

**April
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: **May 26, 1999**

Contact: Dan McEvoy, President, 797-4220
Gary E. Doran, Chief Executive Officer, 327-4218

April 1999 Residential Home Sales

The Tucson Association of REALTORS® Multiple Listing Service, Inc. reports that existing home sales rose by 18% from 890 units in April, 1998, to 1,049 units in April, 1999, while total sales volume increased 21% from last year's \$122,360,891 to \$148,106,230. April's average sale price for all residential types dropped slightly to \$141,188 in 1999 from \$142,355 in 1998. The average sale price for Single Family Residences was \$154,935 in April, 1999 compared to \$153,498 in April, 1998. The median sale price, the price at which half the homes were sold above and below, rose by 5% from April 1998's \$110,000 to \$115,000 in 1999.

Average days on market dropped by 11% to 64 in April, 1999, compared to 72 in April, 1998, with 40% 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 7% from 1,076 in April, 1998, to 1,148 in April, 1999. The 4,186 active listings in April, 1999, were 8% below the 4,569 in April, 1998, and the 1,456 listings added during April, 1999, are almost even with 1,461 added in April, 1998.

"The Tucson real estate market continues to set new records," said Dan McEvoy, President of the Tucson Association of REALTORS®. "April 1999's total sales units were the highest for any April on record and the second highest of any month on record.," he continued. "April's 1,148 listings under contract, but not yet closed escrow, reflect a continued strong real estate market for the Tucson area," he concluded.

Find it here first!!

<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.

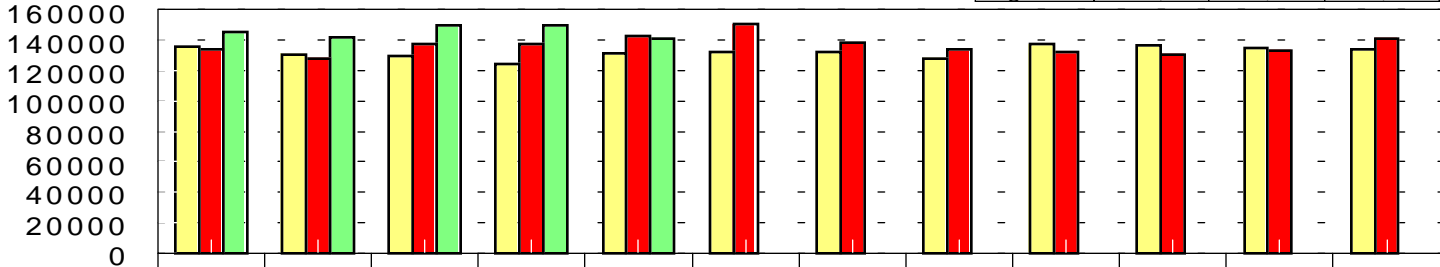
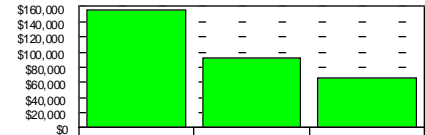
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RESIDENTIAL STATISTICS

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

Average Sale Price

April 1999: \$141,188

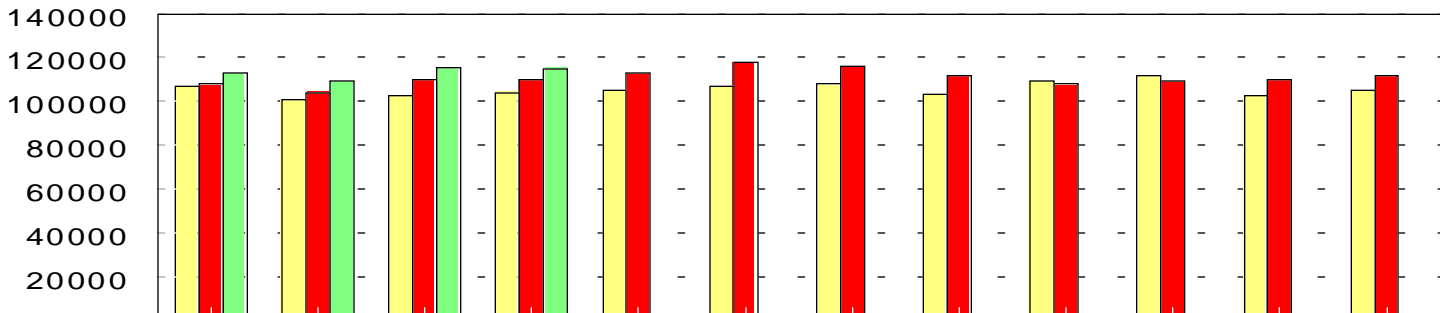
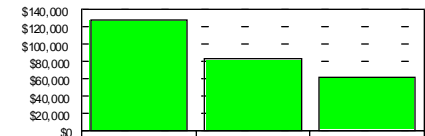


