

**October
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: **November 15, 2000**

Contact: Donna Gallagher, President, (520) 625-6521
Gary E. Doran, Chief Executive Officer, (520) 327-4218

October 2000 Residential Home Sales

The Tucson Association of REALTORS® Multiple Listing Service, Inc. reports that October's average sale price for all residential types rose by 6% to \$151,284 in 2000 from \$142,782 in 1999. The average sale price for Single Family Residences was \$163,778 in October 2000 compared to \$156,577 in October 1999. The median sale price, the price at which half the homes were sold above and below, rose by 7% from October 1999's \$112,000 to \$119,900 in October 2000. October 2000's total sales volume decreased 5% from last year's \$125,791,066 to \$119,211,858, while existing home sales decreased by 11% from 881 units sold in October 1999, to 788 in October 2000.

Average days on market dropped by 5% to 53 in October, 2000, compared to 56 in October, 1999, with 47% 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 2% from 859 in October, 1999, to 846 in October, 2000. The 4,546 active listings in October, 2000, were 13% over the 4,021 in October, 1999, and the 1,542 listings added during October, 2000, are 18% over the 1,303 added in October, 1999.

"The October 2000 residential home sales statistics indicate a typical fall slow down, getting ready for the busy winter season. Interest rates continue to be around 8%, which is reasonable for the real estate market." Said Donna Gallagher, President of the Tucson Association of REALTORS®. "There is a decrease in Total Units Sold, and Total Sales Volume, while Total Listings Under Contract Reported and New Listings have increased for the month." She continued; "The market has slowed down a little, with the exception that 47% 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.

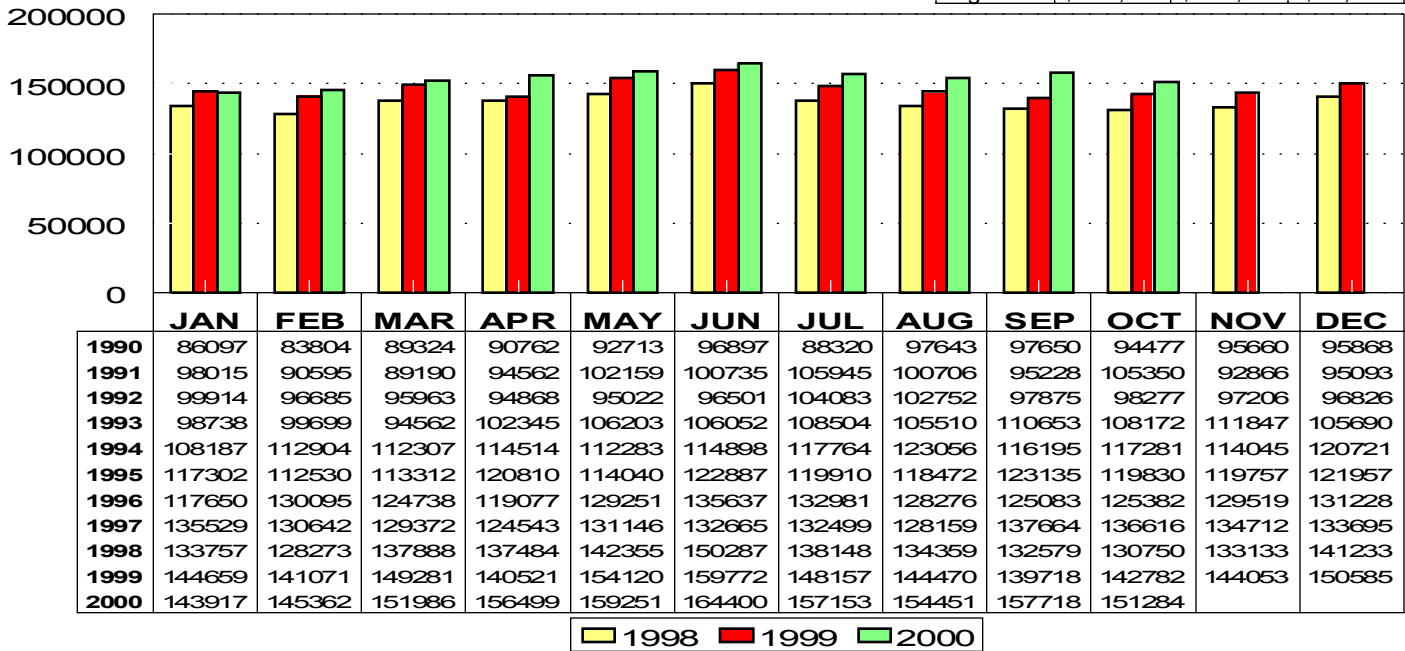
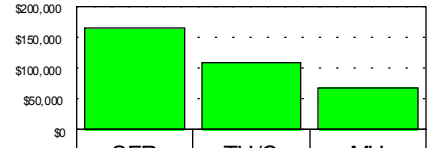
###

