



A newsletter about Real Estate in the Phoenix, Arizona Metro area, including Scottsdale, Paradise Valley, Carefree, Cave Creek, Mesa, Tempe, Chandler, Gilbert, Queen Creek, Glendale, Peoria, Surprise, Avondale, Goodyear, Buckeye, and surrounding Maricopa and Pinal County markets.

In This Issue

- Our Holiday Greeting to You
- IRP QR Codes provide Mobile Real Estate Information
- Don't Forget Brendan
- Today's Outrage
- Metro Phoenix Market Data

Contact Me!



Dan Pinson

Designated Broker
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www.InternationalRealtyPartners.com



Check out our **NEW MLS Search at:**
InternationalRealtyPartners.com

Help Build Brendan's Home!
<http://www.brendanmarrocco.org/>

I Appreciate Your Referrals!

Our Holiday Greeting to You

By Dan Pinson, Designated Broker

As 2010 draws to a close, we'd like to...

Thank our clients for your business and your trust. We've enjoyed working with each of you.

Thank those of you that aren't yet our clients for considering us as your Trusted Real Estate Advisor and we look forward to working with all of you in the near future.

Thank our servicemen and women who give up so much to protect our freedoms.

Thank you for reading this newsletter! We know you get bombarded with e-mail, snail mail, telephone calls, texts, and faxes throughout the year and we sincerely appreciate you taking the time to read our humble little newsletter.

We hope that 2011 will be Happy, Healthy, and Prosperous New Year for each of you and for our Great Nation. Have a Happy Holiday and Happy New Year!

IRP QR Codes provide Mobile Real Estate Information

Throughout 2010, we've upgraded our website to include a new MLS Search, new International page, posting of our newsletters, and adding a Blog among other improvements. Our new QR Codes are the one of the latest things now available.

QR Codes are a 2-D barcode that have been around for many years. They started life as a way to track auto parts and have gained recent popularity with drug companies as a way to combat counterfeit prescription drugs. But QR Codes can be used for virtually anything.

We introduce them to you to provide you with a link to our website and services via your Android/iPhone/Nokia Smartphone.

"The journey is the reward"
Chinese Proverb

Our Services

- Residential Resale including Short Sales and Foreclosures
- New Home & Condo Developments
- Commercial
- Land
- International Real Estate
- Real Estate Consulting

Specializing in the Phoenix, Scottsdale, and Paradise Valley markets, and Biltmore, Arcadia and North-Central Phoenix submarkets. See more at:

www.InternationalRealtyPartners.com

Real Estate Troubles?

- Behind on your payments?
- Received a “Notice of Default”?
- Tried to negotiate with the lender without success?
- Want to know if you qualify for a government program?
- Owe more on your home than it’s worth?

CALL ME TODAY!

In just a few minutes I can help you determine your options.

Buyers

Contact us for more local market information and a **FREE BUYER REPRESENTATION GUIDE**

Get a daily email of homes new to the market by sending an email describing what you’re looking for to:

dan@InternationalRealtyPartners.com

Sellers

Contact us for a **FREE HOME VALUATION** and a no-cost, no-obligation, completely confidential short-sale consultation!

Ask Us About Our FREE Seller Short Sale Package

Here’s what they look like:

Link to the IRP Website Home Page



Link to the Property Search Page on the IRP Website



Use these codes as direct links to our website and property search pages. Simply do the following:

- 1) Using a scanner program such as *Barcode Scanner* for the Android or *pic2shop* for the iPhone (both are free), point your phone at one of our QR Codes on your computer screen – no need to print this out!
- 2) Capture the image.
- 3) Open the browser to display the page.
- 4) Bookmark the link.

Now you can simply go to that bookmark on your phone to view our website or search for a property! Try it now! Cool huh?

Don’t Forget Brendan this Holiday Season

A couple issues back I wrote about a Great American, Brendan Marrocco. Brendan is the only U.S. soldier to have survived the loss of all four limbs. I’d like to remind our readers that the brendanmarrocco.org website continues to raise funds for Brendan’s new home, which is now underway. I urge you to help this Great American by going to his website, reading his incredible story, and making a donation to help build Brendan’s home. I’ve also posted a link on our website’s home page that will take you to Brendan’s site. **Thank you Brendan.**

Today’s Outrage

This video is a great explanation of “bubbles”, specifically our housing bubble. See what the Federal Government and Federal Reserve knew and how they could have stopped this catastrophe:

http://www.youtube.com/watch?v=0F7SCbrU5sQ&feature=player_embedded#!

