

**April
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: **May 13, 2003**

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

April 2003 Residential Home Sales

The Tucson Association of REALTORS® Multiple Listing Service, Inc. reports that April 2003's total home sales volume increased 16% from last year's \$195,297,868 to \$226,514,778, while home sales units increased by 7% from the 1163 units sold in April, 2002, to 1249 units sold in April, 2003. April's average sale price for all residential types shows a increase of 8% to \$181,357 in 2003 from \$167,926 in 2002. The median sale price, the price at which half the homes were sold above and below, rose by 10% from 2002's \$130,895 to \$144,000 in April 2003. The average sale price for Single Family Residences was \$195,755 in April, 2003 compared to \$183,065 in April, 2002.

Average days on market rose by 2% to 53 in April, 2003 compared to 52 in April, 2002, with 48% 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 11% from 1555 in April, 2002, to 1719 in April, 2003. The 5,024 active listings in April, 2003, were 3% over the 4,868 in April, 2002, and the 1,877 listings added during April, 2003, decreased by 4% from the 1,951 added in April, 2002.

"The residential home sales statistics thru April 2003 are setting home sales records for the year in Tucson," said Gary Doran, CEO of the Tucson Association of REALTORS® Multiple Listing Service. "There are record numbers in total units sold, total sales volume, and new listings thru April 2003." He continued, "The median sales price, the price at which half the homes are sold above and below, rose above any prior years. With interest rates continuing to be at low levels the housing market has remained very strong."

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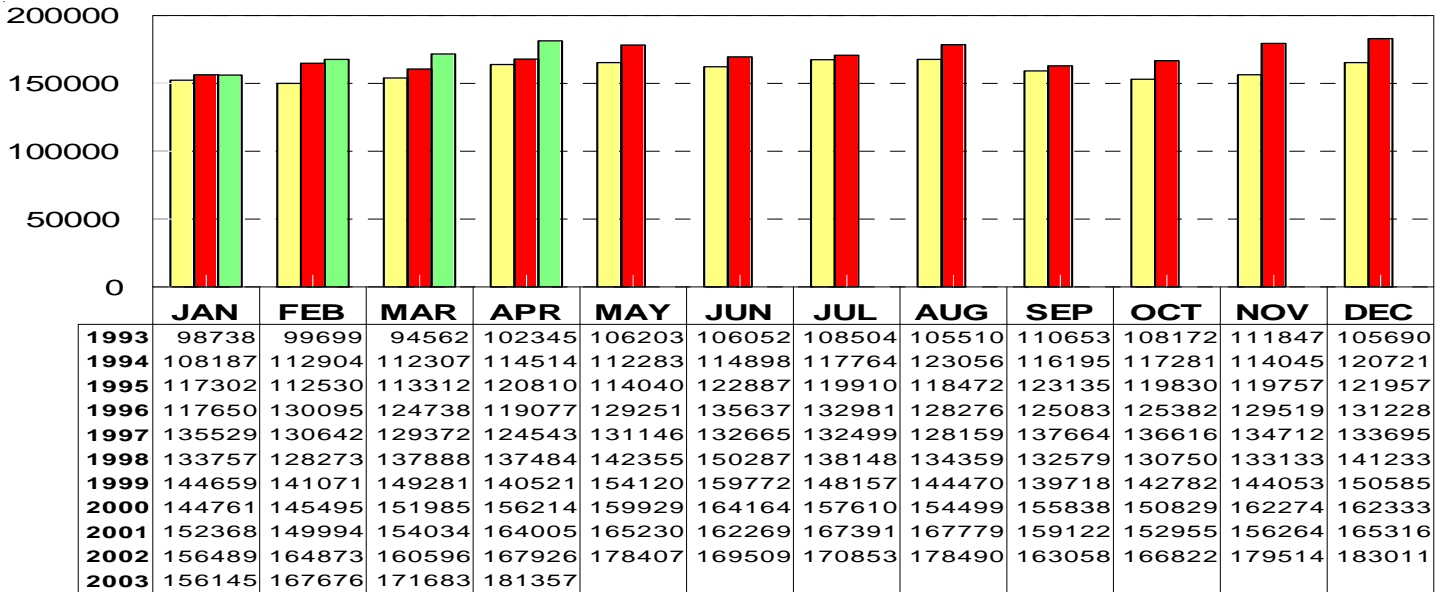
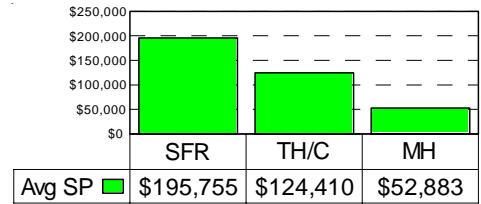
The Tucson Association of REALTORS® Multiple Listing Service, Inc. is a wholly owned subsidiary of the Tucson Association of REALTORS®. With more than 4,000 members, it is affiliated with the Arizona Association of REALTORS® and the National Association of REALTORS®. Only members of the Association can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

