

# The Housing Report

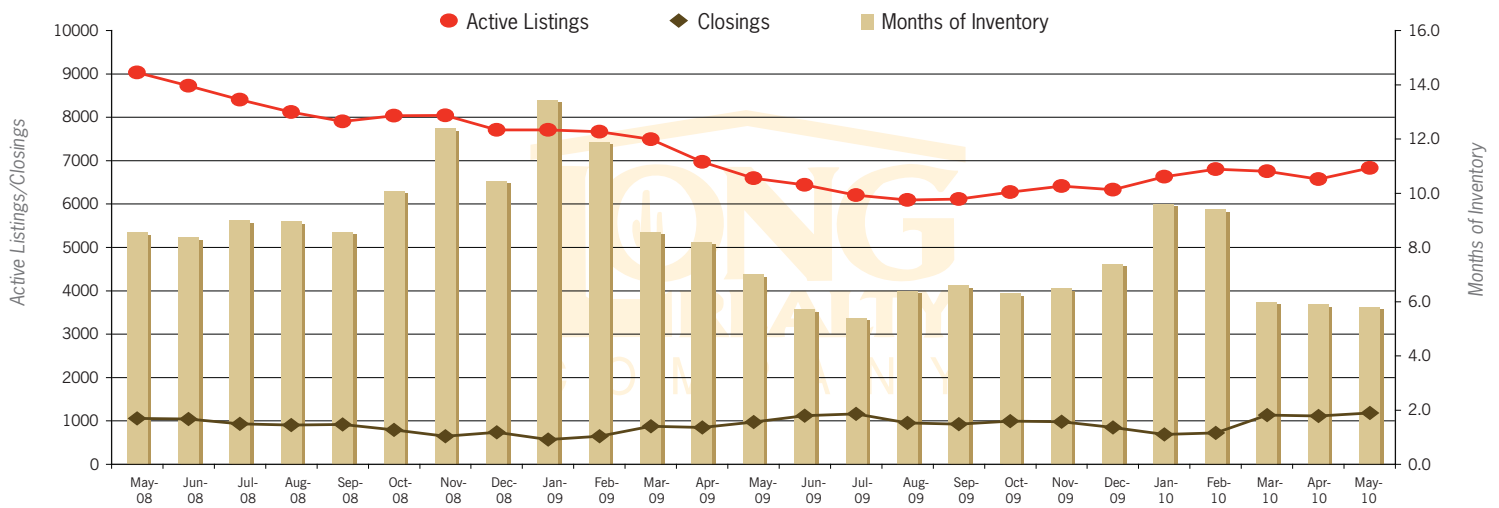
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## Tucson Main Market | June 2010

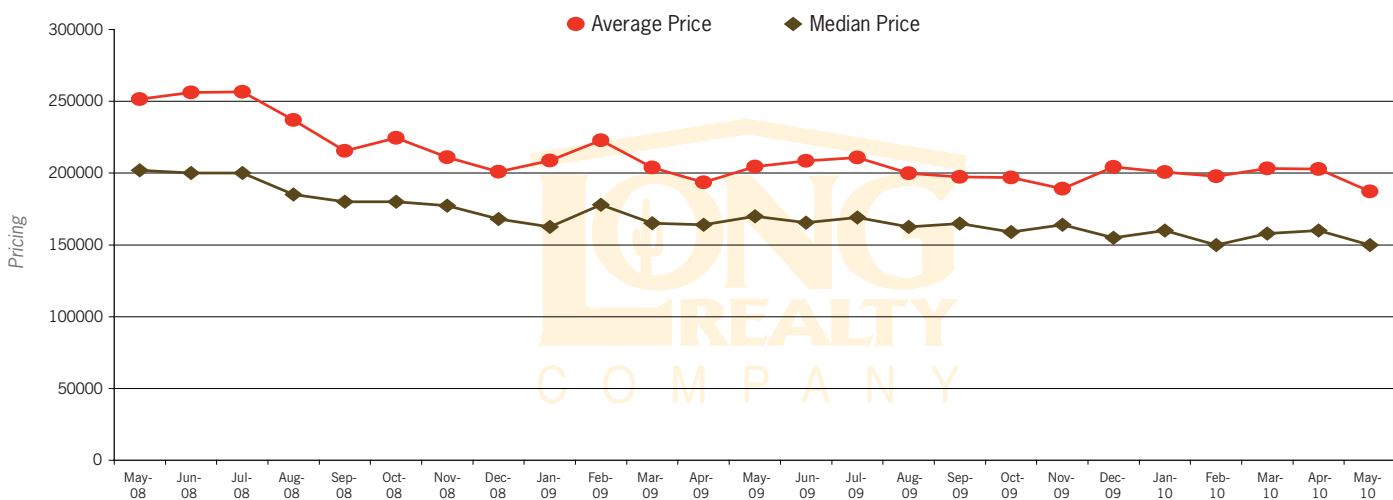
As of May 2010 active inventory was 6,831, a 4% increase from May 2009. There were 1,181 closings in May 2010, 21% above May 2009. Months of Inventory was 5.8, down from 7.0 in May 2009. Median price of sold homes was \$150,000 for the month of May 2010, down 12% from May 2009. There were 1121 new properties under contract in May 2010, virtually unchanged from May 2009. 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 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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## Price Banded Market Report Residential Homes

