

**December
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: **January 17, 2001**

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

December 2000 Residential Home Sales

The Tucson Association of REALTORS® Multiple Listing Service, Inc. reports that December's average sale price for all residential types rose by 8% to \$162,333 in 2000 from \$150,585 in 1999. The average sale price for Single Family Residences was \$176,992 in December 2000 compared to \$163,359 in December 1999. The median sale price, the price at which half the homes were sold above and below, rose by 3% from December 1999's \$117,500 to \$120,500 in December 2000. December 2000's total sales volume increased less than 1% from last year's \$119,865,860 to \$120,288,408, while existing home sales decreased by 7% from 796 units sold in December 1999, to 741 in December 2000.

Average days on market dropped by 10% to 56 in December, 2000, compared to 62 in December, 1999, with 43% 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 4% from 624 in December, 1999, to 649 in December, 2000. The 4,422 active listings in December, 2000, were 17% over the 3,777 in December, 1999, and the 892 listings added during December, 2000, are 10% over the 809 added in December, 1999.

"The December 2000 residential home sales statistics indicate a typical holiday season slow down," said Mike Waling, President of the Tucson Association of REALTORS® Multiple Listing Service, Inc. "There is a decrease in Total Units Sold, a slight increase in Total Sales Volume, and Active Listings and New Listings have increased for the month as well," he continued. "As for the full year it looks like we just missed matching 1999's record of Total Units Sold 11,244 to 11,077 in 2000. But at the same time we set a new record of \$1,726,987,130 in Total Sales Volume for 2000, surpassing the record of \$1,654,889,074 in 1999."

Special note: The monthly figures for January-November, 2000, have been adjusted to reflect sales reported after the monthly reports were produced.

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.

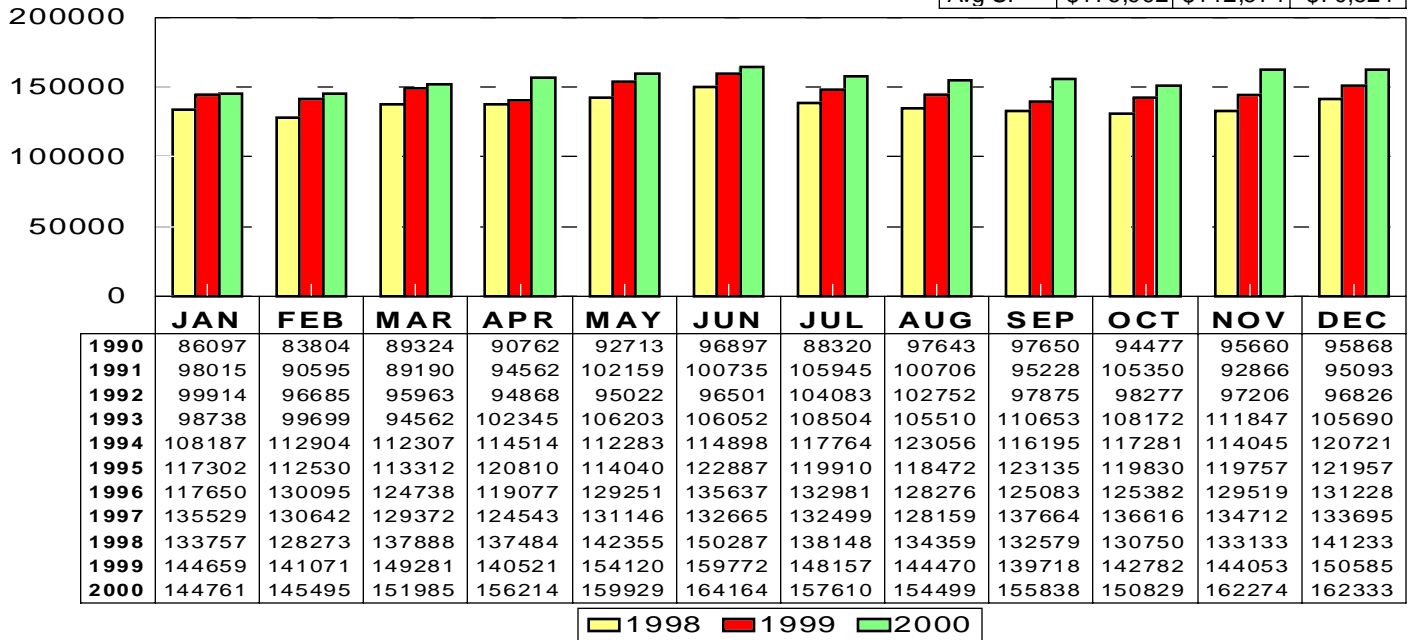
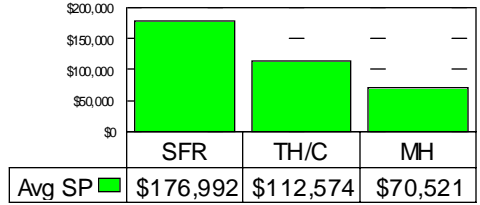
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RESIDENTIAL STATISTICS