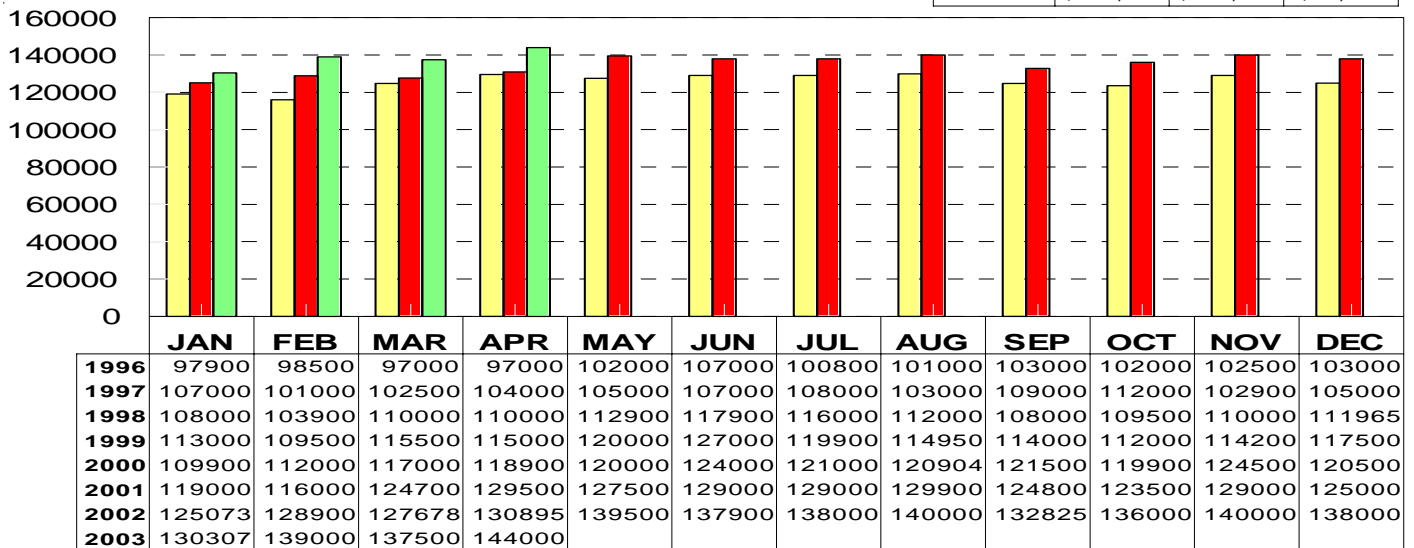
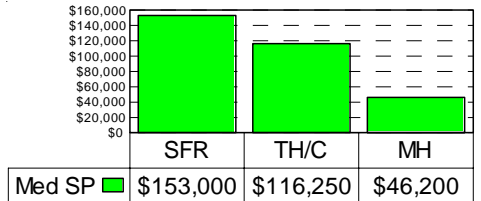
April 2003: \$181,357



2001 2002 2003

Median Sale Price

April 2003: \$144,000



2001 2002 2003

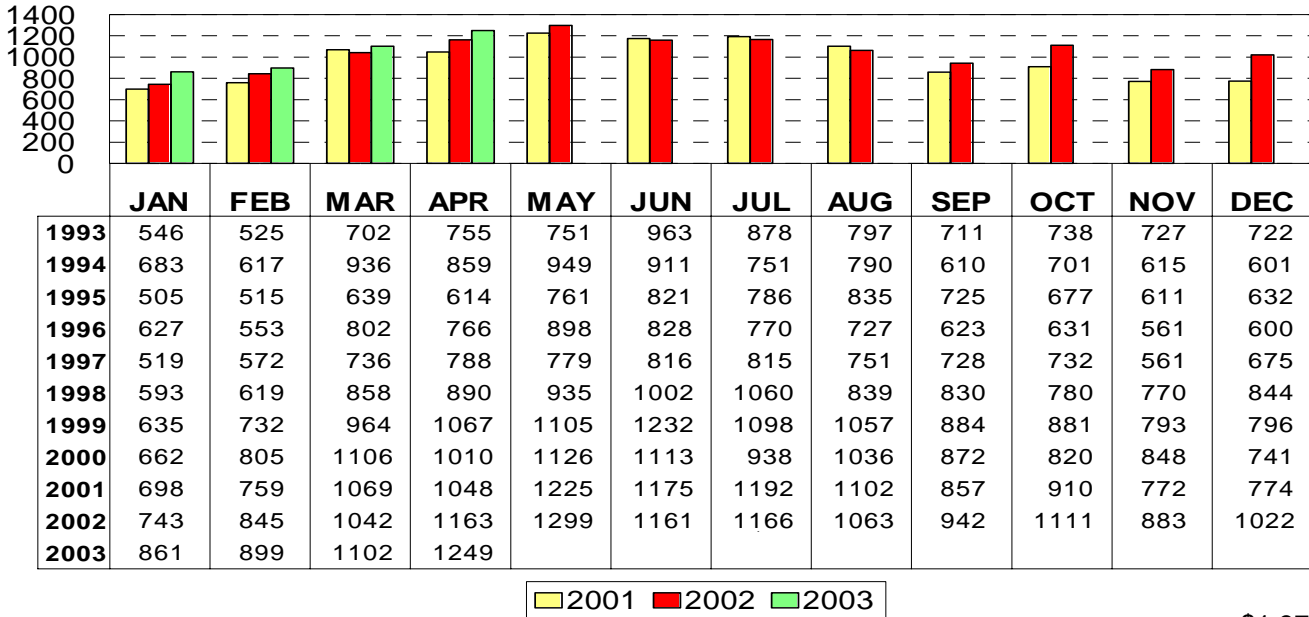
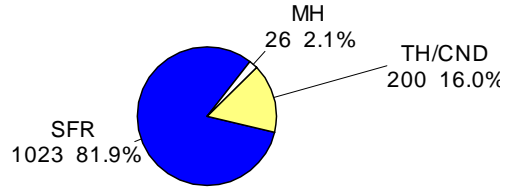
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RESIDENTIAL STATISTICS

