

# The Housing Report

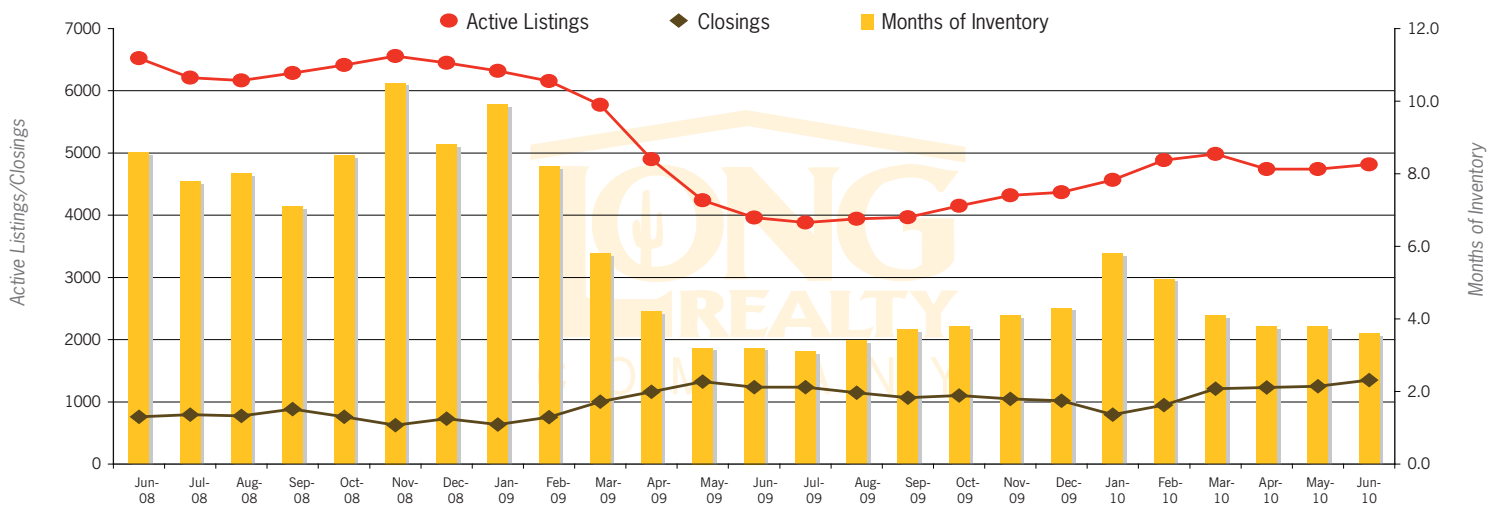
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## Phoenix West Valley | July 2010

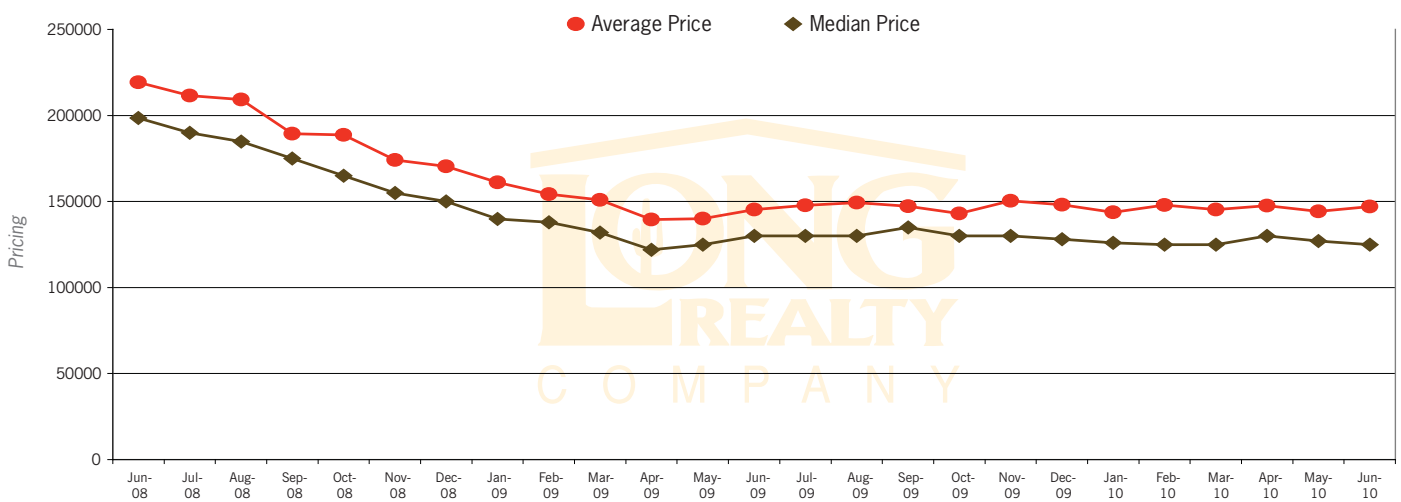
As of June 2010 active inventory was 4,818, a 22% increase from June 2009. There were 1,352 closings in June 2010, 9% above June 2009. Months of Inventory was 3.6, up from 3.2 in June 2009. Median price of sold homes was \$125,000 for the month of June 2010, down 4% from June 2009. There were 913 new properties under contract in June 2010, down 24% 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	223	59	69	94	94	70	105	2.1
\$50,000 - 74,999	331	65	86	107	84	99	105	3.2
\$75,000 - 99,999	783	108	130	175	176	201	207	3.8
\$100,000 - 124,999	772	142	150	202	213	213	243	3.2
\$125,000 - 149,999	796	102	140	157	170	191	190	4.2
\$150,000 - 174,999	443	96	96	114	159	142	149	3.0
\$175,000 - 199,999	362	55	63	88	97	91	99	3.7
\$200,000 - 224,999	191	36	49	70	61	69	61	3.1
\$225,000 - 249,999	184	28	28	50	55	39	58	3.2
\$250,000 - 274,999	119	21	20	27	30	24	30	4.0
\$275,000 - 299,999	136	14	15	17	22	25	27	5.0
\$300,000 - 349,999	162	14	20	26	23	26	37	4.4
\$350,000 - 399,999	101	5	18	23	12	15	15	6.7
\$400,000 - 499,999	85	9	4	15	15	15	12	7.1
\$500,000 - 749,999	88	5	12	8	9	5	11	8.0
\$750,000 - 999,999	27	1	4	0	0	0	1	27.0
\$1,000,000 - and over	15	0	1	1	1	0	2	7.5

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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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