

# THE LUXURY HOUSING REPORT

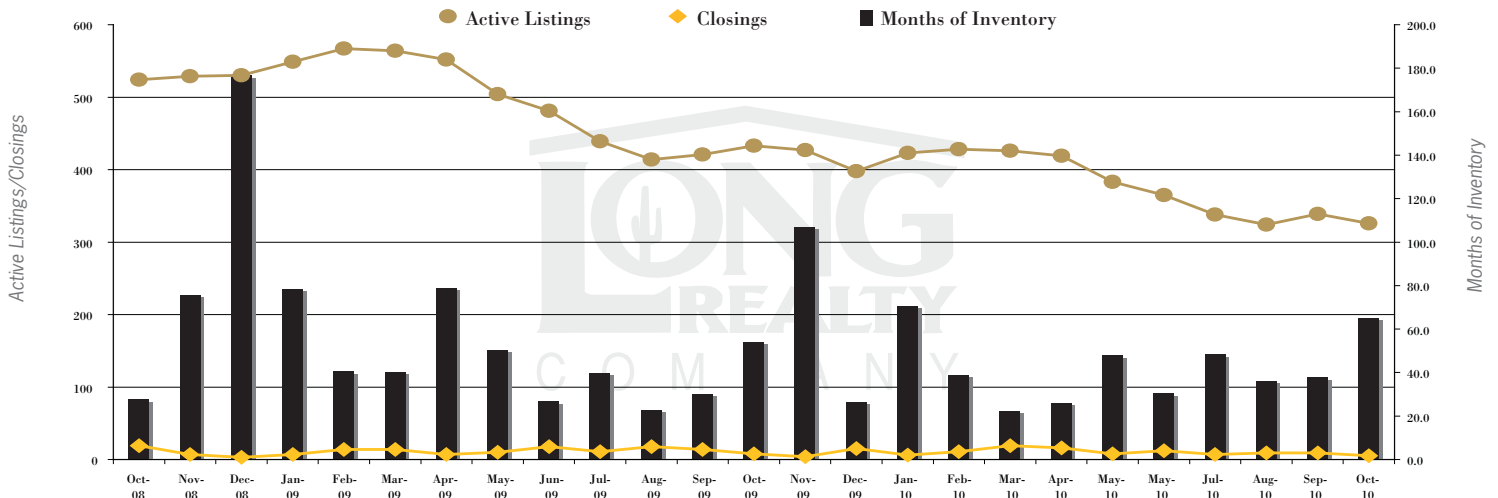
Tucson | November 2010

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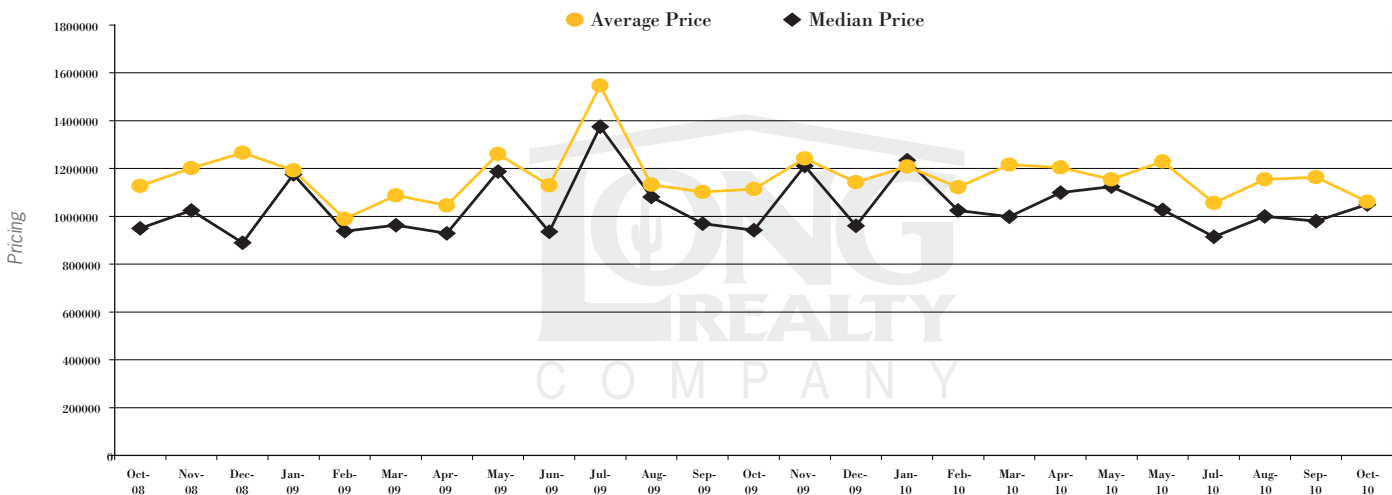
As of October 2010 active luxury inventory was 326, a 25% decrease from October 2009. There were 5 luxury closings in October 2010, 38% below October 2009. Luxury months of Inventory was 65.2, up from 54.1 in October 2009. Median price of luxury sold homes was \$1,050,000 for the month of October 2010, up 11% from October 2009. The Luxury market had 10 new luxury properties under contract in October 2010, down 29% from October 2009.

