

# The Housing Report

Powered by Long Realty Research Center



## Tucson Northwest | April 2009

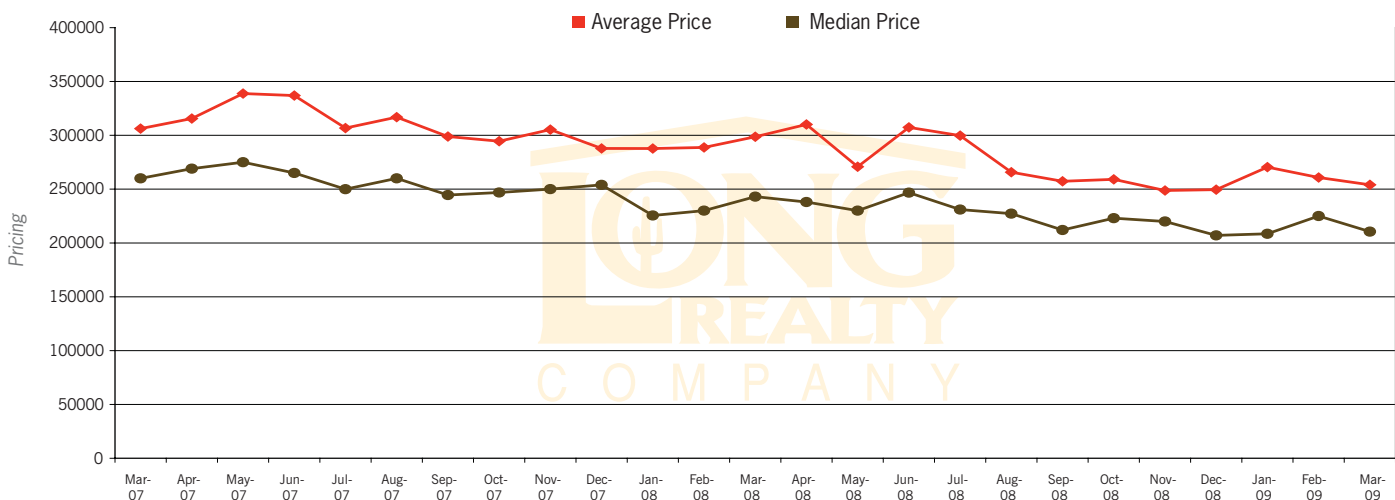
As of March 2009 active inventory was 1,968, a 22% decrease from March 2008. There were 220 closings in March 2009, 11% below March 2008. Months of Inventory was 8.9, down from 10.3 in March 2008. Median price of sold homes was \$210,500 for the month of March 2009, down 13% from March 2008. The new \$8,000 first time home buyers tax credit, historically low mortgage rates and lower prices are contributing to increased affordability. Contact me for more information and for market conditions in your specific neighborhood.

### Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 4/3/09. 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)



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 4/3/09. Information is believed to be reliable, but not guaranteed.

**Rick McFeeters**  
Dove Mountain

12080 N. Dove Mountain Blvd., #100 Marana, AZ 85658  
(520) 665-3105

RMcFeeters@LongRealty.com  
RMcFeeters.LongRealty.com



# The Housing Report

Powered by Long Realty Research Center



Tucson Northwest | April 2009

## Price Banded Market Report Residential Homes

### Homes on the Market

(Dollars in 1000's)

### Homes Sold/Closed

### Months of Inventory

Price Band	Mar-09	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Months of Inventory
\$1 - 49,999	1	1	0	2	2	1	0	n/a
\$50,000 - 74,999	18	2	1	4	1	3	2	9.0
\$75,000 - 99,999	33	4	1	4	2	3	5	6.6
\$100,000 - 124,999	35	6	3	6	5	3	15	2.3
\$125,000 - 149,999	93	15	14	11	11	20	18	5.2
\$150,000 - 174,999	112	22	23	32	27	22	28	4.0
\$175,000 - 199,999	174	37	25	26	19	19	25	7.0
\$200,000 - 224,999	121	22	16	18	12	17	30	4.0
\$225,000 - 249,999	185	21	16	16	9	15	31	6.0
\$250,000 - 274,999	114	26	20	12	8	15	13	8.8
\$275,000 - 299,999	150	9	11	6	9	15	13	11.5
\$300,000 - 349,999	170	15	11	19	9	14	15	11.3
\$350,000 - 399,999	174	9	6	7	4	12	7	24.9
\$400,000 - 499,999	169	13	5	9	12	9	6	28.2
\$500,000 - 749,999	186	9	6	6	9	5	4	46.5
\$750,000 - 999,999	104	3	0	2	2	3	4	26.0
\$1,000,000 - and over	129	1	1	1	2	1	4	32.3

These statistics are based on information obtained from the TARMLS using Brokermetrics software on 4/3/09. 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.