RESIDENTIAL STATISTICS

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

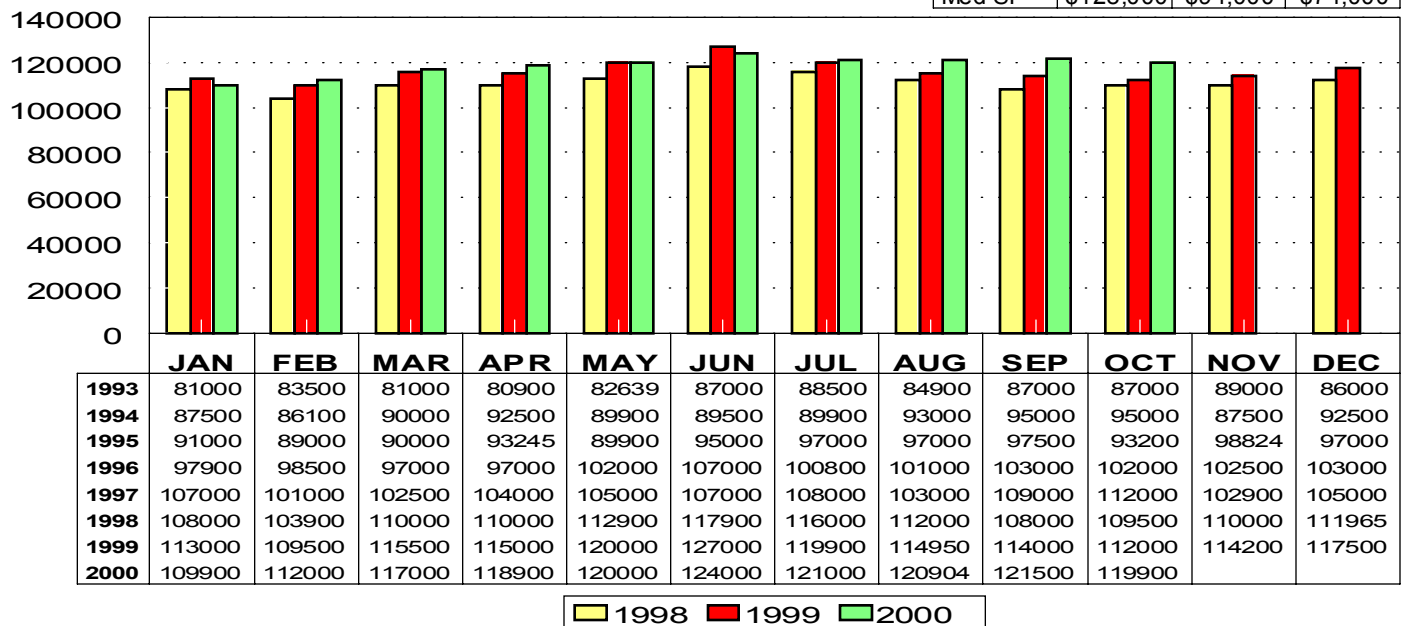
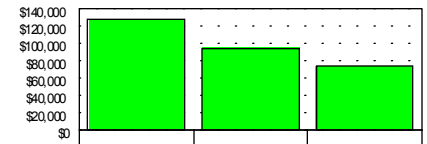
Average Sale Price

October 2000: \$151,284



Median Sale Price

October 2000: \$119,900



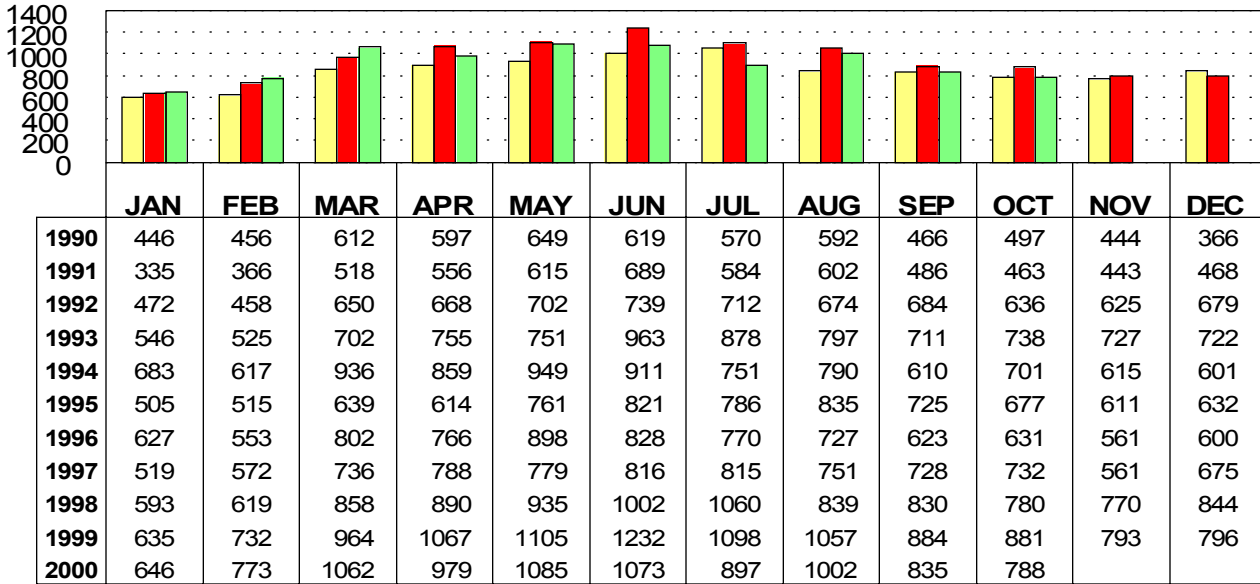
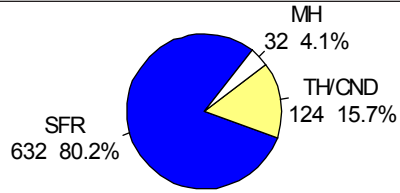
This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® or its Multiple Listing Service. Neither the Association nor its MLS guarantees or is any responsible for its accuracy. Data maintained by the Association or its MLS may not reflect all real estate activity in the market.

