

The Housing Report

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Sierra Vista and Surrounding Areas | June 2010

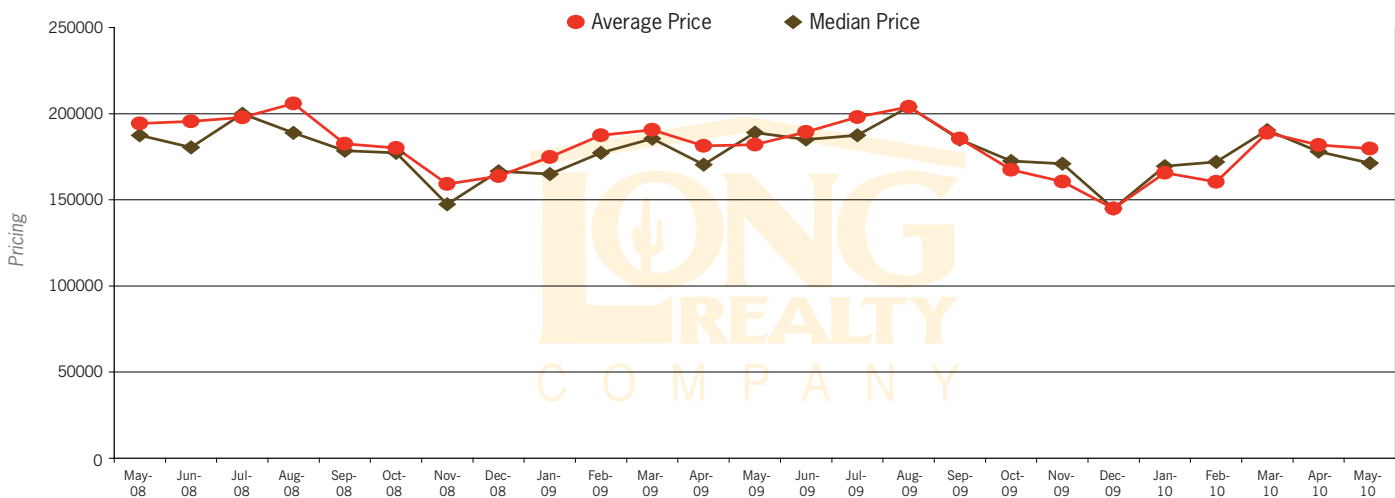
As of May 2010 active inventory was 1,138, a 12% increase from May 2009. There were 90 closings in May 2010, 1% below May 2009. Months of Inventory was 12.6, up from 11.2 in May 2009. Median price of sold homes was \$171,296 for the month of May 2010, down 9% from May 2009. Contact me for more details.

Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the Southeast Arizona MLS on 6/3/10. 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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Contact your favorite Long Realty Sales Associate for more information.

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Price Banded Market Report Residential Homes

Price Band	Homes on the Market							Months of Inventory
	May-10	Dec-09	Jan-10	Feb-10	10-Mar	Apr-10	May-10	
\$0 - 59,000	47	8	6	8	5	6	6	7.8
\$60,000 - 79,999	58	3	5	4	5	6	3	19.3
\$80,000 - 99,999	82	5	4	4	4	5	3	27.3
\$100,000 - 119,999	76	7	5	5	6	7	9	8.4
\$120,000 - 139,999	107	8	4	2	10	6	6	17.8
\$140,000 - 159,999	107	4	4	3	8	8	12	8.9
\$160,000 - 179,999	98	10	6	7	8	10	9	10.9
\$180,000 - 199,999	99	10	5	6	10	8	9	11.0
\$200,000 - 249,999	165	13	16	11	25	18	22	7.5
\$250,000 - 299,999	133	7	7	4	9	11	5	26.6
\$300,000 - 399,999	106	5	1	3	7	4	4	26.5
\$400,000 - 499,999	33	0	0	0	2	2	0	n/a
\$500,000 - 749,999	15	1	0	0	0	0	2	7.5
\$750,000 - 1,000,000	4	0	0	0	0	0	0	n/a
\$1,000,000 +	8	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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