

The Housing Report

Powered by Long Realty Research Center



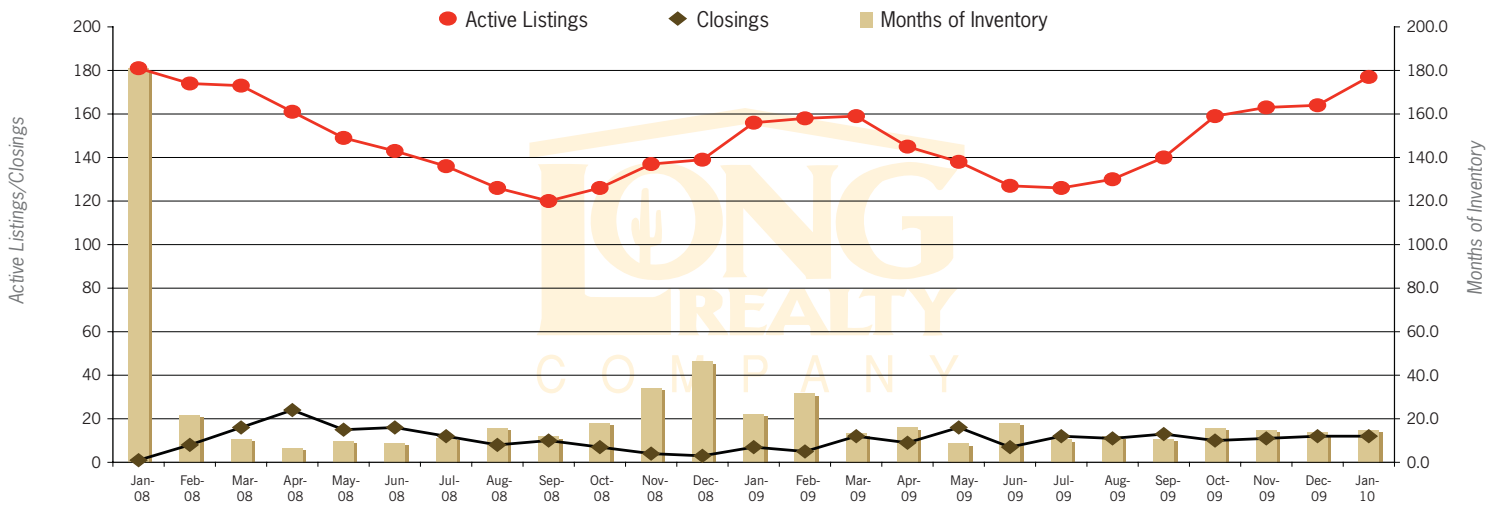
ALERT!

Home Buyer Tax Credit Expires April 30, 2010
for more info visit
LongRealty.com/taxcredit

Saddlebrooke | February 2010

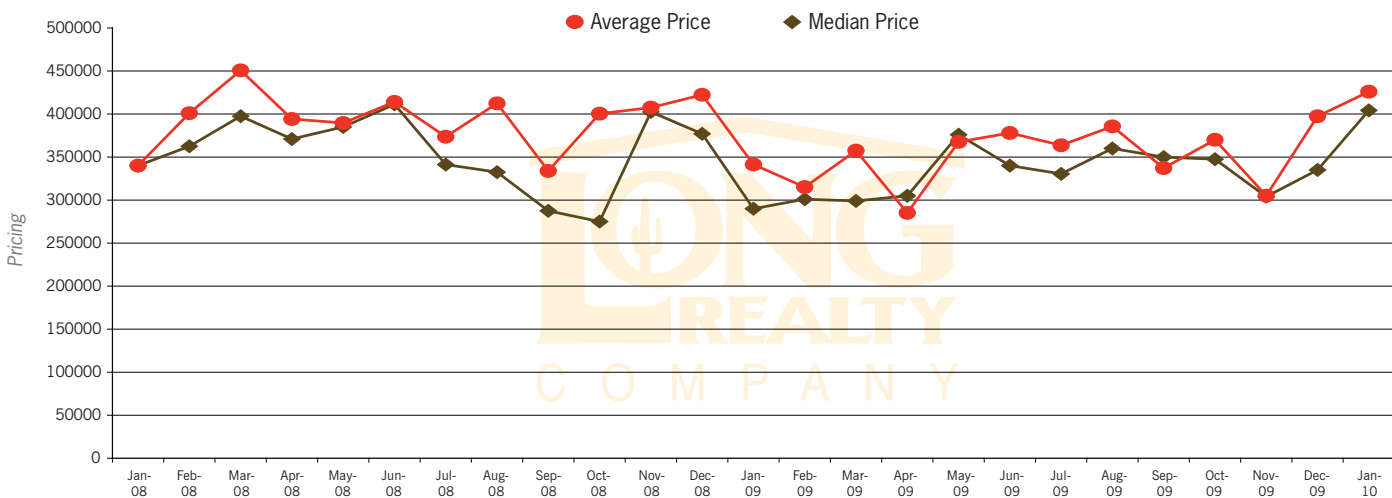
As of January 2010 active inventory was 177, a 13% increase from January 2009. There were 12 closings in January 2010, a significant increase of 71% above January 2009. Months of Inventory was 14.8, down from 22.3 in January 2009. Median price of sold homes was \$404,250 for the month of January 2010, up 39% from January 2009. The SaddleBrooke area is experiencing a significant increase in buyer activity, with new properties under contract up 104% 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 TARMLS using Brokermetrics software on 2/4/10. 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)



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 2/4/10. 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