RESIDENTIAL STATISTICS

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

Total Unit Sales

October 2000: 788 Units

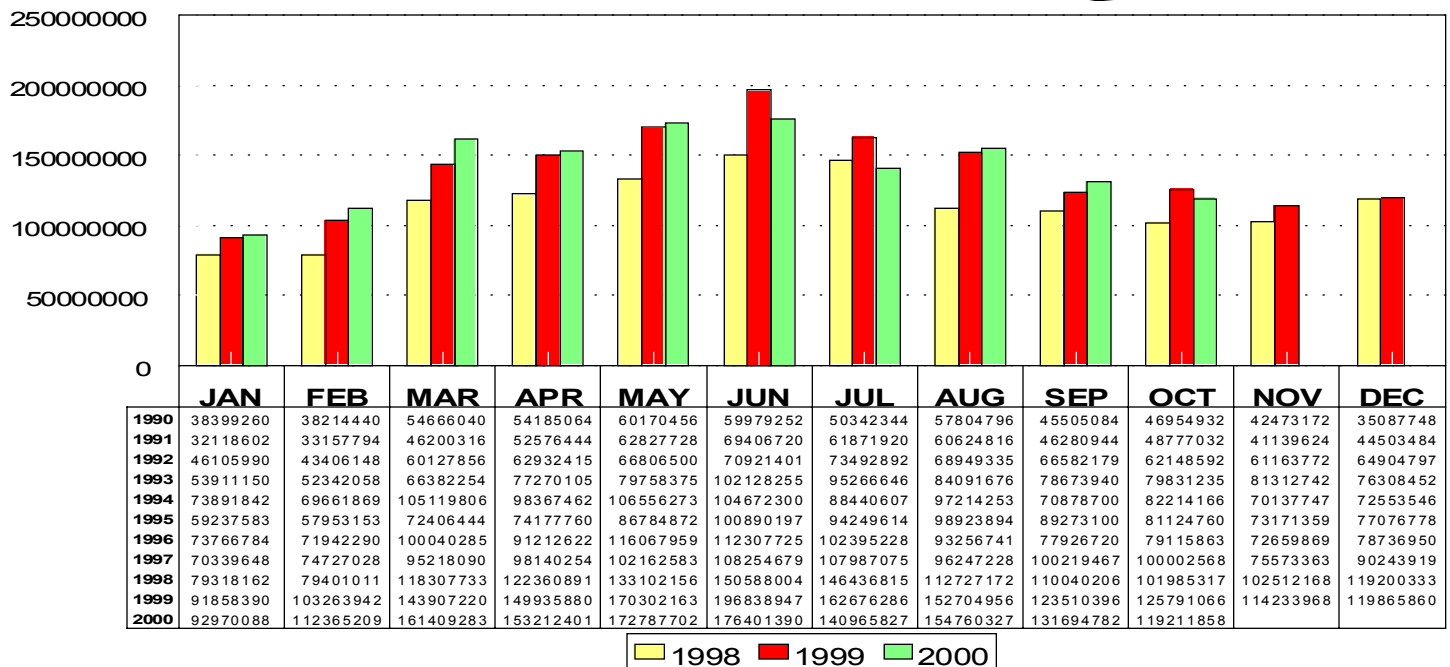
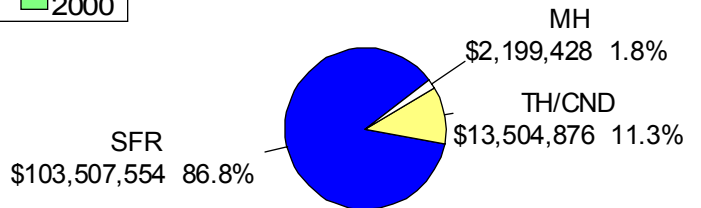


OCT2000

Area	Sales
C	127
CCO	12
CGR	1
CPI	9
CSC	2
E	84
N	82
NE	54
NW	174
S	32
SE	72
SW	41
W	50
XNW	32
XS	4
XSE	1
XSW	1
XW	10

Total Sales Volume

October 2000: \$119,211,858

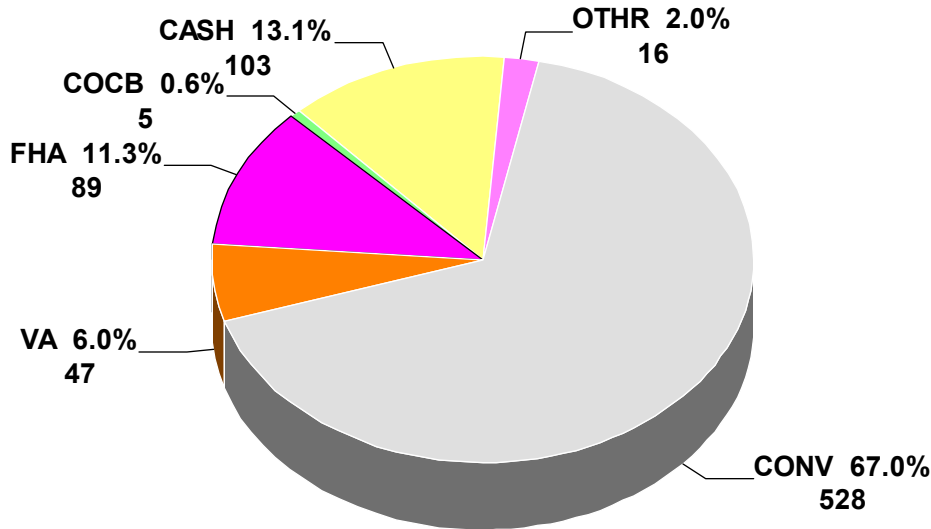


This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® or its Multiple Listing Service. Neither the Association nor its MLS guarantees or is any responsible for its accuracy. Data maintained by the Association or its MLS may not reflect all real estate activity in the market.