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

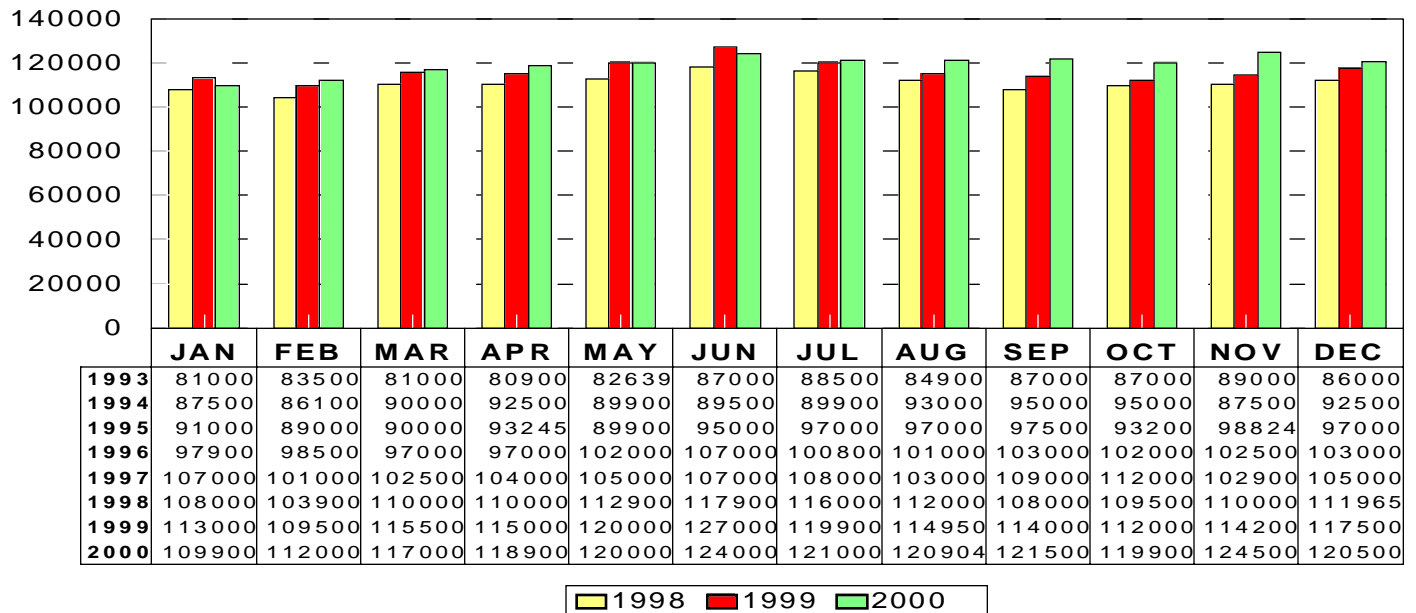
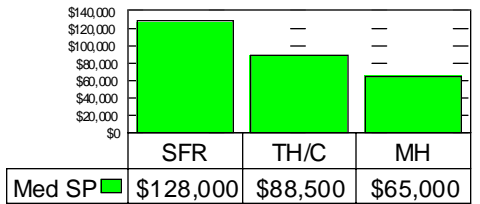
Average Sale Price

December 2000: \$162,333



Median Sale Price

December 2000: \$120,500



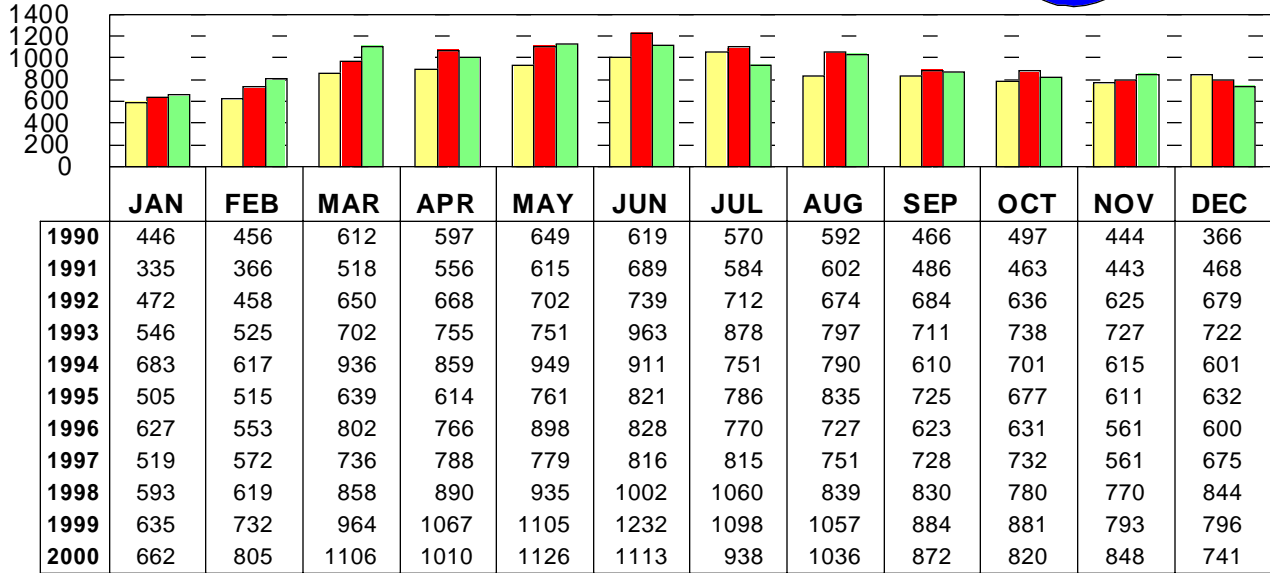
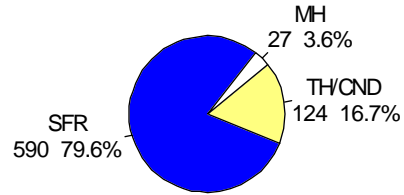
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RESIDENTIAL STATISTICS

