

**June  
2003**

www.tucsonrealtors.org

## 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: **July 15, 2003**

Contact: Paul Lindsey, President, (520) 352-5201  
Gary E. Doran, Chief Executive Officer, (520) 327-4218

### June 2003 Residential Home Sales

The Tucson Association of REALTORS® Multiple Listing Service, Inc. reports that June 2003's total home sales volume increased 29% from last year's \$196,799,415 to \$254,199,026, while home sales units increased by 12% from the 1161 units sold in June, 2002, to 1299 units sold in June, 2003. June's average sale price for all residential types shows a increase of 15% to \$195,688 in 2003 from \$169,509 in 2002. The median sale price, the price at which half the homes were sold above and below, rose by 10% from 2002's \$137,900 to \$152,000 in June 2003. The average sale price for Single Family Residences was \$210,875 in June, 2003 compared to \$180,209 in June, 2002.

Average days on market rose by 13% to 53 in June, 2003 compared to 47 in June, 2002, with 46% 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 25% from 1345 in June, 2002, to 1684 in June, 2003. The 4,628 active listings in June, 2003, were 3% under the 4,772 in June, 2002, and the 1,811 listings added during June, 2003, increased by 4% from the 1,741 added in June, 2002.

"The residential home sales statistics through June are still setting records with total units sold ahead of last year by 6% (388 units) and total sales volume up by 12.5% (\$139.7 Million)." Said Gary E. Doran, Chief Executive Officer of the Tucson Association of REALTORS® Multiple Listing Service, Inc. He continued, "The average sales price of \$195,688 and the median sales price of \$ 152,000 are new records. At these levels we can expect to see affordability problems for first time and low income buyers."

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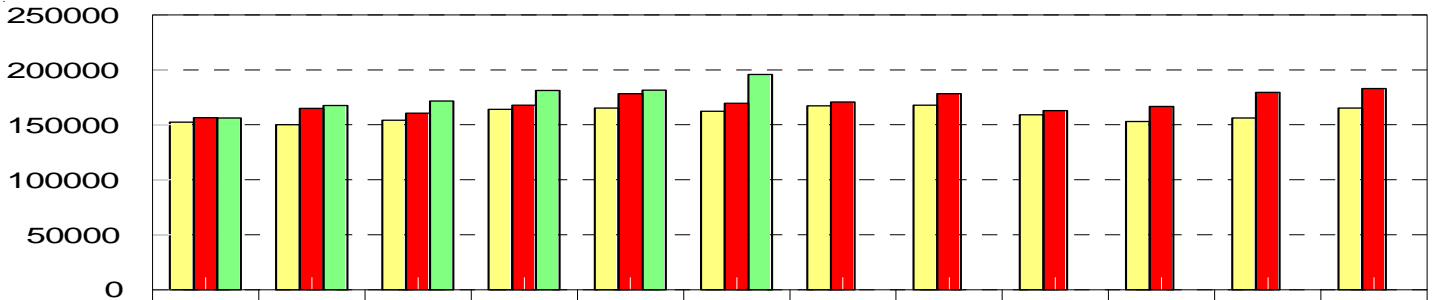
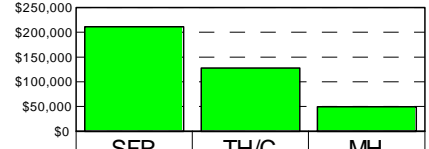
The Tucson Association of REALTORS® Multiple Listing Service, Inc. is a wholly owned subsidiary of the Tucson Association of REALTORS®. With more than 4,000 members, it is affiliated with the Arizona Association of REALTORS® and the National Association of REALTORS®. Only members of the Association can 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

June 2003: \$195,688

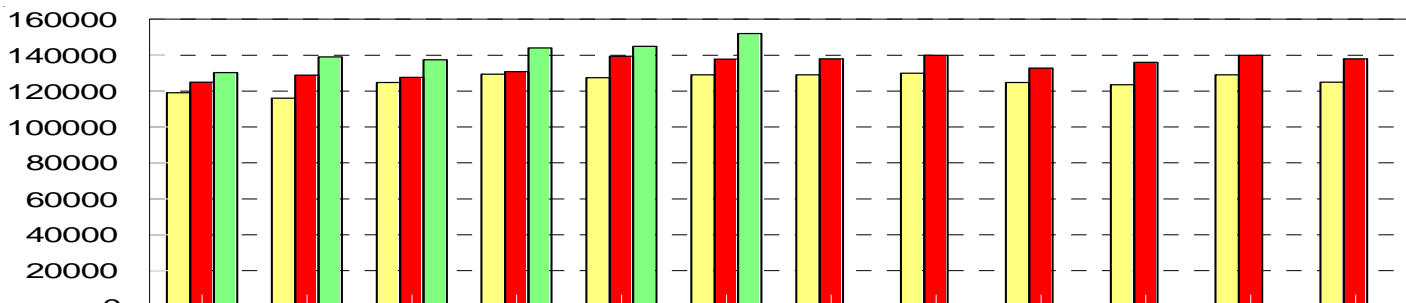
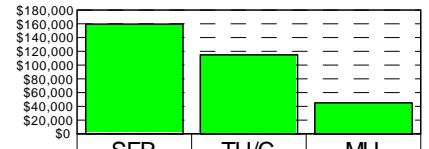


