

**May  
2001**

<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: **June 13, 2001**

Contact: Mike Waling, President, (520) 544-4477  
Gary E. Doran, Chief Executive Officer, (520) 327-4218

## May 2001 Residential Home Sales

The Tucson Association of REALTORS® Multiple Listing Service, Inc. reports that May's average sale price for all residential types rose by 3% to \$165,230 in 2001 from \$159,929 in 2000. The average sale price for Single Family Residences was \$176,526 in May 2001 compared to \$175,255 in May 2000. The median sale price, the price at which half the homes were sold above and below, rose by 6% from May 2000's \$120,000 to \$127,500 in May 2001. May 2001's total sales volume increased 12% from last year's \$180,080,337 to \$202,406,839, while existing home sales increased by 9% from 1126 units sold in May 2000, to 1225 in May 2001.

Average days on market dropped by 4% to 49 in May, 2001, compared to 51 in May, 2000, with 47.5% 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, increased by 28% from 973 in May, 2000, to 1,246 in May, 2001. The 4,255 active listings in May, 2001, were 11% over the 3,848 in May, 2000, and the 1,521 listings added during May, 2001, are 9% over the 1,395 added in May, 2000.

"The Tucson area residential housing market continues to prosper," said Mike Waling, President of the Tucson Association of REALTORS® multiple Listing Service, Inc. "We have seen records in total sales volume and average sales price. Also, total units sold so far this year are at the highest level to date." Mike continued, "Total units sold year-to-date are 2% higher than 2000 and total sales volume is 6% higher than last year at this time. If this trend continues we could see a record breaking year in residential home sales."

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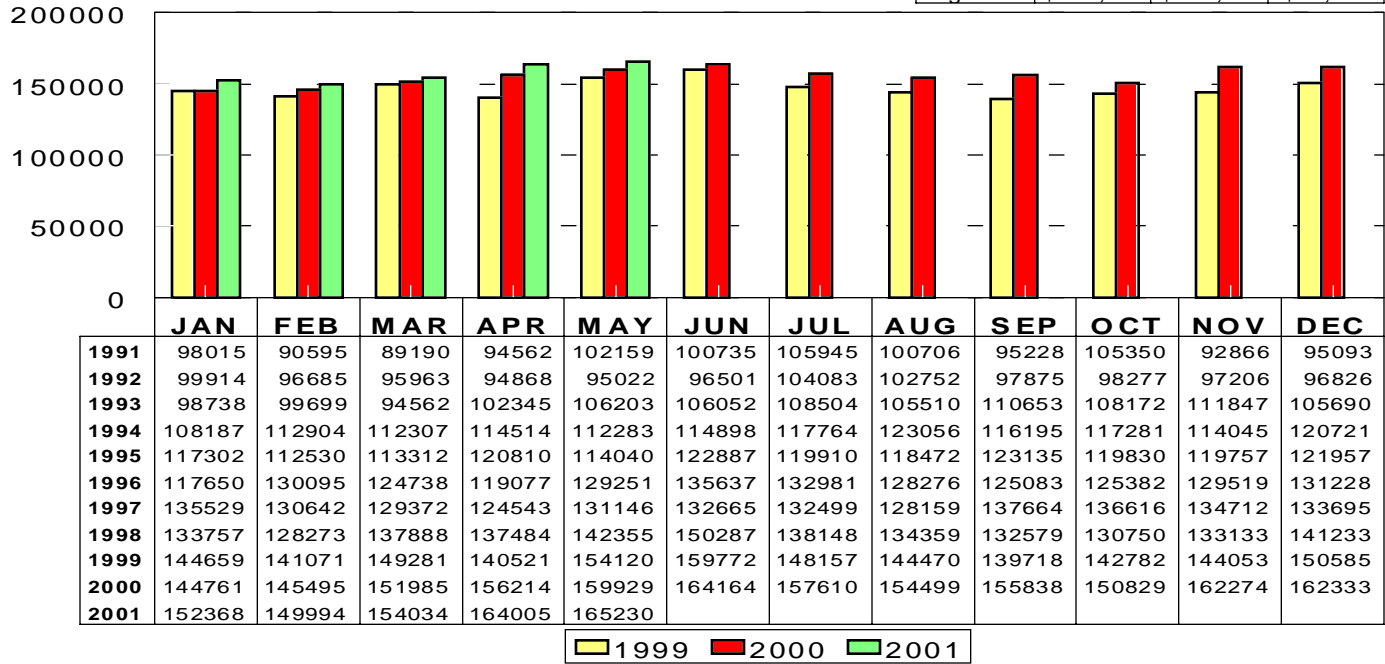
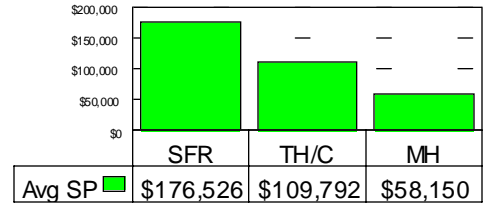
The Tucson Association of REALTORS® Multiple Listing Service, Inc. is a wholly owner subsidiary of the Tucson Association of REALTORS®. With more than 3,800 members, it is affiliated with the Arizona Association of REALTORS® and the National Association of REALTORS®. Only members of the Association can 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

