

# The Housing Report

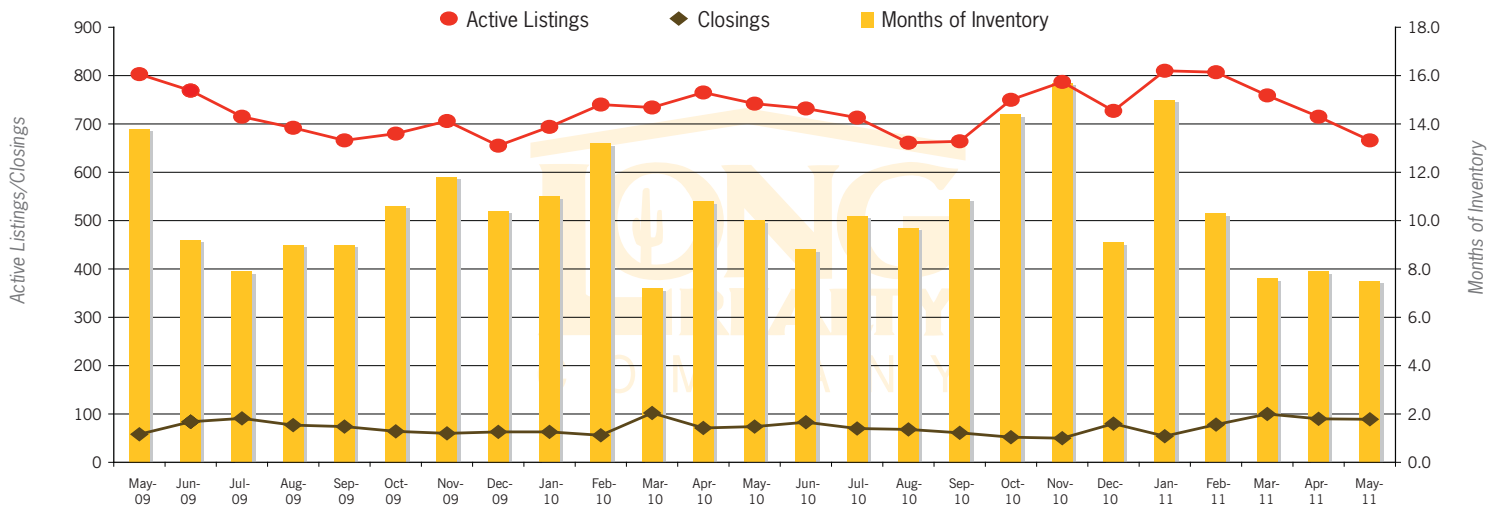
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## Tucson North | June 2011