## MONTHS OF INVENTORY, ACTIVE LISTINGS AND CLOSINGS



*These statistics are based on information obtained from the TARMLS using Brokermetrics software for all closed residential volume \$800,000 or higher on 11/3/10. 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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Contact your favorite Long Realty Sales Associate for more information.



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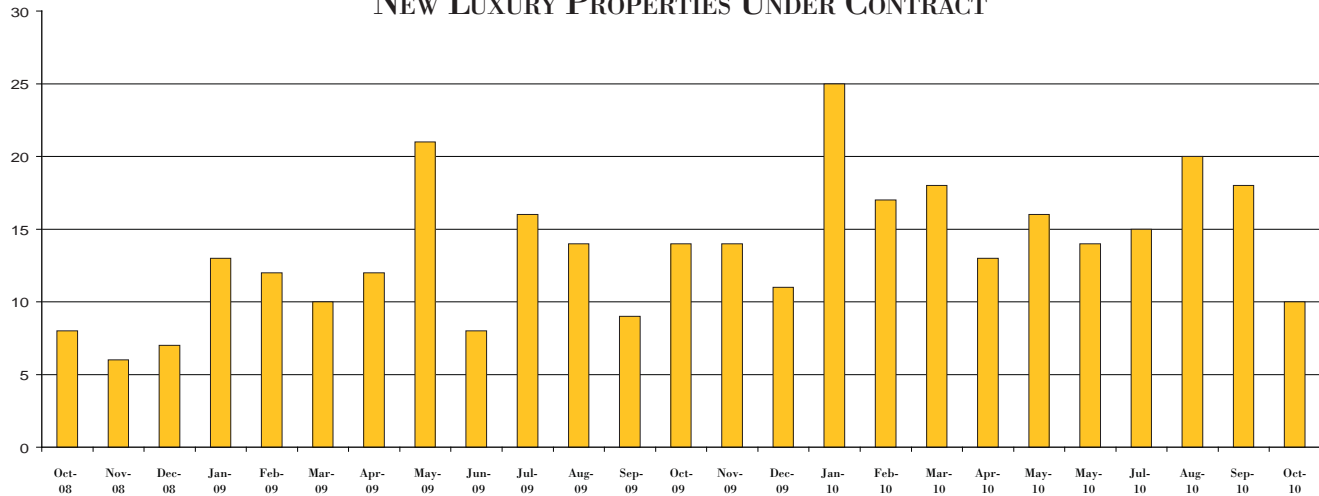
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Number of New Luxury Properties Under Contract

## NEW LUXURY PROPERTIES UNDER CONTRACT



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## LUXURY PROPERTY PRICE BANDED MARKET REPORT

### Homes on the Market

### Homes Sold/Closed

### Months of Inventory

Price Band	Oct-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Months of Inventory
\$800,000 - 899,999	62	2	2	3	3	1	2	31.0
\$900,000 - 999,999	60	0	3	2	2	4	0	n/a
\$1,000,000 - \$1,249,999	67	5	4	2	2	2	2	33.5
\$1,250,000 - \$1,499,999	50	0	0	0	2	1	1	50.0
\$1,500,000 - \$1,749,999	26	0	1	1	0	0	0	n/a
\$1,750,000 - \$1,999,999	24	1	1	0	1	0	0	n/a
\$2,000,000 - and over	54	0	1	0	0	1	0	n/a

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