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Total Unit Sales

December 2000: 741 Units

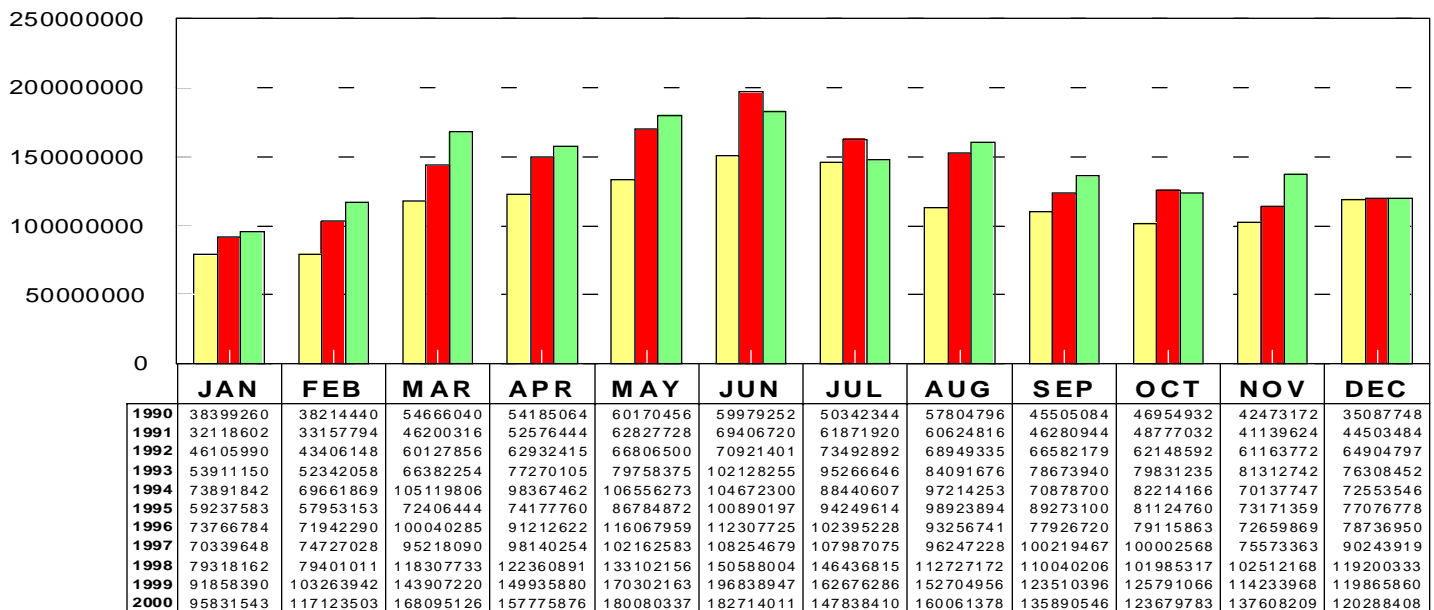
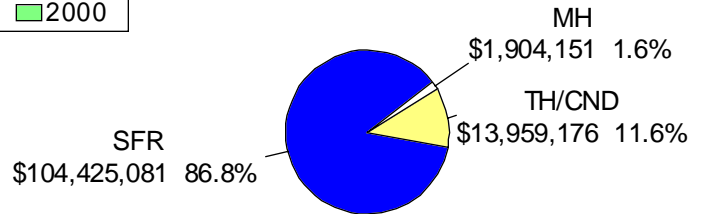


Dec 2000

Area	Sales
C	132
CCO	5
CGR	1
CPI	18
CSC	3
E	65
N	66
NE	46
NW	160
S	29
SE	62
SW	41
W	57
XNE	1
XNW	28
XS	6
XSE	3
XSW	7
XW	11

