

**July  
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: **August 15, 2000**

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

### **July 2000 Residential Home Sales**

The Tucson Association of REALTORS® Multiple Listing Service, Inc. reports that July 2000's 897 existing home sales decreased by 18% from the 1098 units sold in July, 1999, while total sales volume decreased 13 % from last year's \$162,676,286 to \$140,965,827. July's average sale price for all residential types rose by 6% to \$157,153 in 2000 from \$148,157 in 1999. The average sale price for Single Family Residences was \$172,886 in July, 2000 compared to \$163,292 in July, 1999. The median sale price, the price at which half the homes were sold above and below, rose by 1% from July 1999's \$119,900 to \$121,000 in July 2000.

Average days on market dropped by 15% to 53 in July, 2000, compared to 62 in July, 1999, 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, decreased by 11% from 1088 in July, 1999, to 969 in July, 2000. The 3,908 active listings in July, 2000, were 3% over the 3,784 in July, 1999, and the 1,288 listings added during July, 2000, are 7% below the 1,388 added in July, 1999.

"The July 2000 residential home sales statistics indicate a typical mid-summer slow down, even though interest rates continue to be around 8%, which is still fairly reasonable for the real estate market." Said Donna Gallagher, President of the Tucson Association of REALTORS® "There is a decrease in Total Units Sold, Total Sales Volume, Total Listings Under Contract Reported and New Listings for both the month and year-to-date statistics," She continued; "The market has slowed down a little, with the exception that 43% of the homes are selling within the first 30 days at 98.4% of list price. This month's statistics, like last months, indicate that well priced residential property is moving fairly rapidly when placed on the market."

**Check Us Out Online at:  
<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.

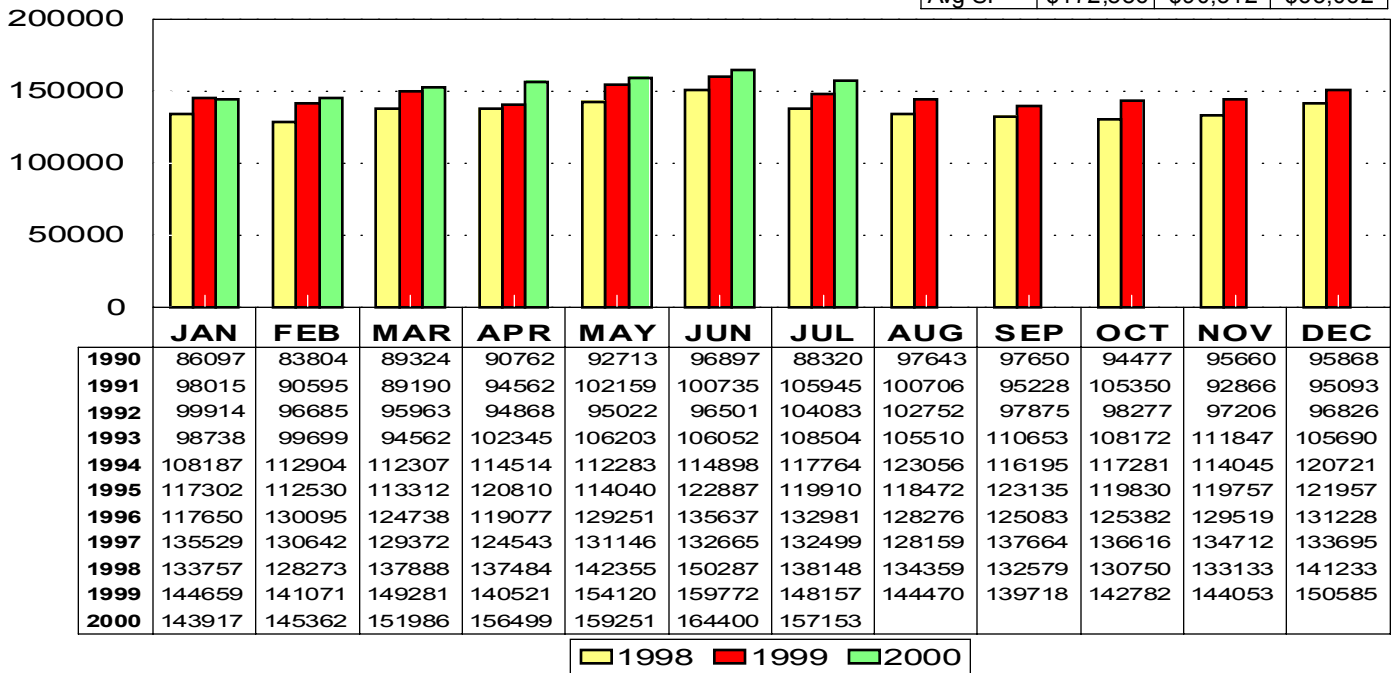
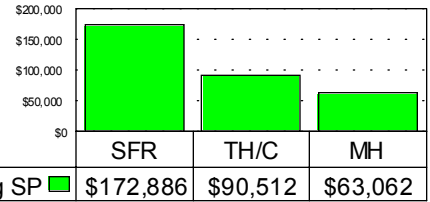
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# RESIDENTIAL STATISTICS

