



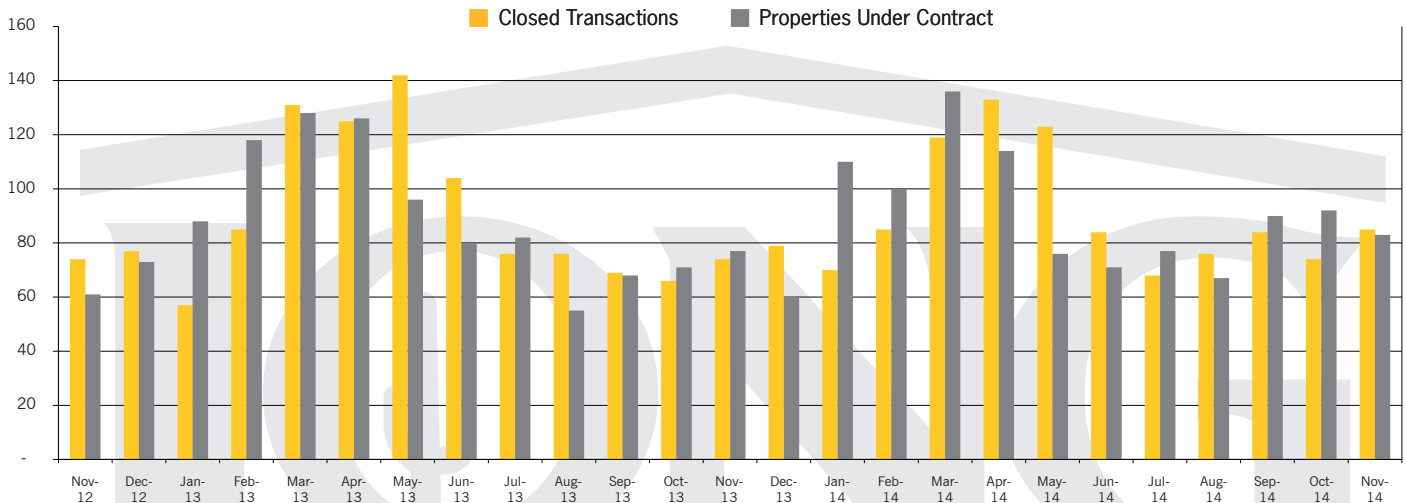
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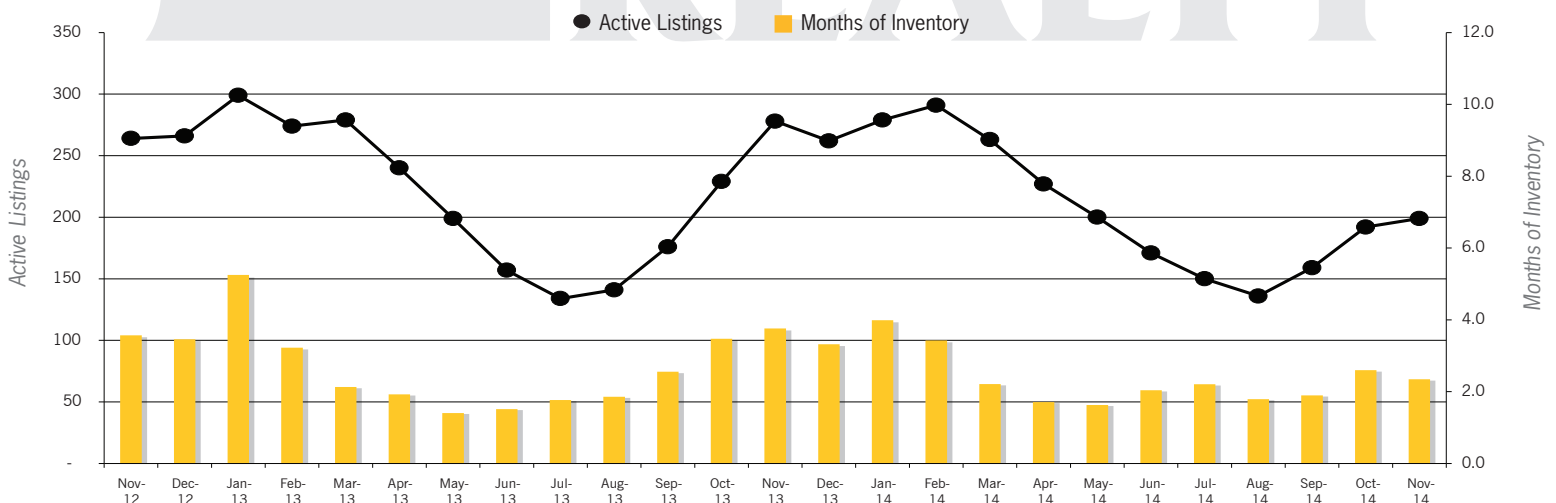
Sun City West | December 2014

