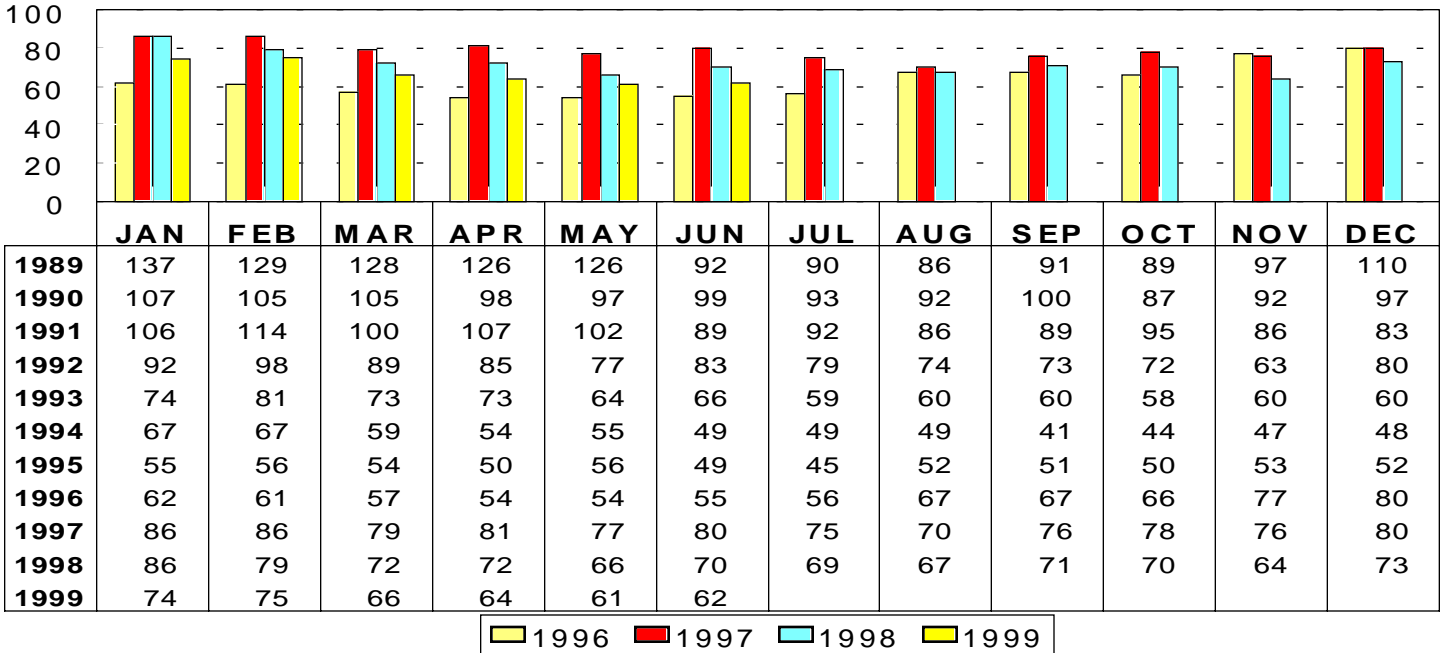
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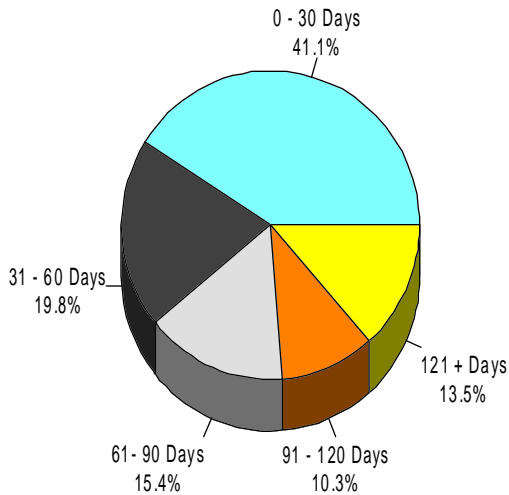
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## Average Days on Market