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1993	98738	99699	94562	102345	106203	106052	108504	105510	110653	108172	111847	105690
1994	108187	112904	112307	114514	112283	114898	117764	123056	116195	117281	114045	120721
1995	117302	112530	113312	120810	114040	122887	119910	118472	123135	119830	119757	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	144659	141071	149281	140521	154120	159772	148157	144470	139718	142782	144053	150585
2000	144761	145495	151985	156214	159929	164164	157610	154499	155838	150829	162274	162333
2001	152368	149994	154034	164005	165230	162269	167391	167779	159122	152955	156264	165316
2002	156489	164873	160596	167926	178407	169509	170853	178490	163058	166822	179514	183011
2003	156145	167676	171683	181357	181590	195688						

2001 2002 2003

## Median Sale Price

June 2003: \$152,000



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1996	97900	98500	97000	97000	102000	107000	100800	101000	103000	102000	102500	103000
1997	107000	101000	102500	104000	105000	107000	108000	103000	109000	112000	102900	105000
1998	108000	103900	110000	110000	112900	117900	116000	112000	108000	109500	110000	111965
1999	113000	109500	115500	115000	120000	127000	119900	114950	114000	112000	114200	117500
2000	109900	112000	117000	118900	120000	124000	121000	120904	121500	119900	124500	120500
2001	119000	116000	124700	129500	127500	129000	129000	129900	124800	123500	129000	125000
2002	125073	128900	127678	130895	139500	137900	138000	140000	132825	136000	140000	138000
2003	130307	139000	137500	144000	145000	152000						

2001 2002 2003

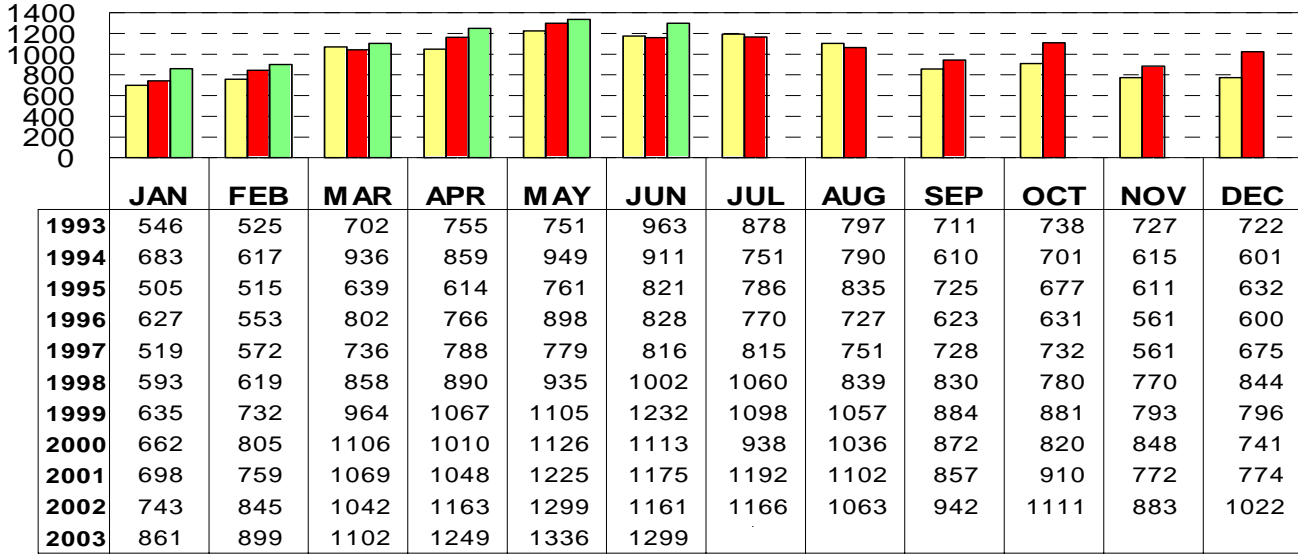
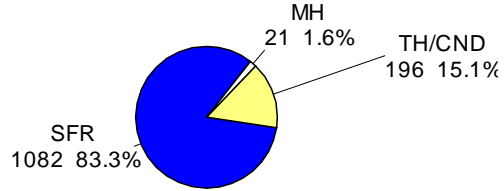
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# RESIDENTIAL STATISTICS

