

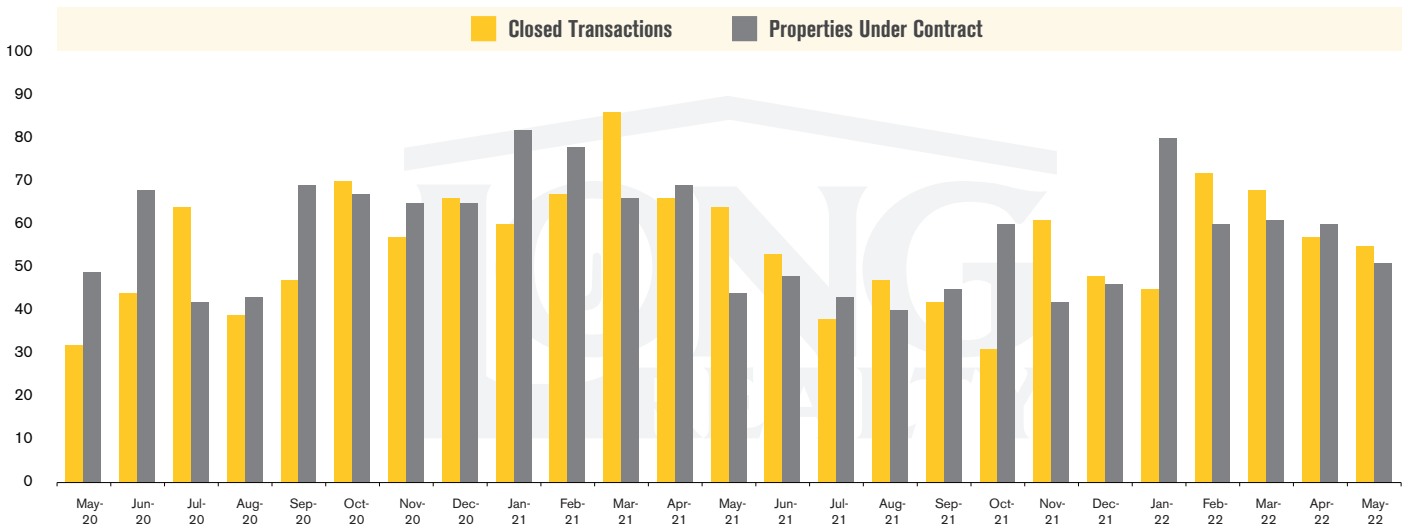
# THE HOUSING REPORT



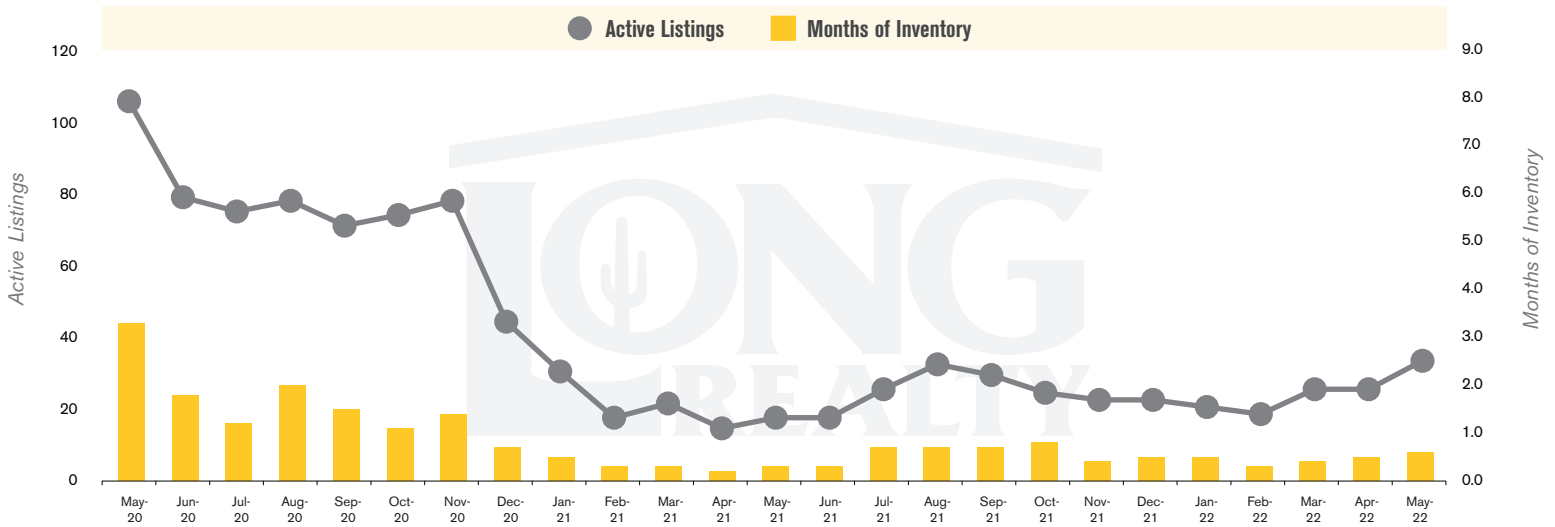
SUN CITY GRAND | JUNE 2022

In the Sun City Grand area, May 2022 active inventory was 34, an 89% increase from May 2021. There were 55 closings in May 2022, a 14% decrease from May 2021. Year-to-date 2022 there were 297 closings, a 13% decrease from year-to-date 2021. Months of Inventory was 0.6, up from 0.3 in May 2021. Median price of sold homes was \$495,000 for the month of May 2022, up 19% from May 2021. The Sun City Grand area had 51 new properties under contract in May 2022, up 16% from May 2021.

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



## ACTIVE LISTINGS AND MONTHS OF INVENTORY SUN CITY GRAND



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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.

# THE HOUSING REPORT



SUN CITY GRAND | JUNE 2022

## MEDIAN SOLD PRICE SUN CITY GRAND

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

May 2021	May 2022
<b>100.0%</b>	<b>100.7%</b>



## 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
2021	\$414,950	2.960%	\$1,653.48
2022	\$495,000	5.230%	\$2,590.92

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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# THE HOUSING REPORT



SUN CITY GRAND | JUNE 2022

## 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-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22			
\$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	0	0	0	0	0	0	0	n/a	n/a	n/a