RESIDENTIAL STATISTICS

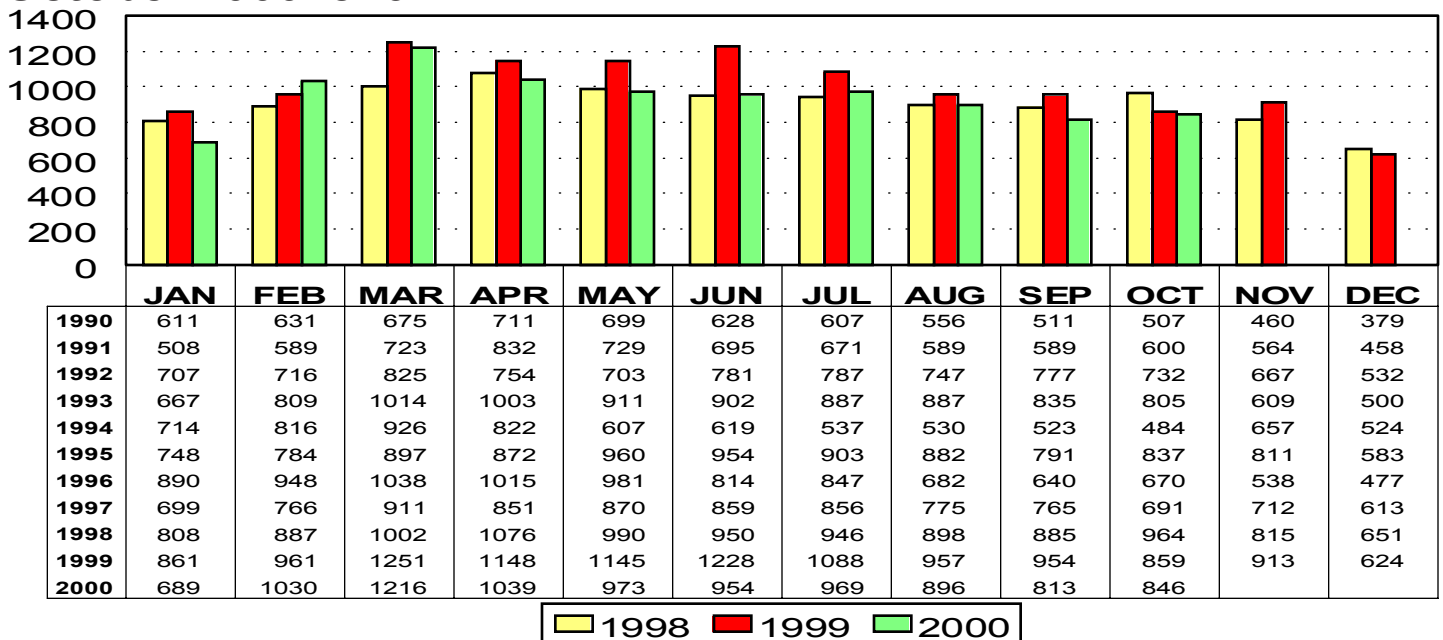
Including: Single Family, Townhouse, Condominium, Mobile Home, and New Construction

Terms of Sale: October 2000



Total Listings Under Contract Reported

October 2000: 846



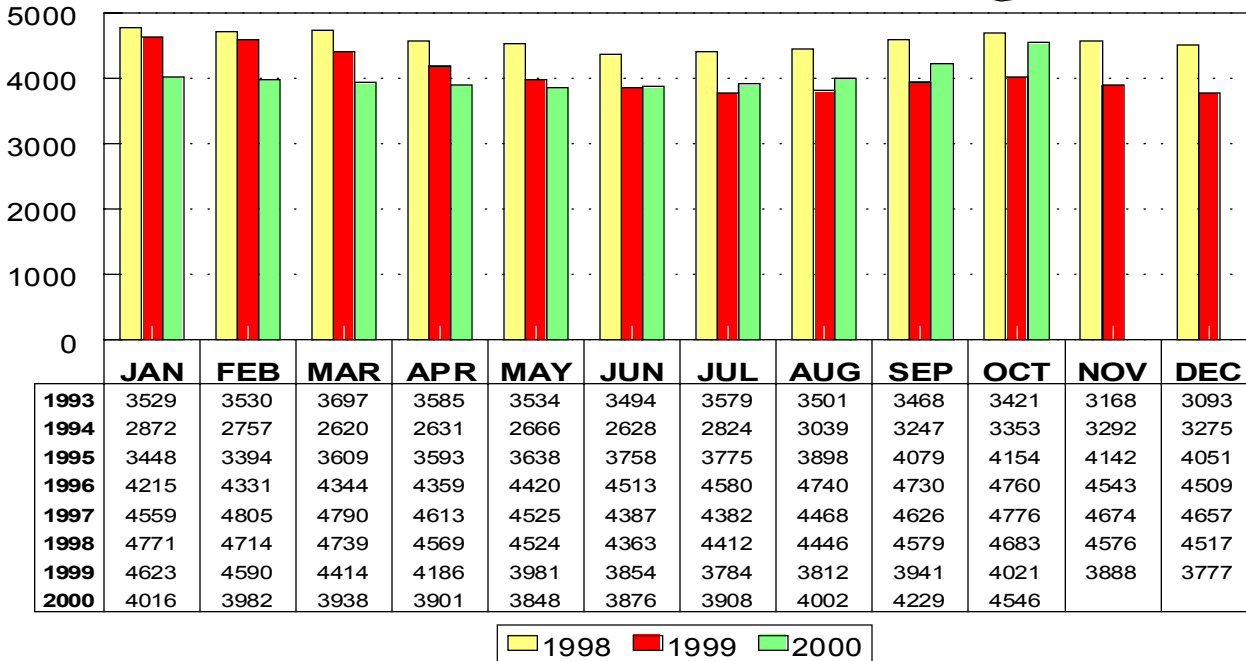
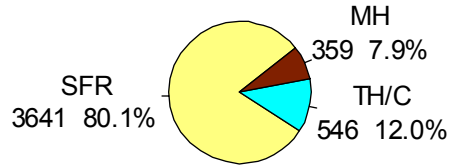
*** Note: 1995 and forward data includes listings under contract that remained active on the market**