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Total Unit Sales

April 2003: 1249 Units

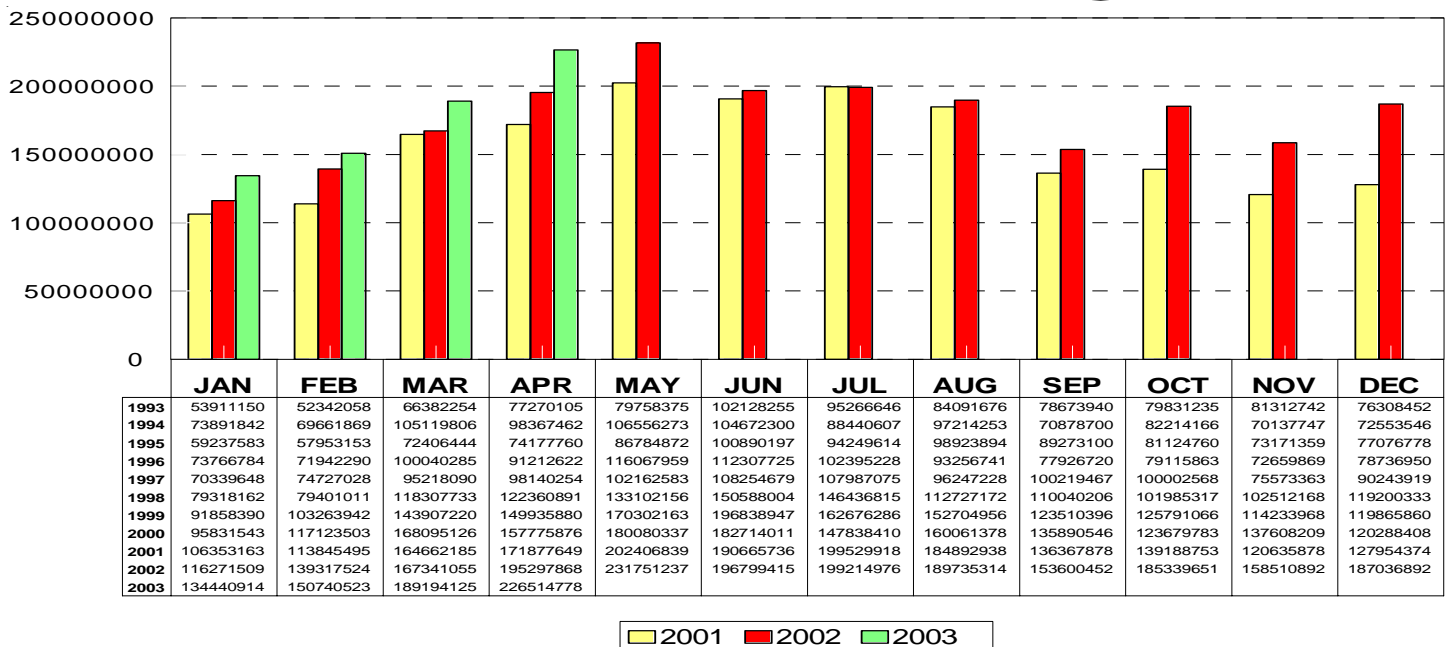
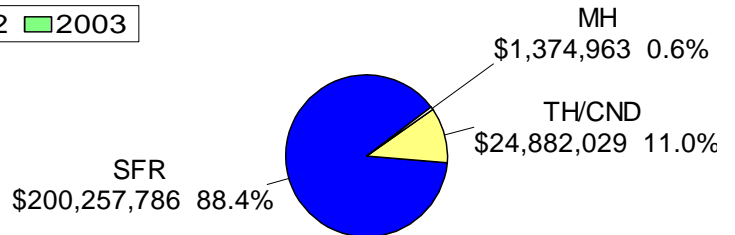