Investors

Call us today for information about:

- **Multi-family bargains**
- **Commercial bargains.**
- **Unlisted Short Sales**
- **Trustee Sales**

Call now to get your

FREE FORECLOSURE LIST.

www.InternationalRealtyPartners.com

The Monthly Numbers

For the Metro Phoenix area, as of November 1, 2010. Percentage increases (+) and decreases (-) are the deviation from previous month numbers.

- Active Listings: 45,803 (+.7%)
- Pending Listings: 10,376 (+.7%)
- Sold Listings: 6,753 (-3.3%)
- Phoenix Median Resale Price: \$118,300 (-1.4%)
- Average Price per Square Foot (All Areas, All Types): \$84.38 (+1.0%)
- Average Days on Market (Active Listings, All Areas, All Types): 145 (+2.0%)
- Year over Year Appreciation (Monthly Sales \$/SF, All Areas): -6.4%
- Year over Year Appreciation (Monthly Sales \$/SF, Phoenix): +8.0%
- Months of Supply (as of Dec 1, 2010):
 - Ahwatukee: 6.6
 - Apache Junction: 5.0
 - Buckeye: 7.1
 - Camelback Corridor: 8.2
 - Cave Creek: 8.7
 - Desert Ridge: 6.0
 - East Valley: 5.9
 - Fountain Hills: 10.0
 - Luxury over \$1M: 28.4
 - Northwest: 6.3
 - Paradise Valley: 13.5
 - Peoria and Glendale: 5.9
 - Scottsdale: 9.1
 - Southwest Valley: 5.3

Market data courtesy of Arizona Regional MLS and The Cromford Report.

Call now to find the home of your dreams!

I Appreciate Your Referrals!

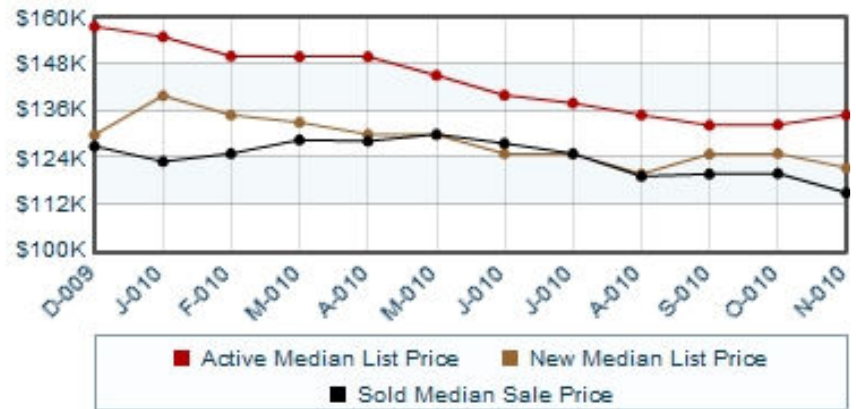
Metro Phoenix Market Data

(from ARMLS as of 12/1/2010):

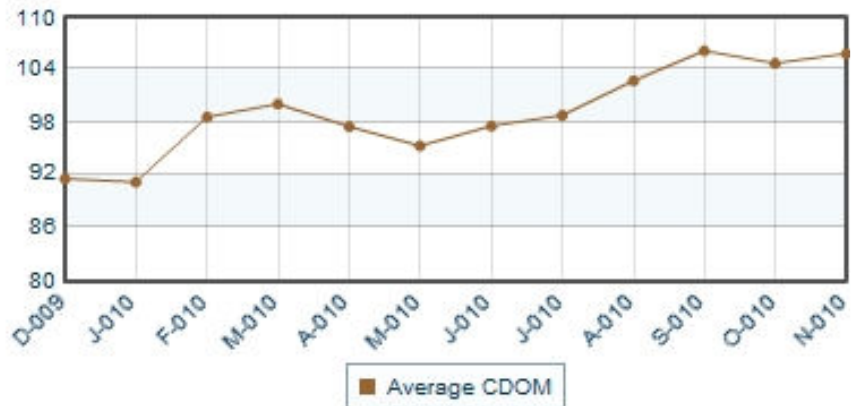
Inventory



Prices



Days On Market



“Be at war with your vices, at peace with your neighbors, and let every new year find you a better man.”

