

The Housing Report

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ALERT!

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

Green Valley | February 2010

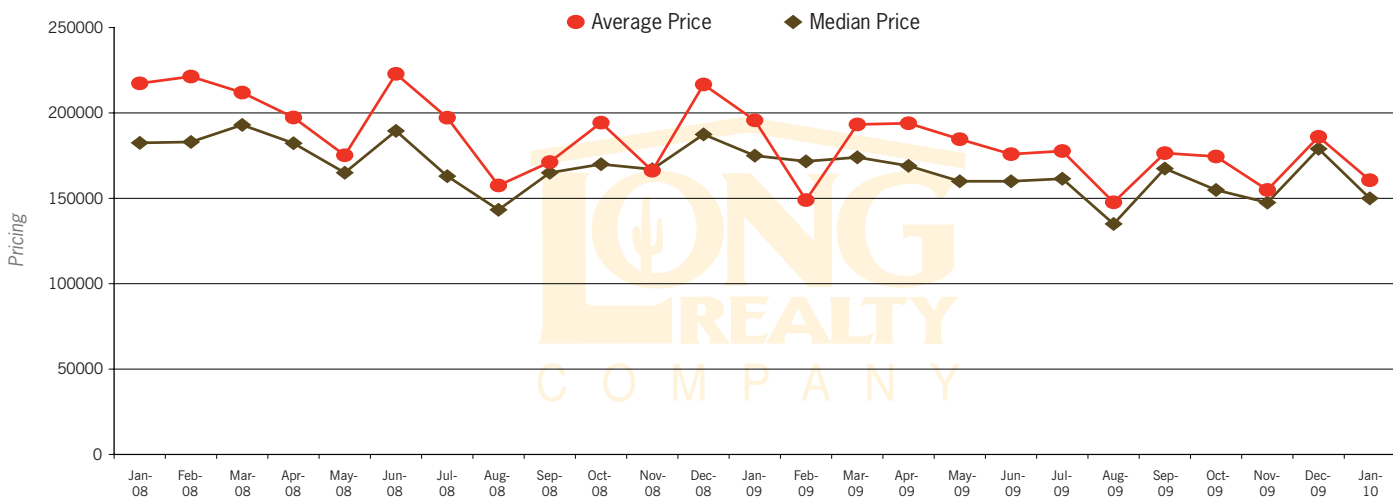
As of January 2010 active inventory was 952, a 1% decrease from January 2009. There were 49 closings in January 2010, an increase of 20% above January 2009. Months of Inventory was 19.4, down from 23.5 in January 2009. Median price of sold homes was \$150,000 for the month of January 2010, down 14% from 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. Contact me for more details.

Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the GV/SAH 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 Sold/Closed							Months of Inventory
	Jan-10	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	
\$0 - 59,000	18	3	5	0	4	3	5	3.6
\$60,000 - 79,999	37	2	1	2	8	4	1	37.0
\$80,000 - 99,999	34	4	0	5	2	6	4	8.5
\$100,000 - 119,999	56	3	4	4	1	3	10	5.6
\$120,000 - 139,999	95	8	3	5	12	4	2	47.5
\$140,000 - 159,999	96	5	2	5	4	2	4	24.0
\$160,000 - 179,999	97	3	5	2	6	7	8	12.1
\$180,000 - 199,999	77	2	4	5	5	4	3	25.7
\$200,000 - 249,999	132	7	4	4	11	11	4	33.0
\$250,000 - 299,999	93	1	3	4	3	6	4	23.3
\$300,000 - 349,999	57	1	0	1	2	5	4	14.3
\$350,000 - 399,999	47	0	1	1	0	0	0	n/a
\$400,000 - 499,999	56	0	2	1	0	2	0	n/a
\$500,000 - 749,999	38	0	0	0	0	0	0	n/a
\$750,000 - 1,000,000	12	0	0	0	0	0	0	n/a
\$1,000,000 +	7	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 me for a more in-depth analysis.

