



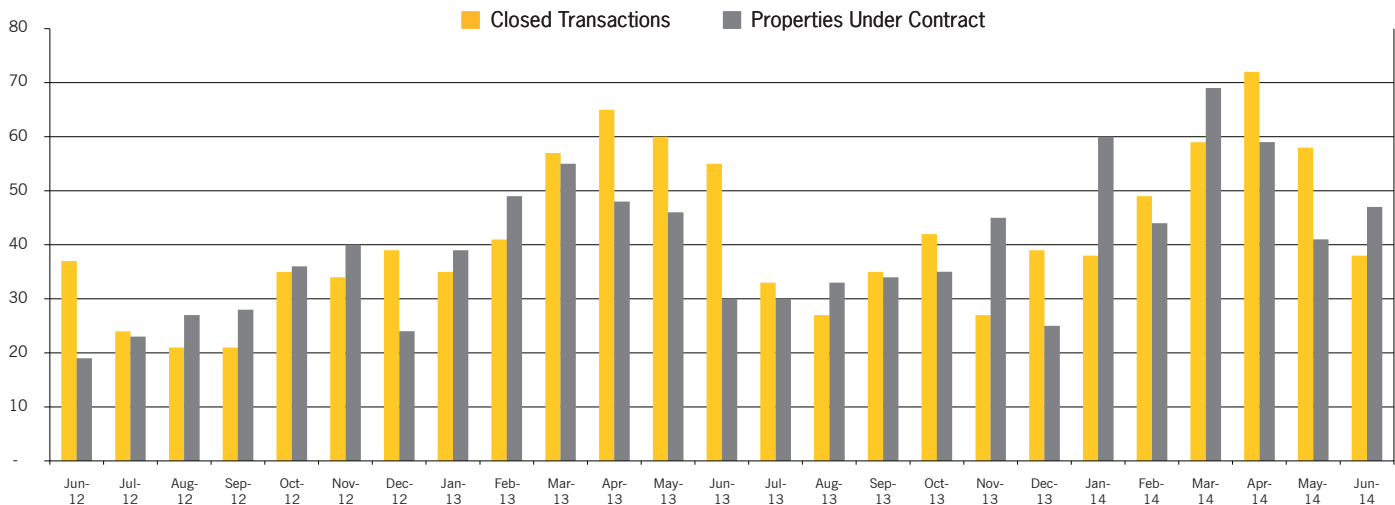
# The Housing Report

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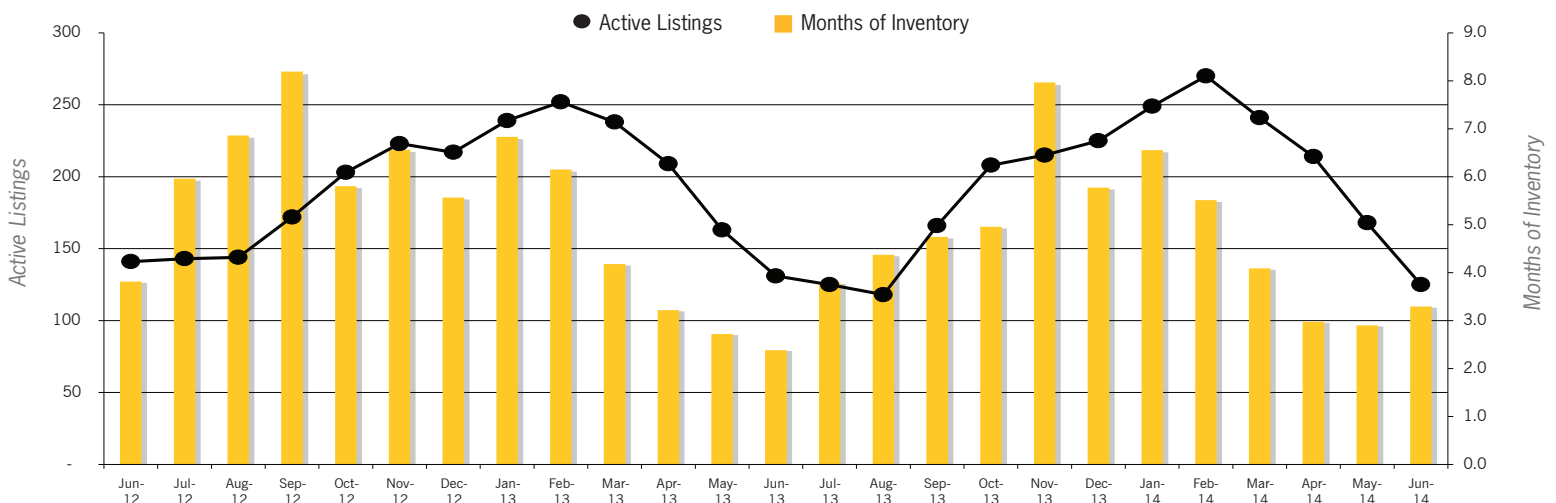
Sun City Grand | July 2014

