

The Housing Report

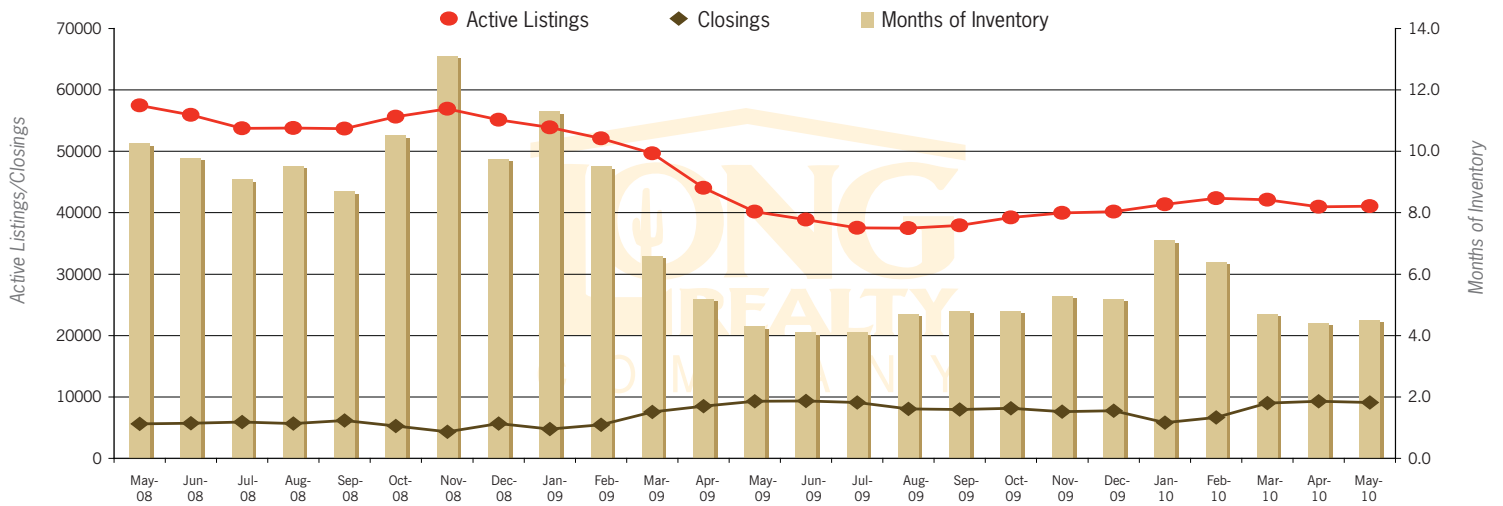
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Phoenix Metro Area | June 2010

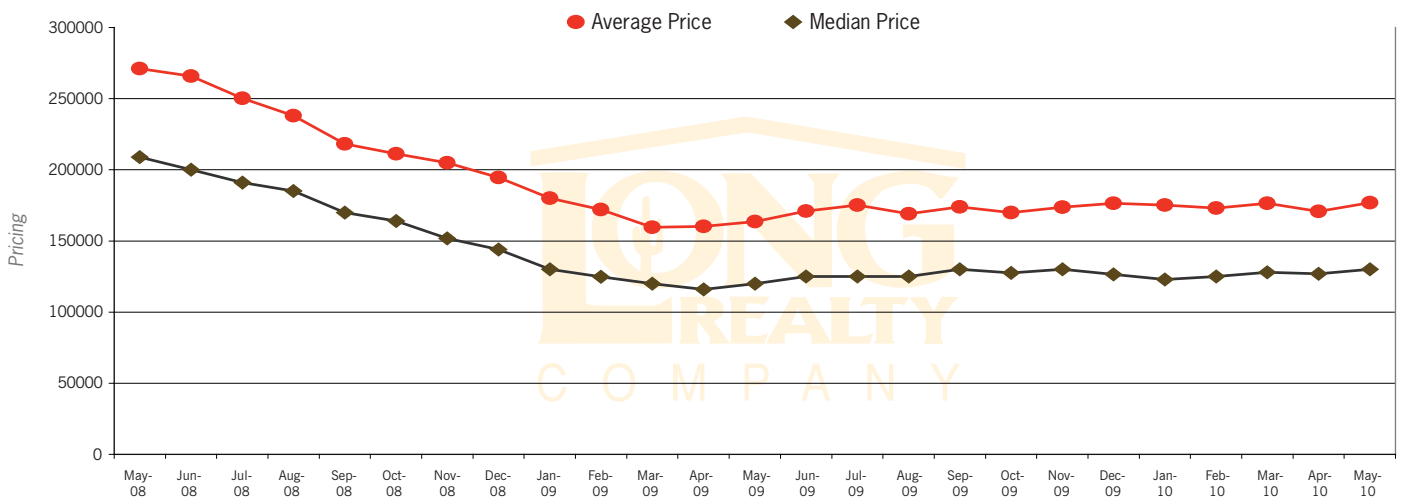
As of May 2010 active inventory was 41,069, a 2% increase from May 2009. There were 9,115 closings in May 2010, 2% below May 2009. Months of Inventory was 4.5, up from 4.3 in May 2009. Median price of sold homes was \$130,000 for the month of May 2010, up 8% from May 2009. There were 6,611 new properties under contract in May 2010, down 26% from May 2009. Contact me for more details.

Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the ARMLS on 6/3/10 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	
	May-10	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	
\$1 - 49,999	2,271	743	619	658	867	839	755	3.0
\$50,000 - 74,999	3,236	790	649	741	937	909	894	3.6
\$75,000 - 99,999	5,470	1,094	862	948	1,253	1,334	1,383	4.0
\$100,000 - 124,999	4,416	1,009	770	838	1,214	1,342	1,194	3.7
\$125,000 - 149,999	4,578	842	631	809	1,046	1,119	1,215	3.8
\$150,000 - 174,999	3,054	621	484	559	771	819	846	3.6
\$175,000 - 199,999	2,714	475	315	365	528	611	541	5.0
\$200,000 - 224,999	1,555	328	234	266	434	395	438	3.6
\$225,000 - 249,999	1,798	265	197	243	358	364	330	5.4
\$250,000 - 274,999	1,195	230	169	179	226	272	244	4.9
\$275,000 - 299,999	1,361	181	120	133	168	216	225	6.0
\$300,000 - 349,999	1,545	256	158	197	303	304	275	5.6
\$350,000 - 399,999	1,457	163	129	137	201	183	223	6.5
\$400,000 - 499,999	1,527	174	126	123	213	202	209	7.3
\$500,000 - 749,999	1,869	166	120	155	202	192	192	9.7
\$750,000 - 999,999	1,093	66	40	56	62	64	75	14.6
\$1,000,000 - and over	1,930	75	73	67	100	68	76	25.4

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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.

Contact your favorite Long Realty Sales Associate for more information.