

**July
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: **August 17, 2001**

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

July 2001 Residential Home Sales

The Tucson Association of REALTORS® Multiple Listing Service, Inc. reports that July 2001's 1192 existing home sales increased by 27% from the 938 units sold in July, 2000, while total sales volume increased 35% from last year's \$147,838,410 to \$199,529,918. July's average sale price for all residential types shows an increase of 6% to \$167,391 in 2001 from \$157,610 in 2000. The average sale price for Single Family Residences was \$180,931 in July, 2001 compared to \$172,886 in July, 2000. The median sale price, the price at which half the homes were sold above and below, rose by 7% from July 2000's \$121,000 to \$129,000 in July 2001.

Average days on market dropped by 11% to 47 in July, 2001, compared to 53 in July, 2000, with 51% 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 17% from 969 in July, 2000, to 1131 in July, 2001. The 4,100 active listings in July, 2001, were 5% over the 3,908 in July, 2000, and the 1,620 listings added during July, 2001, are 26% over the 1,288 added in July, 2000.

"The record pace in the resale residential housing market continues in the Tucson area." Said Mike Waling, President of the Tucson Association of REALTORS® Multiple Listing Service, Inc. "We have seen a 6% increase in total units sold through July 2001 (7,166) vs. July 2000 (6,760) and a 10% increase in total sales volume through July 2001(\$1,149,340,985) vs. July 2000 (\$1,049,458,806)." He continued, "we are experiencing what may be the best resale housing market in Tucson History, if this trend continues through 2001."

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<http://www.tarmls.com>**

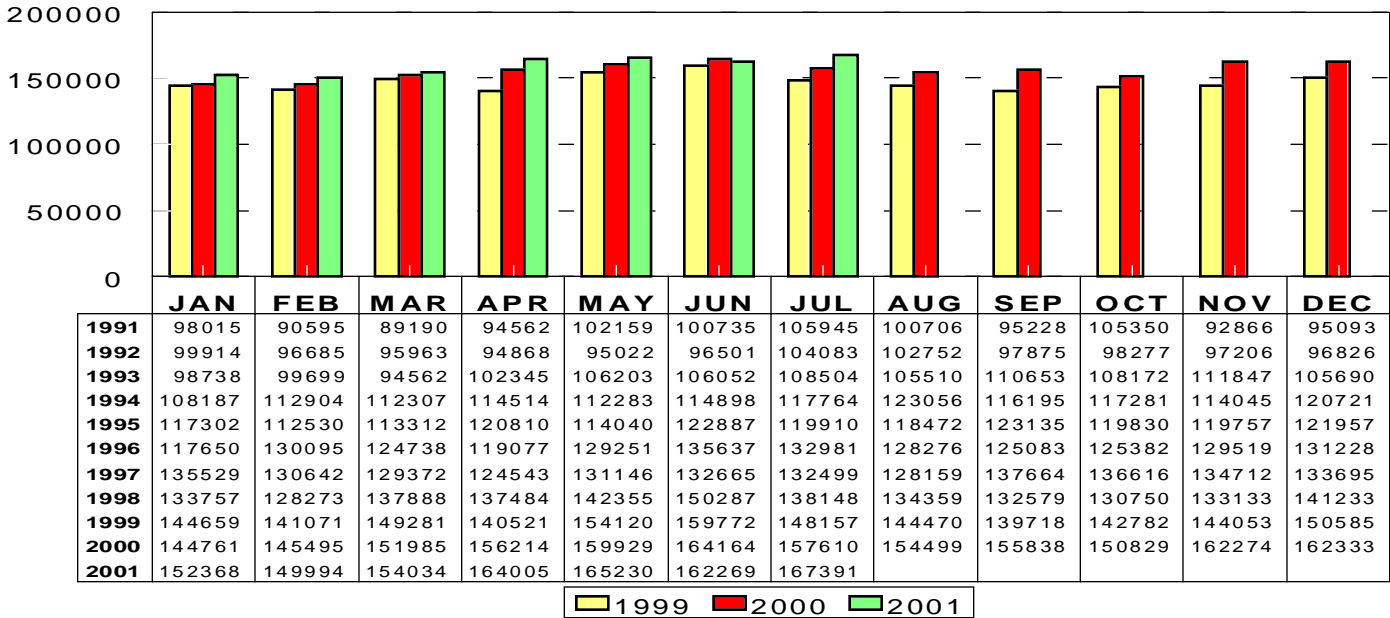
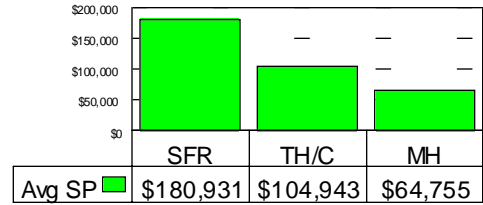
The Tucson Association of REALTORS® Multiple Listing Service, Inc. is a wholly owner subsidiary of the Tucson Association of REALTORS®. With more than 3,800 members, it is affiliated with the Arizona Association of REALTORS® and the National Association of REALTORS®. Only members of the Association can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

