

The Housing Report

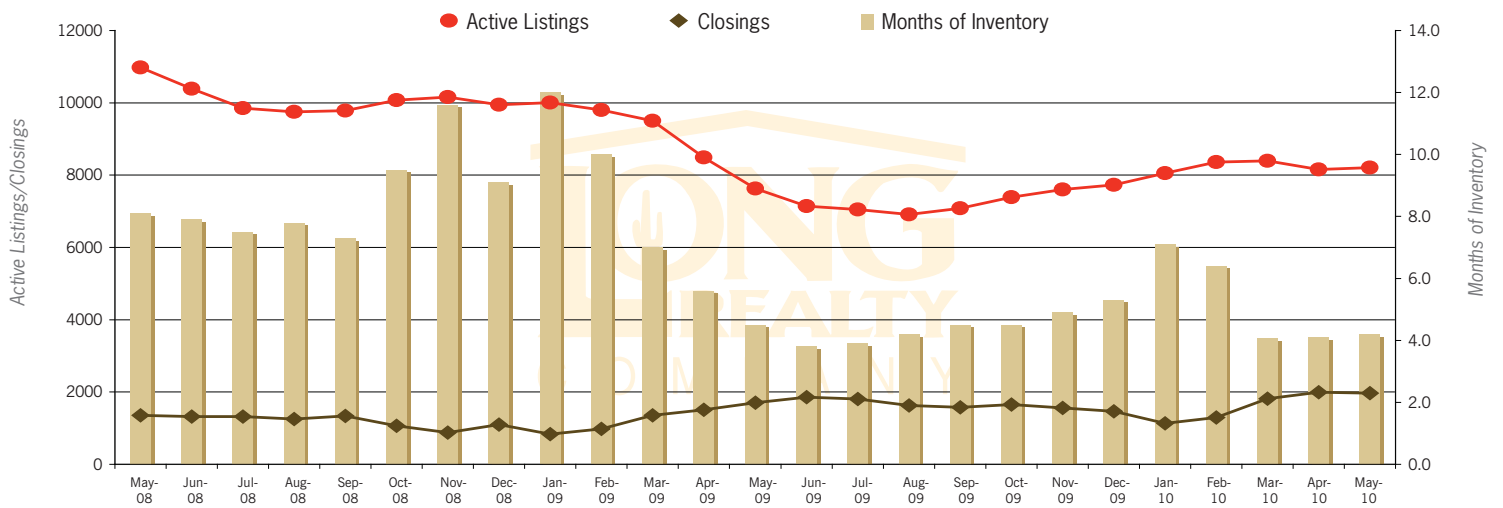
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Phoenix Southeast Valley | June 2010

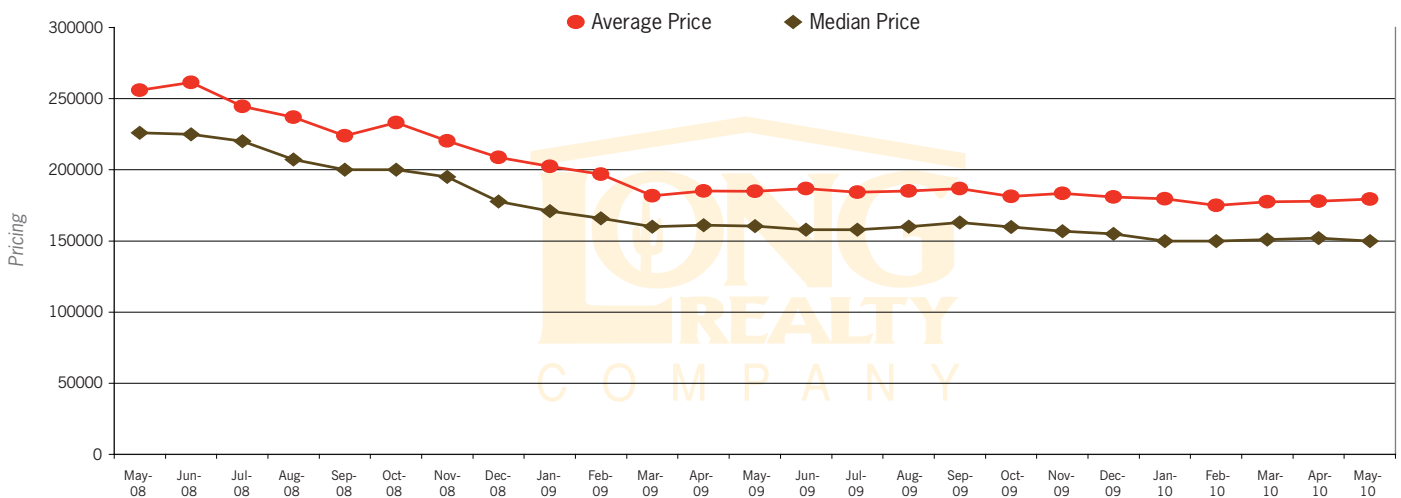
As of May 2010 active inventory was 8,207, an 8% increase from May 2009. There were 1,969 closings in May 2010, 16% above May 2009. Months of Inventory was 4.2, down from 4.5 in May 2009. Median price of sold homes was \$150,000 for the month of May 2010, down 6% from May 2009. There were 1,353 new properties under contract in May 2010, down 23% 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		
\$1 - 49,999	306	77	57	83	99	82	87	3.5
\$50,000 - 74,999	424	103	85	88	108	108	118	3.6
\$75,000 - 99,999	743	117	107	117	168	170	167	4.4
\$100,000 - 124,999	872	138	127	148	214	259	251	3.5
\$125,000 - 149,999	1,215	237	175	199	281	314	336	3.6
\$150,000 - 174,999	877	181	143	167	240	271	254	3.5
\$175,000 - 199,999	776	144	90	116	151	191	169	4.6
\$200,000 - 224,999	496	100	62	62	134	120	133	3.7
\$225,000 - 249,999	513	67	51	74	96	108	109	4.7
\$250,000 - 274,999	330	66	47	58	66	82	74	4.5
\$275,000 - 299,999	315	52	29	33	48	62	59	5.3
\$300,000 - 349,999	355	62	42	53	80	85	72	4.9
\$350,000 - 399,999	281	39	39	29	38	46	56	5.0
\$400,000 - 499,999	265	35	24	25	33	34	39	6.8
\$500,000 - 749,999	246	21	21	17	34	22	31	7.9
\$750,000 - 999,999	103	5	2	4	7	6	12	8.6
\$1,000,000 - and over	90	2	4	4	3	6	2	45.0

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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.