

MarketWatchAZ

Welcome to Market WatchAZ © this is the monthly analysis that the AZ Home team provides on the key trends in the market. To get to this page quickly just go to www.houseval.com.

The AZHome team are committed to keeping you informed of the market place. With knowledge you can make the right decisions as you enter the AZ Housing market for whatever reason.

This analysis is based on our capability to analyze a market for any given sector, area, city, zip, or subdivision. If you want to receive your own market watch report and analysis completed FREE then please contact the AZHome team by emailing us or calling us. Email: <mailto:team@azho.me> call: 480 422 1081. Ask for Nathan. (ext:1).

Summary

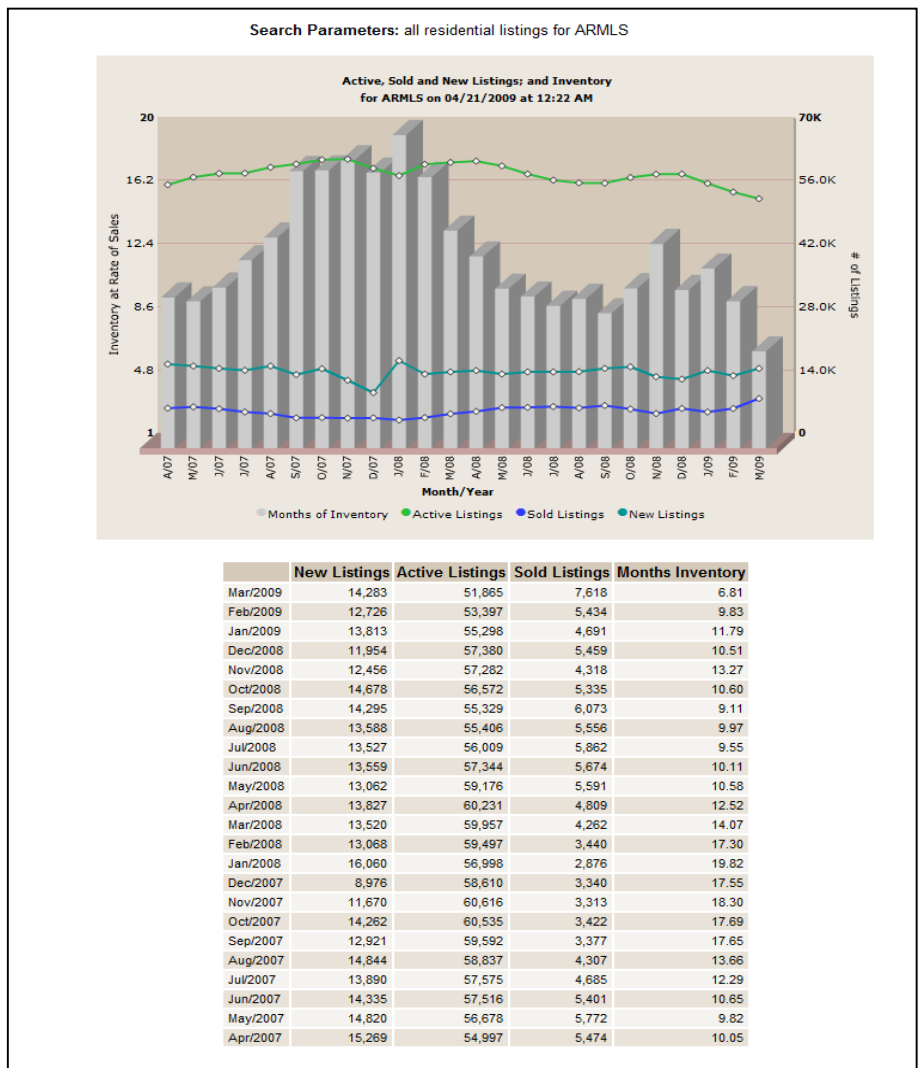
The housing market has seen a significant Increase in sales for April 2009 compared to April 2008. In fact almost double at 7618 sold listings compared to 4262.

If this demand rate is to continue our remaining months inventory is down to 6.8 months. The lowest it has been for 2 years.

This is great news and if you remember in our [newsletter feature for 1st qtr 2009](#). This was mentioned as a possible ongoing trend as we become a more balanced market. To recap :

- Buyers Market 7+ Months of Inventory
- Balanced Market 5-7 Months of Inventory
- Sellers Market Less than 5 Months Inventory.

