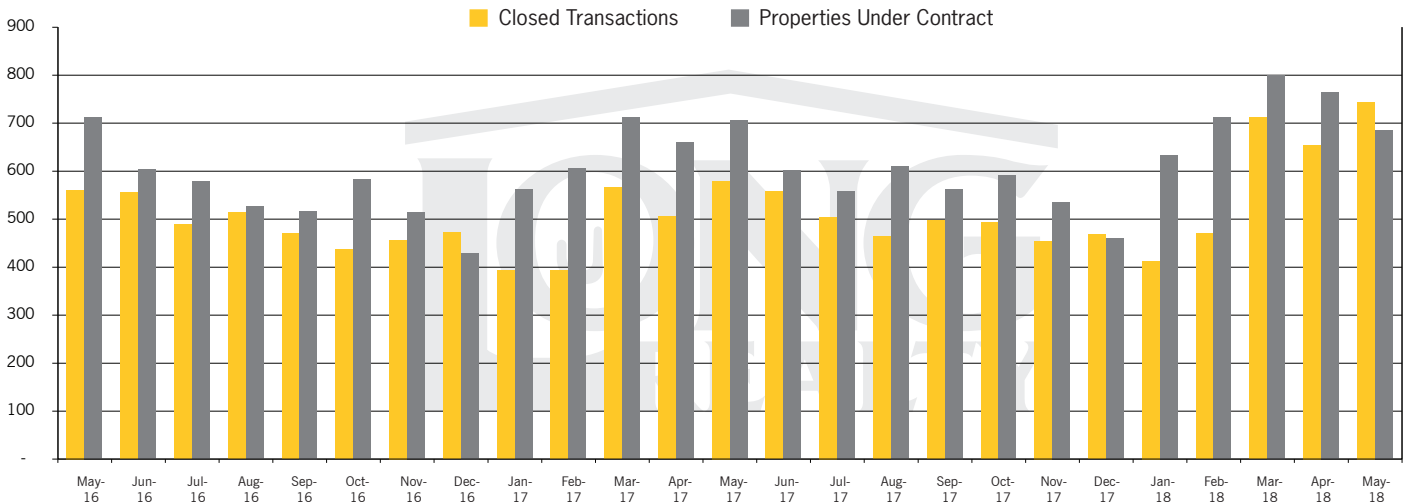


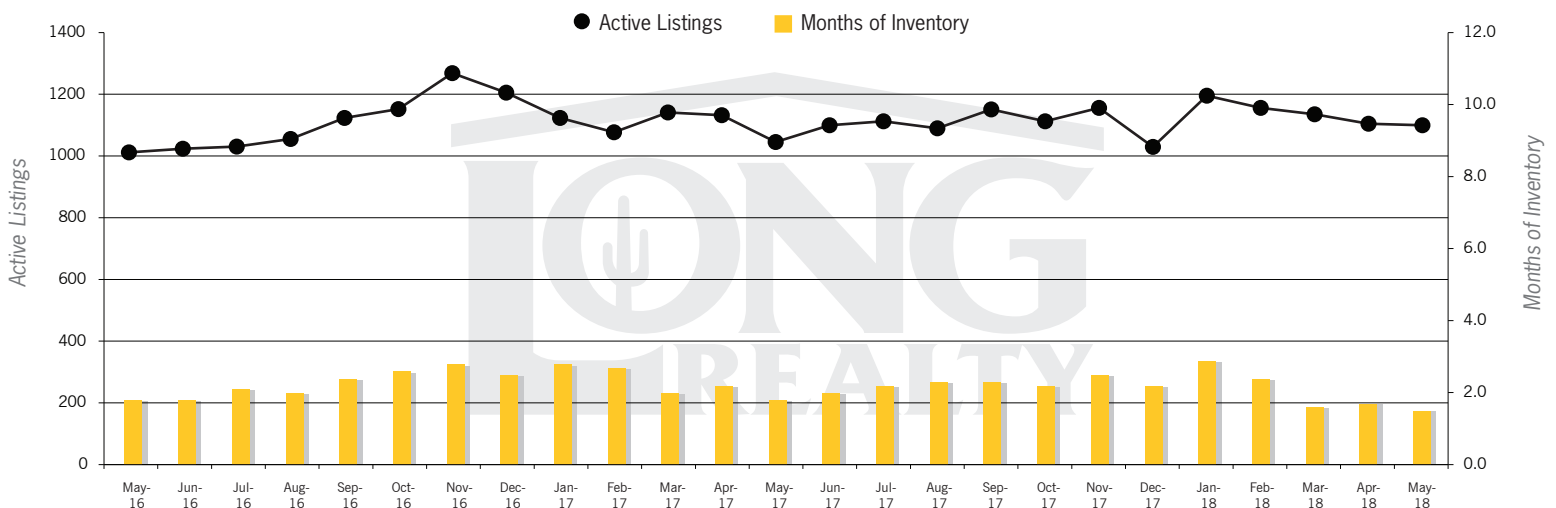
## Phoenix Southwest Valley | June 2018

In the Phoenix Southwest Valley area, May 2018 active inventory was 1,096, a 5% increase from May 2017. There were 747 closings in May 2018, a 28% increase from May 2017. Year-to-date 2018 there were 3,027 closings, an 11% increase from year-to-date 2017. Months of Inventory was 1.5, down from 1.8 in May 2017. Median price of sold homes was \$239,000 for the month of May 2018, up 4% from May 2017. The Phoenix