Total Sales Volume

December 2000: \$120,288,408

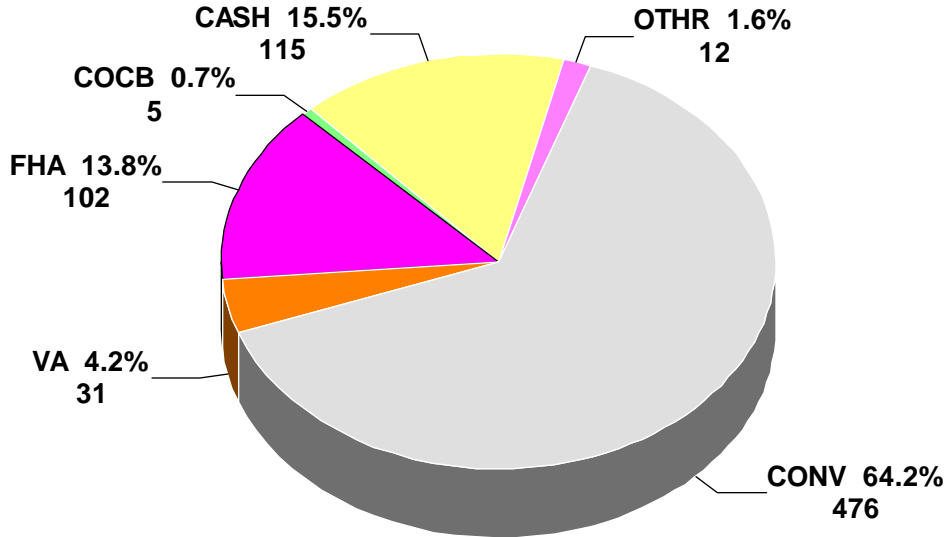


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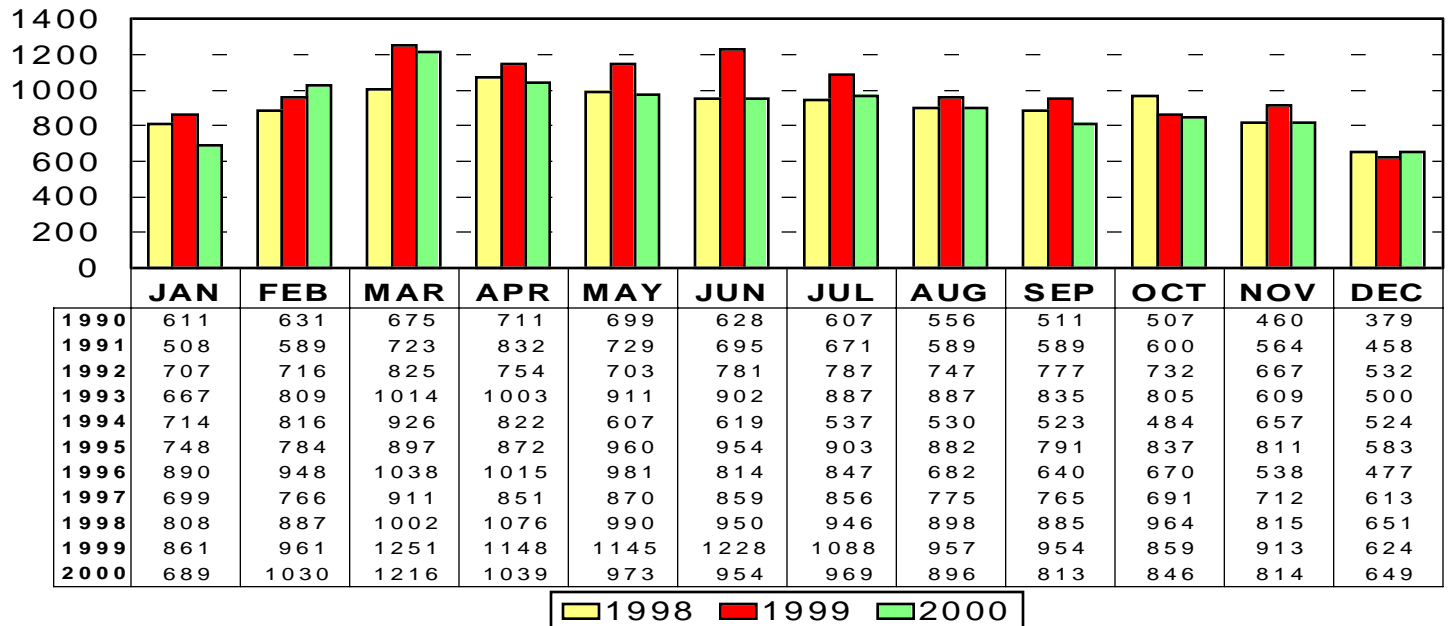
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Terms of Sale: December 2000



Total Listings Under Contract Reported

December 2000: 649



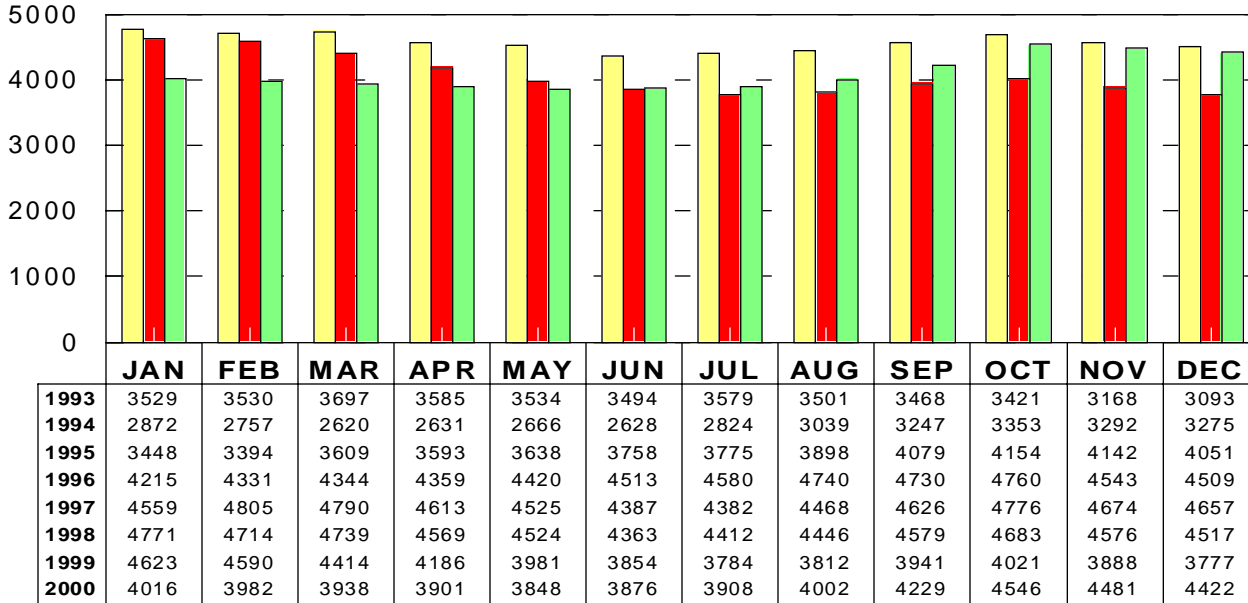
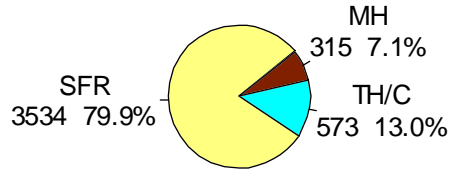
*** Note: 1995 and forward data includes listings under contract that remained active on the market**

