

The Housing Report

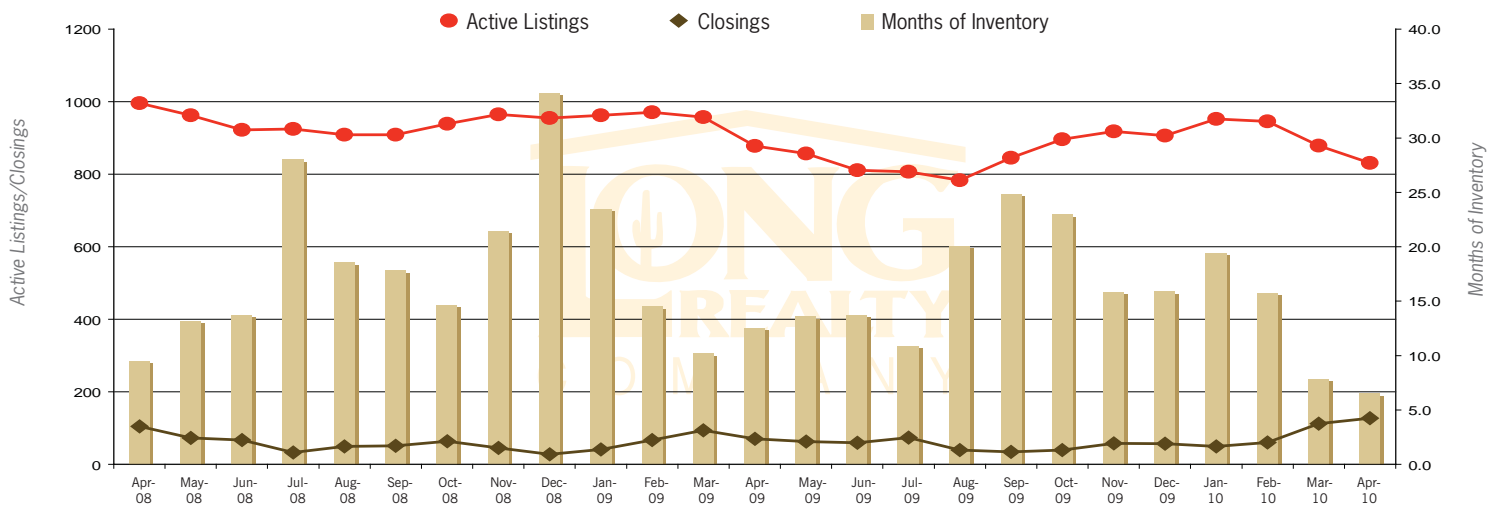
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Green Valley | May 2010

