

The Housing Report

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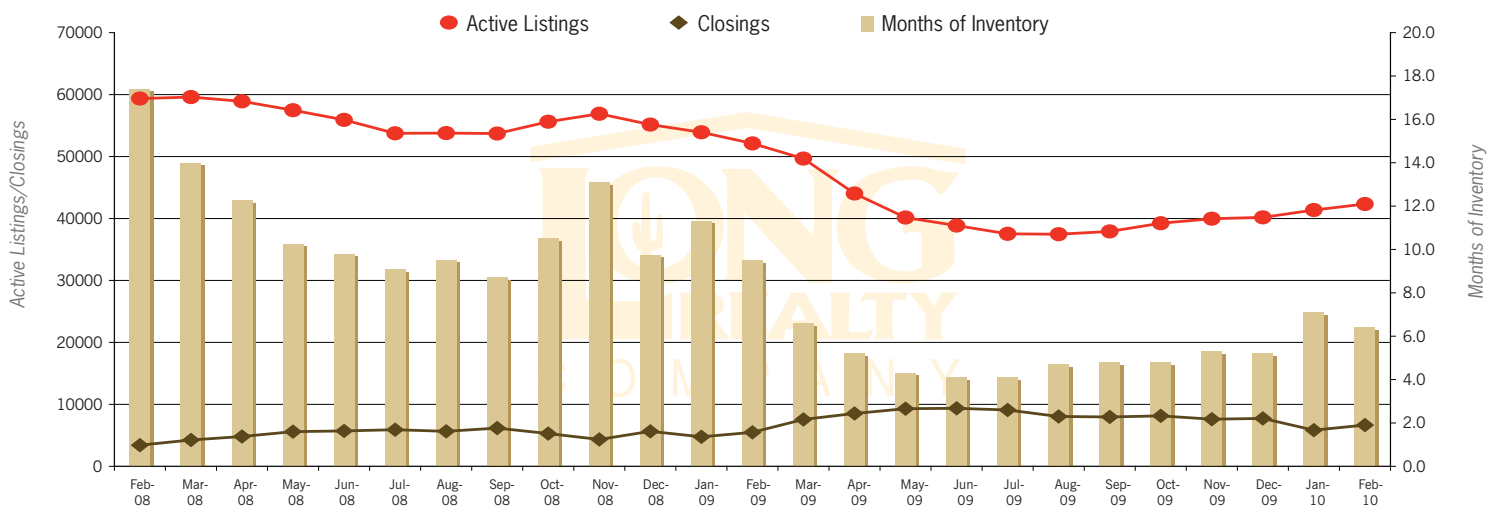
ALERT!

Home Buyer Tax Credit Expires April 30, 2010
for more info visit
LongRealty.com/taxcredit