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1989	81760	81119	85857	86415	87808	88898	87888	90680	91337	85901	90592	90316
1990	86097	83804	89324	90762	92713	96897	88320	97643	97650	94477	95660	95868
1991	98015	90595	89190	94562	102159	100735	105945	100706	95228	105350	92866	95093
1992	99914	96685	95963	94868	95022	96501	104083	102752	97875	98277	97206	96826
1993	98738	99699	94562	102345	106203	106052	108504	105510	110653	108172	111847	105690
1994	108187	112904	112307	114514	112283	114898	117764	123056	116195	117281	114045	120721
1995	117302	112530	113312	120810	114040	122887	119910	118472	123135	119830	119757	121957
1996	117650	130095	124738	119077	129251	135637	132981	128276	125083	125382	129519	131228
1997	135529	130642	129372	124543	131146	132665	132499	128159	137664	136616	134712	133695
1998	133757	128273	137888	137484	142355	150287	138148	134359	132579	130750	133133	141233
1999	145149	141841	149757	150127	141188							

1997 1998 1999

Median Sale Price

April 1999: \$115,000



1997 1998 1999

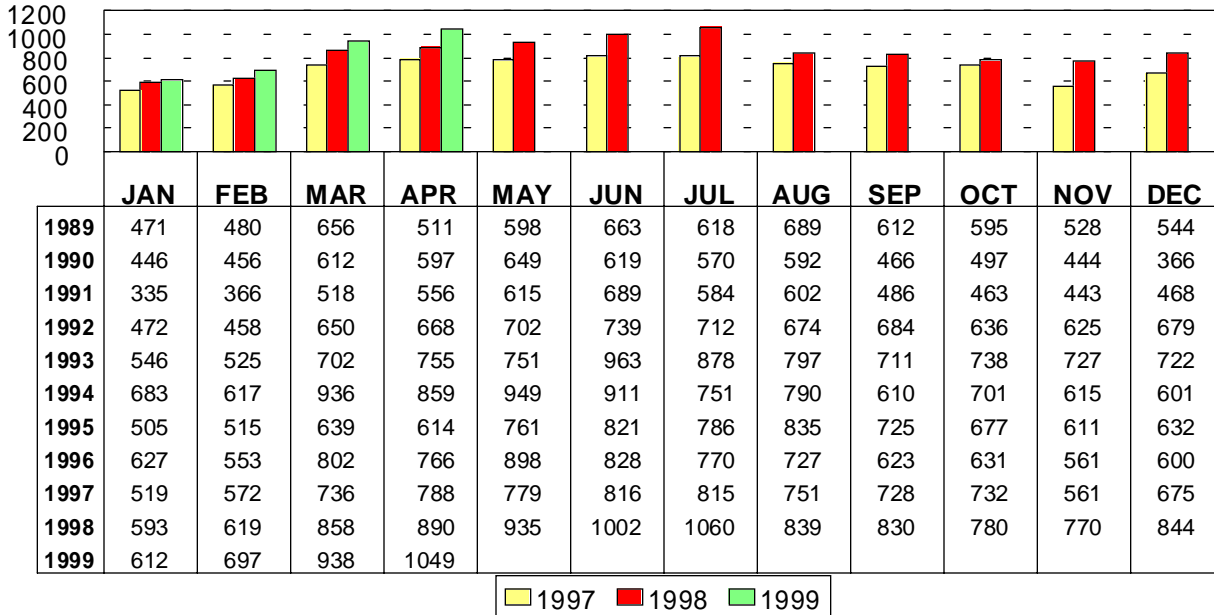
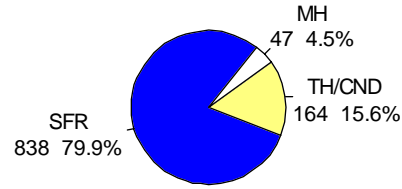
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RESIDENTIAL STATISTICS