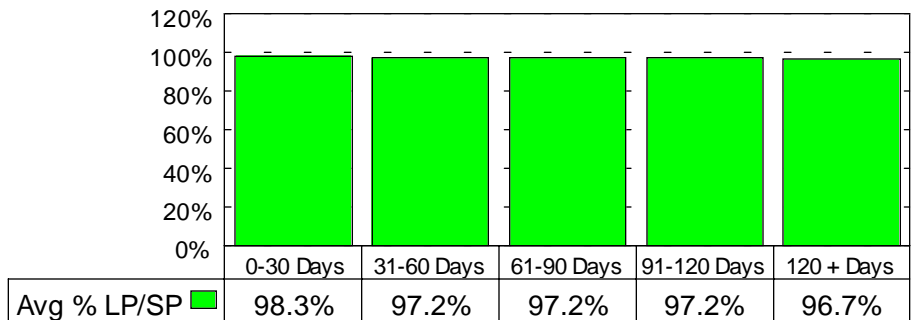
June 1999: 62 days



### June 1999 Average Days on Market Breakdown



### Average % of List Price Received on Solds by Market time - June 1999



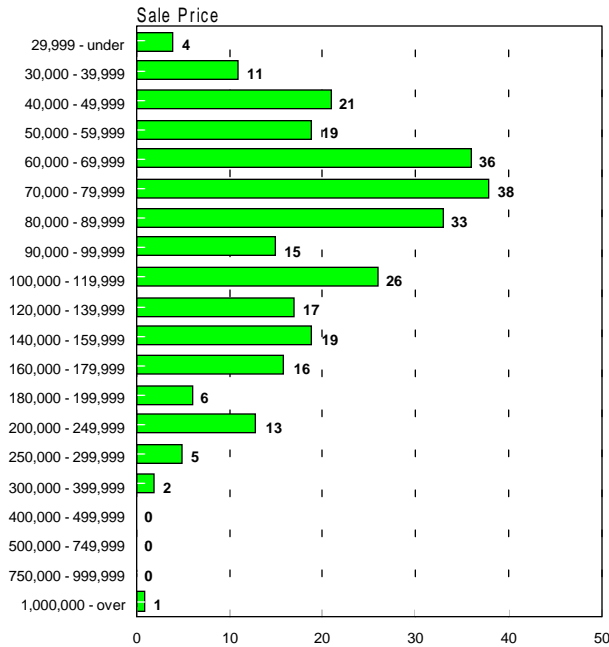
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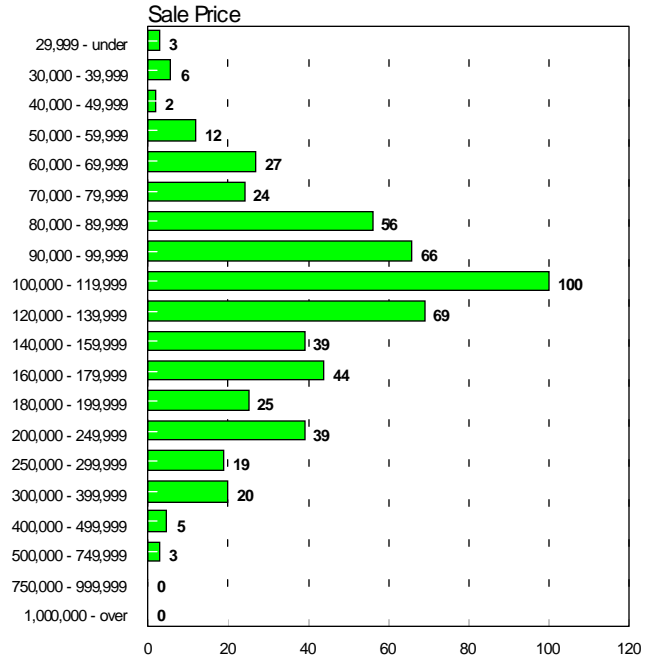
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## Sales Price Breakdown by Bedrooms

