

# The Housing Report

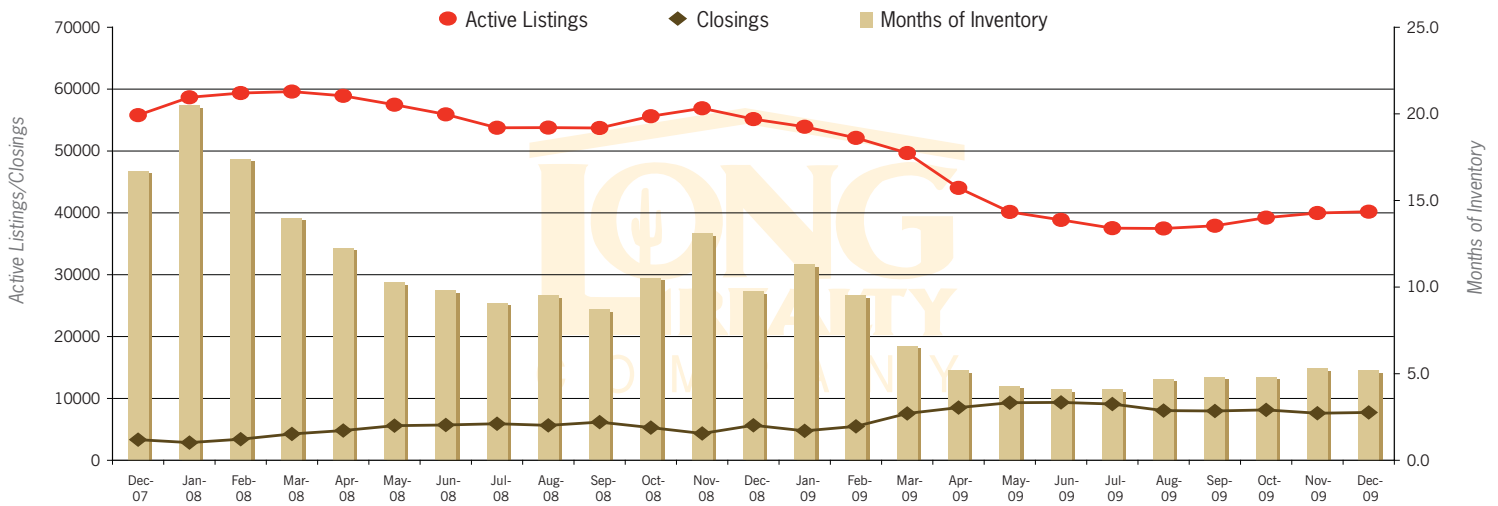
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## Phoenix Metro Area | January 2010

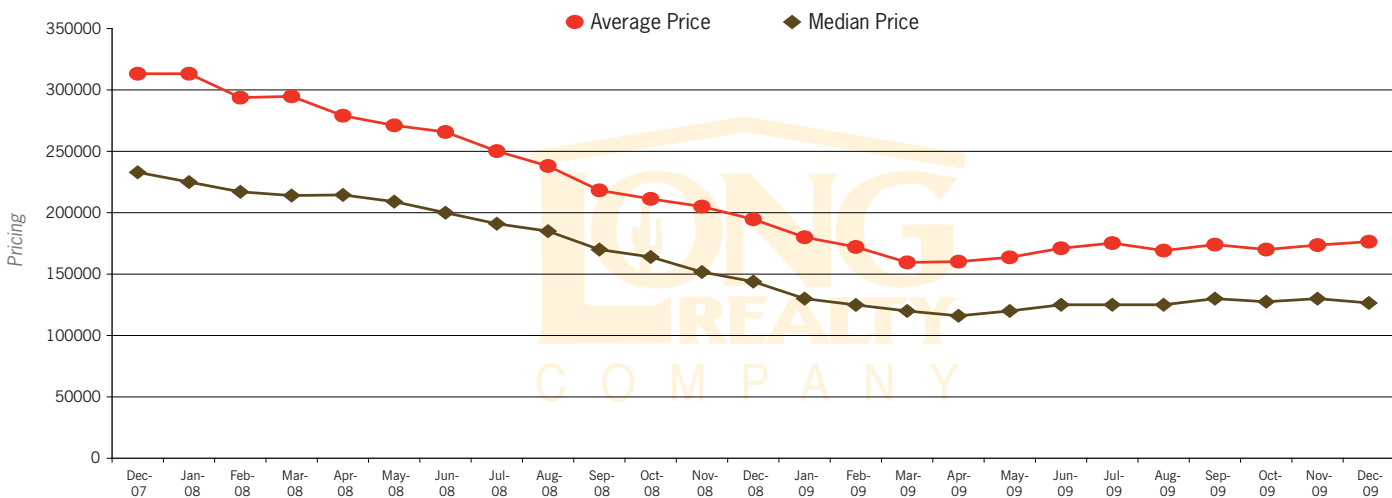
As of December 2009 active inventory was 40,183, a 27% decrease from December 2008. There were 7733 closings in December 2009, a significant increase of 37% from December 2008. Months of Inventory was 5.2, down from 9.8 in December 2008. Median price of sold homes was \$126,500 for the month of December 2009, down 12% from December 2008. The Phoenix Metro area is experiencing an increase in buyer activity, with new properties under contract up 67% 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 ARMLS on 1/5/10 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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**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 Sold/Closed							Months of Inventory
	Dec-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	
\$1 - 49,999	1,972	1,005	774	748	721	622	747	2.6
\$50,000 - 74,999	2,950	988	924	820	877	737	818	3.6
\$75,000 - 99,999	4,762	1,286	1,124	1,084	1,142	1,054	1,158	4.1
\$100,000 - 124,999	3,940	1,133	1,025	990	1,091	1,009	1,049	3.8
\$125,000 - 149,999	4,215	977	891	898	1,008	963	865	4.9
\$150,000 - 174,999	3,120	723	669	697	762	704	659	4.7
\$175,000 - 199,999	2,815	562	497	544	506	492	493	5.7
\$200,000 - 224,999	1,623	438	384	373	356	348	342	4.7
\$225,000 - 249,999	1,847	374	316	307	286	335	272	6.8
\$250,000 - 274,999	1,206	282	225	211	222	187	243	5.0
\$275,000 - 299,999	1,444	192	183	181	184	166	179	8.1
\$300,000 - 349,999	1,647	287	257	271	261	255	267	6.2
\$350,000 - 399,999	1,443	201	193	171	151	152	169	8.5
\$400,000 - 499,999	1,724	184	191	206	177	160	175	9.9
\$500,000 - 749,999	2,088	213	140	152	165	148	169	12.4
\$750,000 - 999,999	1,206	61	59	56	52	59	69	17.5
\$1,000,000 - and over	2,258	84	59	69	61	60	76	29.7

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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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