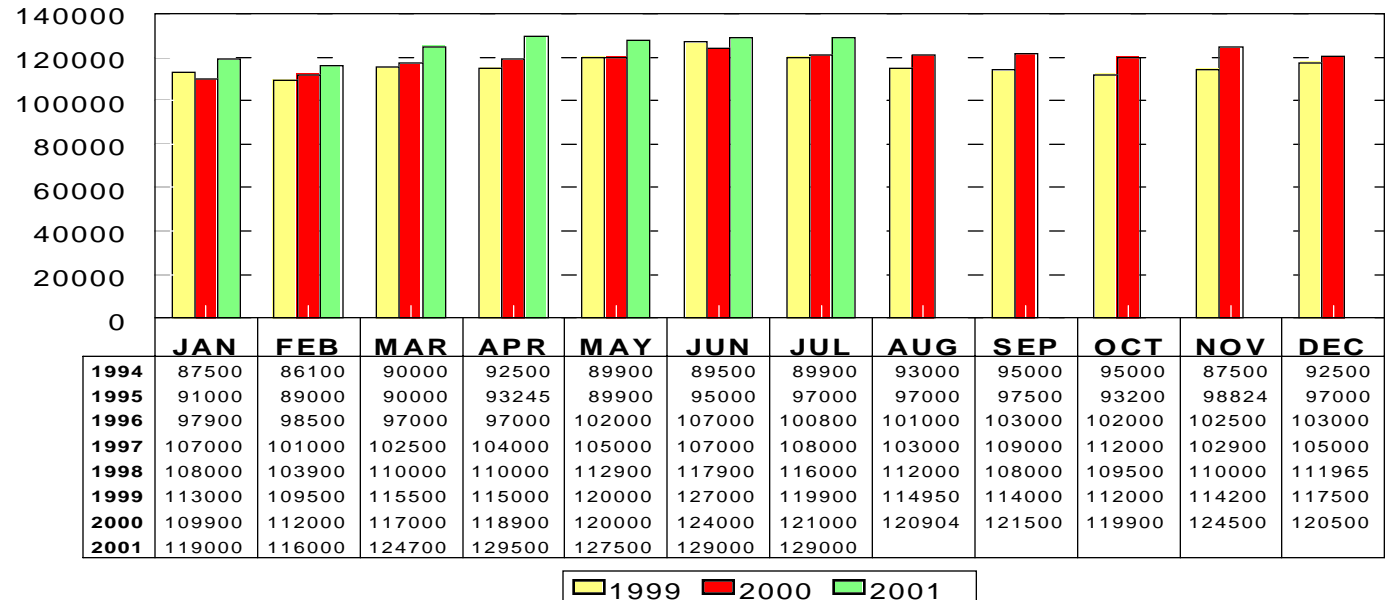
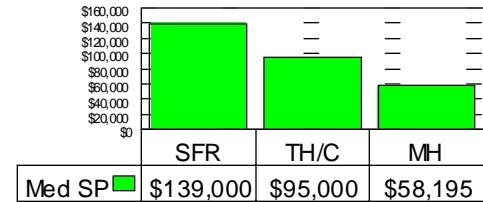
Average Sale Price

July 2001: \$167,391



Median Sale Price

July 2001: \$129,000



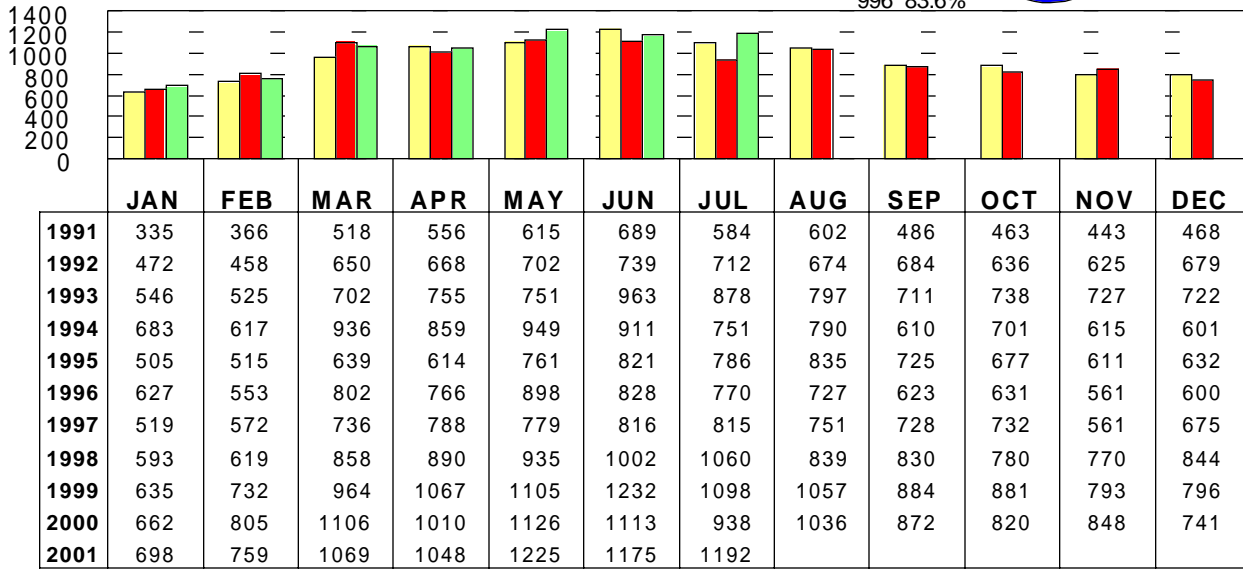
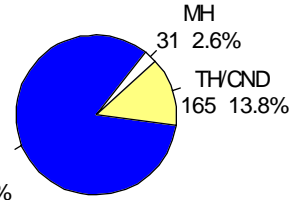
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RESIDENTIAL STATISTICS