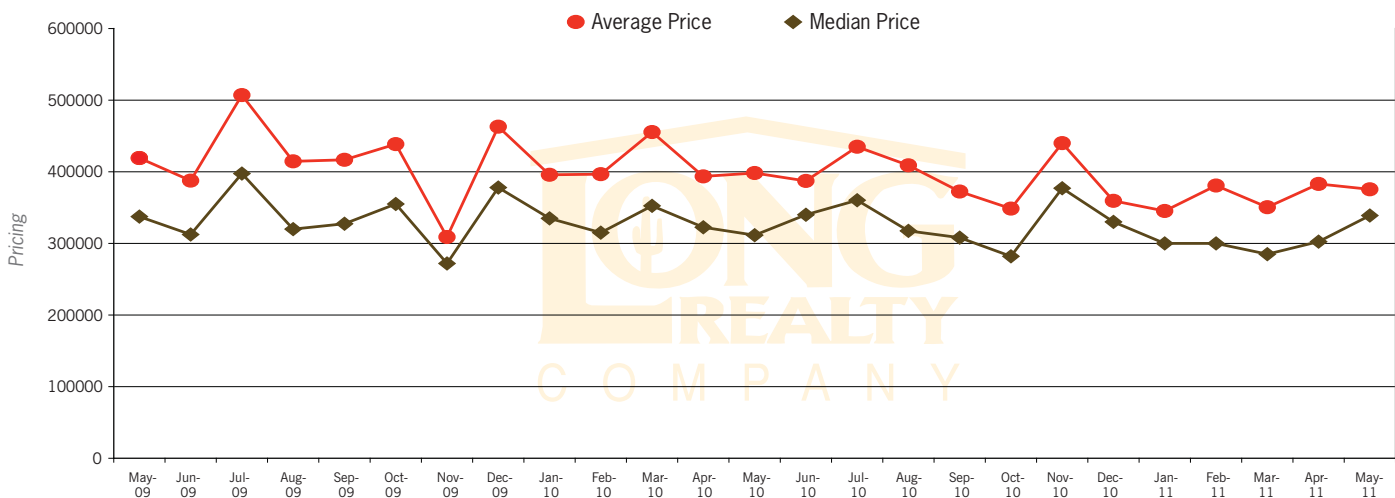
As of May 2011 active inventory was 666, a 10% decrease from May 2010. There were 89 closings in May 2011, 20% above May 2010. Months of Inventory was 7.5, down from 10.0 in May 2010. Median price of sold homes was \$339,000 for the month of May 2011, up 9% from May 2010. The North area had 93 new properties under contract in May 2011, down 1% from May 2010.

### Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 6/3/2011. 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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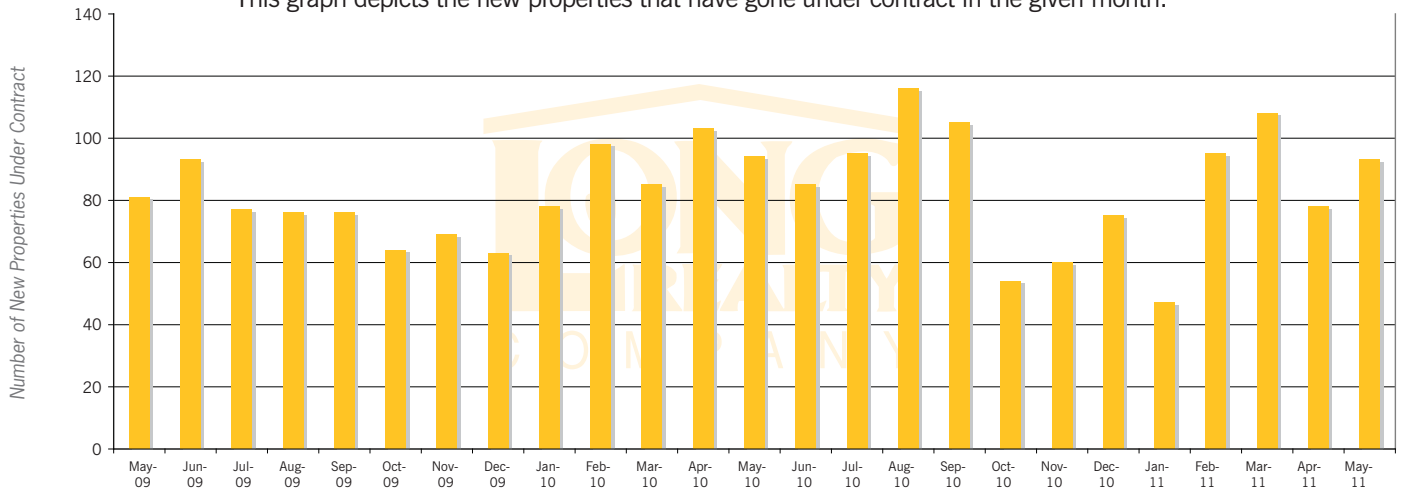
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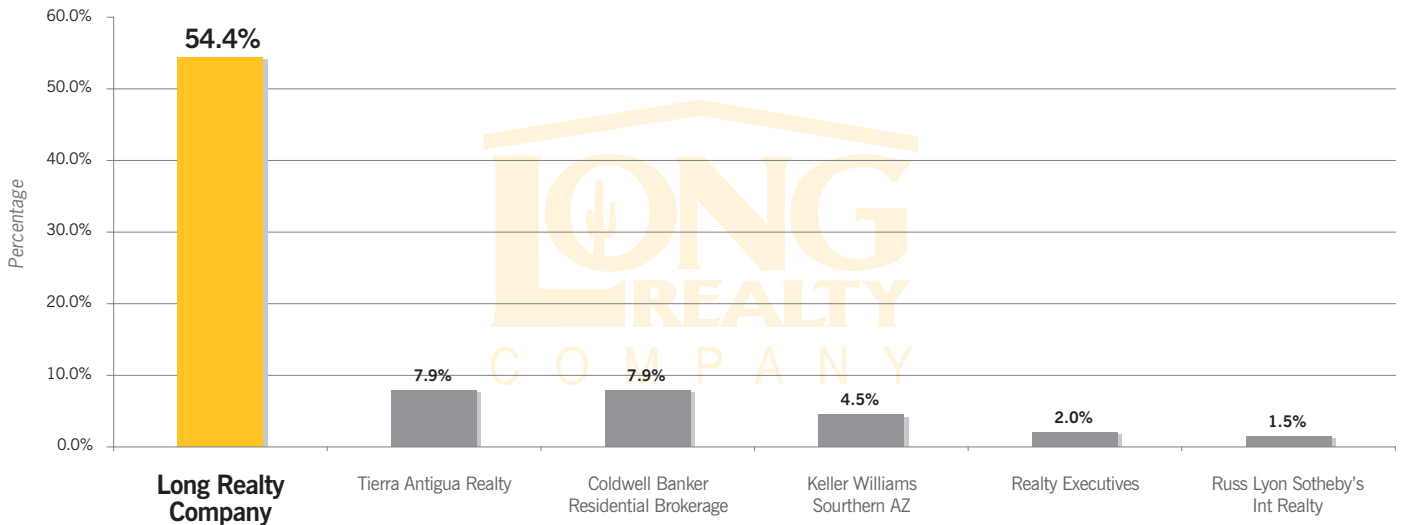
## New Properties Under Contract

