

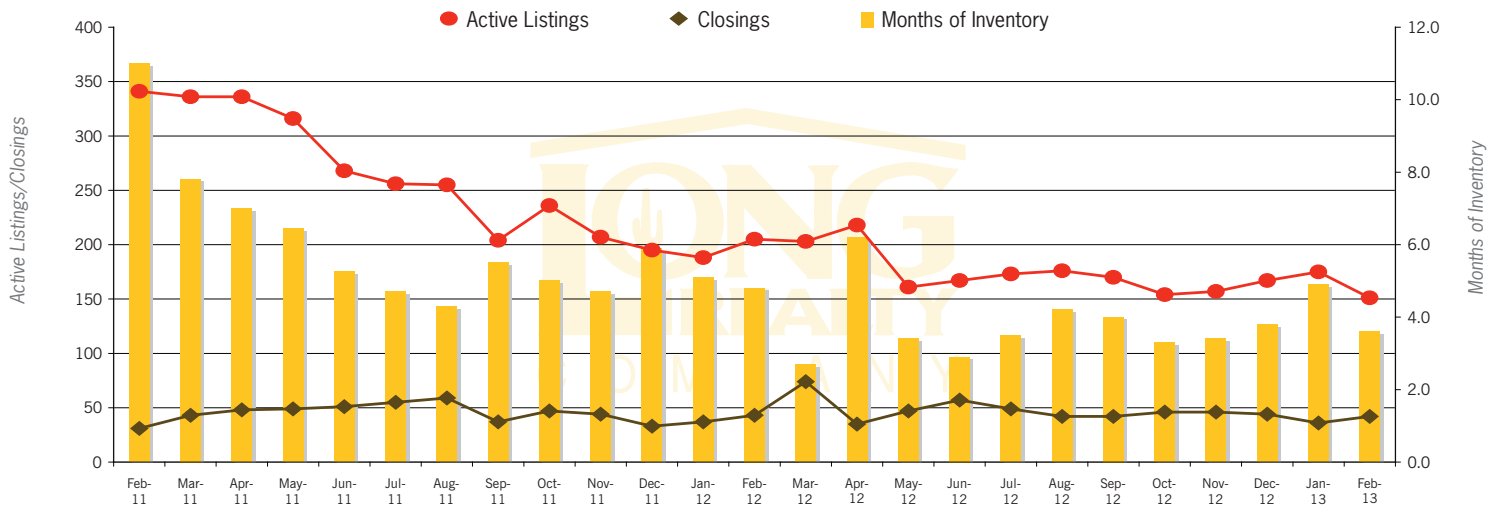
The Housing Report

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Vail | March 2013

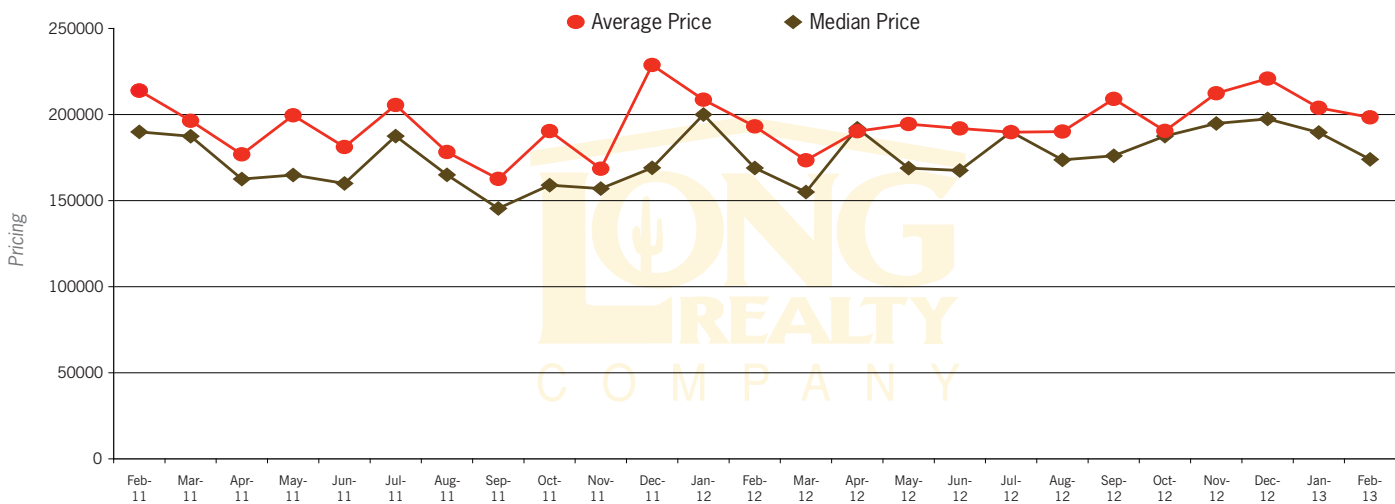
As of February 2013 active inventory was 151, a 26% decrease from February 2012. There were 42 closings in February 2013, 2% below February 2012. Months of Inventory was 3.6, down from 4.8 in February 2012. Median price of sold homes was \$174,000 for the month of February 2013, up 3% from February 2012. Vail had 72 new properties under contract in February 2013, down 3% from February 2012.

Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 3/5/2013. 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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Stephen Woodall
 Oro Valley
 10445 N. Oracle Rd #121
 Oro Valley, Arizona 85737
 (520) 818-4504
 Stephen@TeamWoodall.com
 http://TeamWoodall.com



