

# The Housing Report

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## Green Valley | September 2010

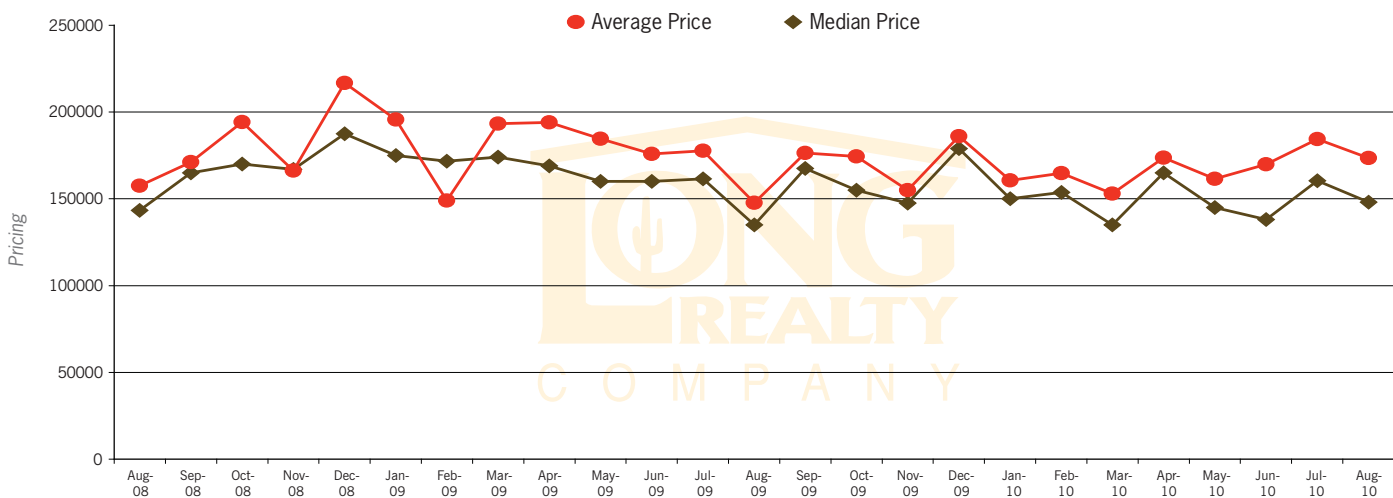
As of August 2010 active inventory was 799, a 2% increase from August 2009. There were 43 closings in August 2010, 10% above August 2009. Months of Inventory was 18.1, down from 20.1 in August 2009. Median price of sold homes was \$148,000 for the month of August 2010, up 10% from August 2009.

### Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the GV/SAH MLS on 09/03/10. 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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**Patrick Sedillo**  
 Green Valley  
 275 W Continental Rd. #101  
 Green Valley, Arizona 85622  
 (520) 918-8171  
 PatrickS@LongRealty.com  
<http://www.PatrickSedillo.com>



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## Price Banded Market Report Residential Homes