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® or its Multiple Listing Service. Neither the Association nor its MLS guarantees or is any responsible for its accuracy. Data maintained by the Association or its MLS may not reflect all real estate activity in the market.

RESIDENTIAL STATISTICS

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

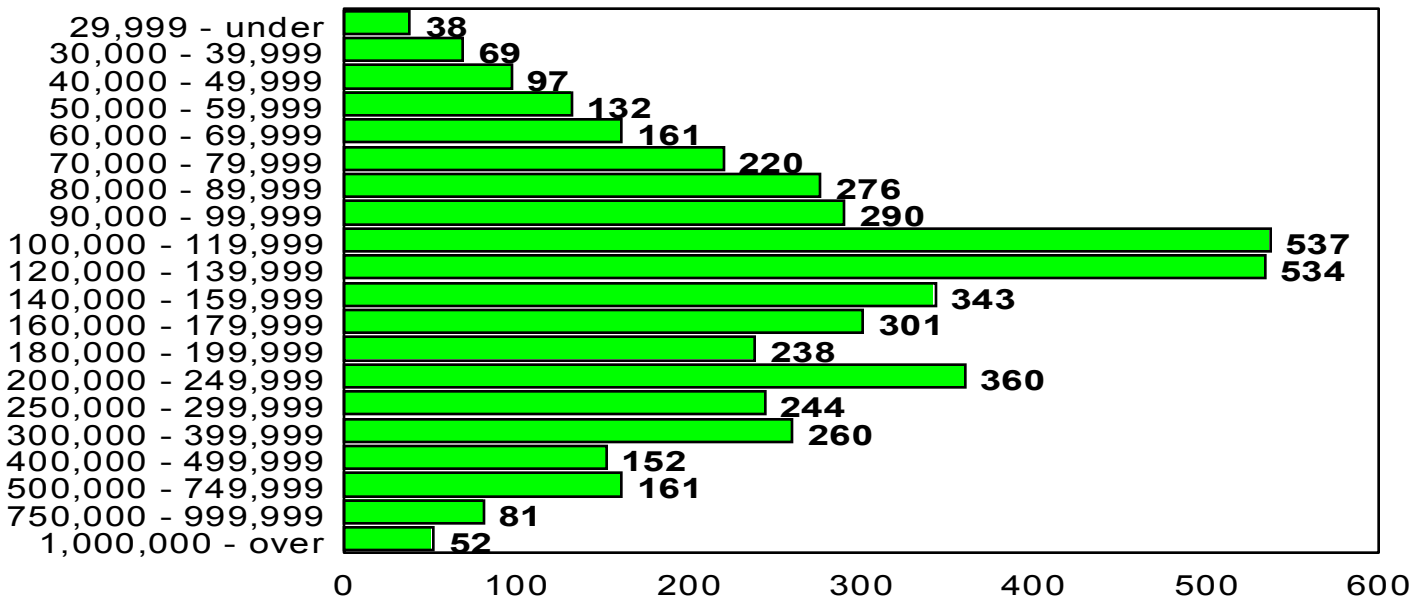
Active Listings October 2000: 4546



Oct 2000

Area	Listings
C	565
CAP	1
CCO	166
CGI	2
CGR	4
CPI	211
CSC	59
CYA	1
E	327
MEX	4
N	404
NE	334
NW	837
PS	1
PSW	1
S	119
SE	246
SRI	1
SW	256
W	266
XN	1
XNE	4
XNW	242
XS	82
XSE	53
XSW	157
XW	202

