

The Housing Report

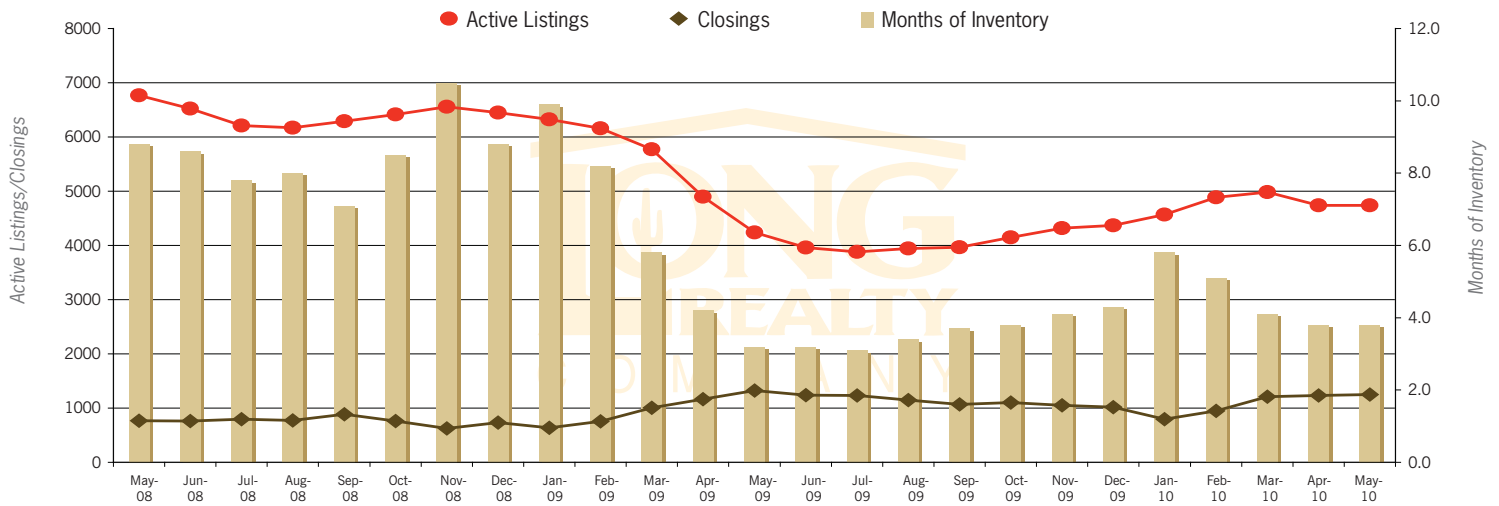
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Phoenix West Valley | June 2010

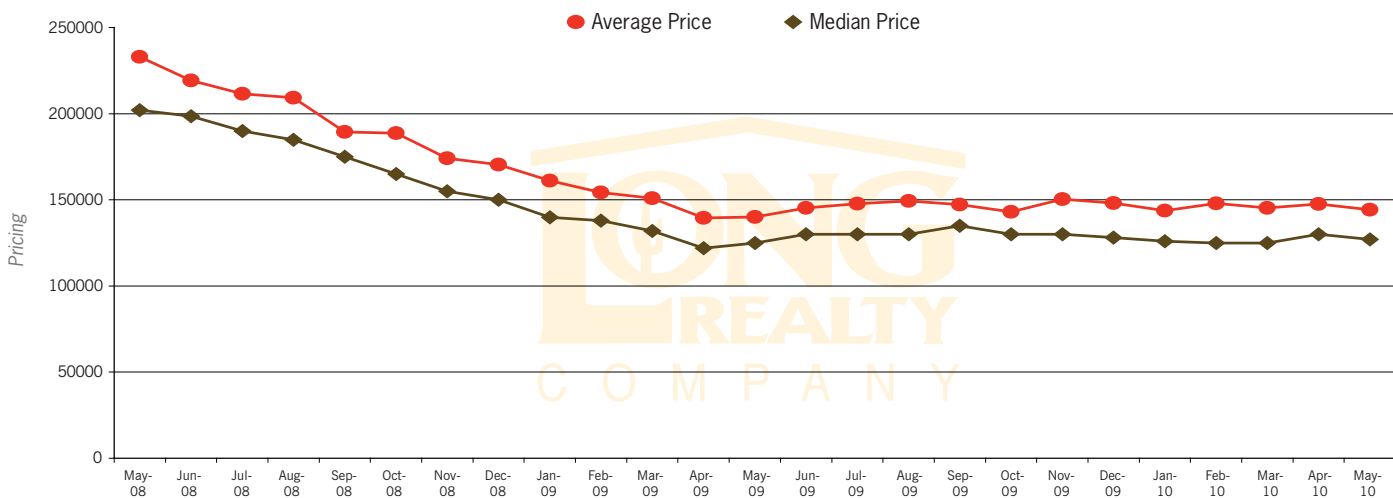
As of May 2010 active inventory was 4,739, a 12% increase from May 2009. There were 1,250 closings in May 2010, 6% below May 2009. Months of Inventory was 3.8, up from 3.2 in May 2009. Median price of sold homes was \$127,000 for the month of May 2010, up 2% from May 2009. There were 938 new properties under contract in May 2010, down 21% 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	224	73	59	69	94	92	73	3.1
\$50,000 - 74,999	301	84	65	86	109	84	100	3.0
\$75,000 - 99,999	723	123	109	132	176	178	202	3.6
\$100,000 - 124,999	720	168	142	151	205	215	224	3.2
\$125,000 - 149,999	778	140	102	140	157	169	189	4.1
\$150,000 - 174,999	462	109	96	96	114	161	146	3.2
\$175,000 - 199,999	374	72	55	63	89	97	90	4.2
\$200,000 - 224,999	190	53	36	50	68	61	70	2.7
\$225,000 - 249,999	204	38	28	28	50	56	39	5.2
\$250,000 - 274,999	126	26	21	20	27	30	25	5.0
\$275,000 - 299,999	143	24	14	15	17	22	26	5.5
\$300,000 - 349,999	156	29	14	20	27	23	30	5.2
\$350,000 - 399,999	100	10	5	18	23	12	15	6.7
\$400,000 - 499,999	88	9	9	4	15	15	15	5.9
\$500,000 - 749,999	97	6	5	12	8	9	6	16.2
\$750,000 - 999,999	28	1	1	4	0	0	0	N/A
\$1,000,000 - and over	25	1	0	1	1	1	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.

Contact your favorite Long Realty Sales Associate for more information.