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

## Total Unit Sales

June 2003: 1299 Units



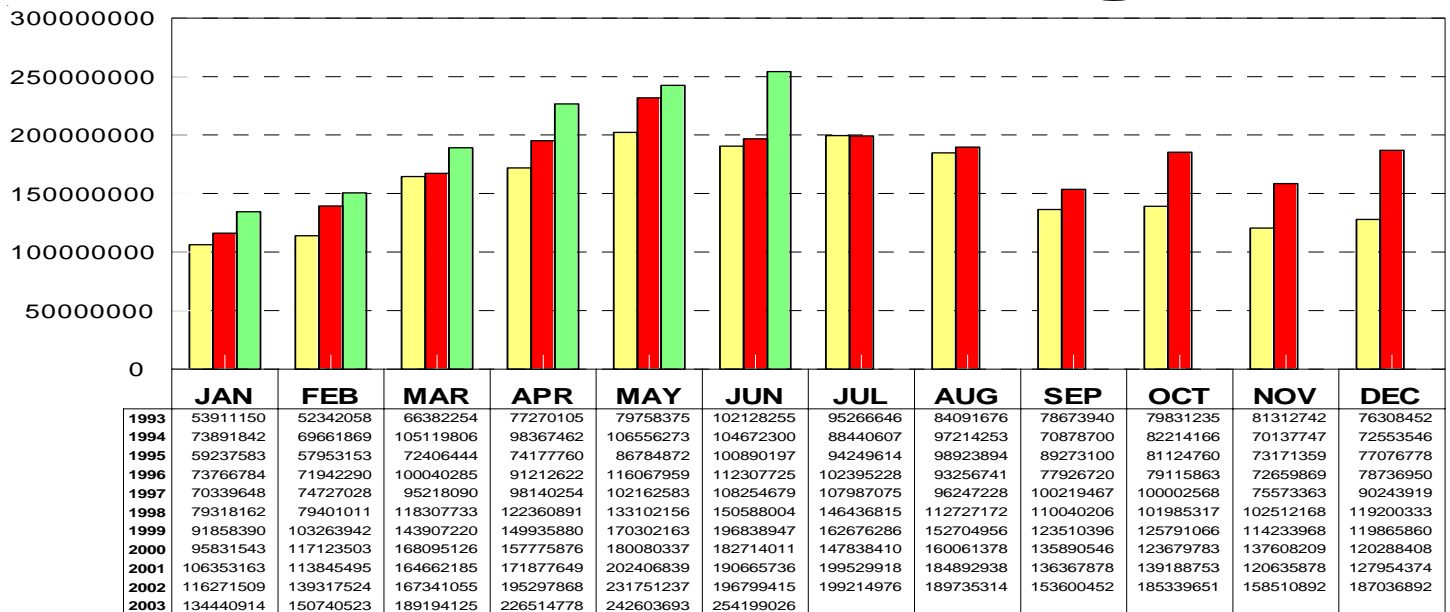
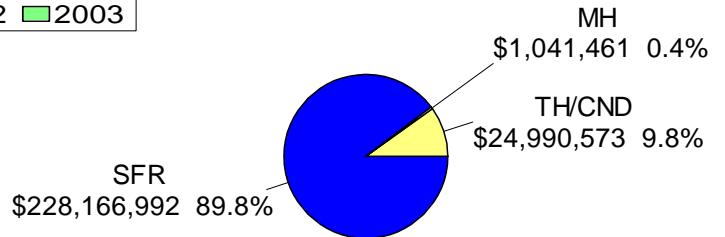
June 2003

