

The Housing Report

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ALERT!

Home Buyer Tax Credit Expires April 30, 2010
for more info visit
LongRealty.com/taxcredit

Sahuarita | February 2010

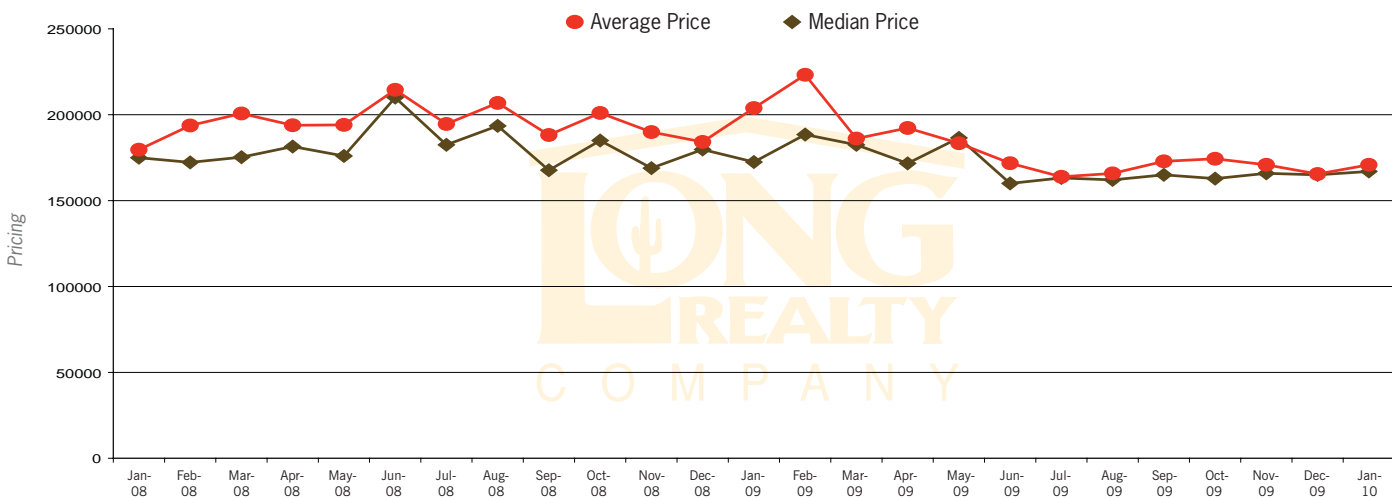
As of January 2010 active inventory was 247, a 13% increase from January 2009. There were 19 closings in January 2010, 14% below January 2009. Months of Inventory was 13.0, up from 10.0 in January 2009. Median price of sold homes was \$167,000 for the month of January 2010, down 3% from January 2009. Sahuarita is experiencing an increase in buyer activity, with new properties under contract up 96% from January 2009. 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.

Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the TARMLS on 2/4/10 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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Price Banded Market Report Residential Homes

Price Band	Homes Sold/Closed							Months of Inventory
	Jan-10	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	
\$1 - 49,000	1	0	0	0	0	0	0	n/a
\$50,000 - 74,999	6	0	0	0	0	2	0	n/a
\$75,000 - 99,999	11	0	3	1	1	1	0	n/a
\$100,000 - 124,999	16	3	4	3	1	5	3	5.3
\$125,000 - 149,999	36	10	9	9	16	9	2	18.0
\$150,000 - 174,000	56	12	13	13	13	14	6	9.3
\$175,000 - 199,999	36	6	7	3	8	6	5	7.2
\$200,000 - 224,999	20	4	8	6	3	7	2	10.0
\$225,000 - 249,999	26	2	2	0	4	3	0	n/a
\$250,000 - 274,999	10	1	1	0	4	1	1	10.0
\$275,000 - 299,999	9	1	0	2	0	0	0	n/a
\$300,000 - 349,999	8	0	2	1	0	0	0	n/a
\$350,000 - 399,999	5	0	0	1	0	0	0	n/a
\$400,000 - 499,999	6	0	0	0	0	0	0	n/a
\$500,000 - 749,000	1	0	0	0	0	0	0	n/a
\$750,000 - 999,999	0	0	0	0	0	0	0	n/a
\$1,000,000 +	0	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.