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

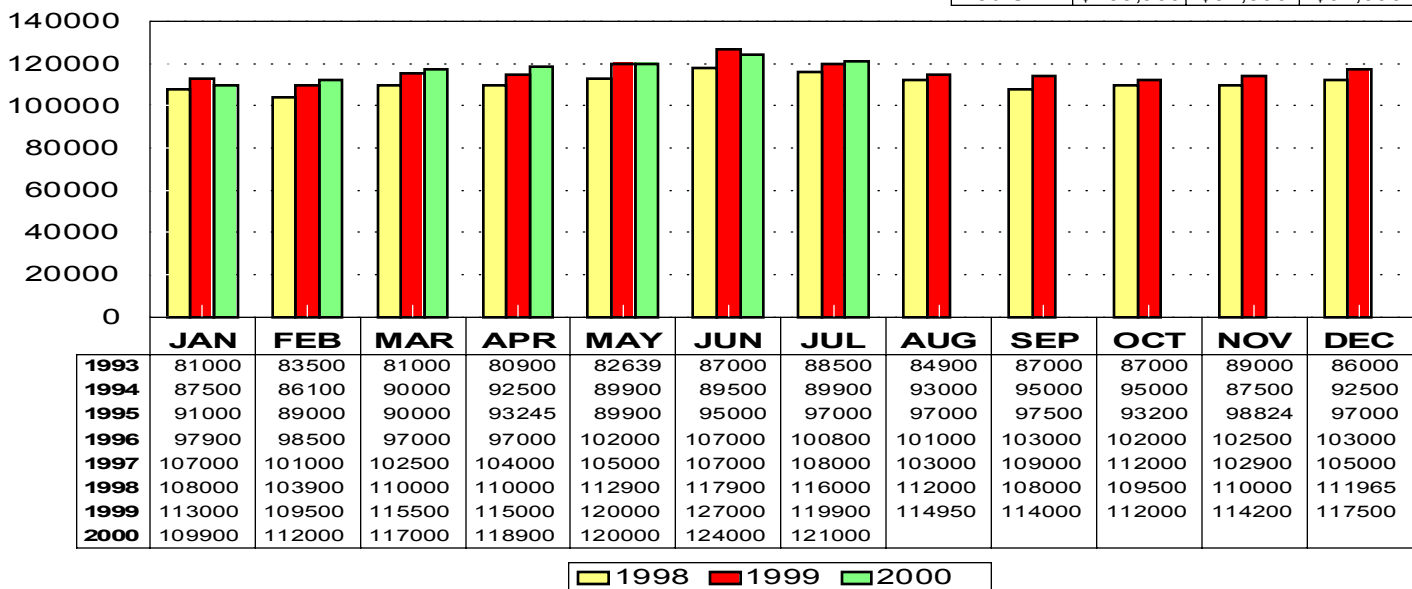
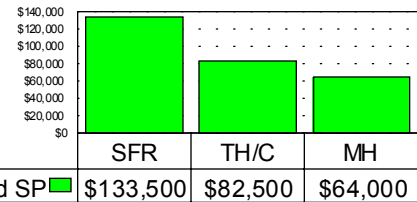
## Average Sale Price

July 2000: \$157,153



## Median Sale Price

July 2000: \$121,000



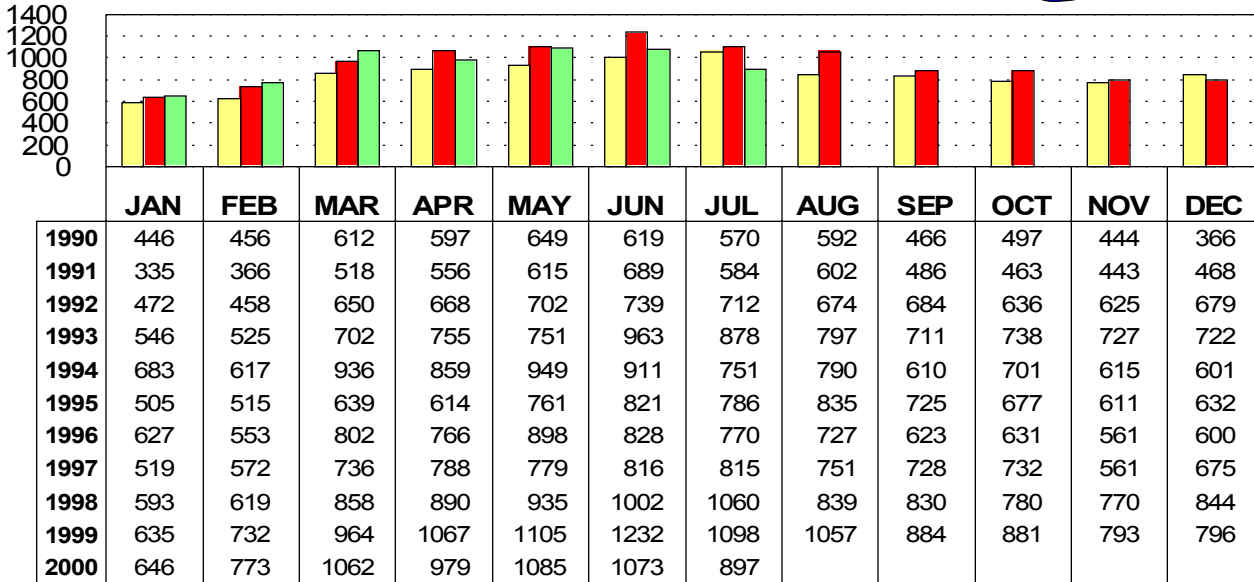
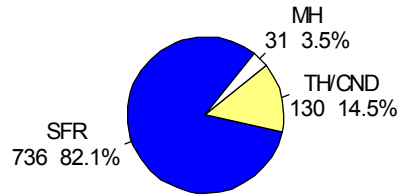
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## Total Unit Sales

