

# The Housing Report

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## Tucson Main Market | January 2010

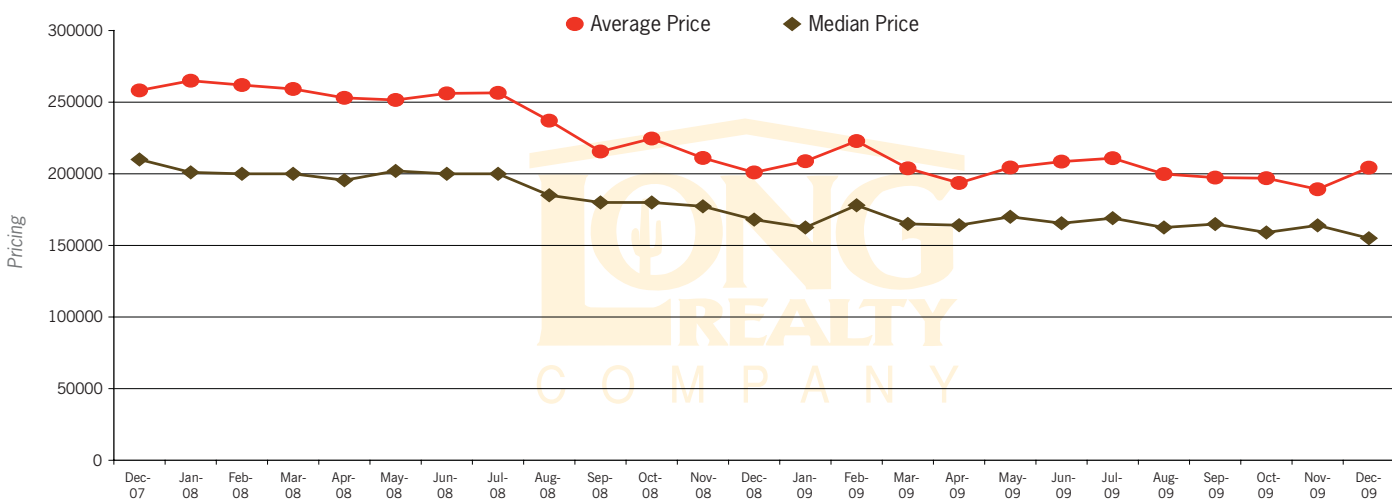
As of December 2009 active inventory was 6,327, an 18% decrease from December 2008. There were 850 closings in December 2009, an increase of 15% from December 2008. Months of Inventory was 7.4, down from 10.5 in December 2008. Median price of sold homes was \$155,000 for the month of December 2009, down 8% from December 2008. Tucson is experiencing a significant increase in buyer activity, with new properties under contract up 83% from December 2008. 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. Contact me for more details.

### Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 1/5/10. 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)



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## Price Banded Market Report Residential Homes

Price Band	Homes on the Market							Homes Sold/Closed							Months of Inventory
	Dec-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Dec-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	
\$1 - 49,999	109	28	47	48	54	43	50	2.2							
\$50,000 - 74,999	256	81	67	57	57	61	63	4.1							
\$75,000 - 99,999	444	94	84	77	99	91	67	6.6							
\$100,000 - 124,999	451	125	110	107	118	94	116	3.9							
\$125,000 - 149,999	644	156	114	111	141	140	111	5.8							
\$150,000 - 174,999	570	154	141	142	146	153	111	5.1							
\$175,000 - 199,999	569	117	92	105	88	98	60	9.5							
\$200,000 - 224,999	396	104	63	67	78	71	53	7.5							
\$225,000 - 249,999	423	61	62	53	50	66	40	10.6							
\$250,000 - 274,999	246	57	37	36	35	48	33	7.5							
\$275,000 - 299,999	315	44	33	33	26	33	20	15.8							
\$300,000 - 349,999	343	69	45	34	44	42	38	9.0							
\$350,000 - 399,999	273	27	23	26	39	27	21	13.0							
\$400,000 - 499,999	338	47	29	26	27	28	25	13.5							
\$500,000 - 749,999	459	38	18	25	39	23	35	13.1							
\$750,000 - 999,999	182	6	6	7	8	2	12	15.2							
\$1,000,000 - and over	276	7	12	7	3	3	5	55.2							

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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.