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Total Unit Sales

July 2001: 1192 Units



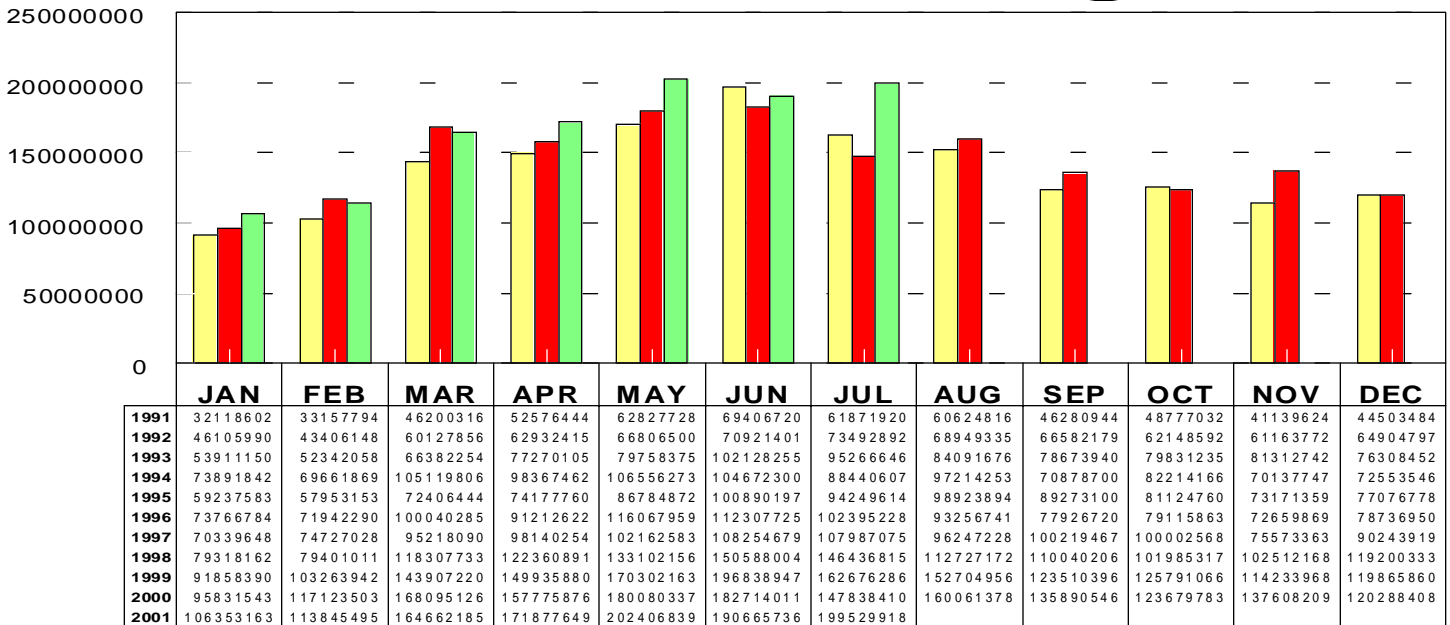
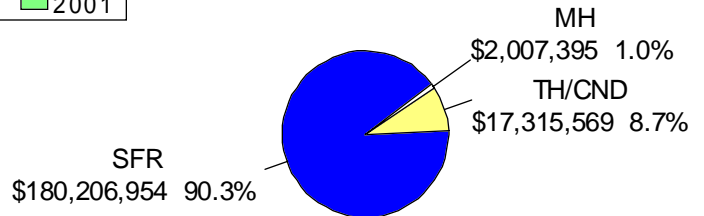
July 2001

| Area | Sales |
|------|-------|
| C | 217 |
| CCO | 13 |
| CPI | 27 |
| CSC | 3 |
| E | 116 |
| N | 116 |
| NE | 93 |
| NW | 286 |
| S | 38 |
| SE | 92 |
| SW | 37 |
| W | 71 |
| XNW | 36 |
| XS | 10 |
| XSE | 9 |
| XSW | 10 |
| XW | 18 |