Apr 2003

Area	Sales
N	137
NE	87
NW	339
XNW	10
C	198
E	113
S	47
SE	124
SW	58
XSW	13
XS	13
W	66
XW	14
CCO	10
CPI	15
CSC	5

Total Sales Volume

April 2003: \$226,514,778

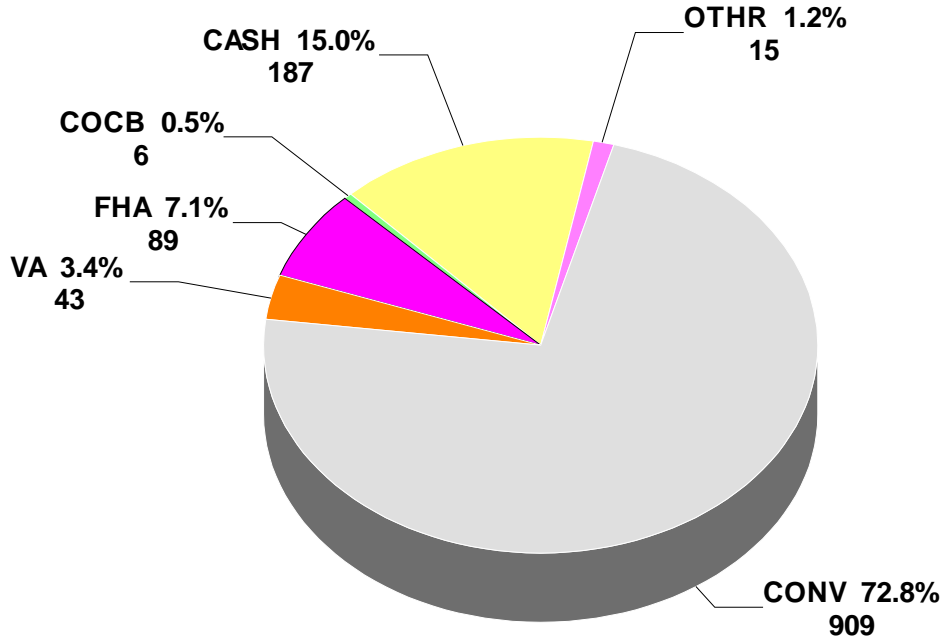


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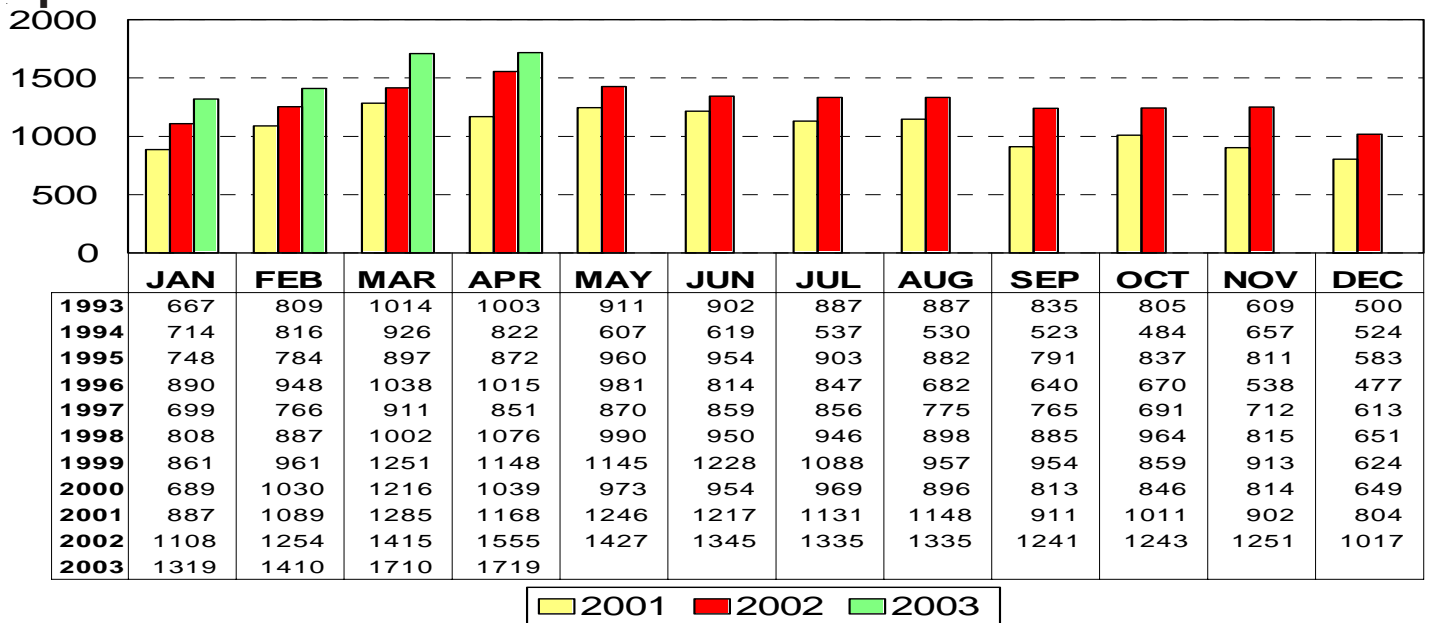
Including: Single Family, Townhouse, Condominium, Mobile Home, and New Construction

