

The Housing Report

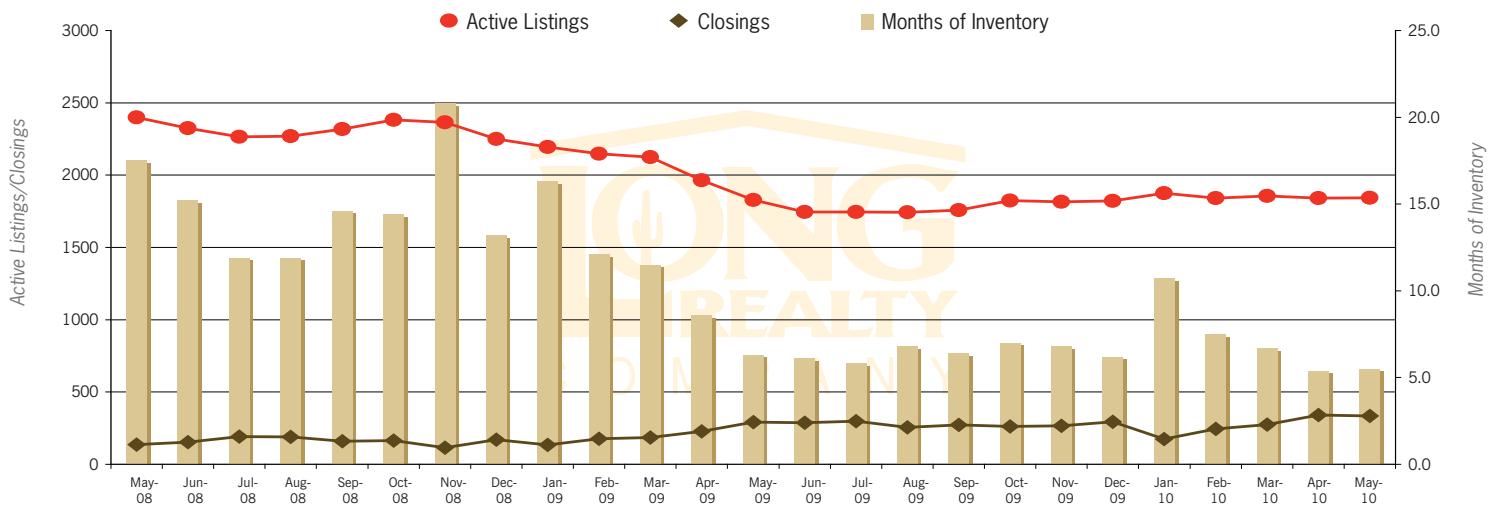
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Central Phoenix | June 2010

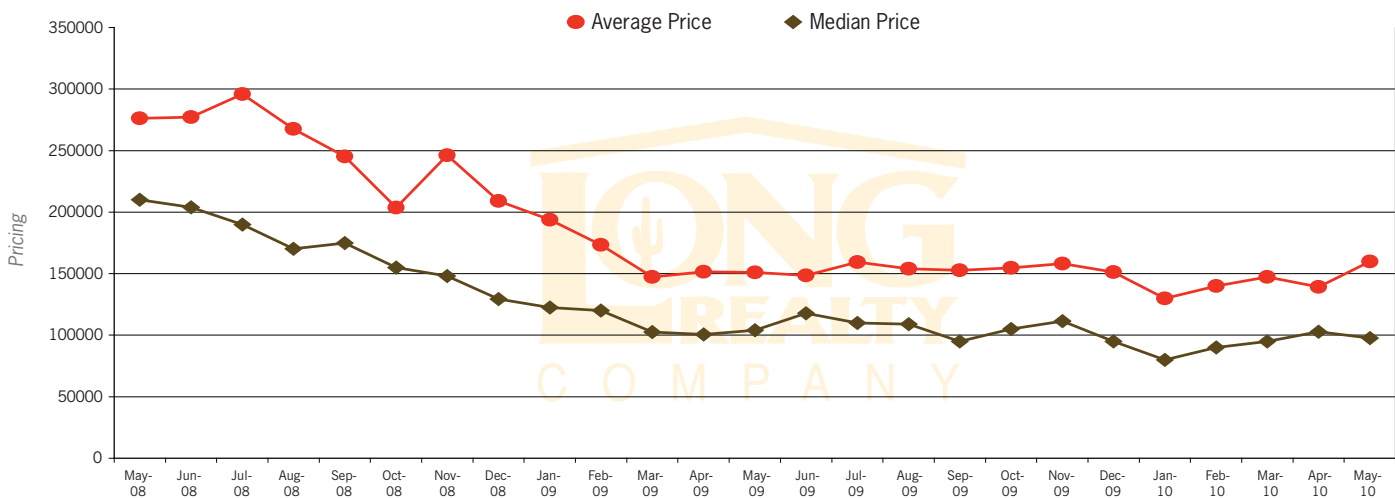
As of May 2010 active inventory was 1,844, a 1% increase from May 2009. There were 334 closings in May 2010, an increase of 15% above May 2009. Months of Inventory was 5.5, down from 6.3 in May 2009. Median price of sold homes was \$97,750 for the month of May 2010, down 6% from May 2009. There were 240 new properties under contract in May 2010, down 17% from May 2009. Contact me for more details.

Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the ARMLS on 6/3/10 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	
	May-10	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	
\$1 - 49,999	229	62	38	63	58	68	59	3.9
\$50,000 - 74,999	204	42	37	35	50	59	62	3.3
\$75,000 - 99,999	224	46	32	33	31	40	54	4.1
\$100,000 - 124,999	125	22	10	19	31	33	24	5.2
\$125,000 - 149,999	157	21	14	23	24	31	37	4.2
\$150,000 - 174,999	99	12	9	11	11	24	18	5.5
\$175,000 - 199,999	94	12	9	8	9	15	5	18.8
\$200,000 - 224,999	65	3	5	11	4	14	17	3.8
\$225,000 - 249,999	69	5	3	6	6	13	10	6.9
\$250,000 - 274,999	61	16	4	2	9	8	7	8.7
\$275,000 - 299,999	61	9	5	7	7	8	3	20.3
\$300,000 - 349,999	59	11	1	7	11	10	8	7.4
\$350,000 - 399,999	73	3	0	3	8	5	4	18.3
\$400,000 - 499,999	81	8	4	5	2	6	6	13.5
\$500,000 - 749,999	110	11	1	7	5	7	13	8.5
\$750,000 - 999,999	58	2	1	1	0	2	5	11.6
\$1,000,000 - and over	75	0	2	1	4	1	2	37.5

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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.