

The Housing Report

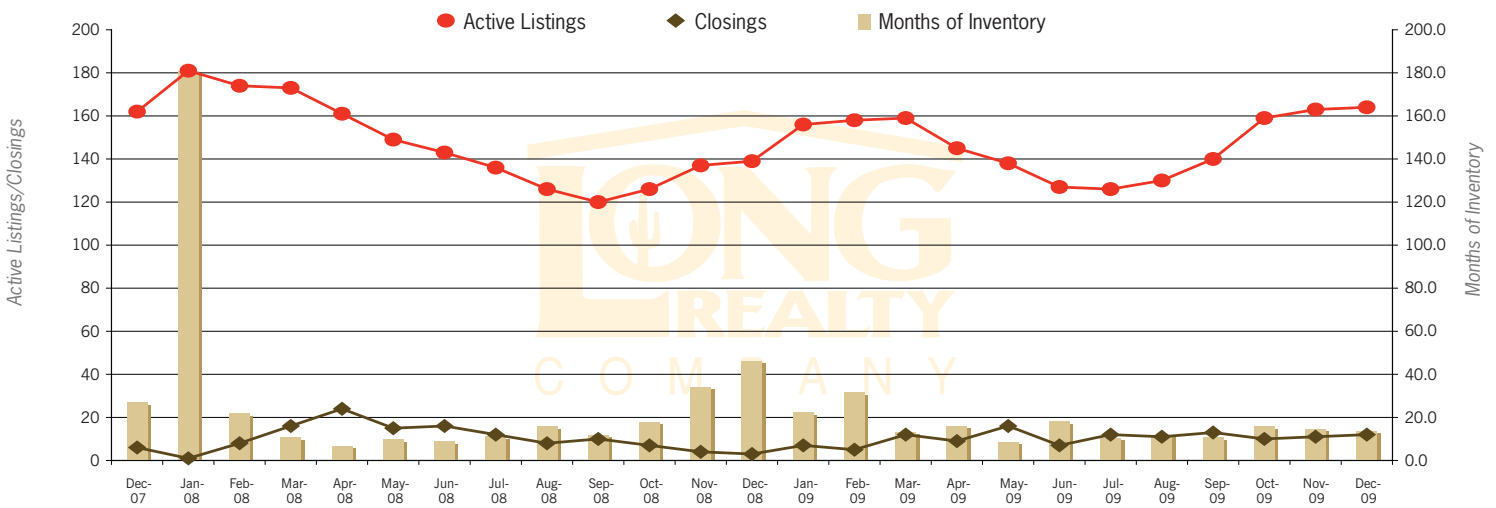
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Saddlebrooke | January 2010

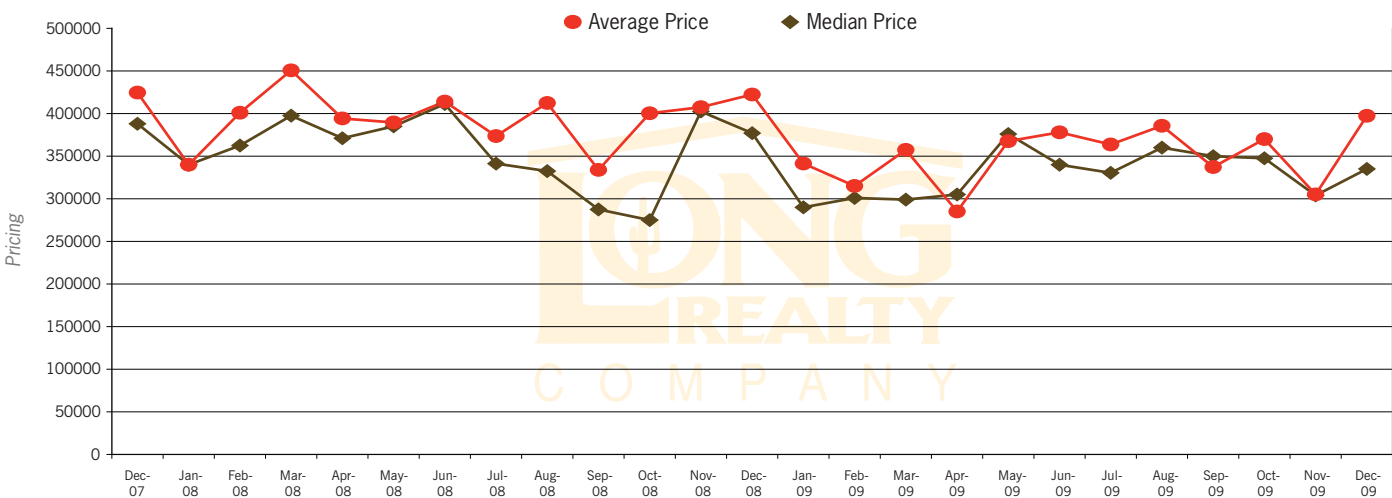
As of December 2009 active inventory was 164, a 18% increase from December 2008. There were 12 closings in December 2009, a significant increase of 300% above December 2008. Months of Inventory was 13.7, down from 46.3 in December 2008. Median price of sold homes was \$335,000 for the month of December 2009, down 11% from December 2008. The SaddleBrooke area is experiencing a significant increase in buyer activity, with new properties under contract up 200% from December 2008. If you are looking to buy a home, you now have until April 30, 2010 to qualify for the Home Buyer Tax Credit! Up to \$8,000 for first time homebuyers and now up to \$6,500 for current homeowners purchasing a primary residence. Contact me for more details.

Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 1/5/10. 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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Rosey Koberlein | 520.918.3836
Long Realty Home Office | 900 E. River Road
 roseyk@longrealty.com | www.roseyk.longrealty.com



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Price Banded Market Report Residential Homes

Price Band	Homes Sold/Closed							Months of Inventory
	Dec-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	
\$1 - 49,999	0	0	0	0	0	0	0	n/a
\$50,000 - 74,999	0	0	0	0	0	0	0	n/a
\$75,000 - 99,999	0	0	0	0	0	0	0	n/a
\$100,000 - 124,999	0	0	0	0	0	0	0	n/a
\$125,000 - 149,999	0	1	0	0	0	0	0	n/a
\$150,000 - 174,999	0	0	0	2	0	0	0	n/a
\$175,000 - 199,999	1	0	0	0	0	1	0	n/a
\$200,000 - 224,999	5	3	0	0	1	2	2	2.5
\$225,000 - 249,999	19	0	2	1	0	0	1	19.0
\$250,000 - 274,999	2	0	1	1	1	0	1	2.0
\$275,000 - 299,999	11	1	2	0	0	2	0	n/a
\$300,000 - 349,999	29	3	0	2	3	3	4	7.3
\$350,000 - 399,999	18	1	1	3	3	2	1	18.0
\$400,000 - 499,999	29	0	3	4	0	1	0	n/a
\$500,000 - 749,999	41	3	2	0	2	0	2	20.5
\$750,000 - 999,999	6	0	0	0	0	0	1	6.0
\$1,000,000 - and over	3	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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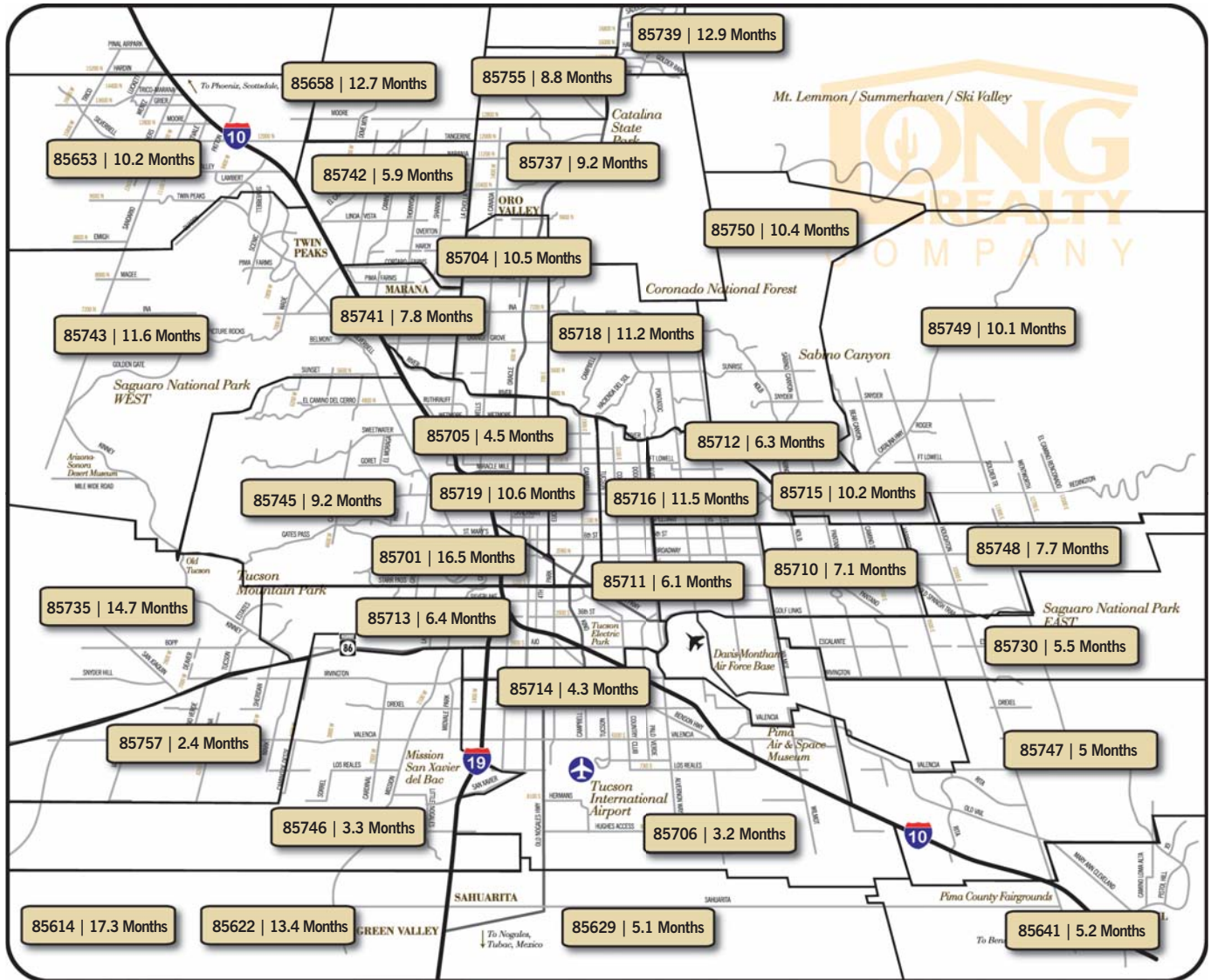
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Months of Inventory by Zip Code



These statistics are based on information obtained from the TARMLS using Brokermetrics software and from the GV/SAH MLS on 1/5/10. 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.

Months of Inventory (MOI) is a good indicator of market health, taking into account both current inventory and sales rates. As a rule of thumb, a market is considered “balanced” when 6 Months of Inventory is around 6. As you can see by this Long Realty Research Center map, market conditions can vary significantly by area. Contact me to get Months of Inventory information for your specific neighborhood.

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