In the Sun City West area, November 2014 active inventory was 199, a 28% decrease from November 2013. There were 85 closings in November 2014, a 15% increase from November 2013. Months of Inventory was 2.3, down from 3.8 in November 2013. Median price of sold homes was \$170,000 for the month of November 2014, up 4% from November 2013. The Sun City West area had 83 new properties under contract in November 2014, up 8% from November 2013.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – SUN CITY WEST



ACTIVE LISTINGS AND MONTHS OF INVENTORY – SUN CITY WEST



Properties under contract and Home Sales data is based on information obtained from the ARMLS using Brokermetrics software.
All data obtained 12/03/2014 is believed to be reliable, but not guaranteed.

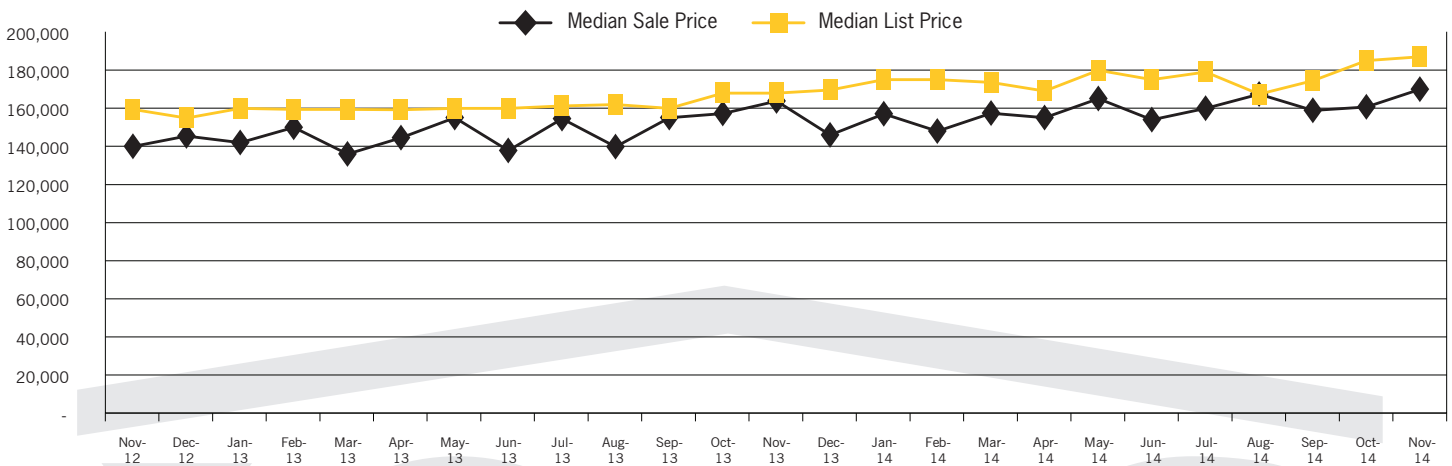


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MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – SUN CITY WEST