Area	Sales
N	136
NE	95
NW	364
XNW	13
C	181
E	133
S	41
SE	131
SW	64
XSW	14
XS	7
W	77
XW	9
CCO	11
CMC	1
CPI	15
CSC	7

2001 2002 2003

## Total Sales Volume

June 2003: \$254,199,026



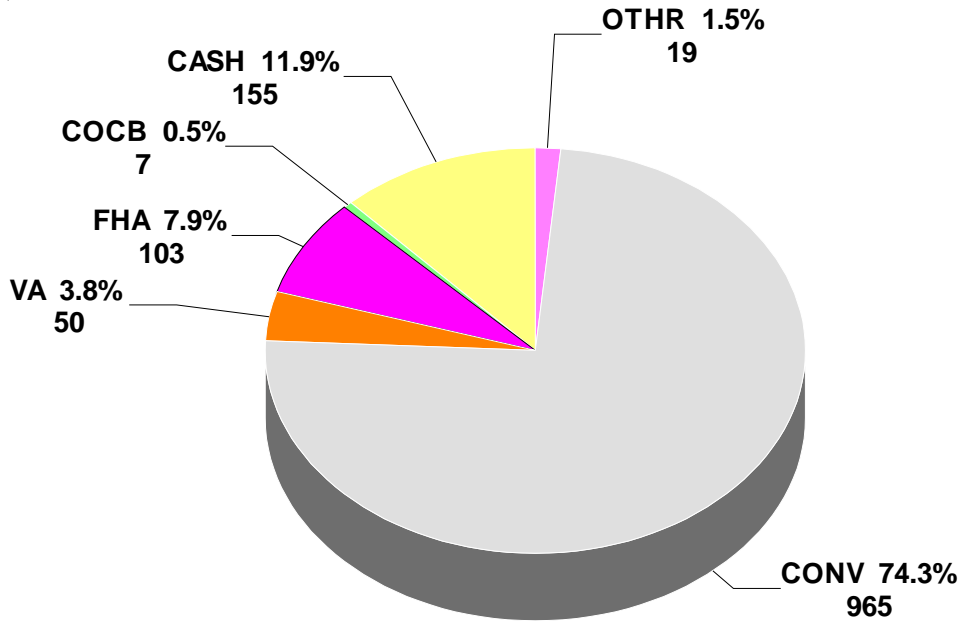
2001 2002 2003

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# RESIDENTIAL STATISTICS

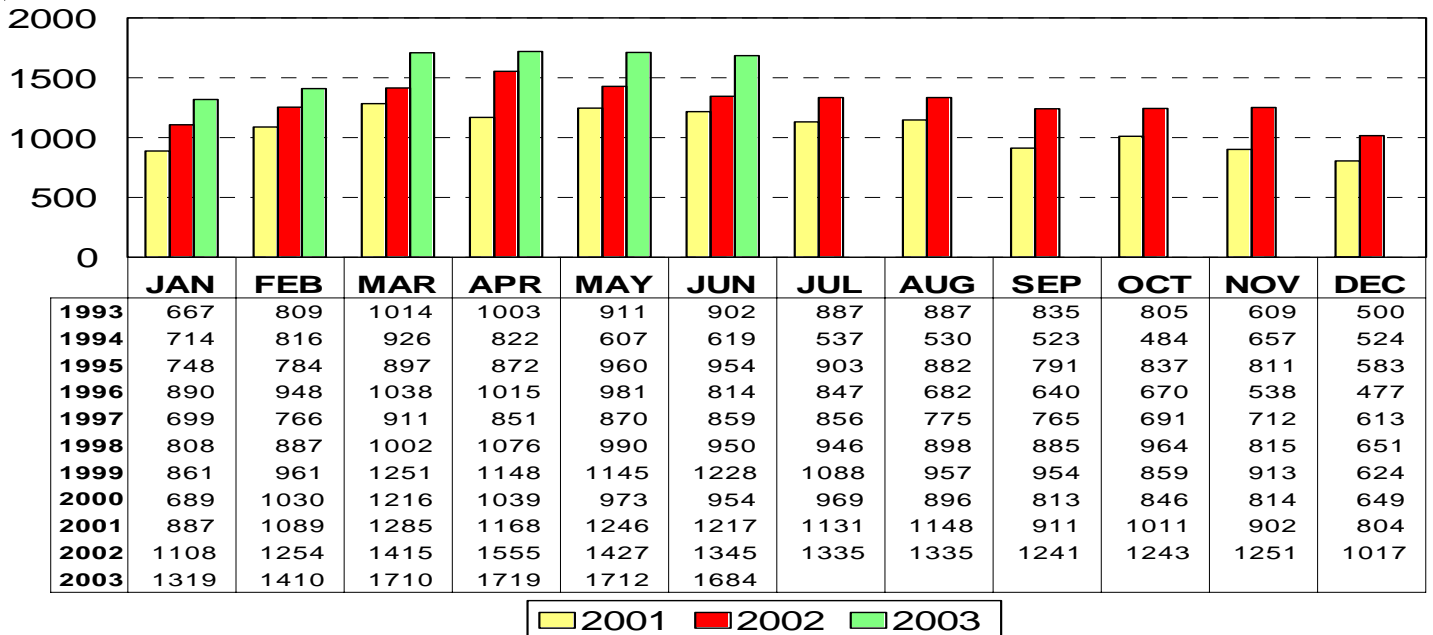
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## Terms of Sale: June 2003