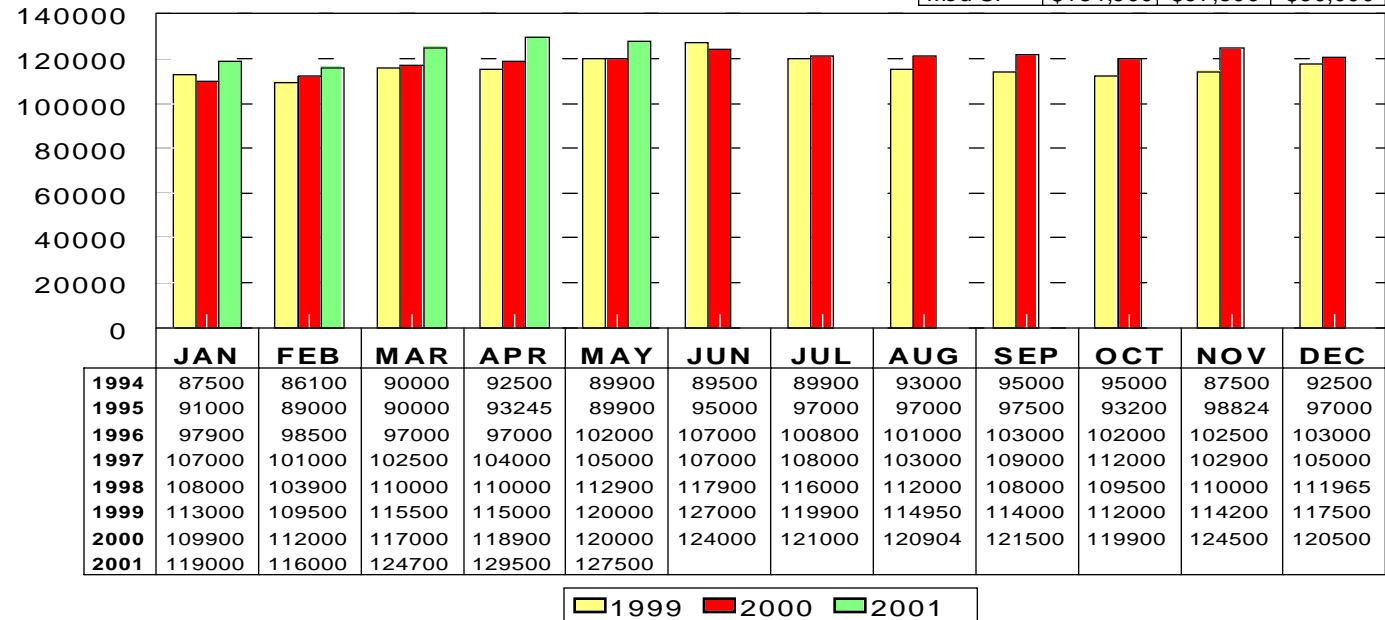
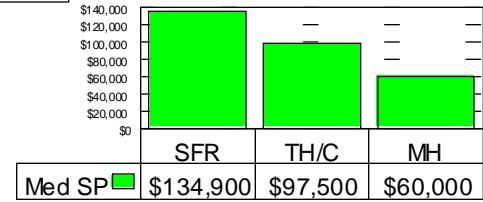
## Average Sale Price

May 2001: \$165,230



## Median Sale Price

May 2001: \$127,500



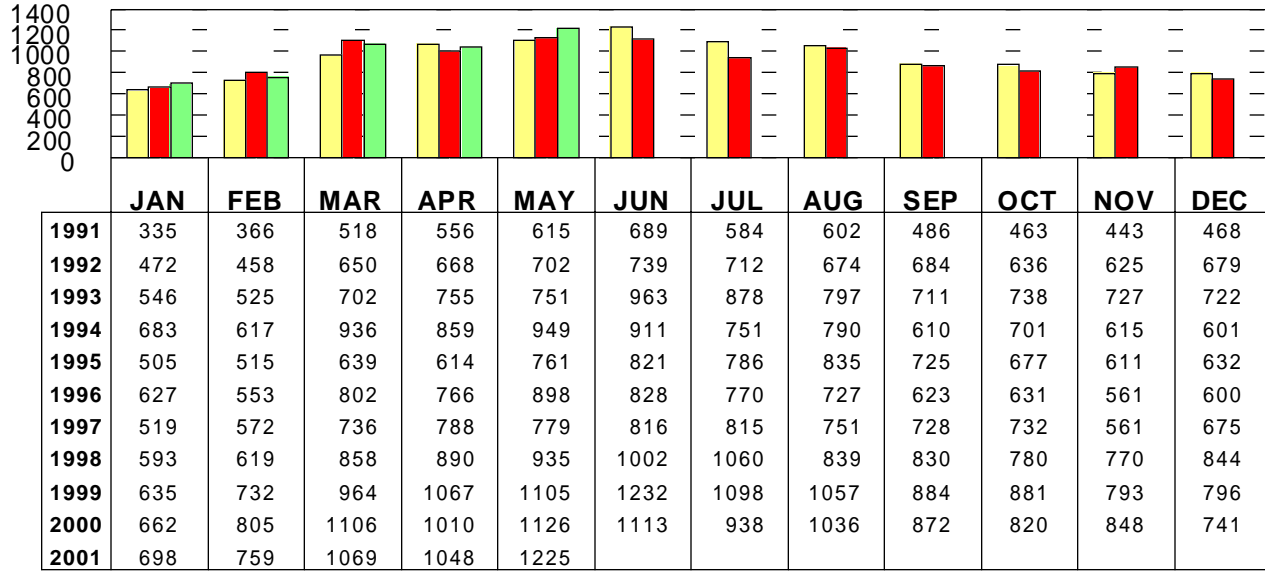
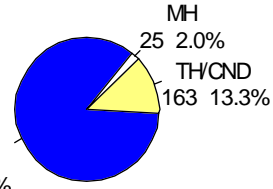
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## Total Unit Sales