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

Total Unit Sales

April 1999: 1,049 Units

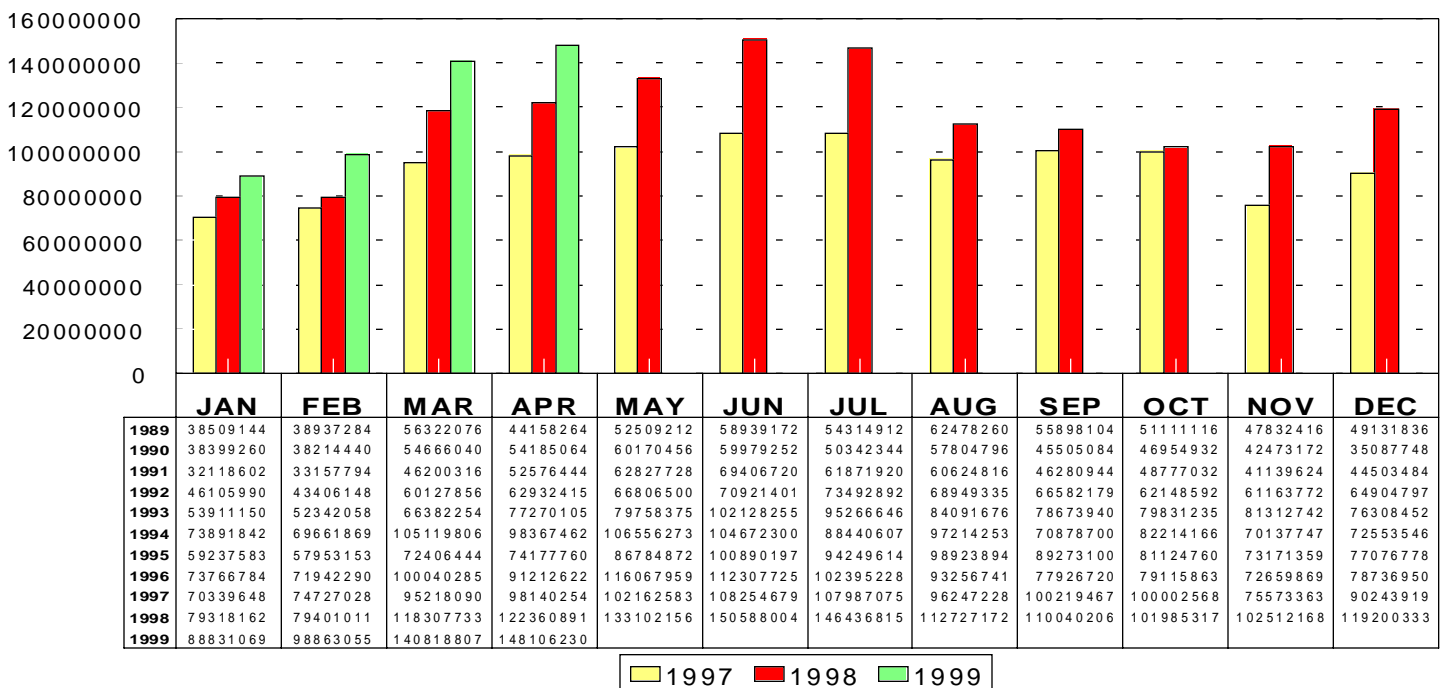
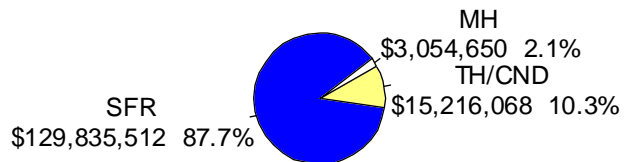


