

The Housing Report

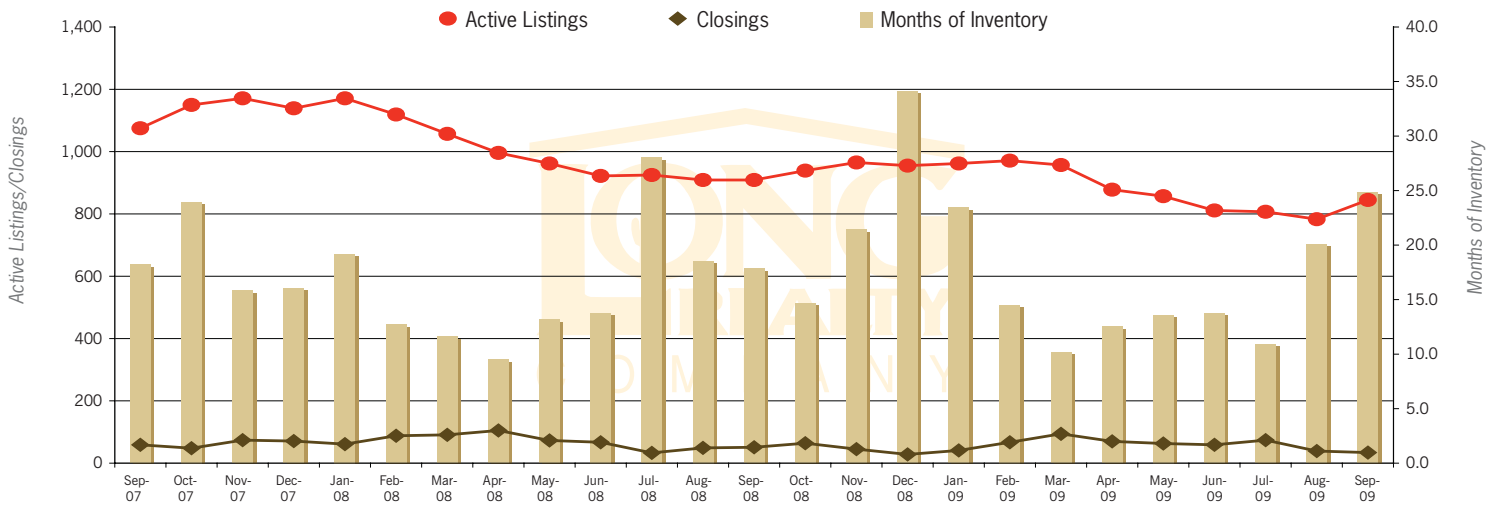
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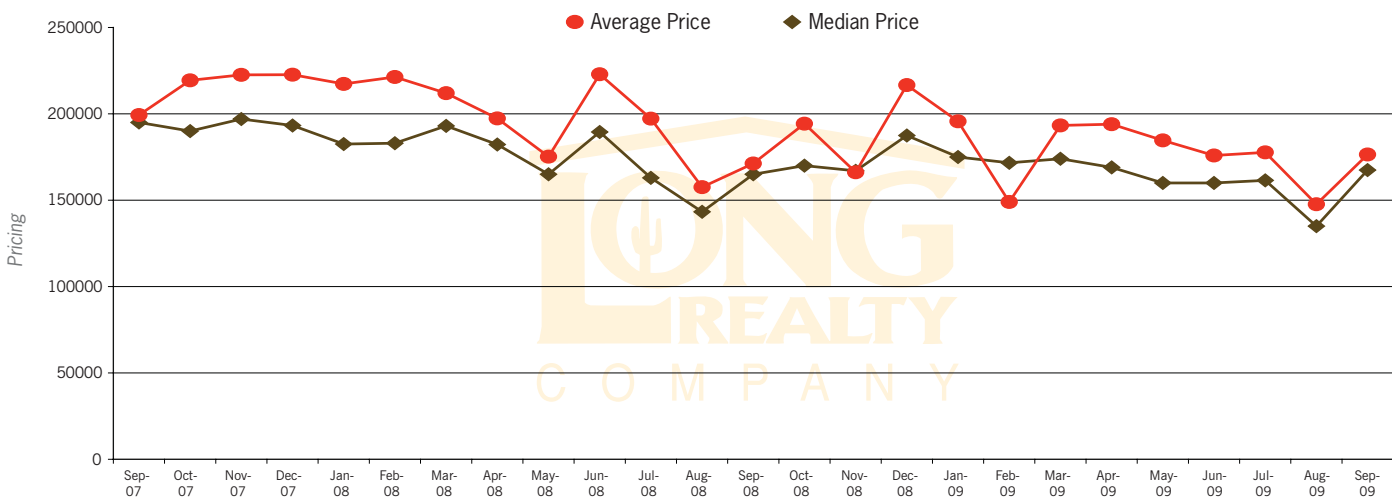
As of September 2009 active inventory was 845, a 7% decrease from September 2008. There were 34 closings in September 2009, 33% below September 2008. Months of Inventory was 24.9, up from 17.8 in September 2008. Median price of sold homes was \$167,450 for the month of September 2009, up 1% from September 2008. Time is running out on the first time home buyer tax credit for qualifying buyers. Home purchase must close by November 30, 2009. Contact me for more details.

Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the GV/SAH MLS on 10/5/09. 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

Homes on the Market

(Dollars in 1000's)

Homes Sold/Closed

Months of Inventory

Price Band	Sep-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	
\$0 - 59,000	25	2	2	4	5	3	5	5.0
\$60,000 - 79,999	39	3	3	6	1	2	1	39.0
\$80,000 - 99,999	35	4	0	2	4	4	0	n/a
\$100,000 - 119,999	44	7	4	6	7	3	4	11.0
\$120,000 - 139,999	74	12	11	6	11	8	3	24.7
\$140,000 - 159,999	80	3	10	4	9	5	2	40.0
\$160,000 - 179,999	86	6	8	5	8	3	5	17.2
\$180,000 - 199,999	60	6	4	4	3	2	4	15.0
\$200,000 - 249,999	129	9	10	11	11	7	4	32.3
\$250,000 - 299,999	77	9	7	6	8	1	3	25.7
\$300,000 - 399,999	94	6	3	3	6	1	1	94.0
\$400,000 - 499,999	45	3	0	2	0	0	2	22.5
\$500,000 - 749,999	37	0	1	0	1	0	0	n/a
\$750,000 - 1,000,000	10	0	0	0	0	0	0	n/a
\$1,000,000 +	10	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 your favorite Long Realty Sale Associate for a more in-depth analysis.

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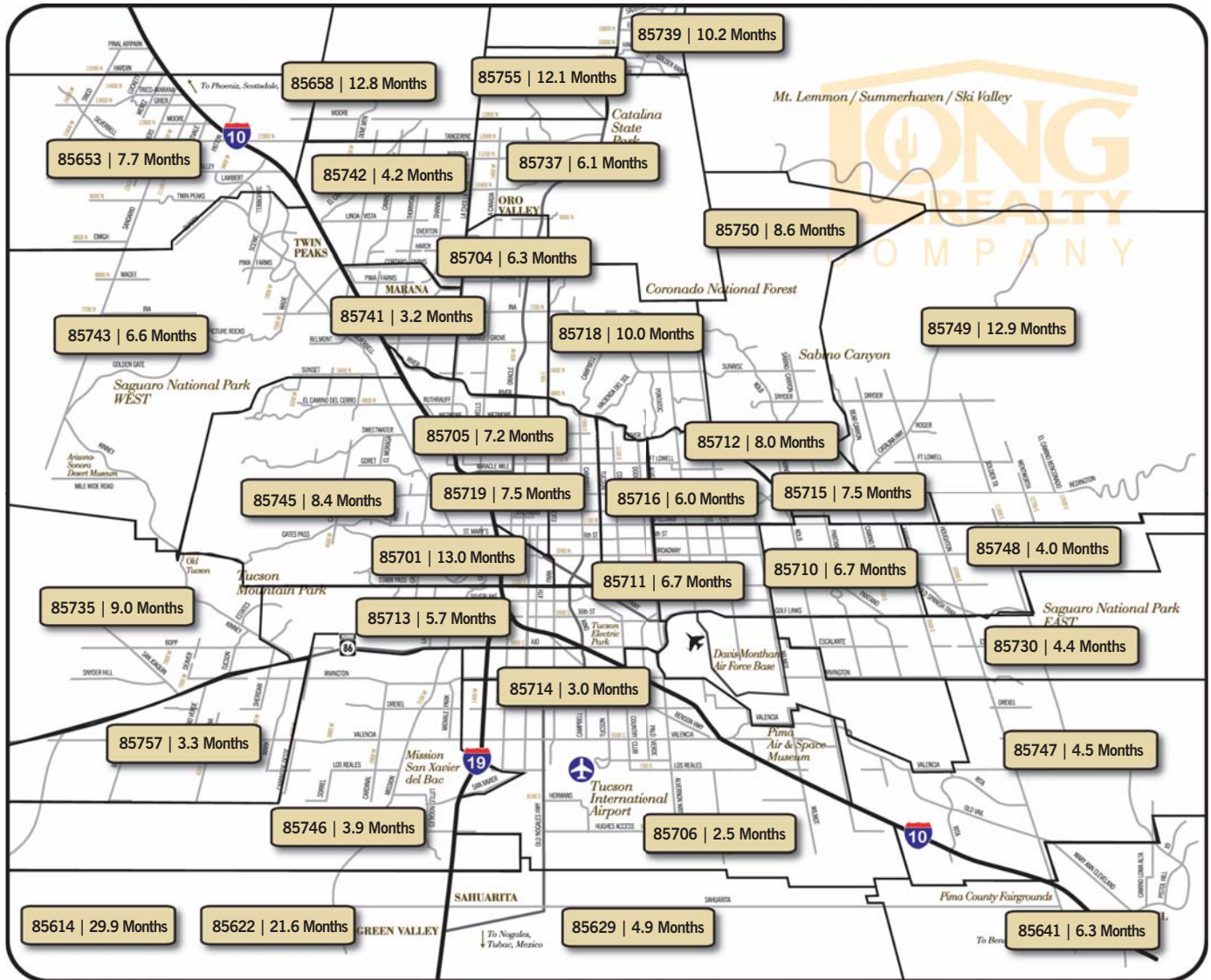
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Months of Inventory by Zip Code



These statistics are based on information obtained from the TARMLS using Brokermetrics software and from the GV/SAH MLS on 10/5/09. 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.

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