



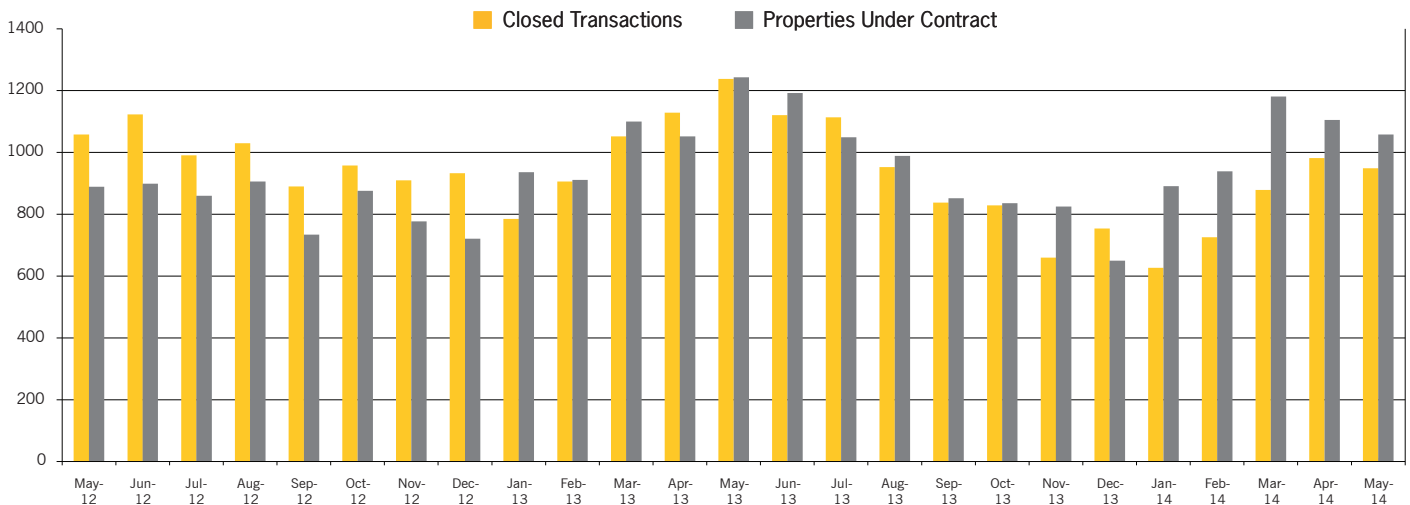
# The Housing Report

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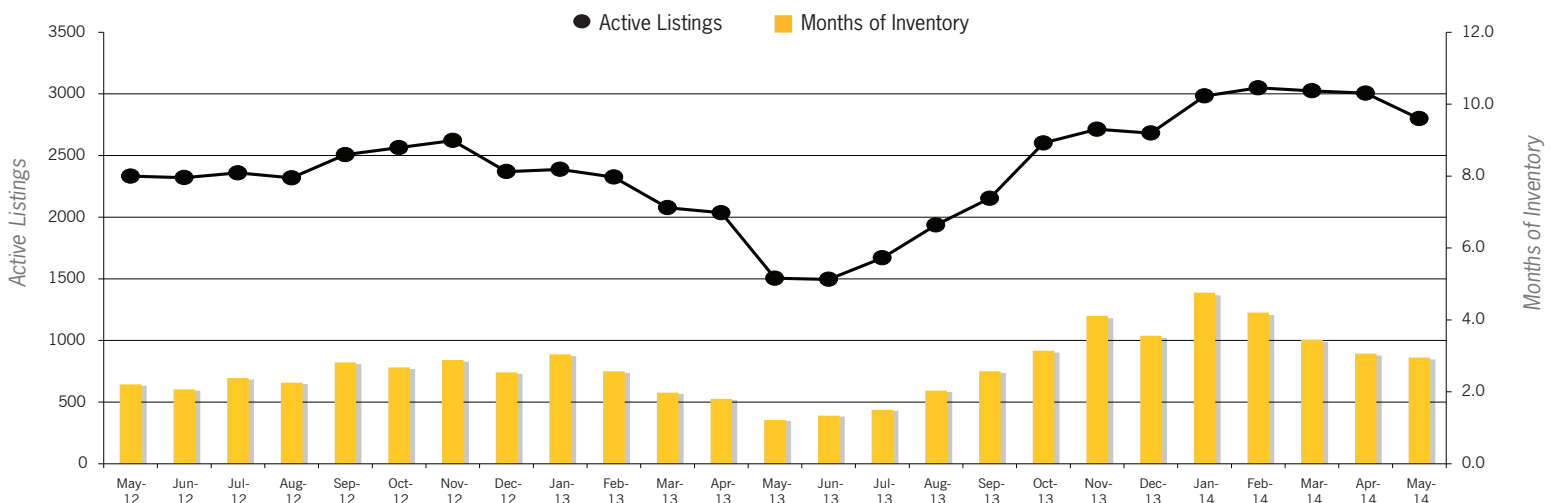
Phoenix West Valley | June 2014

