

# The Housing Report

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## Green Valley | December 2009

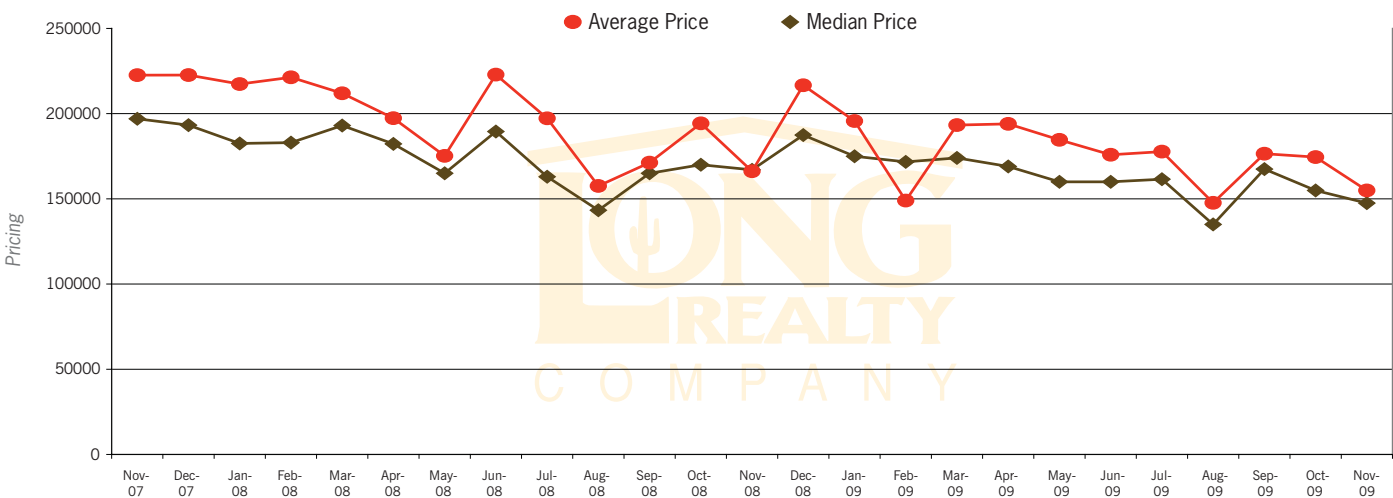
As of November 2009 active inventory was 918, a 5% decrease from November 2008. There were 58 closings in November 2009, a 29% increase November 2008. Months of Inventory was 15.8, down from 21.4 in November 2008. Median price of sold homes was \$147,500 for the month of November 2009, down 12% from November 2008. If you are looking to buy a home, you now have until April 30, 2010 to qualify for the Home Buyer Tax Credit! Up to \$8,000 for first time homebuyers and now up to \$6,500 for current homeowners purchasing a primary residence. Contact me for more details.

### Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the GV/SAH MLS on 12/4/2009. 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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## Price Banded Market Report Residential Homes

Price Band	Homes Sold/Closed							Months of Inventory
	Nov-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	
\$0 - 59,000	23	4	5	3	5	0	4	5.8
\$60,000 - 79,999	35	6	1	2	1	2	8	4.4
\$80,000 - 99,999	35	2	4	4	0	5	2	17.5
\$100,000 - 119,999	54	6	7	3	4	4	1	54.0
\$120,000 - 139,999	84	6	11	8	3	5	12	7.0
\$140,000 - 159,999	89	4	9	5	2	5	4	22.3
\$160,000 - 179,999	81	5	8	3	5	2	6	13.5
\$180,000 - 199,999	71	4	3	2	4	5	5	14.2
\$200,000 - 249,999	138	11	11	7	4	4	11	12.6
\$250,000 - 299,999	84	6	8	1	3	4	3	28.0
\$300,000 - 349,999	60	3	5	1	0	1	2	30.0
\$350,000 - 399,999	48	0	1	0	1	1	0	n/a
\$400,000 - 499,999	55	2	0	0	2	1	0	n/a
\$500,000 - 749,999	42	0	1	0	0	0	0	n/a
\$750,000 - 1,000,000	11	0	0	0	0	0	0	n/a
\$1,000,000 +	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 your favorite Long Realty Sales Associate for a more in-depth analysis.

Contact your favorite Long Realty Sales Associate for more information.