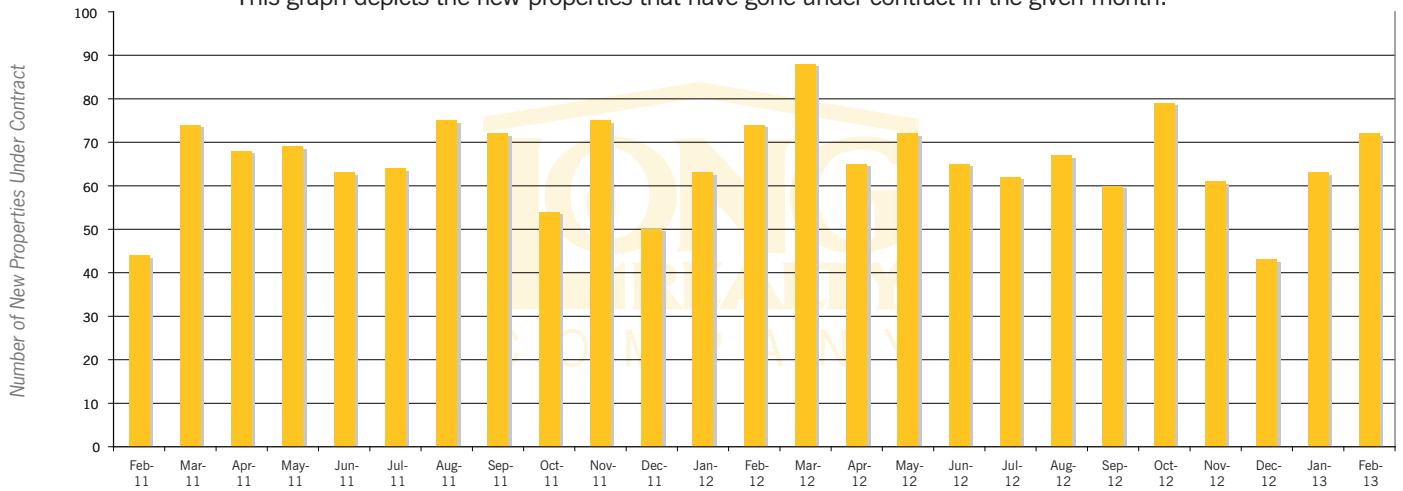
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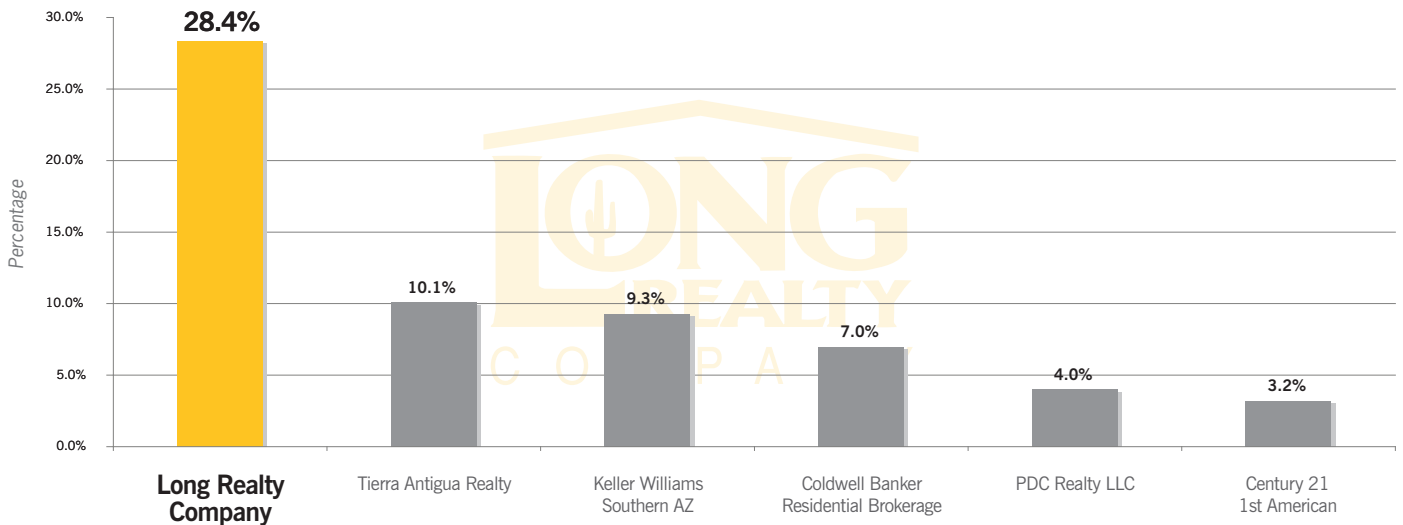
New Properties Under Contract

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



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Market Share



Data Obtained 3/5/2013 from TARMLS using BrokerMetrics software for all closed residential sales volume between 3/1/2012-2/28/2013 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
	Feb-13	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	
\$1 - 49,999	2	3	3	2	1	1	2	1.0
\$50,000 - 74,999	6	1	1	2	0	3	0	n/a
\$75,000 - 99,999	6	2	2	2	0	1	2	3.0
\$100,000 - 124,999	4	4	3	3	2	1	3	1.3
\$125,000 - 149,999	6	6	6	1	5	2	7	.9
\$150,000 - 174,999	12	4	6	7	9	7	7	1.7
\$175,000 - 199,999	18	7	9	9	8	4	4	4.5
\$200,000 - 224,999	18	3	7	6	6	5	4	4.5
\$225,000 - 249,999	17	4	4	6	4	3	4	4.3
\$250,000 - 274,999	11	3	6	4	1	1	2	5.5
\$275,000 - 299,999	10	1	2	2	4	1	1	10.0
\$300,000 - 349,999	13	6	3	2	5	4	1	13.0
\$350,000 - 399,999	9	0	1	4	2	2	2	4.5
\$400,000 - 499,999	9	0	0	2	2	1	3	3.0
\$500,000 - 599,999	3	0	0	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	1	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	4	1	0	0	0	0	0	n/a
TOTAL	151	45	53	52	49	36	42	3.6