May 2001: 1225 Units



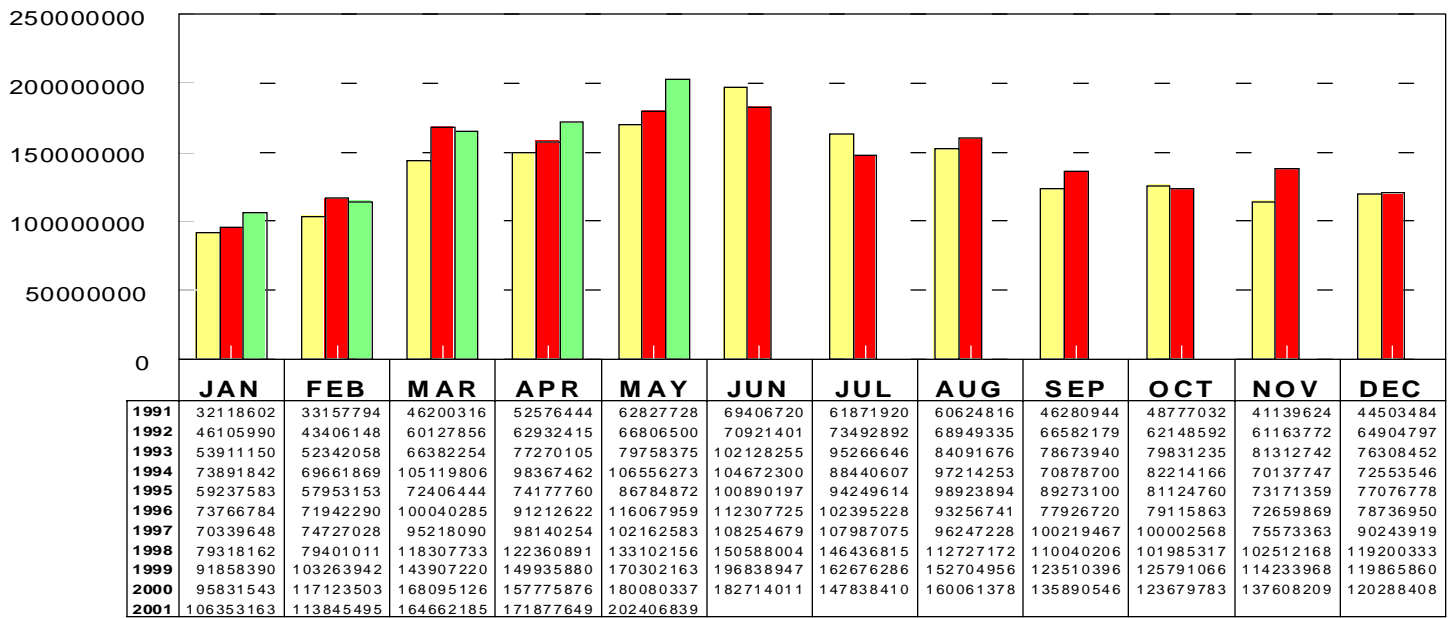
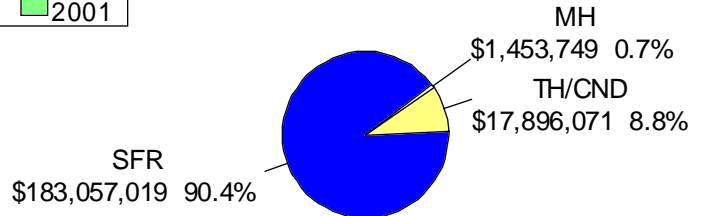
May 2001

Area	Sales
C	199
CCO	12
CGI	1
CPI	22
CSC	8
E	125
N	126
NE	111
NW	269
S	43
SE	116
SW	53
W	70
XNW	36
XS	6
XSE	10
XSW	8
XW	10