Saddlebrooke | February 2010

Price Banded Market Report Residential Homes

Price Band	Homes Sold/Closed						Homes on the Market	Months of Inventory
	Jan-10	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	
\$1 - 49,999	0	0	0	0	0	0	0	n/a
\$50,000 - 74,999	0	0	0	0	0	0	0	n/a
\$75,000 - 99,999	0	0	0	0	0	0	0	n/a
\$100,000 - 124,999	0	0	0	0	0	0	0	n/a
\$125,000 - 149,999	0	0	0	0	0	0	0	n/a
\$150,000 - 174,999	0	0	2	0	0	0	0	n/a
\$175,000 - 199,999	3	0	0	0	1	0	0	n/a
\$200,000 - 224,999	6	0	0	1	2	2	1	6.0
\$225,000 - 249,999	16	2	1	0	0	1	0	n/a
\$250,000 - 274,999	4	1	1	1	0	1	0	n/a
\$275,000 - 299,999	11	2	0	0	2	0	0	n/a
\$300,000 - 349,999	29	0	2	3	3	4	3	9.7
\$350,000 - 399,999	22	1	3	3	2	1	2	11.0
\$400,000 - 499,999	35	3	4	0	1	0	4	8.8
\$500,000 - 749,999	39	2	0	2	0	2	2	19.5
\$750,000 - 999,999	9	0	0	0	0	1	0	n/a
\$1,000,000 - and over	3	0	0	0	0	0	0	n/a

These statistics are based on information obtained from the TARMLS using Brokermetrics software on 2/4/10. 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.

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.

The Housing Report

Powered by Long Realty Research Center

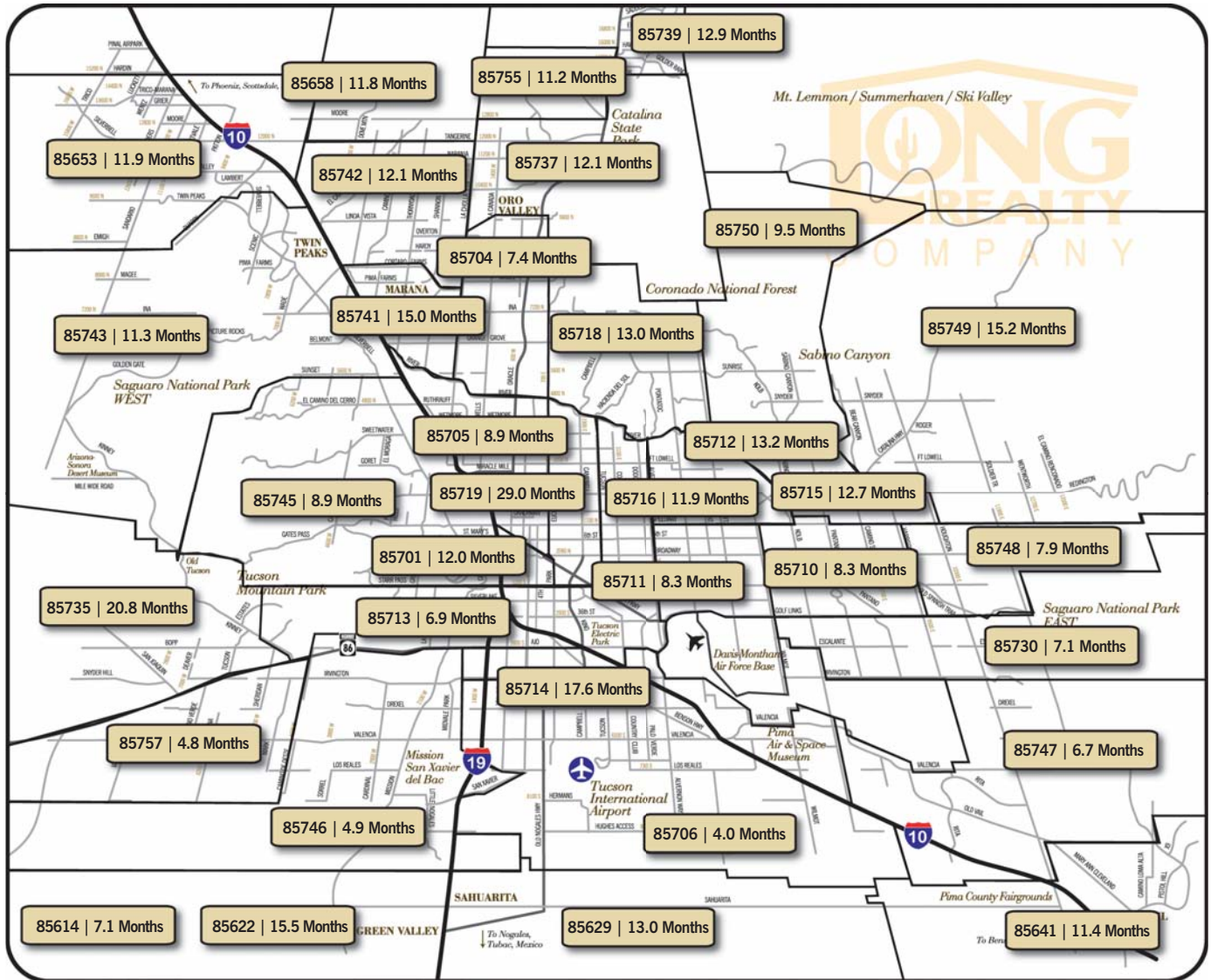


ALERT!

Home Buyer Tax Credit
Expires April 30, 2010
for more info visit
LongRealty.com/taxcredit

Saddlebrooke | February 2010

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 2/4/10. 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 your favorite Long Realty Sales Associate for more information.