

The Housing Report

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Green Valley | February 2009

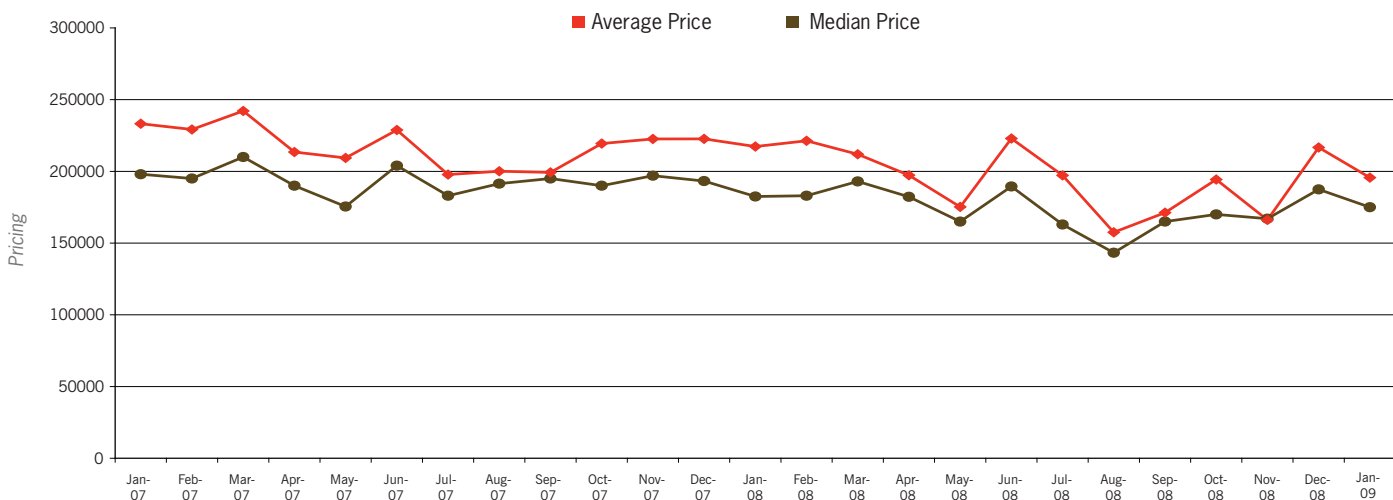
As of January 2009 active inventory was 962, an 18% decrease from January 2008. There were 41 closings in January 2009, 33% below January 2008. Months of Inventory was at 23.5, up from 19.2 in January 2008. Median price of sold homes was \$175,000 for the month of January 2009, down 4.1% from January 2008. Lower residential prices and historically low interest rates may lead to increased affordability. Contact me for market conditions in your specific neighborhood.

Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the GV/SAH MLS on 2/8/2009. 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

Homes on the Market

(Dollars in 1000's)

Homes Sold/Closed

Months of Inventory

Price Band	Jan-09	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	
\$0 - 59,000	12	0	1	2	2	0	3	4.0
\$60,000 - 79,999	36	1	3	5	3	1	2	18.0
\$80,000 - 99,999	47	5	5	6	4	1	0	n/a
\$100,000 - 119,999	29	3	2	5	4	1	2	14.5
\$120,000 - 139,999	80	9	10	4	4	6	8	10.0
\$140,000 - 159,999	78	6	3	4	3	2	3	26.0
\$160,000 - 179,999	78	5	9	10	7	3	4	19.5
\$180,000 - 199,999	78	2	4	2	6	1	2	39.0
\$200,000 - 249,999	142	6	7	10	8	5	12	11.8
\$250,000 - 299,999	119	5	5	7	1	5	1	119.0
\$300,000 - 399,999	129	6	2	6	3	2	2	64.5
\$400,000 - 499,999	61	1	0	1	0	0	0	n/a
\$500,000 - 749,999	39	0	0	2	0	0	2	19.5
\$750,000 - 1,000,000	17	0	0	0	0	1	0	n/a
\$1,000,000 +	17	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 chart. Find the price range of interest to you to track relevant market conditions, and contact me for a more in-depth analysis.