## Total Listings Under Contract Reported

June 2003: 1684



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

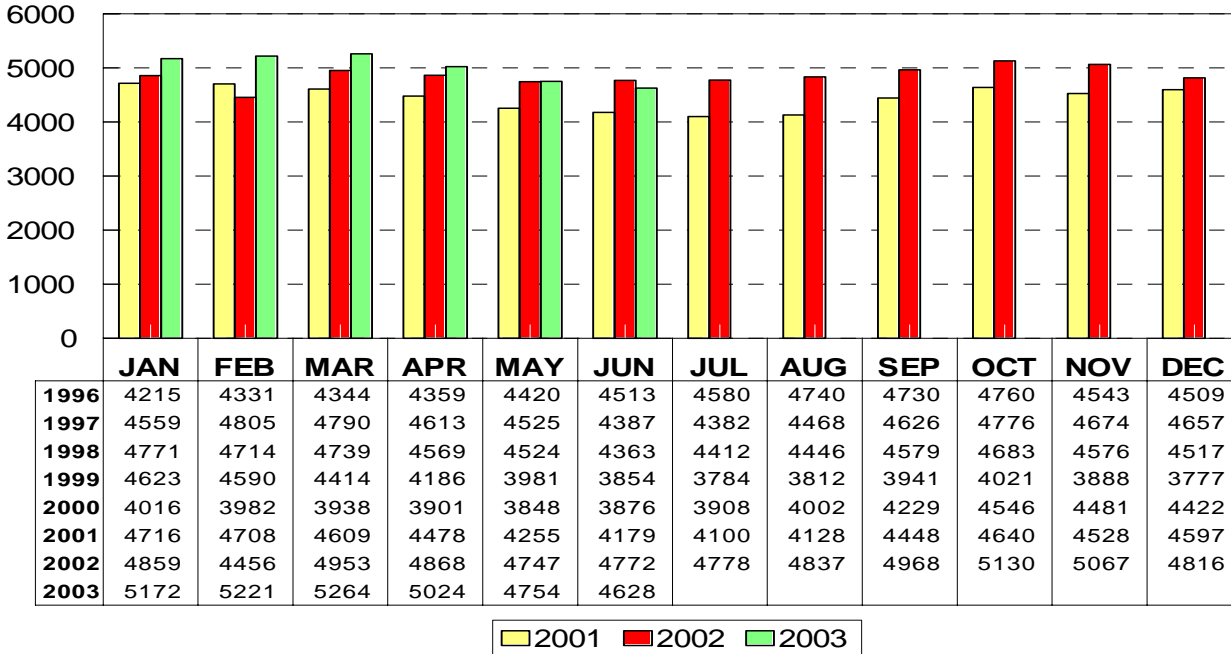
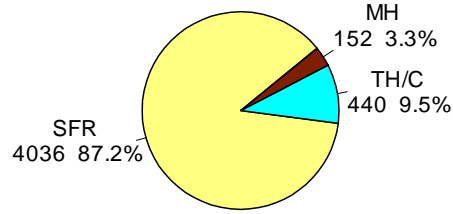
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# RESIDENTIAL STATISTICS

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## Active Listings

June 2003: 4628

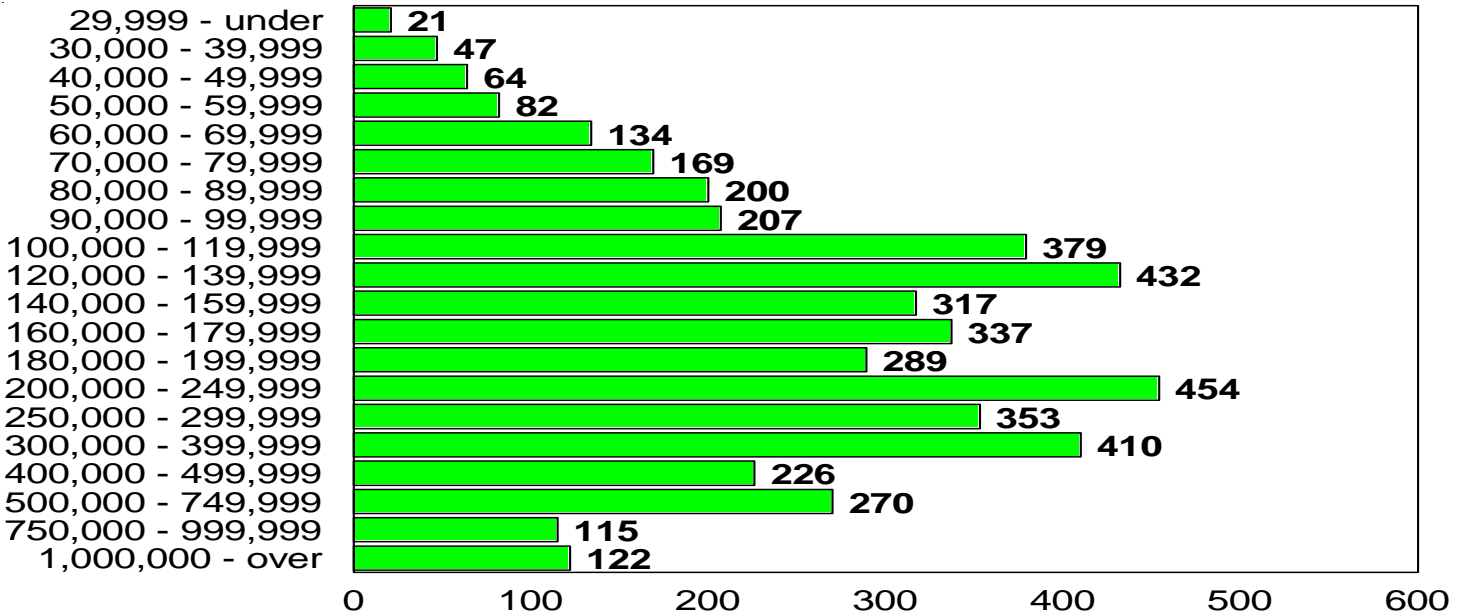


## June 2003

Area	Listings
N	489
NE	331
NW	1085
XNE	3
XNW	94
C	485
E	231
S	207
SE	330
SW	348
XSW	139
XS	122
W	249
XW	71
CAP	1
CCO	151
CGI	2
CNA	2
CPI	201
CSC	76
CYA	1
PE	5
PS	1
MEX	3