In the Phoenix West Valley area, May 2014 active inventory was 2,799, an 86% increase from May 2013. There were 949 closings in May 2014, a 23% decrease from May 2013. Months of Inventory was 2.9, up from 1.2 in May 2013. Median price of sold homes was \$189,000 for the month of May 2014, up 15% from May 2013. The Phoenix West Valley area had 1,058 new properties under contract in May 2014, down 15% from May 2013.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – PHOENIX WEST VALLEY



## ACTIVE LISTINGS AND MONTHS OF INVENTORY – PHOENIX WEST VALLEY



Properties under contract and Home Sales data is based on information obtained from the ARMLS using Brokermetrics software.  
All data obtained 06/04/2014 is believed to be reliable, but not guaranteed.

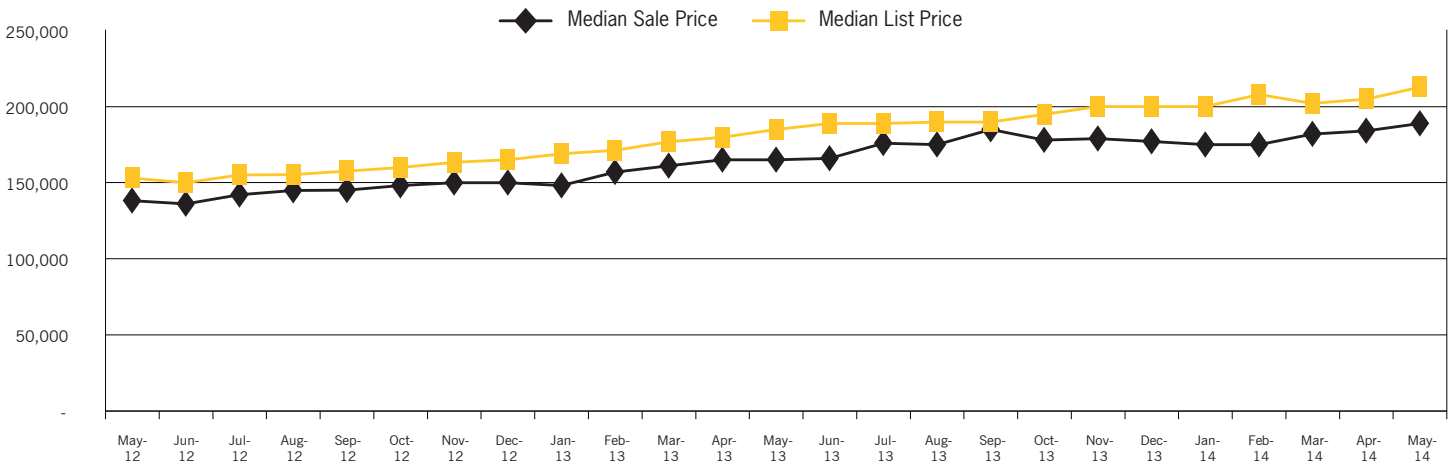


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## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – PHOENIX WEST VALLEY



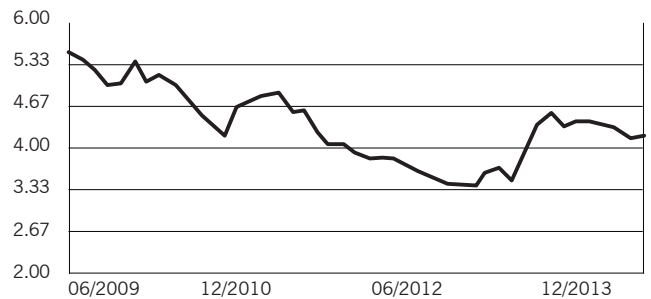
## MONTHLY PAYMENT ON A MEDIAN PRICED HOME – PHOENIX WEST VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$245,750	6.140%	\$1,420.81
2013	\$164,950	3.500%	\$703.66
2014	\$189,000	4.250%	\$883.28

