

# The Housing Report

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## Phoenix Metro Area | August 2010

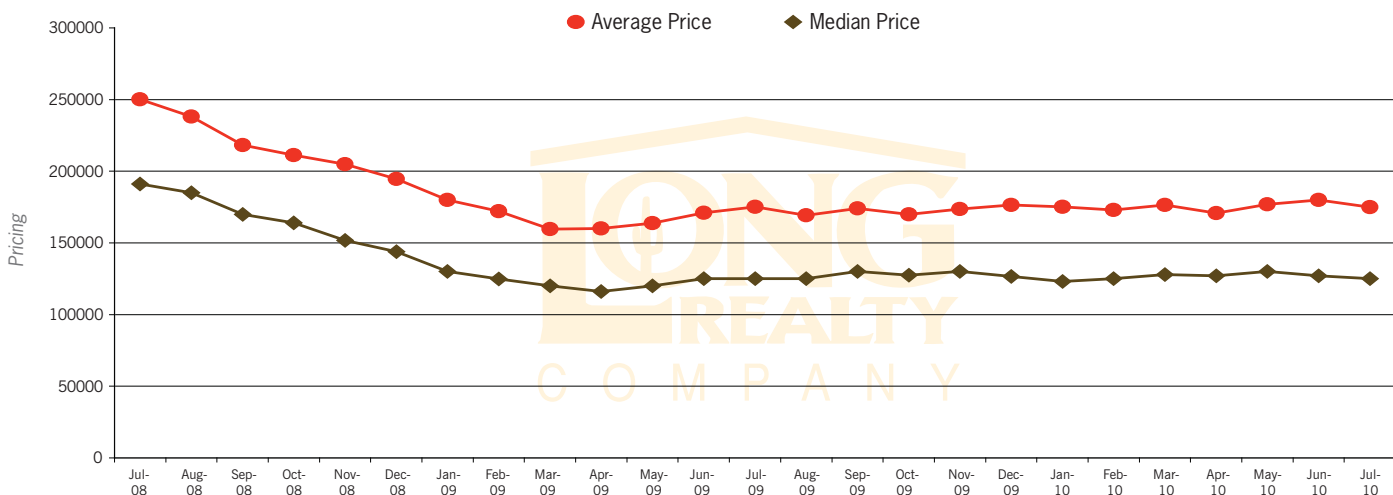
As of July 2010 active inventory was 42,763, a 14% increase from July 2009. There were 7,114 closings in July 2010, 22% below July 2009. Months of Inventory was 6.0, up from 4.1 in July 2009. Median price of sold homes was \$125,000 for the month of July 2010, virtually unchanged from July 2009. There were 6,229 new properties under contract in July 2010, down 24% from July 2009.

### Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the ARMLS on 8/4/10 using Brokermetrics software. 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	
\$1 - 49,999	2,732	654	857	828	742	830	763	3.6
\$50,000 - 74,999	3,825	736	928	902	870	922	796	4.8
\$75,000 - 99,999	6,174	936	1,255	1,316	1,343	1,406	1,021	6.0
\$100,000 - 124,999	4,833	834	1,193	1,342	1,180	1,302	942	5.1
\$125,000 - 149,999	4,824	800	1,044	1,119	1,221	1,085	827	5.8
\$150,000 - 174,999	2,999	554	765	808	839	779	573	5.2
\$175,000 - 199,999	2,857	363	525	608	541	573	394	7.3
\$200,000 - 224,999	1,528	264	434	394	431	403	296	5.2
\$225,000 - 249,999	1,815	241	357	364	323	355	277	6.6
\$250,000 - 274,999	1,127	180	225	272	244	251	227	5.0
\$275,000 - 299,999	1,349	133	167	216	217	200	167	8.1
\$300,000 - 349,999	1,439	196	298	304	272	294	229	6.3
\$350,000 - 399,999	1,369	137	201	183	221	233	167	8.2
\$400,000 - 499,999	1,472	122	213	204	207	214	153	9.6
\$500,000 - 749,999	1,745	155	202	188	187	226	157	11.1
\$750,000 - 999,999	989	56	62	65	76	79	58	17.1
\$1,000,000 - and over	1,686	67	100	68	75	95	67	25.2

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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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