

The Housing Report

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Scottsdale/Paradise Valley | June 2010

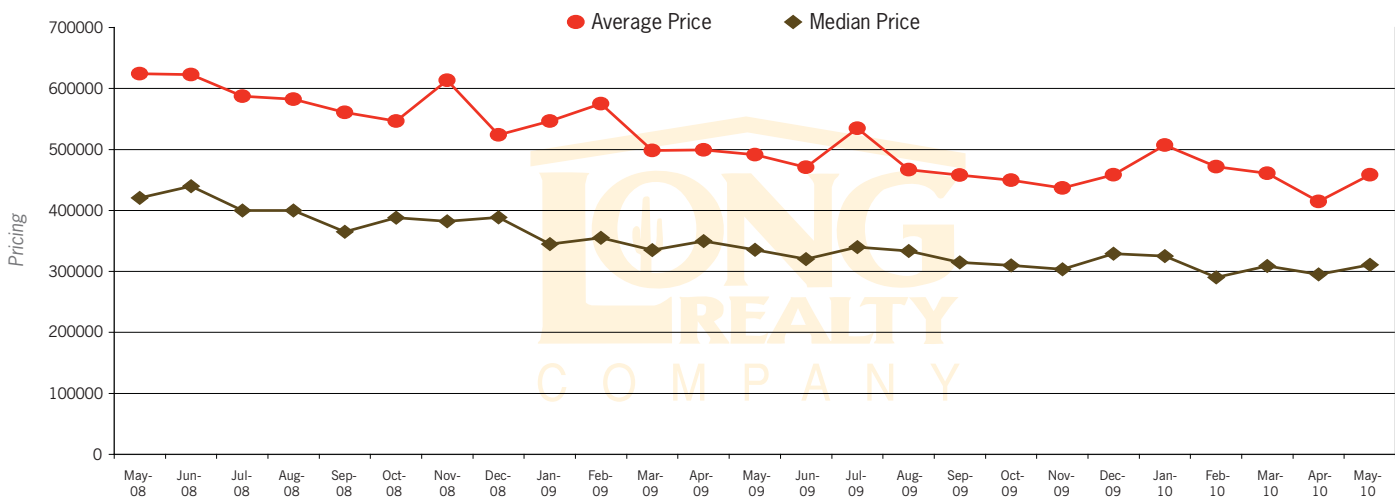
As of May 2010 active inventory was 5,216, a 12% decrease from May 2009. There were 737 closings in May 2010, 39% above May 2009. Months of Inventory was 7.1, down from 11.2 in May 2009. Median price of sold homes was \$311,000 for the month of May 2010, down 7% from May 2009. There were 587 new properties under contract in May 2010, down 5% from May 2009. Contact me for more details.

Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the ARMLS on 6/3/10 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	
	May-10	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	
\$1 - 49,999	40	5	6	8	9	8	7	5.7
\$50,000 - 74,999	149	21	9	19	26	31	23	6.5
\$75,000 - 99,999	199	26	22	30	30	29	28	7.1
\$100,000 - 124,999	142	27	25	15	42	41	37	3.8
\$125,000 - 149,999	195	28	26	35	38	42	57	3.4
\$150,000 - 174,999	160	20	24	25	35	34	41	3.9
\$175,000 - 199,999	192	24	15	28	36	37	36	5.3
\$200,000 - 224,999	122	28	17	22	26	37	30	4.1
\$225,000 - 249,999	169	28	20	25	40	33	40	4.2
\$250,000 - 274,999	122	28	23	24	29	37	25	4.9
\$275,000 - 299,999	198	22	15	22	33	37	34	5.8
\$300,000 - 349,999	290	46	35	32	64	67	49	5.9
\$350,000 - 399,999	306	42	35	25	59	56	61	5.0
\$400,000 - 499,999	423	57	33	36	69	64	77	5.5
\$500,000 - 749,999	706	86	65	73	94	97	94	7.5
\$750,000 - 999,999	523	42	24	34	37	37	38	13.8
\$1,000,000 - and over	1,280	56	52	52	73	46	60	21.3

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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.

Contact your favorite Long Realty Sales Associate for more information.