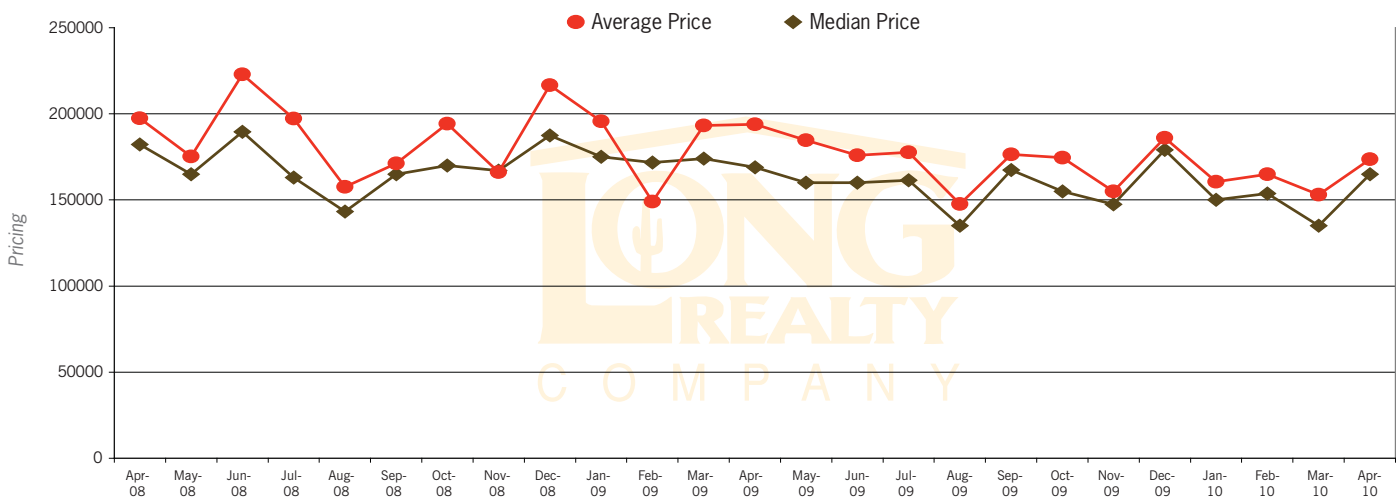
As of April 2010 active inventory was 831, a 5% decrease from April 2009. There were 127 closings in April 2010, a significant increase of 81% above April 2009. Months of Inventory was 6.5, down from 12.5 in April 2009. Median price of sold homes was \$165,000 for the month of April 2010, down 2% from April 2009. 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 05/05/10. 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
	Apr-10	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	
\$0 - 59,000	26	4	3	5	4	6	4	6.5
\$60,000 - 79,999	36	8	4	1	7	10	9	4.0
\$80,000 - 99,999	30	2	6	4	6	4	9	3.3
\$100,000 - 119,999	47	1	3	10	5	18	10	4.7
\$120,000 - 139,999	84	12	4	2	6	20	17	4.9
\$140,000 - 159,999	85	4	2	4	4	7	13	6.5
\$160,000 - 179,999	90	6	7	8	6	18	12	7.5
\$180,000 - 199,999	57	5	4	3	4	3	10	5.7
\$200,000 - 249,999	119	11	11	4	8	18	17	7.0
\$250,000 - 299,999	79	3	6	4	4	6	19	4.2
\$300,000 - 349,999	46	2	5	4	2	0	4	11.5
\$350,000 - 399,999	40	0	0	0	4	0	2	20.0
\$400,000 - 499,999	45	0	2	0	0	1	1	45.0
\$500,000 - 749,999	28	0	0	0	0	1	0	n/a
\$750,000 - 1,000,000	10	0	0	0	0	0	0	n/a
\$1,000,000 +	9	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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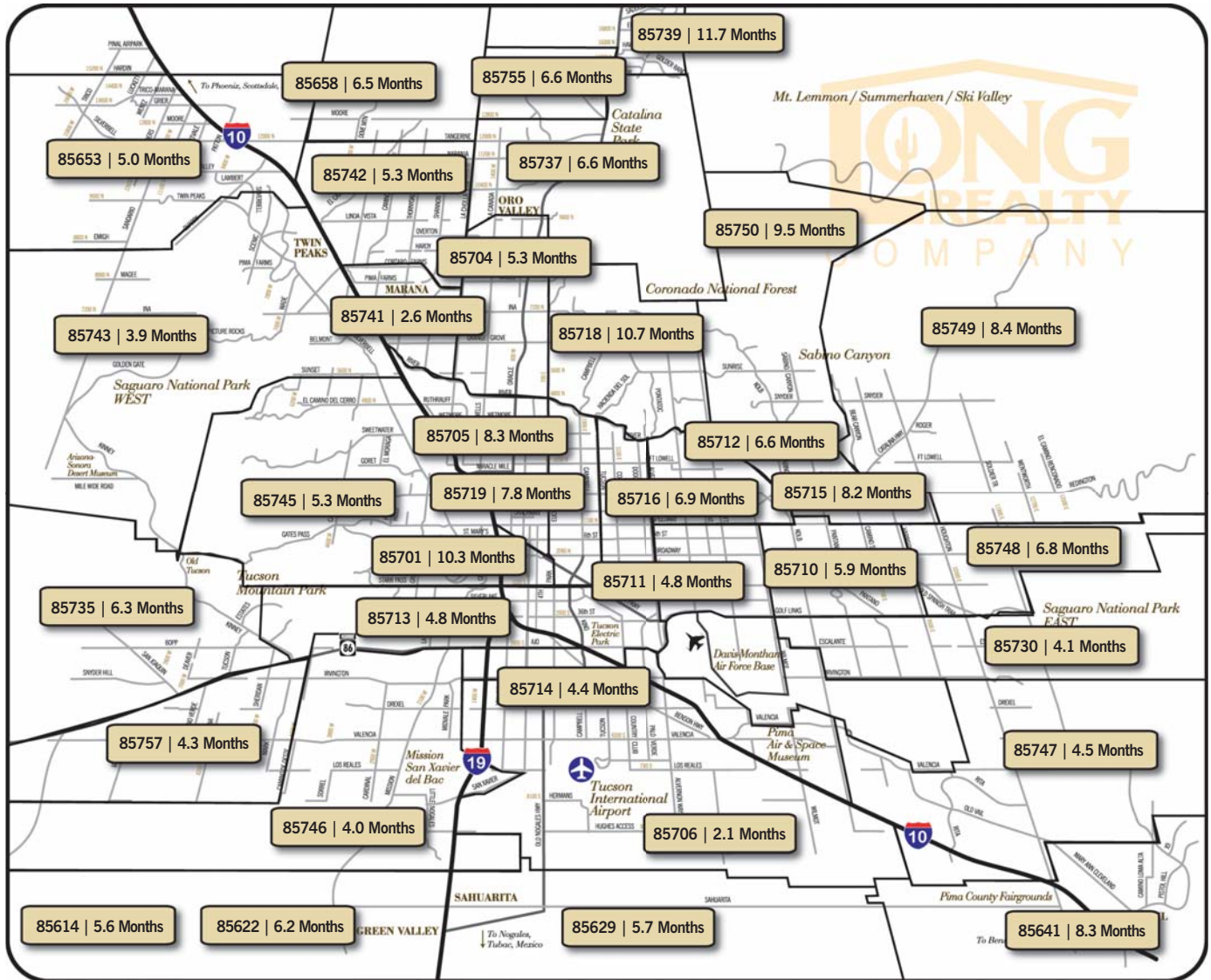
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Months of Inventory by Zip Code



These statistics are based on information obtained from the TARMLS using Brokermetrics software and from the GV/SAH MLS on 05/05/10. 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 6 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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