Terms of Sale: April 2003



Total Listings Under Contract Reported

April 2003: 1719



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

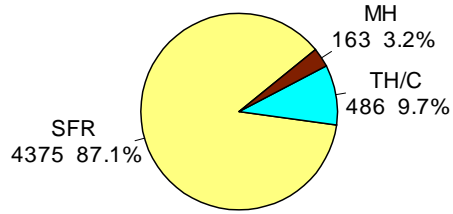
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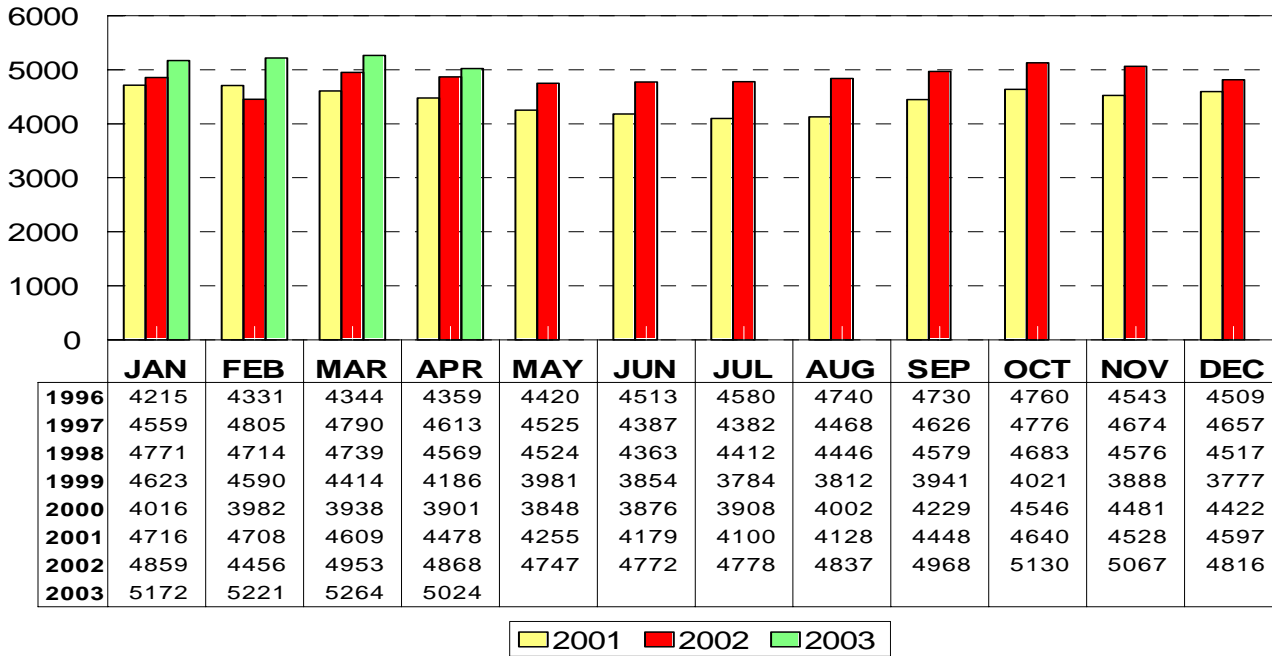
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Active Listings