1999 2000 2001

Total Sales Volume

July 2001: \$199,529,918



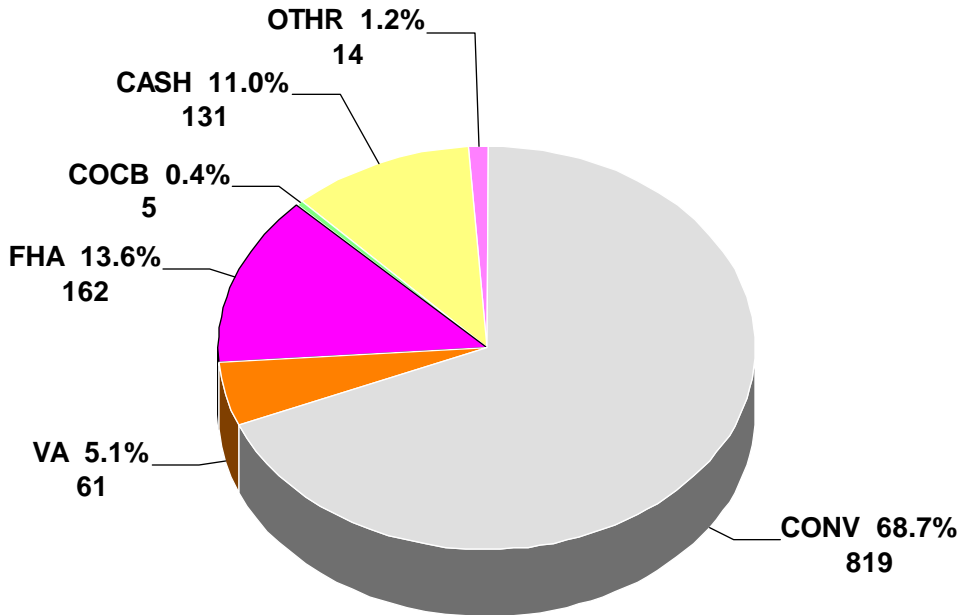
1999 2000 2001

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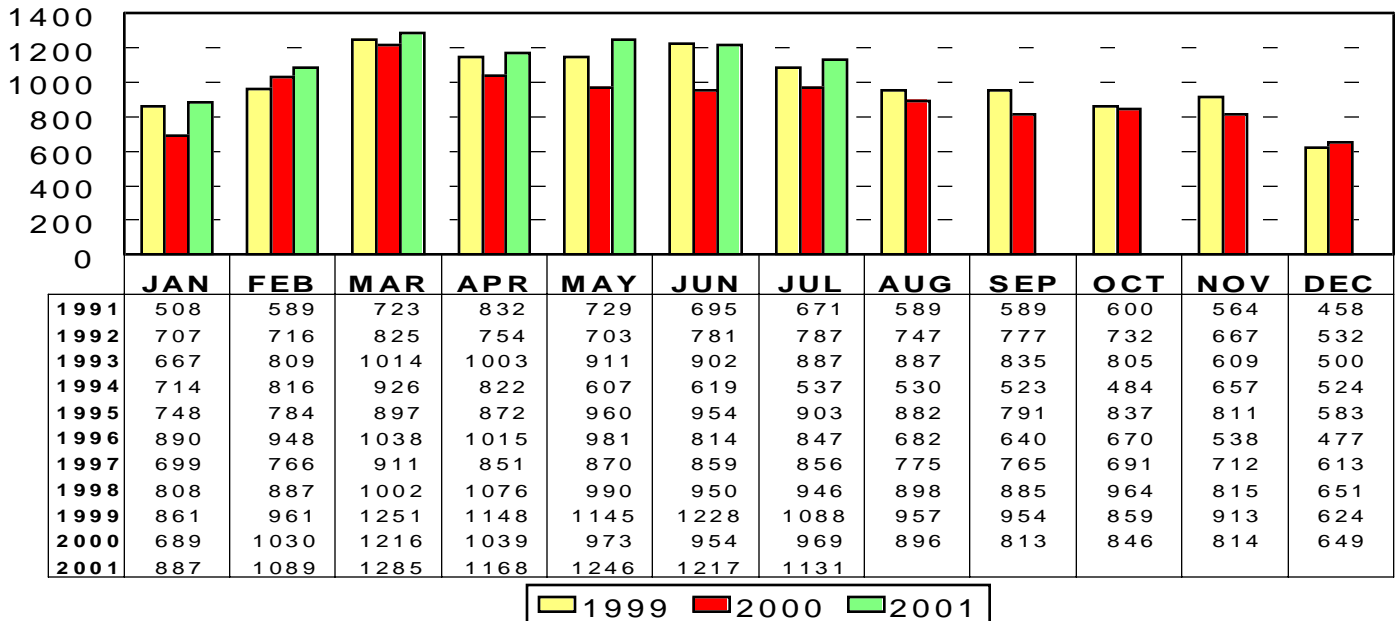
RESIDENTIAL STATISTICS

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Terms of Sale: July 2001



Total Listings Under Contract Reported July 2001: 1131



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

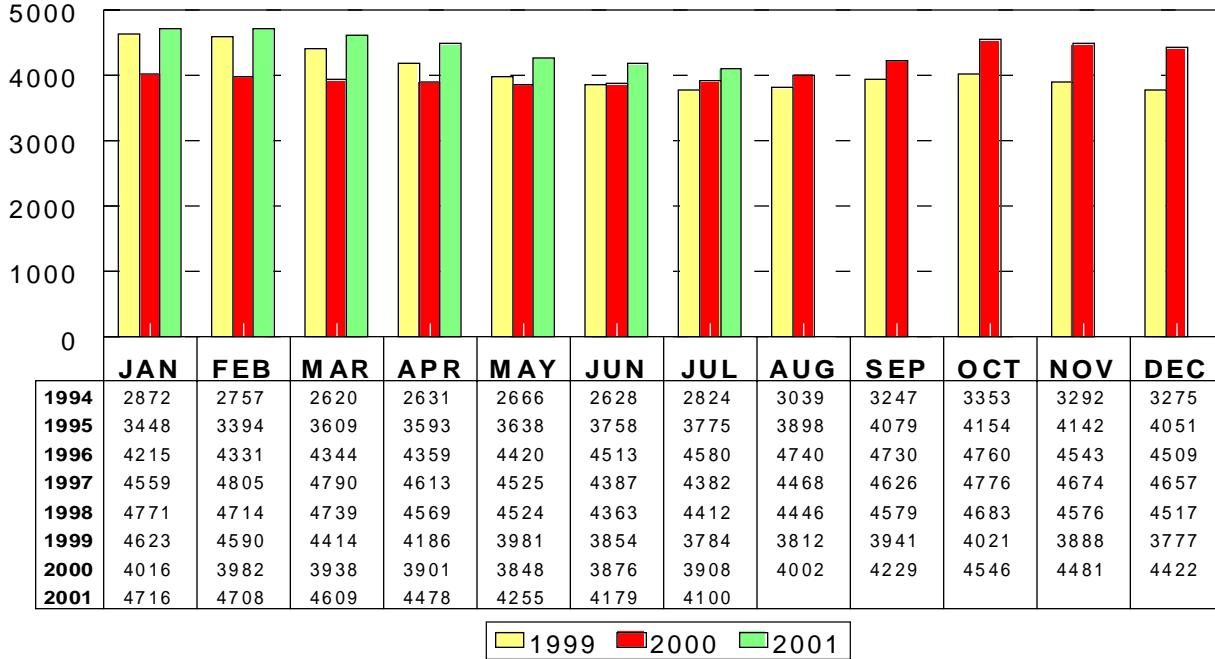
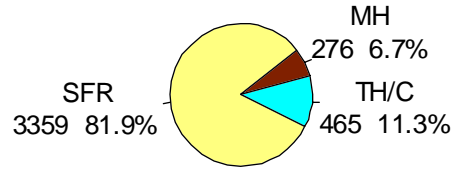
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Active Listings

