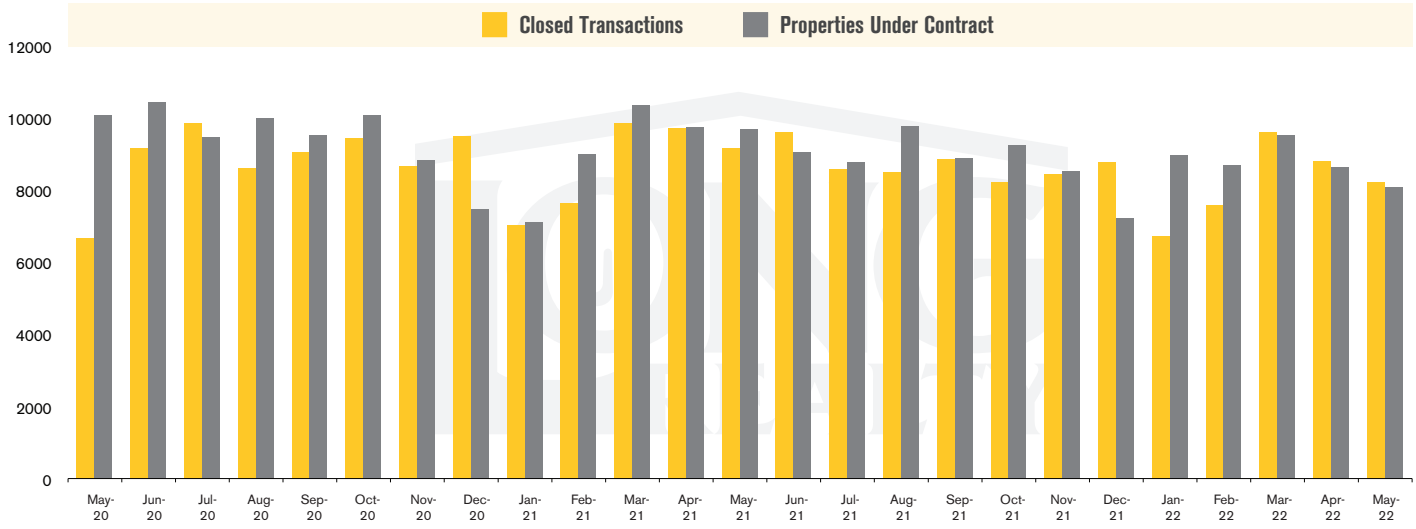
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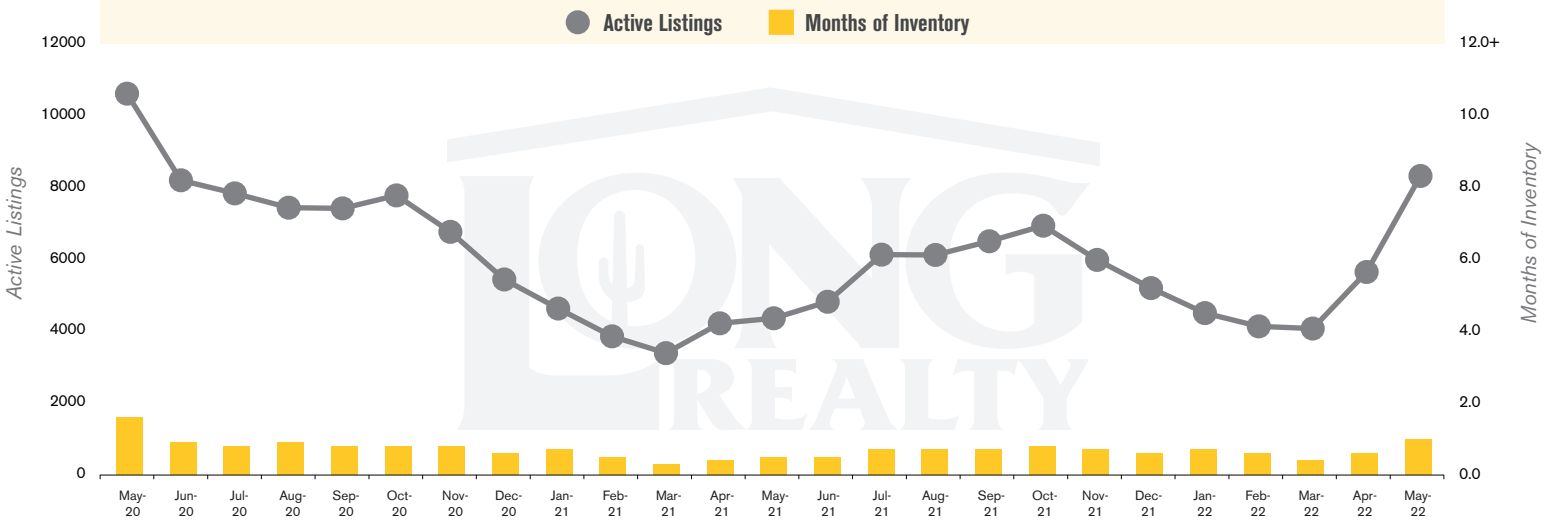
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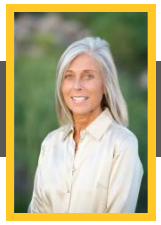
In the Phoenix Metro area, May 2022 active inventory was 8,430, a 90% increase from May 2021. There were 8,269 closings in May 2022, a 10% decrease from May 2021. Year-to-date 2022 there were 41,194 closings, a 6% decrease from year-to-date 2021. Months of Inventory was 1.0, up from 0.5 in May 2021. Median price of sold homes was $487,884 for the month of May 2022, up 24% from May 2021. The Phoenix Metro area had 8,128 new properties under contract in May 2022, down 17% from May 2021.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT PHOENIX METRO



