

The Housing Report

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Phoenix North | July 2010

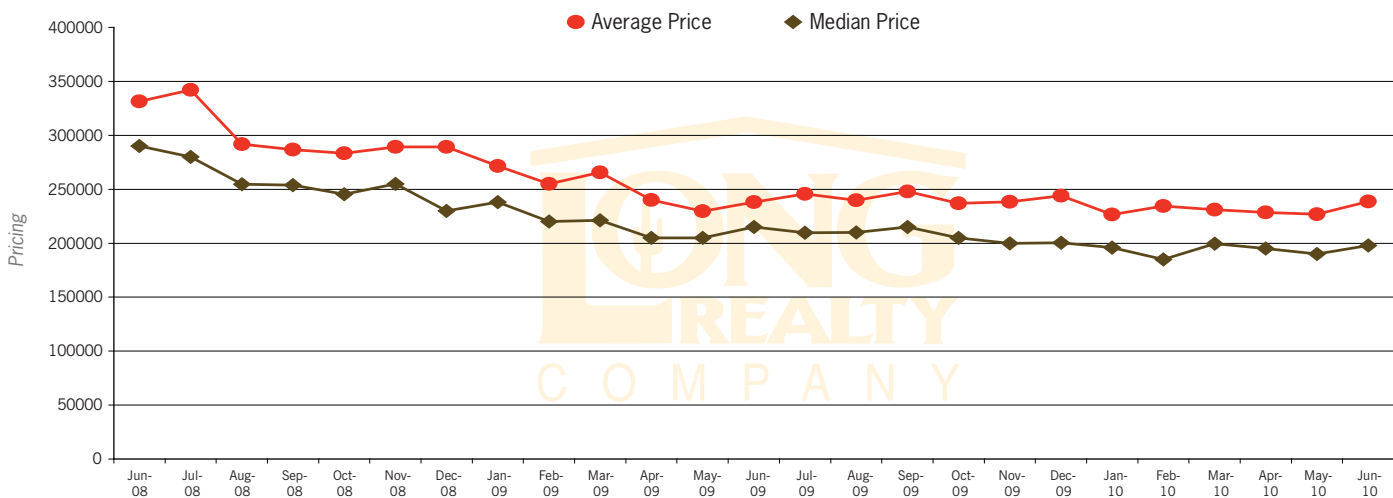
As of June 2010 active inventory was 2,113, virtually unchanged from June 2009. There were 539 closings in June 2010, an increase of 24% above June 2009. Months of Inventory was 3.9, down from 4.9 in June 2009. Median price of sold homes was \$198,000 for the month of June 2010, down 8% from June 2009. There were 348 new properties under contract in June 2010, down 28% from June 2009.

Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the ARMLS on 7/6/10 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						Homes on the Market	Months of Inventory
	Jun-10	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	
\$1 - 49,999	42	3	13	16	13	16	20	2.1
\$50,000 - 74,999	46	23	10	12	17	19	18	2.6
\$75,000 - 99,999	123	22	25	21	23	23	35	3.5
\$100,000 - 124,999	140	23	28	37	54	47	47	3.0
\$125,000 - 149,999	193	35	42	56	58	66	44	4.4
\$150,000 - 174,999	166	26	40	60	47	70	48	3.5
\$175,000 - 199,999	201	23	32	57	44	53	59	3.4
\$200,000 - 224,999	122	23	22	53	34	46	39	3.1
\$225,000 - 249,999	170	27	23	38	41	39	40	4.3
\$250,000 - 274,999	87	24	15	29	29	38	33	2.6
\$275,000 - 299,999	117	10	13	23	22	30	25	4.7
\$300,000 - 349,999	132	17	26	31	31	27	40	3.3
\$350,000 - 399,999	125	13	20	23	28	19	30	4.2
\$400,000 - 499,999	158	21	20	34	32	23	31	5.1
\$500,000 - 749,999	154	8	21	18	16	15	21	7.3
\$750,000 - 999,999	55	1	3	1	2	6	3	18.3
\$1,000,000 - and over	82	3	2	3	4	4	6	13.7

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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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