

**December
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



For Immediate Release: **January 21, 2000**

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Gary E. Doran, Chief Executive Officer, (520) 327-4218

December 1999 Residential Home Sales

The Tucson Association of REALTORS® Multiple Listing Service, Inc. reports that December 1999's 796 existing home sales decreased by 6% from the 844 units sold in December, 1998, while total sales volume increased 1% from last year's \$119,200,333 to \$119,865,860. December's average sale price for all residential types rose 7% to \$150,585 in 1999 from \$141,233 in 1998. The average sale price for Single Family Residences was \$163,359 in December, 1999 compared to \$152,804 in December, 1998. The median sale price, the price at which half the homes were sold above and below, rose by 5% from December 1998's \$111,965 to \$117,500 in 1999.

Average days on market dropped by 15% to 62 in December, 1999, compared to 73 in December, 1998, with 37% 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, decreased by 4% from 651 in December, 1998, to 624 in December, 1999. The 3,777 active listings in December, 1999, were 16% below the 4,517 in December, 1998, and the 809 listings added during December, 1999, are 15% below the 947 added in December, 1998.

"The existing home sales for the month of December reflect a slowdown primarily due to the holiday season, but also due to some consumer concerns over Y2K issues at year-end", according to Donna Gallagher, President of the Tucson Association of REALTORS®. "Even with this slight slowdown in December, 1999 was another record breaking year for unit sales and sales volume for the Tucson Market. Watch for the MLS Year in Review, due out in February, for a detailed analysis of 1999 Tucson real estate market", she concluded.

Special note: The monthly figures for January-November, 1999, 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.

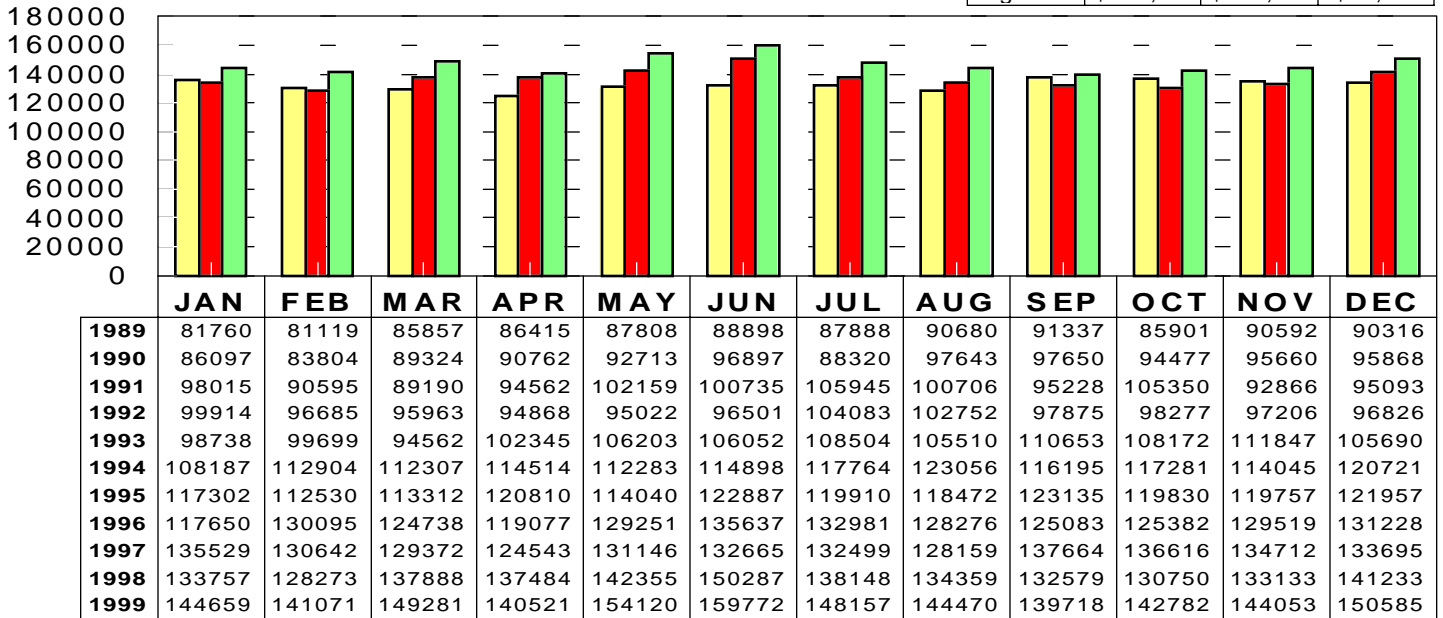
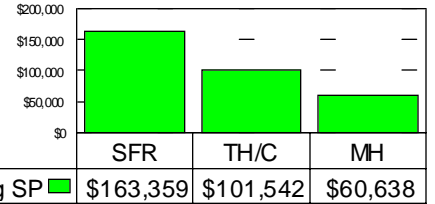
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RESIDENTIAL STATISTICS

