



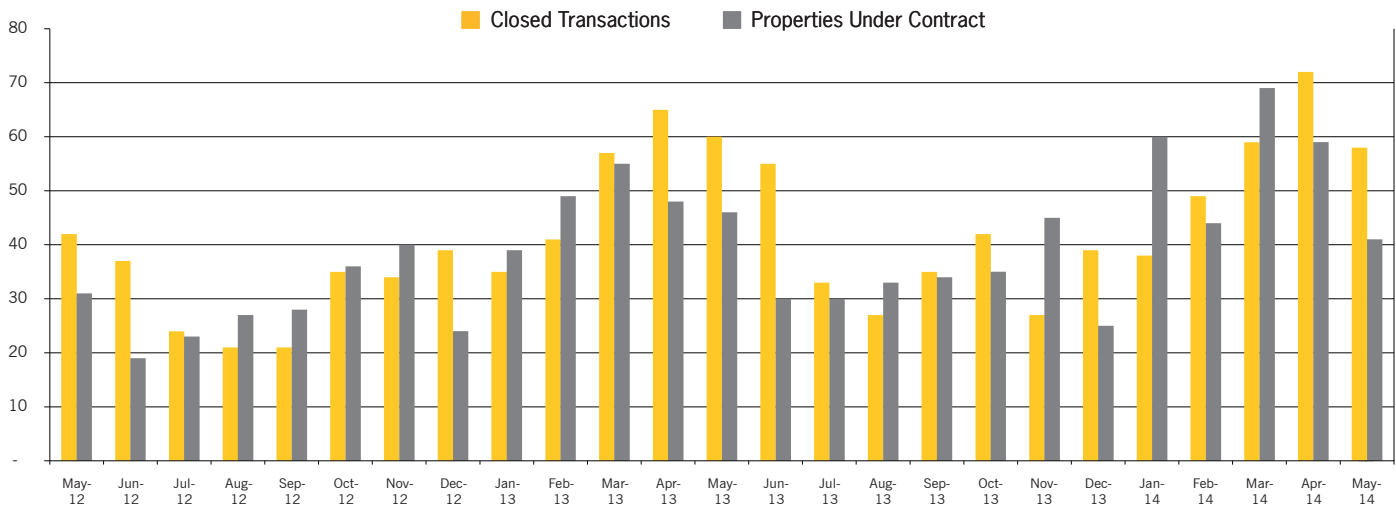
The Housing Report

LongRealty.com | 1-800-354-5664

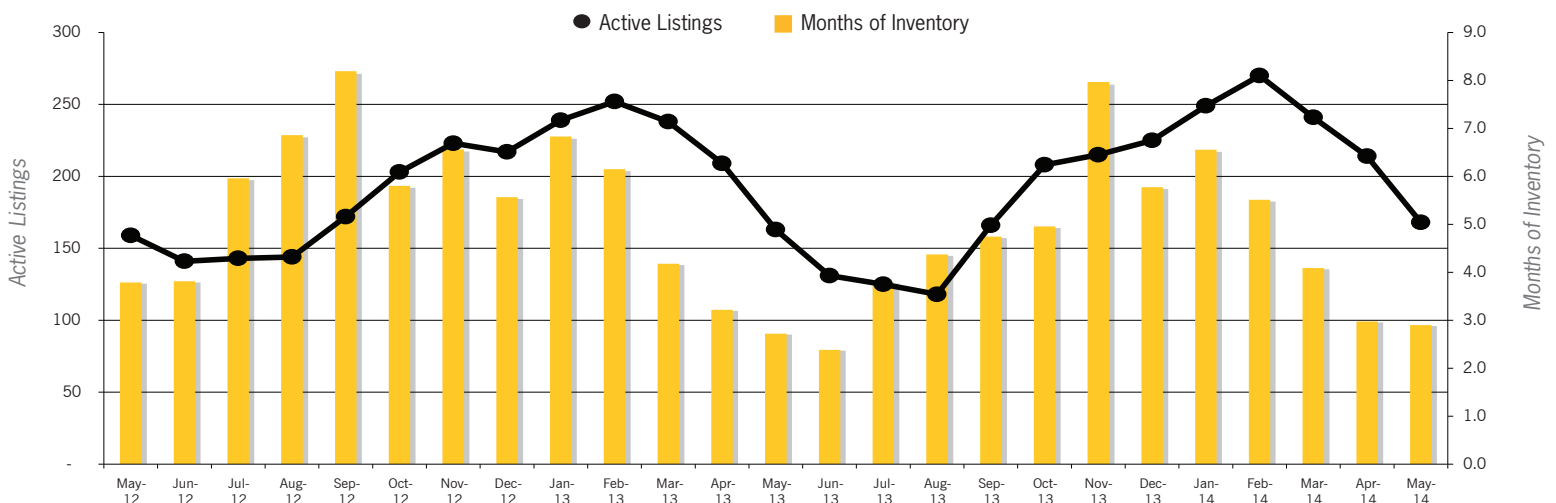
Sun City Grand | June 2014

In the Sun City Grand area, May 2014 active inventory was 168, a 3% increase from May 2013. There were 58 closings in May 2014, a 3% decrease from May 2013. Months of Inventory was 2.9, up from 2.7 in May 2013. Median price of sold homes was \$242,250 for the month of May 2014, up 8% from May 2013. The Sun City Grand area had 41 new properties under contract in May 2014, down 11% from May 2013.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – SUN CITY GRAND

