



**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.

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.

	Q4 2010 Solds	Q4 2010 Actives	Q4 DOM	Q4 MSI
<b>Price Range</b>				
<b>30,000-100,000</b>	6,253	32,143	95	5.14
<b>100,001-250,000</b>	8,067	47,099	103	5.84
<b>251,000-500,000</b>	2,850	16,767	122	5.88
<b>500,001-750,000</b>	393	4,496	161	11.44
<b>751,000-1,000,000</b>	135	2,623	198	19.43
<b>1,000,001-1,500,000</b>	89	1,792	207	20.13
<b>1,500,001-2,000,000</b>	34	1,089	344	32.03
<b>2,000,001-3,000,000</b>	32	994	404	31.06
<b>3,000,001 and up</b>	12	708	436	59.00