

The Housing Report

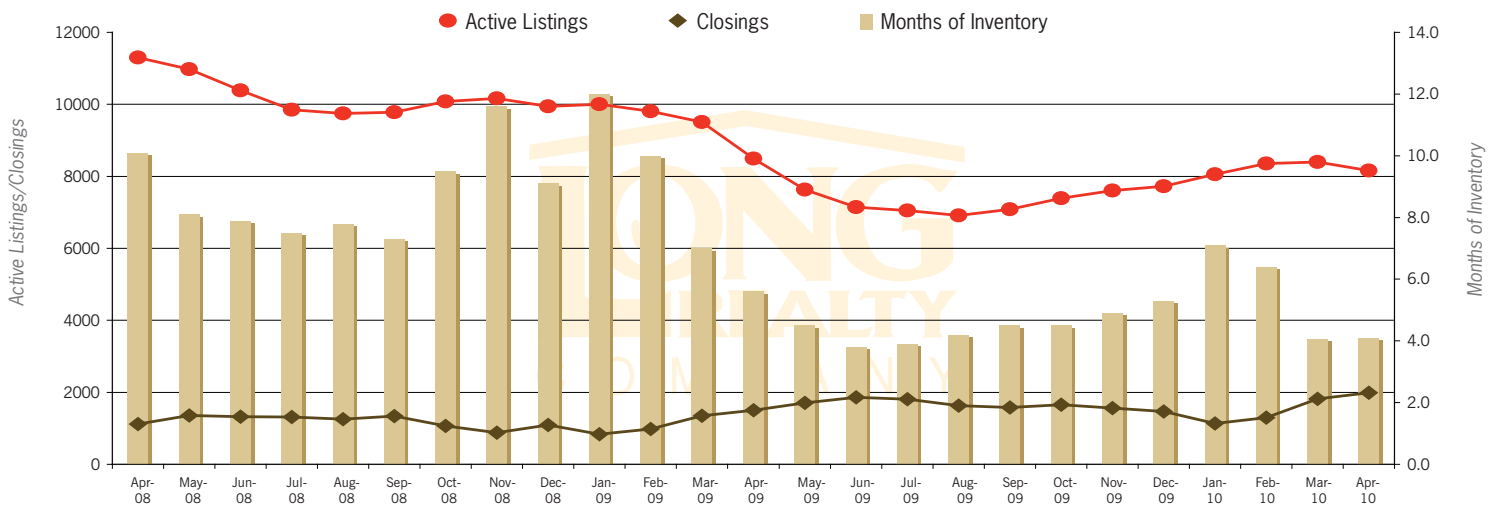
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Phoenix Southeast Valley | May 2010

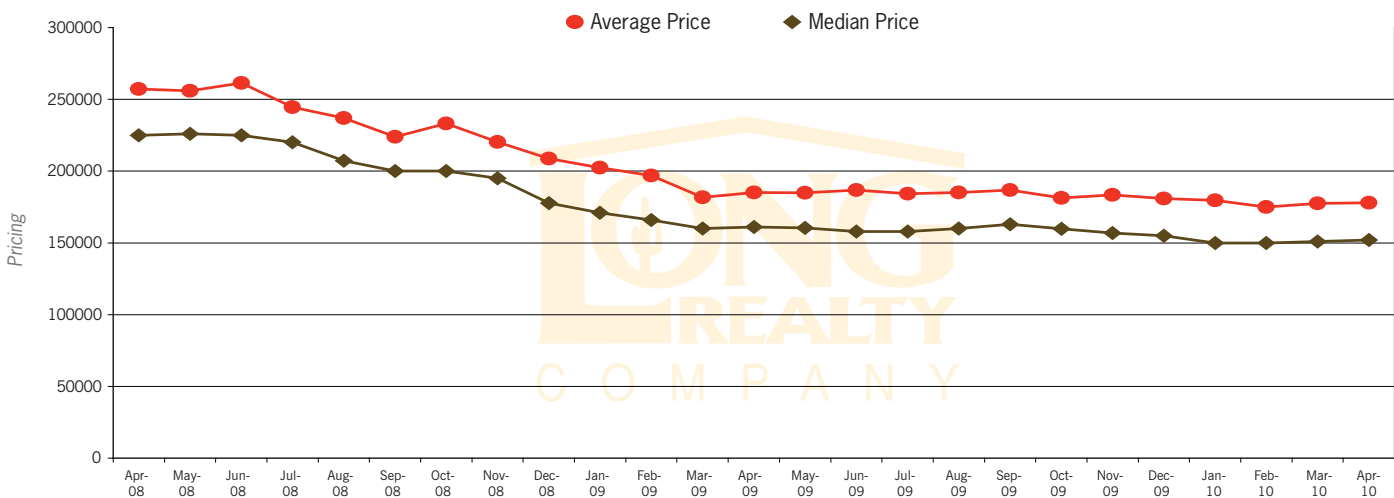
As of April 2010 active inventory was 8,158, a 4% decrease from April 2009. There were 1,992 closings in April 2010, 32% above April 2009. Months of Inventory was 4.1, down from 5.6 in April 2009. Median price of sold homes was \$152,000 for the month of April 2010, down 6% from April 2009. The Southeast Valley area is experiencing an increase in buyer activity, with new properties under contract up 39% from April 2009. Contact me for more details.

Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the ARMLS on 05/05/10 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
	Apr-10	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	
\$1 - 49,999	283	61	77	57	83	99	88	3.2
\$50,000 - 74,999	405	109	103	85	87	108	109	3.7
\$75,000 - 99,999	707	107	117	108	119	167	172	4.1
\$100,000 - 124,999	844	188	138	127	148	215	260	3.2
\$125,000 - 149,999	1,190	245	237	175	202	282	320	3.7
\$150,000 - 174,999	821	215	183	145	166	240	275	3.0
\$175,000 - 199,999	786	142	144	91	116	153	192	4.1
\$200,000 - 224,999	480	114	101	62	63	133	121	4.0
\$225,000 - 249,999	555	102	67	51	73	98	110	5.0
\$250,000 - 274,999	348	56	66	47	58	67	82	4.2
\$275,000 - 299,999	328	43	52	29	33	48	64	5.1
\$300,000 - 349,999	376	72	63	42	54	80	84	4.5
\$350,000 - 399,999	288	35	39	39	29	38	47	6.1
\$400,000 - 499,999	275	28	35	24	25	33	34	8.1
\$500,000 - 749,999	274	27	21	21	17	34	22	12.5
\$750,000 - 999,999	97	3	5	2	4	7	6	16.2
\$1,000,000 - and over	101	7	2	4	4	3	6	16.8

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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.