

The Housing Report

Powered by Long Realty Research Center



Phoenix - Sun Cities Area | July 2010

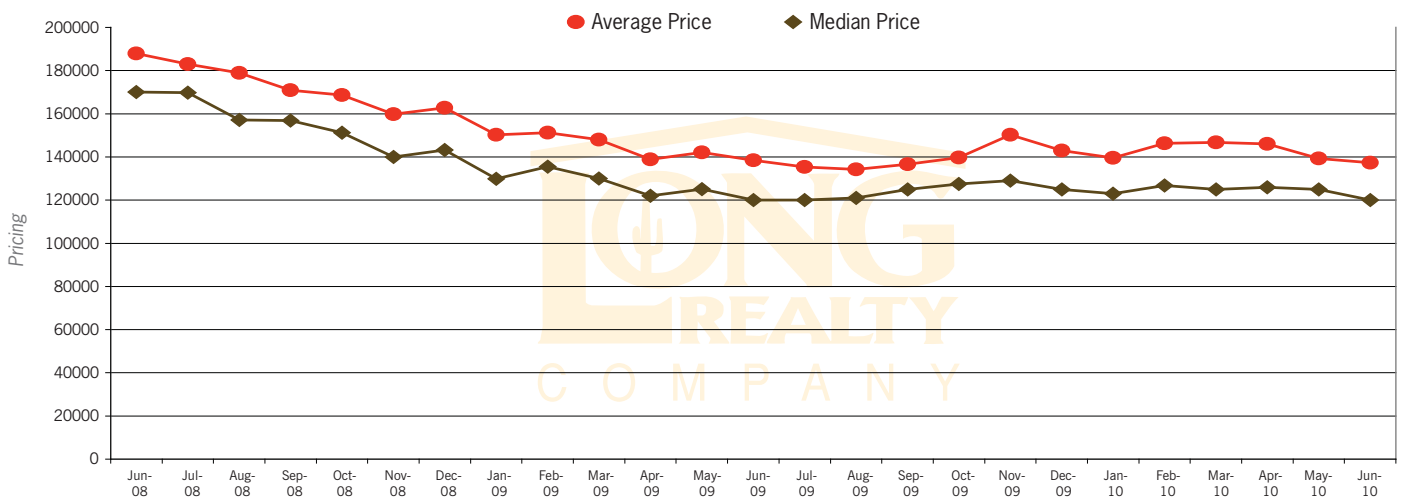
As of June 2010 active inventory was 2,570, a 10% increase from June 2009. There were 605 closings in June 2010, 2% below June 2009. Months of Inventory was 4.2, up from 3.8 in June 2009. Median price of sold homes was \$120,000 for the month of June 2010, virtually unchanged from June 2009. There were 384 new properties under contract in June 2010, down 30% 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)



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.

Contact your favorite Long Realty Sales Associate for more information.

The Housing Report

Powered by Long Realty Research Center



Phoenix - Sun Cities Area | July 2010

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	66	9	12	7	15	21	9	7.3
\$50,000 - 74,999	162	20	37	53	46	50	40	4.1
\$75,000 - 99,999	501	77	84	104	111	123	140	3.6
\$100,000 - 124,999	476	96	104	135	149	121	130	3.7
\$125,000 - 149,999	499	69	103	107	98	122	104	4.8
\$150,000 - 174,999	241	45	53	70	87	69	67	3.6
\$175,000 - 199,999	175	26	42	33	56	34	38	4.6
\$200,000 - 224,999	89	17	19	28	34	37	26	3.4
\$225,000 - 249,999	84	11	12	28	23	15	17	4.9
\$250,000 - 274,999	55	8	8	14	14	13	7	7.9
\$275,000 - 299,999	59	6	4	9	8	9	9	6.6
\$300,000 - 349,999	57	5	7	15	10	17	9	6.3
\$350,000 - 399,999	42	2	6	6	4	2	3	14.0
\$400,000 - 499,999	34	6	4	10	10	8	3	11.3
\$500,000 - 749,999	25	1	8	3	5	1	3	8.3
\$750,000 - 999,999	4	0	1	0	0	0	0	n/a
\$1,000,000 - and over	1	0	0	0	0	0	0	n/a

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.

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.