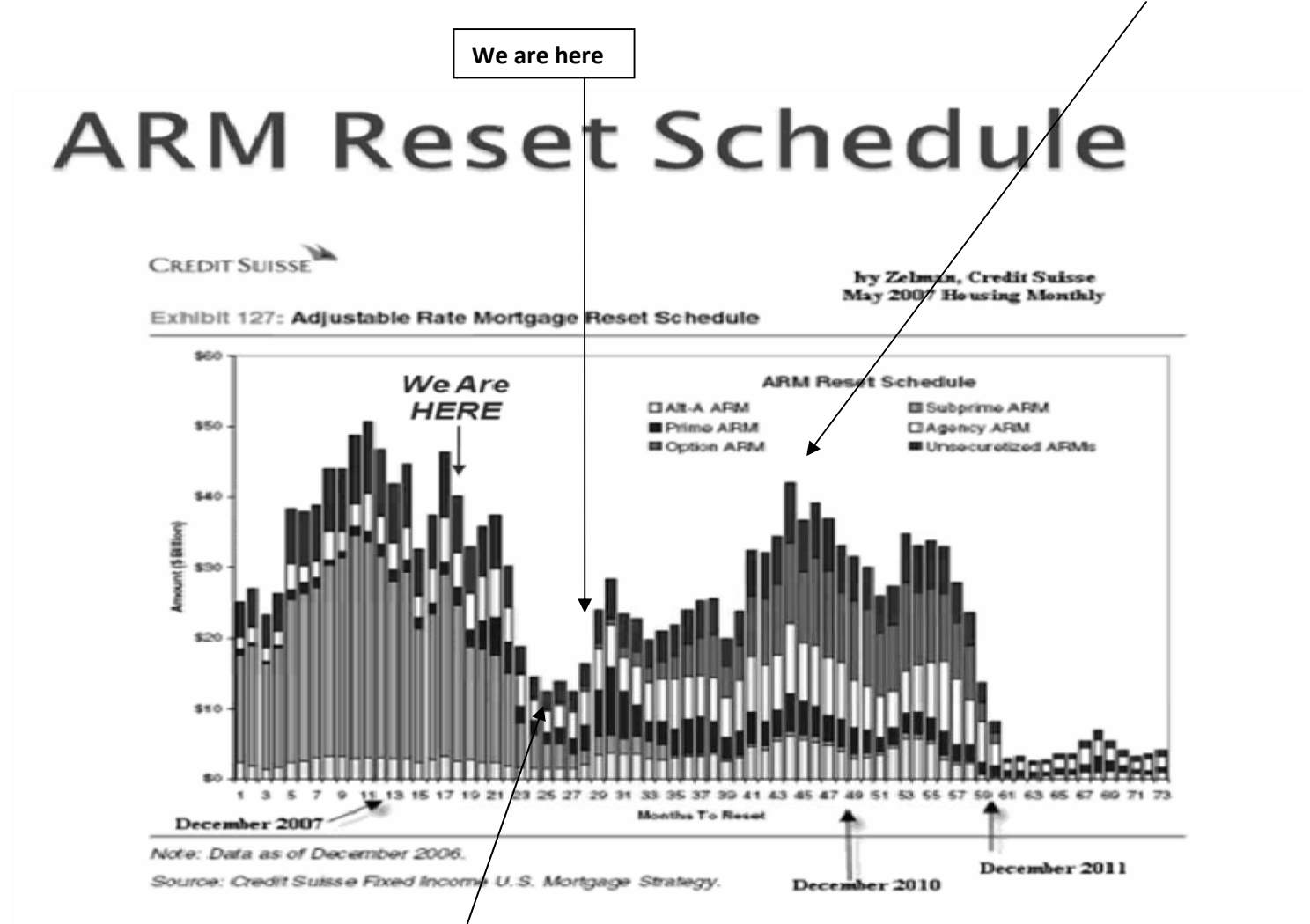
Some markets still suffer from oversupply so it is important to work with a qualified realtor to help you understand the specifics of the market of interest.



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Future Market Risks

The foreclosure rate has slowed in the recent months, partly driven by the government stimulus and partly driven by timing. The last wave of foreclosures across the country was driven by subprime lending default. The unfortunate possibility is that there could be another wave that is about to hit. This second wave will be driven by Negative Amortization loans, Option Arms and Interest only lending. As these loans adjust they will drive foreclosures volumes again. The chart below is an early chart from Credit Suisse it highlights the adjustments coming in the market.



Current upsurge in market is partly assisted by drop in ARM resets.

A possible second wave is coming that may damage us further. Contact us if you need to discuss your situation in more detail. We are here to help. NH.