July 2000: 897 Units

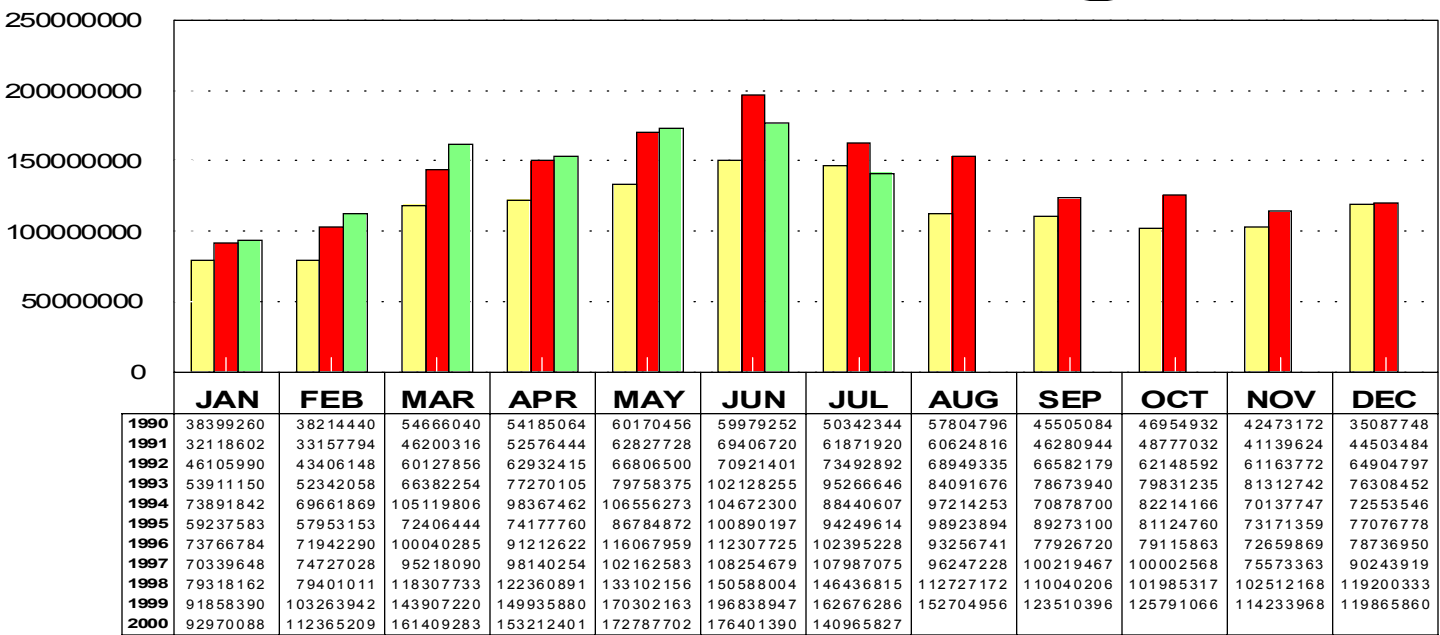
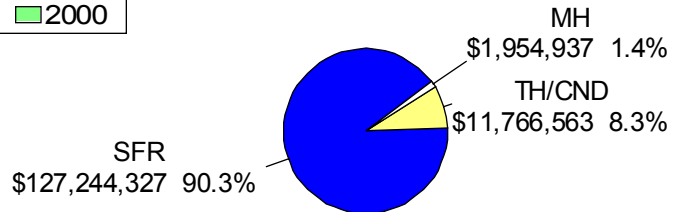