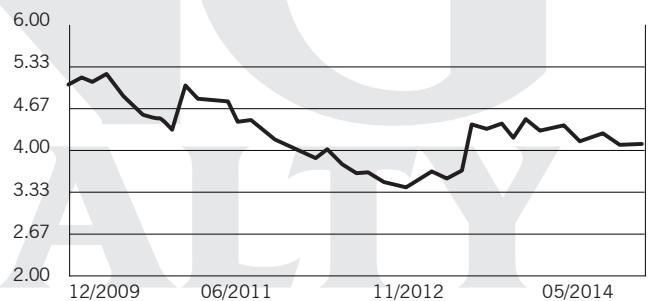


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – SUN CITY WEST

Year	Median Price	Int. Rate	MO. Payment
2006	\$216,500	6.140%	\$1,251.70
2013	\$163,750	4.250%	\$765.27
2014	\$170,000	4.000%	\$771.03

30 YEAR FIXED MORTGAGE RATE

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

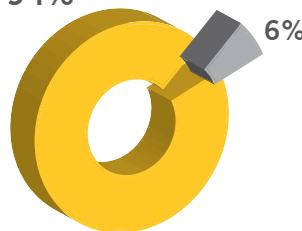


Source: Bankrate.com

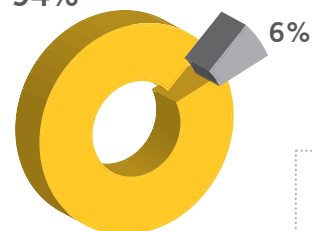
DISTRESSED VS. NON-DISTRESSED SALES – SUN CITY WEST

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
94%



2014 Year to Date
94%



■ Distressed
■ Non-Distressed

Distressed sales and market performance data is based on information obtained from the ARMLS on 12/03/2014. Information is believed to be reliable, but not guaranteed.



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MARKET CONDITIONS BY PRICE BAND – SUN CITY WEST

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14			
\$1 - 49,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	0	1	3	1	2	1	0	n/a	0.3	Seller
\$75,000 - 99,999	7	12	6	4	7	4	5	1.4	1.6	Seller
\$100,000 - 124,999	5	10	7	6	7	12	7	0.7	0.6	Seller
\$125,000 - 149,999	21	16	15	15	19	13	21	1.0	1.4	Seller
\$150,000 - 174,999	32	10	13	17	18	21	15	2.1	1.6	Seller
\$175,000 - 199,999	50	10	6	11	4	8	15	3.3	4.9	Slightly Seller
\$200,000 - 224,999	22	6	5	7	9	6	4	5.5	3.1	Seller
\$225,000 - 249,999	31	6	10	4	9	3	5	6.2	4.7	Slightly Seller
\$250,000 - 274,999	12	7	2	4	4	0	8	1.5	3.2	Seller
\$275,000 - 299,999	5	1	3	2	3	3	0	n/a	2.3	Seller
\$300,000 - 349,999	10	2	0	2	2	2	2	5.0	4.5	Slightly Seller
\$350,000 - 399,999	5	2	0	2	0	2	1	5.0	4.7	Slightly Seller
\$400,000 - 499,999	7	1	0	0	1	1	2	3.5	4.0	Seller
\$500,000 - 599,999	3	0	0	0	0	0	0	n/a	n/a	n/a
\$600,000 - 699,999	1	0	0	0	0	0	0	n/a	n/a	n/a
\$700,000 - 799,999	0	0	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	211	84	70	75	85	76	85	2.5	2.4	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 12/03/2014.

3 month trend in months of inventory is the average of closed sales and active listing data from 09/01/2014 - 11/30/2014. Information is believed to be reliable, but not guaranteed.