July 2001: 4100

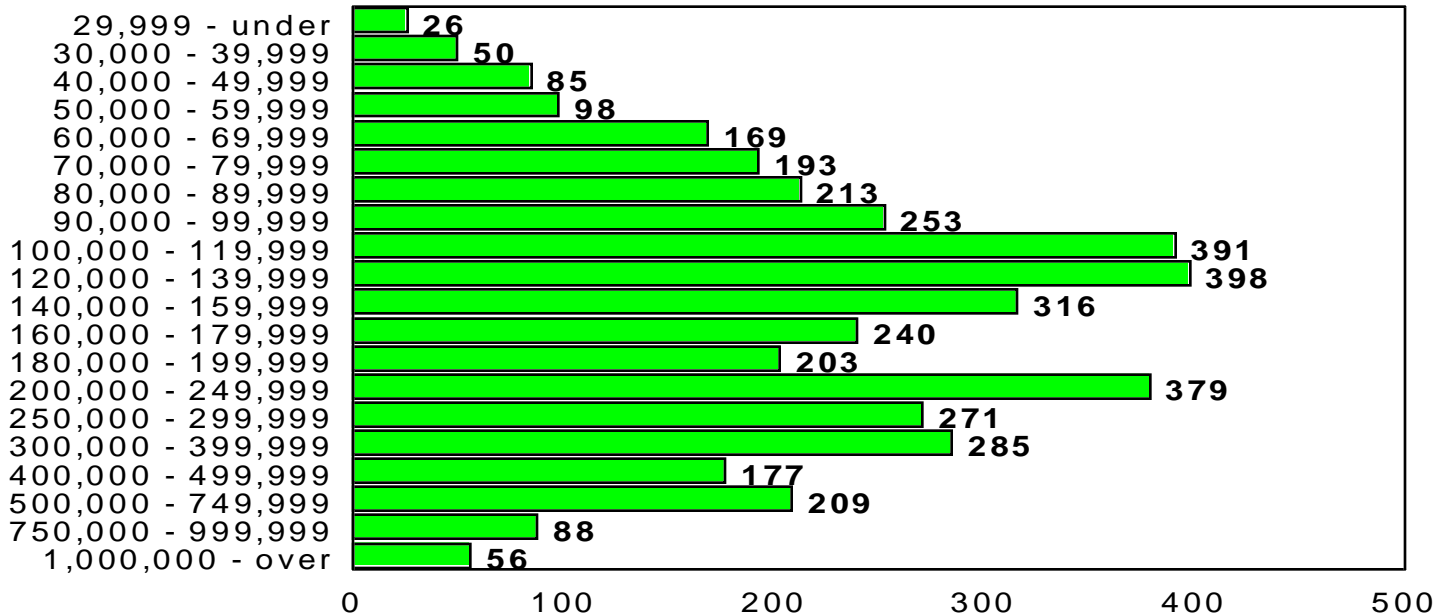


July 2001

| Area | Listings |
|------|----------|
| C | 464 |
| CCO | 128 |
| CGI | 2 |
| CGR | 2 |
| CMC | 1 |
| CPI | 188 |
| CSC | 73 |
| CYA | 1 |
| E | 270 |
| MEX | 11 |
| N | 418 |
| NE | 307 |
| NW | 680 |
| S | 136 |
| SE | 202 |
| SW | 251 |
| W | 253 |
| XNE | 3 |
| XNW | 257 |
| XS | 99 |
| XSE | 55 |
| XSW | 105 |
| XW | 194 |