Apr 1999

Area	Sales
C	192
CCO	10
CPI	18
CSC	4
E	120
N	109
NE	89
NW	223
S	38
SE	68
SW	37
W	57
XNW	39
XS	10
XSE	9
XSW	9
XW	17
XW	13

Total Sales Volume

April 1999: \$148,106,230

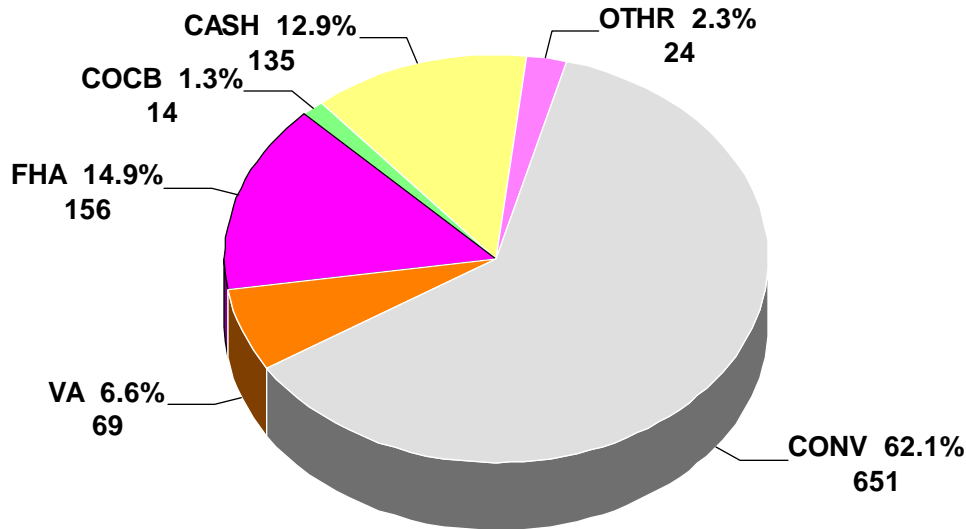


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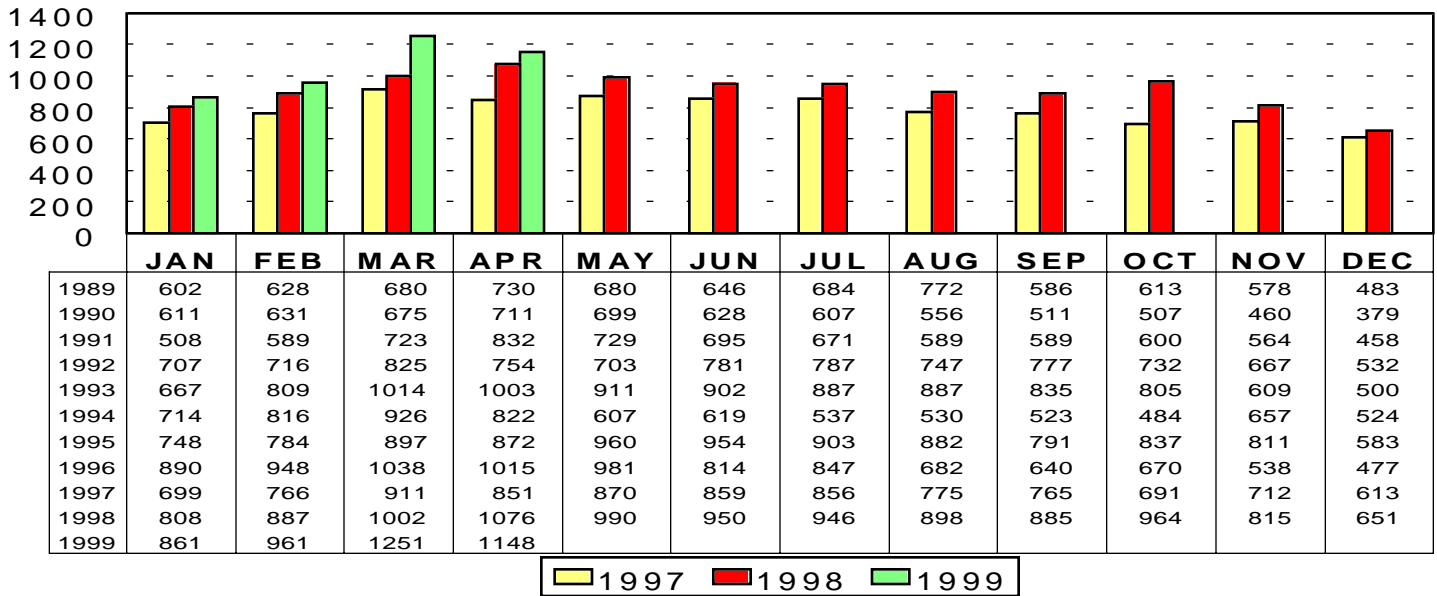
Including: Single Family, Townhouse, Condominium, Mobile Home, and New Construction

Terms of Sale: April 1999



Total Listings Under Contract Reported

April 1999: 1,148



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

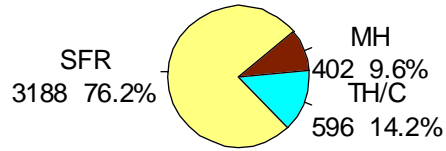
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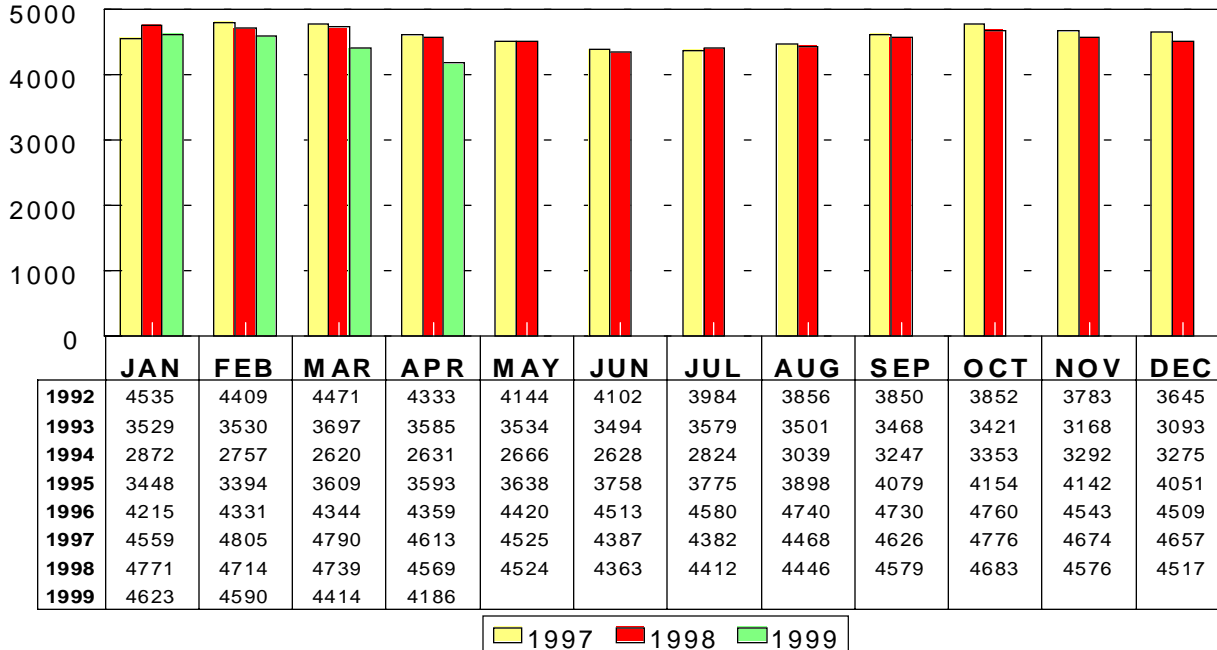
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Active Listings