July 2000

Area	Sales
C	175
CCO	8
CPI	12
CSC	1
E	82
N	96
NE	72
NW	222
PSW	1
S	23
SE	69
SW	31
W	52
XNW	23
XS	5
XSE	6
XSW	3
XW	16

## Total Sales Volume

July 2000: \$140,965,827

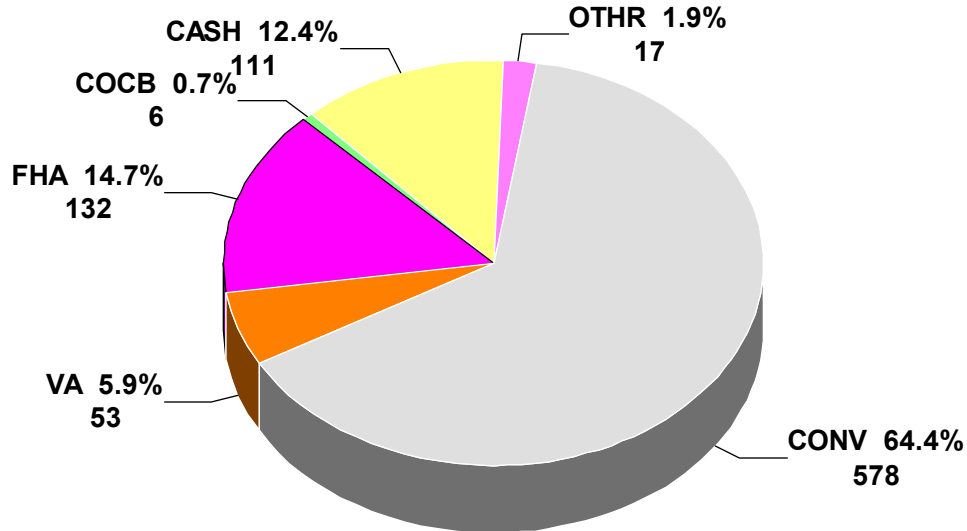


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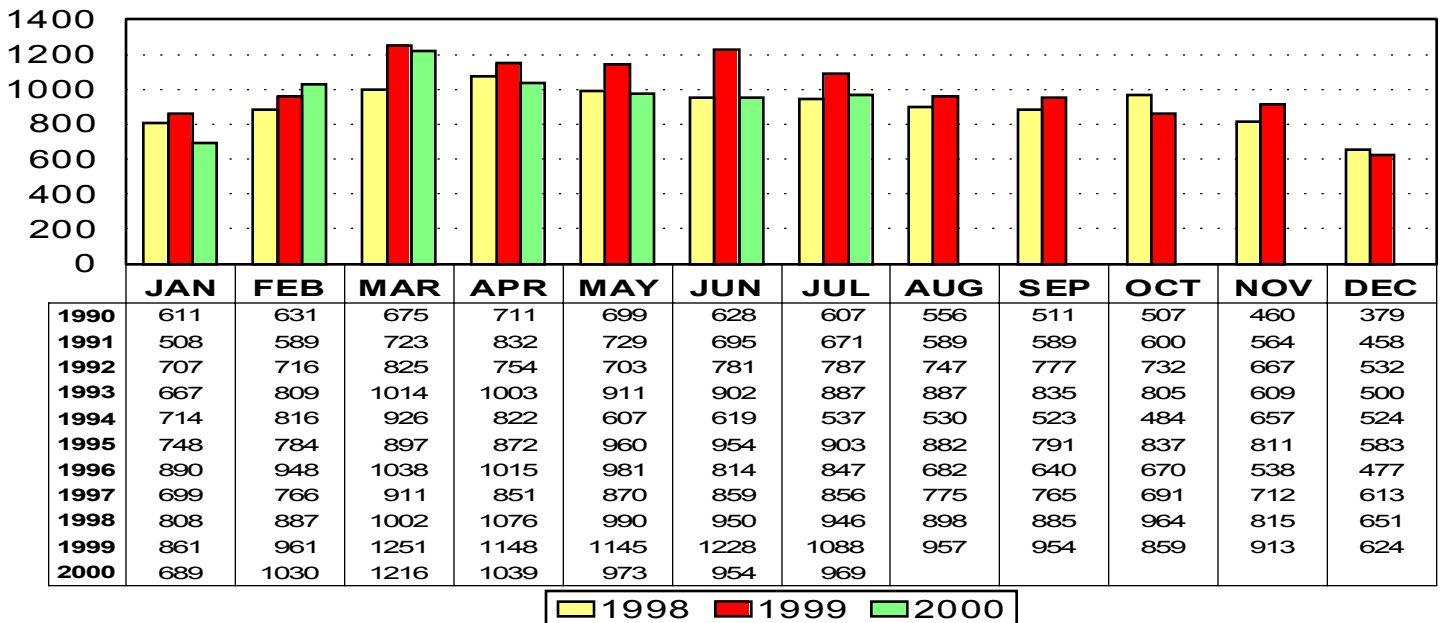
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## Terms of Sale: July 2000



## Total Listings Under Contract Reported

July 2000: 969



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

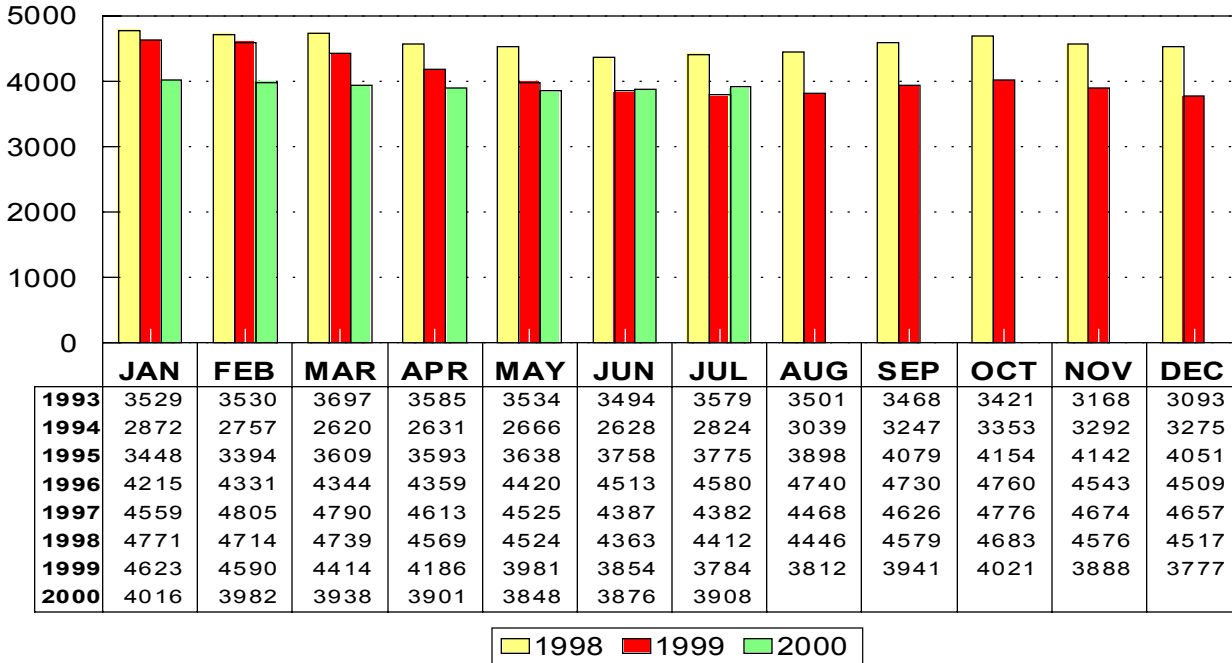
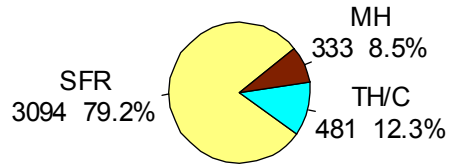
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## Active Listings

