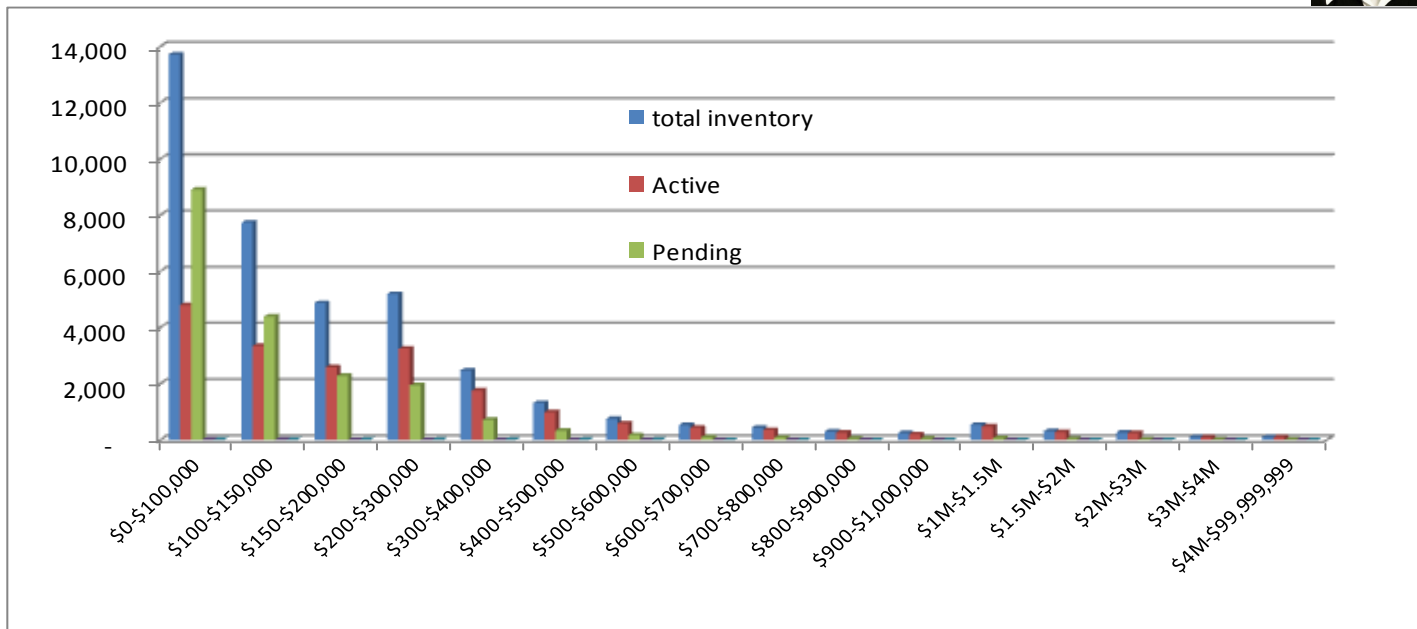


Phoenix Metro Inventory Update



Today, October 20, 2011, as I compare information to the same blog I did in February 2010, I'm amazed at how much has changed since then. The Phoenix Metro area has approximately 38,819 total listings (inventory) of which **19,090** (or **50%**) are currently pending and 19,729 (50%) are active compared to 2010 when we had 53,105 total listings with 34% (17,733) of those pending and 67% (35,372) active.

In the under \$100K range while the total amount of inventory is slightly lower, the amount of pending transactions are exceeding the actives now by 54% and the absorption rate is 65%!

Inventory is shrinking in all price ranges and based on the overall absorption of actives listings, we currently have a 3.34 months supply. Obviously new listings are always showing up on the market but those are dropping as well.

If you've been sitting on the sidelines, now may be a good time to make a decision and make your move, especially with interest rates as historically low as they are now.

If you're thinking of making a move, please give me a call.

Price Range	Total Inventory	Active	Pending	% of pending transactions	Inventory Absorption % in price range
\$0-\$100,000	13,707	4,797	8,910	47%	65%
\$100-\$150,000	7,735	3,344	4,391	23%	57%
\$150-\$200,000	4,870	2,588	2,282	12%	47%
\$200-\$300,000	5,191	3,249	1,942	10%	37%
\$300-\$400,000	2,469	1,755	714	4%	29%
\$400-\$500,000	1,311	980	331	2%	25%
\$500-\$600,000	749	585	164	1%	22%
\$600-\$700,000	530	435	95	0%	18%
\$700-\$800,000	432	352	80	0%	19%
\$800-\$900,000	291	255	36	0%	12%
\$900-\$1,000,000	237	200	37	0%	16%
\$1M-\$1.5M	537	477	60	0%	11%
\$1.5M-\$2M	308	279	29	0%	9%
\$2M-\$3M	256	242	14	0%	5%
\$3M-\$4M	98	94	4	0%	4%
\$4M-\$9,999,999	98	97	1	0%	1%
	38,819	19,729	19,090	100%	



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[Phx Metro Inventory Update Feb 2010](#)

