

# The Housing Report

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## Phoenix | August 2009

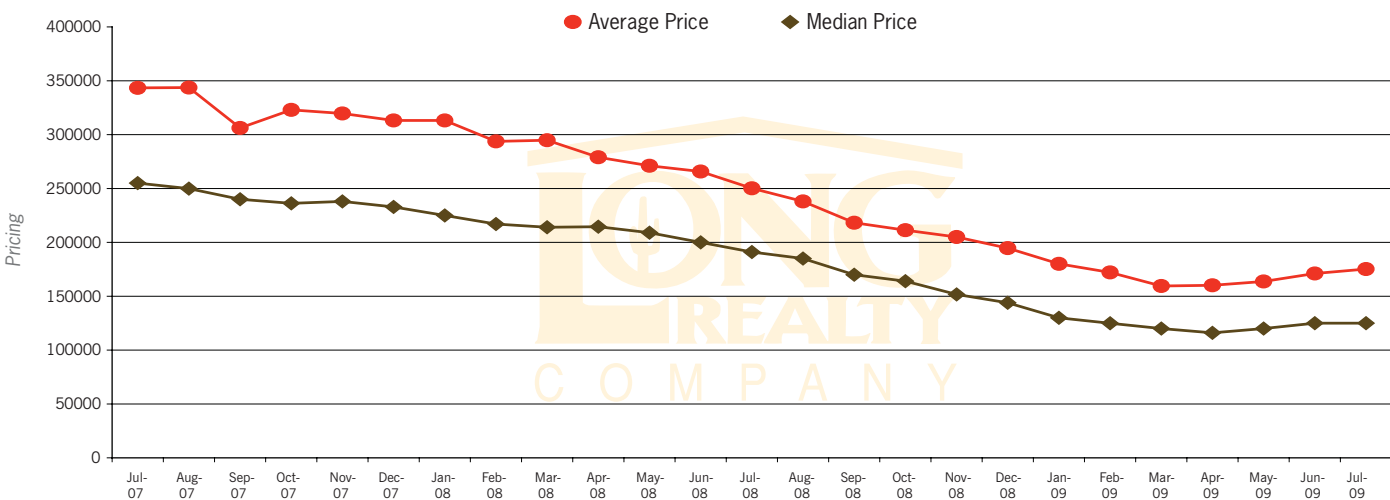
As of July 2009 active inventory was 37,530, a 30% decrease from July 2008. There were 9,069 closings in July 2009, 54% above July 2008. Months of Inventory was only 4.1, down from 9.1 in July 2008. Median price of sold homes was \$125,000 for the month of July 2009, down 35% from July 2008. Phoenix is experiencing an increase in buyer activity, with new properties under contract up 24% from July 2008. Contact me for more market information.

### Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the ARMLS on 8/5/09 using Brokermetrics software. Information is believed to be reliable, but not guaranteed. Months of Inventory (MOI) reflect the time period required to sell all the properties on the market given the number of closed transactions in the preceding month, provided no new product becomes available. This is an excellent benchmark to show the velocity of transactions in relation to the market inventories. This measurement is a broad one and will vary (in some cases dramatically) by price range, location and type of property.

### Median and Average Price (Closed Sales)



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## Price Banded Market Report Residential Homes

### Homes on the Market

(Dollars in 1000's)

### Homes Sold/Closed

### Months of Inventory

Price Band	Jul-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	
\$1 - 49,999	1,539	810	1,216	1,342	1,255	987	1,014	1.5
\$50,000 - 74,999	2,610	561	868	1,086	1,187	1,116	1,002	2.6
\$75,000 - 99,999	3,968	677	1,012	1,151	1,328	1,385	1,306	3.0
\$100,000 - 124,999	3,011	666	886	1,007	1,061	1,092	1,142	2.6
\$125,000 - 149,999	3,463	611	798	834	904	987	986	3.5
\$150,000 - 174,999	2,625	433	629	651	761	772	730	3.6
\$175,000 - 199,999	2,693	329	431	498	565	570	571	4.7
\$200,000 - 224,999	1,536	251	330	363	405	437	442	3.5
\$225,000 - 249,999	1,755	205	273	285	342	368	379	4.6
\$250,000 - 274,999	1,192	156	215	228	241	281	285	4.2
\$275,000 - 299,999	1,509	114	175	202	206	217	193	7.8
\$300,000 - 349,999	1,681	174	209	255	303	352	297	5.7
\$350,000 - 399,999	1,634	113	160	157	186	196	207	7.9
\$400,000 - 499,999	1,941	131	155	182	193	222	183	10.6
\$500,000 - 749,999	2,424	111	130	147	154	187	214	11.3
\$750,000 - 999,999	1,400	30	35	49	65	51	61	23.0
\$1,000,000 - and over	2,549	55	51	60	68	78	84	30.3

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Real estate is in fact very localized. Market conditions can vary greatly by not only geographic area but also by price range, as demonstrated in the above Long Realty Research Center chart. Find the price range of interest to you to track relevant market conditions, and contact me for a more in-depth analysis.

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