April 2003: 5024



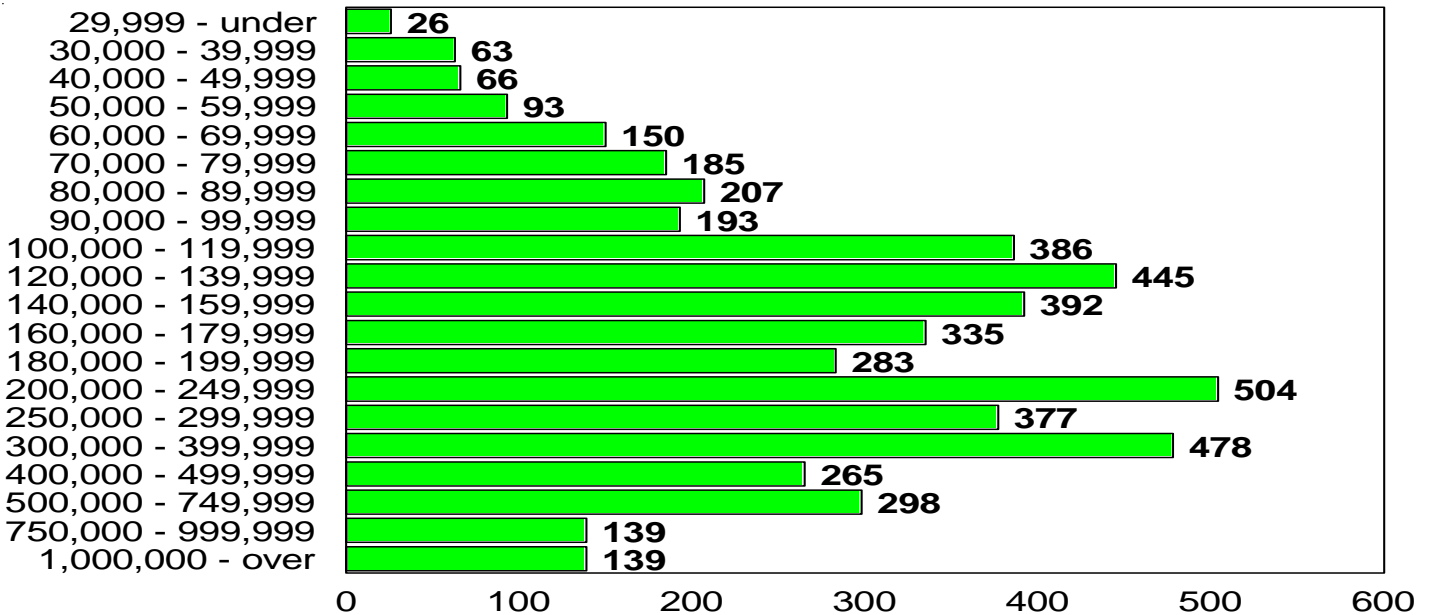
Apr 2003



Area	Listings
N	598
NE	342
NW	1240
XNE	3
XNW	77
C	488
E	297
S	221
SE	351
SW	345
XSW	139
XS	138
W	247
XW	70
CAP	1
CCO	150
CGI	2
CMC	1
CNA	3
CPI	222
CSC	78
CYA	1
PE	2
PS	3
MEX	5

Active Listing Price Breakdown

April 2003: Average Price: \$279,859



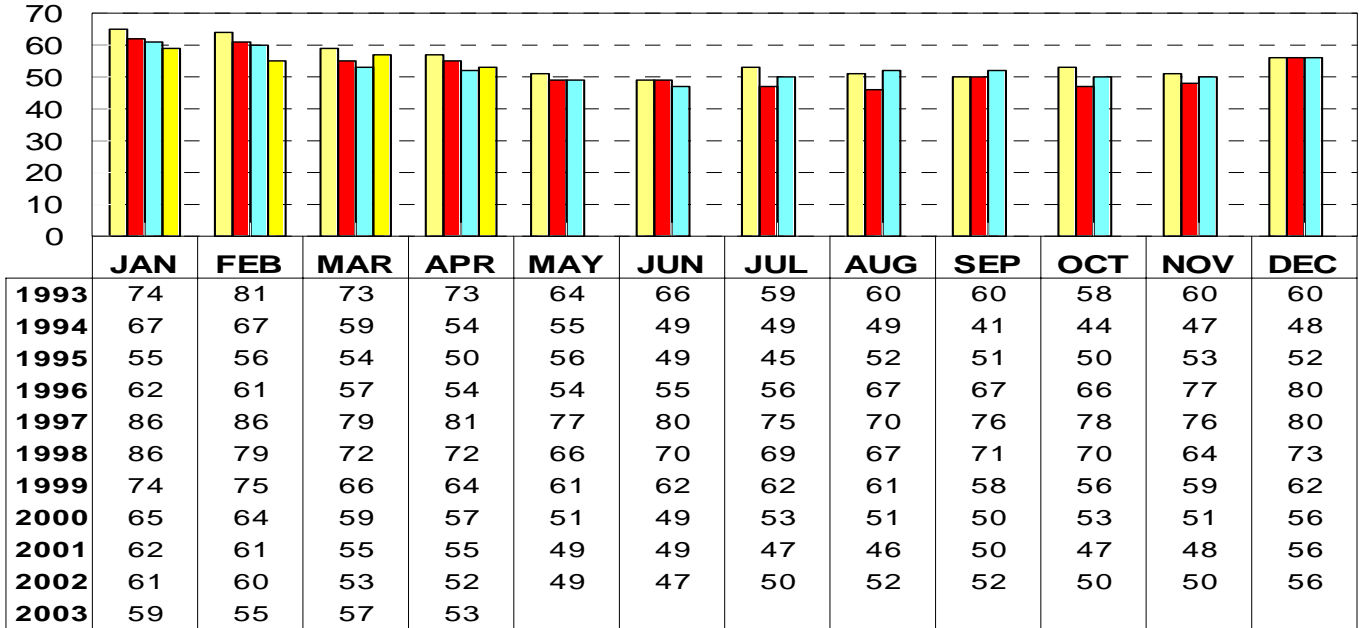
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RESIDENTIAL STATISTICS