ACTIVE LISTINGS AND MONTHS OF INVENTORY PHOENIX METRO





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Properties under contract and Home Sales data is based on information obtained from the ARMLS using TrendGraphix software. All data obtained 06/07/2022 is believed to be reliable, but not guaranteed.

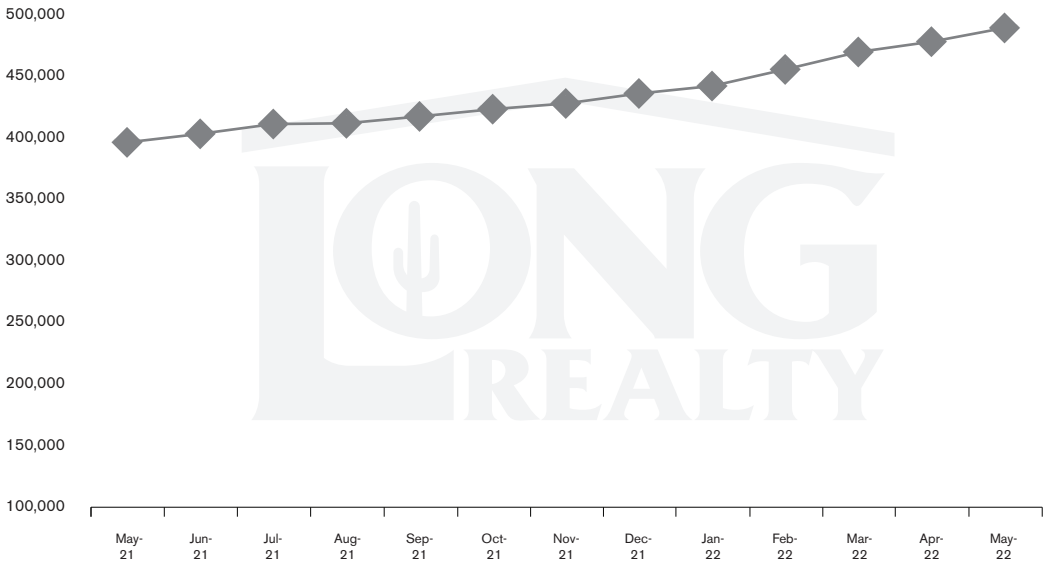
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MEDIAN SOLD PRICE
PHOENIX METRO

On average, homes sold this % of original list price.	
May 2021	May 2022
101.5%	**101.5%**

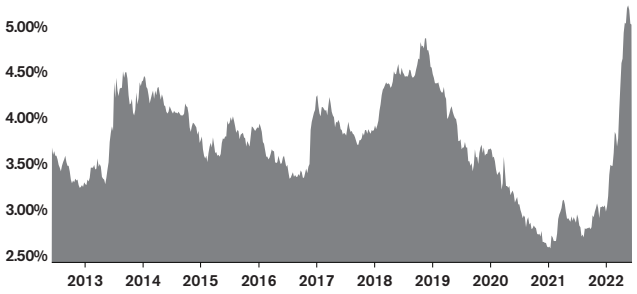


MONTHLY PAYMENT ON A MEDIAN PRICED HOME PHOENIX METRO

Year	Median Price	Int. Rate	MO. Payment
2006	$253,500	6.140%	$1,465.61
2021	$394,977	2.960%	$1,573.89
2022	$487,884	5.230%	$2,553.67