Active Listing Price Breakdown October 2000: Average Price: \$204,832



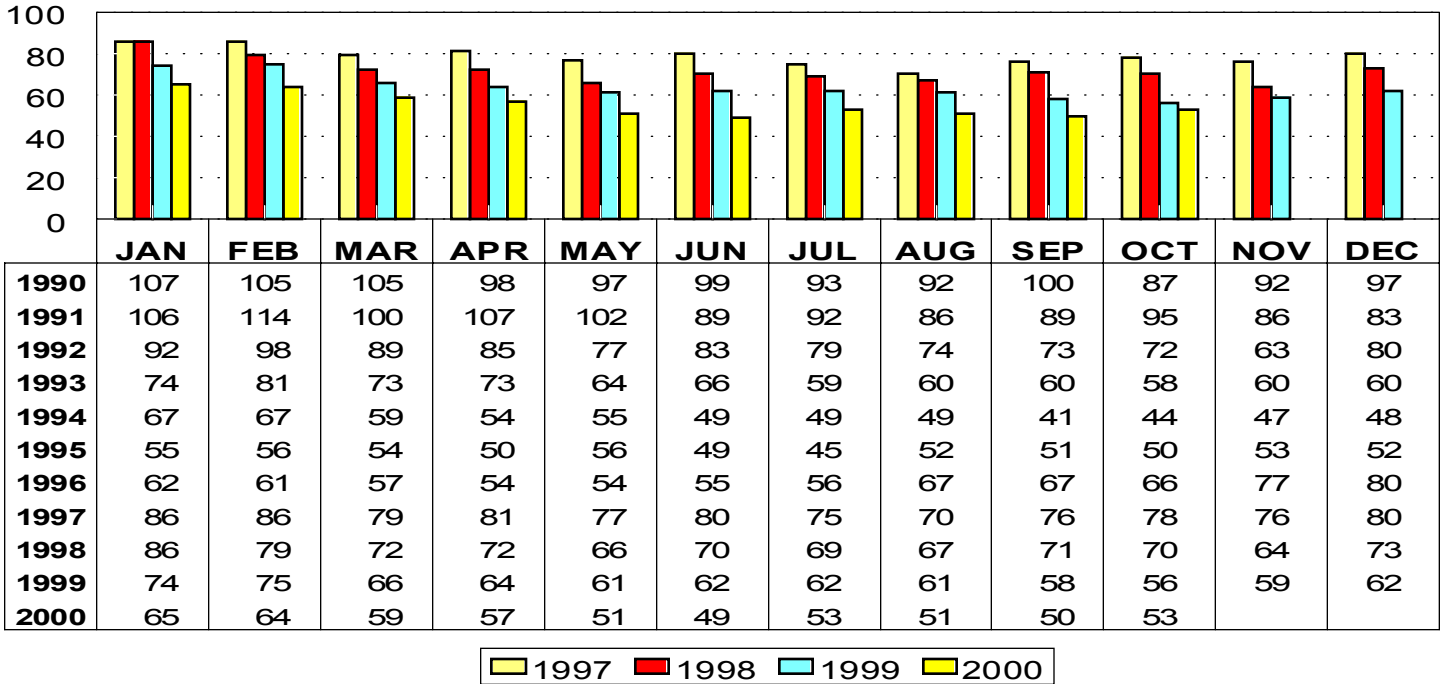
This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® or its Multiple Listing Service. Neither the Association nor its MLS guarantees or is any responsible for its accuracy. Data maintained by the Association or its MLS may not reflect all real estate activity in the market.

RESIDENTIAL STATISTICS

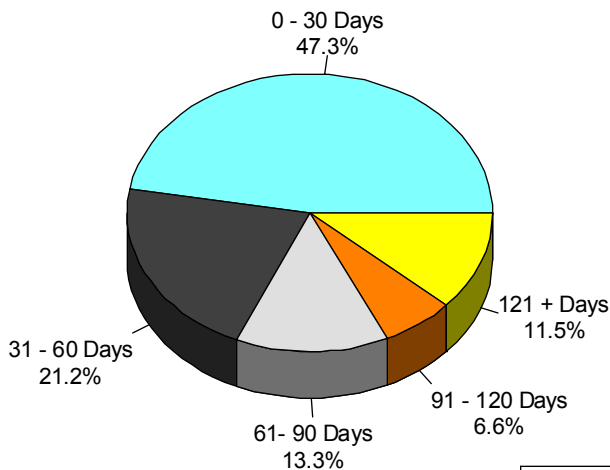
Including: Single Family, Townhouse, Condominium, Mobile Home, and New Construction

Average Days on Market

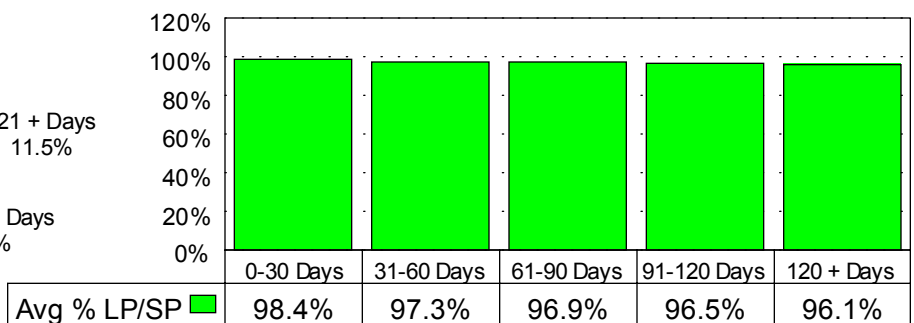
October 2000: 53 days



October 2000 Average Days on Market Breakdown



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



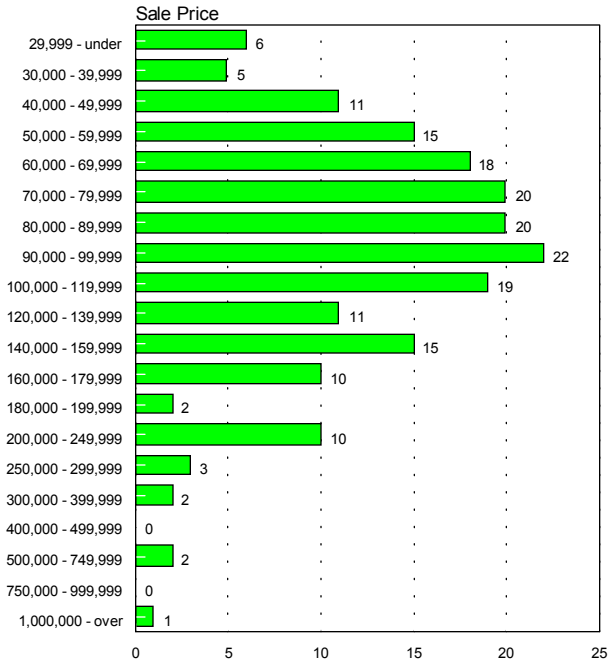
This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® or its Multiple Listing Service. Neither the Association nor its MLS guarantees or is any responsible for its accuracy. Data maintained by the Association or its MLS may not reflect all real estate activity in the market.

