

The Housing Report

Powered by Long Realty Research Center



Phoenix North | June 2010

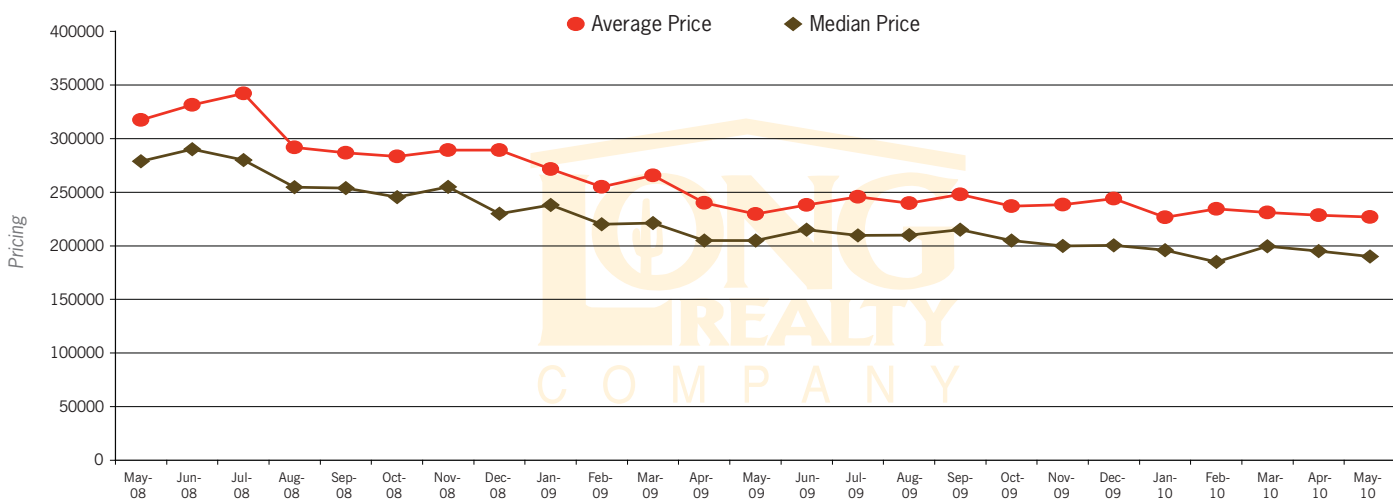
As of May 2010 active inventory was 2,113, a 9% decrease from May 2009. There were 543 closings in May 2010, an increase of 24% above May 2009. Months of Inventory was 3.9, down from 5.3 in May 2009. Median price of sold homes was \$190,000 for the month of May 2010, down 7% from May 2009. There were 343 new properties under contract in May 2010, down 29% 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)



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.

Contact your favorite Long Realty Sales Associate for more information.

The Housing Report

Powered by Long Realty Research Center



Phoenix North | June 2010

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	41	12	3	13	16	13	15	2.7
\$50,000 - 74,999	55	18	23	10	12	17	20	2.8
\$75,000 - 99,999	105	18	22	25	21	23	25	4.2
\$100,000 - 124,999	117	22	23	29	37	55	49	2.4
\$125,000 - 149,999	193	30	35	43	57	57	60	3.2
\$150,000 - 174,999	170	49	26	40	61	48	69	2.5
\$175,000 - 199,999	194	49	23	32	57	45	53	3.7
\$200,000 - 224,999	119	37	23	22	53	35	47	2.5
\$225,000 - 249,999	153	30	27	23	38	42	39	3.9
\$250,000 - 274,999	108	30	24	15	29	29	39	2.8
\$275,000 - 299,999	111	22	11	13	23	22	31	3.6
\$300,000 - 349,999	148	25	17	26	31	31	27	5.5
\$350,000 - 399,999	130	26	13	20	23	28	19	6.8
\$400,000 - 499,999	149	23	21	20	34	32	24	6.2
\$500,000 - 749,999	160	12	8	21	18	16	16	10.0
\$750,000 - 999,999	63	6	1	3	1	2	6	10.5
\$1,000,000 - and over	97	6	3	2	3	4	4	24.3

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.

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.