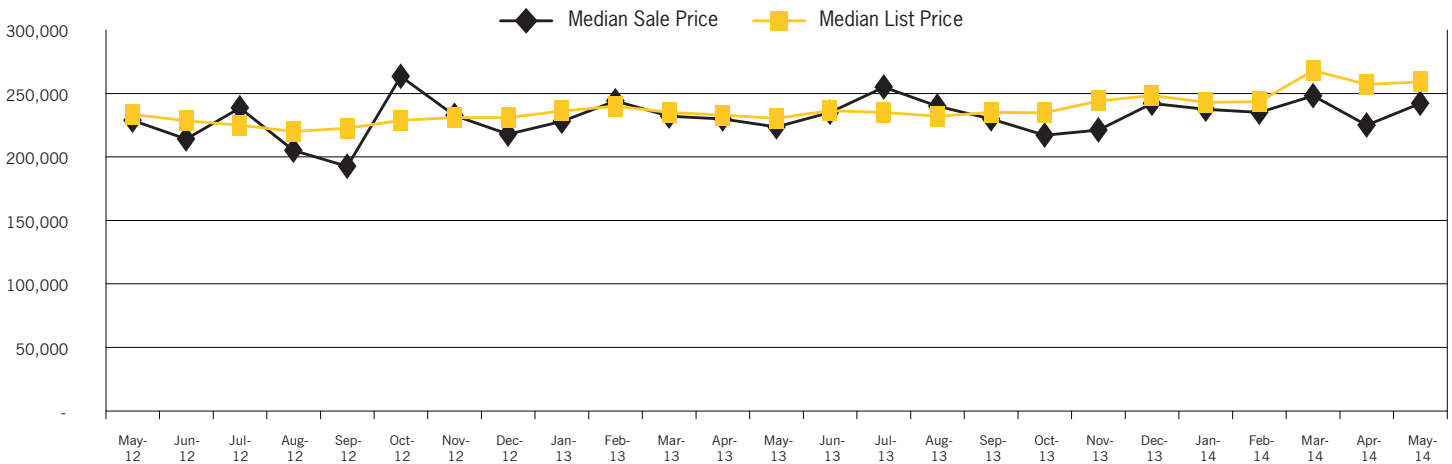


ACTIVE LISTINGS AND MONTHS OF INVENTORY – SUN CITY GRAND



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.

MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – SUN CITY GRAND



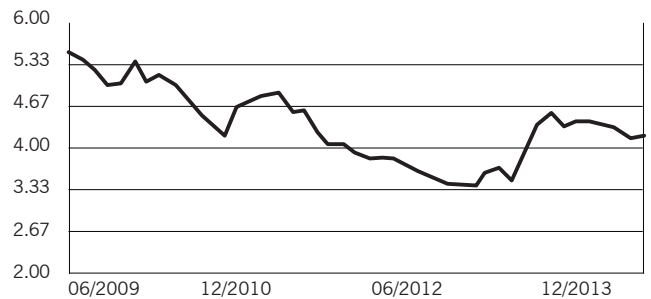
MONTHLY PAYMENT ON A MEDIAN PRICED HOME – SUN CITY GRAND

Year	Median Price	Int. Rate	MO. Payment
2006	\$305,000	6.140%	\$1,763.36
2013	\$223,500	3.500%	\$953.43
2014	\$242,250	4.250%	\$1,132.14

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.

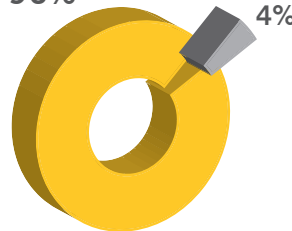


Source: Bankrate.com

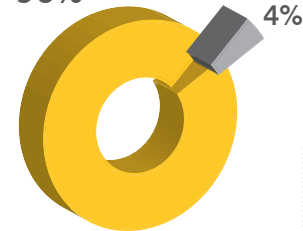
DISTRESSED VS. NON-DISTRESSED SALES – SUN CITY GRAND

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.