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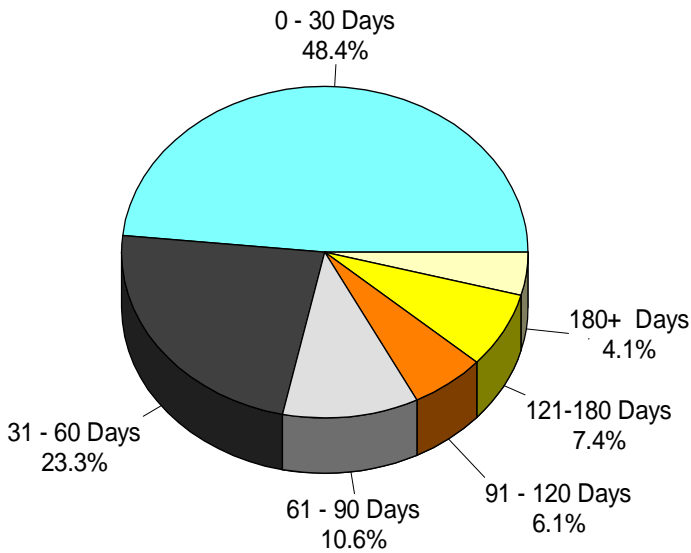
Average Days on Market

April 2003: 53 days

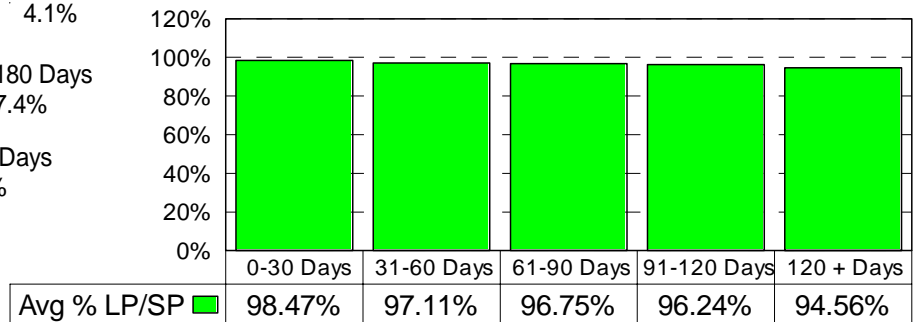


2000 2001 2002 2003

April 2003 Average Days on Market Breakdown



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



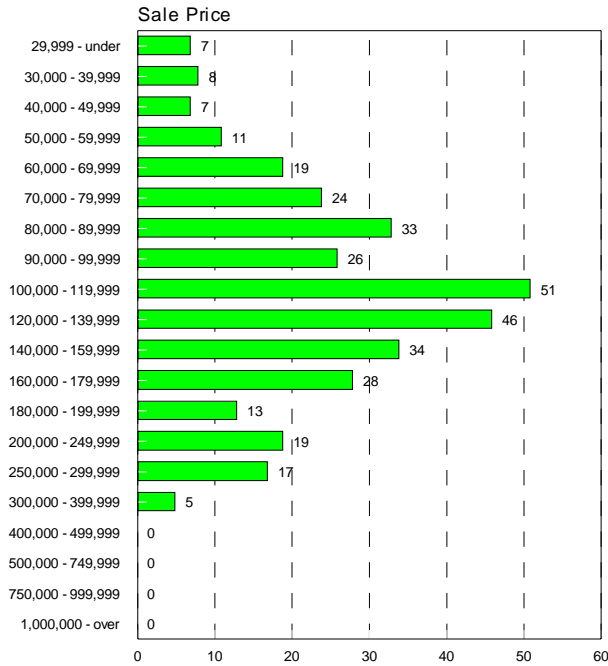
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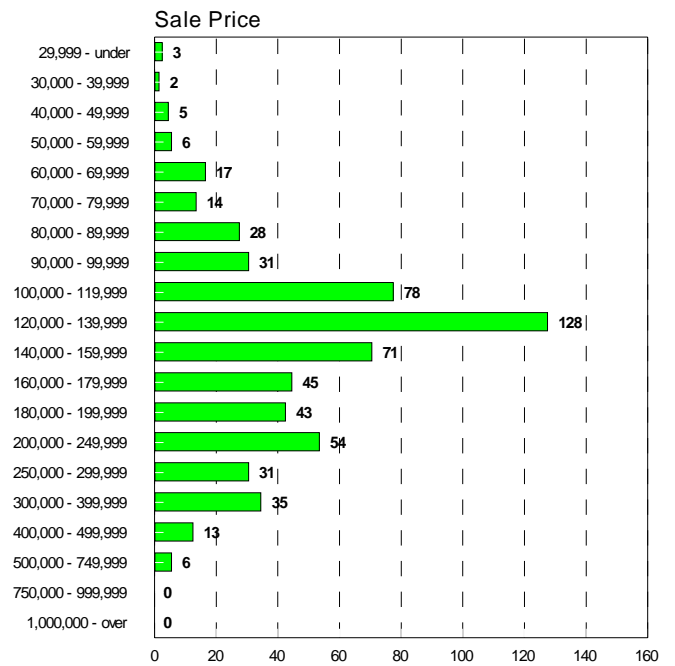
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Sales Price Breakdown by Bedrooms

