

The Housing Report

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Sierra Vista and Surrounding Areas | August 2010

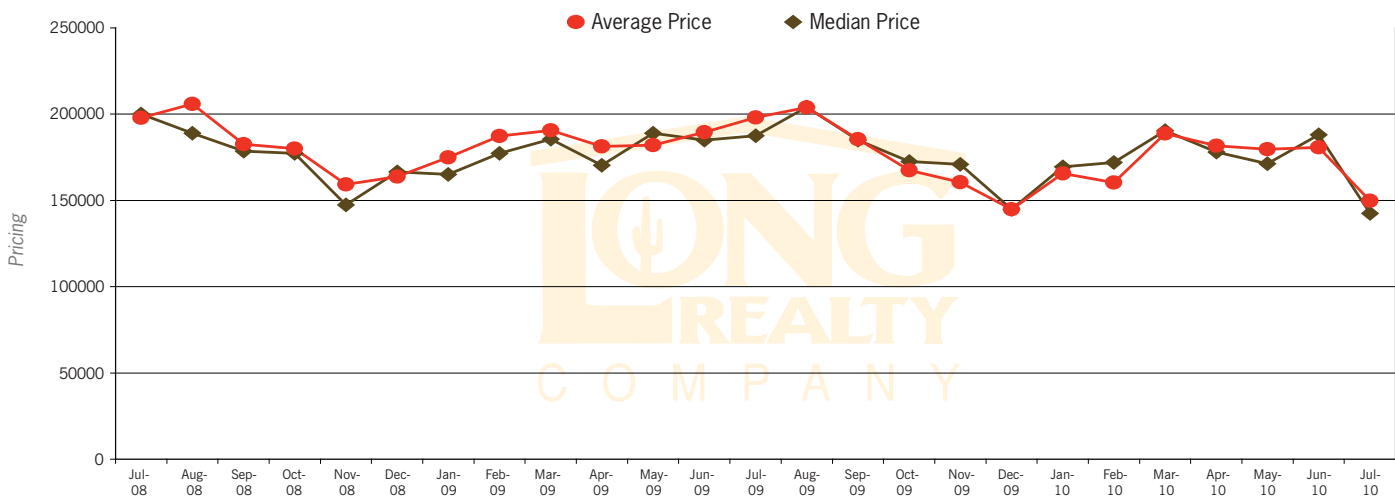
As of July 2010 active inventory was 1,121, a 6% increase from July 2009. There were 82 closings in July 2010, 6% above July 2009. Months of Inventory was 13.7, virtually unchanged from July 2009. Median price of sold homes was \$142,500 for the month of July 2010, down 24% from July 2009.

Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the Southeast Arizona 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 on the Market							Homes Sold/Closed							Months of Inventory
	Jul-10	Feb-10	10-Mar	Apr-10	May-10	Jun-10	Jul-10	Jul-10	Feb-10	10-Mar	Apr-10	May-10	Jun-10	Jul-10	
\$0 - 59,000	51	8	5	6	6	9	12	4.25							
\$60,000 - 79,999	64	4	5	6	3	8	5	12.80							
\$80,000 - 99,999	79	4	4	5	3	11	8	9.88							
\$100,000 - 119,999	72	5	6	7	9	5	9	8.00							
\$120,000 - 139,999	104	2	10	6	6	8	5	20.80							
\$140,000 - 159,999	118	3	8	8	12	4	8	14.75							
\$160,000 - 179,999	85	7	8	10	9	9	4	21.25							
\$180,000 - 199,999	112	6	10	8	9	11	4	28.00							
\$200,000 - 249,999	168	11	25	18	22	28	15	11.20							
\$250,000 - 299,999	113	4	9	11	5	12	11	10.27							
\$300,000 - 399,999	106	3	7	4	4	8	1	106.00							
\$400,000 - 499,999	28	0	2	2	0	2	0	n/a							
\$500,000 - 749,999	11	0	0	0	2	0	0	n/a							
\$750,000 - 1,000,000	4	0	0	0	0	0	0	n/a							
\$1,000,000 +	5	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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