ARIZONA REGIONAL MULTIPLE LISTING SERVICE, INC.

STAT+ PLUS

your quarterly statistics
for the Phoenix Metro area

Q4 2010

ARMLS® is introducing its new quarterly publication, STAT+, as a companion to its regular monthly publications, STAT™ newsletter and the ARMLS Pending Price Index™.

The inaugural issue of STAT+ focuses on the average Days on Market (DOM) and Months Supply of Inventory (MSI) in the fourth quarter of 2010 (Q4) for single family residential housing at various price points in the flexmls system.

	Q4 2010 Avg Solds	Q4 2010 Avg Actives	Q4 DOM	Q4 MSI
Price Range				
30,000-100,000	2,084	10,714	95	5.14
100,001-250,000	2,843	15,700	103	5.84
250,001-500,000	796	5,589	122	5.88
500,001-750,000	131	1,498	161	11.44
750,001-1,000,000	45	874	198	19.43
1,000,001-1,500,000	29	597	207	20.13
1,500,001-2,000,000	11	363	344	32.03
2,000,001-3,000,000	10	331	404	31.06
3,000,001 and up	4	236	436	59.00

The monthly STAT addresses DOM and MSI for the entire residential market as a barometer of overall market health. Its macro look at these two key metrics, however, does not give any insight into inherent discrepancies between different price ranges. STAT+ will allow Subscribers to address market supply more in depth with Buyers and Sellers, who in turn can make more informed real estate decisions.

The lowest price range viewed is $30,000 -$100,000, and the highest is $3,000,000 and above. In Q4 2010, the discrepancy between DOM from the lowest price point to the highest is 341 days (95 to 436 days). The spread for MSI is from 5.14 months to 59 months. In the three price ranges from $30,000 up to $500,000, the MSIs are all under 6 months.

In the current market cycle, the lower the price range the lower the DOM and the shorter the MSI. This pattern is typical of a market struggling to recover, since markets recover from the bottom up. Each quarter, gains (or losses) from the previous quarter will be a harbinger of the pace of the Valley's recovery, and which price ranges will recover first.

© 2011 ARMLS, may be reprinted with proper attribution.