Active Listing Price Breakdown

July 2001: Average Price: \$227,130



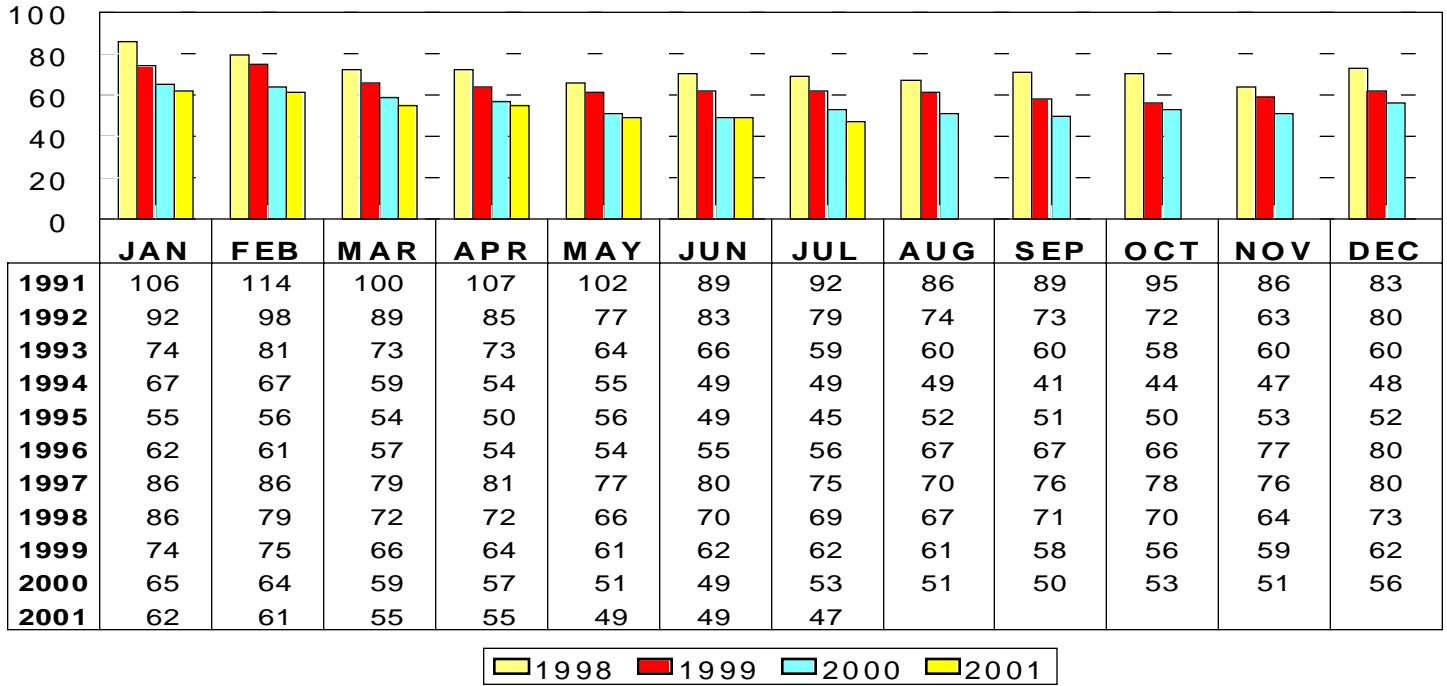
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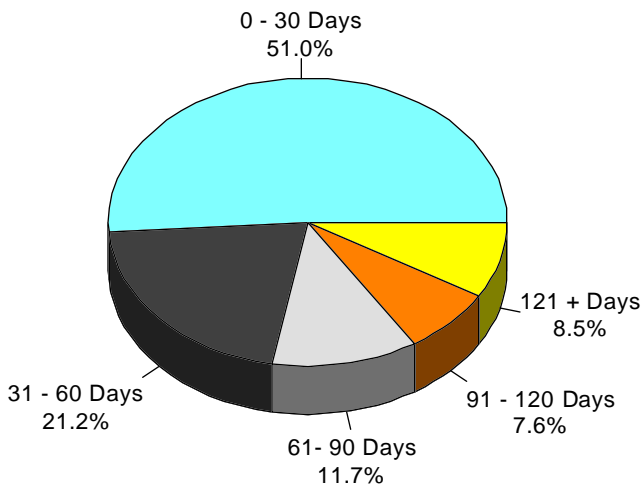
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Average Days on Market