July 2000: 3908

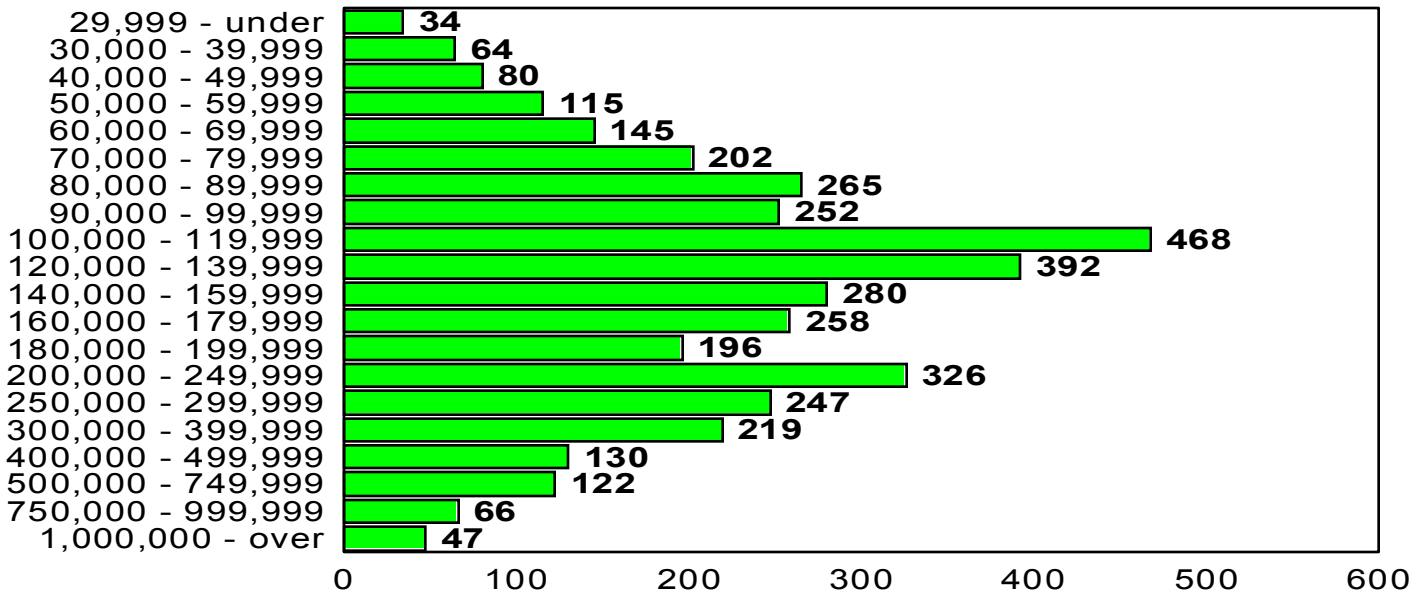


July 2000

Area	Listings
C	520
CAP	1
CCO	140
CGI	3
CGR	5
CMC	2
CPI	145
CSC	53
CYA	1
E	286
N	363
NE	287
NW	760
PSW	1
S	126
SE	182
SRI	1
SW	225
W	246
XNE	5
XNW	183
XS	59
XSE	49
XSW	72
XW	193