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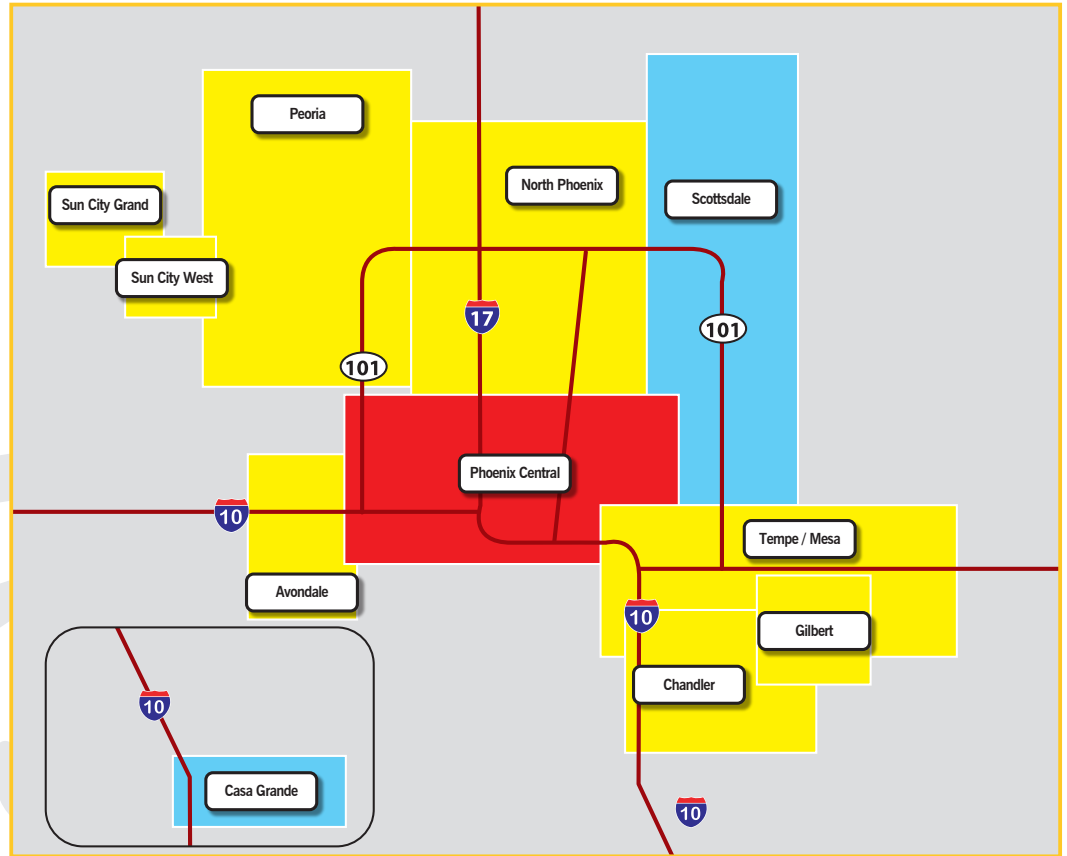
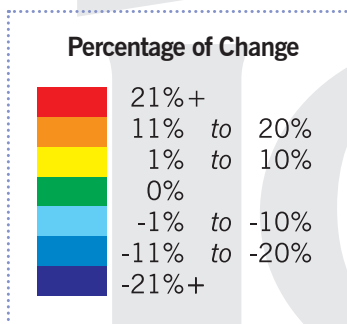
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CHANGE IN MEDIAN SALES PRICE BY AREA

SEP-NOV 2013 TO SEP-NOV 2014

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



PHOENIX LUXURY

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

Data obtained 12/03/2014 from ARMLS using BrokerMetrics software for closed residential sales volume \$800,000 and above and deemed to be correct.

CLOSED UNITS JAN - NOV ↘ 0.5%



UNDER CONTRACT JAN - NOV ↘ 0.4%



MONTHS OF INVENTORY ↘ 12.9%



The Sun City West Housing Report is comprised of data for residential properties in the Subdivisions of Sun City West. 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 12/03/2014. Information is believed to be reliable, but not guaranteed.