

# The Housing Report

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## Central Phoenix | August 2010

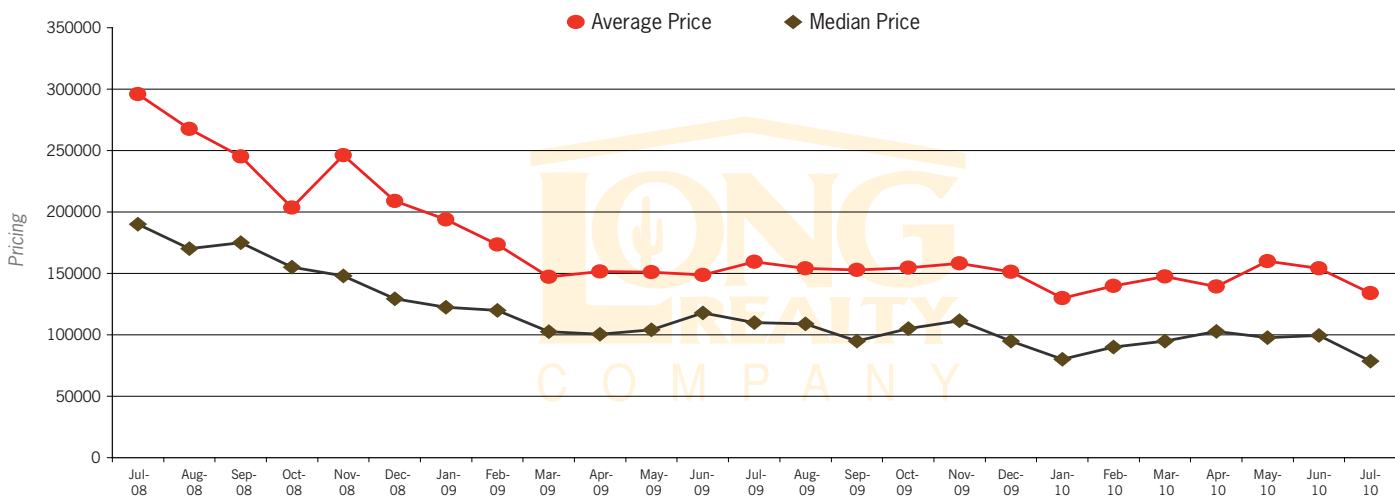
As of July 2010 active inventory was 1,872, a 7% increase from July 2009. There were 252 closings in July 2010, 16% below July 2009. Months of Inventory was 7.4, up from 5.8 in July 2009. Median price of sold homes was \$78,500 for the month of July 2010, down 29% from July 2009. There were 229 new properties under contract in July 2010, down 6% 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 on the Market							Homes Sold/Closed							Months of Inventory
	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10		
\$1 - 49,999	275	275	275	275	275	275	275	62	58	67	57	63	66	4.2	
\$50,000 - 74,999	231	231	231	231	231	231	231	35	50	59	60	51	53	4.4	
\$75,000 - 99,999	243	243	243	243	243	243	243	33	31	40	49	57	32	7.6	
\$100,000 - 124,999	138	138	138	138	138	138	138	20	31	32	25	27	20	6.9	
\$125,000 - 149,999	155	155	155	155	155	155	155	22	24	31	37	22	13	11.9	
\$150,000 - 174,999	84	84	84	84	84	84	84	10	11	23	19	20	15	5.6	
\$175,000 - 199,999	88	88	88	88	88	88	88	8	9	15	6	22	6	14.7	
\$200,000 - 224,999	53	53	53	53	53	53	53	11	4	15	17	16	8	6.6	
\$225,000 - 249,999	83	83	83	83	83	83	83	6	6	13	10	8	5	16.6	
\$250,000 - 274,999	48	48	48	48	48	48	48	2	9	8	7	9	8	6.0	
\$275,000 - 299,999	62	62	62	62	62	62	62	7	7	8	3	5	3	20.7	
\$300,000 - 349,999	55	55	55	55	55	55	55	7	10	10	7	10	6	9.2	
\$350,000 - 399,999	72	72	72	72	72	72	72	3	8	7	4	12	1	72.0	
\$400,000 - 499,999	71	71	71	71	71	71	71	5	2	6	6	5	5	14.2	
\$500,000 - 749,999	103	103	103	103	103	103	103	7	5	7	12	12	7	14.7	
\$750,000 - 999,999	45	45	45	45	45	45	45	1	0	2	5	4	4	11.3	
\$1,000,000 - and over	66	66	66	66	66	66	66	1	4	1	2	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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