

# The Housing Report

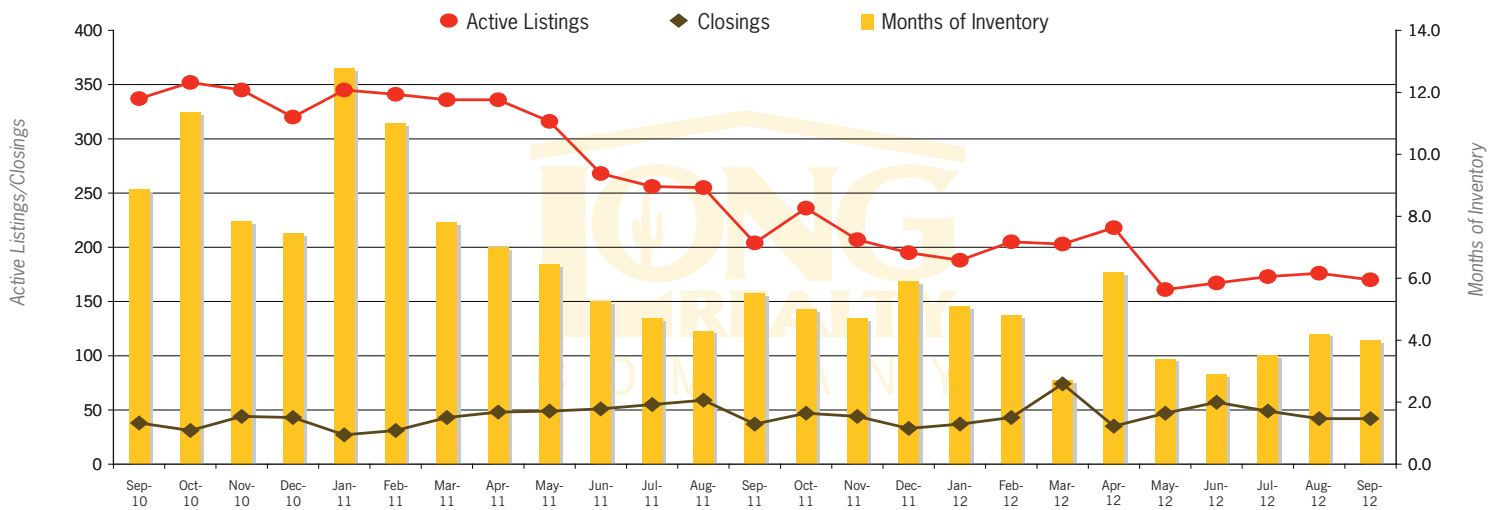
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Vail | October 2012

