

The Housing Report

Powered by Long Realty Research Center



Dove Mountain | October 2012

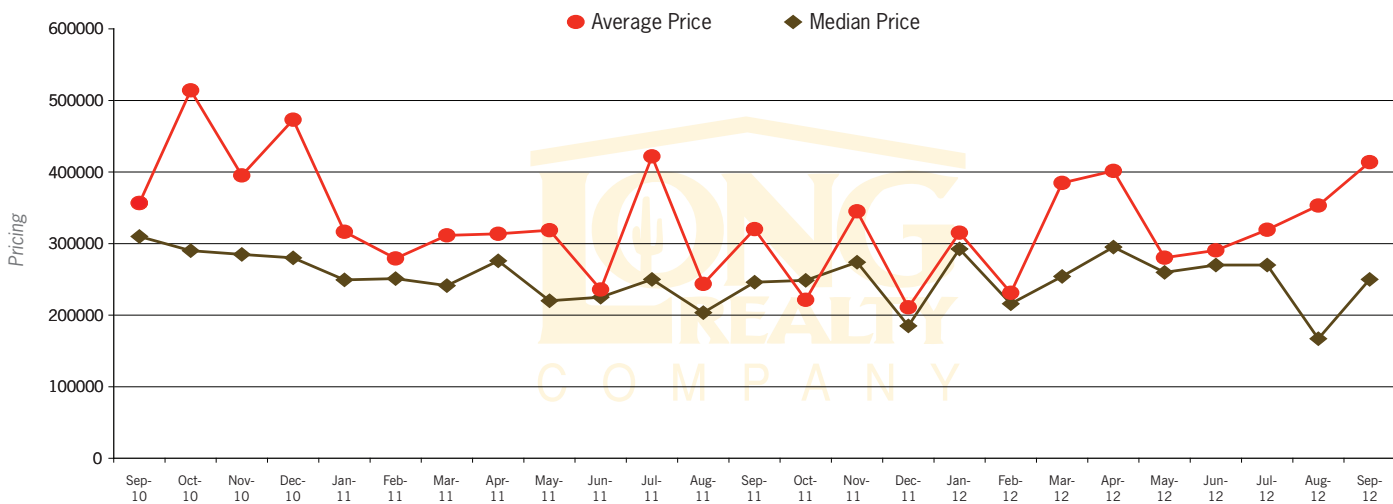
As of September 2012 active inventory was 73, a 34% decrease from September 2011. There were 17 closings in September 2012, 42% above September 2011. Months of Inventory was 4.3, down from 9.2 in September 2011. Median price of sold homes was \$249,900 for the month of September 2012, up 2% from September 2011. The Dove Mountain area had 36 new properties under contract in September 2012, up 100% from September 2011.

Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 10/3/2012. 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)



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 10/3/2012. Information is believed to be reliable, but not guaranteed.

Stephen Woodall
 Oro Valley
 10445 N. Oracle Rd #121
 Oro Valley, Arizona 85737
 (520) 818-4504
 Stephen@TeamWoodall.com
 http://TeamWoodall.com