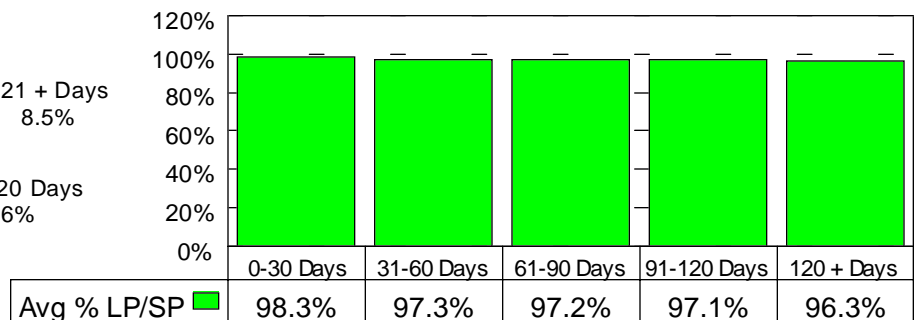
July 2001: 47 days



July 2001 Average Days on Market Breakdown



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



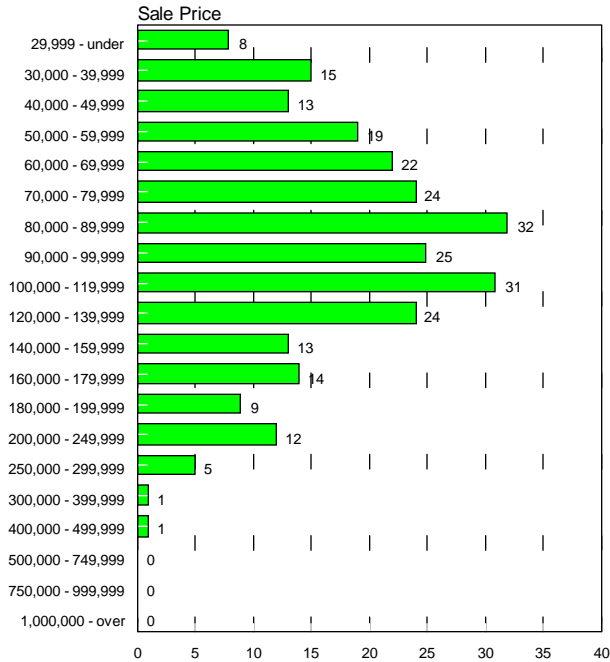
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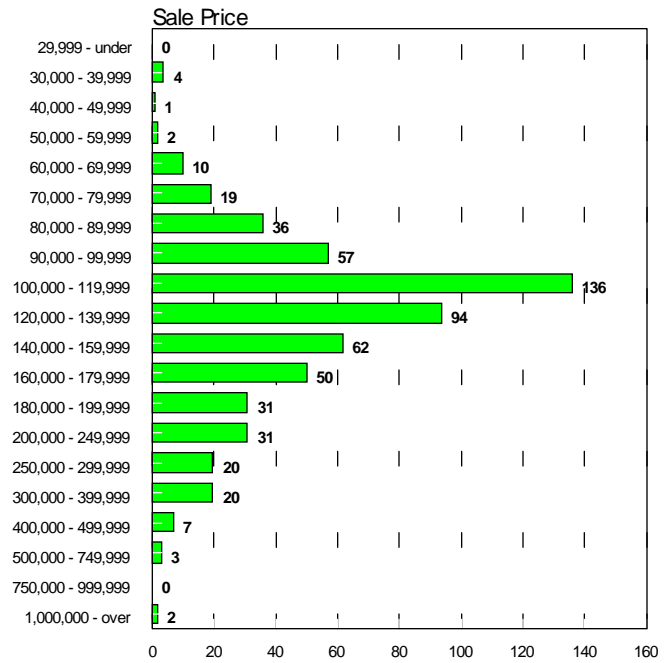
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Sales Price Breakdown by Bedrooms