## Active Listing Price Breakdown

July 2000: Average Price: \$203,710



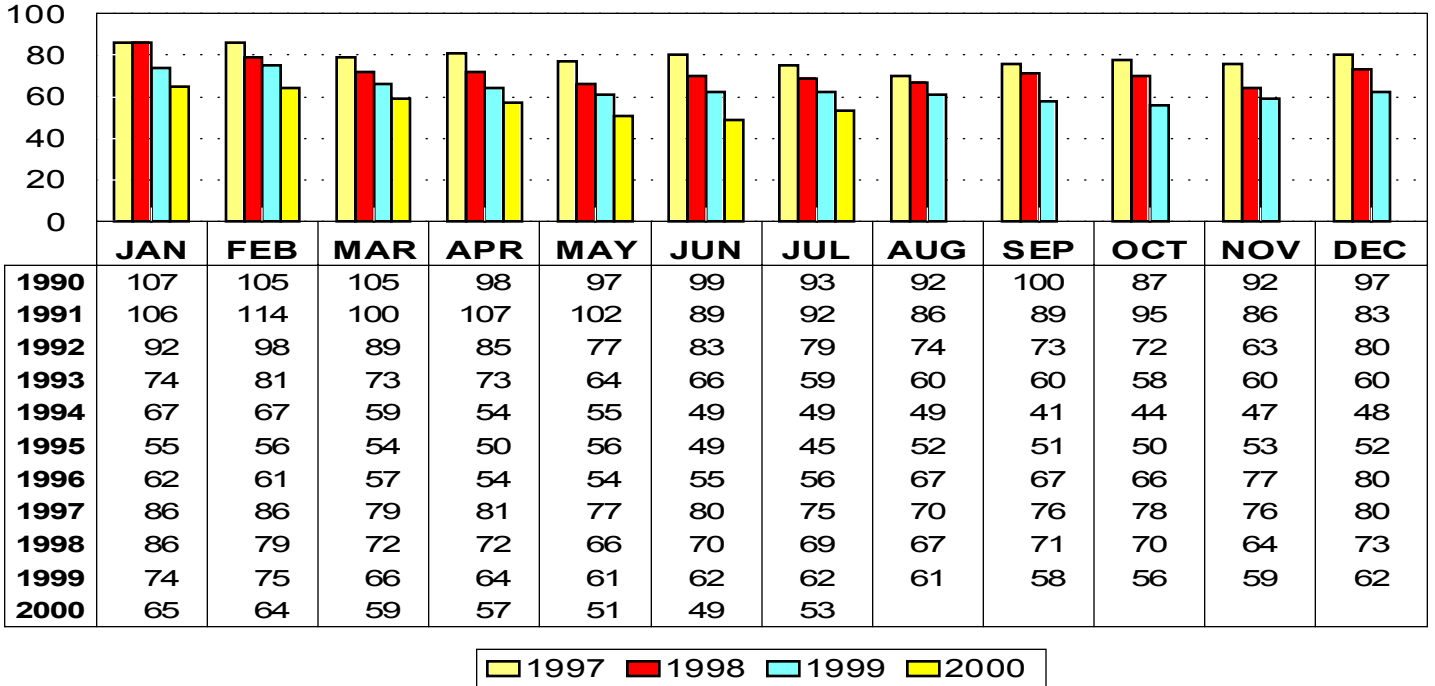
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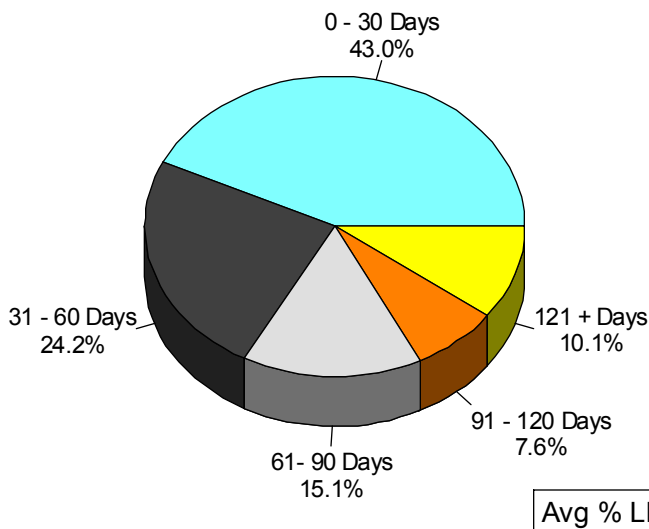
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## Average Days on Market