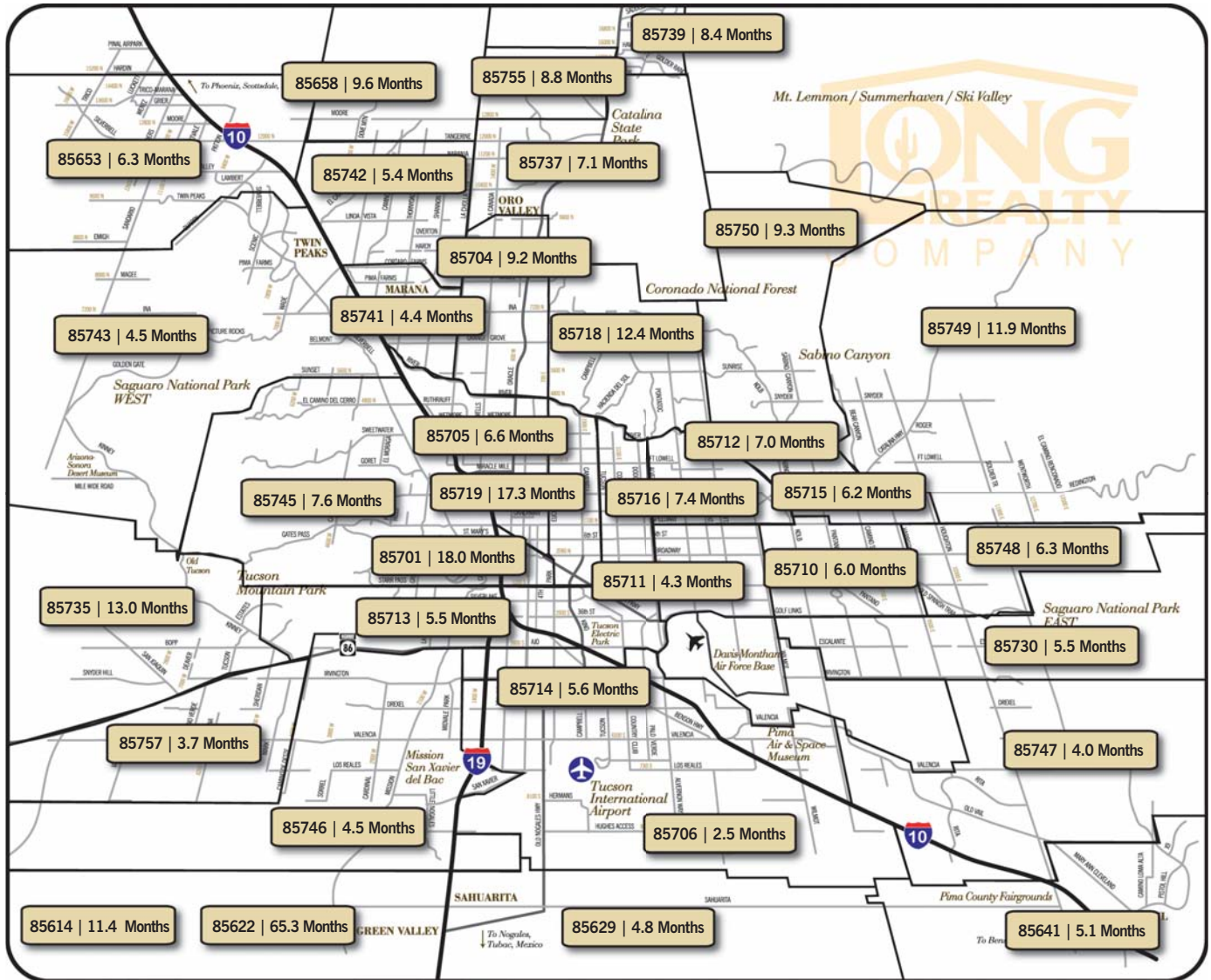
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## Months of Inventory by Zip Code



*These statistics are based on information obtained from the TARMLS using Brokermetrics software and from the GV/SAH MLS on 12/4/2009. 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.*

Months of Inventory (MOI) is a good indicator of market health, taking into account both current inventory and sales rates. As a rule of thumb, a market is considered "balanced" when Months of Inventory is around 6. As you can see by this Long Realty Research Center map, market conditions can vary significantly by area.

Contact your favorite Long Realty Sales Associate for more information.