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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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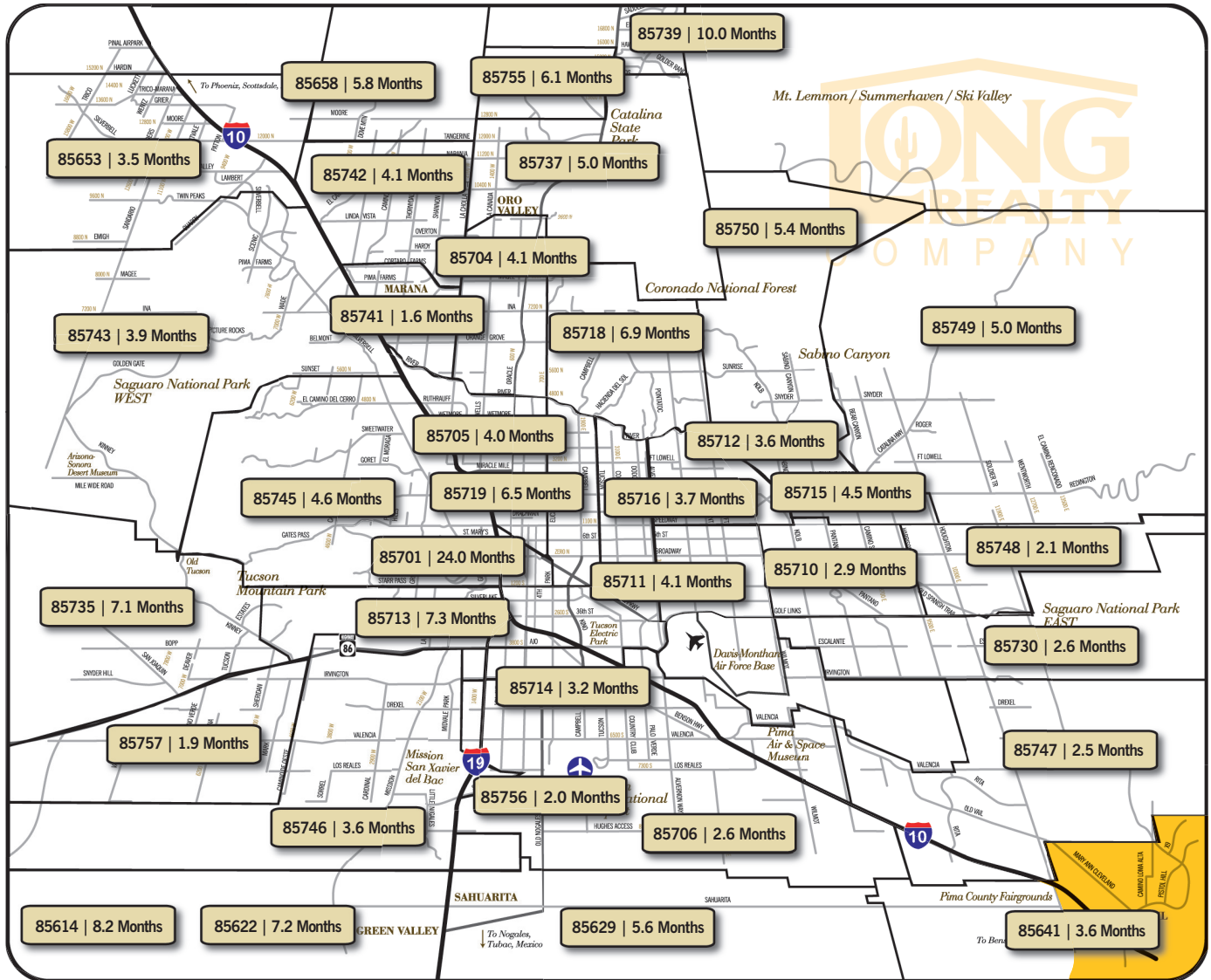


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Months of Inventory by Zip Code



