

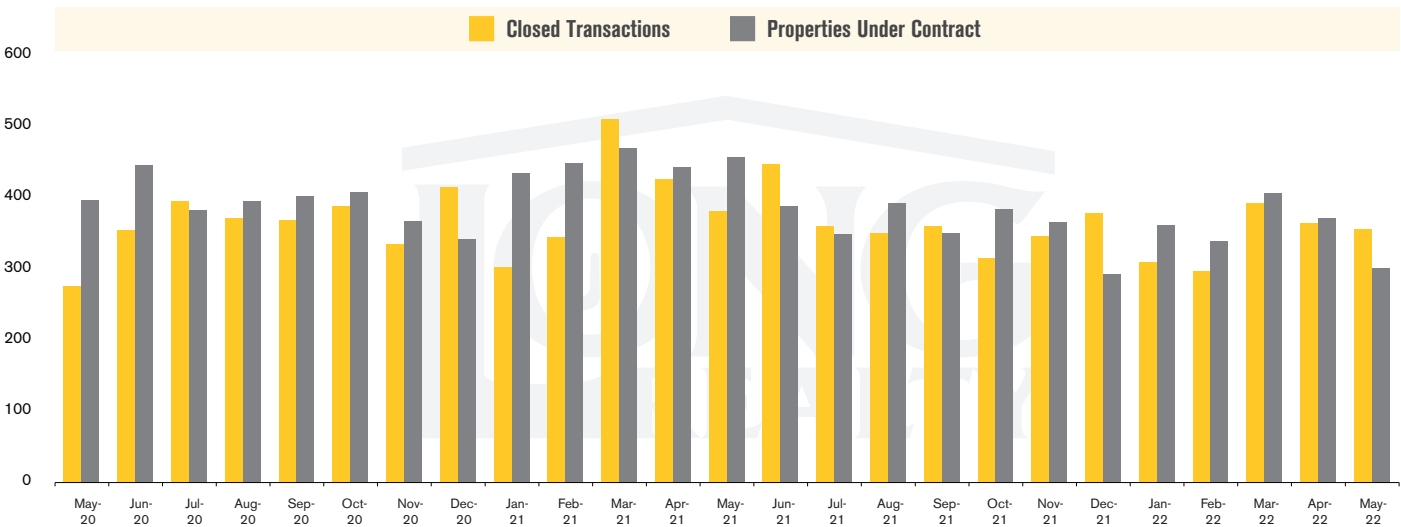
THE HOUSING REPORT



PHOENIX CENTRAL | JUNE 2022

In the Phoenix Central area, May 2022 active inventory was 384, a 35% increase from May 2021. There were 353 closings in May 2022, a 7% decrease from May 2021. Year-to-date 2022 there were 1,706 closings, a 13% decrease from year-to-date 2021. Months of Inventory was 1.1, up from 0.8 in May 2021. Median price of sold homes was \$503,817 for the month of May 2022, up 24% from May 2021. The Phoenix Central area had 299 new properties under contract in May 2022, down 34% from May 2021.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT PHOENIX CENTRAL



ACTIVE LISTINGS AND MONTHS OF INVENTORY PHOENIX CENTRAL



David Henry
(520) 360-2116 | David@henrytucson.com

Long Realty Referral Associates

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 CENTRAL

On average, homes sold this % of original list price.

May 2021	May 2022
100.9%	101.5%

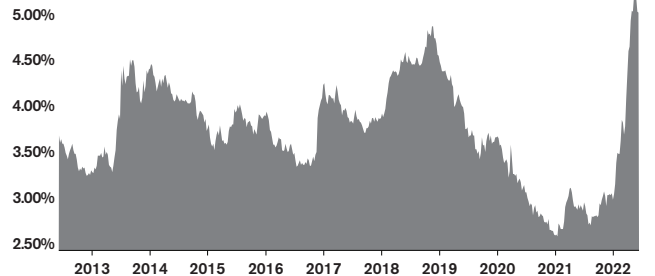


MONTHLY PAYMENT ON A MEDIAN PRICED HOME PHOENIX CENTRAL

Year	Median Price	Int. Rate	MO. Payment
2006	\$267,000	6.140%	\$1,543.67
2021	\$405,444	2.960%	\$1,615.60
2022	\$503,817	5.230%	\$2,637.07

