

The Housing Report

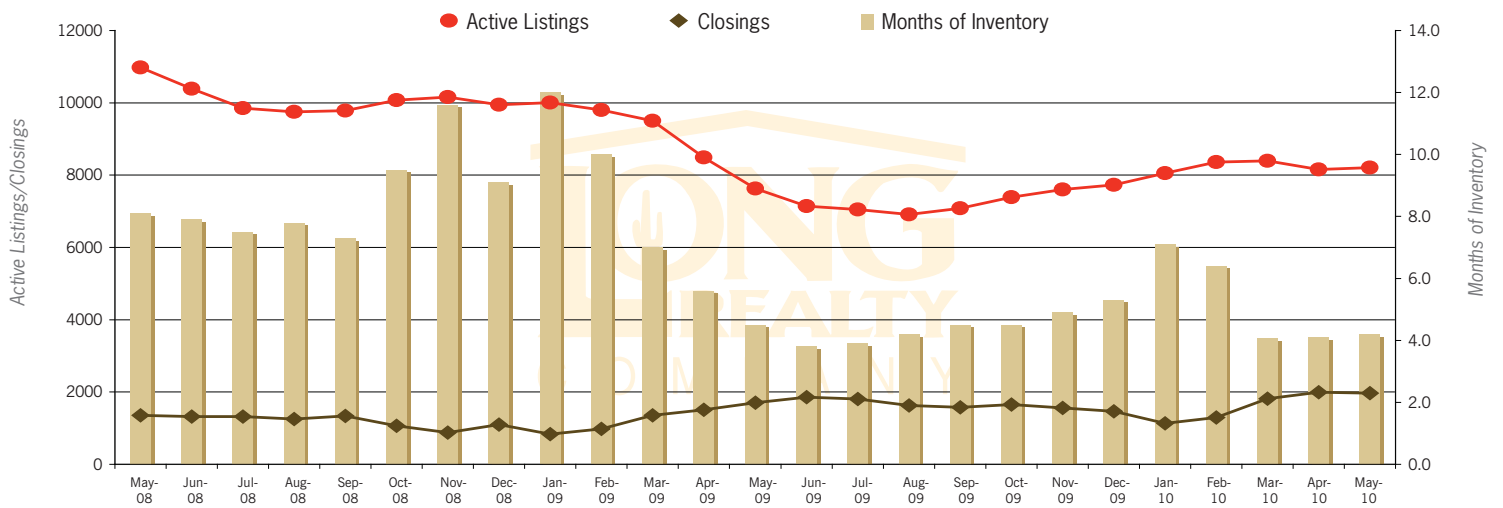
Powered by Long Realty Research Center



Phoenix Southeast Valley | June 2010

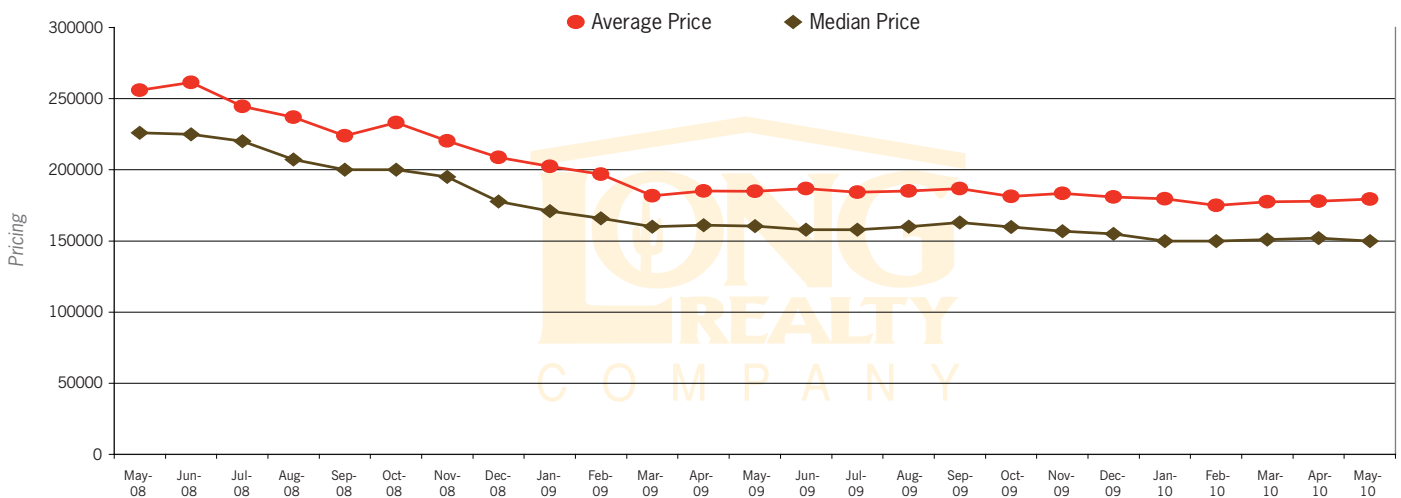
As of May 2010 active inventory was 8,207, an 8% increase from May 2009. There were 1,969 closings in May 2010, 16% above May 2009. Months of Inventory was 4.2, down from 4.5 in May 2009. Median price of sold homes was \$150,000 for the month of May 2010, down 6% from May 2009. There were 1,353 new properties under contract in May 2010, down 23% 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)



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.

Contact your favorite Long Realty Sales Associate for more information.

The Housing Report

Powered by Long Realty Research Center



Phoenix Southeast Valley | June 2010

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 | 306 | 77 | 57 | 83 | 99 | 82 | 87 | 3.5 |
| \$50,000 - 74,999 | 424 | 103 | 85 | 88 | 108 | 108 | 118 | 3.6 |
| \$75,000 - 99,999 | 743 | 117 | 107 | 117 | 168 | 170 | 167 | 4.4 |
| \$100,000 - 124,999 | 872 | 138 | 127 | 148 | 214 | 259 | 251 | 3.5 |
| \$125,000 - 149,999 | 1,215 | 237 | 175 | 199 | 281 | 314 | 336 | 3.6 |
| \$150,000 - 174,999 | 877 | 181 | 143 | 167 | 240 | 271 | 254 | 3.5 |
| \$175,000 - 199,999 | 776 | 144 | 90 | 116 | 151 | 191 | 169 | 4.6 |
| \$200,000 - 224,999 | 496 | 100 | 62 | 62 | 134 | 120 | 133 | 3.7 |
| \$225,000 - 249,999 | 513 | 67 | 51 | 74 | 96 | 108 | 109 | 4.7 |
| \$250,000 - 274,999 | 330 | 66 | 47 | 58 | 66 | 82 | 74 | 4.5 |
| \$275,000 - 299,999 | 315 | 52 | 29 | 33 | 48 | 62 | 59 | 5.3 |
| \$300,000 - 349,999 | 355 | 62 | 42 | 53 | 80 | 85 | 72 | 4.9 |
| \$350,000 - 399,999 | 281 | 39 | 39 | 29 | 38 | 46 | 56 | 5.0 |
| \$400,000 - 499,999 | 265 | 35 | 24 | 25 | 33 | 34 | 39 | 6.8 |
| \$500,000 - 749,999 | 246 | 21 | 21 | 17 | 34 | 22 | 31 | 7.9 |
| \$750,000 - 999,999 | 103 | 5 | 2 | 4 | 7 | 6 | 12 | 8.6 |
| \$1,000,000 - and over | 90 | 2 | 4 | 4 | 3 | 6 | 2 | 45.0 |

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.

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.