

The Housing Report

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Phoenix Southeast Valley | July 2010

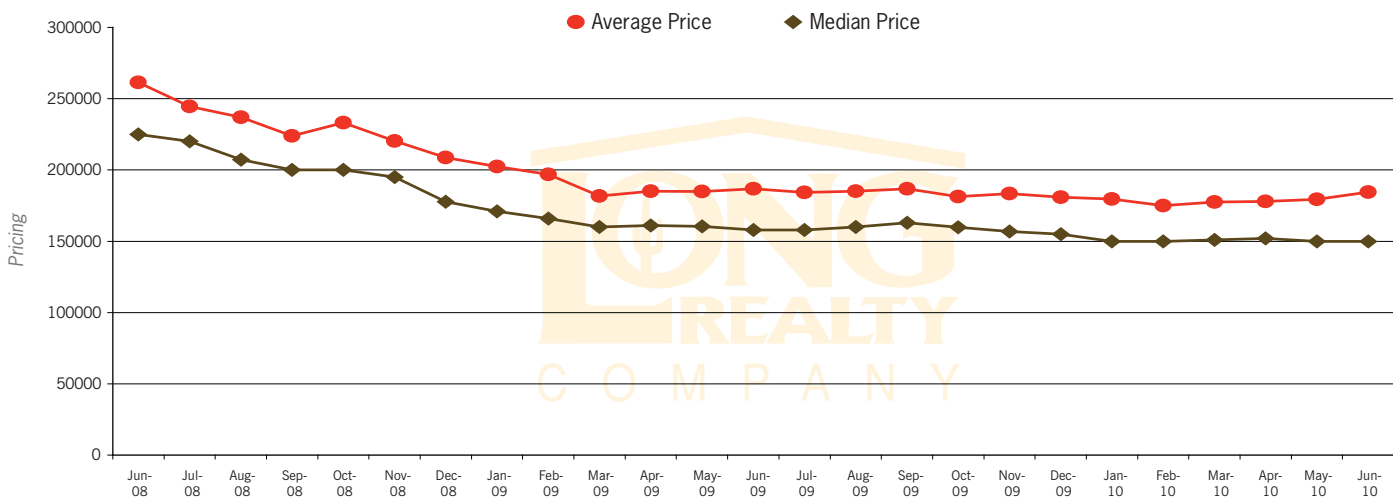
As of June 2010 active inventory was 8,288, a 16% increase from June 2009. There were 1,919 closings in June 2010, 3% above June 2009. Months of Inventory was 4.3, up from 3.8 in June 2009. Median price of sold homes was \$150,000 for the month of June 2010, down 5% from June 2009. There were 1,383 new properties under contract in June 2010, down 22% 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						Months of Inventory	
	Jun-10	Jan-10	Feb-10	Mar-10	Apr-10	May-10		
\$1 - 49,999	301	57	83	98	82	87	106	2.8
\$50,000 - 74,999	479	85	88	105	106	116	103	4.7
\$75,000 - 99,999	778	107	116	169	169	162	178	4.4
\$100,000 - 124,999	938	127	148	213	260	254	256	3.7
\$125,000 - 149,999	1,252	175	197	281	313	334	303	4.1
\$150,000 - 174,999	905	142	167	240	270	252	226	4.0
\$175,000 - 199,999	771	89	116	152	191	168	161	4.8
\$200,000 - 224,999	500	62	62	134	120	130	122	4.1
\$225,000 - 249,999	510	51	74	96	108	104	95	5.4
\$250,000 - 274,999	323	46	59	66	83	77	77	4.2
\$275,000 - 299,999	301	29	33	48	63	58	49	6.1
\$300,000 - 349,999	338	42	53	78	85	72	87	3.9
\$350,000 - 399,999	270	39	29	38	45	55	51	5.3
\$400,000 - 499,999	216	24	25	33	34	39	56	3.9
\$500,000 - 749,999	219	21	17	34	22	31	33	6.6
\$750,000 - 999,999	96	2	4	7	6	12	10	9.6
\$1,000,000 - and over	91	4	4	3	6	2	6	15.2

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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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