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

Average Sale Price

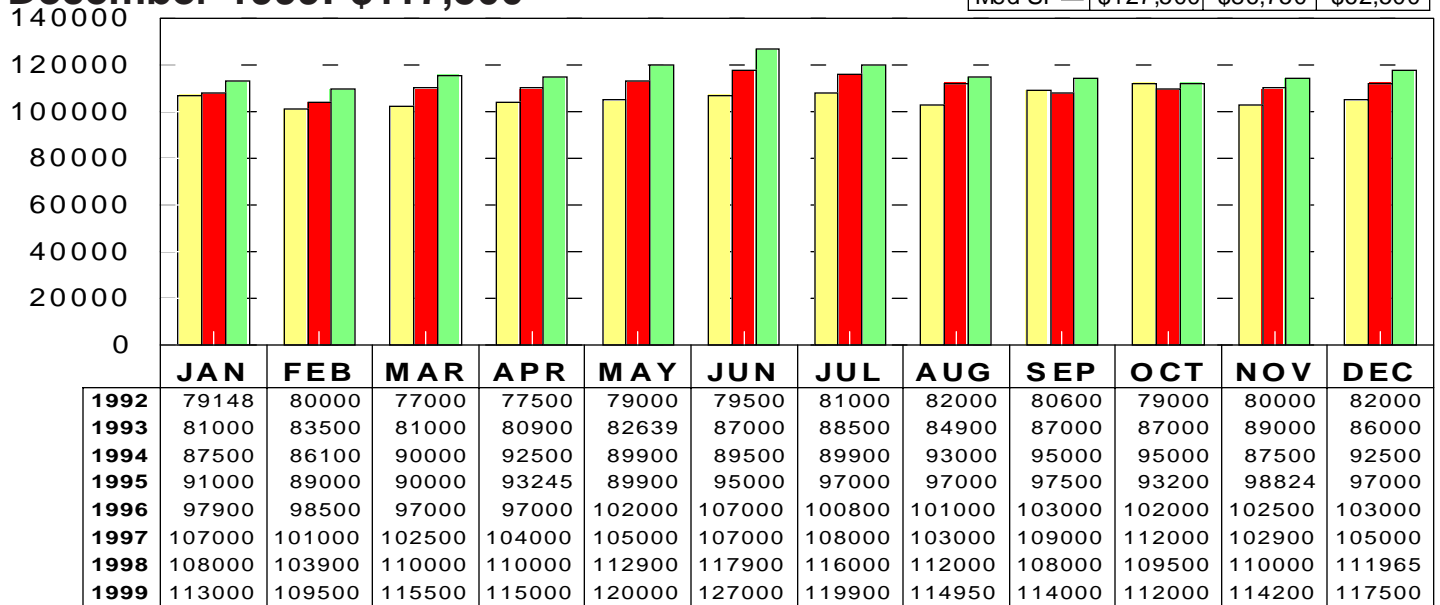
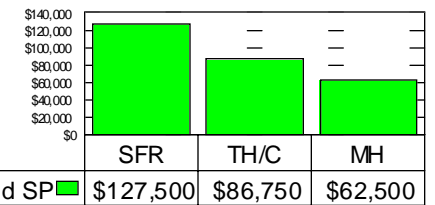
December 1999: \$150,585



1997 1998 1999

Median Sale Price

December 1999: \$117,500



1997 1998 1999

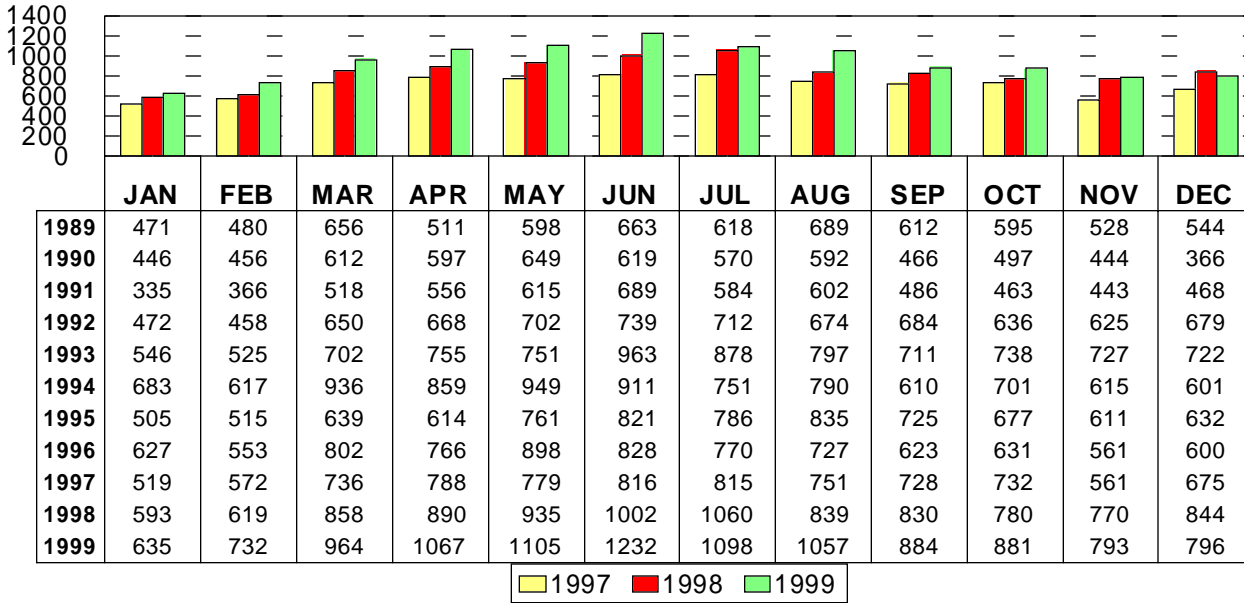
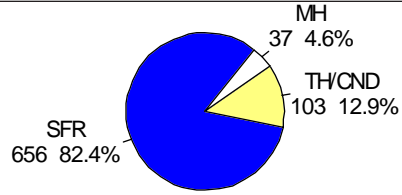
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RESIDENTIAL STATISTICS