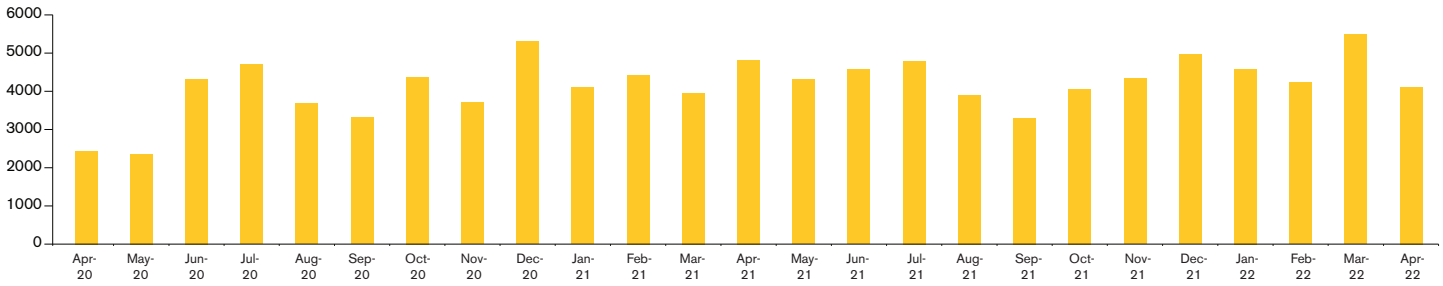
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

30 YEAR FIXED MORTGAGE RATE

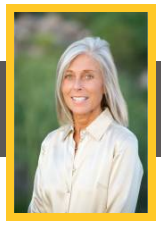


Source: *FreddieMac.com*

NEW SINGLE FAMILY HOME PERMITS PHOENIX METRO



For April 2022, new home permits were **down 15%** from April 2021.



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These statistics are based on information obtained from ARMLS and using TrendGraphix software on 06/07/2022. New home permits are based on information obtained from the University of Arizona Eller College of Management, Economic and Business Research Center. Information is believed to be reliable, but not guaranteed.

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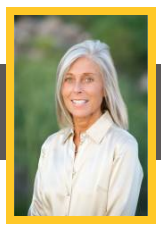
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MARKET CONDITIONS BY PRICE BAND PHOENIX METRO

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22			
$1 - 49,999	28	28	22	18	39	41	18	1.6	1.0	Seller
$50,000 - 74,999	17	19	28	26	33	34	24	0.7	0.8	Seller
$75,000 - 99,999	42	27	22	29	42	22	35	1.2	1.2	Seller
$100,000 - 124,999	27	35	25	18	24	24	22	1.2	1.2	Seller
$125,000 - 149,999	37	41	38	53	38	40	29	1.3	1.0	Seller
$150,000 - 174,999	39	79	76	67	53	52	49	0.8	0.7	Seller
$175,000 - 199,999	53	99	89	70	80	79	72	0.7	0.7	Seller
$200,000 - 224,999	43	147	106	92	117	105	94	0.5	0.3	Seller
$225,000 - 249,999	92	221	125	152	149	135	118	0.8	0.5	Seller
$250,000 - 274,999	92	266	201	169	240	202	146	0.6	0.4	Seller
$275,000 - 299,999	153	334	213	227	305	225	181	0.8	0.5	Seller
$300,000 - 349,999	412	944	666	688	781	663	563	0.7	0.4	Seller
$350,000 - 399,999	628	1,357	1,013	1,058	1,187	956	888	0.7	0.5	Seller
$400,000 - 499,999	1,749	2,169	1,716	1,958	2,506	2,396	2,208	0.8	0.5	Seller
$500,000 - 599,999	1,387	1,037	873	1,065	1,436	1,336	1,344	1.0	0.7	Seller
$600,000 - 699,999	942	663	518	661	869	801	765	1.2	0.7	Seller
$700,000 - 799,999	633	432	312	388	567	471	498	1.3	0.8	Seller
$800,000 - 899,999	389	236	180	227	317	325	328	1.2	0.9	Seller
$900,000 - 999,999	310	131	110	136	172	217	199	1.6	1.1	Seller
$1,000,000 - and over	1,357	545	440	531	716	723	688	2.0	1.5	Seller
TOTAL	**8,430**	**8,810**	**6,773**	**7,633**	**9,671**	**8,847**	**8,269**	**1.0**	**0.7**	Seller

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



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Statistics based on information obtained from ARMLS and using TrendGraphix software on 06/07/2022. 3 month trend in months of inventory is the average of closed sales and active listing data from 03/01/2022-05/31/2022. Information is believed to be reliable, but not guaranteed.

