

# The Housing Report

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**ALERT!**

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

## Phoenix Sun City Area | February 2010

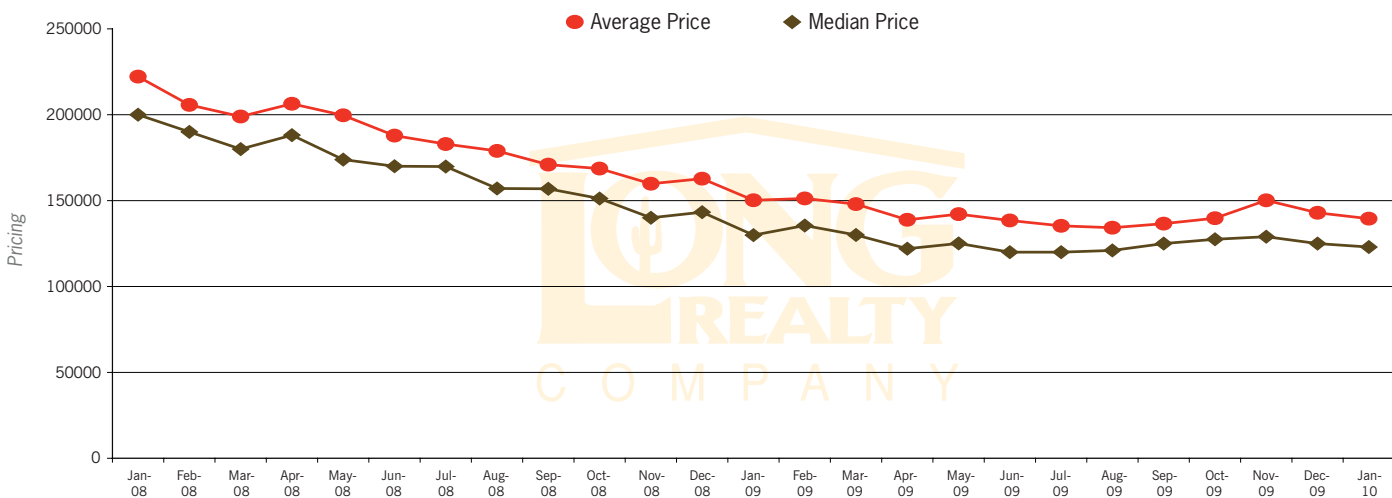
As of January 2010 active inventory was 2,818, a 23% decrease from January 2009. There were 414 closings in January 2010, a significant increase of 39% from January 2009. Months of Inventory was 6.8, down from 12.4 in January 2009. Median price of sold homes was \$123,000 for the month of January 2010, down 5% from January 2009. The Sun City area 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)



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## 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	54	12	8	15	7	8	9	6.0
\$50,000 - 74,999	165	31	30	27	22	26	21	7.9
\$75,000 - 99,999	496	94	86	89	86	91	85	5.8
\$100,000 - 124,999	458	123	101	115	103	122	98	4.7
\$125,000 - 149,999	432	98	90	94	96	93	70	6.2
\$150,000 - 174,999	318	56	54	70	58	53	45	7.1
\$175,000 - 199,999	234	24	32	39	23	41	29	8.1
\$200,000 - 224,999	131	20	27	21	17	18	18	7.3
\$225,000 - 249,999	122	15	16	10	21	21	10	12.2
\$250,000 - 274,999	80	10	6	9	10	14	8	10.0
\$275,000 - 299,999	74	6	2	7	5	6	6	12.3
\$300,000 - 349,999	88	4	6	7	11	11	6	14.7
\$350,000 - 399,999	51	3	2	2	7	3	2	25.5
\$400,000 - 499,999	57	4	3	4	5	2	6	9.5
\$500,000 - 749,999	49	0	0	3	3	1	1	49.0
\$750,000 - 999,999	8	0	0	0	2	1	0	n/a
\$1,000,000 - and over	1	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.

Contact your favorite Long Realty Sales Associate for more information.