RESIDENTIAL STATISTICS

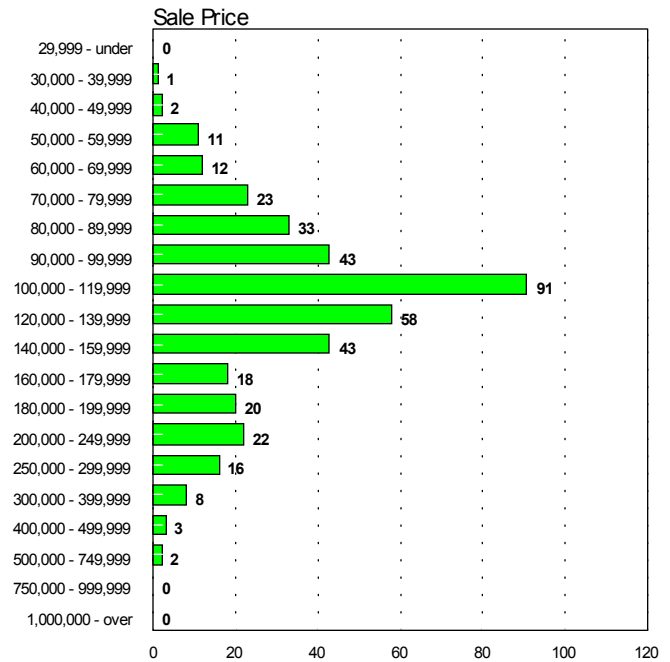
Including: Single Family, Townhouse, Condominium, Mobile Home, and New Construction

Sales Price Breakdown by Bedrooms

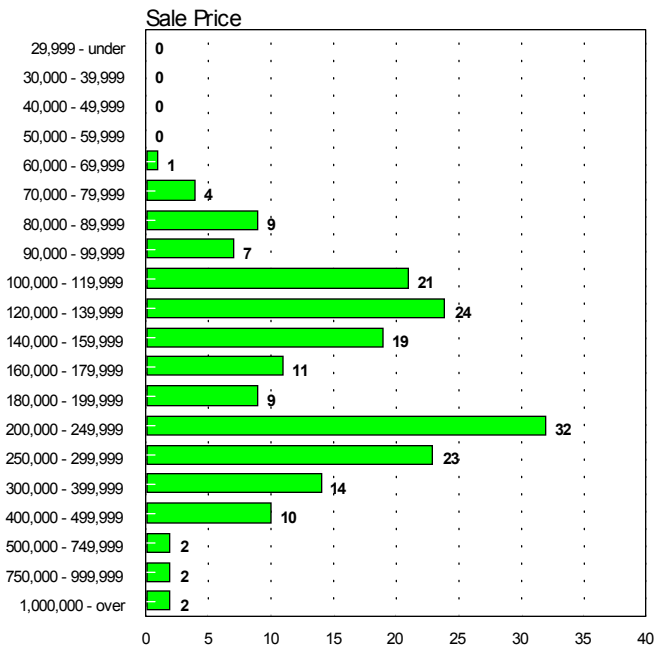
0 - 2 Bedrooms October 2000



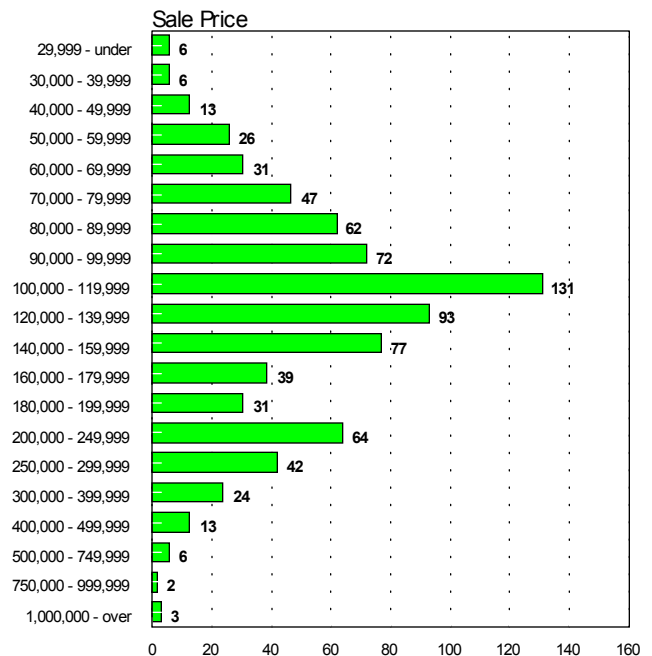
3 Bedrooms October 2000



4 + Bedrooms October 2000



All Bedrooms October 2000



This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® or its Multiple Listing Service. Neither the Association nor its MLS guarantees or is any responsible for its accuracy. Data maintained by the Association or its MLS may not reflect all real estate activity in the market.