## Active Listing Price Breakdown

June 2003: Average Price: \$273,602



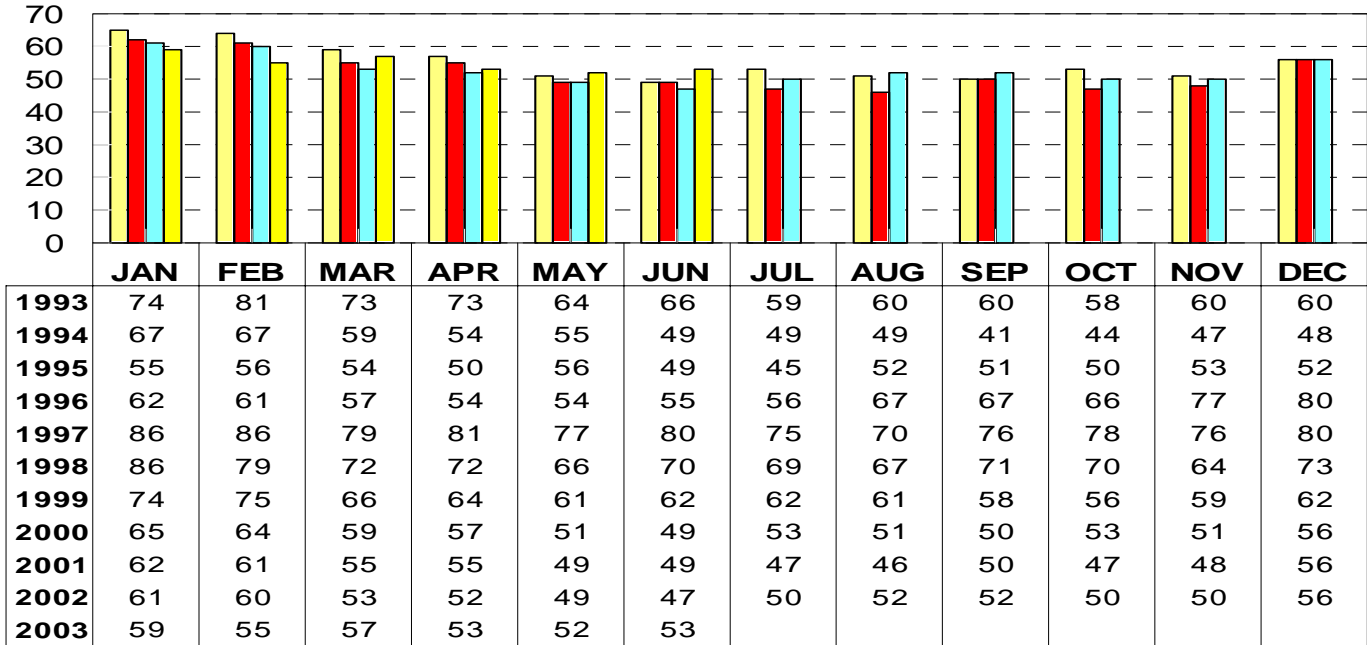
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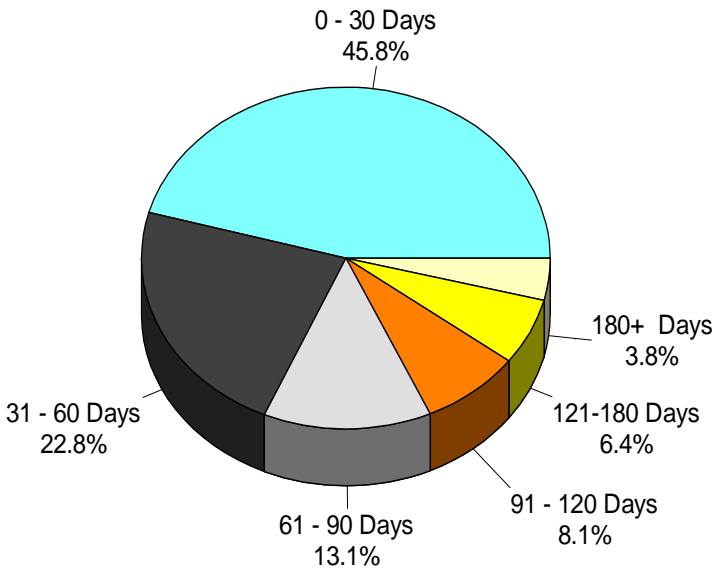
## Average Days on Market