Source: Residential median sales prices. Data obtained 06/04/2014 from ARMLS using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

## 30 YEAR FIXED MORTGAGE RATE

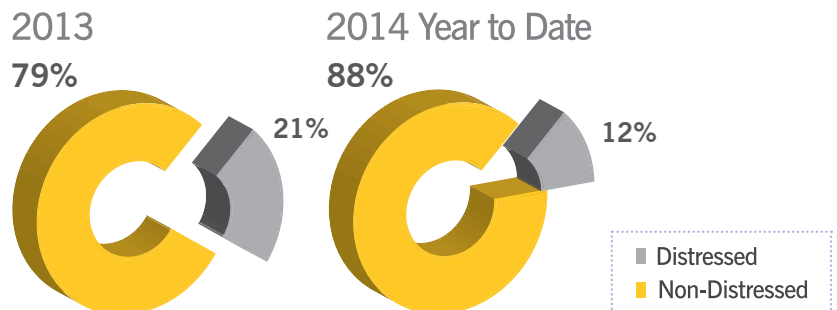
While mortgage rates have increased slightly recently, they are still well below 2009 levels.



Source: Bankrate.com

## DISTRESSED VS. NON-DISTRESSED SALES – PHOENIX WEST VALLEY

The percentage of property sales that are distressed, meaning bank owned or short sales, for the current year as compared to the same time period last year. A lower percentage of distressed sales can lead to improving market conditions.



Distressed sales and market performance data is based on information obtained from the ARMLS on 06/04/2014. Information is believed to be reliable, but not guaranteed.



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## MARKET CONDITIONS BY PRICE BAND – PHOENIX WEST VALLEY

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14			
\$1 - 49,999	35	19	15	13	14	9	12	2.9	2.8	Seller
\$50,000 - 74,999	55	17	21	30	22	34	30	1.8	2.4	Seller
\$75,000 - 99,999	82	28	21	36	38	43	32	2.6	2.8	Seller
\$100,000 - 124,999	81	49	44	56	51	64	55	1.5	1.6	Seller
\$125,000 - 149,999	280	111	99	93	129	148	143	2.0	2.1	Seller
\$150,000 - 174,999	304	130	114	130	129	143	137	2.2	2.4	Seller
\$175,000 - 199,999	324	100	75	92	125	111	117	2.8	3.0	Seller
\$200,000 - 224,999	231	67	51	61	84	108	87	2.7	2.7	Seller
\$225,000 - 249,999	256	52	48	48	84	99	90	2.8	3.0	Seller
\$250,000 - 274,999	207	34	36	46	61	65	67	3.1	3.2	Seller
\$275,000 - 299,999	173	36	19	40	40	40	48	3.6	4.2	Slightly Seller
\$300,000 - 349,999	237	42	35	31	38	41	51	4.6	5.2	Balanced
\$350,000 - 399,999	178	29	24	22	24	30	30	5.9	6.2	Balanced
\$400,000 - 499,999	173	17	18	17	25	29	26	6.7	6.2	Balanced
\$500,000 - 599,999	78	10	2	9	7	10	9	8.7	8.7	Buyer
\$600,000 - 699,999	49	4	2	1	5	5	9	5.4	8.7	Buyer
\$700,000 - 799,999	17	4	0	0	0	0	2	8.5	32.0	Buyer
\$800,000 - 899,999	10	1	0	0	1	0	1	10.0	18.0	Buyer
\$900,000 - 999,999	10	1	0	0	0	0	1	10.0	34.0	Buyer
\$1,000,000 - and over	19	2	1	2	0	1	2	9.5	20.0	Buyer
<b>TOTAL</b>	<b>2,799</b>	<b>753</b>	<b>625</b>	<b>727</b>	<b>877</b>	<b>980</b>	<b>949</b>	<b>2.9</b>	<b>3.1</b>	<b>Seller</b>

				
Seller's Market	Slight Seller's Market	Balanced Market	Slight Buyer's Market	Buyer's Market

Statistics based on information obtained from ARMLS and using Brokermetrics software on 06/04/2014.

3 month trend in months of inventory is the average of closed sales and active listing data from 03/01/2014 - 5/31/2014. Information is believed to be reliable, but not guaranteed.



