

The Housing Report

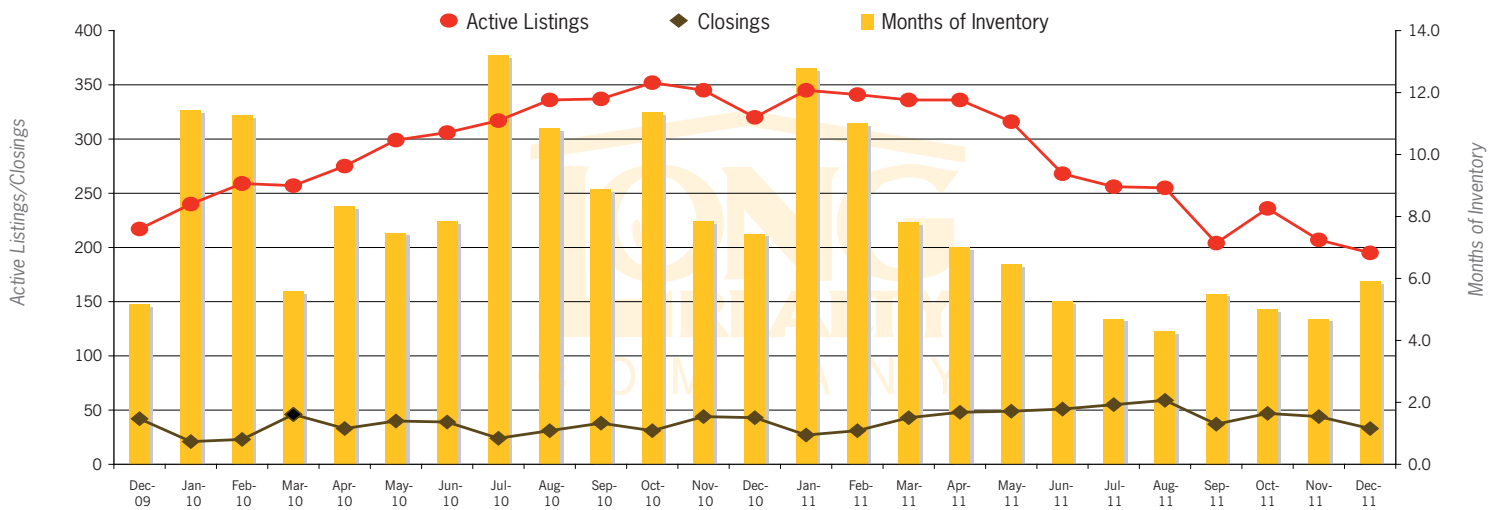
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Vail | January 2012

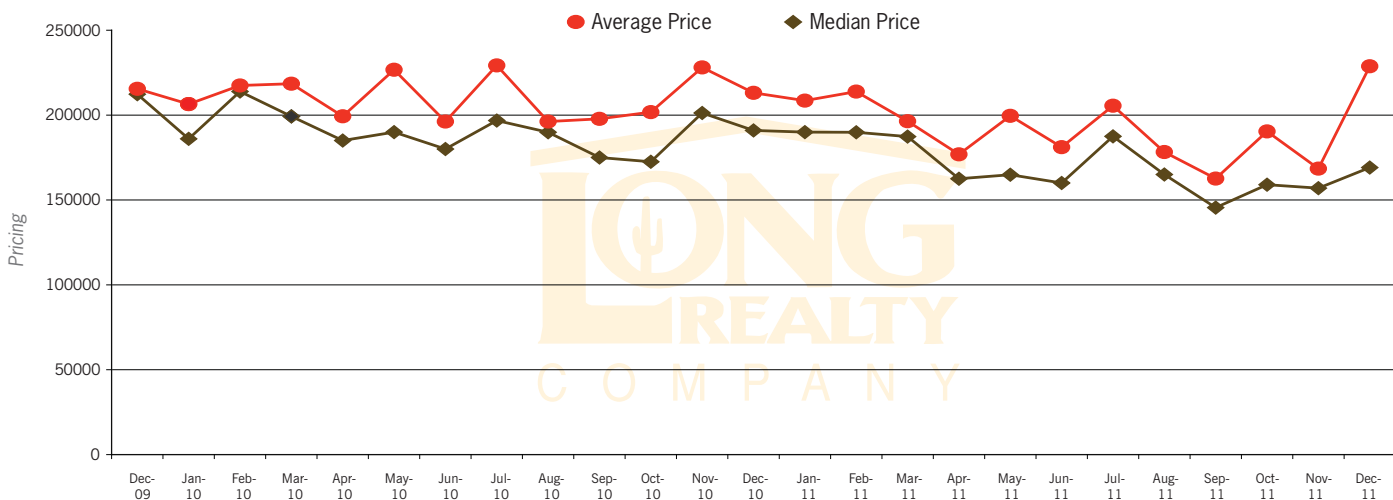
As of December 2011 active inventory was 195, a 39% decrease from December 2010. There were 33 closings in December 2011, 23% below December 2010. Months of Inventory was 5.9, down from 7.4 in December 2010. Median price of sold homes was \$169,100 for the month of December 2011, down 11% from December 2010. Vail had 50 new properties under contract in December 2011, up 52% from December 2010.

Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 1/5/2012. 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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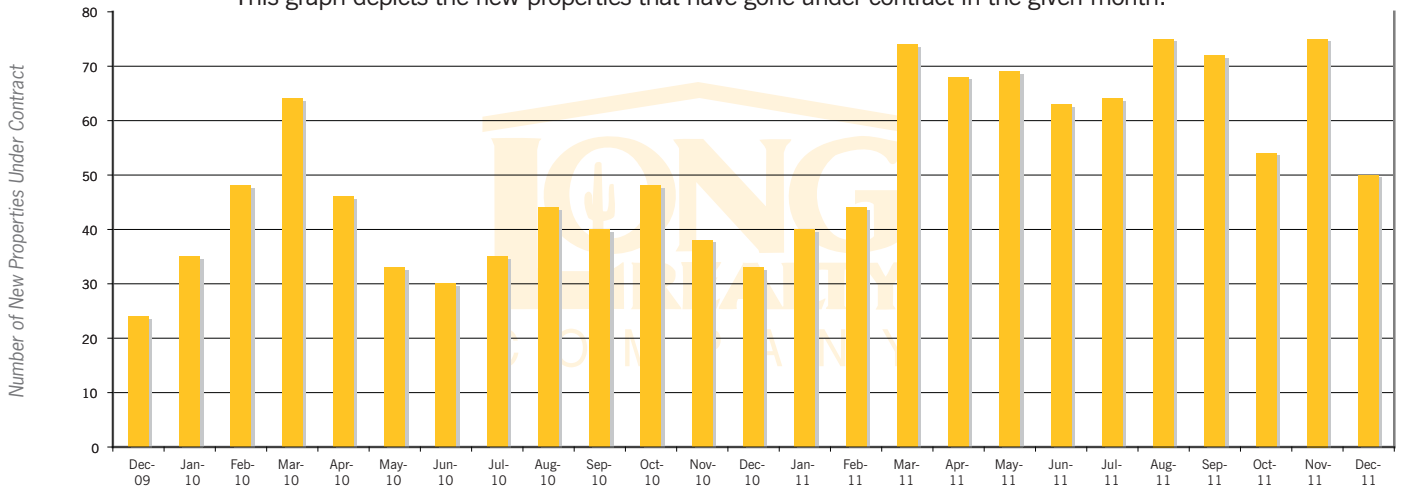
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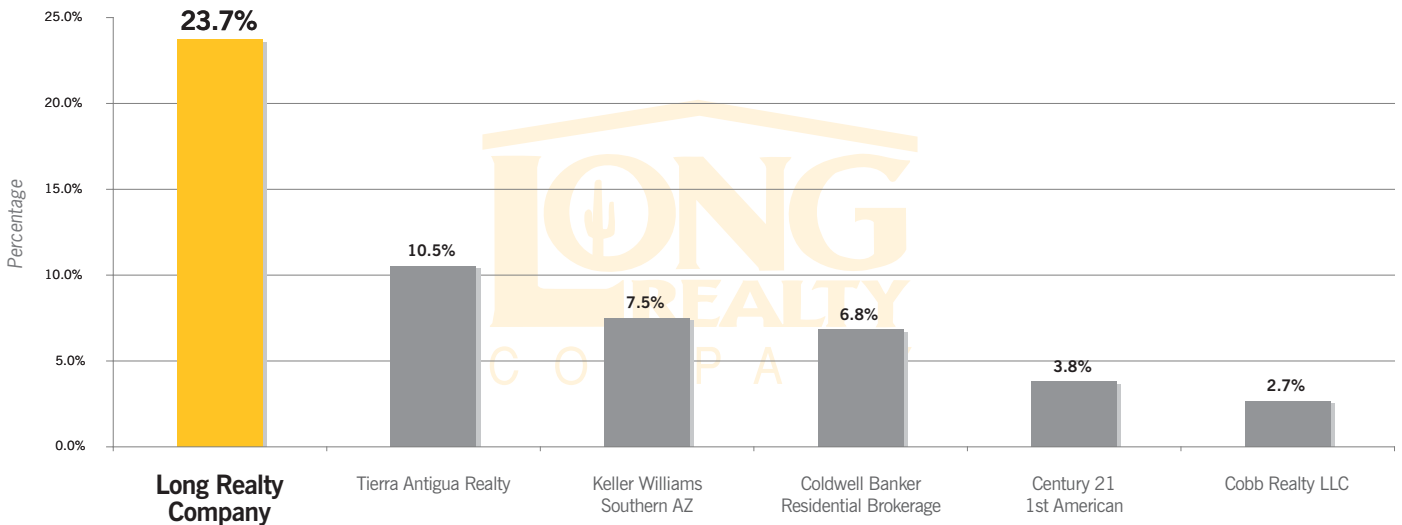
New Properties Under Contract