The Housing Report

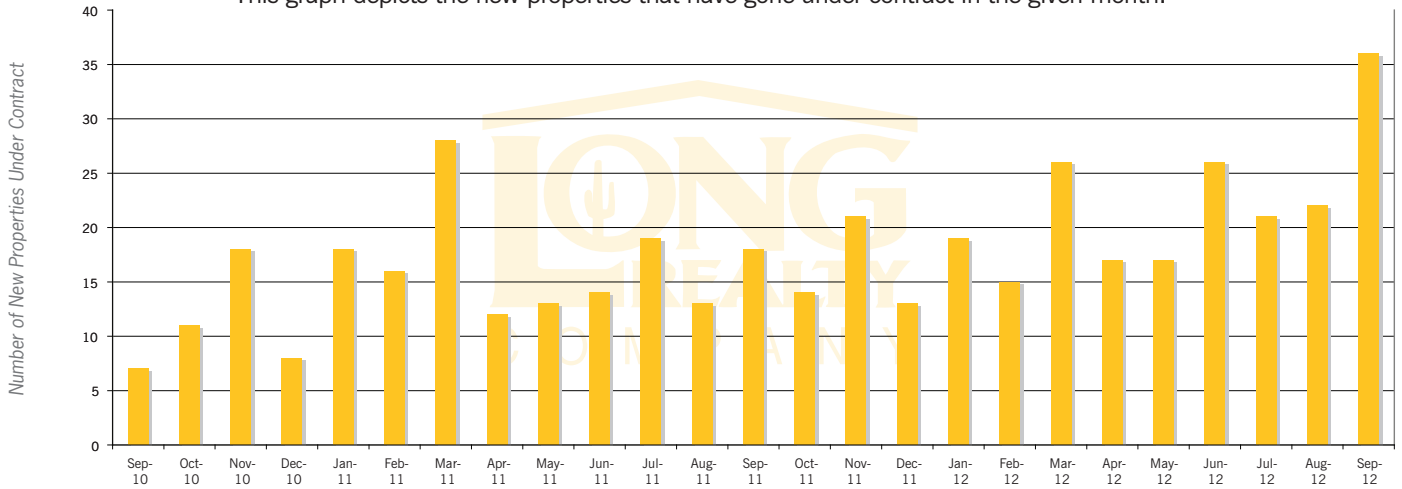
Powered by Long Realty Research Center



Dove Mountain | October 2012

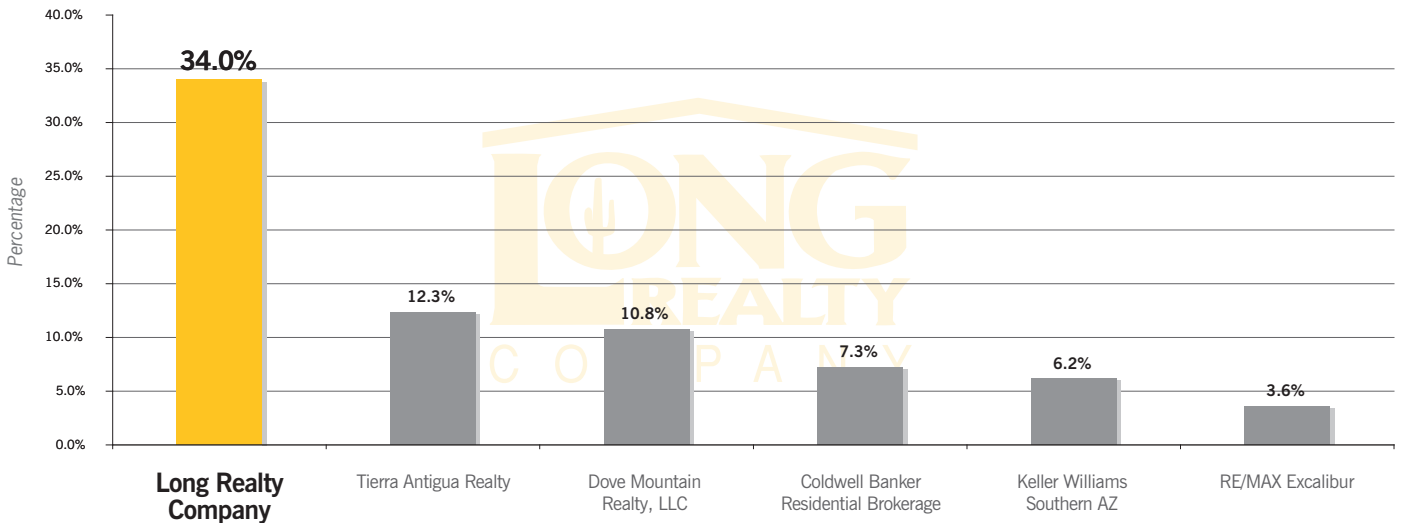
New Properties Under Contract

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



These statistics are based on information obtained from the TARMLS using BrokerMetrics software on 10/3/2012. Information is believed to be reliable, but not guaranteed.

Market Share



Data Obtained 10/3/2012 from TARMLS using BrokerMetrics software for all closed residential sales volume between 10/1/2011-9/30/2012 rounded to the nearest tenth on one percent and deemed to be correct.

Stephen Woodall
 Oro Valley
 10445 N. Oracle Rd #121
 Oro Valley, Arizona 85737
 (520) 818-4504
 Stephen@TeamWoodall.com
 http://TeamWoodall.com



The Housing Report

Powered by Long Realty Research Center



Dove Mountain | October 2012

Price Banded Market Report Residential Homes

Price Band	Active Listings	Homes Sold/Closed						Months of Inventory
	Sep-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	
\$1 - 49,999	0	0	0	0	0	0	0	n/a
\$50,000 - 74,999	0	0	0	0	0	0	0	n/a
\$75,000 - 99,999	0	0	0	0	0	0	0	n/a
\$100,000 - 124,999	0	0	1	0	1	0	0	n/a
\$125,000 - 149,999	0	1	0	1	1	5	1	n/a
\$150,000 - 174,999	4	3	1	0	1	6	5	.8
\$175,000 - 199,999	4	1	2	0	0	0	0	n/a
\$200,000 - 224,999	5	2	1	2	0	1	1	5.0
\$225,000 - 249,999	5	2	3	2	4	1	2	2.5
\$250,000 - 274,999	9	2	2	3	2	1	2	4.5
\$275,000 - 299,999	6	2	2	4	1	0	0	n/a
\$300,000 - 349,999	7	1	2	1	4	2	4	1.8
\$350,000 - 399,999	6	1	1	0	2	1	0	n/a
\$400,000 - 499,999	5	0	0	0	0	1	0	n/a
\$500,000 - 599,999	3	2	1	0	0	0	0	n/a
\$600,000 - 699,999	5	3	0	0	0	1	0	n/a
\$700,000 - 799,999	1	0	0	1	0	0	0	n/a
\$800,000 - 899,999	0	0	0	0	0	0	0	n/a
\$900,000 - 999,999	0	1	0	0	0	0	0	n/a
\$1,000,000 - and over	13	1	0	0	1	2	2	6.5
TOTAL	73	22	16	14	17	21	17	4.3

