

The Housing Report

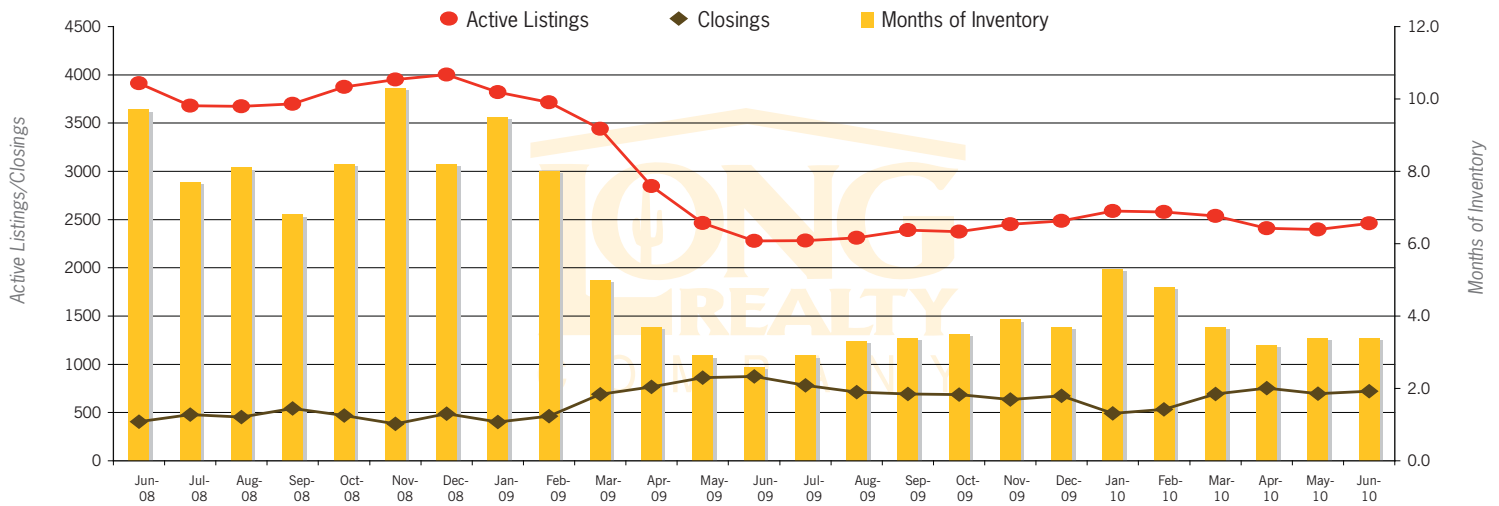
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Phoenix Southwest Valley | July 2010

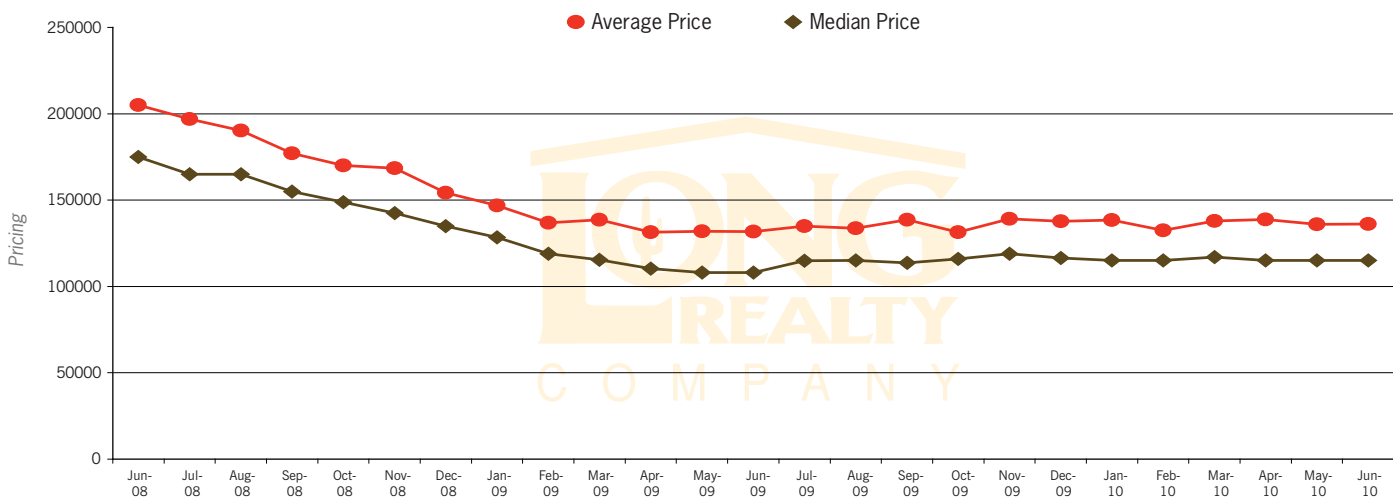
As of June 2010 active inventory was 2,462, an 8% increase from June 2009. There were 721 closings in June 2010, 17% below June 2009. Months of Inventory was 3.4, up from 2.6 in June 2009. Median price of sold homes was \$115,000 for the month of June 2010, up 6% from June 2009. There were 533 new properties under contract in June 2010, down 32% 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	Jun-10	
\$1 - 49,999	64	25	18	31	35	30	21	3.0
\$50,000 - 74,999	184	51	65	84	68	56	69	2.7
\$75,000 - 99,999	537	97	101	130	158	150	164	3.3
\$100,000 - 124,999	383	79	94	114	135	113	128	3.0
\$125,000 - 149,999	297	62	75	79	85	77	85	3.5
\$150,000 - 174,999	170	45	43	51	49	61	57	3.0
\$175,000 - 199,999	162	19	17	42	32	37	42	3.9
\$200,000 - 224,999	88	19	16	30	21	26	22	4.0
\$225,000 - 249,999	64	12	17	21	26	17	17	3.8
\$250,000 - 274,999	46	3	11	11	14	6	9	5.1
\$275,000 - 299,999	46	6	6	2	13	9	12	3.8
\$300,000 - 349,999	46	4	8	6	12	11	6	7.7
\$350,000 - 399,999	51	5	3	4	6	6	8	6.4
\$400,000 - 499,999	33	5	3	9	6	2	4	8.3
\$500,000 - 749,999	18	1	1	0	2	0	0	n/a
\$750,000 - 999,999	7	0	0	1	1	0	0	n/a
\$1,000,000 - and over	7	0	0	0	0	0	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.

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