2013
96%



2014 Year to Date
96%



■ Distressed
■ Non-Distressed



The Housing Report

LongRealty.com | 1-800-354-5664

Sun City Grand | June 2014

MARKET CONDITIONS BY PRICE BAND – SUN CITY GRAND

	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	0	0	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	0	1	0	0	0	0	0	n/a	n/a	n/a
\$75,000 - 99,999	3	0	0	1	1	0	0	n/a	7.0	Slightly Buyer
\$100,000 - 124,999	3	1	1	0	1	0	0	n/a	11.0	Buyer
\$125,000 - 149,999	3	3	2	1	0	3	2	1.5	2.8	Seller
\$150,000 - 174,999	23	4	6	8	7	12	7	3.3	3.2	Seller
\$175,000 - 199,999	24	4	9	10	8	7	8	3.0	4.4	Slightly Seller
\$200,000 - 224,999	12	5	2	2	6	12	5	2.4	2.1	Seller
\$225,000 - 249,999	14	2	1	6	7	7	11	1.3	2.5	Seller
\$250,000 - 274,999	19	6	7	4	6	8	5	3.8	3.4	Seller
\$275,000 - 299,999	12	2	2	6	3	4	4	3.0	4.4	Slightly Seller
\$300,000 - 349,999	16	1	2	5	9	5	6	2.7	2.8	Seller
\$350,000 - 399,999	14	3	6	2	6	7	3	4.7	2.9	Seller
\$400,000 - 499,999	20	2	3	3	2	5	6	3.3	4.7	Slightly Seller
\$500,000 - 599,999	6	2	2	2	2	2	0	n/a	6.5	Balanced
\$600,000 - 699,999	7	1	1	0	1	0	1	7.0	10.5	Buyer
\$700,000 - 799,999	0	2	0	0	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	0	0	0	0	0	0	0	n/a	n/a	n/a
TOTAL	176	39	44	50	59	72	58	3.0	3.5	Seller

				
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.



The Housing Report

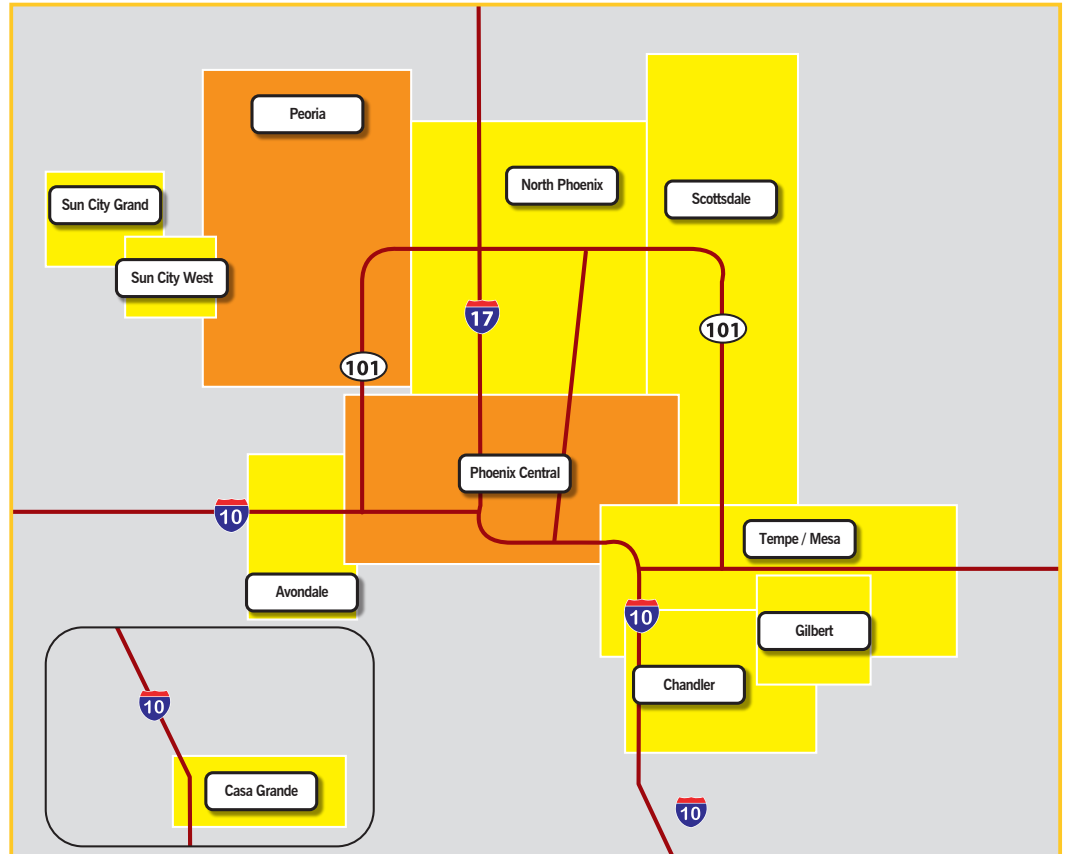
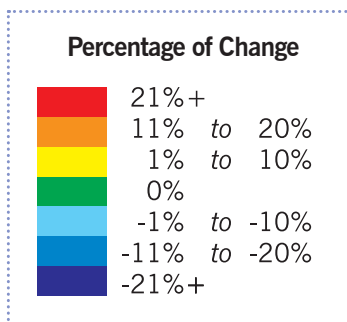
LongRealty.com | 1-800-354-5664

Sun City Grand | June 2014

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 Sun City Grand Housing Report is comprised of data for residential properties in the subdivisions of Sun City Grand. 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.