Southwest Valley area had 687 new properties under contract in May 2018, down 3% from May 2017.

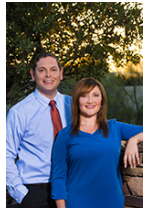
### CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – PHOENIX SOUTHWEST VALLEY



### ACTIVE LISTINGS AND MONTHS OF INVENTORY – PHOENIX SOUTHWEST VALLEY

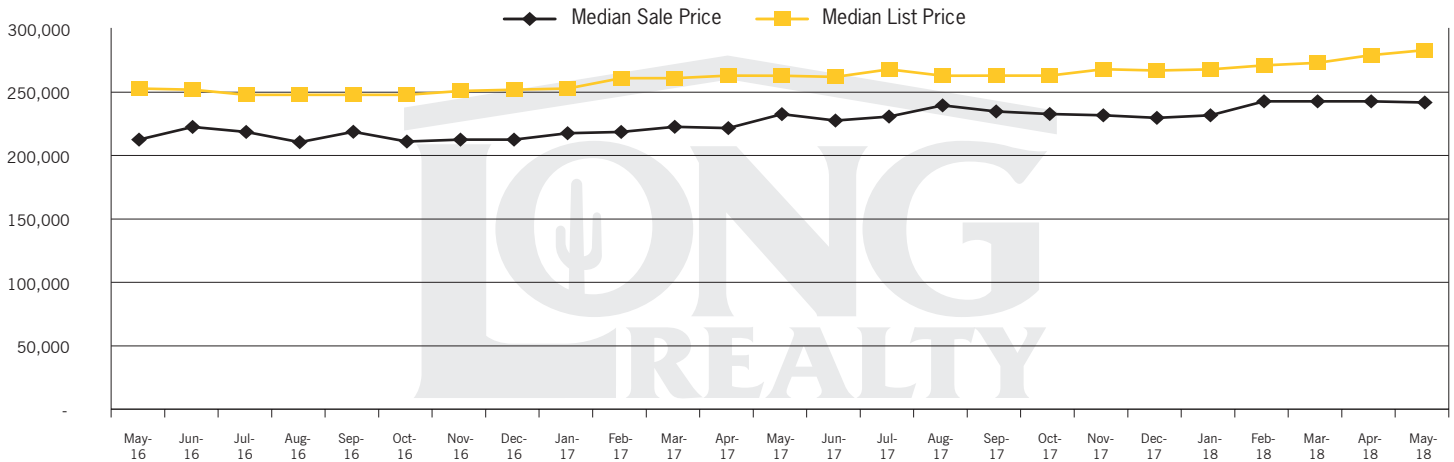


Properties under contract and Home Sales data is based on information obtained from the ARMLS using Brokermetrics software.  
All data obtained 06/05/2018 is believed to be reliable, but not guaranteed.



