

# The Housing Report

Powered by Long Realty Research Center



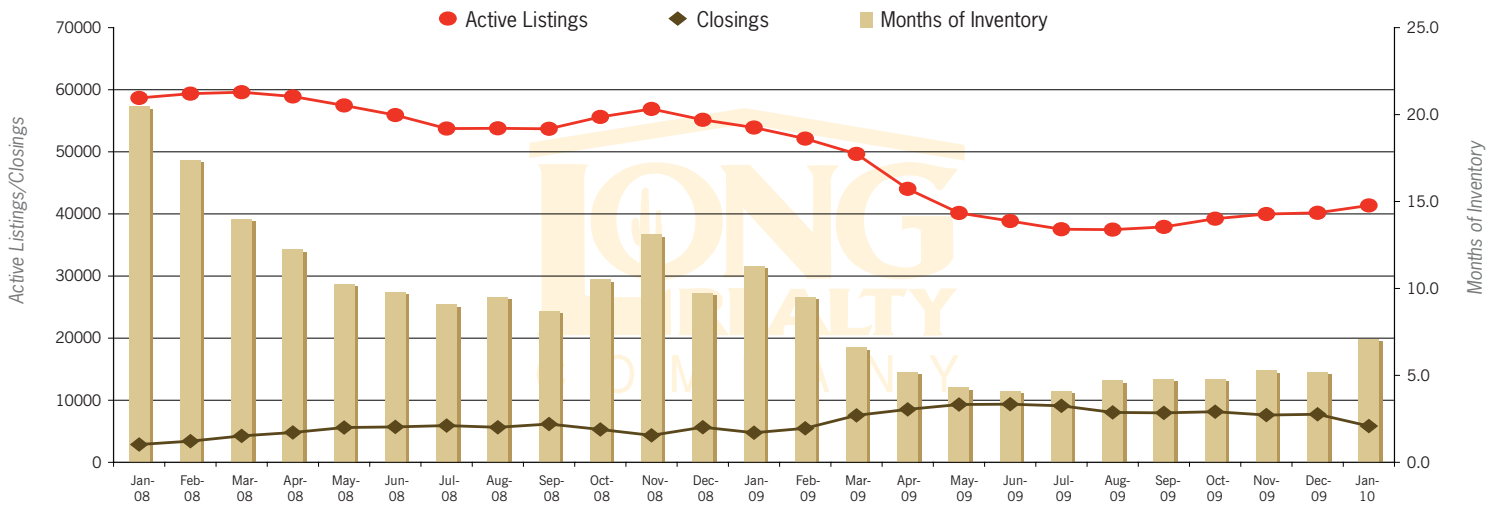
**ALERT!**

Home Buyer Tax Credit Expires April 30, 2010  
for more info visit  
[LongRealty.com/taxcredit](http://LongRealty.com/taxcredit)