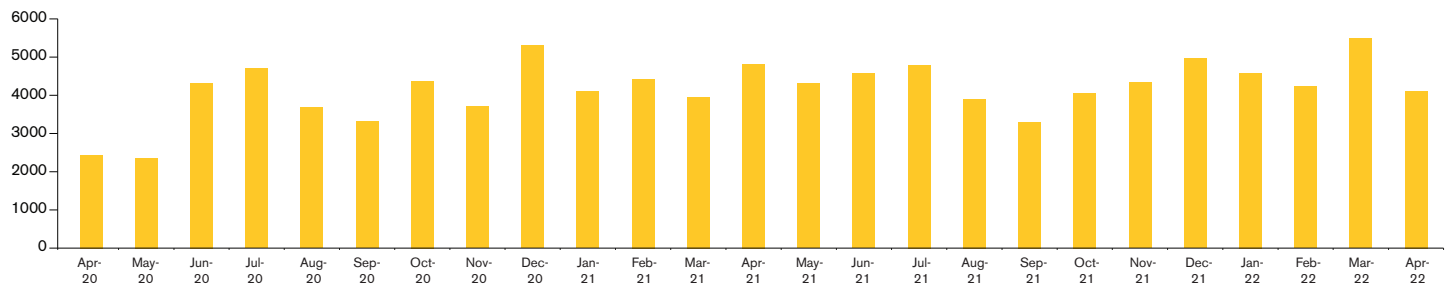
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

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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MARKET CONDITIONS BY PRICE BAND PHOENIX CENTRAL

	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	0	0	0	0	0	1	0	n/a	0.0	Seller
\$50,000 - 74,999	0	0	1	0	0	0	1	0.0	0.0	Seller
\$75,000 - 99,999	0	0	0	0	1	0	0	n/a	0.0	Seller
\$100,000 - 124,999	1	2	3	0	0	0	0	n/a	n/a	n/a
\$125,000 - 149,999	0	3	1	8	2	1	0	n/a	0.7	Seller
\$150,000 - 174,999	2	12	11	7	6	3	4	0.5	0.2	Seller
\$175,000 - 199,999	4	8	6	5	8	5	7	0.6	0.9	Seller
\$200,000 - 224,999	4	14	16	10	7	10	8	0.5	0.2	Seller
\$225,000 - 249,999	11	11	10	8	13	11	10	1.1	0.5	Seller
\$250,000 - 274,999	11	17	10	9	13	15	12	0.9	0.5	Seller
\$275,000 - 299,999	13	16	16	12	25	17	11	1.2	0.5	Seller
\$300,000 - 349,999	24	41	32	35	38	40	33	0.7	0.4	Seller
\$350,000 - 399,999	25	38	38	28	37	31	33	0.8	0.5	Seller
\$400,000 - 499,999	64	69	38	41	74	63	60	1.1	0.6	Seller
\$500,000 - 599,999	45	43	28	36	43	39	54	0.8	0.8	Seller
\$600,000 - 699,999	54	33	39	29	36	38	33	1.6	1.1	Seller
\$700,000 - 799,999	25	16	17	18	23	24	21	1.2	0.8	Seller
\$800,000 - 899,999	19	14	8	9	19	21	24	0.8	0.6	Seller
\$900,000 - 999,999	25	8	4	6	12	6	6	4.2	2.1	Seller
\$1,000,000 - and over	57	31	29	34	32	37	36	1.6	1.3	Seller
TOTAL	384	376	307	295	389	362	353	1.1	0.5	Seller



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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%



UNDER CONTRACT JAN-MAY ↗ 27.9%



MONTHS OF INVENTORY ↗ 40.8%



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.



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.