Price Band	Homes on the Market		Homes Sold/Closed					Months of Inventory
	May-10	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	
\$1 - 49,999	155	55	36	51	60	49	57	2.7
\$50,000 - 74,999	280	68	46	65	68	81	79	3.5
\$75,000 - 99,999	483	74	74	78	118	92	115	4.2
\$100,000 - 124,999	503	119	90	87	152	163	156	3.2
\$125,000 - 149,999	715	122	92	103	156	165	172	4.2
\$150,000 - 174,999	631	121	77	86	155	163	152	4.2
\$175,000 - 199,999	635	63	57	52	107	115	96	6.6
\$200,000 - 224,999	357	58	54	52	83	98	69	5.2
\$225,000 - 249,999	475	42	41	40	69	69	49	9.7
\$250,000 - 274,999	299	36	36	32	39	51	39	7.7
\$275,000 - 299,999	334	21	18	14	24	43	38	8.8
\$300,000 - 349,999	338	38	34	27	49	29	56	6.0
\$350,000 - 399,999	299	23	25	26	34	47	29	10.3
\$400,000 - 499,999	384	28	28	27	36	39	32	12.0
\$500,000 - 749,999	438	36	20	22	36	34	25	17.5
\$750,000 - 999,999	199	13	3	7	14	7	9	22.1
\$1,000,000 - and over	264	5	6	6	9	11	6	44.0

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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.

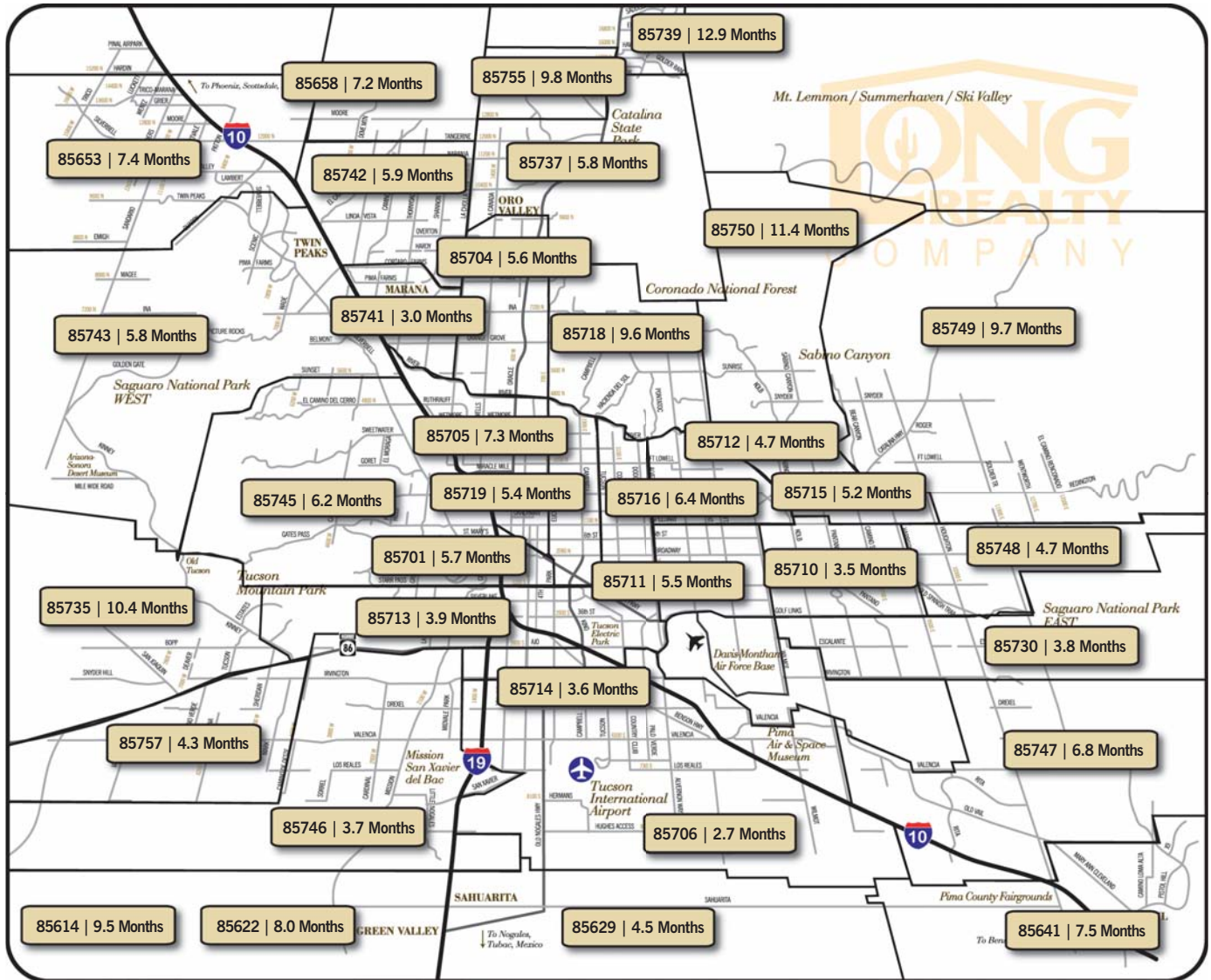
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## Months of Inventory by Zip Code



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

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 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.

Contact your favorite Long Realty Sales Associate for more information.