

The Housing Report

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Green Valley | January 2010

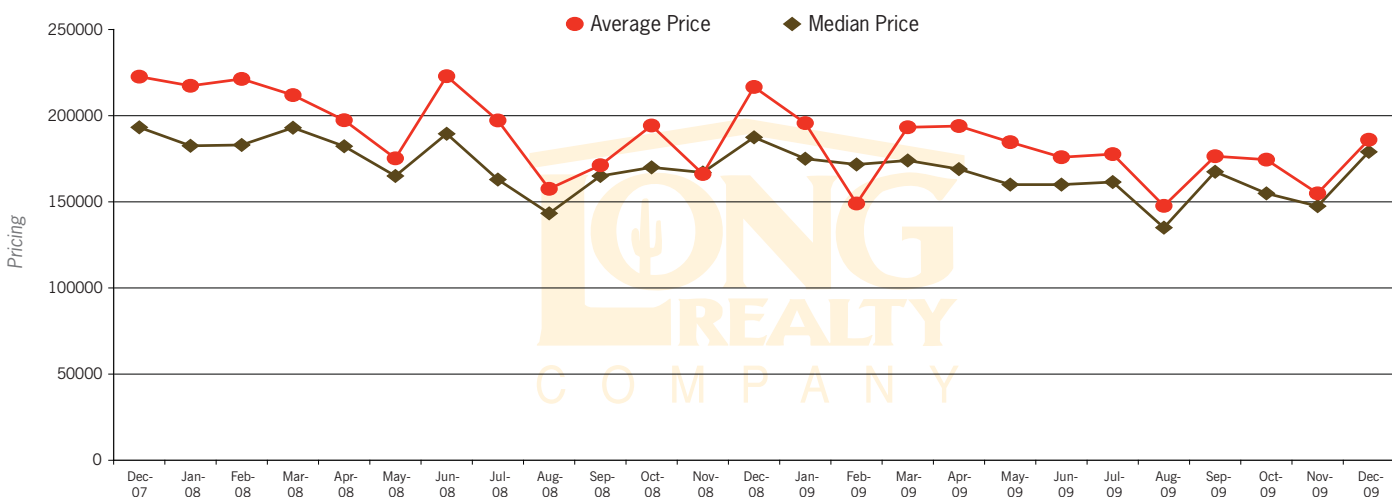
As of December 2009 active inventory was 906, a 5% decrease from December 2008. There were 57 closings in December 2009, a significant increase of 104% above December 2008. Months of Inventory was 15.9, down from 34.1 in December 2008. Median price of sold homes was \$179,000 for the month of December 2009, down 5% from December 2008. If you are looking to buy a home, you now have until April 30, 2010 to qualify for the Home Buyer Tax Credit! Up to \$8,000 for first time homebuyers and now up to \$6,500 for current homeowners purchasing a primary residence. Contact me for more details.

Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the GV/SAH MLS on 1/5/10. 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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Rosey Koberlein | 520.918.3836
Long Realty Home Office | 900 E. River Road
 roseyk@longrealty.com | www.roseyk.longrealty.com



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Price Banded Market Report Residential Homes

Price Band	Homes on the Market							Homes Sold/Closed							Months of Inventory
	Dec-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Dec-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	
\$0 - 59,000	22	5	3	5	0	4	3	7.3							
\$60,000 - 79,999	34	1	2	1	2	8	4	8.5							
\$80,000 - 99,999	33	4	4	0	5	2	6	5.5							
\$100,000 - 119,999	47	7	3	4	4	1	3	15.7							
\$120,000 - 139,999	85	11	8	3	5	12	4	21.3							
\$140,000 - 159,999	96	9	5	2	5	4	2	48.0							
\$160,000 - 179,999	86	8	3	5	2	6	7	12.3							
\$180,000 - 199,999	73	3	2	4	5	5	4	18.3							
\$200,000 - 249,999	131	11	7	4	4	11	11	11.9							
\$250,000 - 299,999	80	8	1	3	4	3	6	13.3							
\$300,000 - 349,999	58	5	1	0	1	2	5	11.6							
\$350,000 - 399,999	47	1	0	1	1	0	0	n/a							
\$400,000 - 499,999	54	0	0	2	1	0	2	27.0							
\$500,000 - 749,999	41	1	0	0	0	0	0	n/a							
\$750,000 - 1,000,000	12	0	0	0	0	0	0	n/a							
\$1,000,000 +	7	0	0	0	0	0	0	n/a							

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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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