April 1999: 4,186



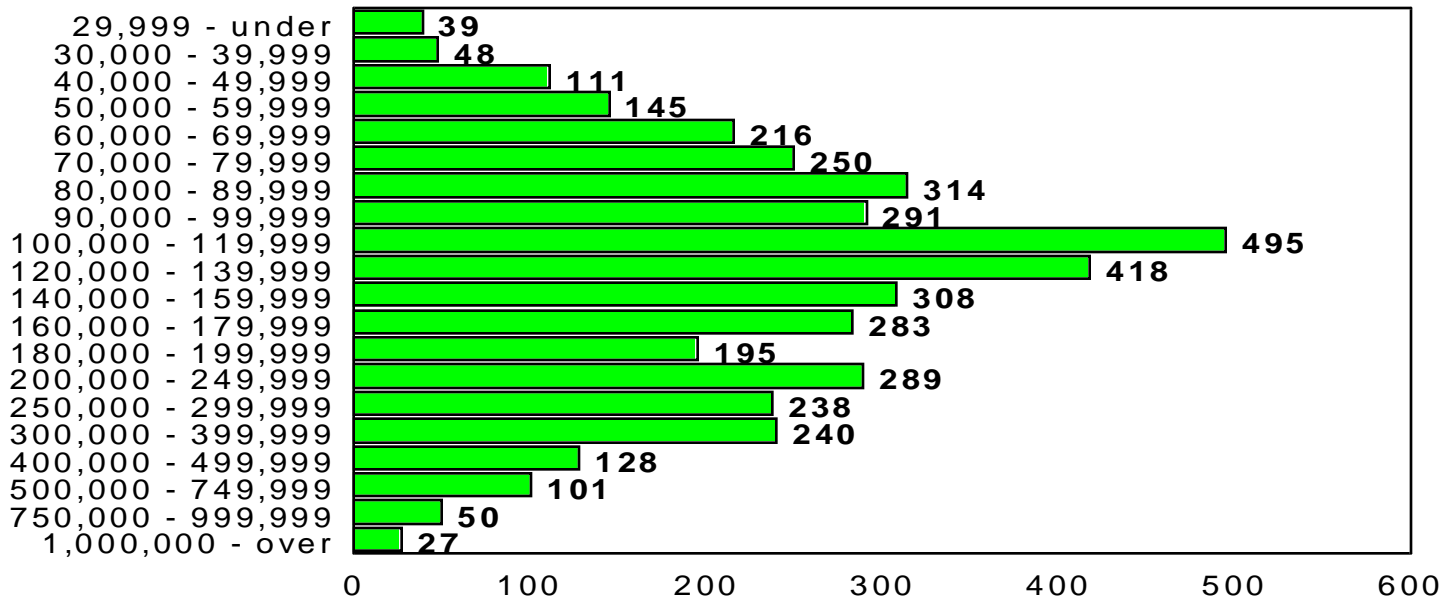
Apr 1999



Area	Listings
C	594
CCN	1
CCO	117
CNA	1
CPI	107
CSC	48
E	314
MEX	1
MW	1
N	499
NE	307
NW	830
PSW	1
S	138
SE	237
SW	266
W	227
XNE	9
XNW	194
XS	38
XSE	50
XSW	72
XW	134