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

Total Unit Sales

December 1999: 796 Units

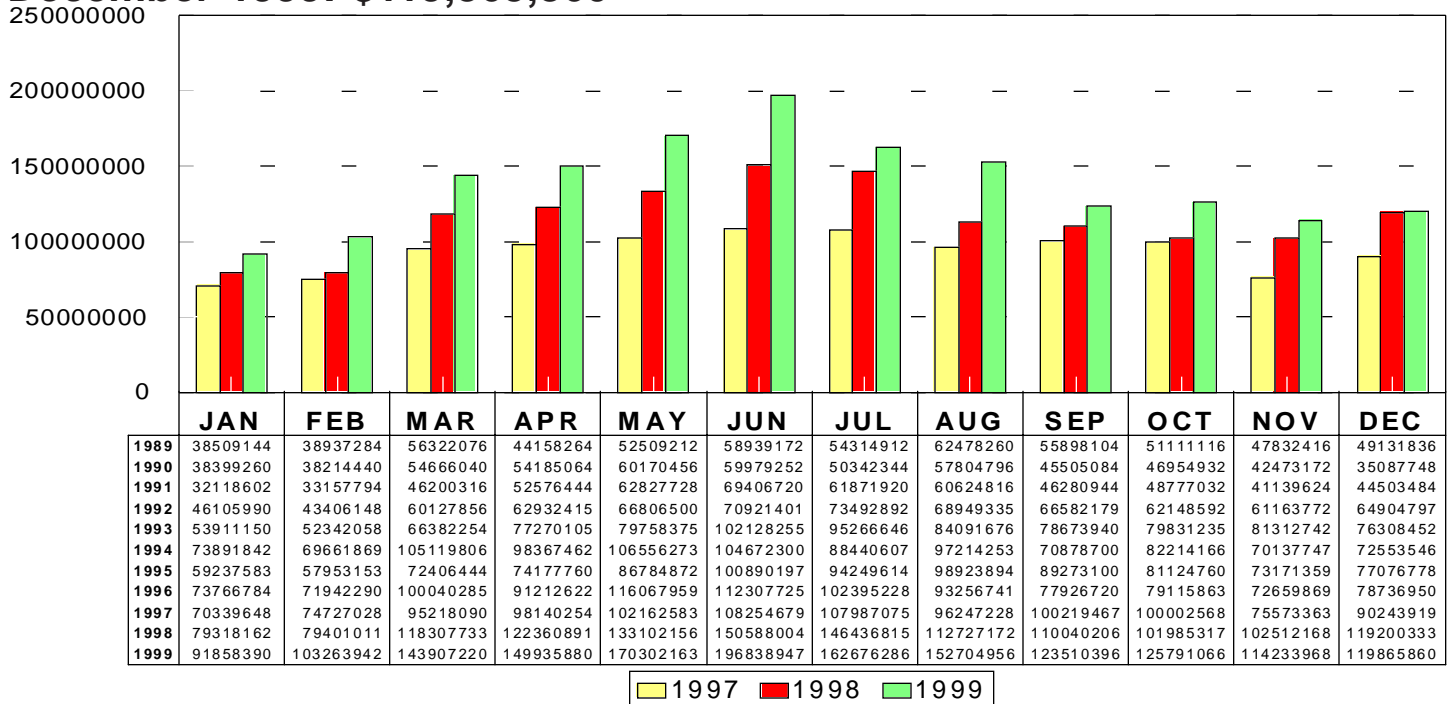
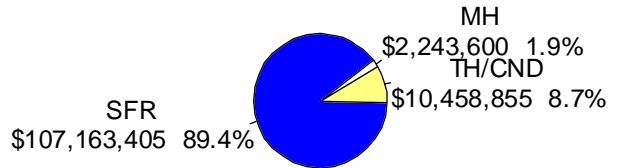