1999 2000 2001

## Total Sales Volume

May 2001: \$202,406,839



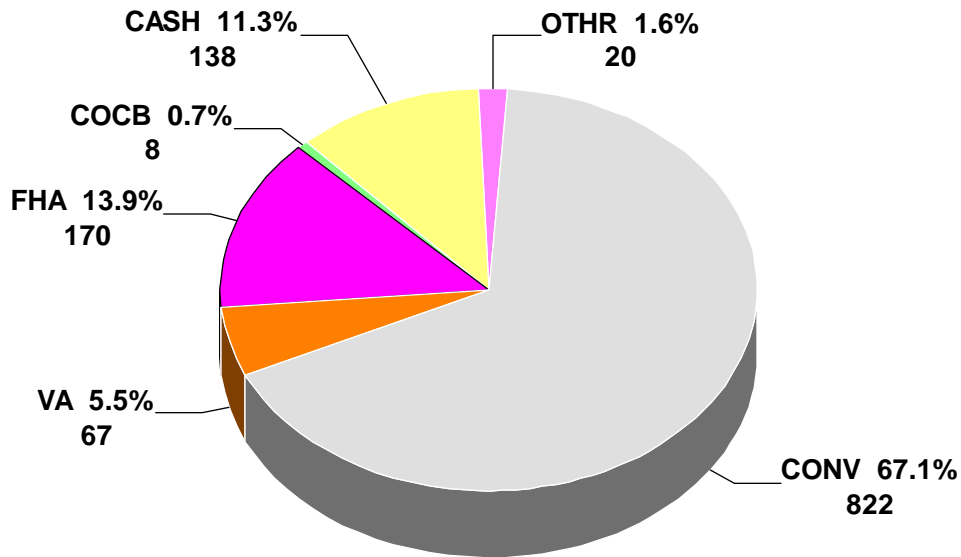
1999 2000 2001

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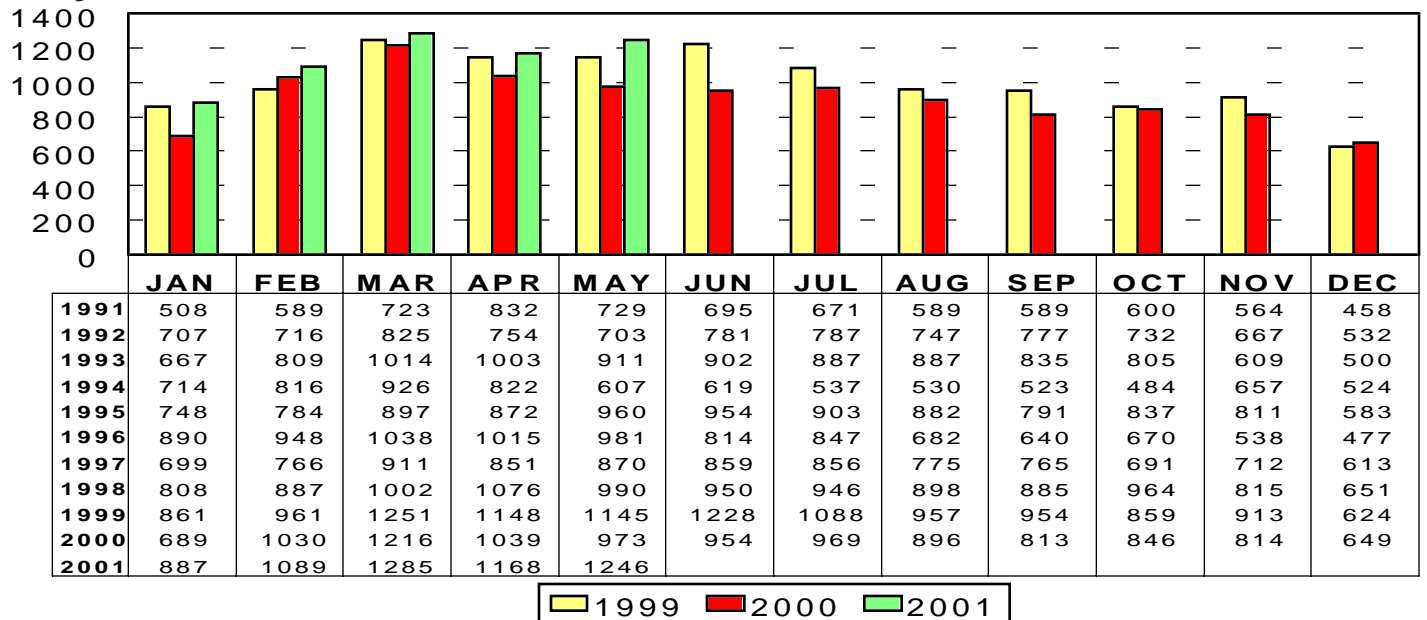
Including: Single Family, Townhouse, Condominium, Mobile Home, and New Construction