June 2003: 53 days

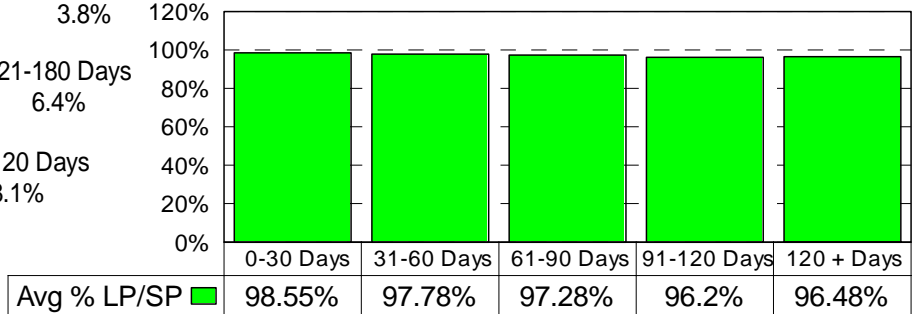


2000 2001 2002 2003

### June 2003 Average Days on Market Breakdown



### Average % of List Price Received on Solds by Market time - June 2003



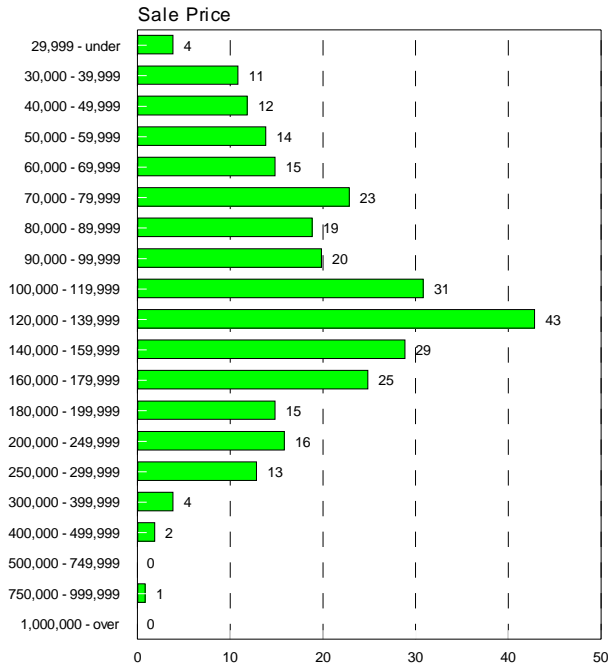
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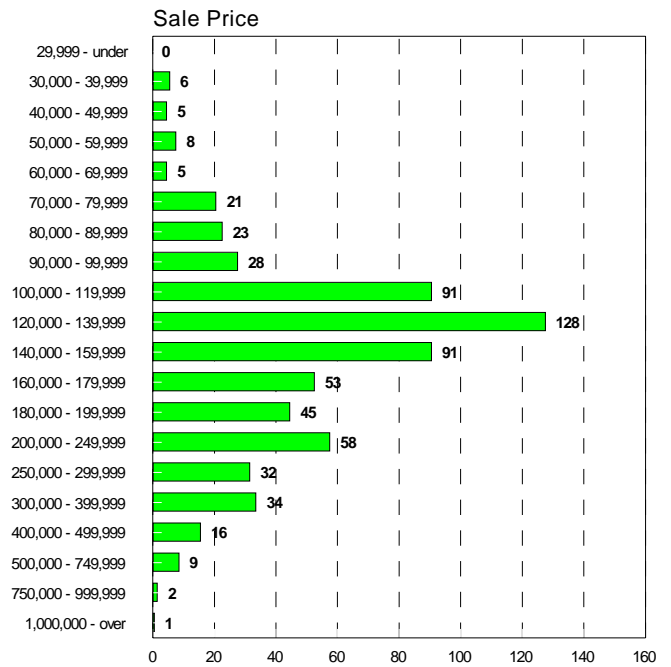
Including: Single Family, Townhouse, Condominium, Mobile Home, and New Construction