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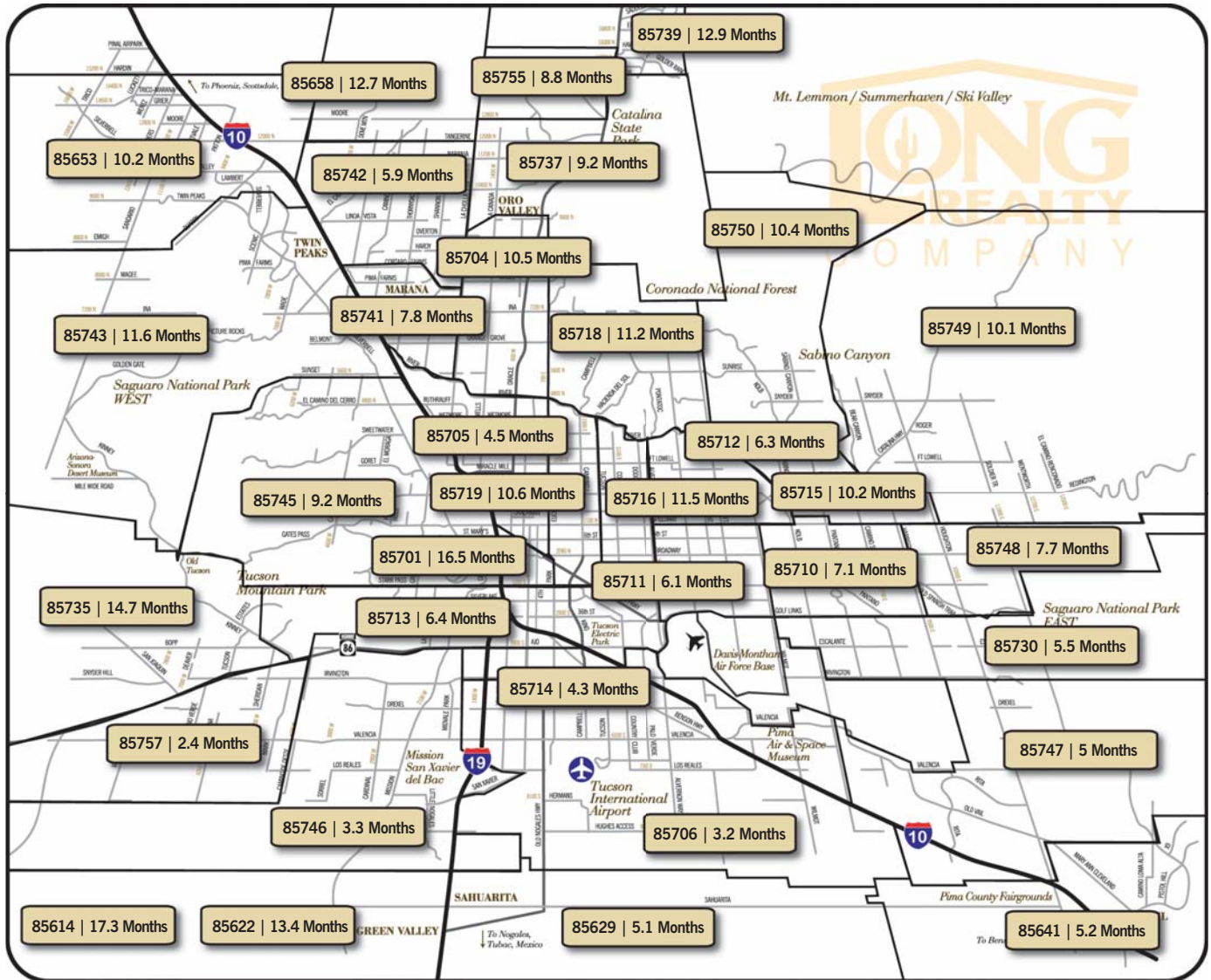
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## Months of Inventory by Zip Code



*These statistics are based on information obtained from the TARMLS using Brokermetrics software and from the GV/SAH MLS on 1/5/10. 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 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. Contact me to get Months of Inventory information for your specific neighborhood.

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