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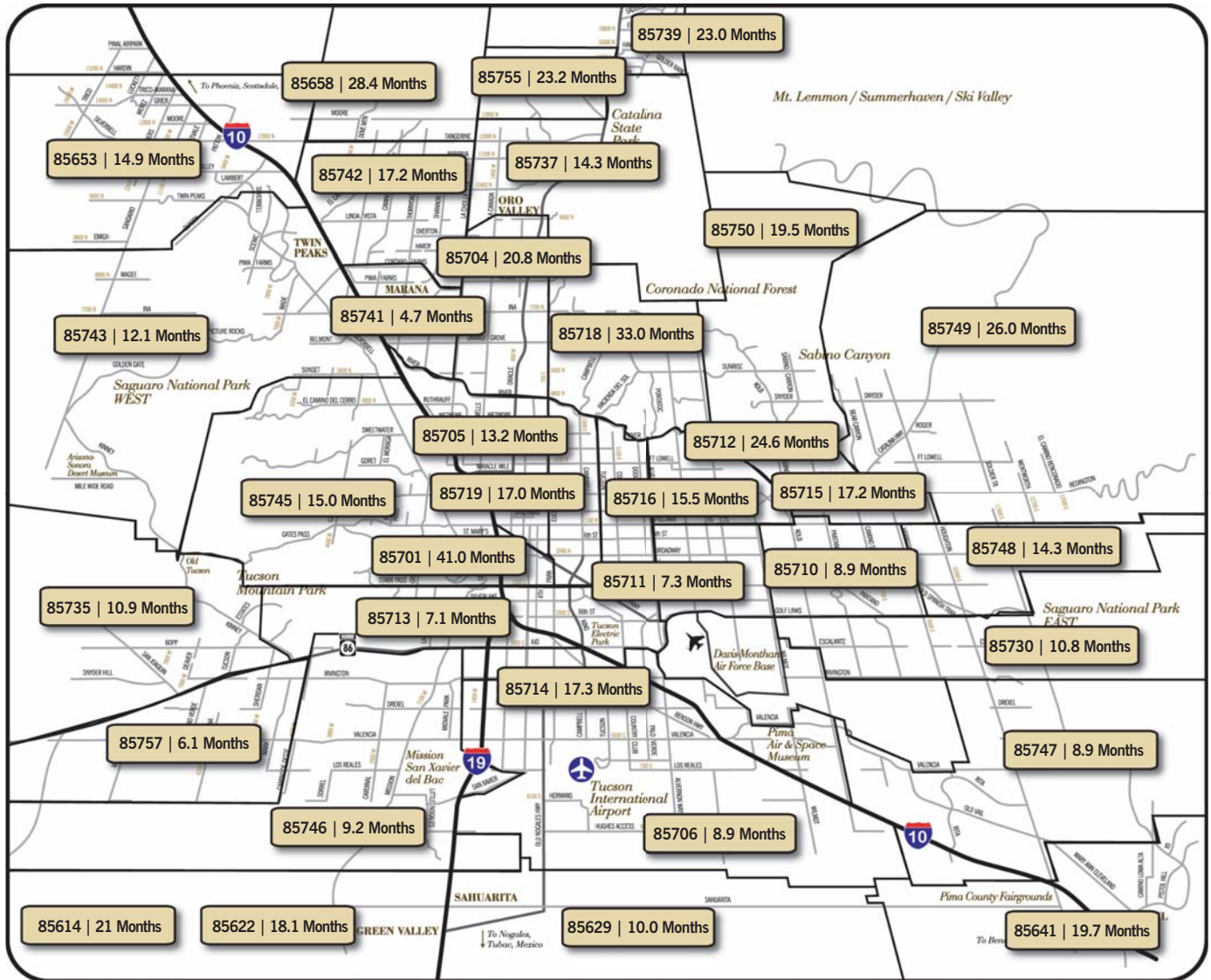
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Months of Inventory by Zip Code



These statistics are based on information obtained from the TARMLS using Brokermetrics software and from the GV/SAH MLS on 2/8/2009. 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 map, market conditions can vary significantly by area. Contact me to get Months of Inventory information for your specific neighborhood.

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