

The Housing Report

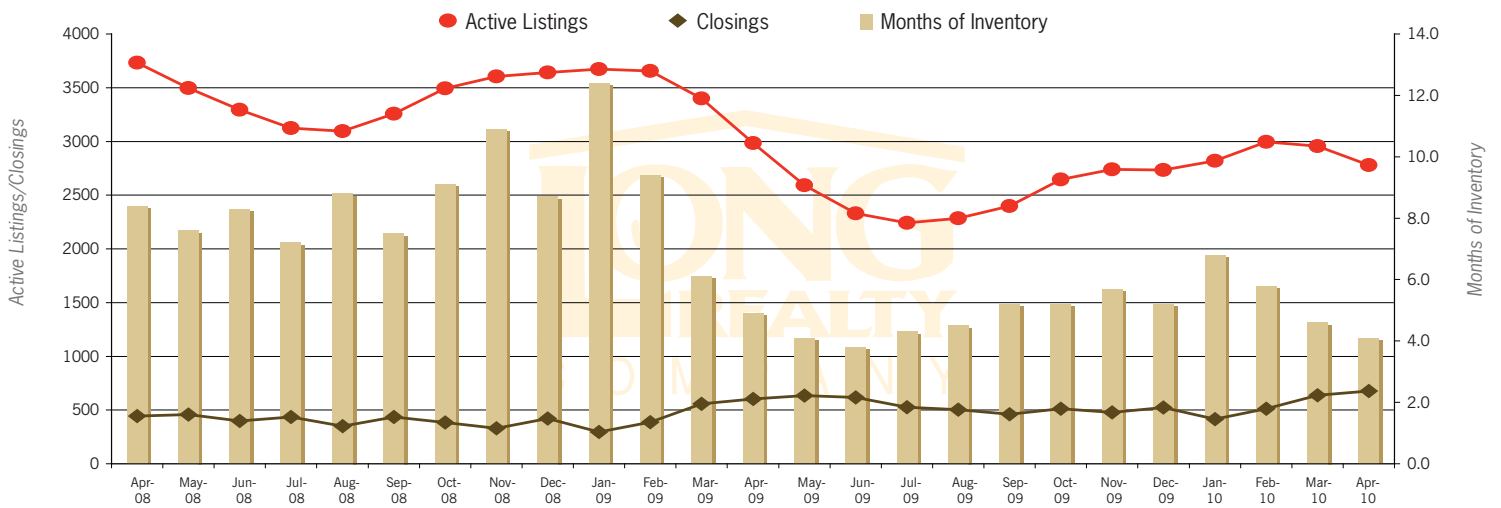
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Phoenix Sun City Area | May 2010

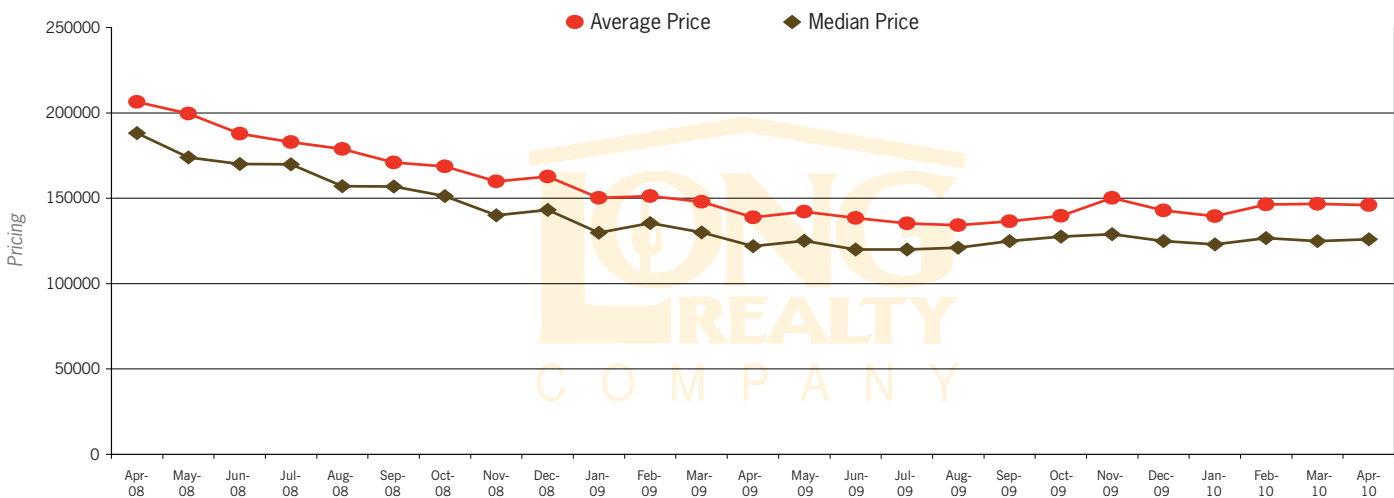
As of April 2010 active inventory was 2,779, a 7% decrease from April 2009. There were 677 closings in April 2010, 12% above April 2009. Months of Inventory was 4.1, down from 4.9 in April 2009. Median price of sold homes was \$126,000 for the month of April 2010, up 3% from April 2009. The Sun City area is experiencing an increase in buyer activity, with new properties under contract up 33% 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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Contact your favorite Long Realty Sales Associate for more information.

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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	59	7	7	9	12	7	15	3.9
\$50,000 - 74,999	182	22	27	20	37	55	46	4.0
\$75,000 - 99,999	494	85	91	78	85	104	114	4.3
\$100,000 - 124,999	476	103	124	96	104	137	149	3.2
\$125,000 - 149,999	529	96	89	68	103	107	101	5.2
\$150,000 - 174,999	303	58	52	46	53	71	88	3.4
\$175,000 - 199,999	178	23	41	26	42	34	55	3.2
\$200,000 - 224,999	101	17	18	18	19	28	34	3.0
\$225,000 - 249,999	107	21	21	11	12	28	24	4.5
\$250,000 - 274,999	63	10	14	8	8	14	14	4.5
\$275,000 - 299,999	72	5	6	6	4	9	8	9.0
\$300,000 - 349,999	69	11	11	5	7	16	10	6.9
\$350,000 - 399,999	54	7	3	2	6	6	4	13.5
\$400,000 - 499,999	49	5	2	6	4	10	10	4.9
\$500,000 - 749,999	36	3	1	1	8	3	5	7.2
\$750,000 - 999,999	6	2	1	0	1	0	0	n/a
\$1,000,000 - and over	1	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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