Dec 1999

Area	Sales
C	136
CCO	6
CNA	4
CPI	18
GSC	5
E	78
N	81
NE	58
NW	157
S	31
SE	58
SW	47
W	55
XNW	31
XS	4
XSE	5
XSW	3
XW	19

Total Sales Volume

December 1999: \$119,865,860

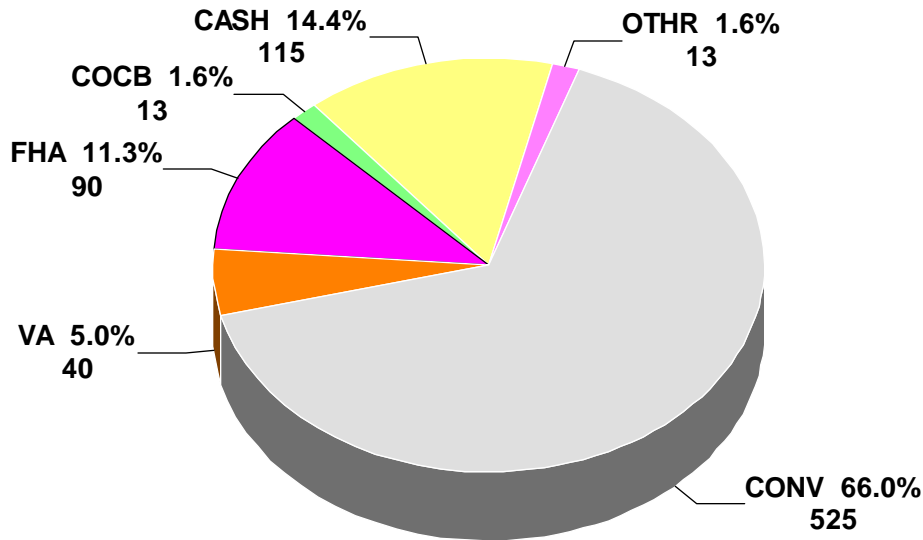


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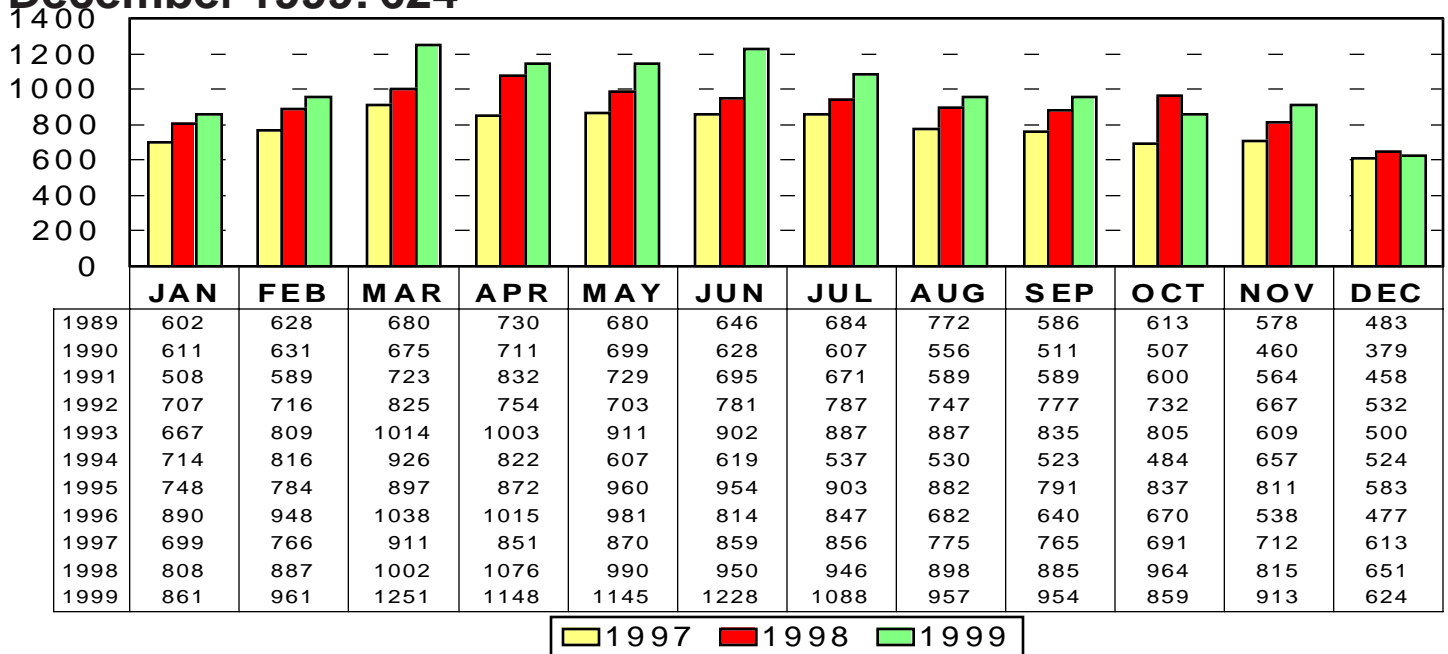
Including: Single Family, Townhouse, Condominium, Mobile Home, and New Construction

