

The Housing Report

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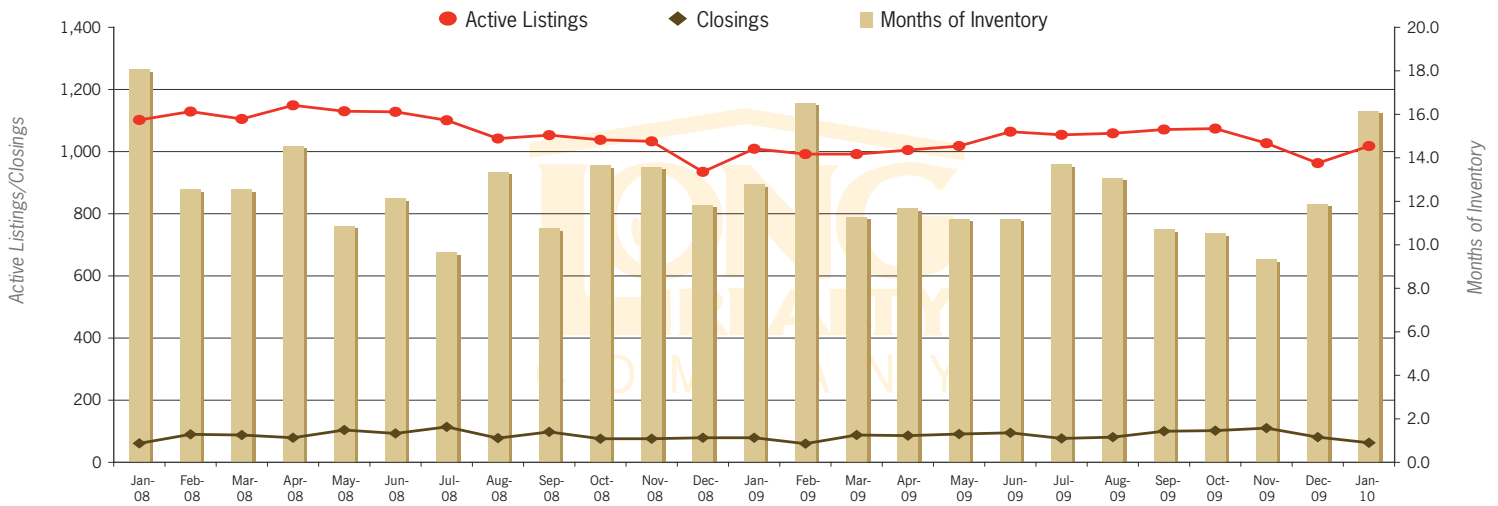
ALERT!

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

Sierra Vista and Surrounding Areas | February 2010

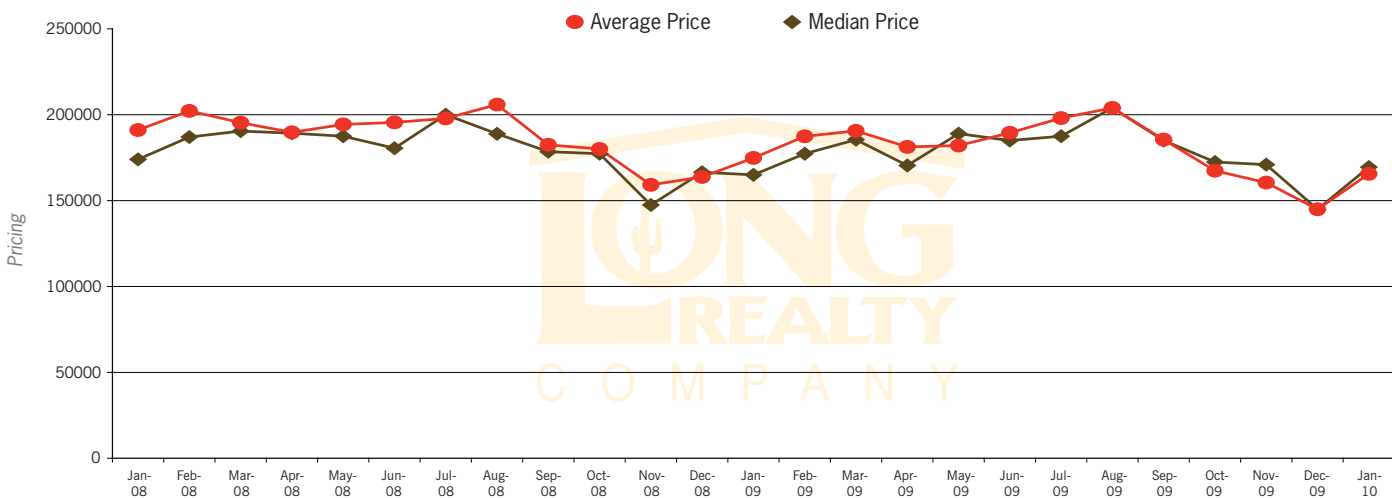
As of January 2010 active inventory was 1018, a 1% increase from January 2009. There were 63 closings in January 2010, 20% below January 2009. Months of Inventory was 16.2, up from 12.8 in January 2009. Median price of sold homes was \$169,500 for the month of January 2010, up 3% from January 2009. If 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 Southeast Arizona MLS on 2/4/10. 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 on the Market							Homes Sold/Closed							Months of Inventory
	Jan-10	Jan-10	Jan-10	Jan-10	Jan-10	Jan-10	Jan-10	Aug-09	Sep-09	Oct-09	09-Nov	Dec-09	Jan-10		
\$0 - 59,000	41	41	41	41	41	41	41	6	4	13	4	8	6	6.8	
\$60,000 - 79,999	54	54	54	54	54	54	54	3	4	8	4	3	5	10.8	
\$80,000 - 99,999	68	68	68	68	68	68	68	3	5	7	10	5	4	17.0	
\$100,000 - 119,999	58	58	58	58	58	58	58	1	7	4	6	7	5	11.6	
\$120,000 - 139,999	96	96	96	96	96	96	96	6	7	5	17	8	4	24.0	
\$140,000 - 159,999	81	81	81	81	81	81	81	2	8	8	7	4	4	20.3	
\$160,000 - 179,999	74	74	74	74	74	74	74	10	12	8	6	10	6	12.3	
\$180,000 - 199,999	93	93	93	93	93	93	93	9	16	10	17	10	5	18.6	
\$200,000 - 249,999	154	154	154	154	154	154	154	21	18	24	27	13	16	9.6	
\$250,000 - 299,999	130	130	130	130	130	130	130	7	11	9	4	7	7	18.6	
\$300,000 - 399,999	104	104	104	104	104	104	104	11	7	5	7	5	1	104.0	
\$400,000 - 499,999	35	35	35	35	35	35	35	2	1	1	0	0	0	n/a	
\$500,000 - 749,999	21	21	21	21	21	21	21	0	0	0	1	1	0	n/a	
\$750,000 - 1,000,000	4	4	4	4	4	4	4	0	0	0	0	0	0	n/a	
\$1,000,000 +	5	5	5	5	5	5	5	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.