As of December 2010 active inventory was 727, an 11% increase from December 2009. There were 80 closings in December 2010, 27% above December 2009. Months of Inventory was 9.1, down from 10.4 in December 2009. Median price of sold homes was $330,000 for the month of December 2010, down 13% from December 2009. The North area had 75 new properties under contract in December 2010, up 19% from December 2009.
New Properties Under Contract

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

Market Share

These statistics are based on information obtained from the TARMLS using Brokermetrics software on 1/5/2011. Information is believed to be reliable, but not guaranteed.
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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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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