This graph depicts the new properties that have gone under contract in the given month.



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Market Share



Data Obtained 1/5/2012 from TARMLS using BrokerMetrics software for all closed residential sales volume between 1/1/2011-12/31/2011 rounded to the nearest tenth on one percent and deemed to be correct.

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Price Banded Market Report Residential Homes

Price Band	Homes on the Market							Homes Sold/Closed							Months of Inventory
	Dec-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Dec-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	
\$1 - 49,999	2	1	5	5	2	3	2	1.0							
\$50,000 - 74,999	6	0	1	2	2	1	1	6.0							
\$75,000 - 99,999	11	1	3	4	4	3	1	11.0							
\$100,000 - 124,999	19	3	5	4	6	3	2	9.5							
\$125,000 - 149,999	22	14	7	4	5	7	4	5.5							
\$150,000 - 174,999	25	10	14	9	16	16	9	2.8							
\$175,000 - 199,999	24	4	7	3	4	3	4	6.0							
\$200,000 - 224,999	11	3	6	2	2	1	4	2.8							
\$225,000 - 249,999	13	9	2	1	5	2	1	13.0							
\$250,000 - 274,999	5	3	3	1	0	2	1	5.0							
\$275,000 - 299,999	10	2	4	3	1	3	2	5.0							
\$300,000 - 349,999	10	4	5	2	0	1	1	10.0							
\$350,000 - 399,999	9	2	2	0	0	2	0	n/a							
\$400,000 - 499,999	12	1	0	0	1	0	0	n/a							
\$500,000 - 749,999	13	1	0	1	0	0	0	n/a							
\$750,000 - 999,999	1	0	0	0	0	0	0	n/a							
\$1,000,000 - and over	2	0	0	0	1	0	1	2.0							
TOTAL	195	58	64	41	49	47	33	5.9							