These statistics are based on information obtained from the TARMLS using Brokermetrics software and from the GV/SAH MLS on 3/5/2013. 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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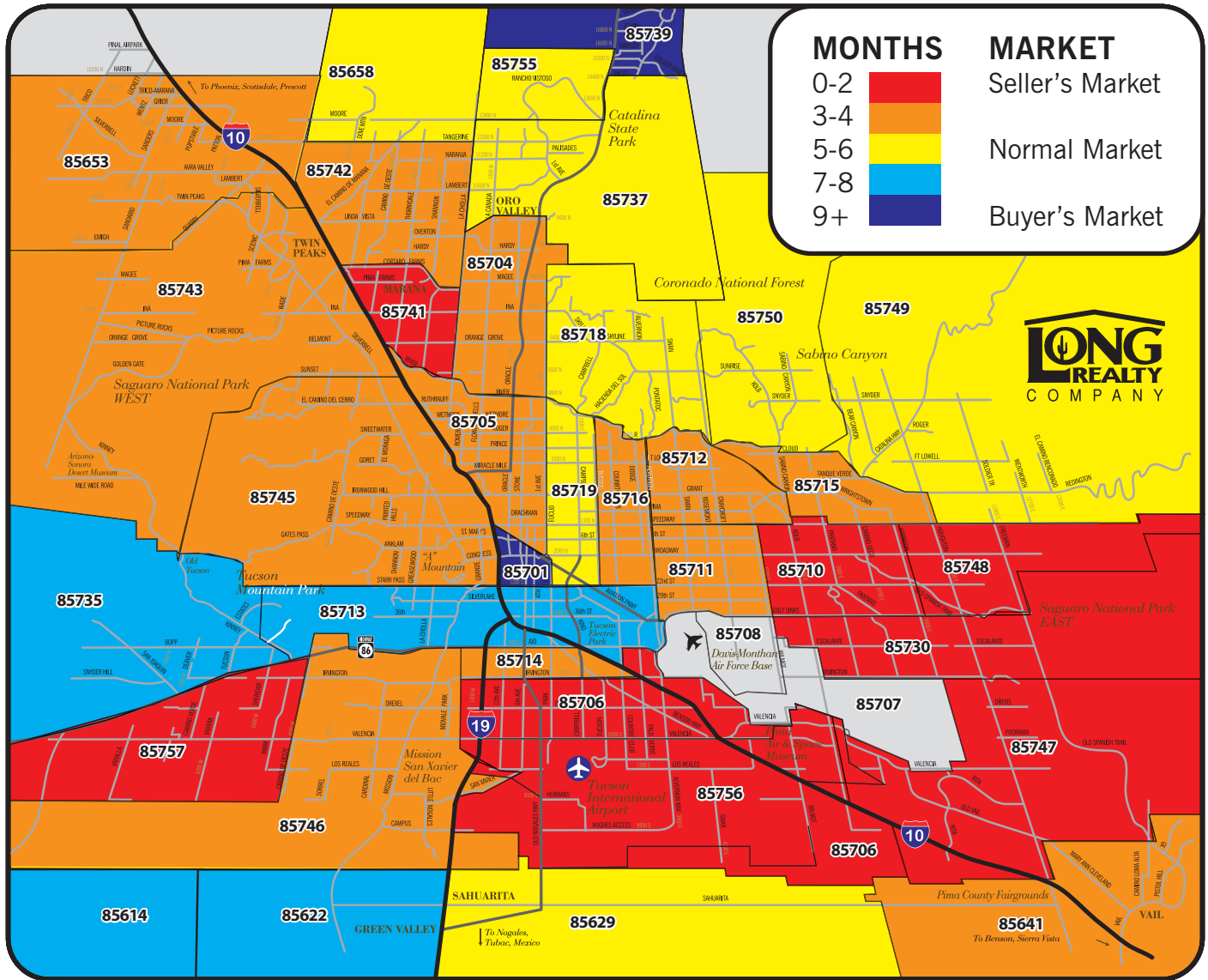


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Months of Inventory Heat Map by Zip Code



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