

The Housing Report

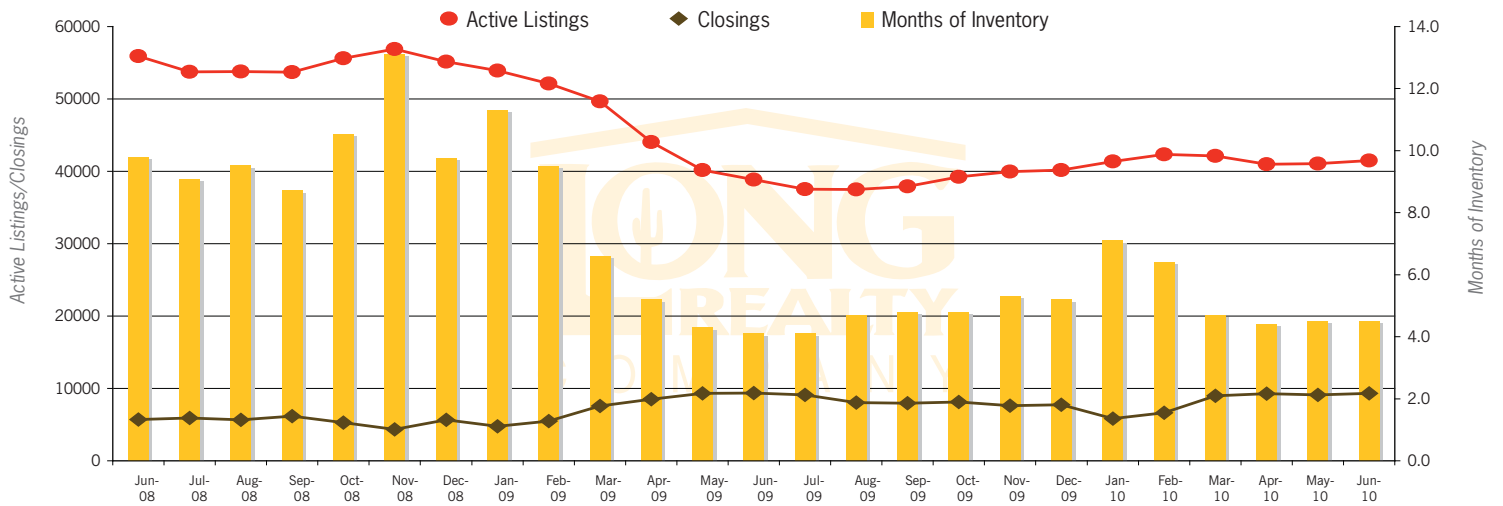
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Phoenix Metro Area | July 2010

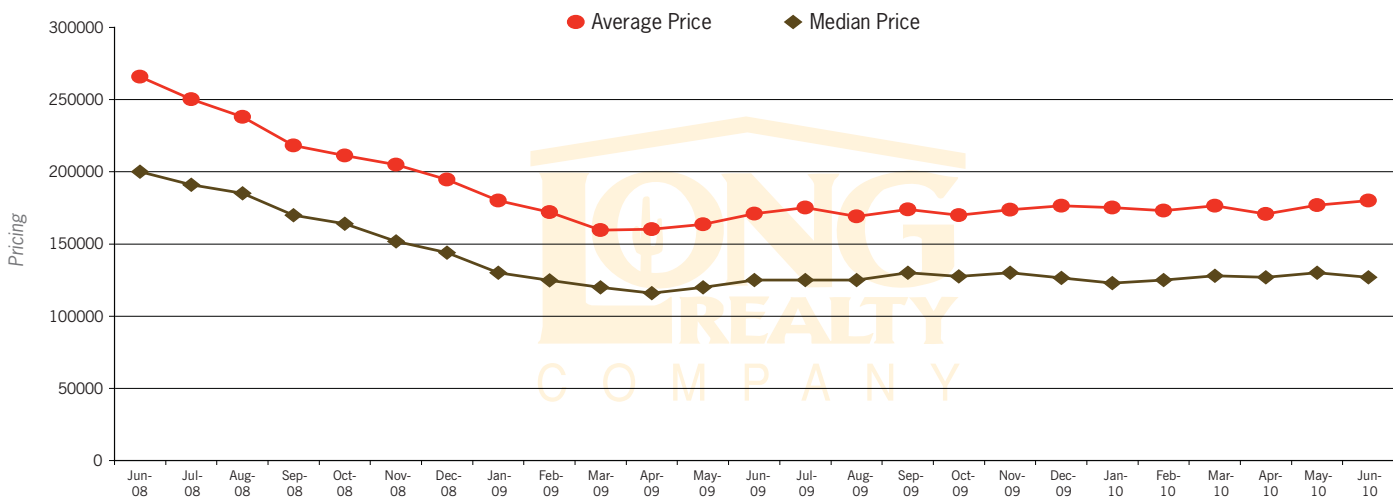
As of June 2010 active inventory was 41,470, a 7% increase from June 2009. There were 9,313 closings in June 2010, 1% below June 2009. Months of Inventory was 4.5, up from 4.1 in June 2009. Median price of sold homes was \$127,000 for the month of June 2010, up 2% from June 2009. There were 6,545 new properties under contract in June 2010, down 26% from June 2009.

Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the ARMLS on 7/6/10 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	
	Jun-10	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	
\$1 - 49,999	2,449	619	656	861	832	750	834	2.9
\$50,000 - 74,999	3,469	647	739	928	904	876	929	3.7
\$75,000 - 99,999	5,896	855	940	1,252	1,322	1,353	1,419	4.2
\$100,000 - 124,999	4,622	769	834	1,204	1,342	1,187	1,308	3.5
\$125,000 - 149,999	4,641	631	805	1,043	1,121	1,224	1,098	4.2
\$150,000 - 174,999	2,974	483	556	769	811	838	778	3.8
\$175,000 - 199,999	2,731	314	364	526	610	543	573	4.8
\$200,000 - 224,999	1,536	233	264	435	395	434	407	3.8
\$225,000 - 249,999	1,807	196	243	358	363	325	358	5.0
\$250,000 - 274,999	1,146	168	180	226	274	244	254	4.5
\$275,000 - 299,999	1,330	118	133	167	217	220	205	6.5
\$300,000 - 349,999	1,488	158	197	300	303	271	294	5.1
\$350,000 - 399,999	1,373	129	137	201	183	222	230	6.0
\$400,000 - 499,999	1,436	126	122	213	203	207	220	6.5
\$500,000 - 749,999	1,766	120	155	202	192	187	231	7.6
\$750,000 - 999,999	1,048	40	56	62	64	76	78	13.4
\$1,000,000 - and over	1,758	73	67	100	68	75	97	18.1

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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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