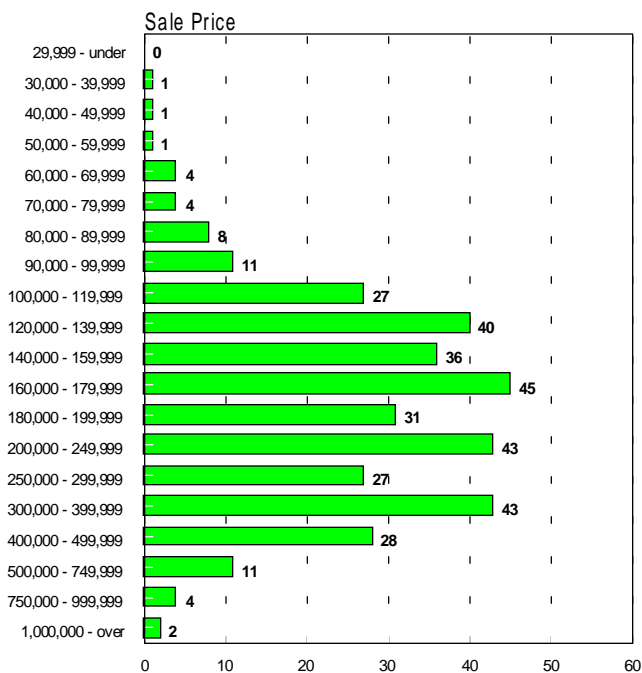
### 0 - 2 Bedrooms June 1999



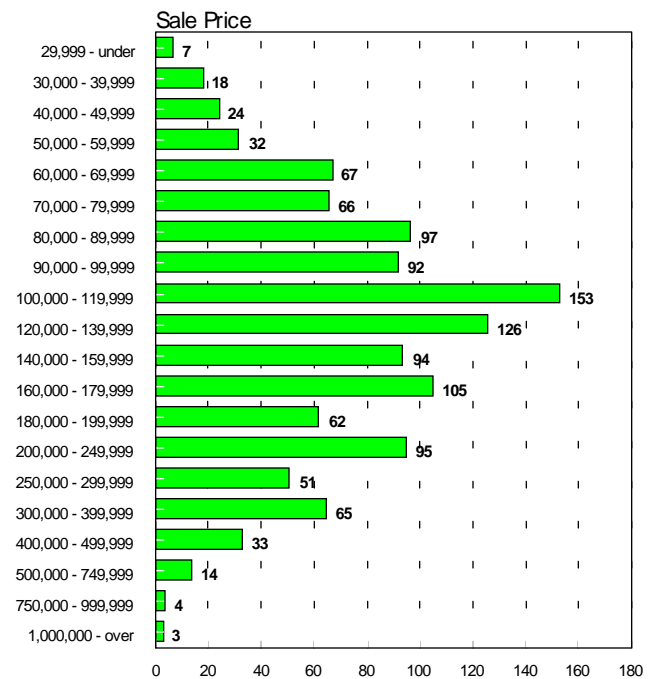
### 3 Bedrooms June 1999



### 4 + Bedrooms June 1999



### All Bedrooms June 1999



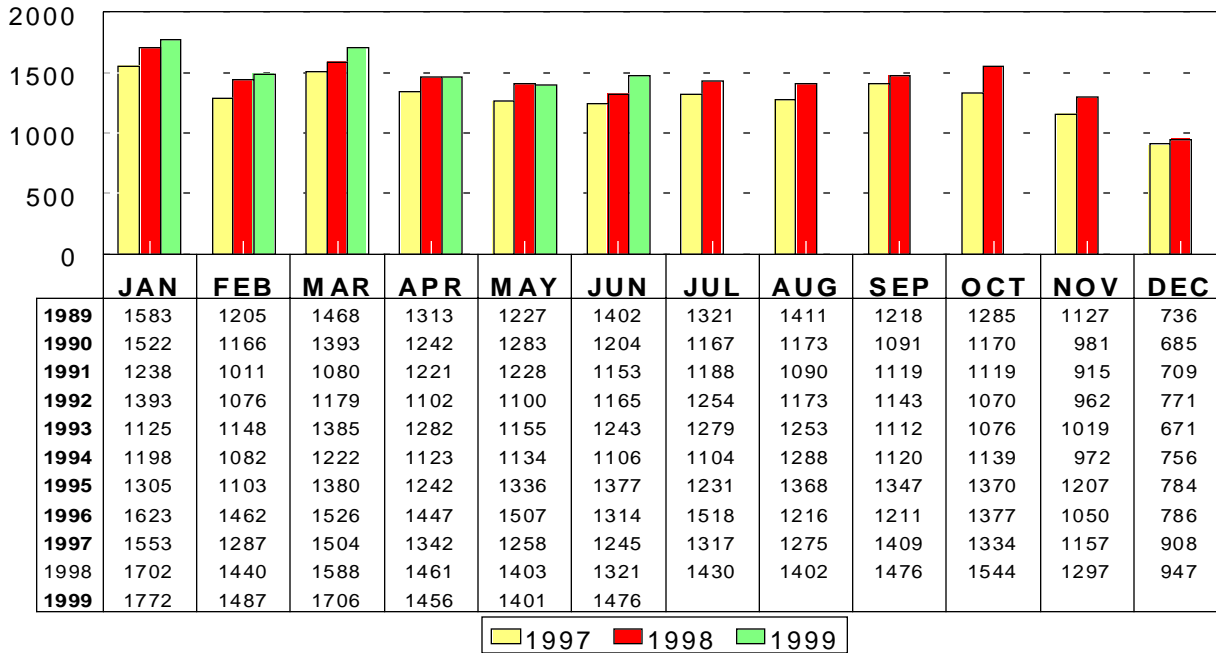
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# RESIDENTIAL STATISTICS

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## New Listings

June 1999: 1,476

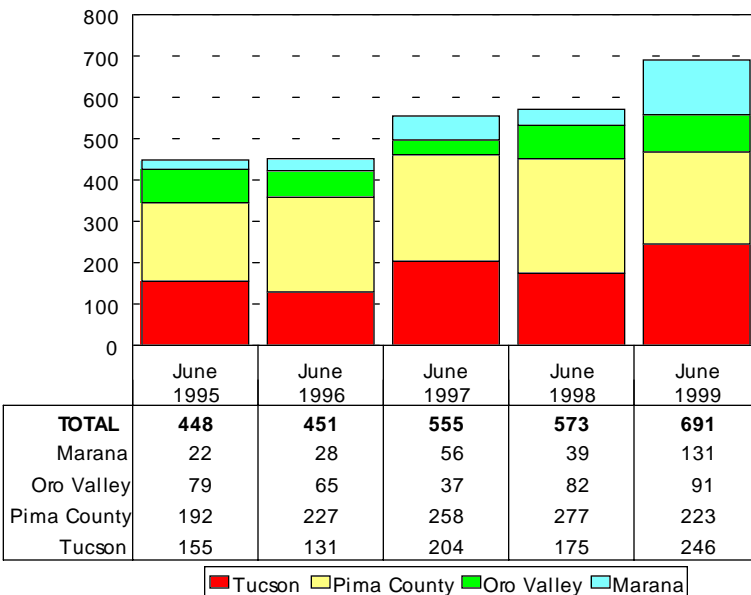


Jun 1999

Area	New
C	242
CCO	18
CGI	1
CPI	22
CSC	7
E	128
N	146
NE	122
NW	305
S	53
SE	101
SW	90
W	86
XNE	1
XNW	78
XS	20
XSE	12
XSW	12
XW	32

## New Housing Permits

June 1999: 691



June 1999 Type of Permits Issued  
Tucson Metro Area

Type	# Issued
Commercial Addition	24
Commercial Alteration	17
Commercial Demolition	2
Commercial New	40
Commercial Other	189
Commercial Tenant Improv	75
Duplex New	2
Duplex Other	2
Fence	10
Mobile Homes	207
Multi Family Alteration	2
Multi Family New	18
Multi Family Other	22
Patio/Ret. Wall	122
Residence Pool	147
Residential Demolition	17
Semi Public Pool	3
Sign	63
Single Family Addition	208
Single Family Alteration	62
Single Family New	691
Single Family Other	669
Travel Trailer	8
Industrial New	1
Industrial Other	0
Single Family Renewal	3
<b>TOTAL</b>	<b>2604</b>

Source: Bright Future Business Consultants

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