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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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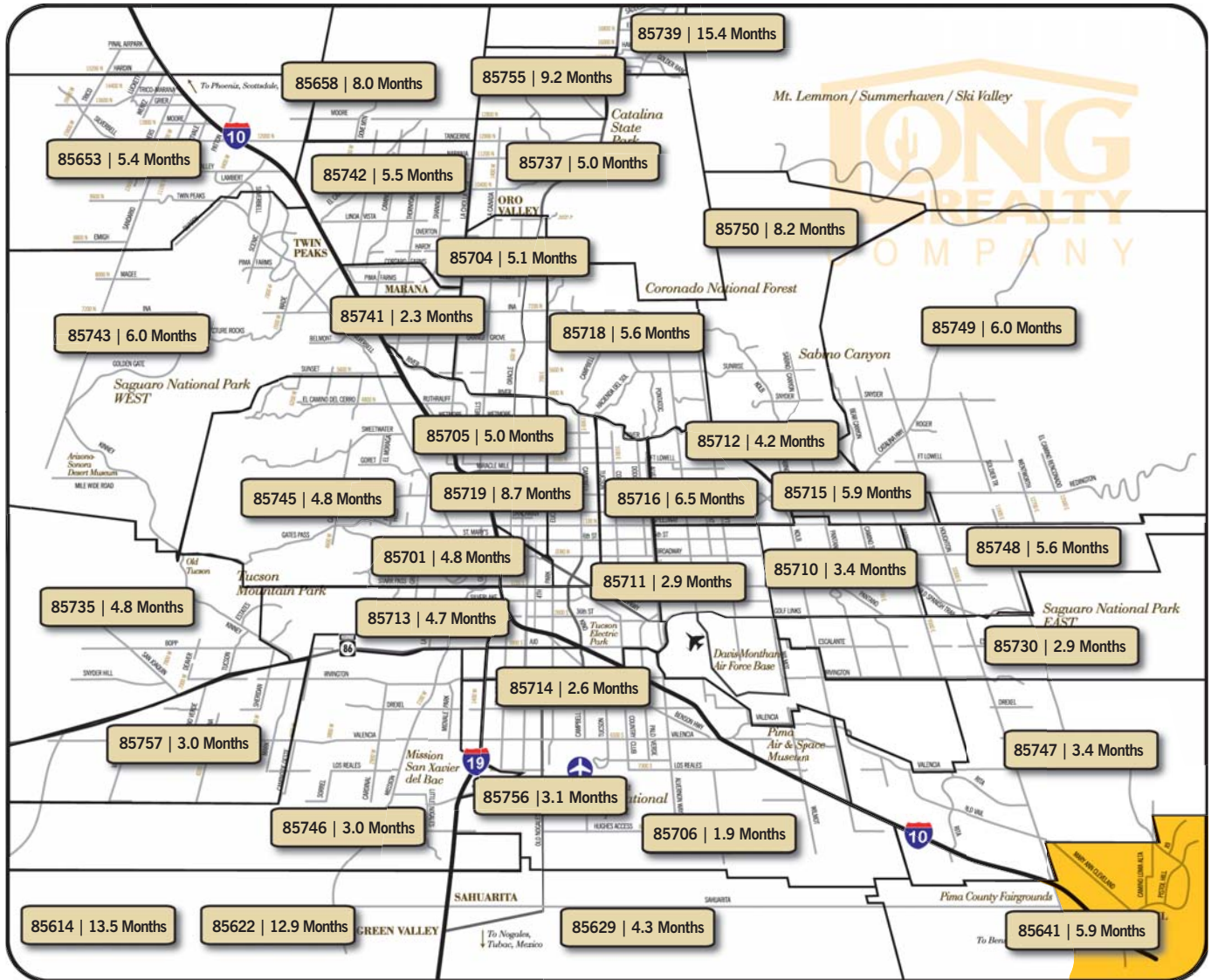
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Months of Inventory by Zip Code



These statistics are based on information obtained from the TARMLS using Brokermetrics software and from the GV/SAH MLS on 1/5/2012. 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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