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Active Listings December 2000: 4422

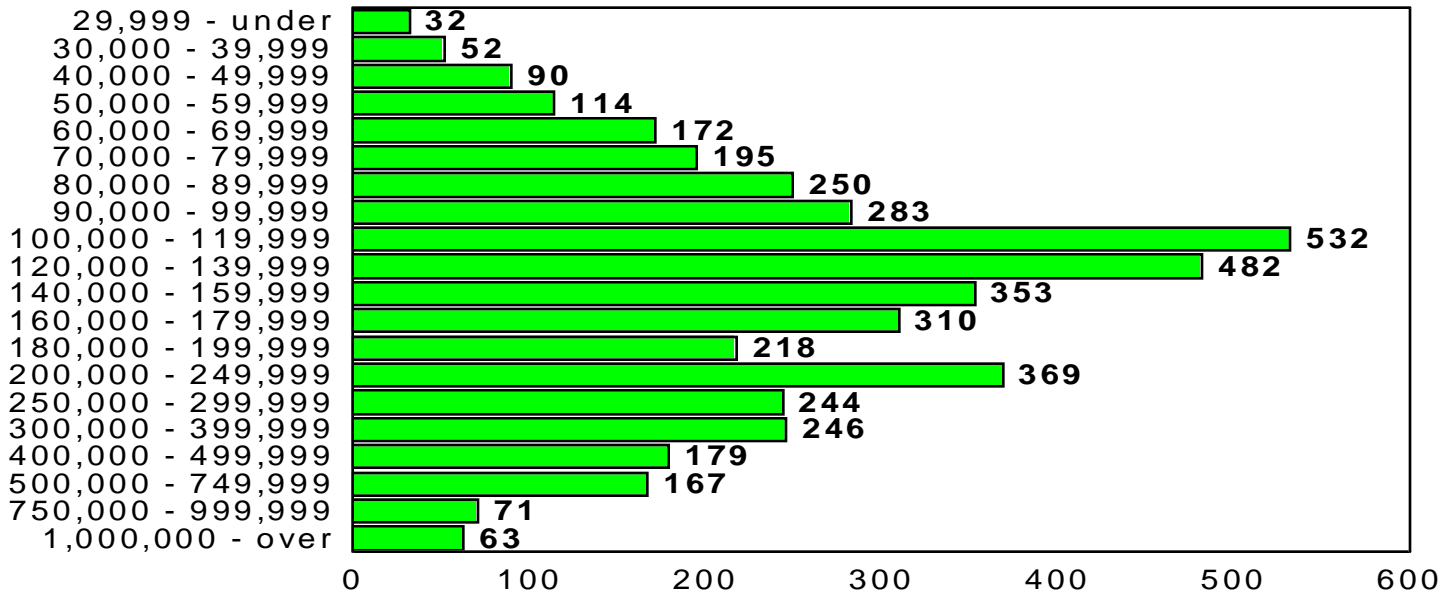


Dec 2000

Area	Listings
C	530
CCO	150
CGI	3
CGR	1
CMC	1
CPI	197
CSC	62
CYA	1
E	323
MEX	7
N	425
NE	298
NW	836
PE	1
PS	1
S	120
SE	227
SRI	1
SW	247
W	259
XN	1
XNE	2
XNW	249
XS	81
XSE	56
XSW	156
XW	187