These statistics are based on information obtained from the TARMLS using Brokermetrics software on 10/3/2012. 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.

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.

Stephen Woodall
 Oro Valley
 10445 N. Oracle Rd #121
 Oro Valley, Arizona 85737
 (520) 818-4504
 Stephen@TeamWoodall.com
 http://TeamWoodall.com



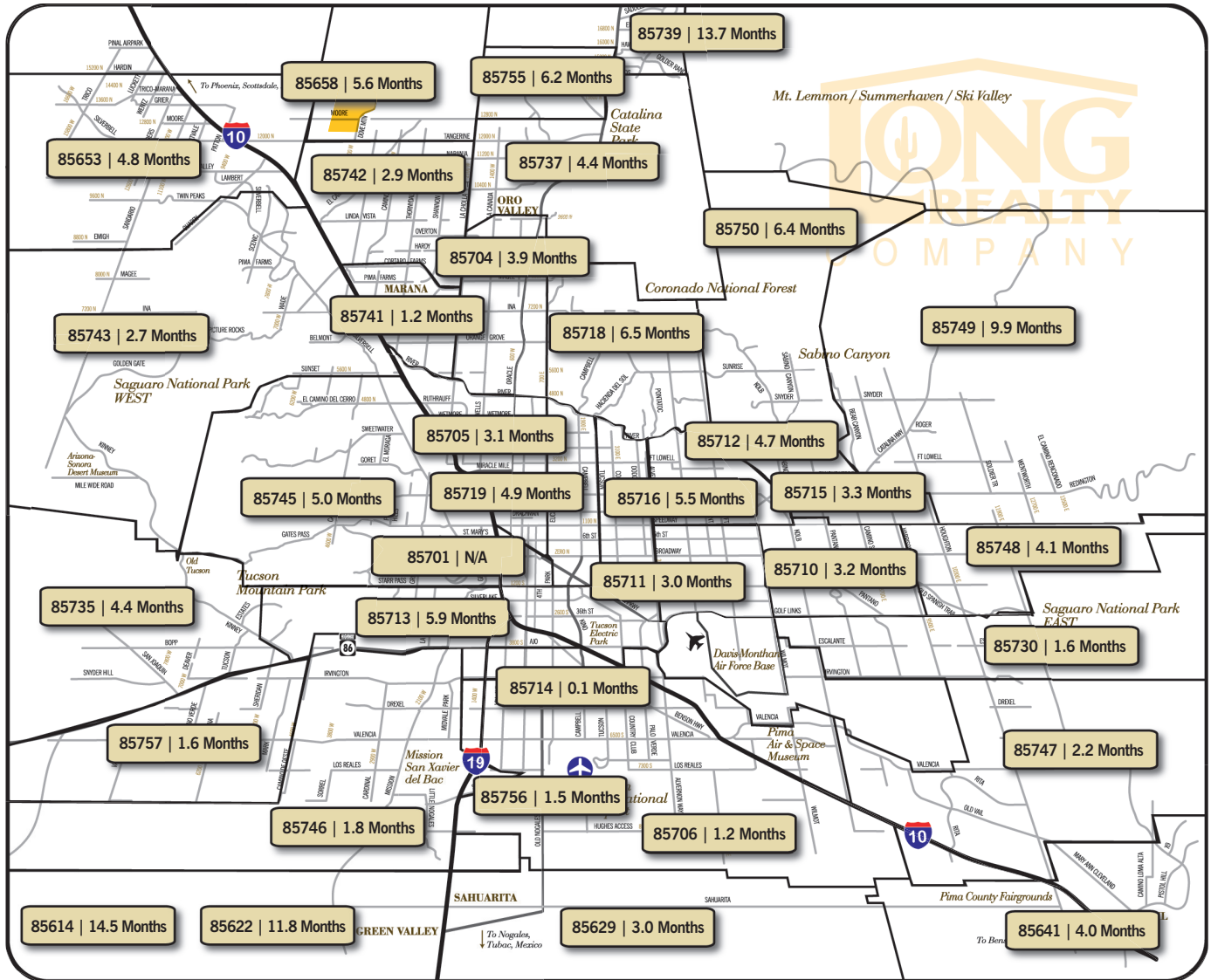
The Housing Report

Powered by Long Realty Research Center



Dove Mountain | October 2012

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 10/3/2012. 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.