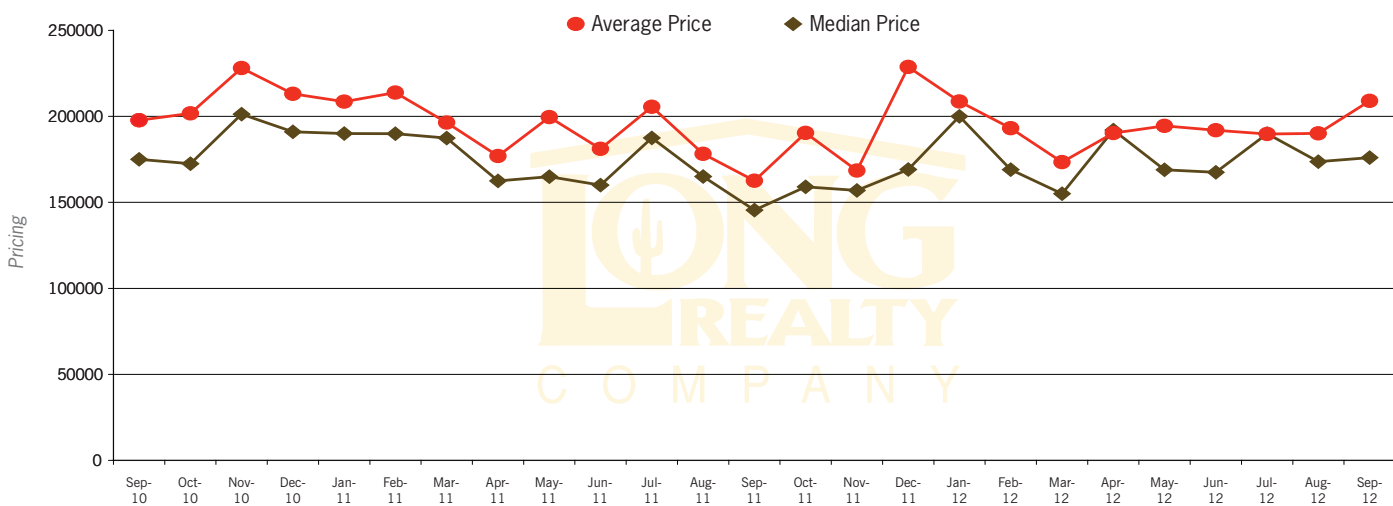
As of September 2012 active inventory was 170, a 17% decrease from September 2011. There were 42 closings in September 2012, 14% above September 2011. Months of Inventory was 4.0, down from 5.5 in September 2011. Median price of sold homes was \$176,000 for the month of September 2012, up 21% from September 2011. Vail had 60 new properties under contract in September 2012, down 17% 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)



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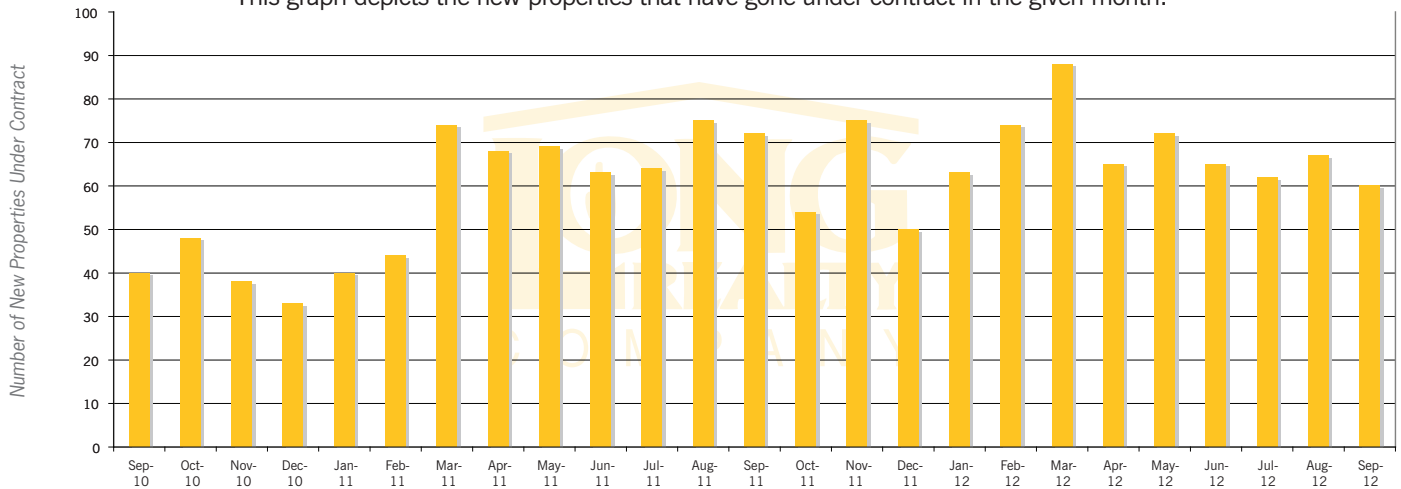
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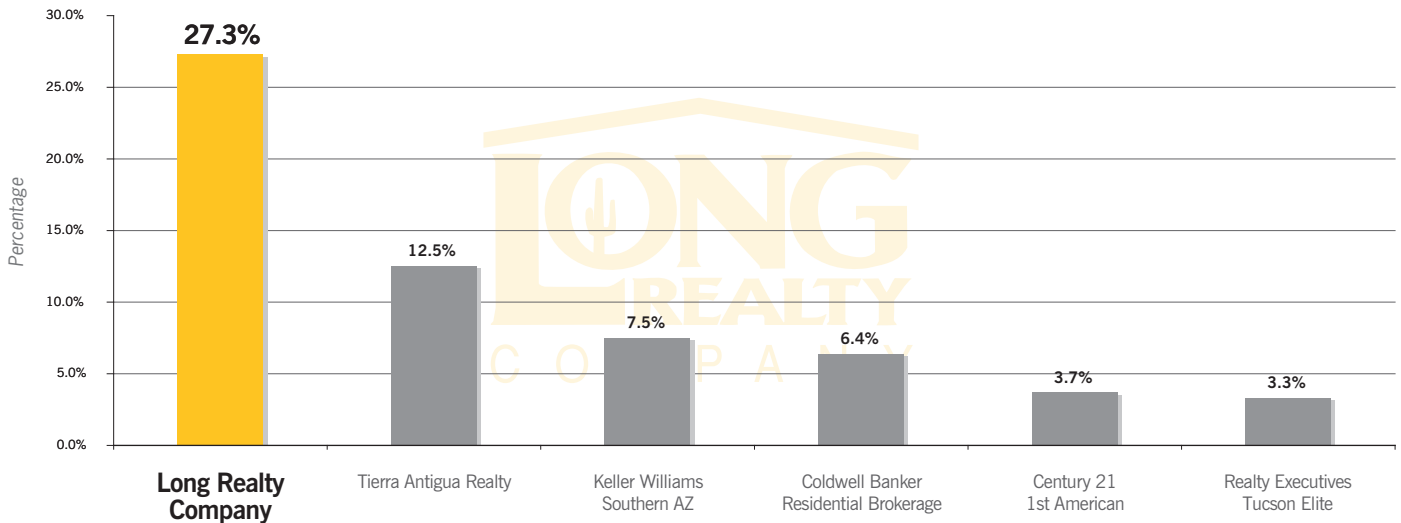
## New Properties Under Contract