Active Listing Price Breakdown

December 2000: Average Price: \$210,359



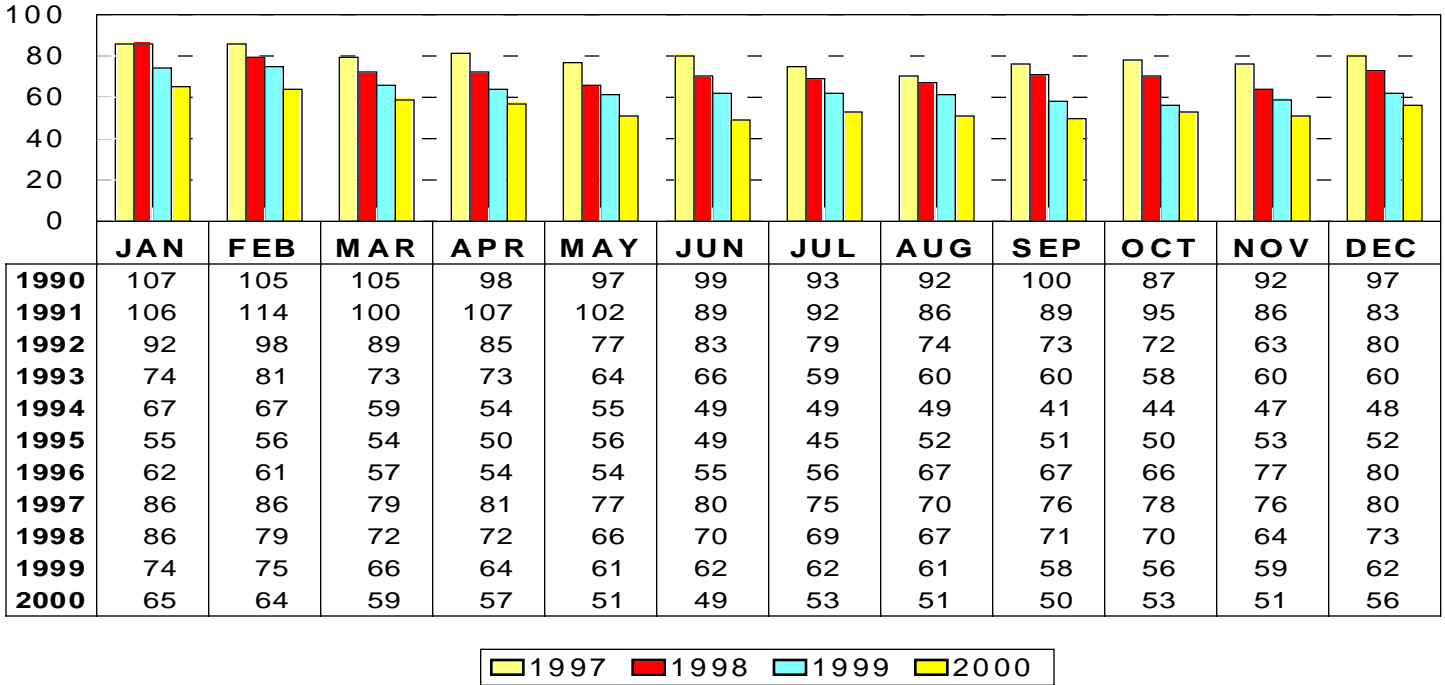
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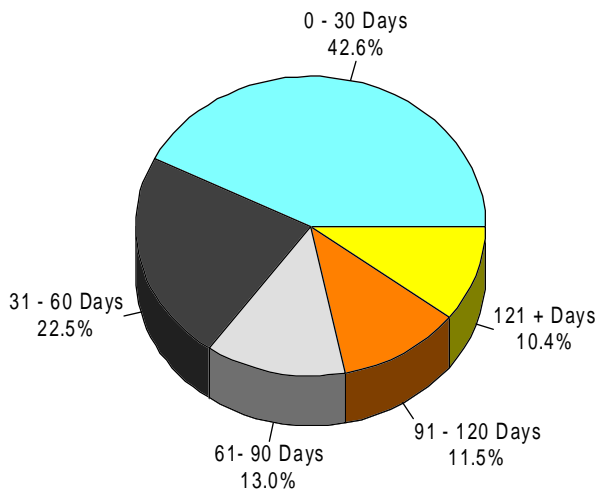
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Average Days on Market