## Sales Price Breakdown by Bedrooms

### 0 - 2 Bedrooms June 2003



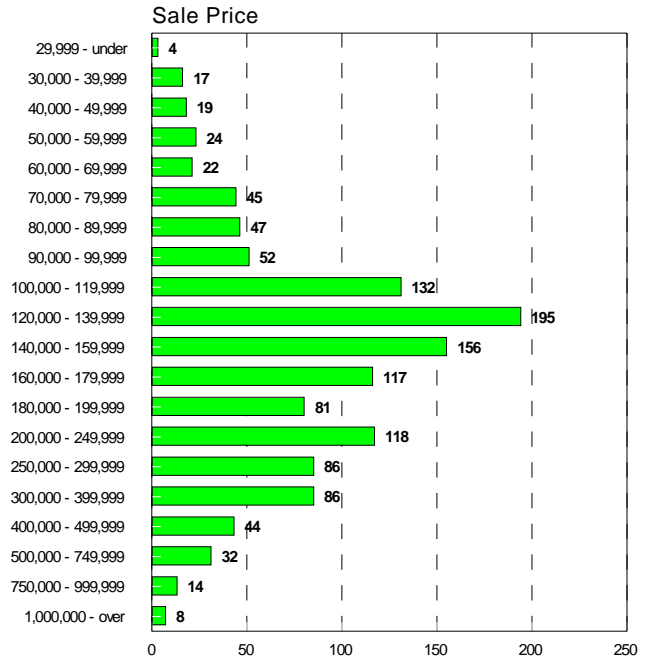
### 3 Bedrooms June 2003



### 4 + Bedrooms June 2003



### All Bedrooms June 2003



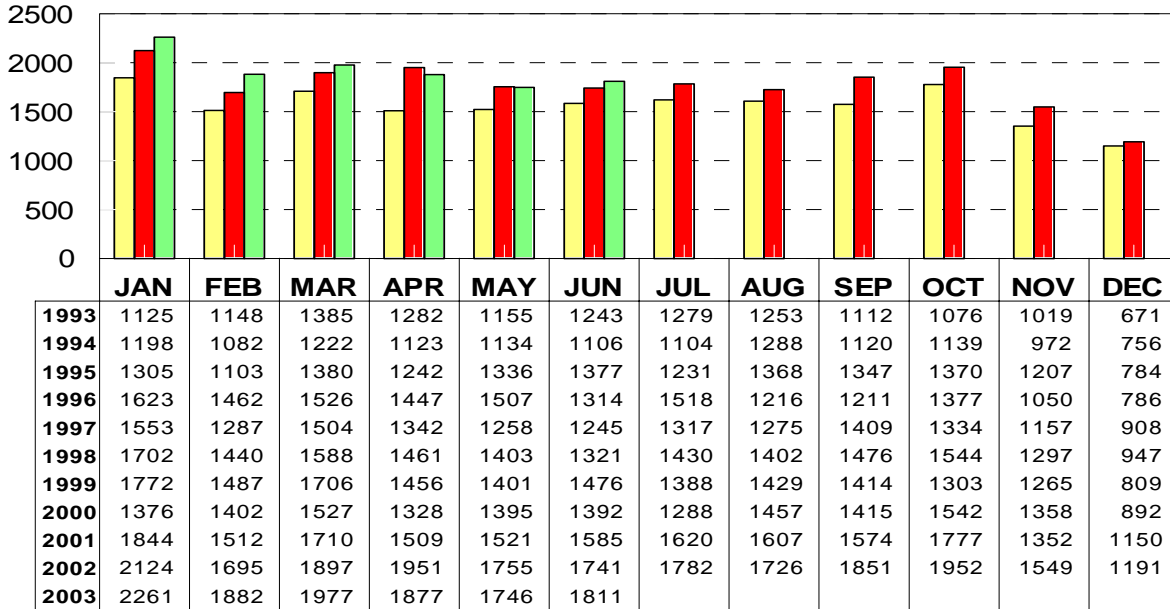
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# RESIDENTIAL STATISTICS

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## New Listings

June 2003: 1811



June 2003

Area	New
N	139
NE	124
NW	468
XNW	29
C	263
E	138
S	76
SE	159
SW	134
XSW	33
XS	27
W	105
XW	19
CCO	40
CGI	1
CPI	39
CSC	16
PE	1

2001 2002 2003

## New Constuction -Sold Information-

June 2003: 35 Units

Month	Units Sold	Sold Volume	Average Price	Median Price
Jan 2003	29	6,149,948	212,067	155,000
Feb 2003	31	5,960,361	192,270	136,599
Mar 2003	50	10,106,960	202,139	140,500
Apr 2003	34	6,476,005	190,471	161,495
May 2003	45	10,517,507	233,722	186,455
June 2003	35	8,127,345	232,210	184,900
<b>2003 YTD</b>	<b>224</b>	<b>47,338,126</b>	<b>211,331</b>	<b>161,590</b>
Jan 2002	55	11,018,705	200,340	150,566
Feb 2002	52	13,097,551	251,876	171,000
Mar 2002	70	13,787,568	196,965	156,779
Apr 2002	60	13,919,635	231,994	138,546
May 2002	92	19,328,453	210,092	153,577
Jun 2002	65	15,054,436	231,607	161,500
Jul 2002	72	15,919,689	221,107	156,525
Aug 2002	54	13,211,034	244,649	165,617
Sep 2002	42	8,088,508	192,584	131,788
Oct 2002	54	12,416,892	229,942	175,243
Nov 2002	55	11,181,815	203,306	143,990
Dec 2002	38	13,160,221	346,322	181,868
<b>2002 Totals</b>	<b>709</b>	<b>160,184,505</b>	<b>225,930</b>	<b>158,087</b>

Note: This information represents only New Construction Listings entered in the MLS.

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