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



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## Market Share



Data Obtained 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.

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## 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	2	1	2	3	2	1	3	.7
\$50,000 - 74,999	3	2	3	2	2	3	1	3.0
\$75,000 - 99,999	6	0	1	2	1	1	2	3.0
\$100,000 - 124,999	4	5	1	2	4	3	4	1.0
\$125,000 - 149,999	2	2	7	9	7	5	6	.3
\$150,000 - 174,999	14	3	14	15	9	11	2	7.0
\$175,000 - 199,999	25	6	2	4	4	5	7	3.6
\$200,000 - 224,999	19	6	1	4	11	1	3	6.3
\$225,000 - 249,999	14	4	8	5	3	3	4	3.5
\$250,000 - 274,999	14	1	2	2	4	6	3	4.7
\$275,000 - 299,999	13	3	2	2	2	1	0	n/a
\$300,000 - 349,999	20	2	0	3	5	3	6	3.3
\$350,000 - 399,999	15	1	3	3	0	1	0	n/a
\$400,000 - 499,999	9	0	1	2	1	1	0	n/a
\$500,000 - 599,999	5	0	1	0	0	0	0	n/a
\$600,000 - 699,999	2	0	0	0	0	0	0	n/a
\$700,000 - 799,999	0	0	0	0	0	0	0	n/a
\$800,000 - 899,999	0	0	0	0	0	0	0	n/a
\$900,000 - 999,999	0	0	0	0	0	0	0	n/a
\$1,000,000 - and over	3	0	0	0	0	0	1	3.0
<b>TOTAL</b>	<b>170</b>	<b>36</b>	<b>48</b>	<b>58</b>	<b>55</b>	<b>45</b>	<b>42</b>	<b>4.0</b>

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.