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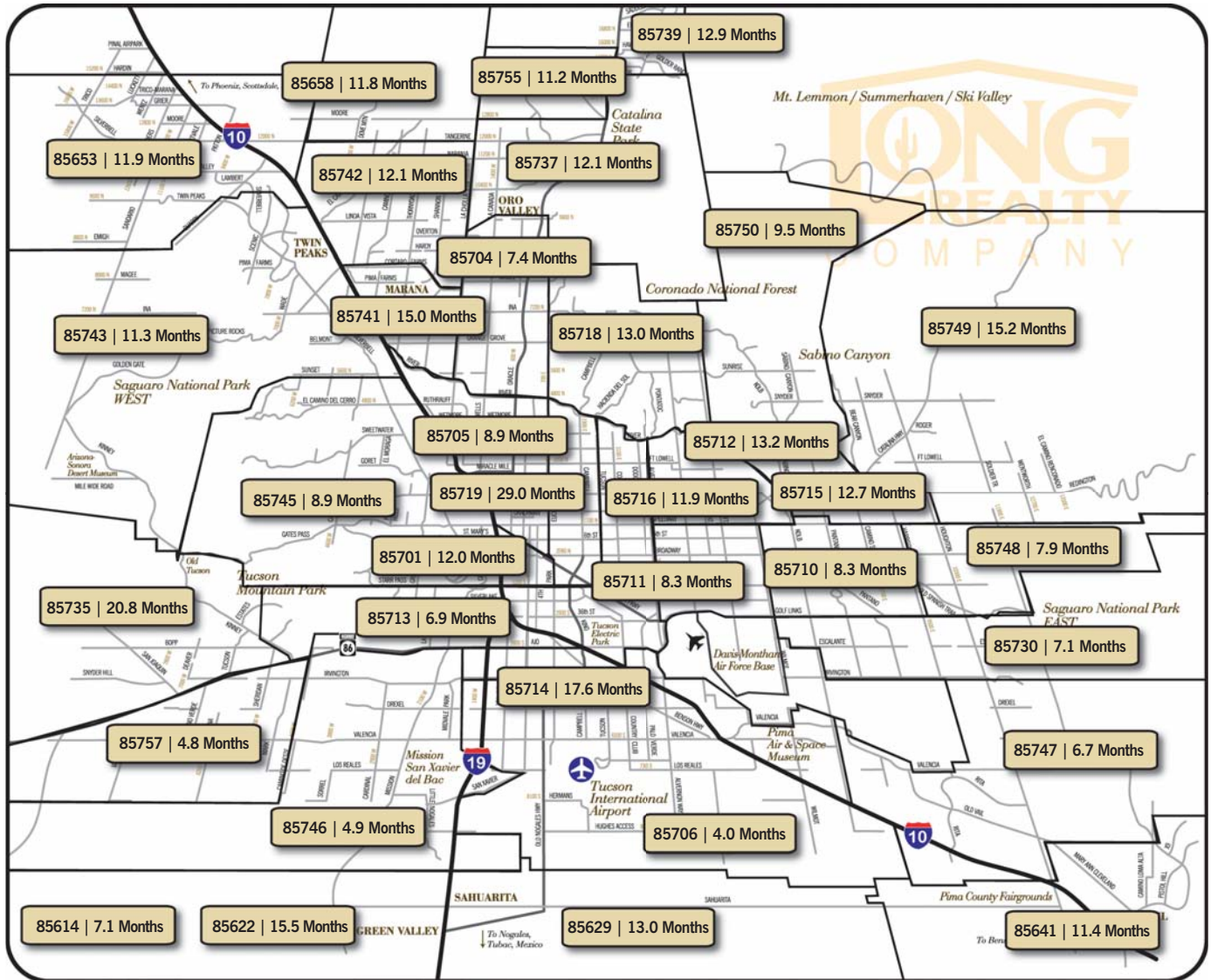


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Months of Inventory by Zip Code



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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.