## Terms of Sale: May 2001



## Total Listings Under Contract Reported

May 2001: 1246



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

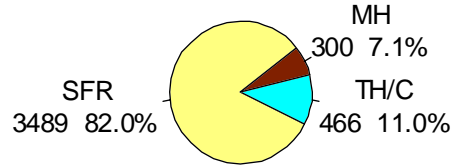
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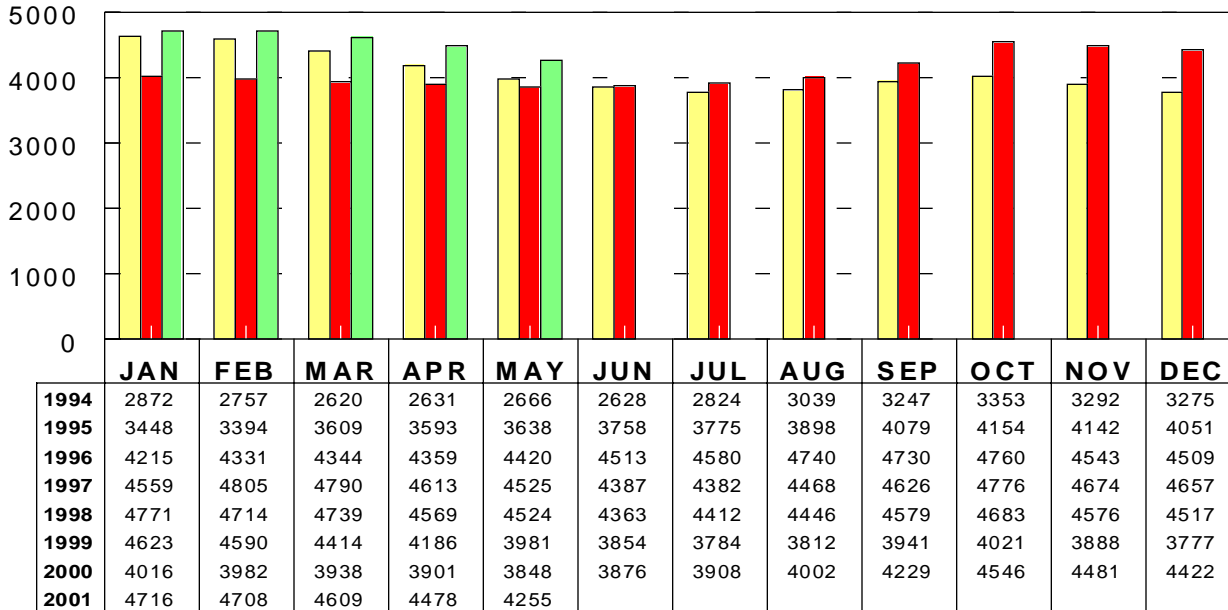
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## Active Listings

May 2001: 4255



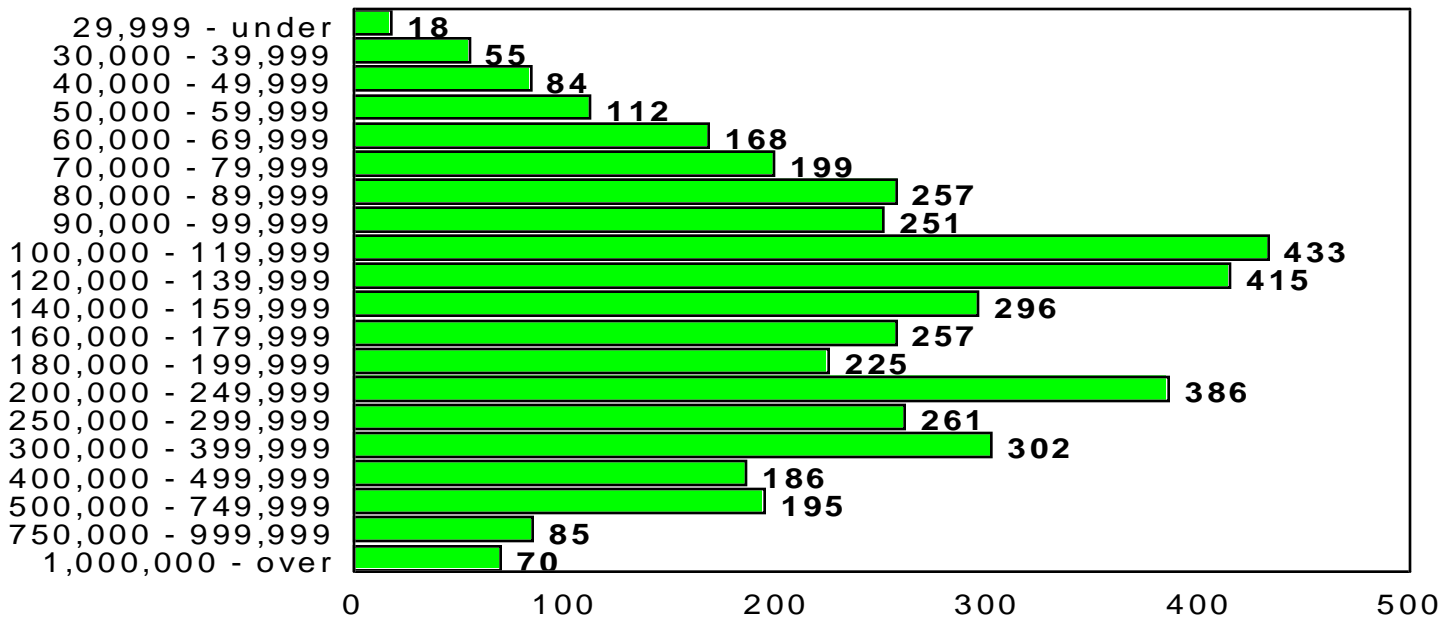
May 2001



Area	Listings
C	532
CCO	113
CGI	2
CGR	3
CMC	1
CPI	196
CSC	63
E	258
MEX	9
N	424
NE	332
NW	769
S	134
SE	211
SW	247
W	239
XNE	2
XNW	261
XS	85
XSE	58
XSW	126
XW	190