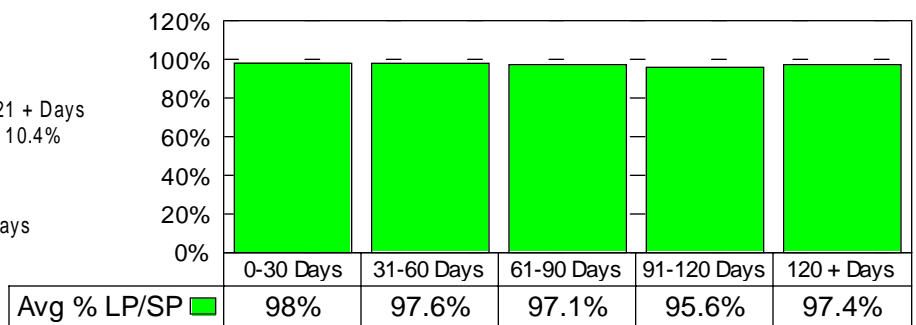
December 2000: 56 days



December 2000 Average Days on Market Breakdown



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



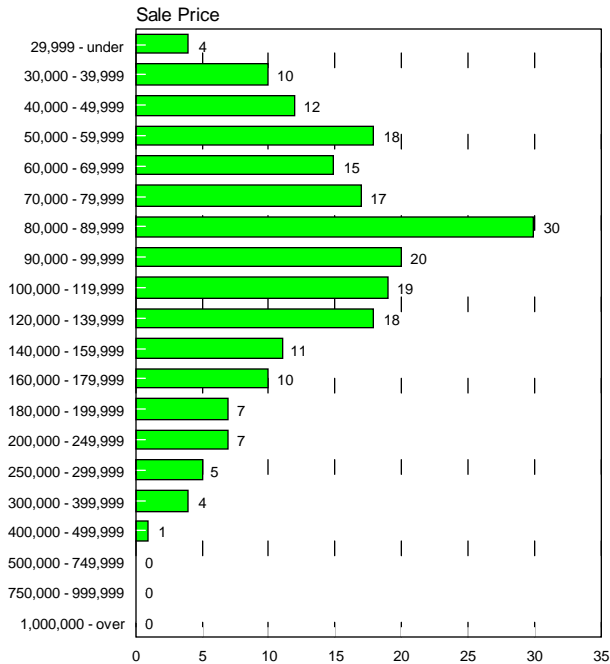
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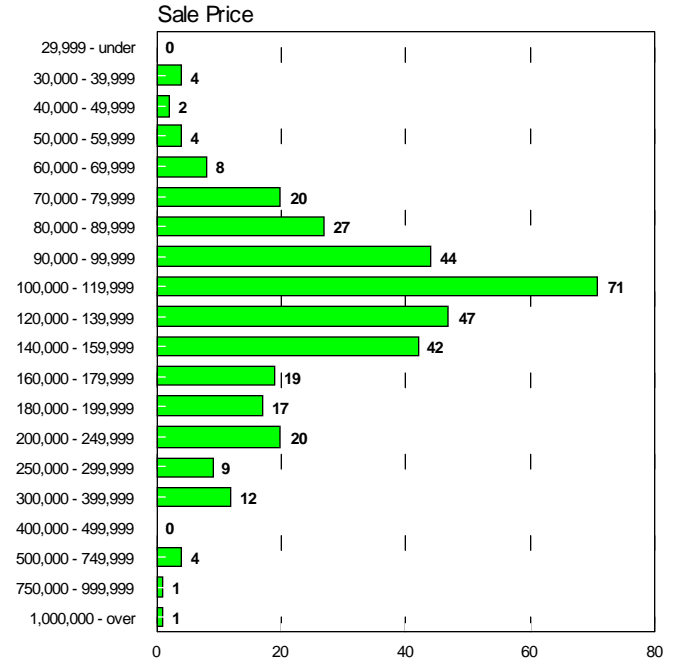
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Sales Price Breakdown by Bedrooms

