

# The Housing Report

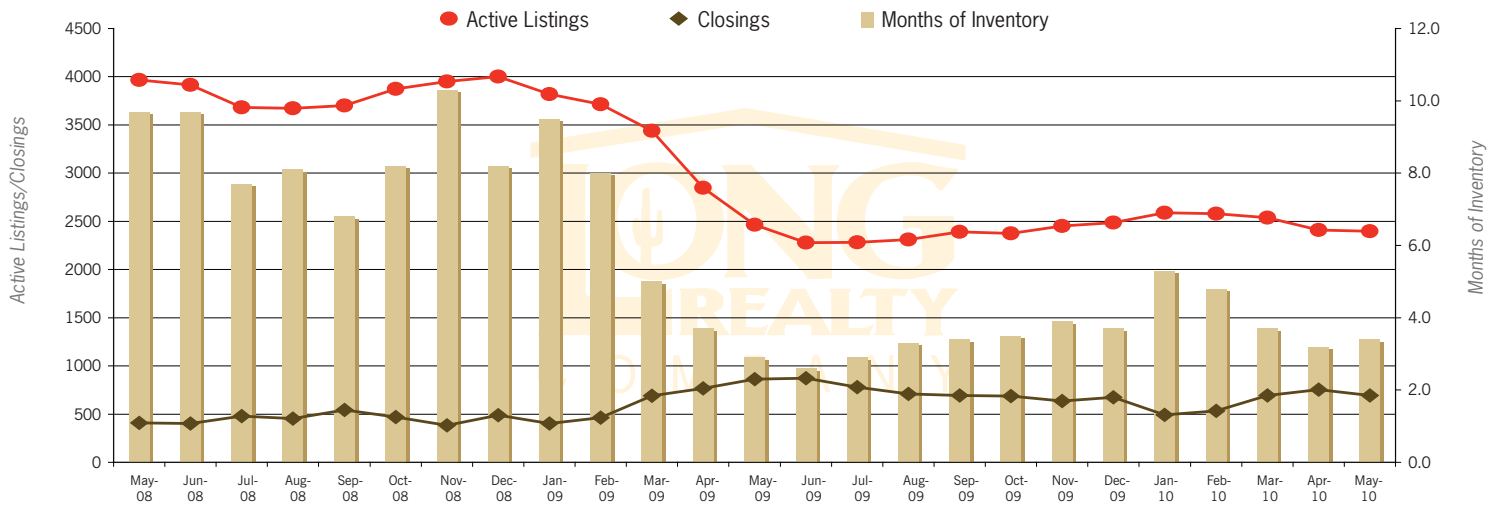
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## Phoenix Southwest Valley | June 2010

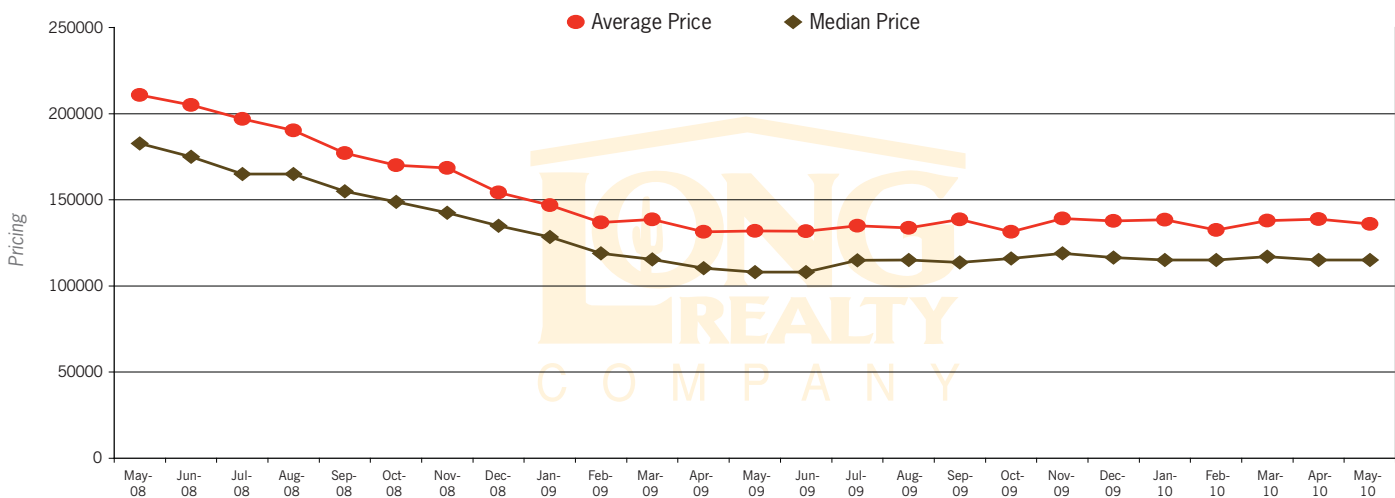
As of May 2010 active inventory was 2,396, a 3% decrease from May 2009. There were 695 closings in May 2010, 19% below May 2009. Months of Inventory was 3.4, up from 2.9 in May 2009. Median price of sold homes was \$115,000 for the month of May 2010, up 6% from May 2009. There were 523 new properties under contract in May 2010, down 38% 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	62	19	25	18	31	35	30	2.1
\$50,000 - 74,999	181	60	51	66	85	69	61	3.0
\$75,000 - 99,999	468	148	97	102	129	161	155	3.0
\$100,000 - 124,999	382	114	80	94	115	134	116	3.3
\$125,000 - 149,999	275	76	62	76	79	85	76	3.6
\$150,000 - 174,999	165	50	45	44	51	50	62	2.7
\$175,000 - 199,999	164	29	19	17	42	32	38	4.3
\$200,000 - 224,999	89	17	19	16	31	21	25	3.6
\$225,000 - 249,999	68	23	12	17	21	25	17	4.0
\$250,000 - 274,999	49	15	3	11	11	14	8	6.1
\$275,000 - 299,999	45	8	6	6	2	13	10	4.5
\$300,000 - 349,999	49	7	4	8	6	12	11	4.5
\$350,000 - 399,999	58	4	5	3	4	6	7	8.3
\$400,000 - 499,999	35	4	5	3	9	6	2	17.5
\$500,000 - 749,999	17	0	1	1	0	2	0	N/A
\$750,000 - 999,999	5	1	0	0	1	1	0	N/A
\$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.

Contact your favorite Long Realty Sales Associate for more information.