## Active Listing Price Breakdown

May 2001: Average Price: \$226,955



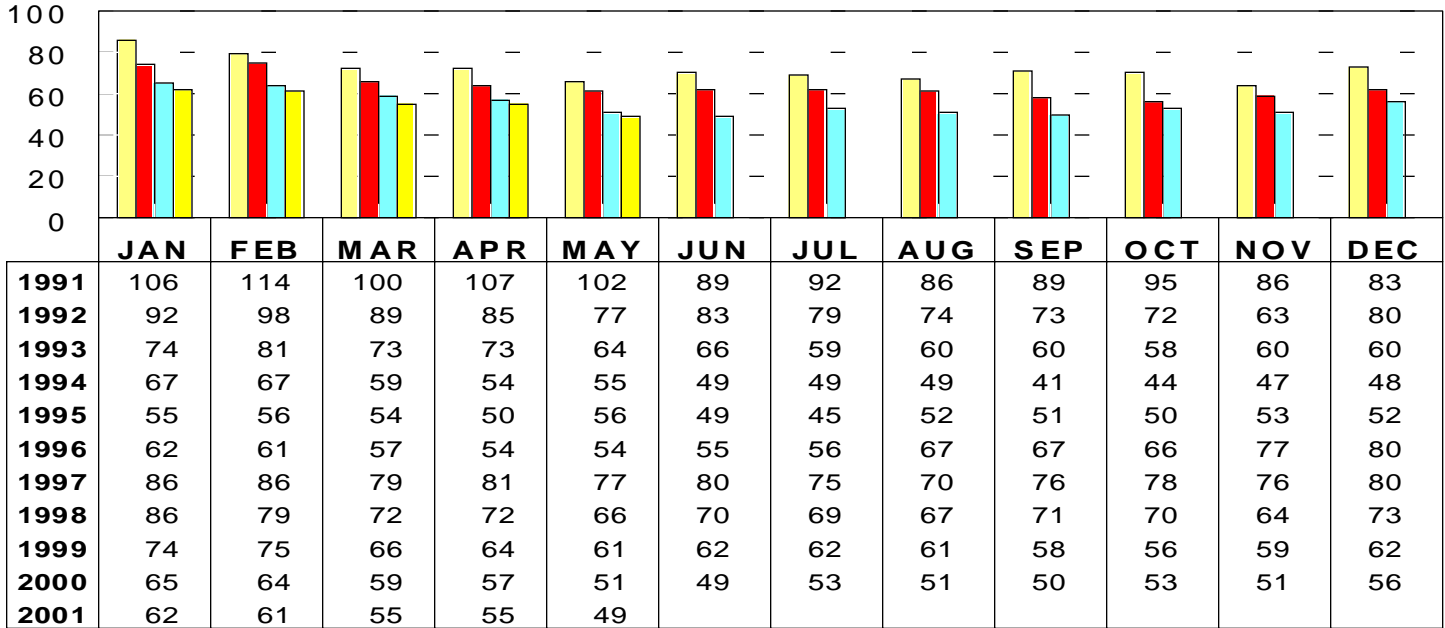
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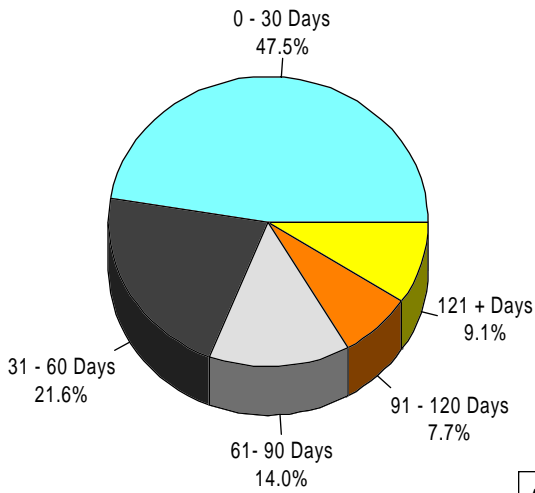
## Average Days on Market