0 - 2 Bedrooms April 2003



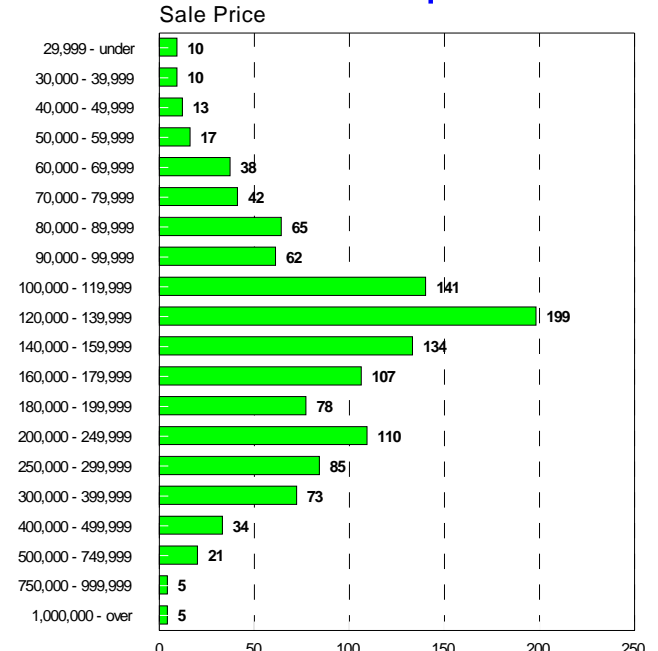
3 Bedrooms April 2003



4 + Bedrooms April 2003



All Bedrooms April 2003



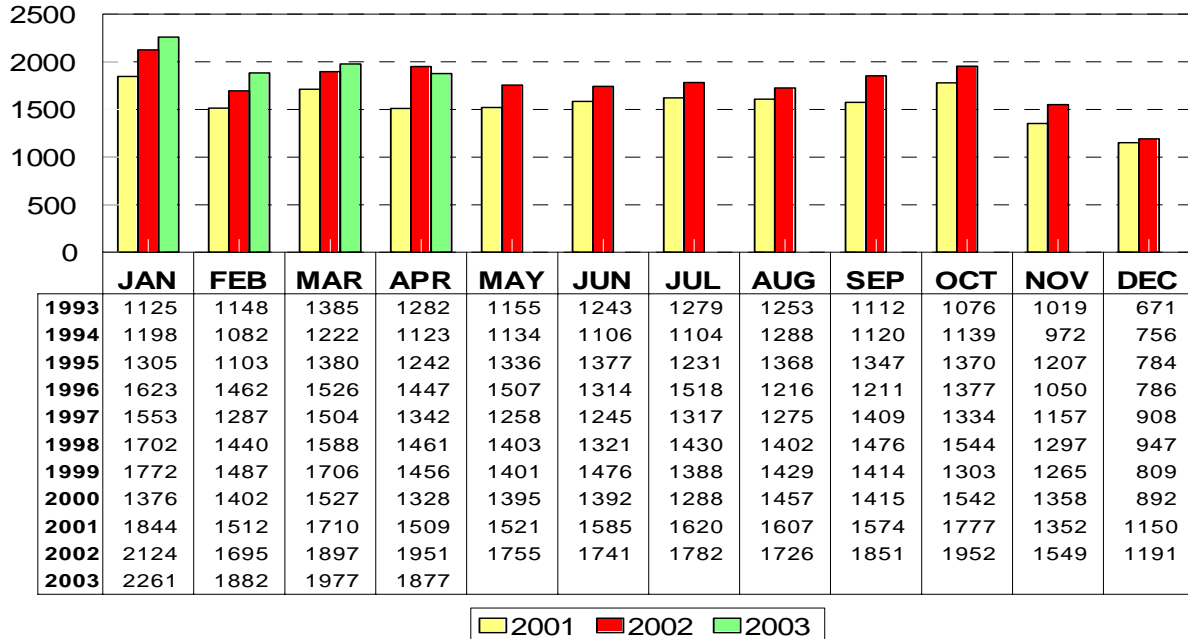
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RESIDENTIAL STATISTICS

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New Listings

April 2003: 1877



Apr 2003

Area	New
N	198
NE	134
NW	458
XNE	3
XNW	14
C	259
E	149
S	103
SE	163
SW	128
XSW	31
XS	22
W	100
XW	17
CCO	38
CMC	1
CNA	1
CPI	38
CSC	20

New Constuction -Sold Information-

April 2003: 21 Units

Month	Units Sold	Sold Volume	Average Price	Median Price
Jan 2003	29	6,149,948	212,067	155,000
Feb 2003	30	5,490,361	183,012	136,553
Mar 2003	45	9,113,800	202,529	141,000
Apr 2003	21	4,404,718	209,748	148,854
2003 YTD	125	25,158,827	201,271	142,000
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
2002 Totals	709	160,184,505	225,930	158,087

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

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