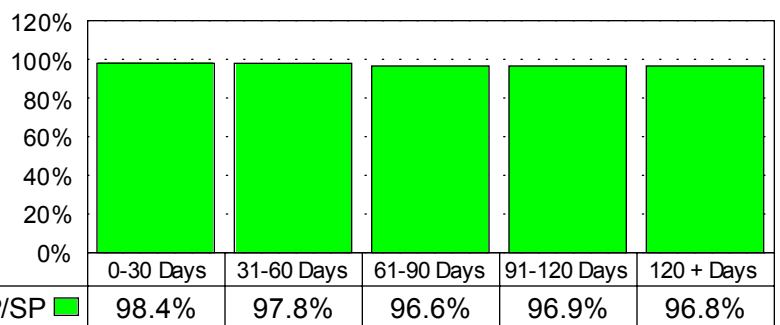
July 2000: 53 days



### July 2000 Average Days on Market Breakdown



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



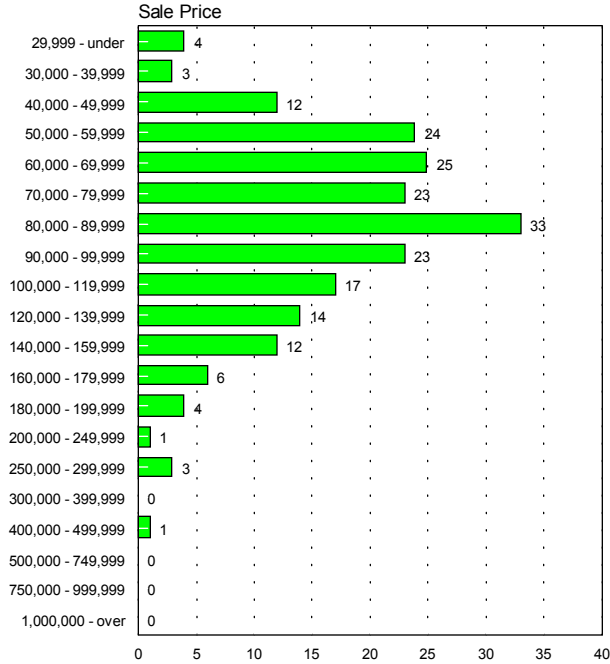
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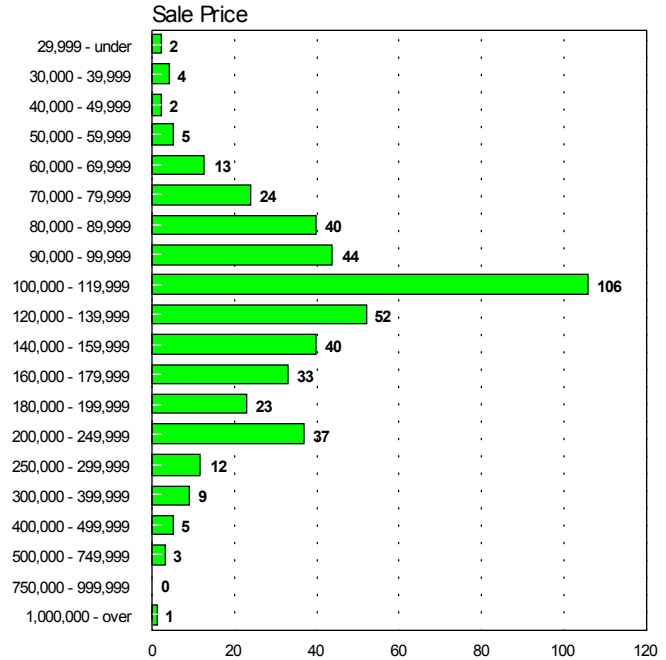
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## Sales Price Breakdown by Bedrooms