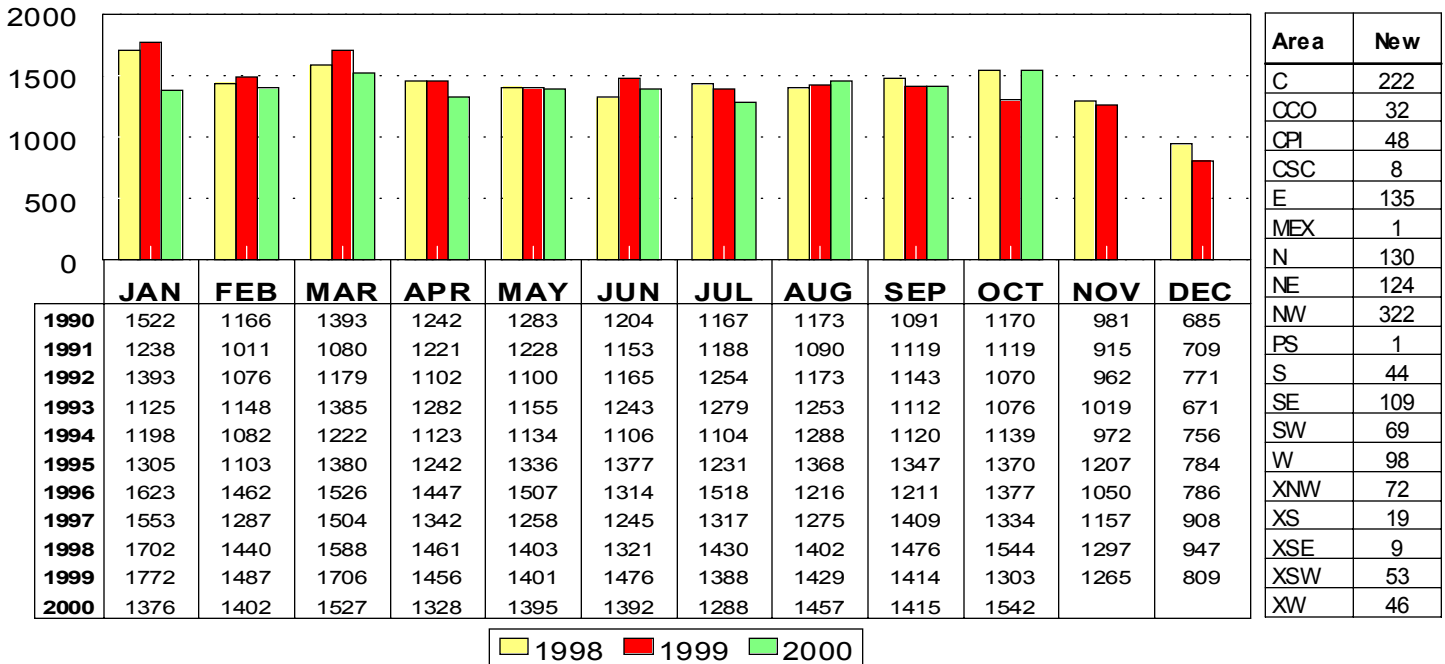
RESIDENTIAL STATISTICS

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

New Listings

October 2000: 1542

Oct 2000

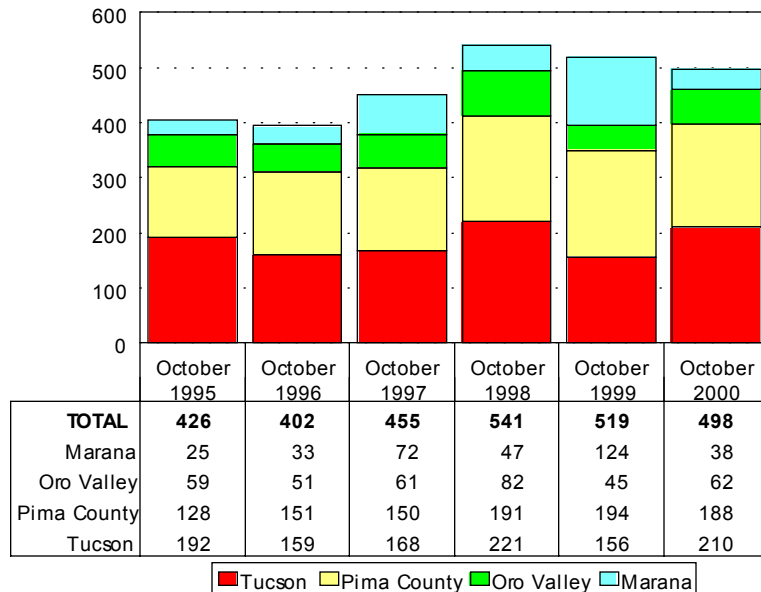


Area	New
C	222
OCO	32
CPI	48
CSC	8
E	135
MEX	1
N	130
NE	124
NW	322
PS	1
S	44
SE	109
SW	69
W	98
XNW	72
XS	19
XSE	9
XSW	53
XW	46

New Housing Permits

October 2000: 498

Oct 2000 Type of Permits Issued
Tucson Metro Area



Type	# Issued
Commercial Addition	26
Commercial Alteration	60
Commercial Demolition	3
Commercial New	28
Commercial Other	315
Commercial Tenant Improv	11
Duplex New	2
Duplex Other	0
Fence	11
Mobile Homes	183
Multi Family Alteration	0
Multi Family New	14
Multi Family Other	18
Patio/Ret. Wall	123
Residence Pool	72
Residential Demolition	4
Semi Public Pool	1
Sign	16
Single Family Addition	173
Single Family Alteration	57
Single Family New	505
Single Family Other	421
Travel Trailer	5
Industrial New	0
Industrial Other	1
Single Family Renewal	2
TOTAL	2051

Source: Bright Future Business Consultants

Source: Bright Future Business Consultants

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® or its Multiple Listing Service. Neither the Association nor its MLS guarantees or is any responsible for its accuracy. Data maintained by the Association or its MLS may not reflect all real estate activity in the market.