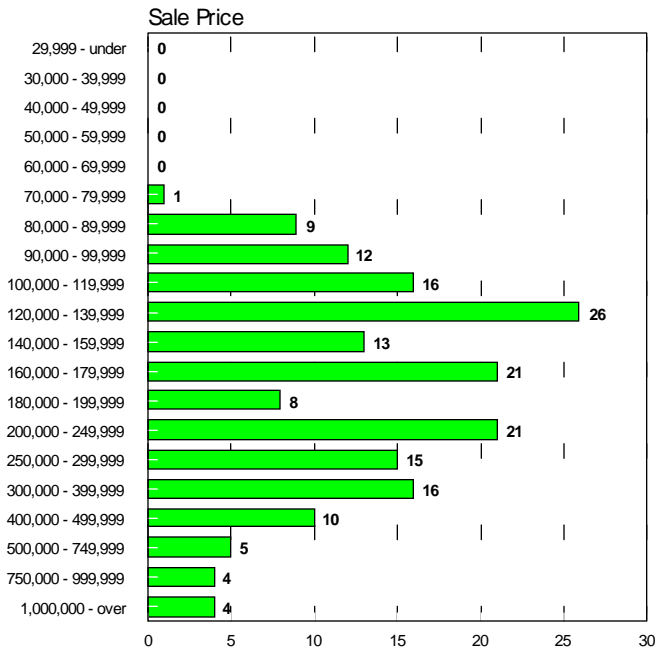
0 - 2 Bedrooms December 2000



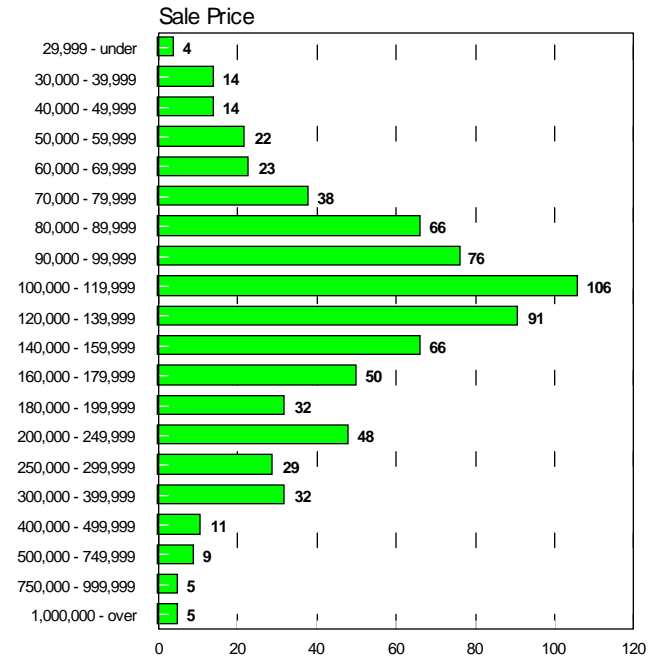
3 Bedrooms December 2000



4 + Bedrooms December 2000



All Bedrooms December 2000



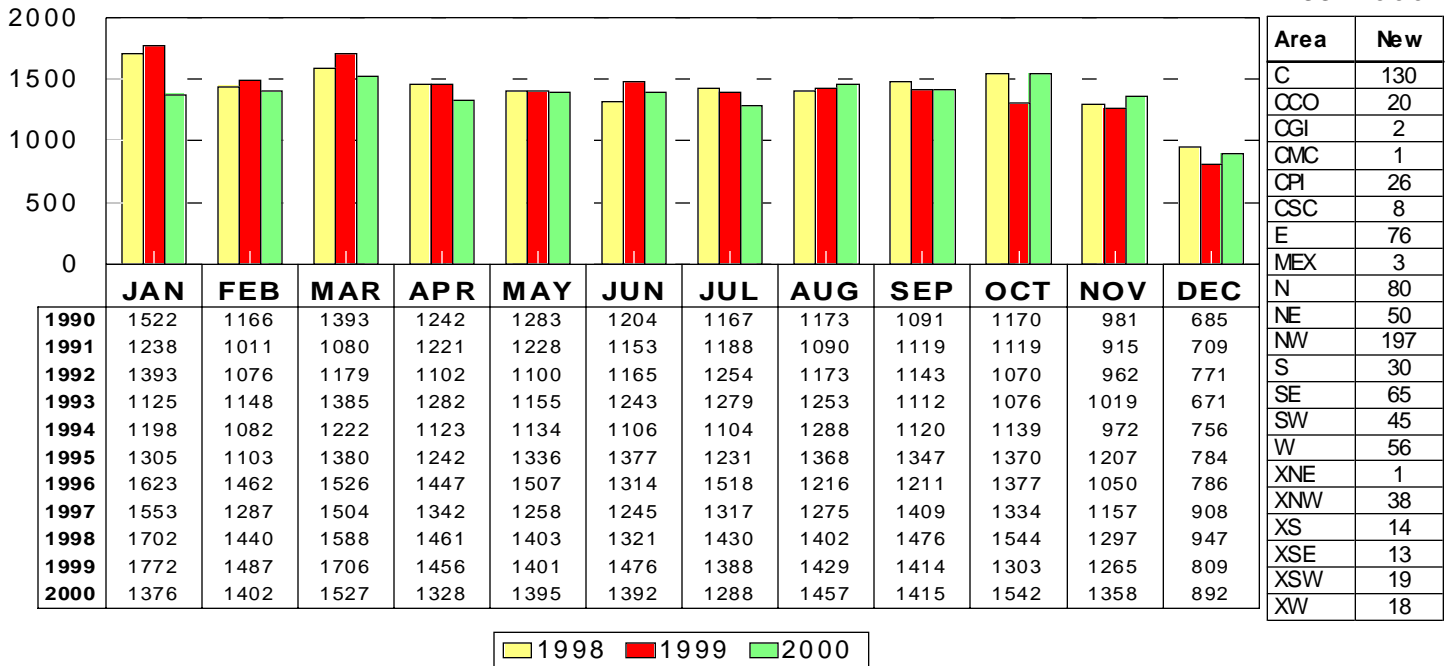
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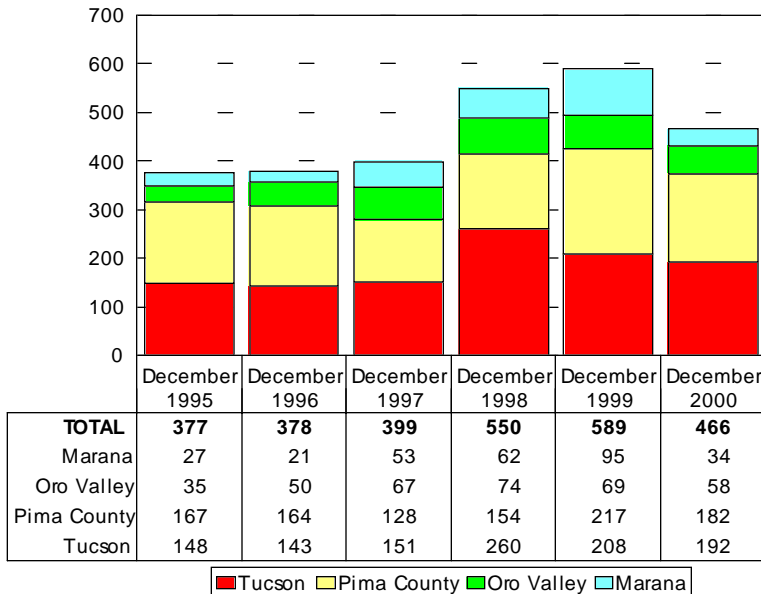
New Listings

December 2000: 892



New Housing Permits

December 2000: 466



Dec2000 Type of Permits Issued Tucson Metro Area

Type	# Issued
Commercial Addition	20
Commercial Alteration	49
Commercial Demolition	5
Commercial New	14
Commercial Other	231
Commercial Tenant Improv	13
Duplex New	1
Duplex Other	6
Fence	9
Mobile Homes	191
Multi Family Alteration	1
Multi Family New	0
Multi Family Other	42
Patio/Ret. Wall	116
Residence Pool	58
Residential Demolition	6
Semi Public Pool	1
Sign	13
Single Family Addition	149
Single Family Alteration	54
Single Family New	501
Single Family Other	728
Travel Trailer	10
Industrial New	0
Industrial Other	1
Single Family Renewal	2
TOTAL	2221

Source: Bright Future Business Consultants

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