Stephen Woodall

Oro Valley
10445 N. Oracle Rd #121
Oro Valley, Arizona 85737
(520) 818-4504
Stephen@TeamWoodall.com
http://TeamWoodall.com



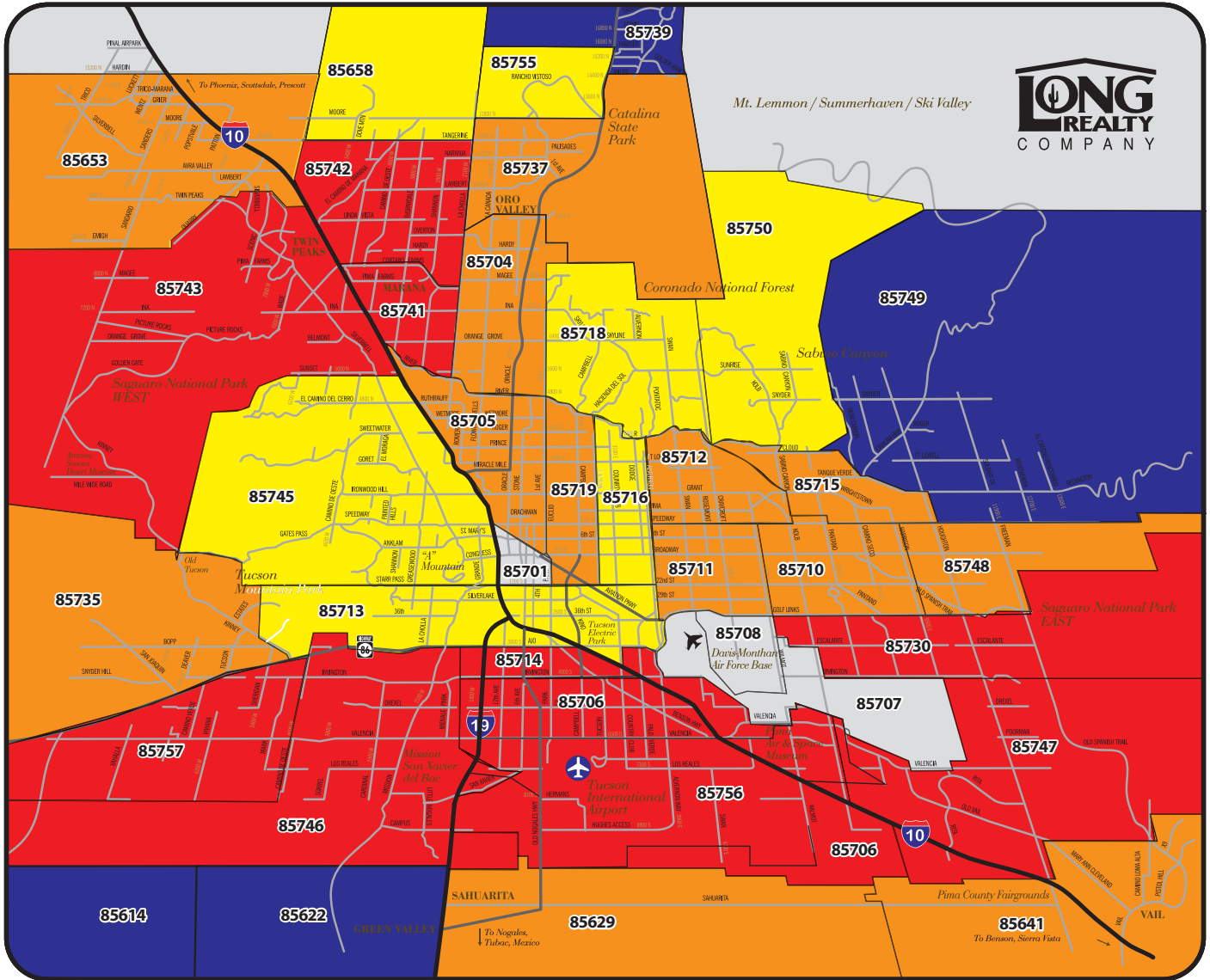
The Housing Report

Powered by Long Realty Research Center



Dove Mountain | October 2012

Months of Inventory Heat Map by Zip Code



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 10/3/2012. 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

- 0-2
- 3-4
- 5-6
- 7-8
- 9+

MARKET

- Seller's Market
- Normal Market
- Buyer's Market

Stephen Woodall
 Oro Valley
 10445 N. Oracle Rd #121
 Oro Valley, Arizona 85737
 (520) 818-4504
 Stephen@TeamWoodall.com
 http://TeamWoodall.com

