

The Housing Report

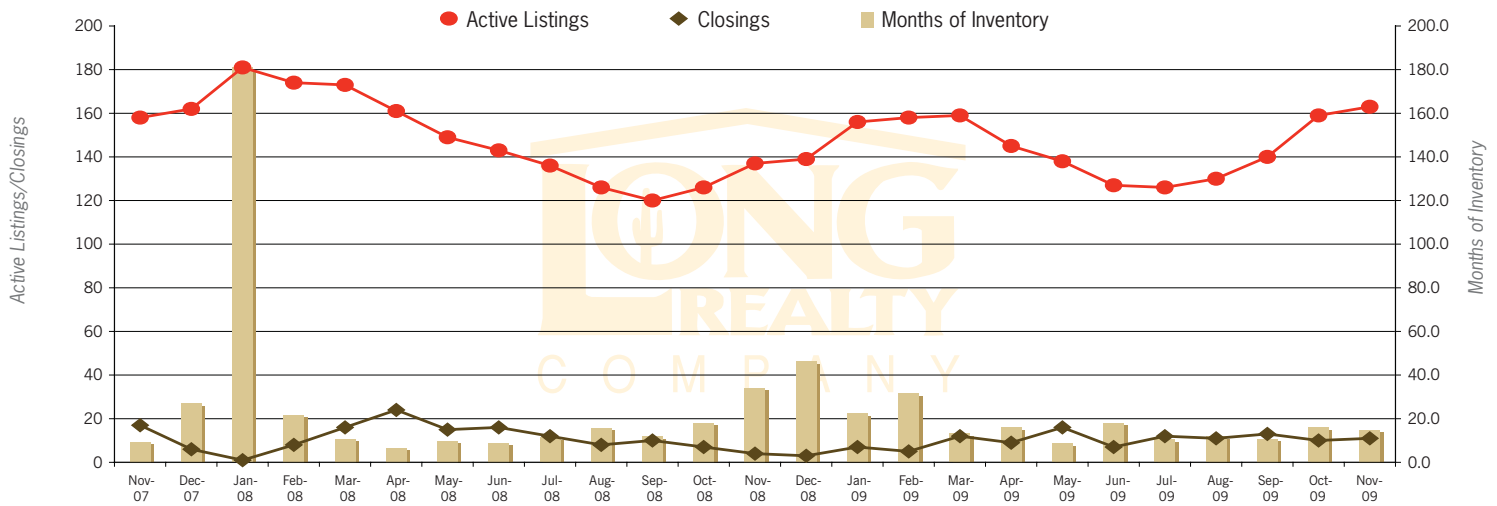
Powered by Long Realty Research Center



Saddlebrooke | December 2009

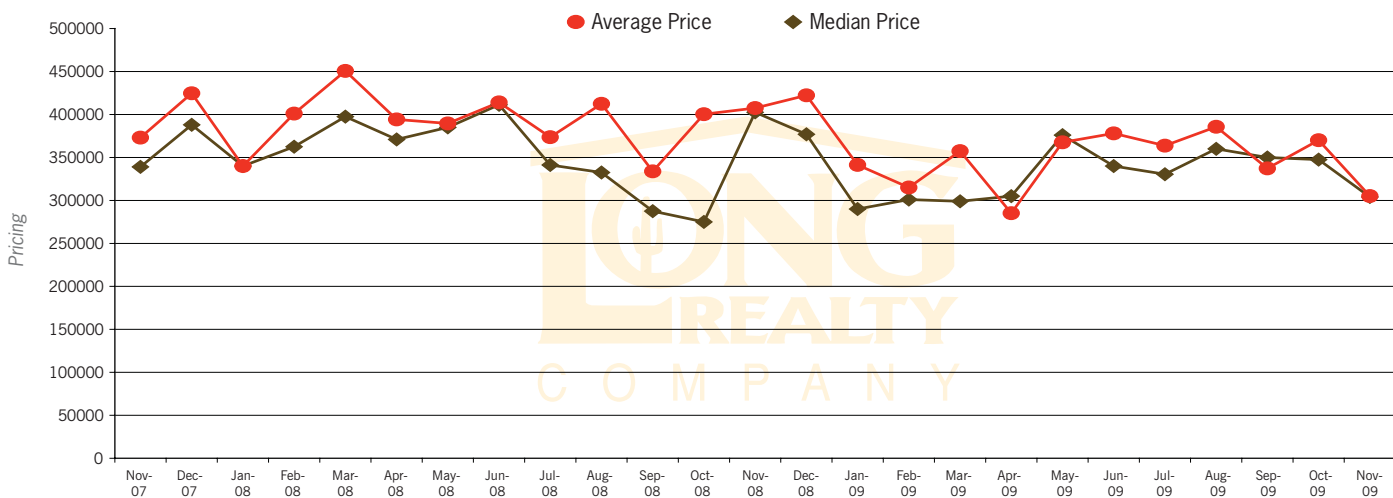
As of November 2009 active inventory was 163, a 19% increase from November 2008. There were 11 closings in November 2009, a significant increase of 175% above November 2008. Months of Inventory was 14.8, down from 34.2 in November 2008. Median price of sold homes was \$304,000 for the month of November 2009, down 24% from November 2008. The SaddleBrooke area is experiencing a significant increase in buyer activity, with new properties under contract up 64% 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 TARMLS using Brokermetrics software on 12/4/09. 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 12/4/09. Information is believed to be reliable, but not guaranteed.

Vanessa Fletcher
 Long Realty Company
 15883 N. Oracle Rd. #155
 Tucson, AZ 85739
 (520) 665-4218
 VFletcher@LongRealty.com
 VFletcher.LongRealty.com



The Housing Report

Powered by Long Realty Research Center



Saddlebrooke | December 2009

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	
\$1 - 49,999	0	0	0	0	0	0	0	n/a
\$50,000 - 74,999	0	0	0	0	0	0	0	n/a
\$75,000 - 99,999	0	0	0	0	0	0	0	n/a
\$100,000 - 124,999	0	0	0	0	0	0	0	n/a
\$125,000 - 149,999	0	0	1	0	0	0	0	n/a
\$150,000 - 174,999	0	0	0	0	2	0	0	n/a
\$175,000 - 199,999	1	0	0	0	0	0	1	1.0
\$200,000 - 224,999	4	0	3	0	0	1	2	2.0
\$225,000 - 249,999	15	3	0	2	1	0	0	n/a
\$250,000 - 274,999	7	0	0	1	1	1	0	n/a
\$275,000 - 299,999	10	0	1	2	0	0	2	5.0
\$300,000 - 349,999	29	1	3	0	2	3	3	9.7
\$350,000 - 399,999	17	1	1	1	3	3	2	8.5
\$400,000 - 499,999	27	0	0	3	4	0	1	27.0
\$500,000 - 749,999	44	2	3	2	0	2	0	n/a
\$750,000 - 999,999	6	0	0	0	0	0	0	n/a
\$1,000,000 - and over	3	0	0	0	0	0	0	n/a

These statistics are based on information obtained from the TARMLS using Brokermetrics software on 5/4/09. 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.

Vanessa Fletcher
 Long Realty Company
 15883 N. Oracle Rd. #155
 Tucson, AZ 85739
 (520) 665-4218
VFletcher@LongRealty.com
VFletcher.LongRealty.com