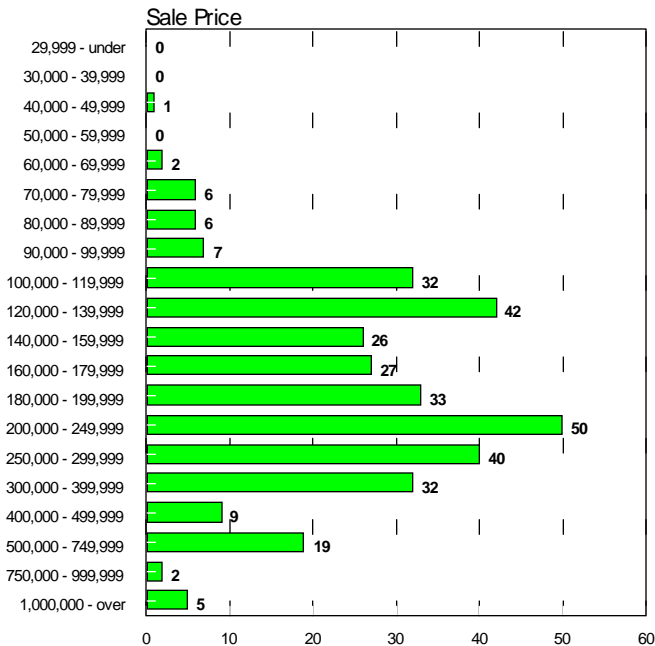
0 - 2 Bedrooms July 2001



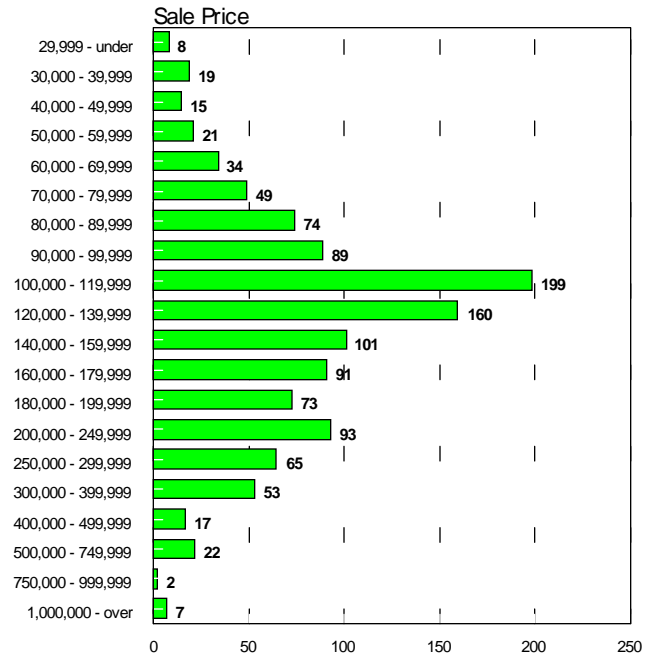
3 Bedrooms July 2001



4 + Bedrooms July 2001



All Bedrooms July 2001



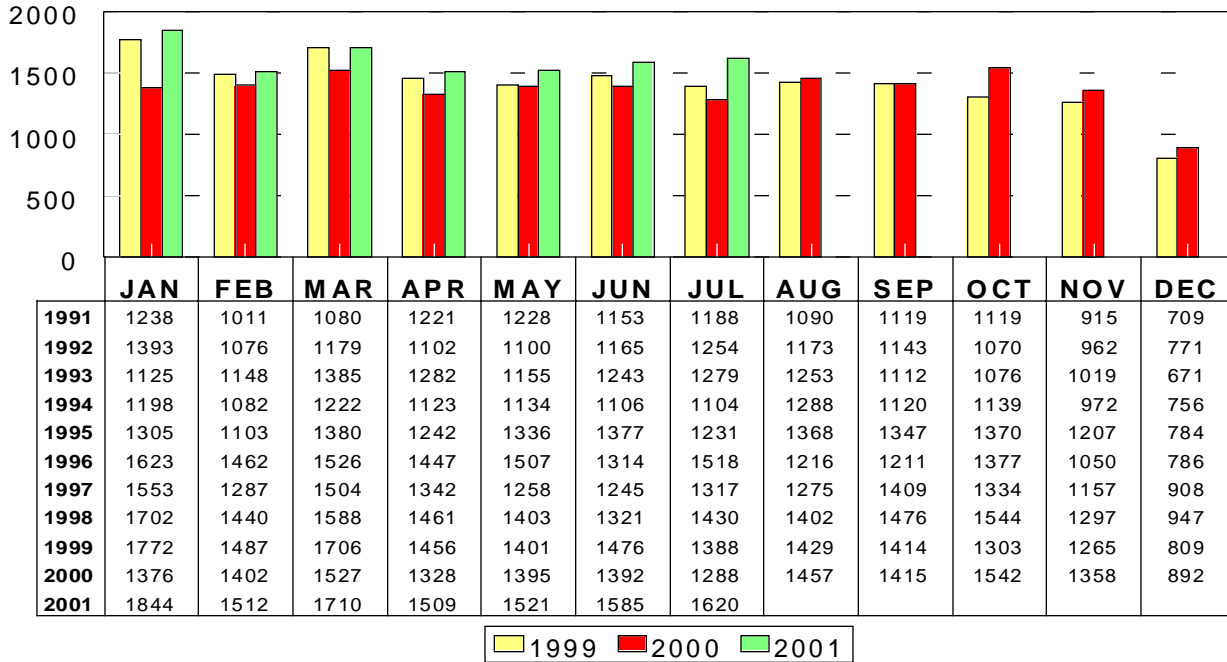
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New Listings

July 2001: 1620

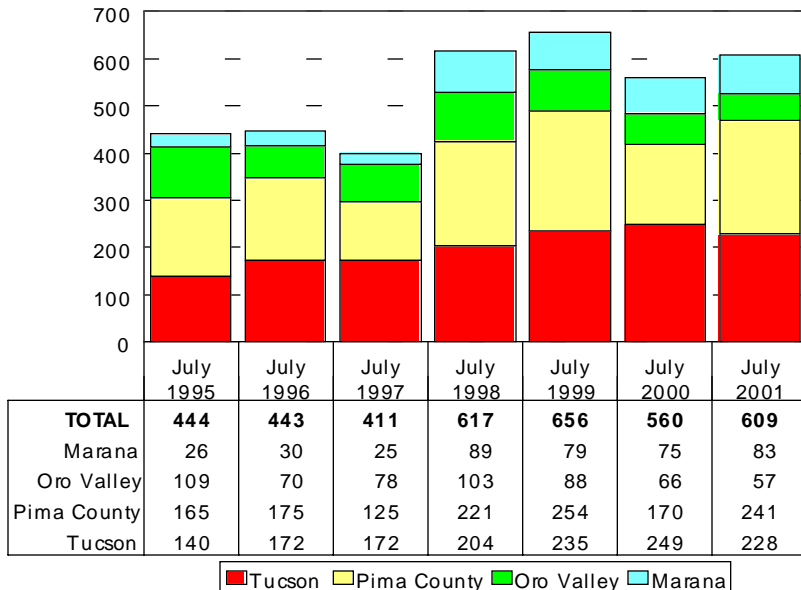


July 2001

| Area | New |
|------|-----|
| C | 251 |
| OCO | 31 |
| OGI | 1 |
| CPI | 34 |
| CSC | 17 |
| CYA | 1 |
| E | 158 |
| MEX | 2 |
| N | 132 |
| NE | 105 |
| NW | 310 |
| S | 73 |
| SE | 109 |
| SW | 95 |
| W | 105 |
| XNW | 78 |
| XS | 38 |
| XSE | 22 |
| XSW | 21 |
| XW | 37 |

New Housing Permits

July 2001: 609



July 2001 Type of Permits Issued
Tucson Metro Area

| Type | # Issued |
|--------------------------|-------------|
| Commercial Addition | 22 |
| Commercial Alteration | 72 |
| Commercial Demolition | 6 |
| Commercial New | 39 |
| Commercial Other | 299 |
| Commercial Tenant Improv | 25 |
| Duplex New | 16 |
| Duplex Other | 8 |
| Fence | 8 |
| Mobile Homes | 110 |
| Multi Family Alteration | 1 |
| Multi Family New | 32 |
| Multi Family Other | 21 |
| Patio/Ret. Wall | 140 |
| Residence Pool | 123 |
| Residential Demolition | 6 |
| Semi Public Pool | 1 |
| Sign | 21 |
| Single Family Addition | 201 |
| Single Family Alteration | 67 |
| Single Family New | 638 |
| Single Family Other | 768 |
| Travel Trailer | 4 |
| Industrial New | 3 |
| Industrial Other | 3 |
| Single Family Renewal | 2 |
| TOTAL | 2636 |

Source: Bright Future Business Consultants

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