

# The Housing Report

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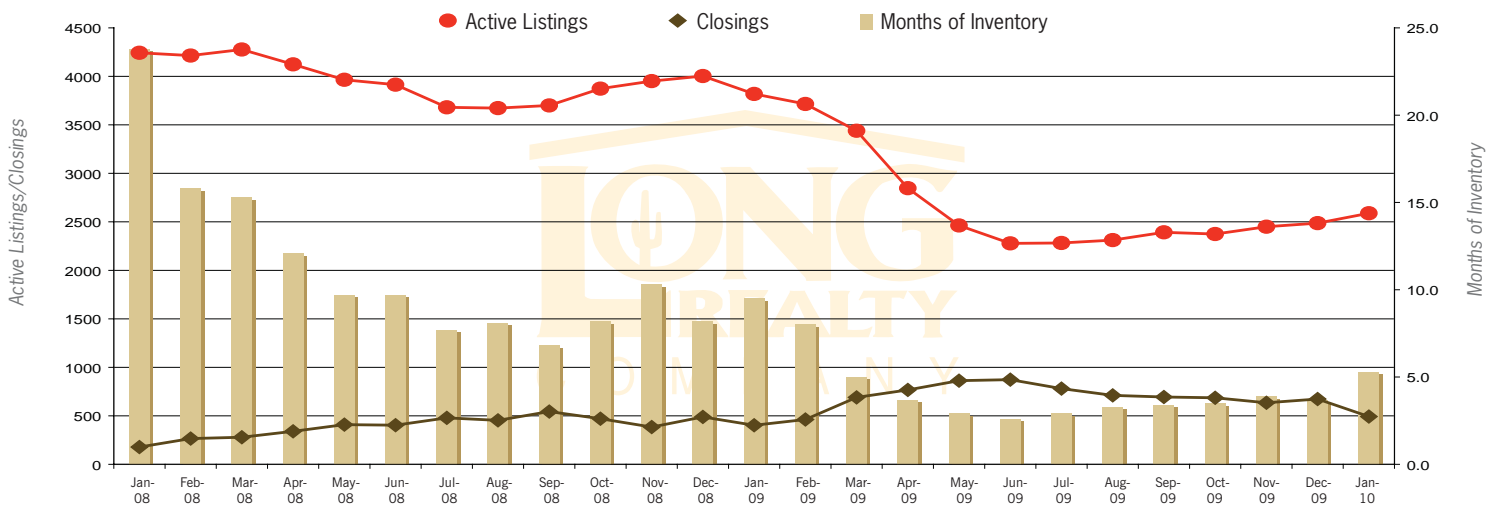
**ALERT!**

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

## Phoenix Southwest Valley | February 2010

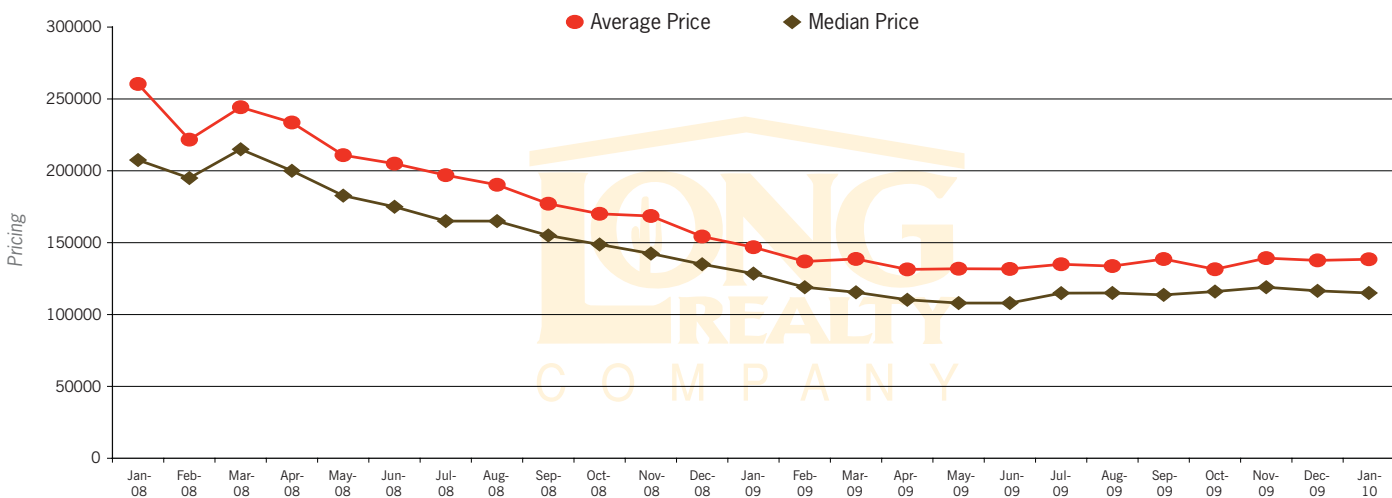
As of January 2010 active inventory was 2,589, a 32% decrease from January 2009. There were 493 closings in January 2010, an increase of 22% from January 2009. Months of Inventory was 5.3, down from 9.5 in January 2009. Median price of sold homes was \$115,000 for the month of January 2010, down 11% from January 2009. The Southwest Valley area is experiencing an increase in buyer activity, with new properties under contract up 32% 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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Contact your favorite Long Realty Sales Associate for more information.

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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	71	24	30	30	16	19	24	3.0
\$50,000 - 74,999	221	88	91	80	58	63	53	4.2
\$75,000 - 99,999	472	151	150	138	137	155	98	4.8
\$100,000 - 124,999	333	124	103	112	105	115	87	3.8
\$125,000 - 149,999	281	97	76	107	73	78	64	4.4
\$150,000 - 174,999	216	53	48	48	59	51	47	4.6
\$175,000 - 199,999	158	29	42	27	41	29	19	8.3
\$200,000 - 224,999	109	27	26	15	22	17	18	6.1
\$225,000 - 249,999	107	17	9	12	25	22	13	8.2
\$250,000 - 274,999	55	13	7	9	13	17	4	13.8
\$275,000 - 299,999	58	8	13	7	5	8	6	9.7
\$300,000 - 349,999	56	9	15	8	5	7	4	14.0
\$350,000 - 399,999	58	5	4	7	1	4	4	14.5
\$400,000 - 499,999	56	5	6	3	4	4	5	11.2
\$500,000 - 749,999	25	0	1	0	1	0	1	25.0
\$750,000 - 999,999	8	1	0	0	1	1	0	n/a
\$1,000,000 - and over	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 me for a more in-depth analysis.

Contact your favorite Long Realty Sales Associate for more information.