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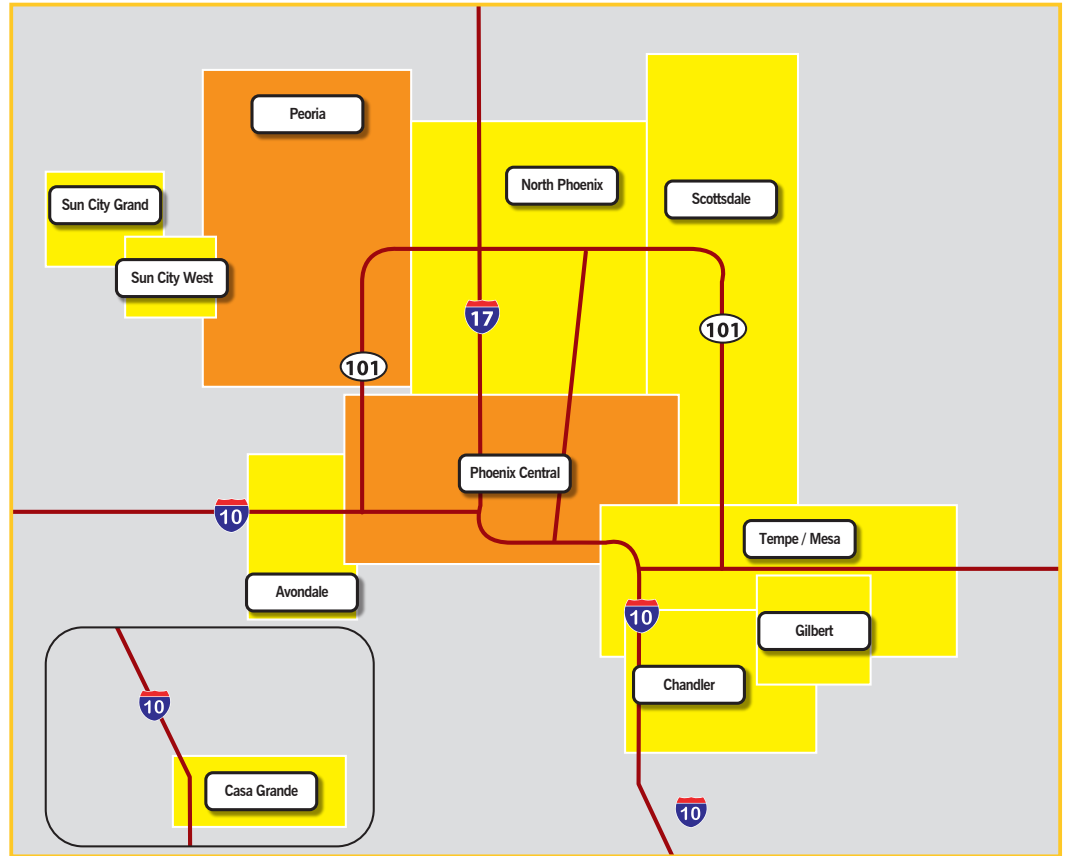
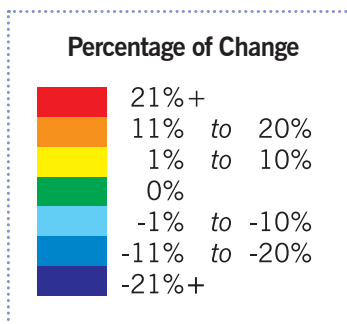
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## CHANGE IN MEDIAN SALES PRICE BY AREA

MAR-MAY 2013 TO  
MAR-MAY 2014

*This heat map represents the percentage of change in Phoenix metro median sales prices from March-May 2013 to March-May 2014 by area.*



## PHOENIX LUXURY

*The luxury segment of the Phoenix housing market is represented by residential sales \$800,000 and above.*

Data obtained 06/04/2014 from ARMLS using BrokerMetrics software for closed residential sales volume \$800,000 and above and deemed to be correct.

### CLOSED UNITS JAN - MAY 1.3%



### UNDER CONTRACT JAN - MAY 3.1%



### MONTHS OF INVENTORY 62.2%



The Phoenix West Valley Housing Report is comprised of data for residential properties in the cities of Glendale, Peoria & Surprise. Real Estate remains very localized and market conditions can vary greatly by not only geographic area but also by price range. Please feel free to contact me for a more in-depth analysis.

These statistics are based on information obtained from the ARMLS on 06/04/2014. Information is believed to be reliable, but not guaranteed.