May 2001: 49 days

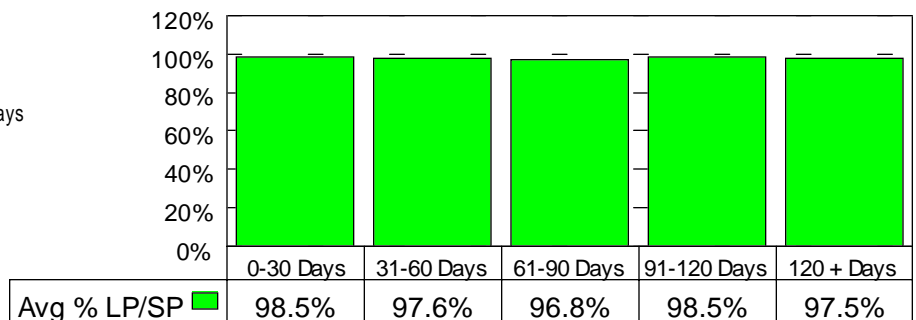


1998 1999 2000 2001

### May 2001 Average Days on Market Breakdown



### Average % of List Price Received on Solds by Market time - May 2001



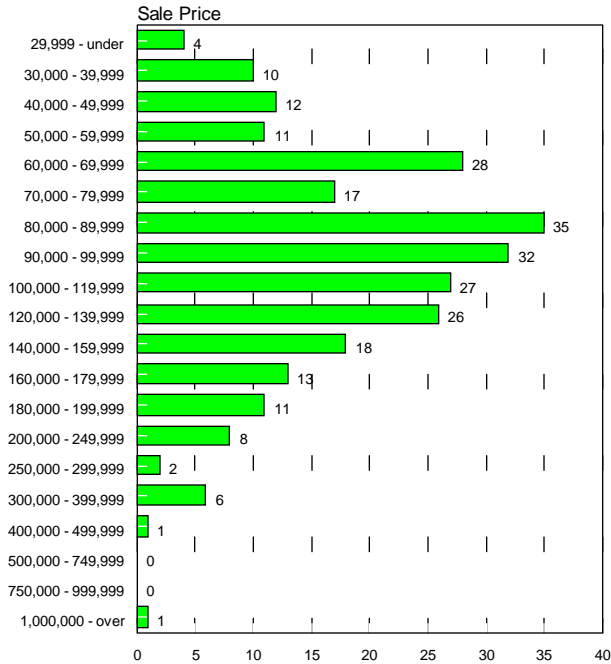
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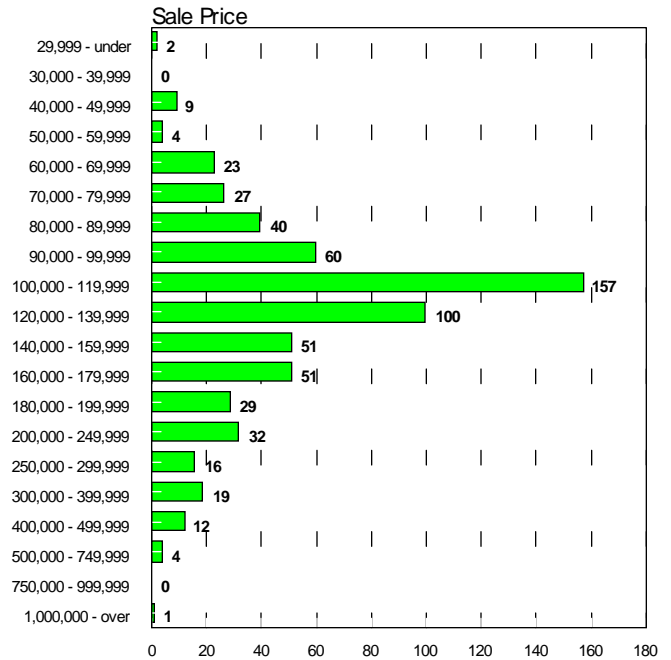
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## Sales Price Breakdown by Bedrooms

