

The Housing Report

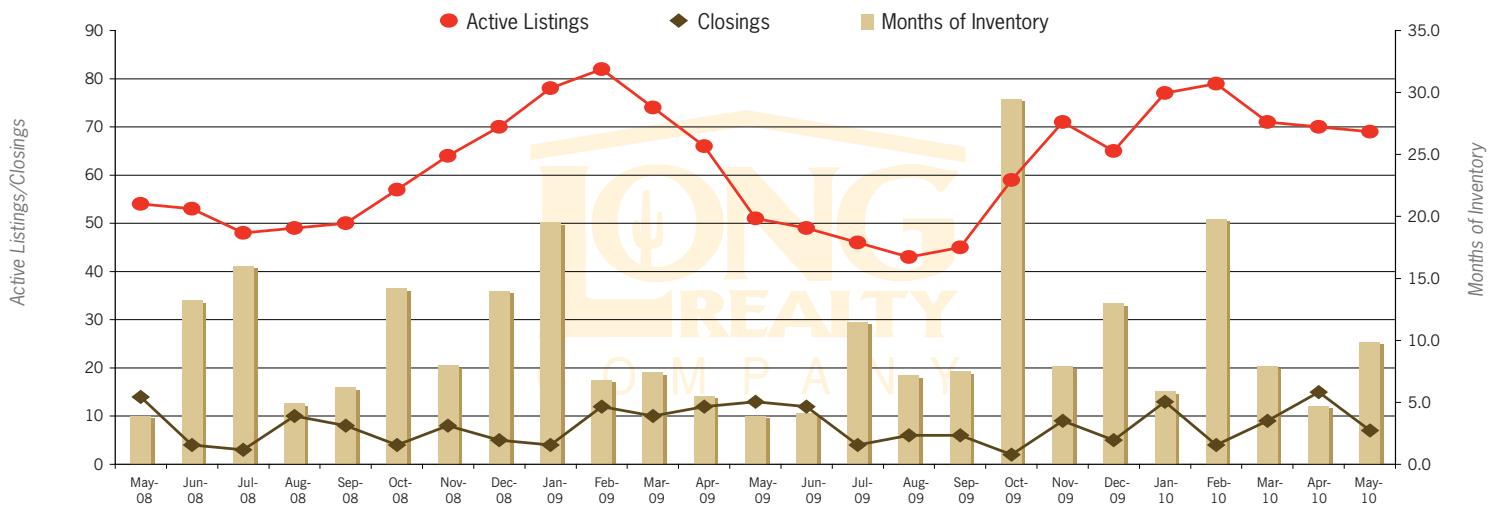
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Phoenix Sun City Area | June 2010

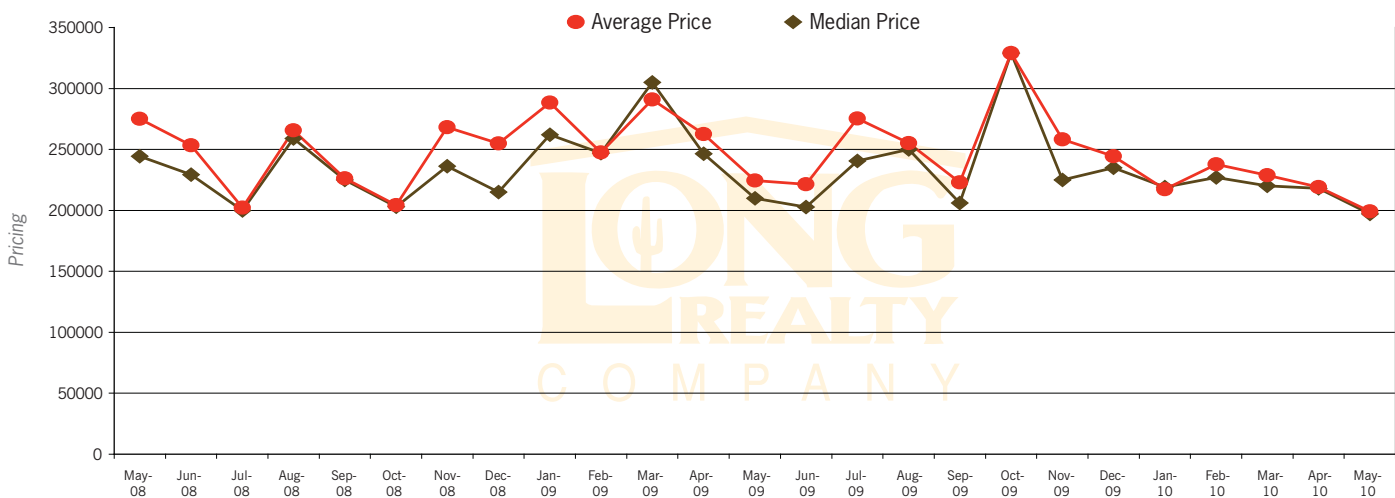
As of May 2010 active inventory was 2,687, a 4% increase from May 2009. There were 646 closings in May 2010, 2% above May 2009. Months of Inventory was 4.2, up from 4.1 in May 2009. Median price of sold homes was \$125,000 for the month of May 2010, virtually unchanged from May 2009. There were 446 new properties under contract in May 2010, down 18% 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	60	7	9	12	7	14	21	2.9
\$50,000 - 74,999	176	27	20	37	55	46	51	3.5
\$75,000 - 99,999	495	90	78	85	104	111	122	4.1
\$100,000 - 124,999	476	124	96	104	135	150	126	3.8
\$125,000 - 149,999	504	91	69	103	107	98	121	4.2
\$150,000 - 174,999	279	51	45	53	70	88	70	4.0
\$175,000 - 199,999	179	41	26	42	33	56	33	5.4
\$200,000 - 224,999	89	18	17	19	28	34	37	2.4
\$225,000 - 249,999	103	21	11	12	28	24	14	7.4
\$250,000 - 274,999	58	14	8	8	14	14	13	4.5
\$275,000 - 299,999	73	6	6	4	9	8	9	8.1
\$300,000 - 349,999	58	11	5	7	16	10	18	3.2
\$350,000 - 399,999	49	3	2	6	6	4	2	24.5
\$400,000 - 499,999	42	2	6	4	10	10	8	5.3
\$500,000 - 749,999	40	1	1	8	3	5	1	40.0
\$750,000 - 999,999	5	1	0	1	0	0	0	N/A
\$1,000,000 - and over	1	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.