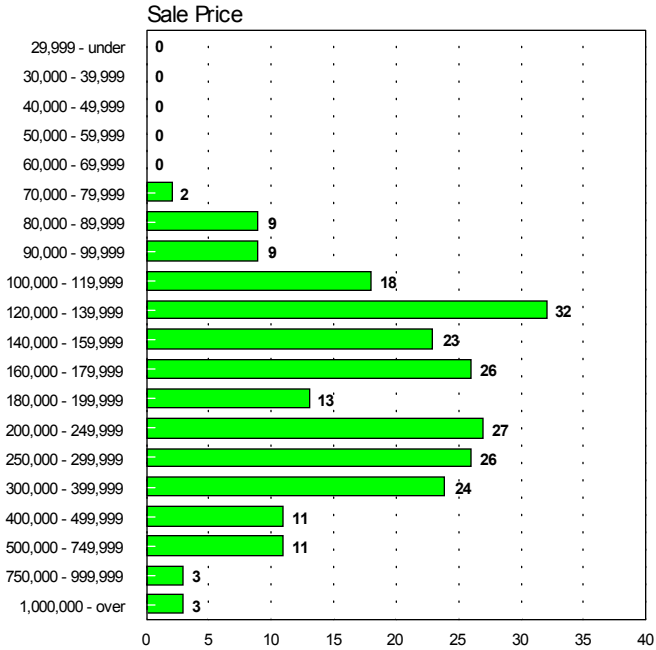
### 0 - 2 Bedrooms July 2000



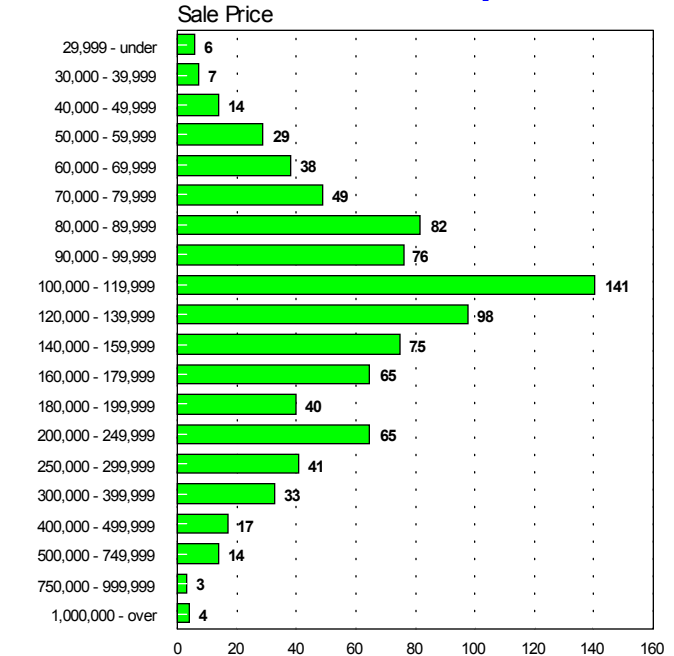
### 3 Bedrooms July 2000



### 4 + Bedrooms July 2000



### All Bedrooms July 2000



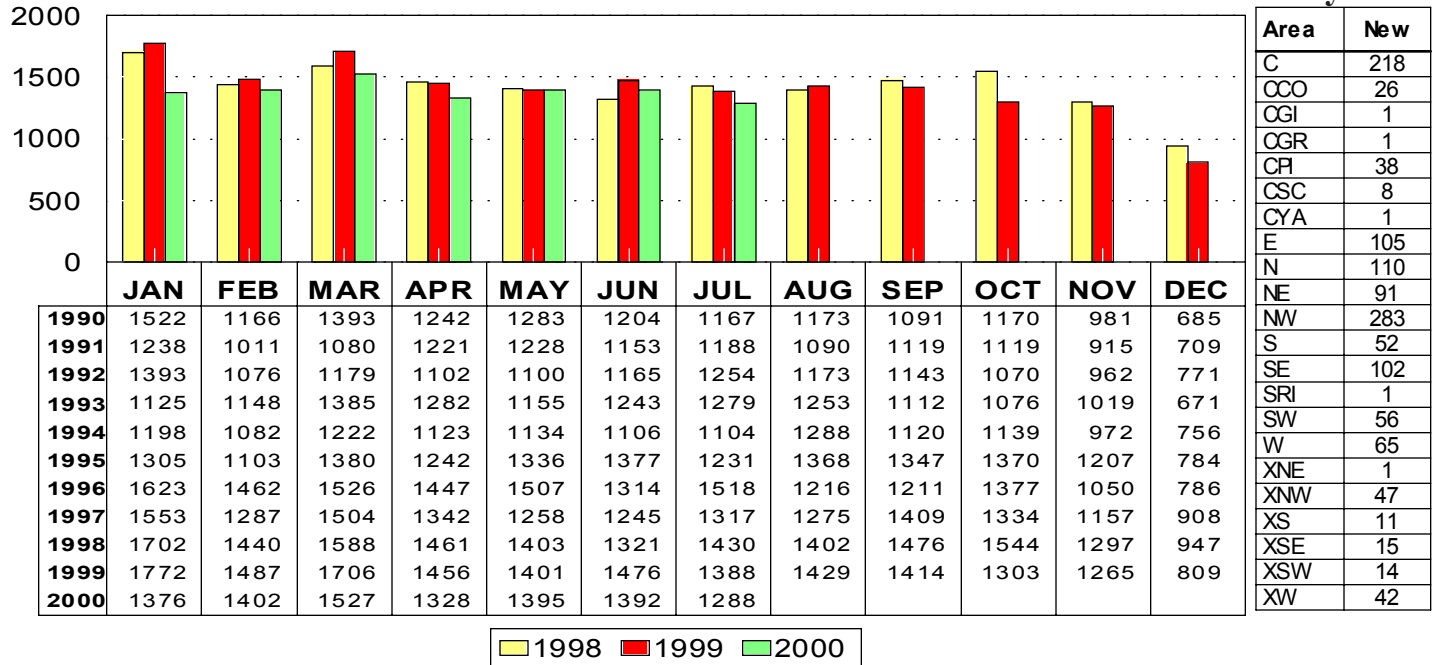
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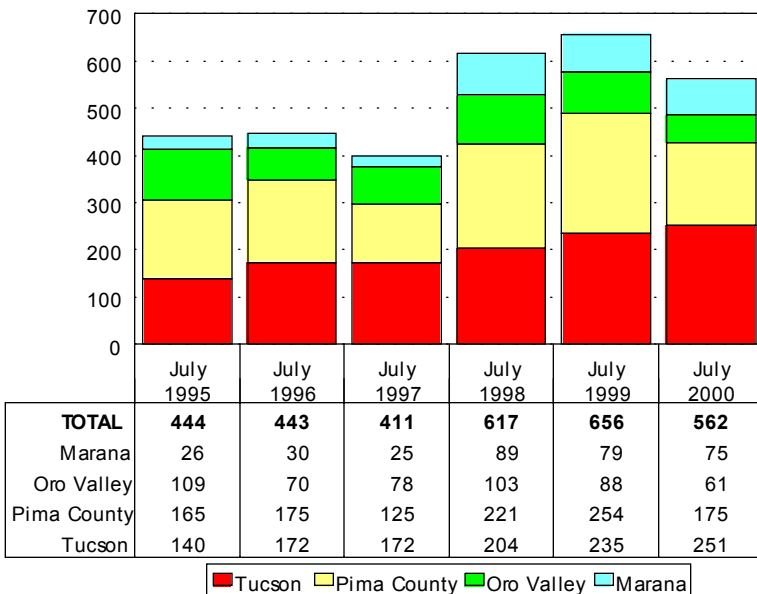
## New Listings

July 2000: 1288



## New Housing Permits

July 2000: 562



### July 2000 Type of Permits Issued Tucson Metro Area

Type	# Issued
Commercial Addition	22
Commercial Alteration	88
Commercial Demolition	3
Commercial New	20
Commercial Other	203
Commercial Tenant Improv	11
Duplex New	3
Duplex Other	0
Fence	4
Mobile Homes	164
Multi Family Alteration	3
Multi Family New	0
Multi Family Other	14
Patio/Ret. Wall	162
Residence Pool	109
Residential Demolition	2
Semi Public Pool	0
Sign	13
Single Family Addition	172
Single Family Alteration	44
Single Family New	604
Single Family Other	525
Travel Trailer	6
Industrial New	1
Industrial Other	1
Single Family Renewal	3
<b>TOTAL</b>	<b>2177</b>

Source: Bright Future Business Consultants

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