

The Housing Report

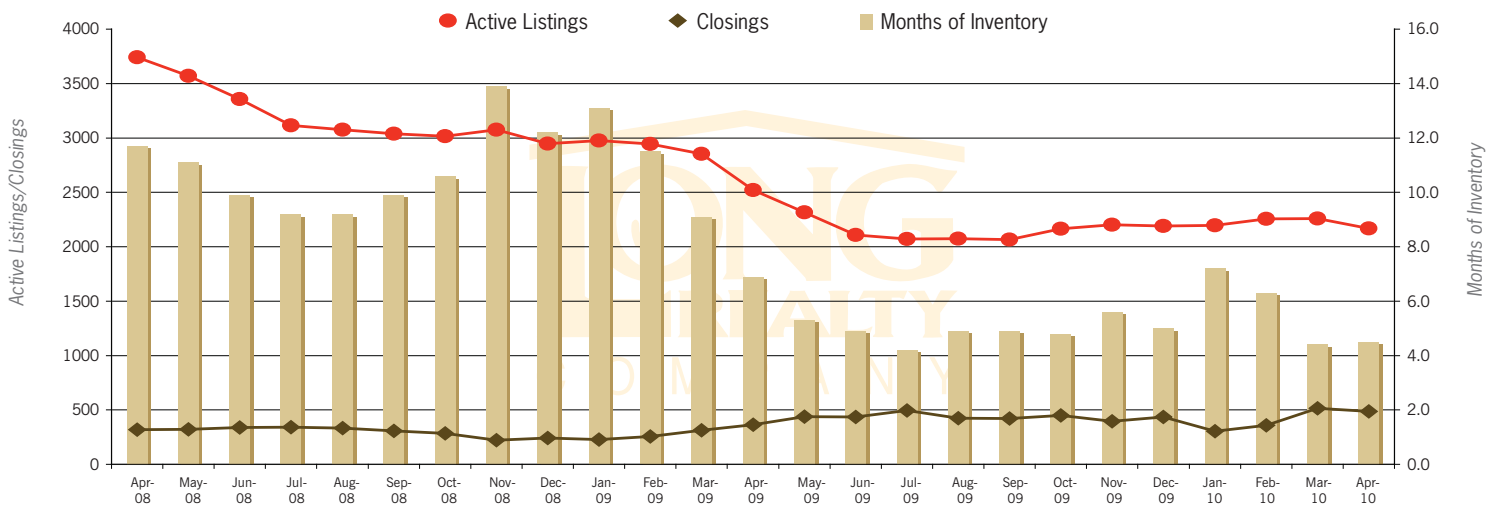
Powered by Long Realty Research Center



Phoenix North | May 2010

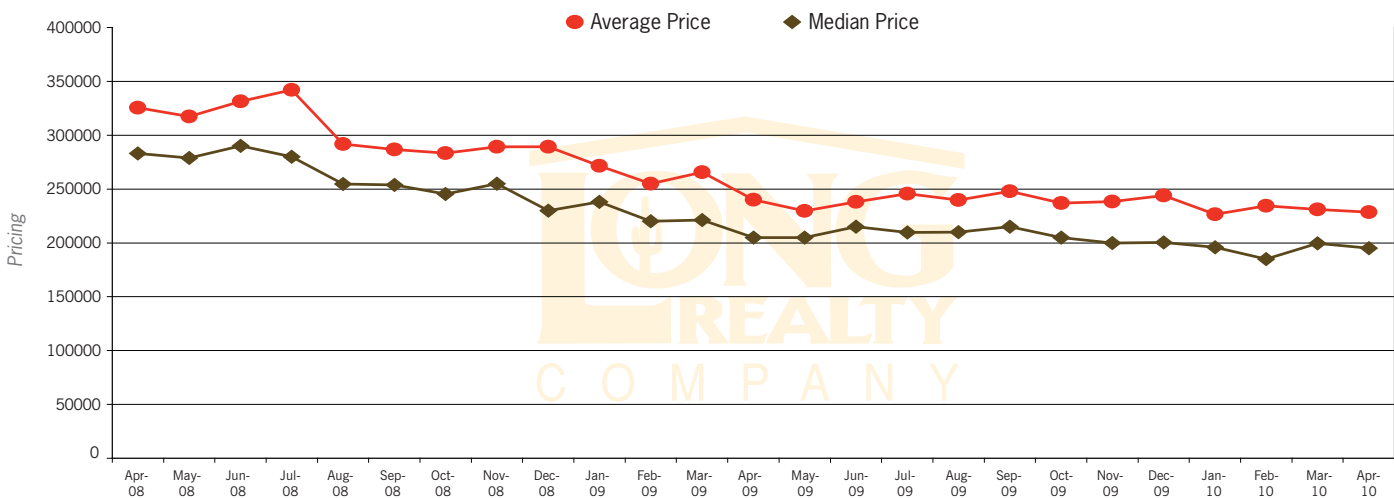
As of April 2010 active inventory was 2,169, a 14% decrease from April 2009. There were 487 closings in April 2010, an increase of 34% above April 2009. Months of Inventory was 4.5, down from 6.9 in April 2009. Median price of sold homes was \$195,000 for the month of April 2010, down 5% from April 2009. The North Phoenix area is experiencing an increase in buyer activity, with new properties under contract up 29% 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)



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.

Contact your favorite Long Realty Sales Associate for more information.

The Housing Report

Powered by Long Realty Research Center



Phoenix North | May 2010

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	46	8	12	3	13	16	13	3.5
\$50,000 - 74,999	56	12	18	23	10	12	18	3.1
\$75,000 - 99,999	98	25	18	22	25	21	22	4.5
\$100,000 - 124,999	113	30	22	24	29	37	53	2.1
\$125,000 - 149,999	190	37	32	33	43	58	55	3.5
\$150,000 - 174,999	168	39	49	25	40	61	48	3.5
\$175,000 - 199,999	200	43	50	23	32	59	44	4.5
\$200,000 - 224,999	117	36	37	23	22	53	33	3.5
\$225,000 - 249,999	164	28	30	27	23	38	40	4.1
\$250,000 - 274,999	95	23	31	24	15	30	30	3.2
\$275,000 - 299,999	124	20	23	11	13	23	22	5.6
\$300,000 - 349,999	152	28	25	17	26	31	29	5.2
\$350,000 - 399,999	128	19	26	13	21	23	27	4.7
\$400,000 - 499,999	154	22	23	22	19	35	32	4.8
\$500,000 - 749,999	175	17	12	8	21	18	16	10.9
\$750,000 - 999,999	77	5	6	1	3	1	2	38.5
\$1,000,000 - and over	112	2	6	3	2	3	3	37.3

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.

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.

Contact your favorite Long Realty Sales Associate for more information.