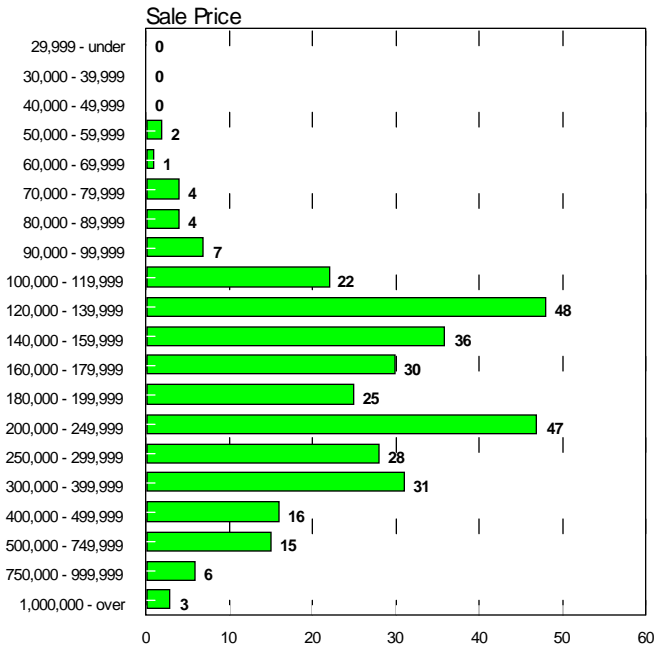
### 0 - 2 Bedrooms May 2001



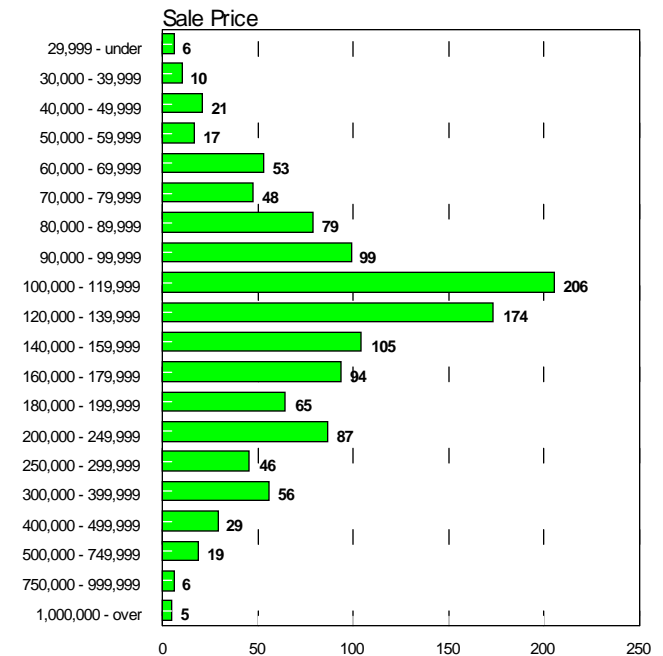
### 3 Bedrooms May 2001



### 4 + Bedrooms May 2001



### All Bedrooms May 2001



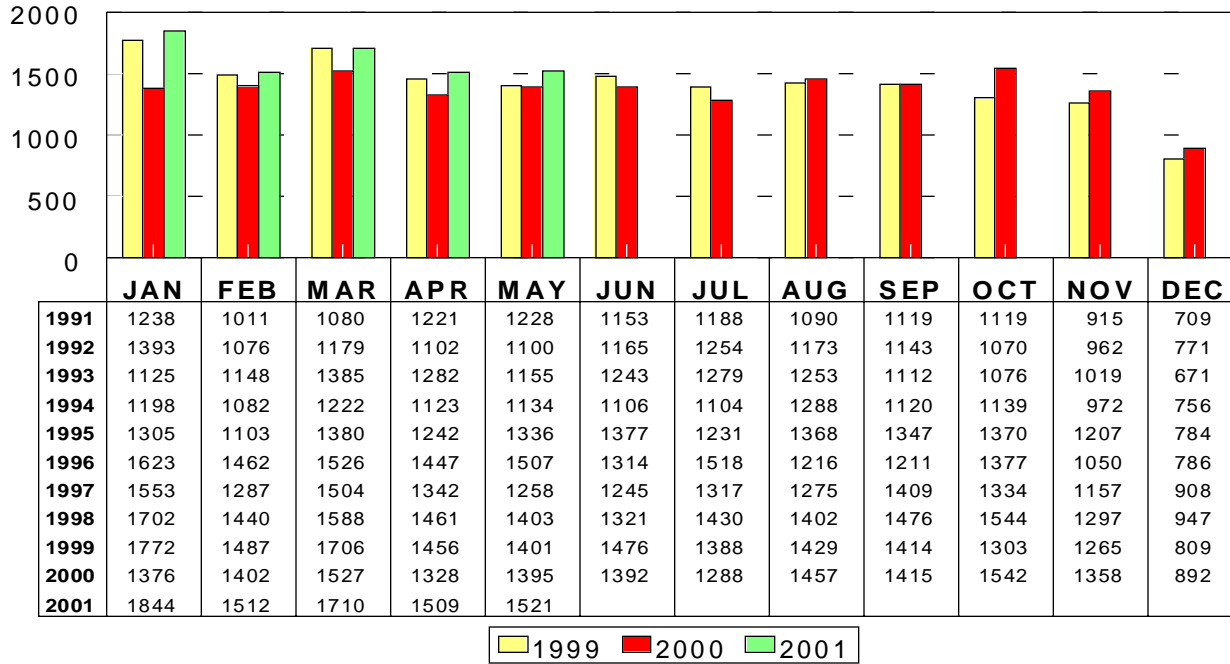
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## New Listings

May 2001: 1521

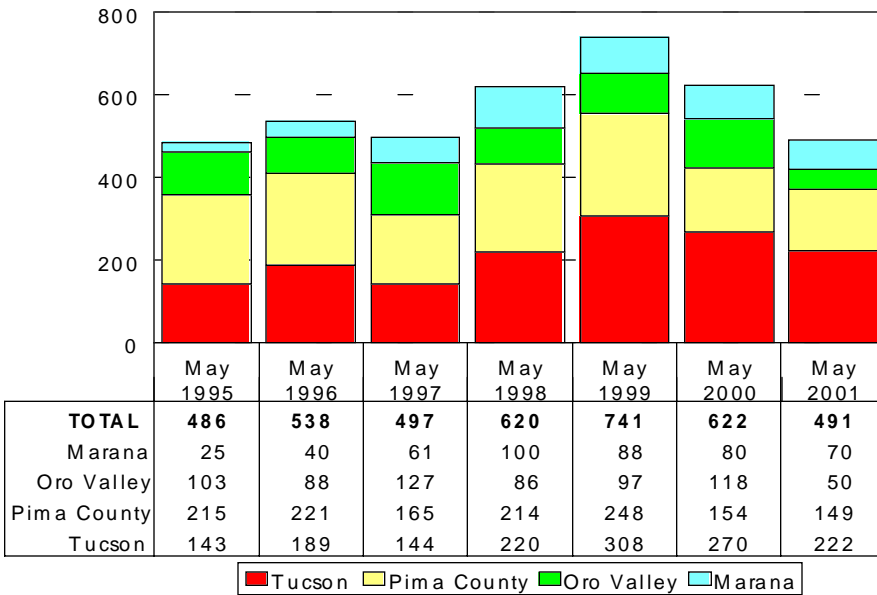


May 2001

Area	New
C	237
CCO	18
OGR	1
QMC	1
QPI	38
CSC	8
E	134
MEX	3
N	156
NE	117
NW	290
S	58
SE	94
SW	89
SWA	1
W	93
XNW	88
XS	17
XSE	15
XSW	20
XW	43

## New Housing Permits

May 2001: 491



May 2001 Type of Permits Issued  
Tucson Metro Area

Type	# Issued
Commercial Addition	23
Commercial Alteration	90
Commercial Demolition	6
Commercial New	40
Commercial Other	280
Commercial Tenant Improv	9
Duplex New	11
Duplex Other	7
Fence	5
Mobile Homes	218
Multi Family Alteration	3
Multi Family New	2
Multi Family Other	62
Patio/Ret. Wall	114
Residence Pool	135
Residential Demolition	1
Semi Public Pool	1
Sign	4
Single Family Addition	276
Single Family Alteration	30
Single Family New	534
Single Family Other	701
Travel Trailer	6
Industrial New	0
Industrial Other	2
Single Family Renewal	0
<b>TOTAL</b>	<b>2560</b>

Source: Bright Future Business Consultants

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