

The Housing Report

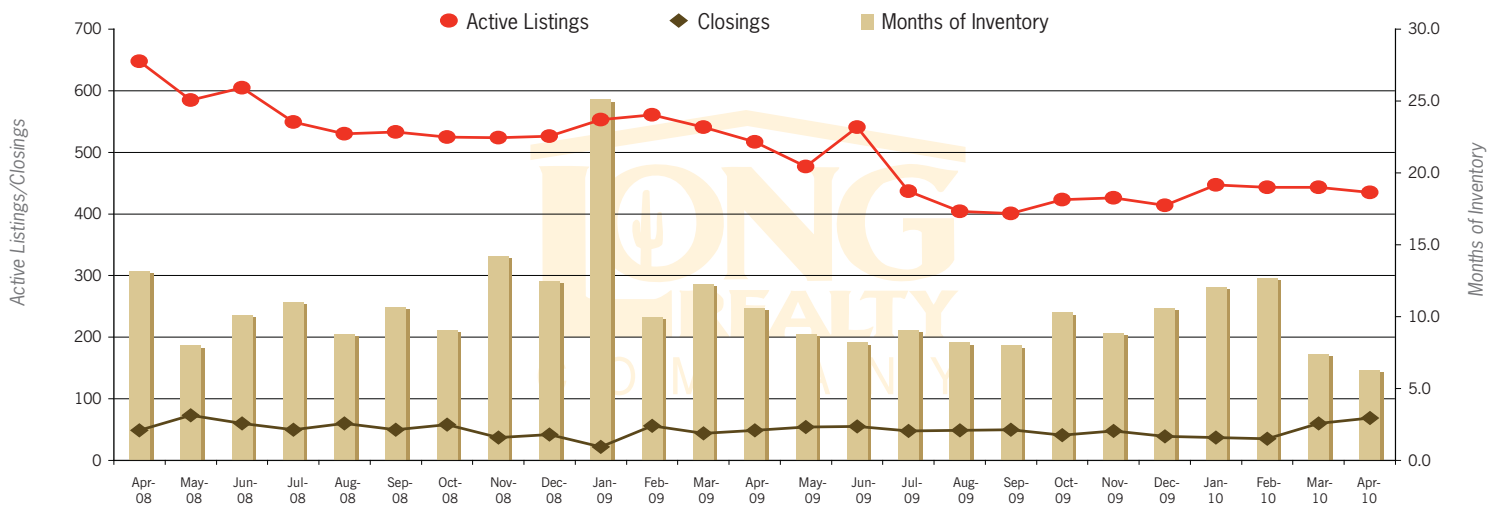
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Oro Valley | May 2010

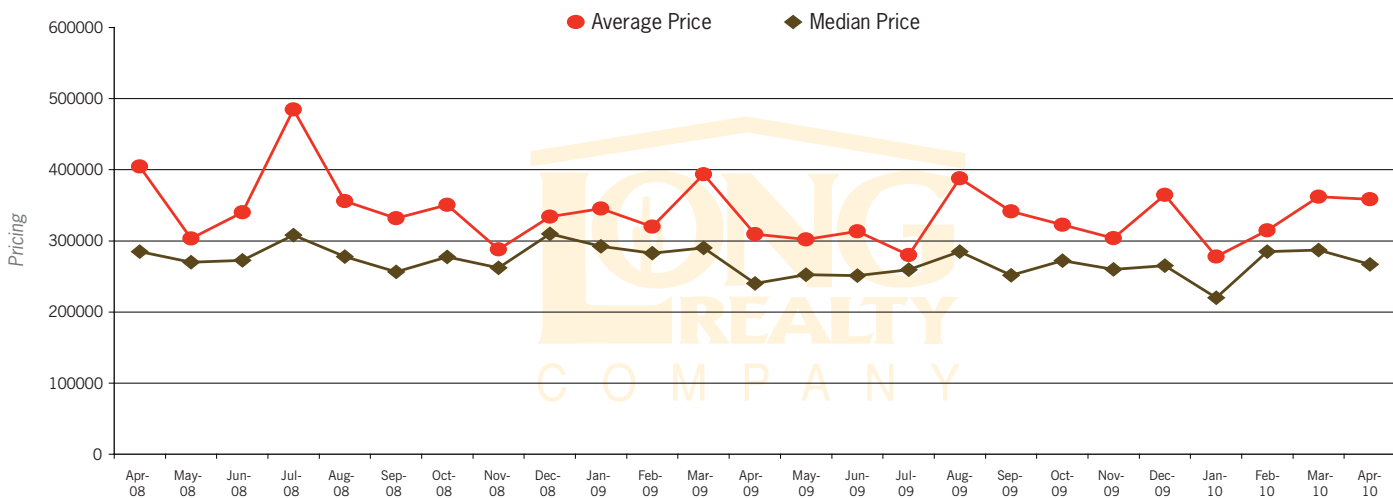
As of April 2010 active inventory was 435, a 16% decrease from April 2009. There were 69 closings in April 2010, 41% above April 2009. Months of Inventory was 6.3, down from 10.6 in April 2009. Median price of sold homes was \$267,000 for the month of April 2010, up 11% from April 2009. The Oro Valley area is experiencing a significant increase in buyer activity, with new properties under contract up 68% from April 2009. Contact me for more details.

Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 05/05/10. 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 Sold/Closed							Months of Inventory
	Apr-10	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	
\$1 - 49,999	0	0	0	0	0	0	0	n/a
\$50,000 - 74,999	1	0	0	0	1	1	0	n/a
\$75,000 - 99,999	1	1	0	0	0	1	0	n/a
\$100,000 - 124,999	5	0	1	0	1	0	2	2.5
\$125,000 - 149,999	7	0	0	1	1	2	0	n/a
\$150,000 - 174,999	12	2	3	1	2	4	2	6.0
\$175,000 - 199,999	40	3	1	8	4	3	6	6.7
\$200,000 - 224,999	33	8	6	9	1	6	13	2.5
\$225,000 - 249,999	52	6	4	4	6	9	7	7.4
\$250,000 - 274,999	48	7	7	5	1	4	7	6.9
\$275,000 - 299,999	37	5	3	0	4	2	2	18.5
\$300,000 - 349,999	48	3	3	2	5	11	2	24.0
\$350,000 - 399,999	34	4	2	2	1	5	10	3.4
\$400,000 - 499,999	34	3	2	3	5	4	5	6.8
\$500,000 - 749,999	36	6	4	3	1	6	9	4.0
\$750,000 - 999,999	22	0	1	0	1	2	2	11.0
\$1,000,000 - and over	25	0	2	0	1	2	2	12.5

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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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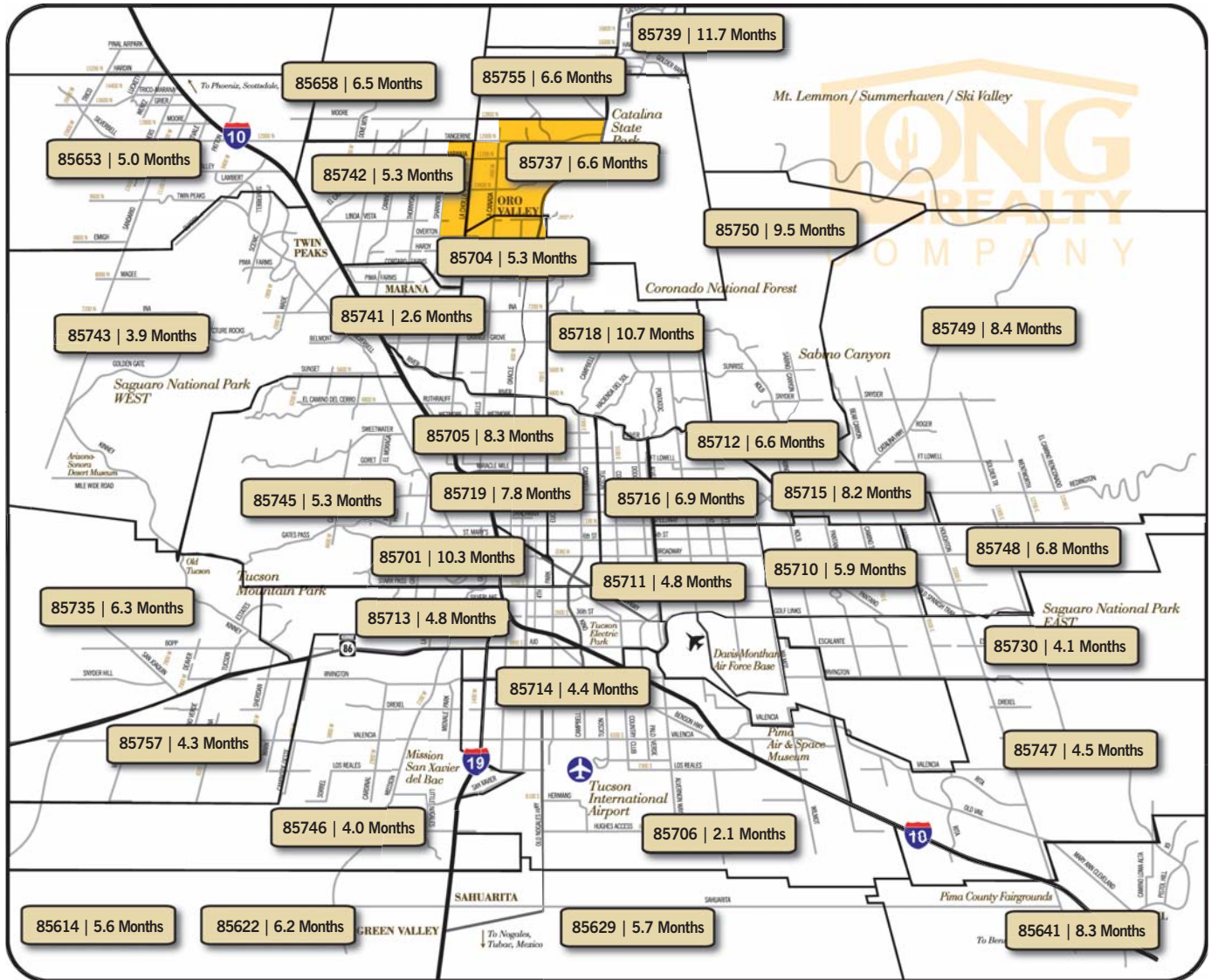
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Months of Inventory by Zip Code



These statistics are based on information obtained from the TARMLS using Brokermetrics software and from the GV/SAH MLS on 05/05/10. 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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