Active Listing Price Breakdown

April 1999: Average Price: \$183,883



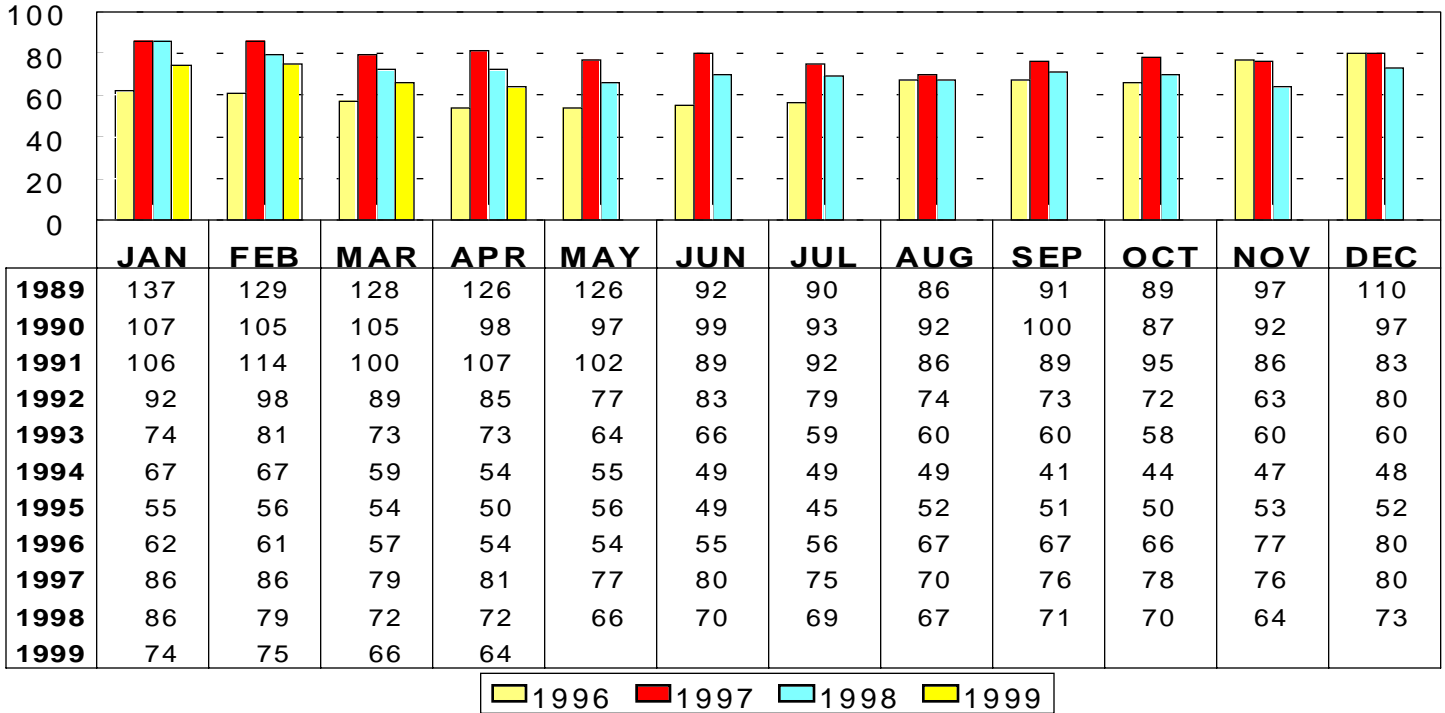
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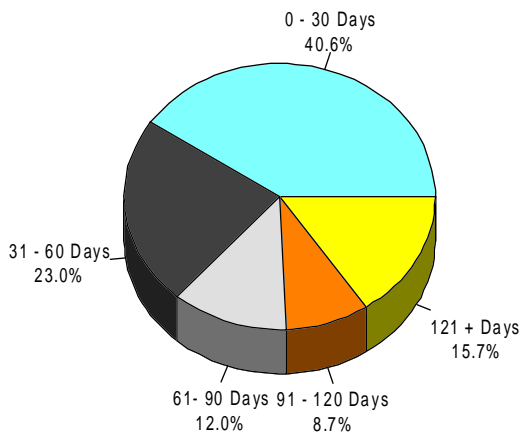
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Average Days on Market