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



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## Market Share



Data Obtained 6/3/2011 from TARMLS using BrokerMetrics software for all closed residential sales volume between 6/1/2010-5/31/2011 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 Sold/Closed						Months of Inventory	
	May-11	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	
\$1 - 49,999	0	0	1	0	0	0	1	n/a
\$50,000 - 74,999	5	3	6	2	5	4	6	.8
\$75,000 - 99,999	11	4	1	3	8	4	3	3.7
\$100,000 - 124,999	30	2	4	5	11	2	6	5.0
\$125,000 - 149,999	22	2	0	4	6	5	3	7.3
\$150,000 - 174,999	22	1	5	0	2	8	3	7.3
\$175,000 - 199,999	46	3	3	3	8	4	6	7.7
\$200,000 - 224,999	18	8	2	4	5	3	5	3.6
\$225,000 - 249,999	40	2	2	9	4	10	2	20.0
\$250,000 - 274,999	20	5	3	3	3	5	2	10.0
\$275,000 - 299,999	27	6	4	6	5	3	5	5.4
\$300,000 - 349,999	43	6	5	9	8	11	5	8.6
\$350,000 - 399,999	60	13	9	6	3	6	7	8.6
\$400,000 - 499,999	71	8	4	7	16	9	12	5.9
\$500,000 - 749,999	109	14	8	14	17	16	16	6.8
\$750,000 - 999,999	64	2	1	3	4	4	3	21.3
\$1,000,000 - and over	78	1	2	2	3	5	4	19.5