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.

**Rick McFeeters**

Dove Mountain

12080 N. Dove Mountain Blvd., #100 Marana, AZ 85658

(520) 665-3105

[RMcFeeters@LongRealty.com](mailto:RMcFeeters@LongRealty.com)

[RMcFeeters.LongRealty.com](http://RMcFeeters.LongRealty.com)



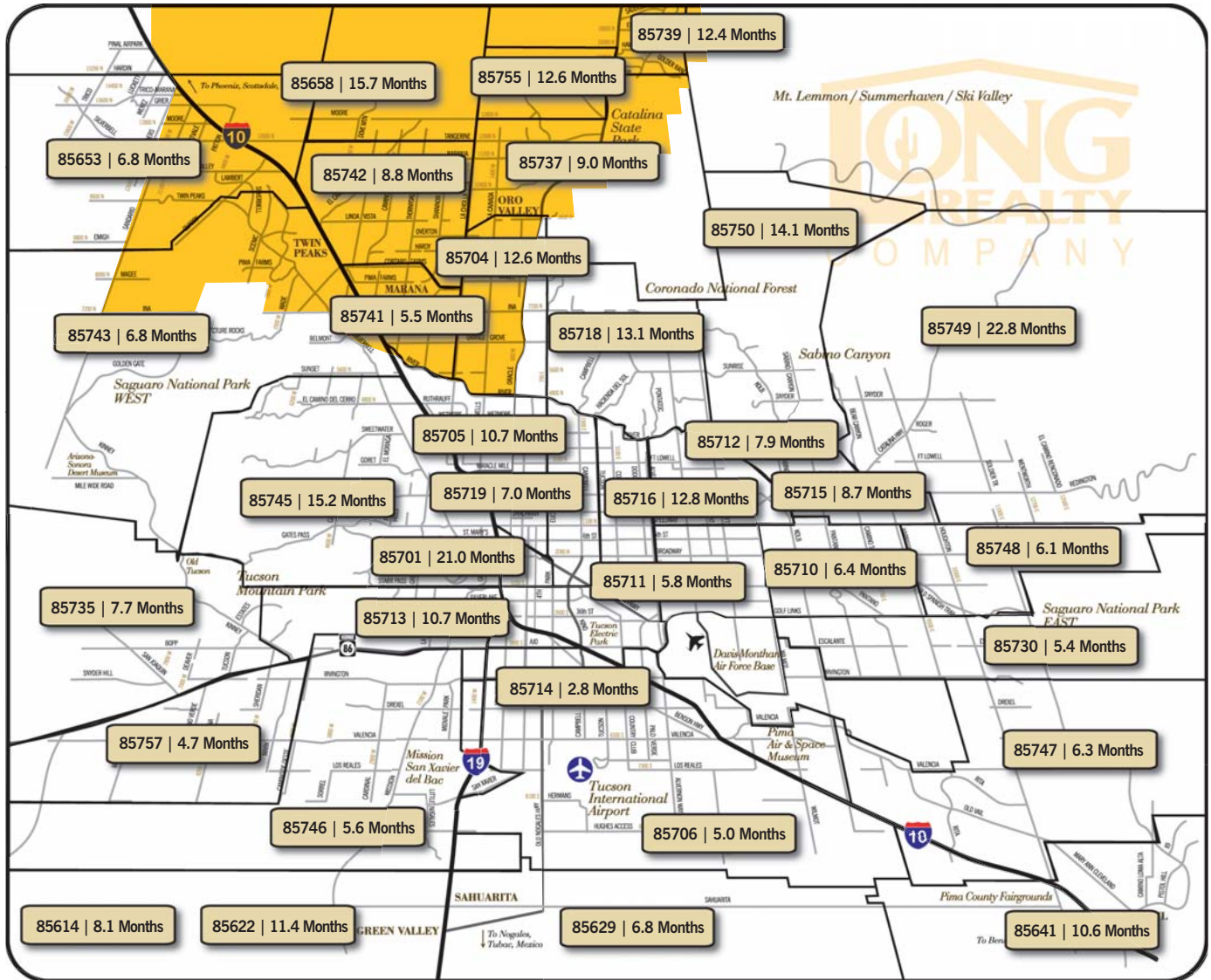
# The Housing Report

Powered by Long Realty Research Center



Tucson Northwest | April 2009

## 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 4/3/09. 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 me to get Months of Inventory information for your specific neighborhood.

**Rick McFeeters**  
Dove Mountain  
12080 N. Dove Mountain Blvd., #100 Marana, AZ 85658  
(520) 665-3105  
RMcFeeters@LongRealty.com  
RMcFeeters.LongRealty.com