In the Sun City Grand area, June 2014 active inventory was 125, a 5% decrease from June 2013. There were 38 closings in June 2014, a 31% decrease from June 2013. Months of Inventory was 3.3, up from 2.4 in June 2013. Median price of sold homes was \$226,500 for the month of June 2014, down 4% from June 2013. The Sun City Grand area had 47 new properties under contract in June 2014, up 57% from June 2013.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – SUN CITY GRAND

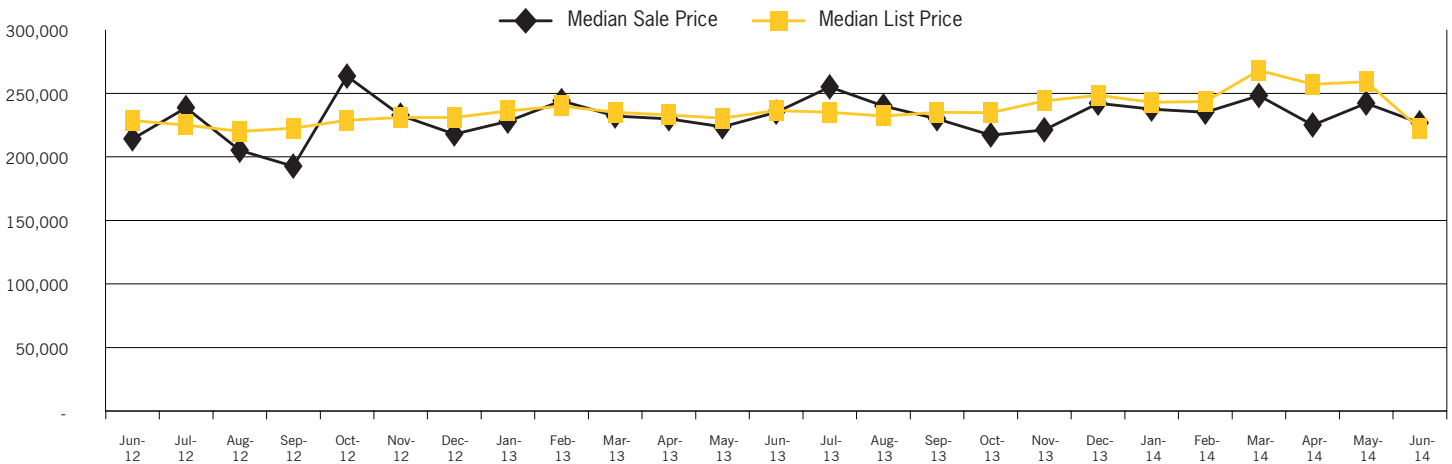


## ACTIVE LISTINGS AND MONTHS OF INVENTORY – SUN CITY GRAND



Properties under contract and Home Sales data is based on information obtained from the ARMLS using Brokermetrics software.  
All data obtained 07/03/2014 is believed to be reliable, but not guaranteed.

## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – SUN CITY GRAND



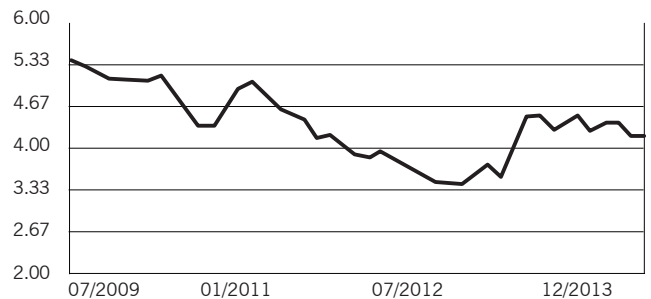
## MONTHLY PAYMENT ON A MEDIAN PRICED HOME – SUN CITY GRAND

Year	Median Price	Int. Rate	MO. Payment
2006	\$305,000	6.140%	\$1,763.36
2013	\$235,000	4.125%	\$1,081.98
2014	\$226,500	4.250%	\$1,058.53

Source: Residential median sales prices. Data obtained 07/03/2014 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.

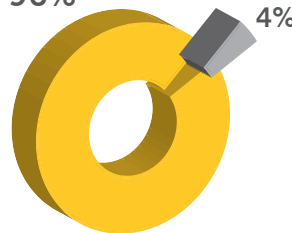


Source: Bankrate.com

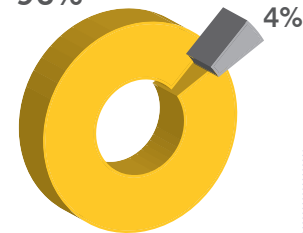
## DISTRESSED VS. NON-DISTRESSED SALES – SUN CITY GRAND

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



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## 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
		Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14			
\$1 - 49,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$75,000 - 99,999	3	0	1	1	0	0	0	n/a	n/a	n/a
\$100,000 - 124,999	3	1	0	1	0	0	0	n/a	n/a	n/a
\$125,000 - 149,999	5	2	1	0	3	3	0	n/a	2.0	Seller
\$150,000 - 174,999	10	6	8	7	12	7	7	1.4	2.5	Seller
\$175,000 - 199,999	15	9	10	8	7	9	8	1.9	3.2	Seller
\$200,000 - 224,999	14	2	2	6	12	5	3	4.7	2.2	Seller
\$225,000 - 249,999	16	1	6	7	7	11	7	2.3	2.1	Seller
\$250,000 - 274,999	11	7	4	6	8	5	5	2.2	2.9	Seller
\$275,000 - 299,999	8	2	6	3	4	4	2	4.0	3.4	Seller
\$300,000 - 349,999	13	2	5	9	5	6	5	2.6	2.9	Seller
\$350,000 - 399,999	13	6	2	6	7	3	0	n/a	4.4	Slightly Seller
\$400,000 - 499,999	14	3	3	2	5	6	0	n/a	4.8	Slightly Seller
\$500,000 - 599,999	3	2	2	2	2	0	1	3.0	5.3	Balanced
\$600,000 - 699,999	4	1	0	1	0	1	0	n/a	18.0	Buyer
\$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
<b>TOTAL</b>	<b>132</b>	<b>44</b>	<b>50</b>	<b>59</b>	<b>72</b>	<b>60</b>	<b>38</b>	<b>3.5</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 07/03/2014.

3 month trend in months of inventory is the average of closed sales and active listing data from 04/01/2014 - 6/30/2014. Information is believed to be reliable, but not guaranteed.