Phoenix Metro Area | March 2010

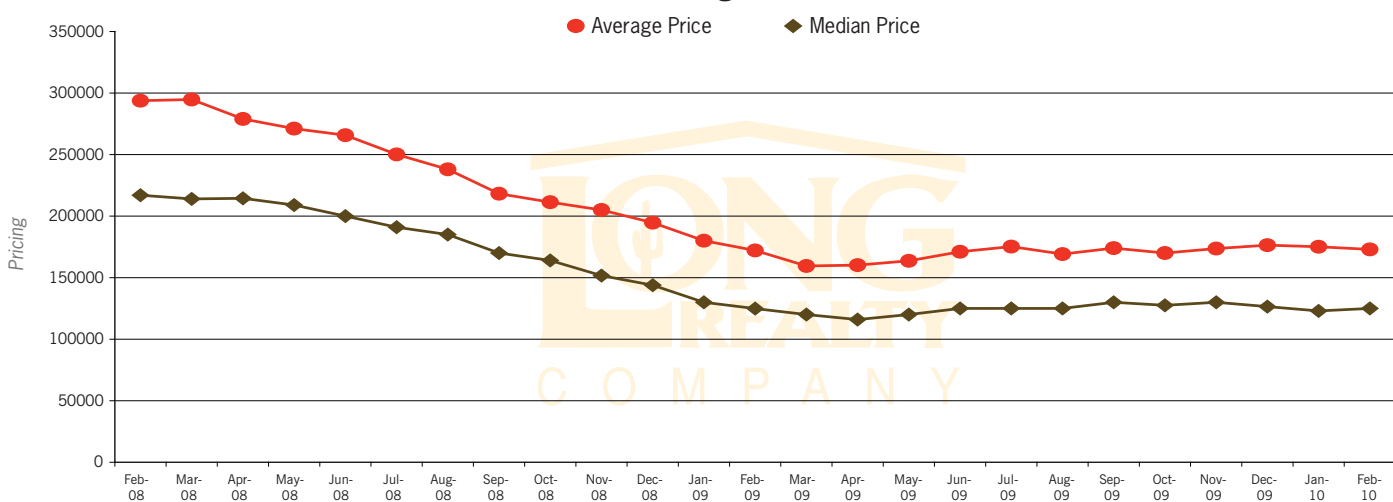
As of February 2010 active inventory was 42,343, a 19% decrease from February 2009. There were 6,654 closings in February 2010, 21% above February 2009. Months of Inventory was 6.4, down from 9.5 in February 2009. Median price of sold homes was \$125,000 for the month of February 2010, virtually no change from February 2009. Phoenix is experiencing an increase in buyer activity, with new properties under contract up 33% from February 2009. 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 ARMLS on 3/4/2010 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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Contact your favorite Long Realty Sales Associate for more information.

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Price Banded Market Report Residential Homes

Price Band	Homes on the Market							Homes Sold/Closed							Months of Inventory
	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10		
\$1 - 49,999	2,058	2,058	2,058	2,058	2,058	2,058	2,058	750	715	621	746	628	683	3.0	
\$50,000 - 74,999	3,130	3,130	3,130	3,130	3,130	3,130	3,130	817	875	728	801	652	757	4.1	
\$75,000 - 99,999	5,307	5,307	5,307	5,307	5,307	5,307	5,307	1,092	1,143	1,048	1,117	874	982	5.4	
\$100,000 - 124,999	4,204	4,204	4,204	4,204	4,204	4,204	4,204	980	1,083	1,003	1,017	774	861	4.9	
\$125,000 - 149,999	4,698	4,698	4,698	4,698	4,698	4,698	4,698	894	1,009	957	848	633	838	5.6	
\$150,000 - 174,999	3,164	3,164	3,164	3,164	3,164	3,164	3,164	694	762	700	633	495	571	5.5	
\$175,000 - 199,999	2,935	2,935	2,935	2,935	2,935	2,935	2,935	541	504	488	478	322	377	7.8	
\$200,000 - 224,999	1,698	1,698	1,698	1,698	1,698	1,698	1,698	373	353	347	333	239	271	6.3	
\$225,000 - 249,999	1,971	1,971	1,971	1,971	1,971	1,971	1,971	307	281	332	267	198	246	8.0	
\$250,000 - 274,999	1,252	1,252	1,252	1,252	1,252	1,252	1,252	212	220	186	235	171	180	7.0	
\$275,000 - 299,999	1,479	1,479	1,479	1,479	1,479	1,479	1,479	180	184	167	182	121	132	11.2	
\$300,000 - 349,999	1,633	1,633	1,633	1,633	1,633	1,633	1,633	268	260	254	259	158	214	7.6	
\$350,000 - 399,999	1,552	1,552	1,552	1,552	1,552	1,552	1,552	170	151	152	165	131	137	11.3	
\$400,000 - 499,999	1,710	1,710	1,710	1,710	1,710	1,710	1,710	203	175	160	175	127	127	13.5	
\$500,000 - 749,999	2,109	2,109	2,109	2,109	2,109	2,109	2,109	152	166	148	166	121	157	13.4	
\$750,000 - 999,999	1,213	1,213	1,213	1,213	1,213	1,213	1,213	55	52	58	67	40	57	21.3	
\$1,000,000 - and over	2,230	2,230	2,230	2,230	2,230	2,230	2,230	68	61	60	76	73	64	34.8	

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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.