Terms of Sale: December 1999



Total Listings Under Contract Reported

December 1999: 624



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

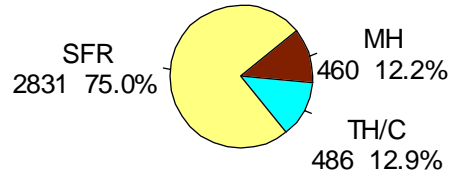
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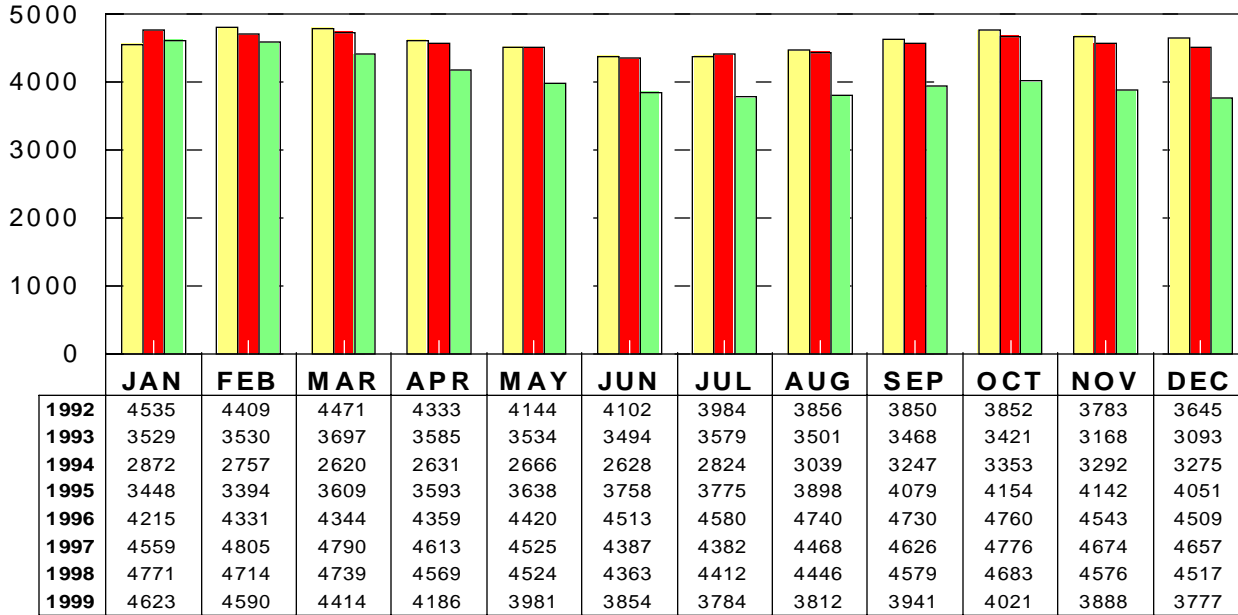
Including: Single Family, Townhouse, Condominium, Mobile Home, and New Construction

Active Listings

December 1999: 3777



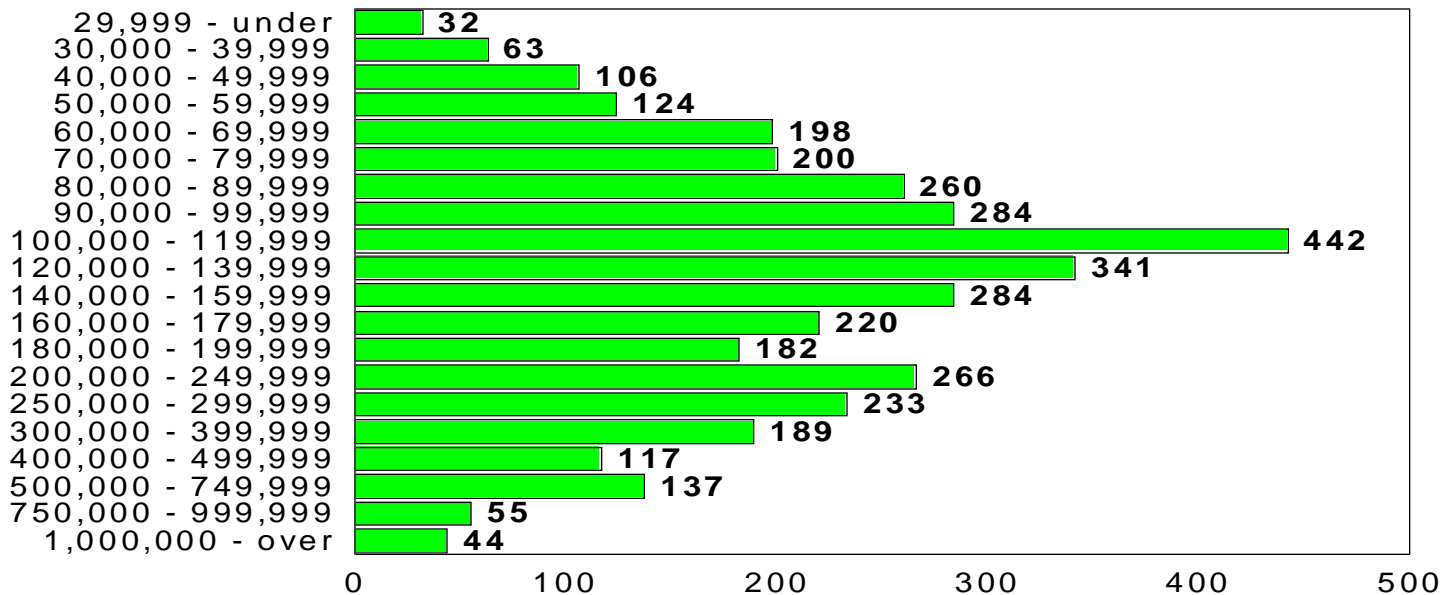
Dec 1999



Area	Listings
C	516
CAP	1
CCO	136
CGI	1
CNA	10
CPI	142
CSC	53
E	248
MEX	3
N	397
NE	257
NW	717
PSW	1
S	129
SE	174
SW	240
SWA	1
W	232
XNE	3
XNW	222
XS	47
XSE	48
XSW	65
XW	134

