

The Housing Report

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Scottsdale/Paradise Valley | July 2010

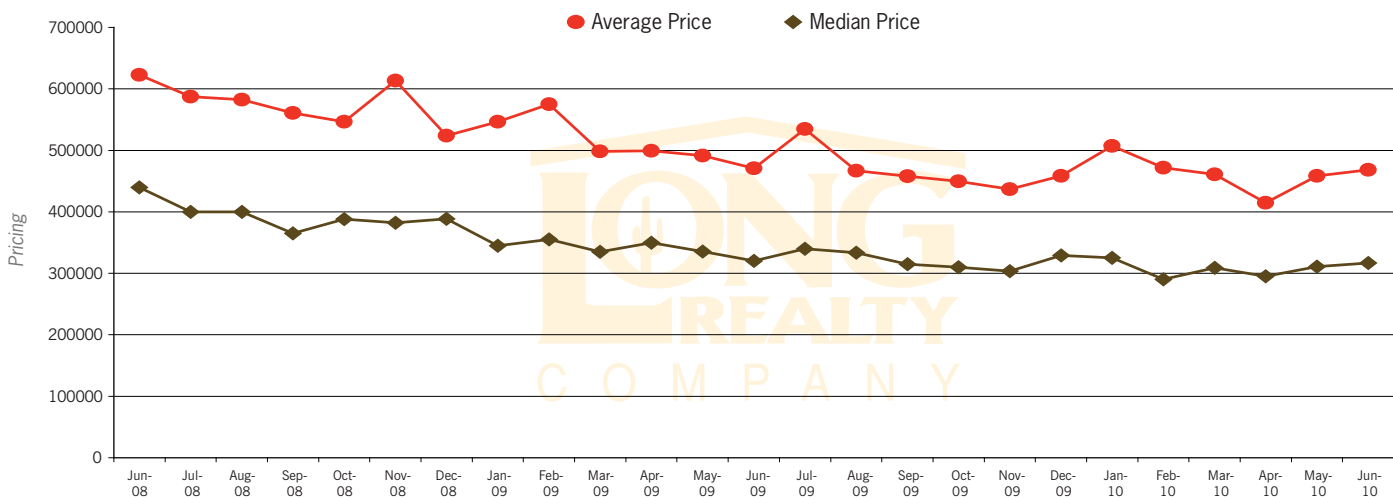
As of June 2010 active inventory was 5,020, an 8% decrease from June 2009. There were 775 closings in June 2010, 22% above June 2009. Months of Inventory was 6.5, down from 8.6 in June 2009. Median price of sold homes was \$316,900 for the month of June 2010, down 1% from June 2009. There were 527 new properties under contract in June 2010, down 16% 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	52	6	8	9	6	7	11	4.7
\$50,000 - 74,999	149	9	19	26	31	23	42	3.5
\$75,000 - 99,999	192	21	30	30	28	27	26	7.4
\$100,000 - 124,999	141	25	14	42	42	39	30	4.7
\$125,000 - 149,999	206	26	35	38	42	61	54	3.8
\$150,000 - 174,999	143	24	25	35	34	42	33	4.3
\$175,000 - 199,999	199	15	28	36	37	36	40	5.0
\$200,000 - 224,999	120	17	22	26	37	28	35	3.4
\$225,000 - 249,999	185	19	25	40	33	39	34	5.4
\$250,000 - 274,999	117	23	24	29	38	25	28	4.2
\$275,000 - 299,999	215	15	22	32	36	34	33	6.5
\$300,000 - 349,999	283	35	32	64	67	51	49	5.8
\$350,000 - 399,999	280	35	25	59	56	62	59	4.7
\$400,000 - 499,999	417	33	35	70	64	76	63	6.6
\$500,000 - 749,999	660	65	73	94	97	91	119	5.5
\$750,000 - 999,999	517	24	34	37	37	40	47	11.0
\$1,000,000 - and over	1,144	52	52	73	46	59	72	15.9

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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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