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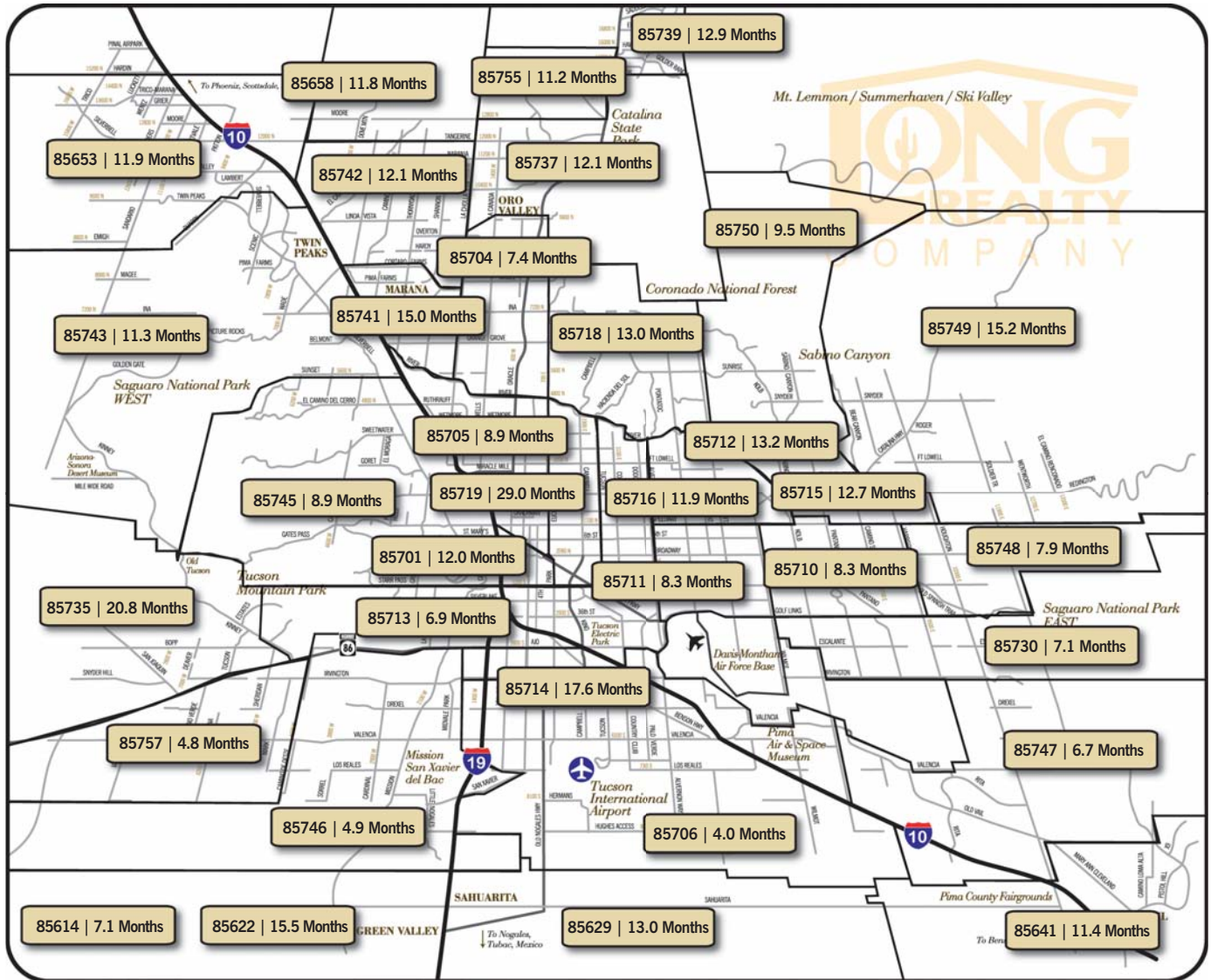


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Months of Inventory by Zip Code



These statistics are based on information obtained from the TARMLS using Brokermetrics software and from the GV/SAH MLS on 2/4/10. 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.

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.

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