Active Listing Price Breakdown

December 1999: Average Price: \$196,835



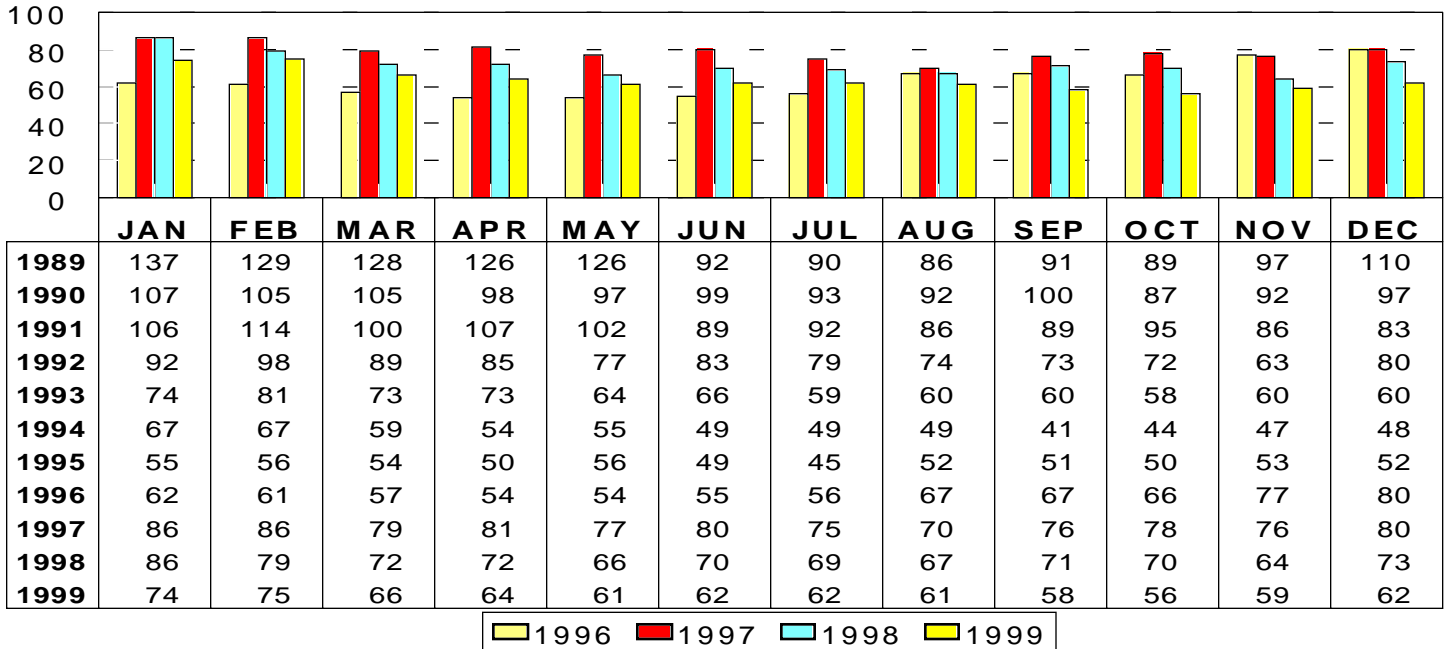
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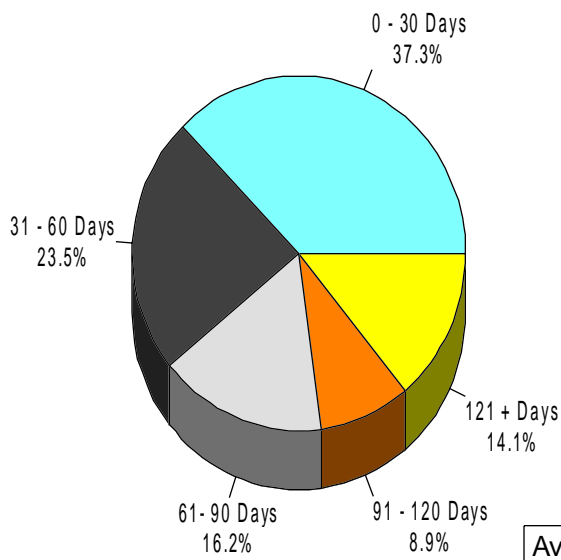
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Average Days on Market