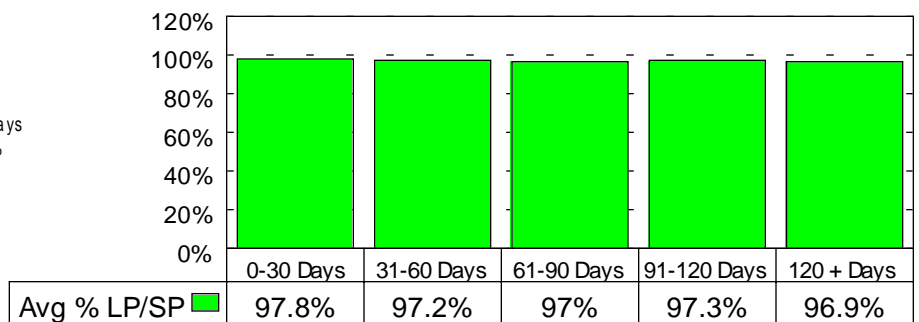
April 1999: 64 days



April 1999 Average Days on Market Breakdown



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



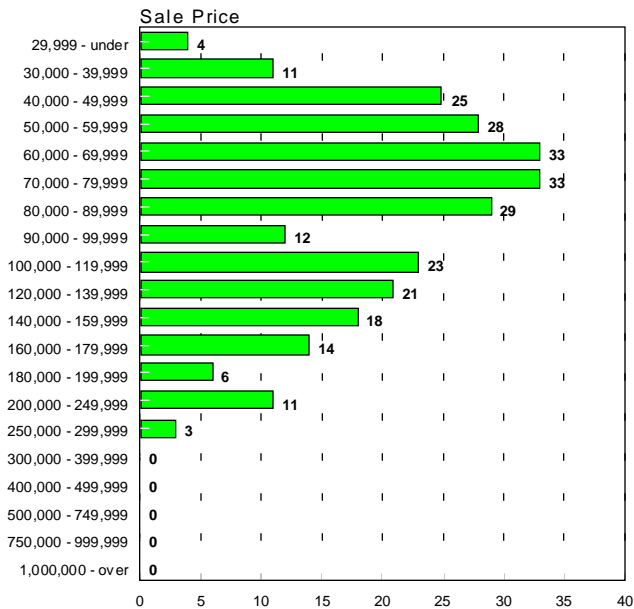
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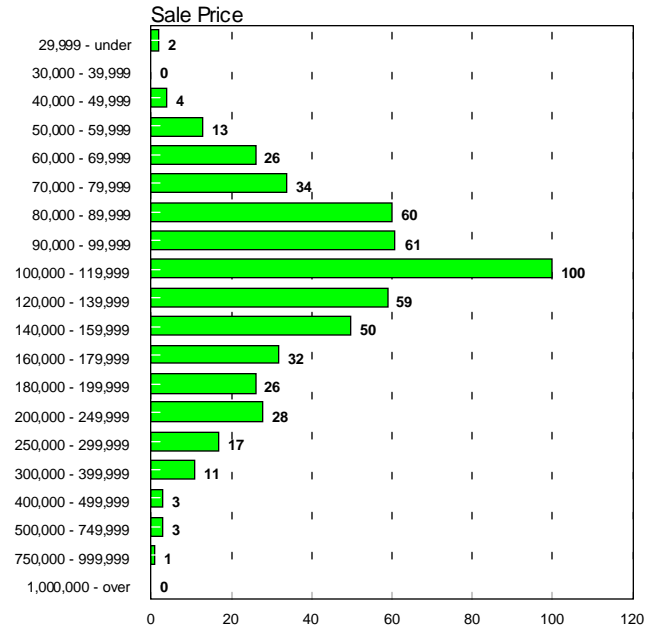
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Sales Price Breakdown by Bedrooms