## Phoenix Metro Area | February 2010

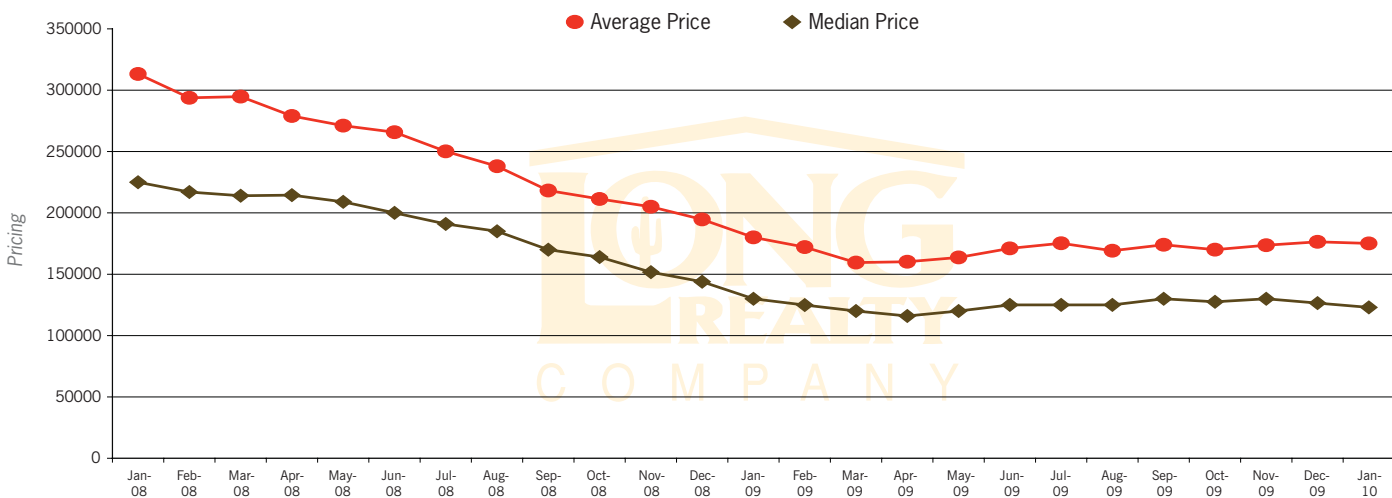
As of January 2010 active inventory was 41,371, a 23% decrease from January 2009. There were 5841 closings in January 2010, an increase of 23% from January 2009. Months of Inventory was 7.1, down from 11.3 in January 2009. Median price of sold homes was \$123,000 for the month of January 2010, down 5% from January 2009. Phoenix is experiencing an increase in buyer activity, with new properties under contract up 43% from January 2009. If you are looking to buy a home, you now have until April 30, 2010 to qualify for the Home Buyer Tax Credit! Up to \$8,000 for first time homebuyers and now up to \$6,500 for current homeowners purchasing a primary residence.

### Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the ARMLS on 2/4/10 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)



These statistics are based on information obtained from the ARMLS on 2/4/10 using Brokermetrics software. Information is believed to be reliable, but not guaranteed.

Contact your favorite Long Realty Sales Associate for more information.

# The Housing Report

Powered by Long Realty Research Center



**ALERT!**

Home Buyer Tax Credit  
Expires April 30, 2010  
for more info visit  
[LongRealty.com/taxcredit](http://LongRealty.com/taxcredit)

Phoenix Metro Area | February 2010

## Price Banded Market Report Residential Homes

Price Band	Homes Sold/Closed						Months of Inventory	
	Jan-10	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	
\$1 - 49,999	2,079	772	747	715	618	747	627	3.3
\$50,000 - 74,999	3,040	925	819	876	731	805	656	4.6
\$75,000 - 99,999	5,029	1,121	1,088	1,143	1,050	1,128	892	5.6
\$100,000 - 124,999	4,144	1,021	984	1,085	1,004	1,021	796	5.2
\$125,000 - 149,999	4,405	893	898	1,008	959	846	647	6.8
\$150,000 - 174,999	3,141	664	696	762	703	644	503	6.2
\$175,000 - 199,999	2,879	494	542	506	490	481	334	8.6
\$200,000 - 224,999	1,685	384	374	354	345	336	242	7.0
\$225,000 - 249,999	1,873	314	308	282	333	270	199	9.4
\$250,000 - 274,999	1,242	225	212	222	187	236	171	7.3
\$275,000 - 299,999	1,440	183	180	184	167	184	123	11.7
\$300,000 - 349,999	1,637	257	269	260	254	260	156	10.5
\$350,000 - 399,999	1,475	193	170	151	151	166	132	11.2
\$400,000 - 499,999	1,750	192	205	175	160	175	130	13.5
\$500,000 - 749,999	2,101	139	152	166	148	167	119	17.7
\$750,000 - 999,999	1,212	59	55	52	58	67	41	29.6
\$1,000,000 - and over	2,239	59	68	61	60	77	73	30.7

These statistics are based on information obtained from the ARMLS on 2/4/10 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.

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 Sales Associate for a more in-depth analysis.

Contact your favorite Long Realty Sales Associate for more information.