

The Housing Report

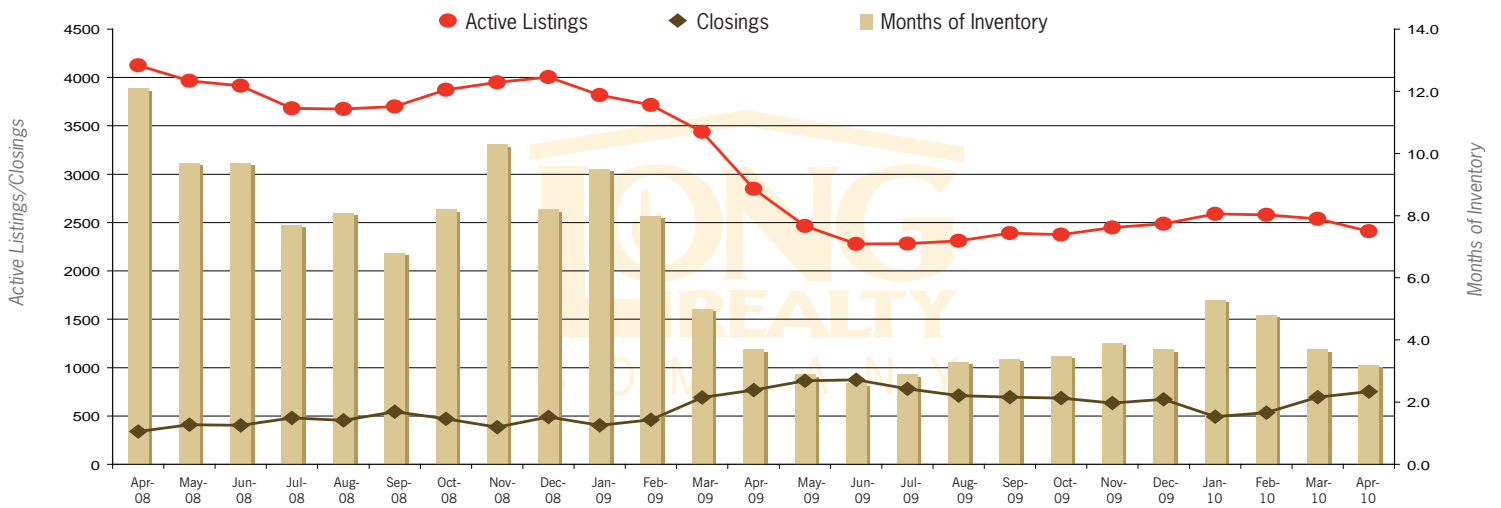
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Phoenix Southwest Valley | May 2010

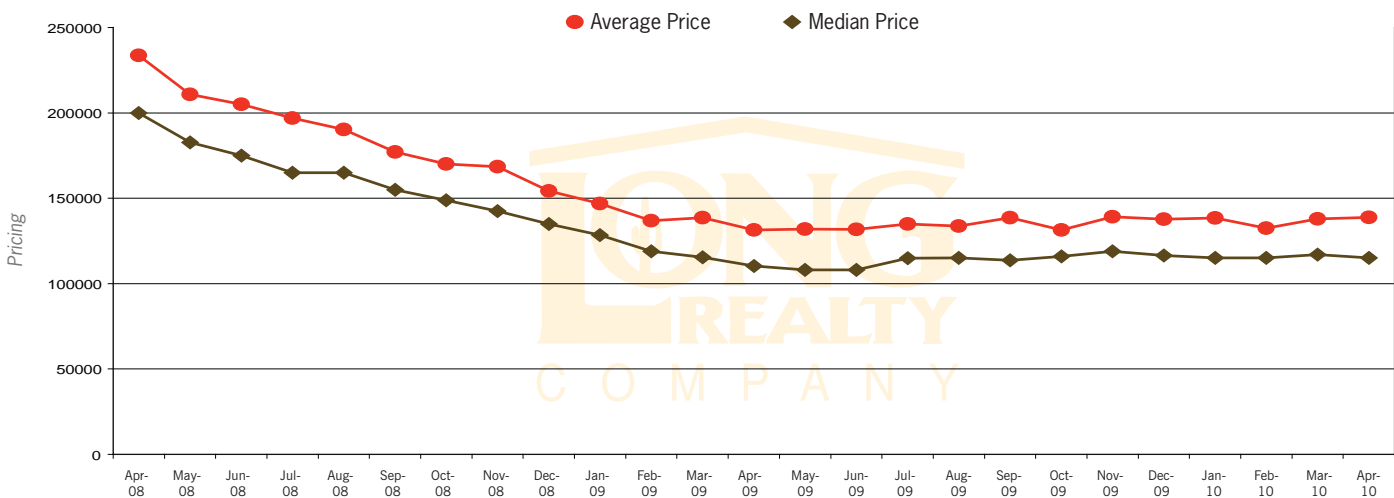
As of April 2010 active inventory was 2,409, a 15% decrease from April 2009. There were 753 closings in April 2010, 2% below April 2009. Months of Inventory was 3.2, down from 3.7 in April 2009. Median price of sold homes was \$115,000 for the month of April 2010, up 4% from April 2009. The Southwest Valley area is experiencing an increase in buyer activity, with new properties under contract up 36% from April 2009.

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	60	16	19	25	18	31	37	1.6
\$50,000 - 74,999	191	58	60	51	67	85	70	2.7
\$75,000 - 99,999	467	137	151	99	102	131	164	2.8
\$100,000 - 124,999	340	103	114	81	94	115	135	2.5
\$125,000 - 149,999	288	70	76	61	76	81	84	3.4
\$150,000 - 174,999	169	56	50	46	44	51	51	3.3
\$175,000 - 199,999	168	41	29	19	17	42	33	5.1
\$200,000 - 224,999	86	21	17	19	16	31	23	3.7
\$225,000 - 249,999	77	25	23	12	17	21	24	3.2
\$250,000 - 274,999	43	13	16	3	11	11	14	3.1
\$275,000 - 299,999	48	5	8	6	6	2	13	3.7
\$300,000 - 349,999	60	5	7	4	8	6	12	5.0
\$350,000 - 399,999	54	1	4	5	3	4	6	9.0
\$400,000 - 499,999	45	4	4	5	3	9	7	6.4
\$500,000 - 749,999	21	1	0	1	1	0	2	10.5
\$750,000 - 999,999	3	1	1	0	0	1	1	3.0
\$1,000,000 - and over	8	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.

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