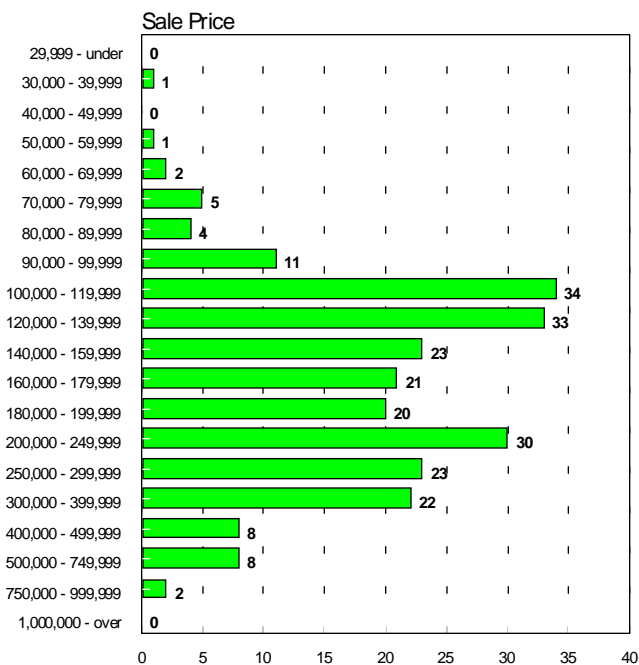
0 - 2 Bedrooms April 1999



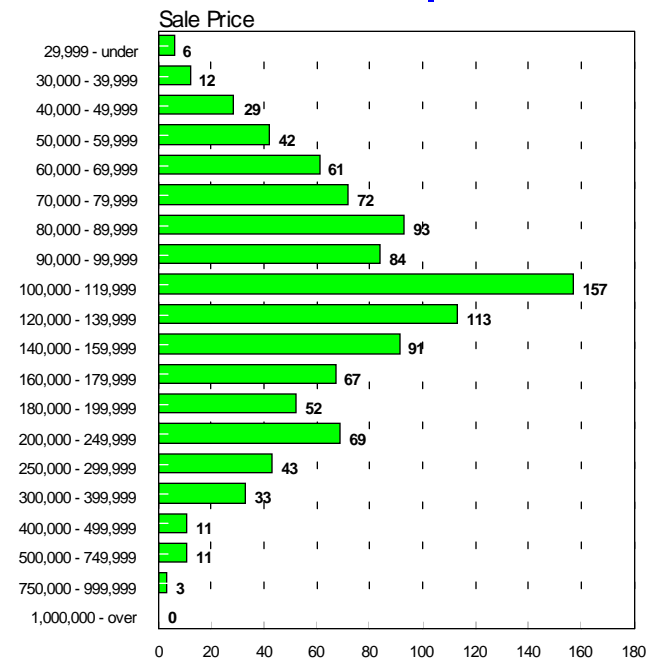
3 Bedrooms April 1999



4 + Bedrooms April 1999



All Bedrooms April 1999



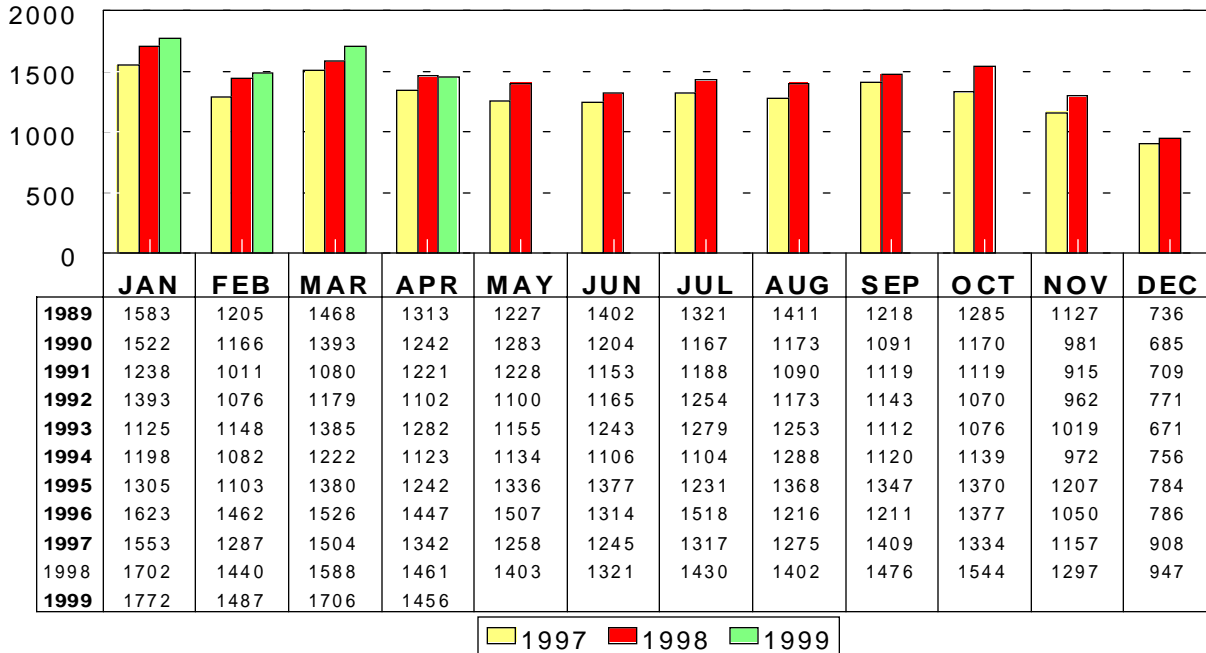
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RESIDENTIAL STATISTICS

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New Listings

April 1999: 1,456

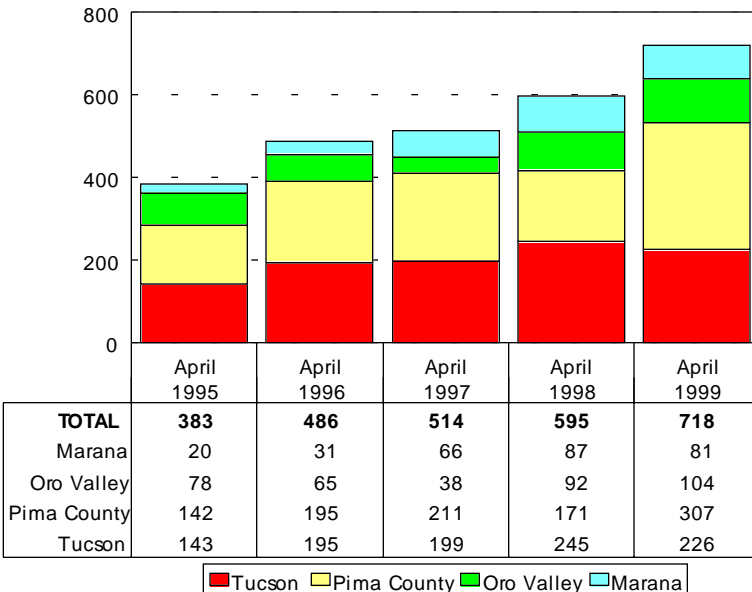


Apr 1999

Area	New
C	237
OCO	22
CNA	1
CPI	19
CSC	10
E	123
N	165
NE	122
NW	297
S	47
SE	108
SW	75
W	92
XNW	62
XS	16
XSE	13
XSW	21
XW	26
XW	34

New Housing Permits

April 1999: 718



April 1999 Type of Permits Issued
Tucson Metro Area

Type	# Issued
Commercial Addition	24
Commercial Alteration	10
Commercial Demolition	0
Commercial New	42
Commercial Other	201
Commercial Tenant Improv	85
Duplex New	19
Duplex Other	9
Fence	9
Mobile Homes	219
Multi Family Alteration	2
Multi Family New	3
Multi Family Other	12
Patio/Ret. Wall	126
Residence Pool	147
Residential Demolition	5
Semi Public Pool	2
Sign	20
Single Family Addition	220
Single Family Alteration	77
Single Family New	718
Single Family Other	836
Travel Trailer	7
Industrial New	0
Industrial Other	0
Single Family Renewal	0
TOTAL	2793

Source: Bright Future Business Consultants



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