

A Snapshot of Bullhead City's Real Estate Market

Mortgage Rates

	National Average
3 rd Quarter 2009	5.16%
Previous Quarter	5.03%
3 rd Quarter 2008	6.32%

CHEAP MONEY: Rates closed in on 5% again after trending up at the end of the second quarter.

Existing Home Sales

	All Residential	Site Built	Manufactured	Condo
3 rd Quarter 2009	237	165	57	15
Previous Quarter	205	137	58	10
3 rd Quarter 2008	174	120	44	10

Home sales up 36% from last year on lower prices, interest rates, and govt. incentives.

Dollar Volume

	All Residential	Site Built	Manufactured	Condo
3 rd Quarter 2009	\$30,917,876	\$25,296,108	\$3,850,100	\$1,771,668
Previous Quarter	\$28,631,450	\$23,253,760	\$4,018,390	\$1,359,300
3 rd Quarter 2008	\$28,710,996	\$23,951,462	\$3,925,234	\$2,945,208

Bullhead City residential sales hit highest dollar volume in two years.

Average Sales Price

	All Residential	Site Built	Manufactured	Condo
3 rd Quarter 2009	\$130,455	\$153,310	\$67,546	\$118,111
Previous Quarter	\$139,666	\$169,735	\$69,283	\$135,930
3 rd Quarter 2008	\$174,425	\$199,596	\$96,832	\$213,780

Average sale price drop 6% from previous quarter with the most affordable prices in five years.

Median Sales Price

	All Residential	Site Built	Manufactured	Condo
3 rd Quarter 2009	\$108,000	\$136,000	\$55,000	\$90,000
Previous Quarter	\$115,000	\$139,000	\$59,000	\$142,250
3 rd Quarter 2008	\$144,450	\$160,000	\$76,697	\$179,000

Median sales price down 6% from previous quarter and 25% from same period a year ago.

Residential Building Permits

3 rd Quarter 2009	9
Previous Quarter	10
3 rd Quarter 2008	24

New construction continues to stall while existing inventory is being absorbed.

Sources: Western Arizona REALTOR Data Exchange, BHC/MV Assn of REALTORS, Freddie Mac, US Census, Freddie Mac, City of Bullhead City

If you would like detailed market statistics for your neighborhood please give me a call at (928) 704-6700



Bullhead Laughlin Realty
2765 Highway 95
Bullhead City, AZ 86442
(928) 704-6700
www.BullheadCityBlog.com

Evan Fuchs
REALTOR@BullheadLaughlin.com