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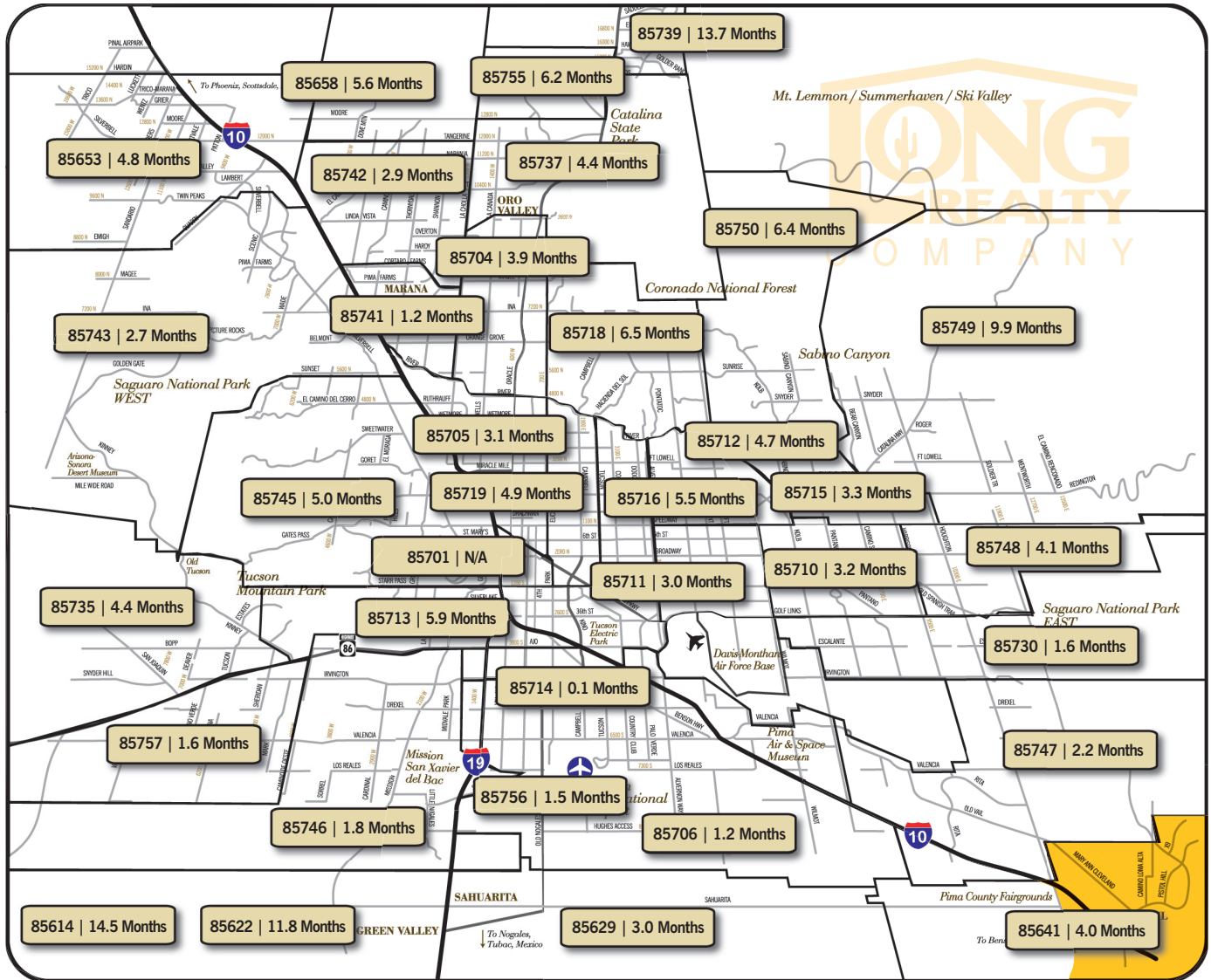
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## Months of Inventory by Zip Code