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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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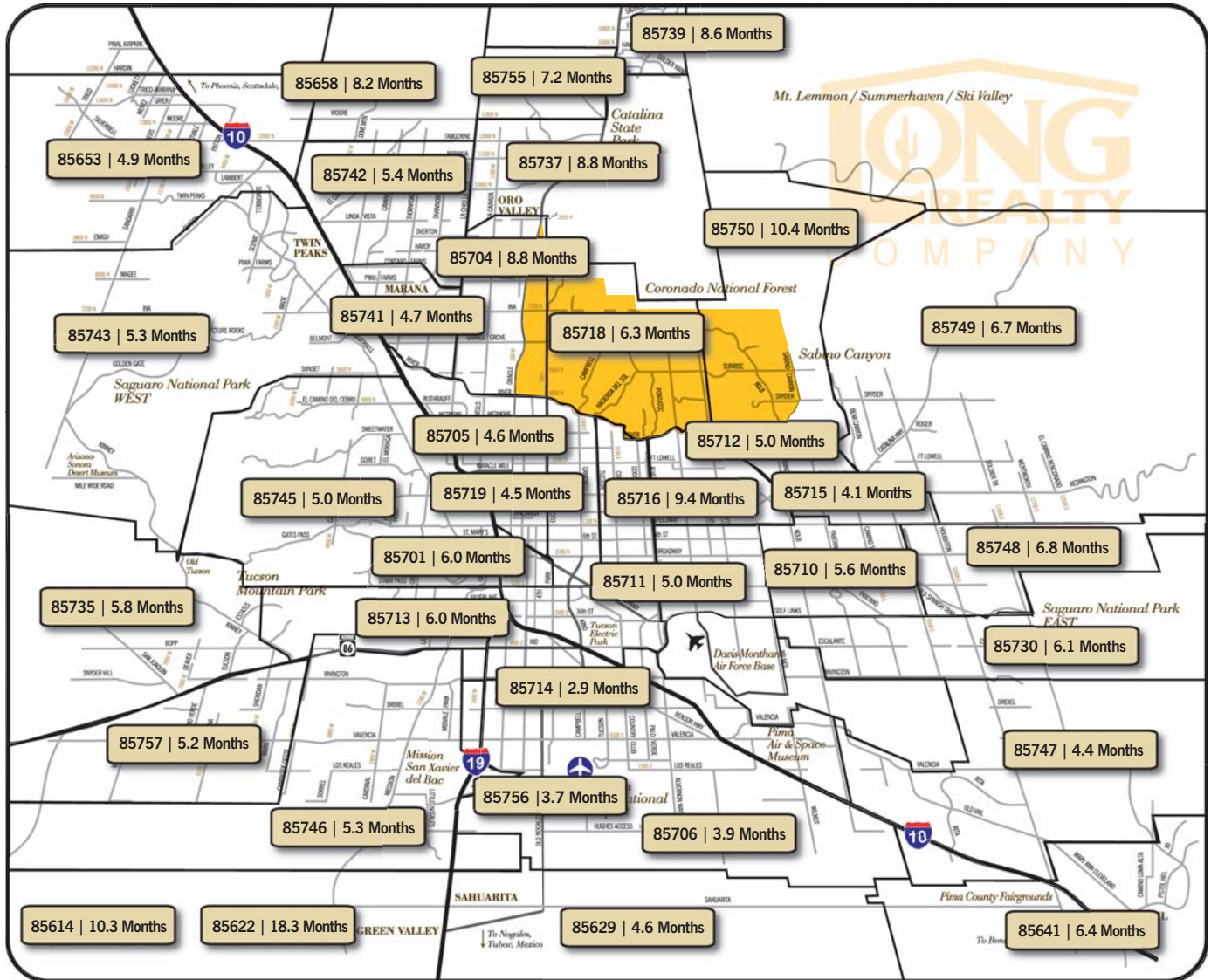
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## Months of Inventory by Zip Code



*These statistics are based on information obtained from the TARMLS using Brokermetrics software and from the GV/SAH MLS on 6/3/2011. 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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