

The Housing Report

Powered by Long Realty Research Center



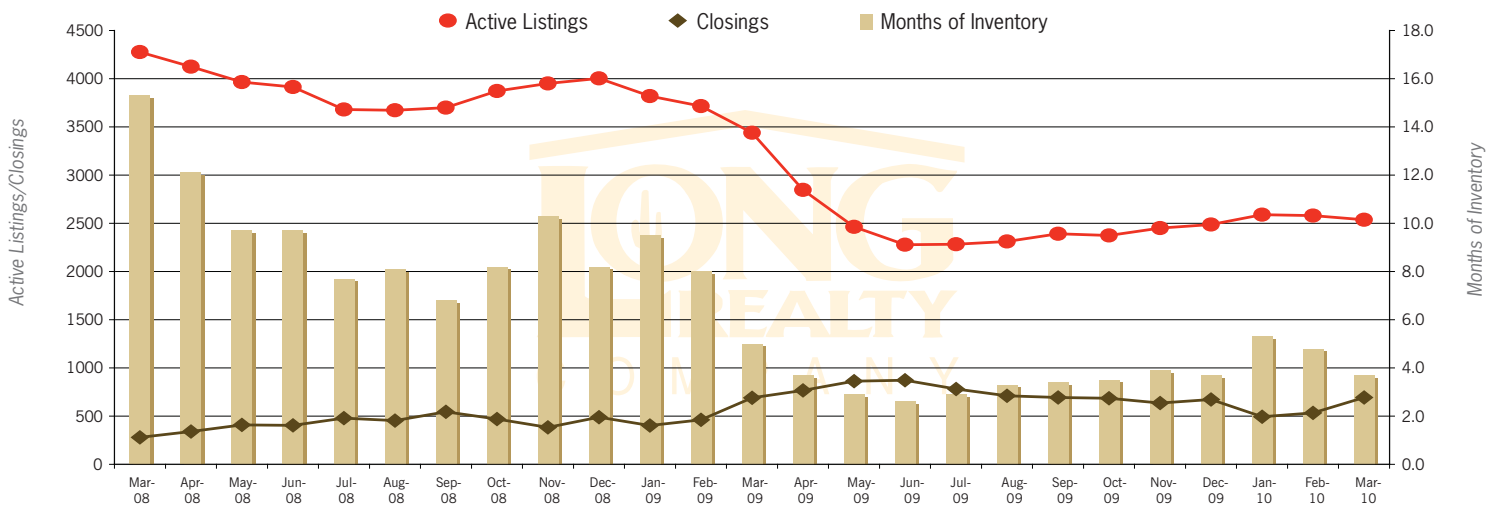
ALERT!

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

Phoenix Southwest Valley | April 2010

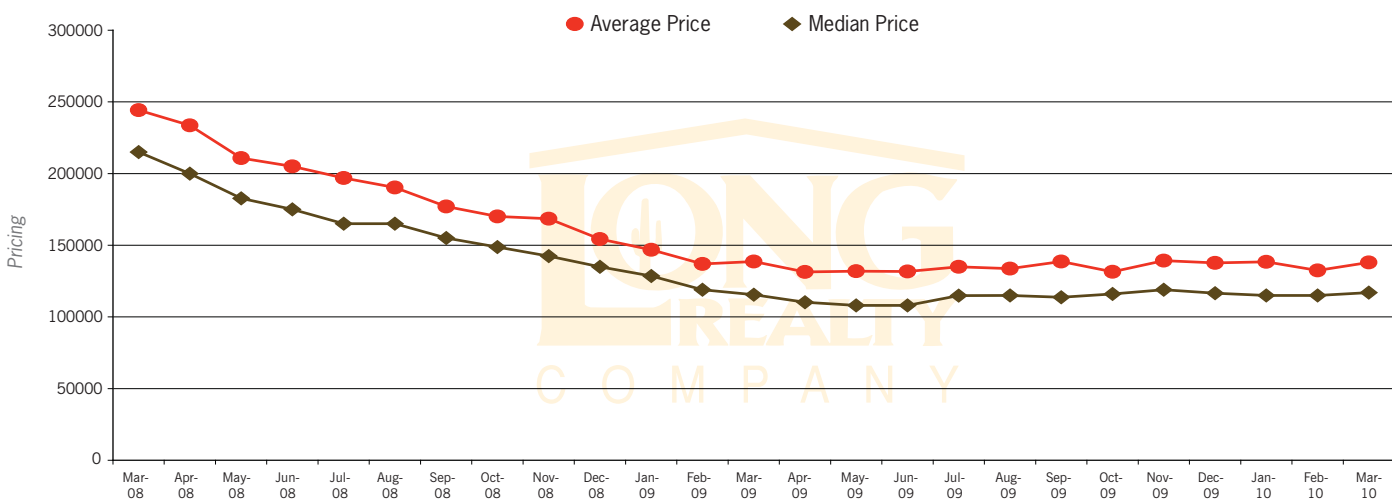
As of March 2010 active inventory was 2,537, a 26% decrease from March 2009. There were 694 closings in March 2010, 1% above March 2009. Months of Inventory was 3.7, down from 5.0 in March 2009. Median price of sold homes was \$117,000 for the month of March 2010, up 1% from March 2009. The Southwest Valley area is experiencing an increase in buyer activity, with new properties under contract up 28% from March 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 04/05/2010 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 04/05/2010 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



Phoenix Southwest Valley | April 2010

Price Banded Market Report Residential Homes

Price Band	Homes Sold/Closed						Homes on the Market	Months of Inventory
	Mar-10	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	
\$1 - 49,999	66	30	16	19	26	18	31	2.1
\$50,000 - 74,999	193	79	58	61	53	66	83	2.3
\$75,000 - 99,999	475	138	137	152	99	101	134	3.5
\$100,000 - 124,999	355	112	104	115	80	94	114	3.1
\$125,000 - 149,999	291	107	71	78	61	77	81	3.6
\$150,000 - 174,999	190	49	57	50	46	44	52	3.7
\$175,000 - 199,999	167	27	41	30	19	18	42	4.0
\$200,000 - 224,999	93	16	21	17	19	16	31	3.0
\$225,000 - 249,999	90	11	25	22	12	17	22	4.1
\$250,000 - 274,999	54	9	13	17	4	11	11	4.9
\$275,000 - 299,999	50	7	5	8	6	6	2	25.0
\$300,000 - 349,999	63	8	5	7	4	8	6	10.5
\$350,000 - 399,999	61	7	1	4	5	3	4	15.3
\$400,000 - 499,999	49	3	4	4	5	3	9	5.4
\$500,000 - 749,999	21	0	1	0	1	1	0	n/a
\$750,000 - 999,999	8	0	1	1	0	0	1	8.0
\$1,000,000 - and over	10	0	0	0	0	0	0	n/a

These statistics are based on information obtained from the ARMLS on 04/05/2010 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 me for a more in-depth analysis.

Contact your favorite Long Realty Sales Associate for more information.