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

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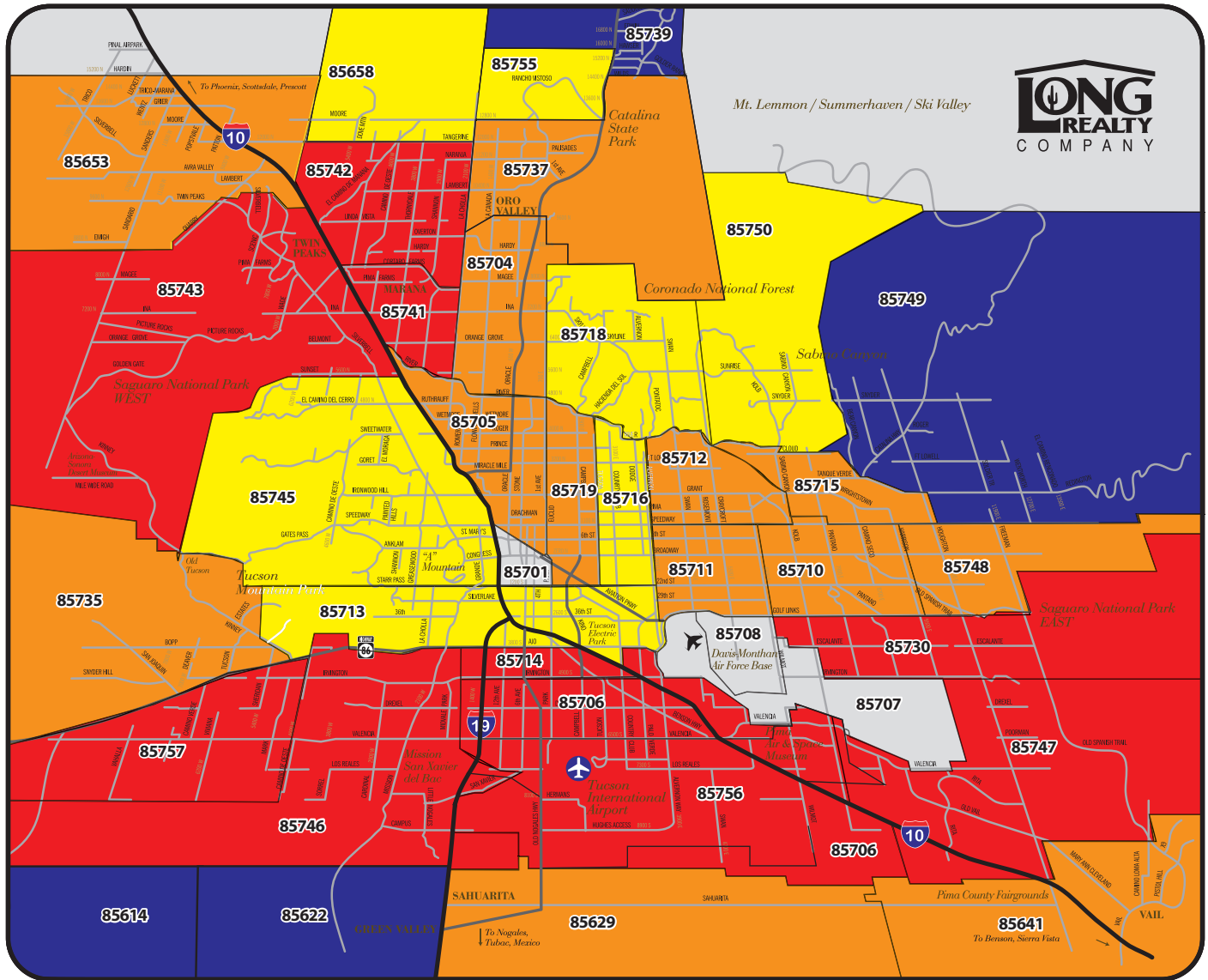
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## Months of Inventory Heat Map by Zip Code



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MONTHS	MARKET
0-2	Seller's Market
3-4	
5-6	Normal Market
7-8	
9+	Buyer's Market

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