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PHOENIX LUXURY

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

Data Obtained 06/07/2022 from ARMLS using TrendGraphix software for all closed residential sales volume between 04/01/2021 – 05/31/2022 rounded to the nearest tenth of one percent and deemed to be correct.

CLOSED UNITS JAN-MAY ↗ 33.2%

2021	3,986
2022	5,309

UNDER CONTRACT JAN-MAY ↗ 27.9%

2021	4,295
2022	5,494

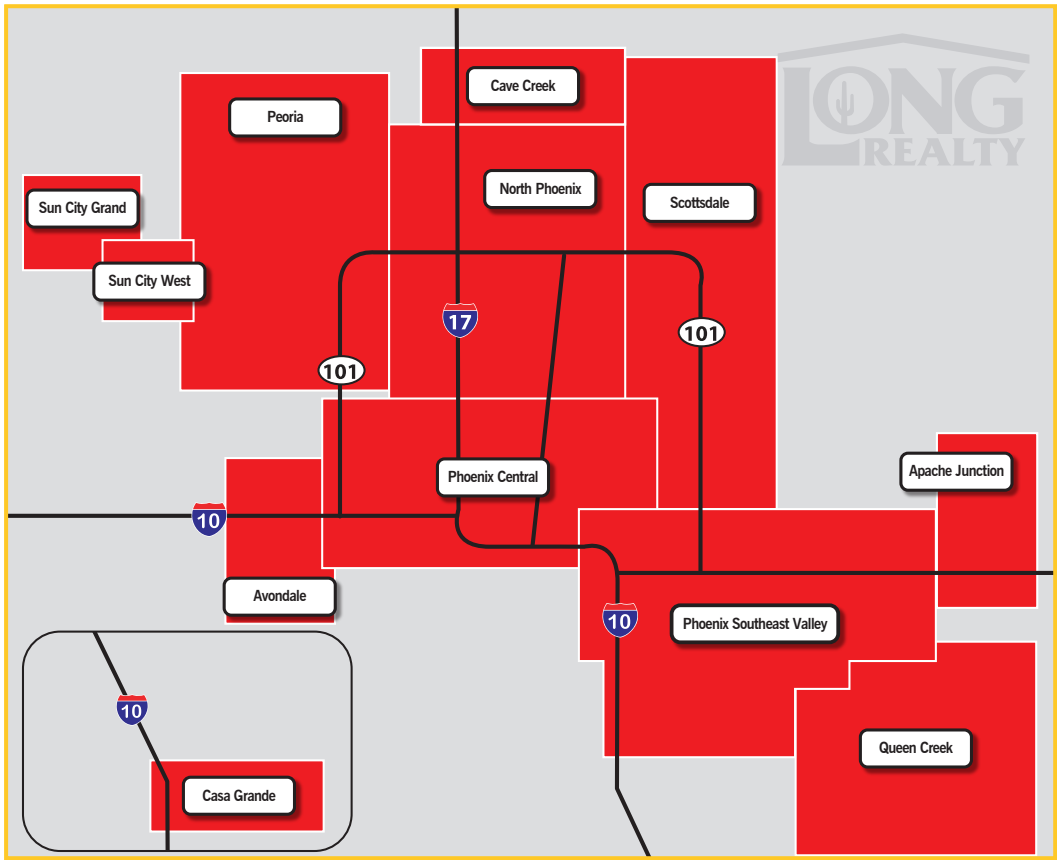
MONTHS OF INVENTORY ↗ 40.8%

May 2021	1.2
May 2022	1.7

CHANGE IN MEDIAN SALES PRICE BY AREA

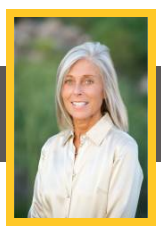
MAR 2021-MAY 2021 TO MAR 2022-MAY 2022

Real Estate remains very localized and market conditions can vary greatly by not only geographic area but also by price range.



Percentage of Change

21%+	
11%	to 20%
1%	to 10%
0%	
-1%	to -10%
-11%	to -20%
-21%+	



PLEASE FEEL FREE TO CONTACT ME FOR A MORE IN-DEPTH ANALYSIS.

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This heat map represents the percentage of change in Phoenix metro median sales prices from March 2021-May 2021 to March 2022-May 2022 by area. These statistics are based on information obtained from the ARMLS on 06/07/2022. Information is believed to be reliable, but not guaranteed.