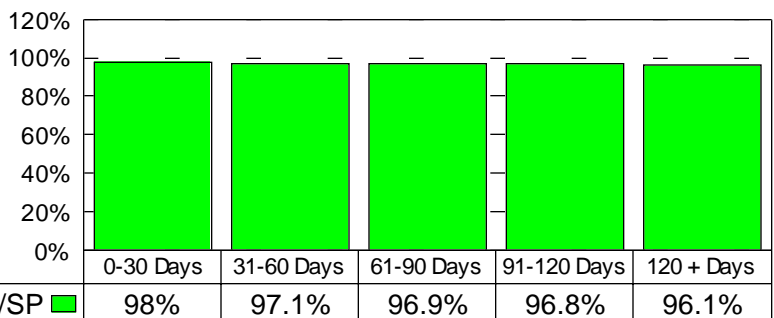
December 1999: 62 days



December 1999 Average Days on Market Breakdown



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



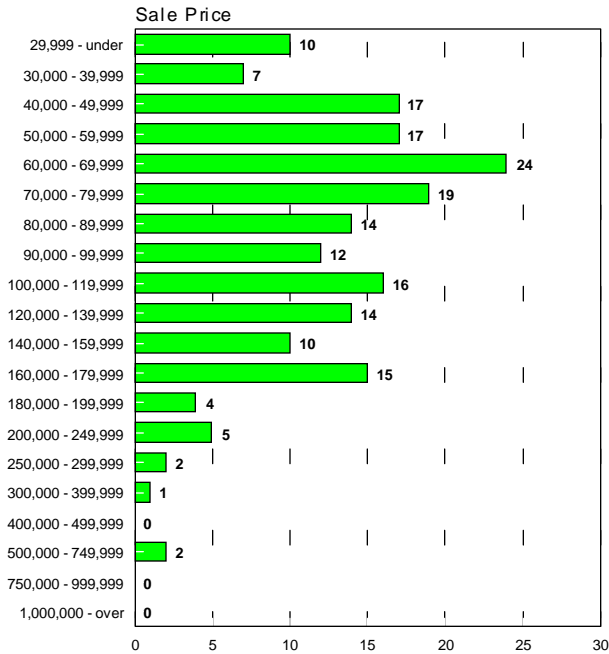
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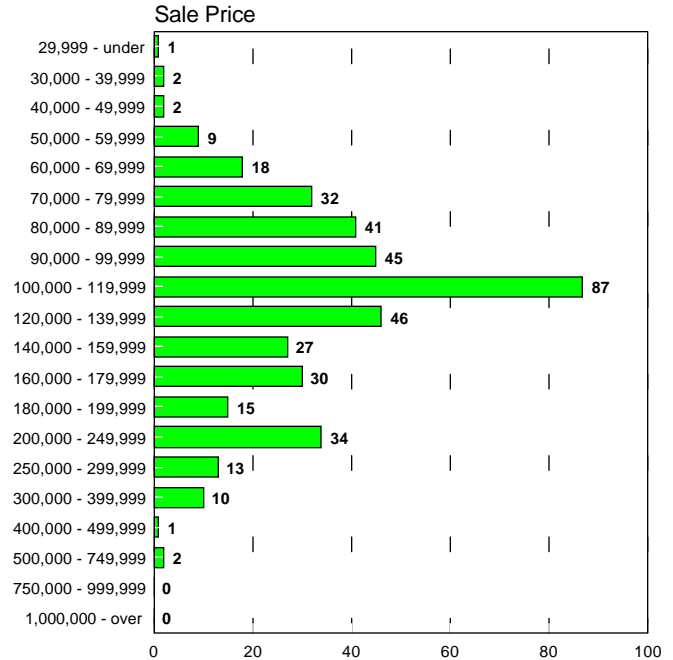
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Sales Price Breakdown by Bedrooms