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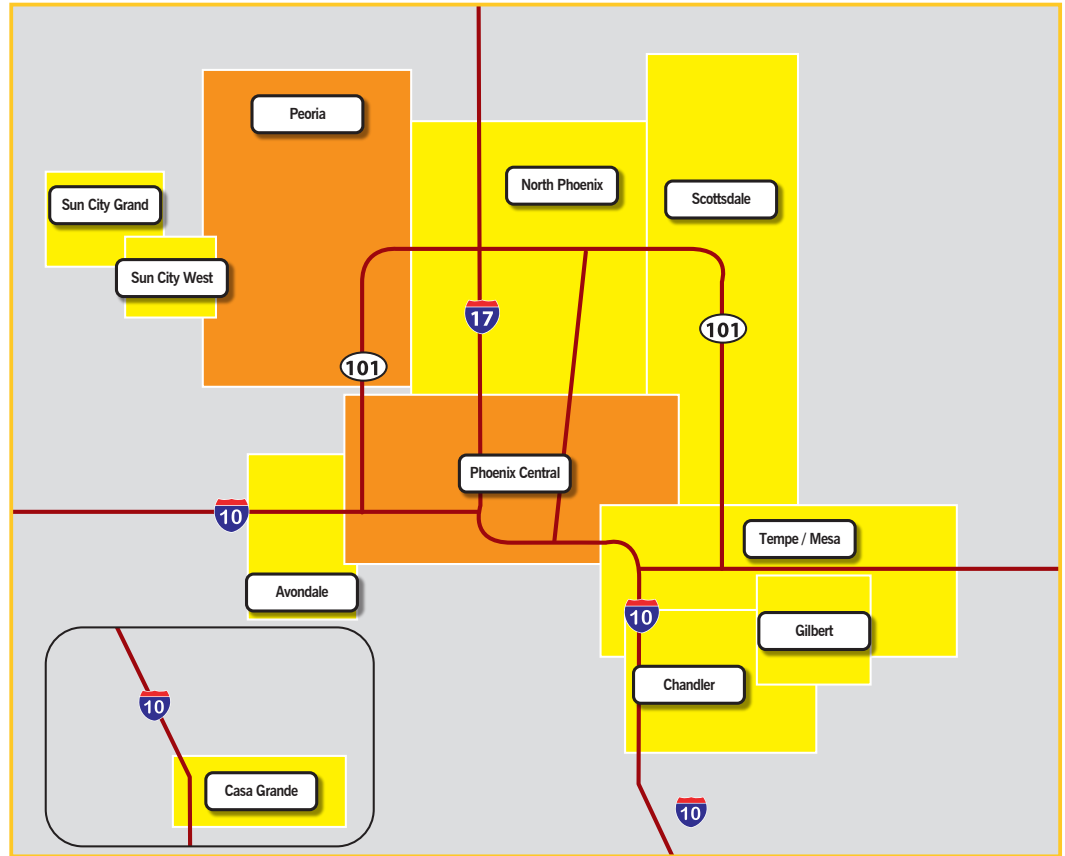
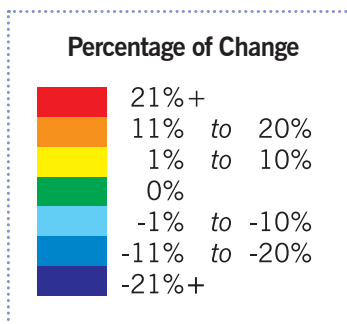
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## CHANGE IN MEDIAN SALES PRICE BY AREA

APR-JUN 2013 TO  
APR-JUN 2014

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



## PHOENIX LUXURY

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

Data obtained 07/03/2014 from ARMLS using BrokerMetrics software for closed residential sales volume \$800,000 and above and deemed to be correct.

### CLOSED UNITS JAN - JUN 1.9%



### UNDER CONTRACT JAN - JUN 0.3%



### MONTHS OF INVENTORY 19.1%



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 07/03/2014. Information is believed to be reliable, but not guaranteed.