Price Band	Homes on the Market							Homes Sold/Closed							Months of Inventory
	Aug-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Aug-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	
\$0 - 59,000	23	6	4	5	3	4	4	5.8							
\$60,000 - 79,999	38	10	9	7	3	4	5	7.6							
\$80,000 - 99,999	33	4	9	5	5	2	4	8.3							
\$100,000 - 119,999	59	18	10	12	4	1	2	29.5							
\$120,000 - 139,999	82	20	17	9	15	4	5	16.4							
\$140,000 - 159,999	76	7	13	8	5	4	3	25.3							
\$160,000 - 179,999	81	18	12	3	2	2	2	40.5							
\$180,000 - 199,999	60	3	10	11	3	4	1	60.0							
\$200,000 - 249,999	103	18	17	12	8	5	4	25.8							
\$250,000 - 299,999	68	6	19	7	4	3	9	7.6							
\$300,000 - 349,999	42	0	4	3	1	3	3	14.0							
\$350,000 - 399,999	29	0	2	1	3	1	1	29.0							
\$400,000 - 499,999	42	1	1	0	0	2	0	n/a							
\$500,000 - 749,999	25	1	0	0	1	0	0	n/a							
\$750,000 - 1,000,000	11	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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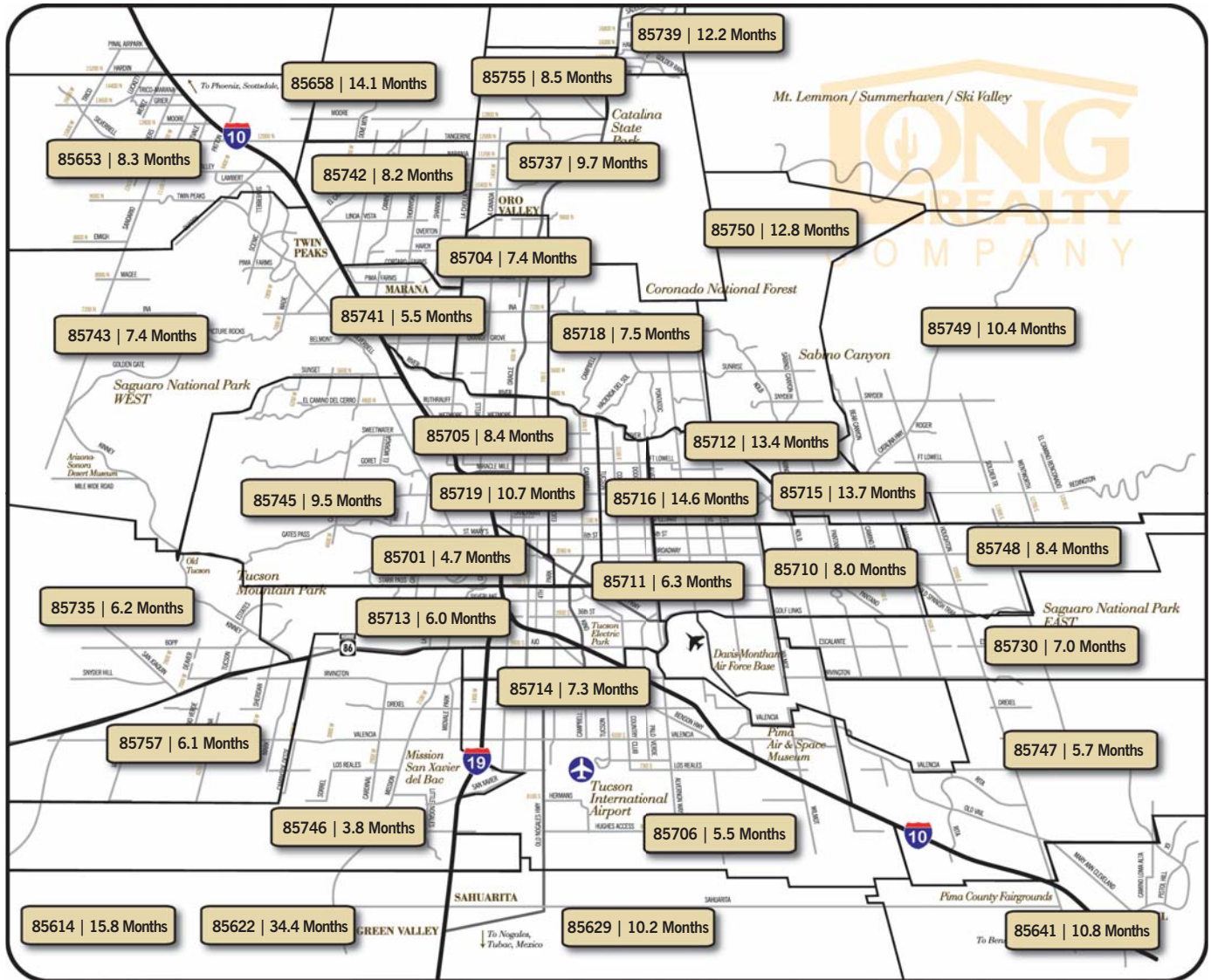
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## Months of Inventory by Zip Code



*These statistics are based on information obtained from the TARMLS using Brokermetrics software and from the GV/SAH MLS on 09/03/10. 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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