\$100,000 - 124,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$125,000 - 149,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$150,000 - 174,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$175,000 - 199,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$200,000 - 224,999	0	0	1	0	0	0	0	n/a	n/a	n/a
\$225,000 - 249,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$250,000 - 274,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$275,000 - 299,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$300,000 - 349,999	0	3	4	4	2	2	0	n/a	0.0	<b>Seller</b>
\$350,000 - 399,999	2	14	8	18	19	11	9	0.2	0.2	<b>Seller</b>
\$400,000 - 499,999	10	18	19	18	18	19	18	0.6	0.6	<b>Seller</b>
\$500,000 - 599,999	13	7	4	19	16	12	17	0.8	0.7	<b>Seller</b>
\$600,000 - 699,999	7	4	8	7	2	10	6	1.2	0.7	<b>Seller</b>
\$700,000 - 799,999	1	1	1	4	6	1	1	1.0	0.4	<b>Seller</b>
\$800,000 - 899,999	1	0	0	2	4	2	2	0.5	0.3	<b>Seller</b>
\$900,000 - 999,999	0	1	0	0	1	0	1	0.0	0.5	<b>Seller</b>
\$1,000,000 - and over	0	0	0	0	0	0	1	0.0	0.0	<b>Seller</b>
<b>TOTAL</b>	<b>34</b>	<b>48</b>	<b>45</b>	<b>72</b>	<b>68</b>	<b>57</b>	<b>55</b>	<b>0.6</b>	<b>0.4</b>	<b>Seller</b>



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.*

# THE HOUSING REPORT



SUN CITY GRAND | JUNE 2022

## 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.