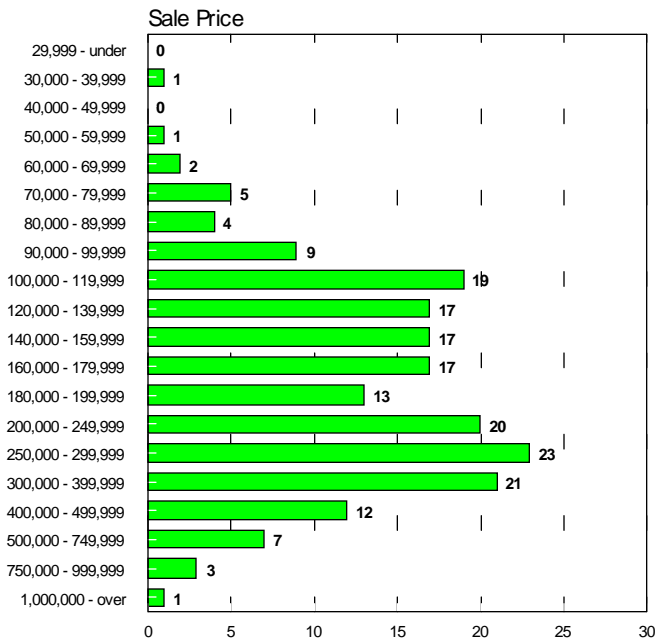
0 - 2 Bedrooms December 1999



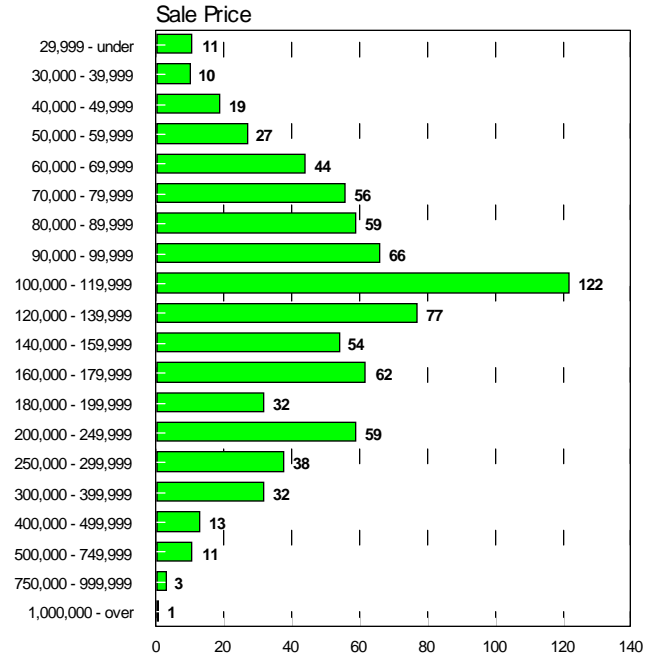
3 Bedrooms December 1999



4 + Bedrooms December 1999



All Bedrooms December 1999



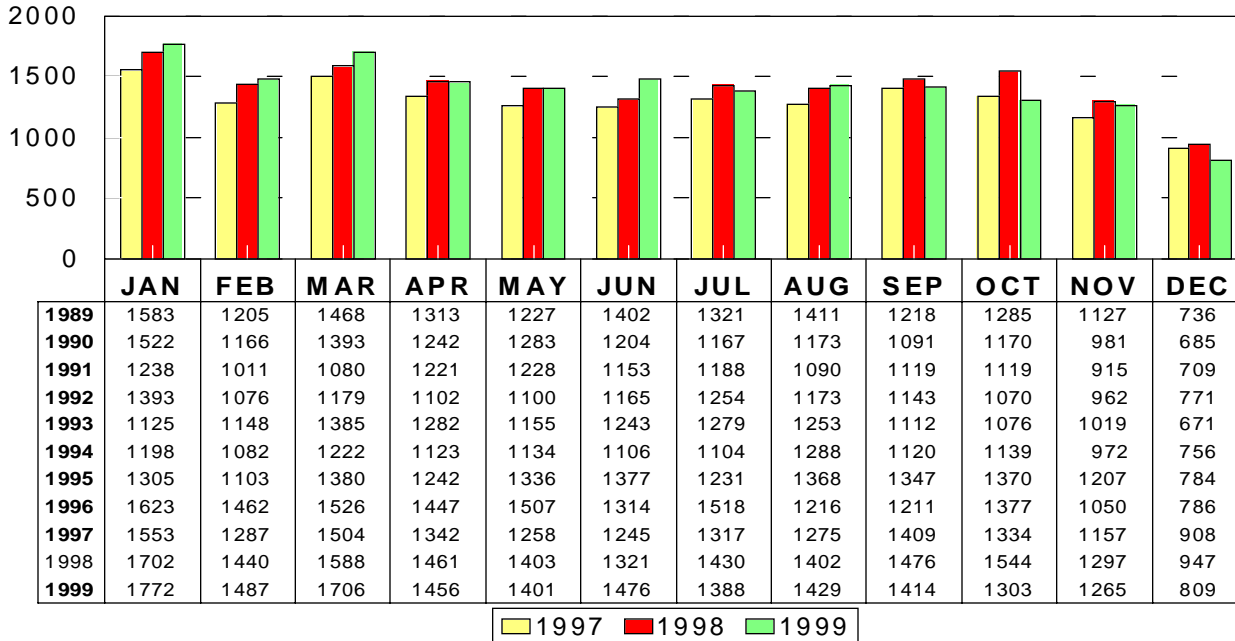
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RESIDENTIAL STATISTICS

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

New Listings

December 1999: 809

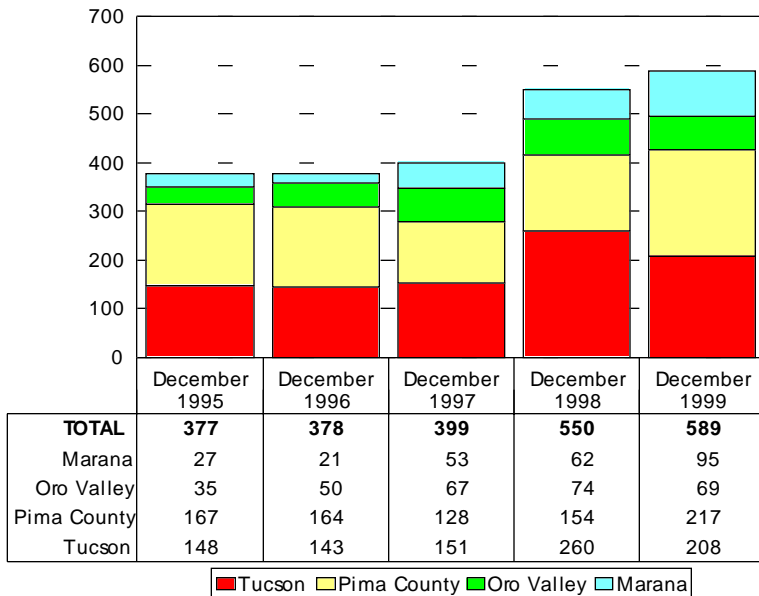


Dec 1999

Area	New
C	147
CAP	1
CCO	15
QNA	3
CPI	20
CSC	12
E	68
N	72
NE	63
NW	150
S	30
SE	44
SW	52
W	59
XNE	1
XNW	30
XS	7
XSE	5
XSW	12
XW	18

New Housing Permits

December 1999: 589



December 1999 Type of Permits Issued
Tucson Metro Area

Type	# Issued
Commercial Addition	17
Commercial Alteration	79
Commercial Demolition	4
Commercial New	20
Commercial Other	307
Commercial Tenant Improv	19
Duplex New	4
Duplex Other	5
Fence	7
Mobile Homes	136
Multi Family Alteration	0
Multi Family New	7
Multi Family Other	26
Patio/Ret. Wall	120
Residence Pool	83
Residential Demolition	11
Semi Public Pool	2
Sign	17
Single Family Addition	153
Single Family Alteration	38
Single Family New	576
Single Family Other	643
Travel Trailer	9
Industrial New	1
Industrial Other	0
Single Family Renewal	0
TOTAL	2284

Source: Bright Future Business Consultants

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