

# The Housing Report

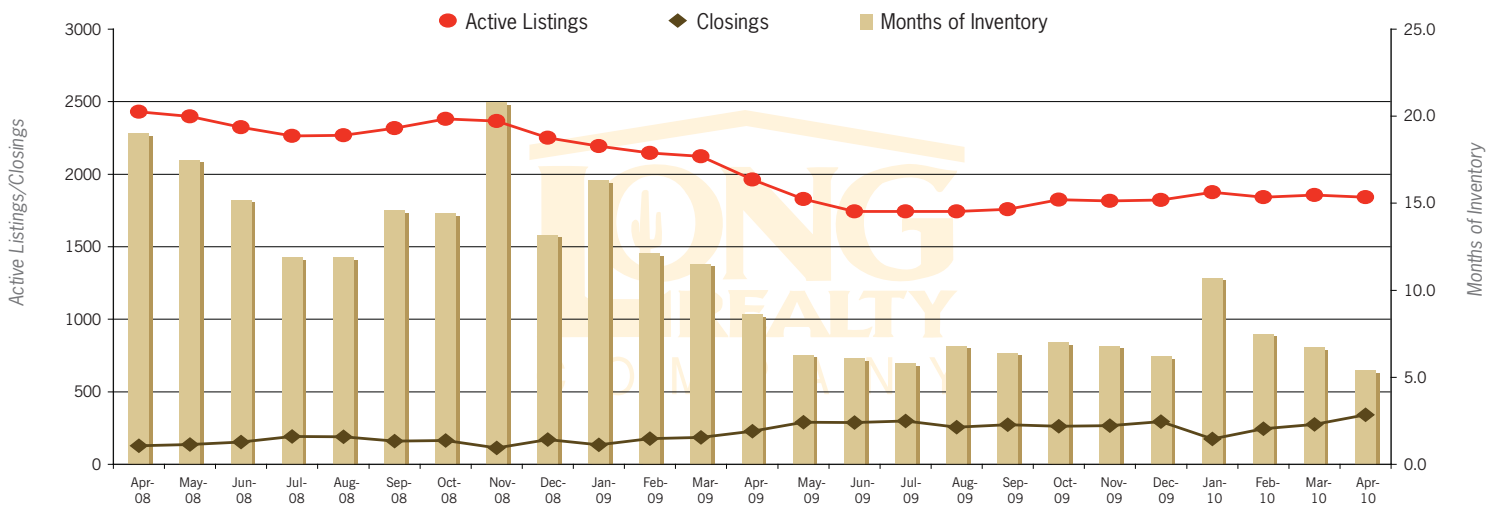
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## Central Phoenix | May 2010

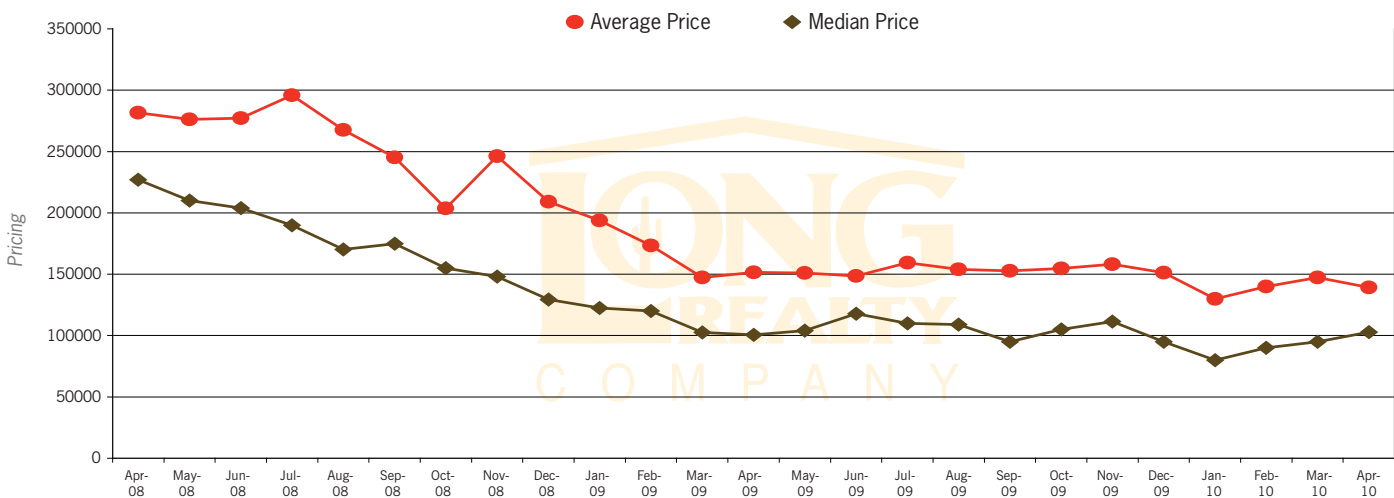
As of April 2010 active inventory was 1,841, a 6% decrease from April 2009. There were 341 closings in April 2010, a significant increase of 50% above April 2009. Months of Inventory was 5.4, down from 8.6 in April 2009. Median price of sold homes was \$102,737 for the month of April 2010, up 2% from April 2009. The Central area is experiencing an increase in buyer activity, with new properties under contract up 49% from April 2009.

### Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the ARMLS on 05/05/10 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

Price Band	Homes Sold/Closed							Months of Inventory
	Apr-10	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	
\$1 - 49,999	187	41	63	38	64	59	66	2.8
\$50,000 - 74,999	223	46	43	37	35	51	59	3.8
\$75,000 - 99,999	220	37	47	32	33	32	41	5.4
\$100,000 - 124,999	122	19	22	10	19	30	35	3.5
\$125,000 - 149,999	150	30	21	14	23	24	30	5.0
\$150,000 - 174,999	105	21	12	9	11	11	24	4.4
\$175,000 - 199,999	96	14	12	9	8	9	15	6.4
\$200,000 - 224,999	57	10	3	5	11	4	14	4.1
\$225,000 - 249,999	64	15	5	3	6	6	12	5.3
\$250,000 - 274,999	63	5	16	4	2	9	8	7.9
\$275,000 - 299,999	54	6	10	5	7	7	8	6.8
\$300,000 - 349,999	65	9	11	1	7	11	10	6.5
\$350,000 - 399,999	76	2	3	0	3	8	5	15.2
\$400,000 - 499,999	92	2	8	4	5	2	6	15.3
\$500,000 - 749,999	119	7	11	1	7	5	6	19.8
\$750,000 - 999,999	63	2	2	1	1	0	1	63.0
\$1,000,000 - and over	85	1	0	2	1	4	1	85.0

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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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