

The Housing Report

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Green Valley | August 2010

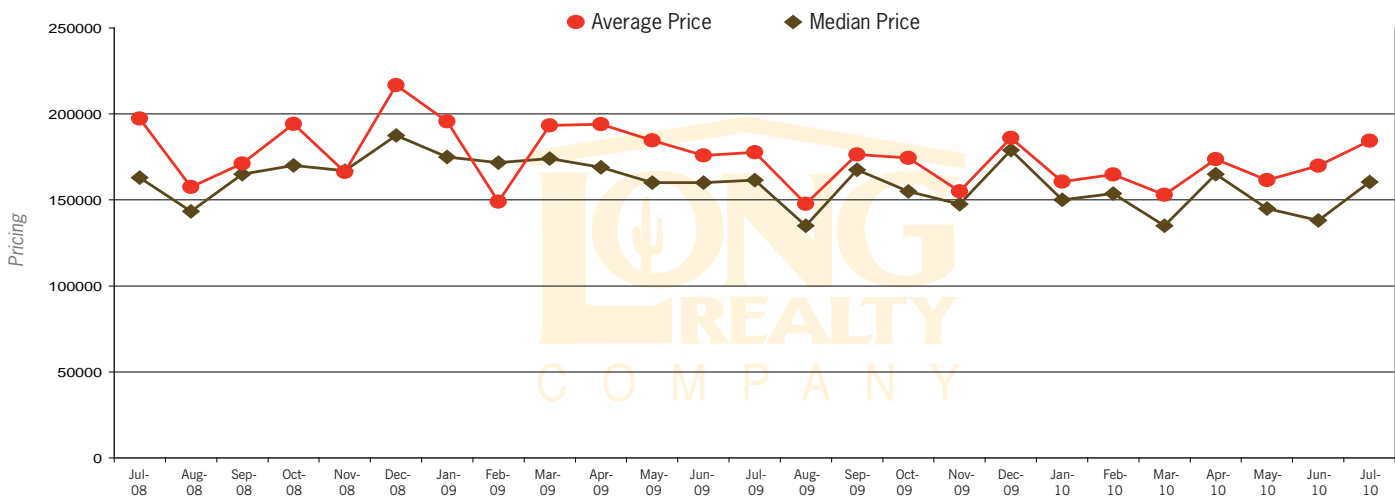
As of July 2010 active inventory was 790, a 2% decrease from July 2009. There were 39 closings in July 2010, 47% below July 2009. Months of Inventory was 20.3, up from 10.9 in July 2009. Median price of sold homes was \$160,400 for the month of July 2010, down 1% from July 2009.

Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the GV/SAH MLS on 8/4/10. 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
	Jul-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	
\$0 - 59,000	22	4	6	4	5	3	4	5.5
\$60,000 - 79,999	37	7	10	9	7	3	4	9.3
\$80,000 - 99,999	31	6	4	9	5	5	2	15.5
\$100,000 - 119,999	60	5	18	10	12	4	1	60.0
\$120,000 - 139,999	86	6	20	17	9	15	4	21.5
\$140,000 - 159,999	81	4	7	13	8	5	4	20.3
\$160,000 - 179,999	78	6	18	12	3	2	2	39.0
\$180,000 - 199,999	58	4	3	10	11	3	4	14.5
\$200,000 - 249,999	106	8	18	17	12	8	5	21.2
\$250,000 - 299,999	69	4	6	19	7	4	3	23.0
\$300,000 - 349,999	45	2	0	4	3	1	3	15.0
\$350,000 - 399,999	33	4	0	2	1	3	1	33.0
\$400,000 - 499,999	41	0	1	1	0	0	2	20.5
\$500,000 - 749,999	25	0	1	0	0	1	0	n/a
\$750,000 - 1,000,000	10	0	0	0	0	0	0	n/a
\$1,000,000 +	8	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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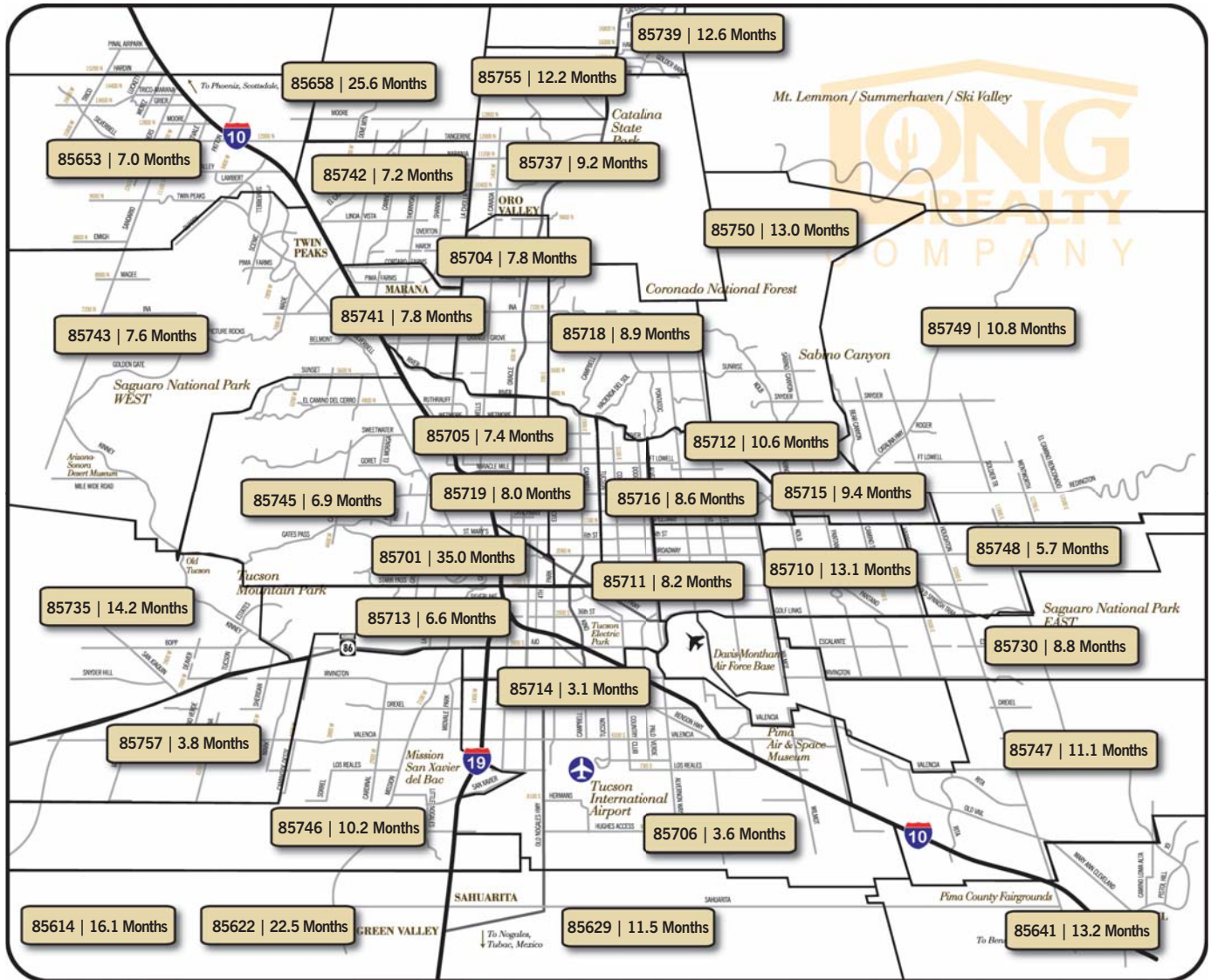
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Months of Inventory by Zip Code



These statistics are based on information obtained from the TARMLS using Brokermetrics software and from the GV/SAH MLS on 8/4/10. 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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