Benjamin Franklin

For Lease **MLS#4398715**



\$899/mo. + One Month Free
 "Hacienda Casita" – 1 Bedroom, 1 Bath
 Electric not included
 5702 E. Camelback Rd., Phoenix, AZ 85018

Pending Lease Not On MLS



\$950/mo. Utilities included
 "Spanish House" – 1 BR + Den, 1 Bath
 5702 E. Camelback Rd., Phoenix, AZ 85018

Be Part of Our Team

We are looking for motivated REALTORS to join our dynamic firm:

- **Full-time Agents** with at least 2 years experience. We work on a modified team concept – high splits, no transaction, E&O, or monthly fees. Also participate in our Large Accounts transactions.
- **Referral Agents** at any level of experience. Participate in our Referral Program and Earn **25%** on referrals plus up to **\$10,000** in annual bonuses!

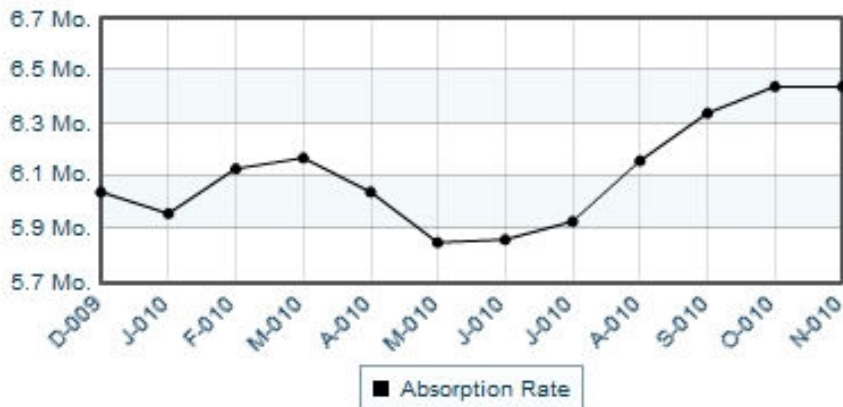
Visit our website at:

www.InternationalRealtyPartners.com

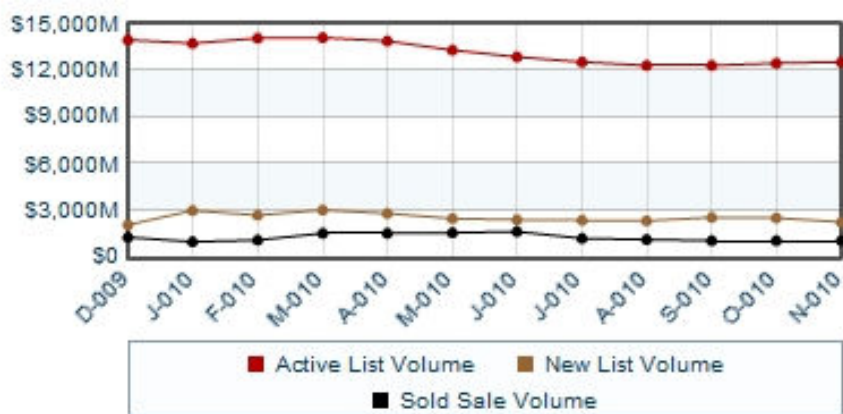
and click on **"Join Our Team"** for more information, or contact Dan Pinson, Designated Broker, at 602.332.3499 for a confidential interview.

This newsletter is for informational purposes only. Real estate laws, market conditions, and local customs frequently change. Consult an attorney specializing in real estate law before buying or selling. Consult with your CPA as to the tax ramifications of any real estate transaction. Be sure to perform ALL of your due diligence. Only deal with reputable real estate agents, developers, CPAs, and attorneys.

Absorption



Volume



Sold Price to List Price Ratio



"Success is going from failure to failure without a loss of enthusiasm."

Winston Churchill

Happy New Year