## Phoenix Southwest Valley | June 2018

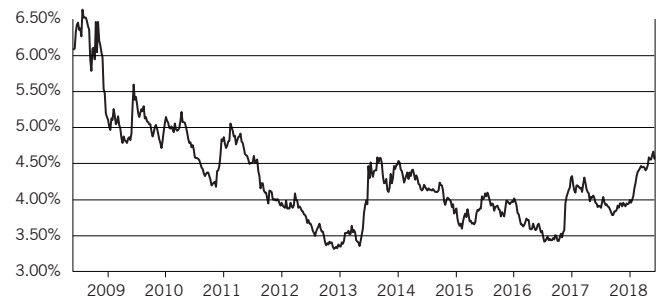
### MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – PHOENIX SOUTHWEST VALLEY



### MONTHLY PAYMENT ON A MEDIAN PRICED HOME – PHOENIX SOUTHWEST VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$269,318	6.140%	\$1,557.07
2017	\$229,900	4.010%	\$1,043.96
2018	\$239,000	4.580%	\$1,161.25

### 30 YEAR FIXED MORTGAGE RATE

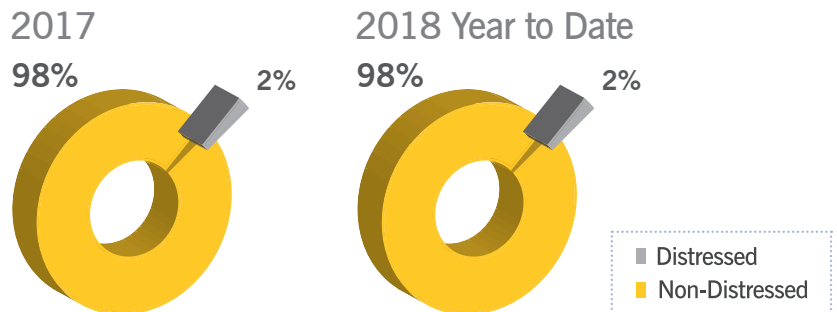


Source: Residential median sales prices. Data obtained 06/05/2018 from ARMLS using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

Source: FreddieMac.com

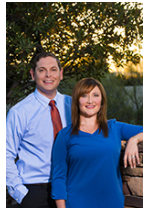
### DISTRESSED VS. NON-DISTRESSED SALES – PHOENIX SOUTHWEST VALLEY

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.





# The Housing Report



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Phoenix Southwest Valley | June 2018

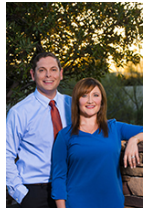
## MARKET CONDITIONS BY PRICE BAND – PHOENIX SOUTHWEST VALLEY

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18			
\$1 - 49,999	3	1	1	0	0	0	0	0.0	n/a	n/a
\$50,000 - 74,999	3	0	1	0	2	1	3	0.0	1.2	Seller
\$75,000 - 99,999	3	1	1	1	1	1	1	3.0	3.3	Seller
\$100,000 - 124,999	1	2	2	7	2	0	3	0.5	1.2	Seller
\$125,000 - 149,999	5	7	6	4	10	7	9	1.0	0.6	Seller
\$150,000 - 174,999	11	24	33	22	30	19	17	.7	0.5	Seller
\$175,000 - 199,999	52	119	77	79	112	117	119	1.3	0.5	Seller
\$200,000 - 224,999	115	100	77	82	136	116	142	2.1	0.9	Seller
\$225,000 - 249,999	128	59	48	66	111	112	130	3.4	1.2	Seller
\$250,000 - 274,999	118	36	39	46	70	72	88	3.3	1.4	Seller
\$275,000 - 299,999	94	57	30	33	68	45	54	3.2	1.7	Seller
\$300,000 - 349,999	183	57	37	54	74	58	61	4.1	2.7	Seller
\$350,000 - 399,999	132	29	28	36	39	43	62	4.5	2.8	Seller
\$400,000 - 499,999	132	25	25	27	43	56	42	6.3	3.0	Seller
\$500,000 - 599,999	67	6	7	13	17	10	10	6.9	5.2	Balanced
\$600,000 - 699,999	15	3	2	4	4	7	5	9.5	3.4	Seller
\$700,000 - 799,999	12	0	2	0	2	0	1	3.0	11.0	Buyer
\$800,000 - 899,999	3	2	0	0	1	0	0	n/a	7.0	Slightly Buyer
\$900,000 - 999,999	7	1	0	0	0	1	0	n/a	22.0	Buyer
\$1,000,000 - and over	12	1	1	2	0	0	0	13.0	n/a	n/a
<b>TOTAL</b>	<b>1,096</b>	<b>530</b>	<b>417</b>	<b>476</b>	<b>722</b>	<b>665</b>	<b>747</b>	<b>1.5</b>	<b>1.6</b>	<b>Seller</b>



Statistics based on information obtained from ARMLS and using Brokermetrics software on 06/05/2018.

3 month trend in months of inventory is the average of closed sales and active listing data from 03/01/2018 - 05/31/2018. Information is believed to be reliable, but not guaranteed.

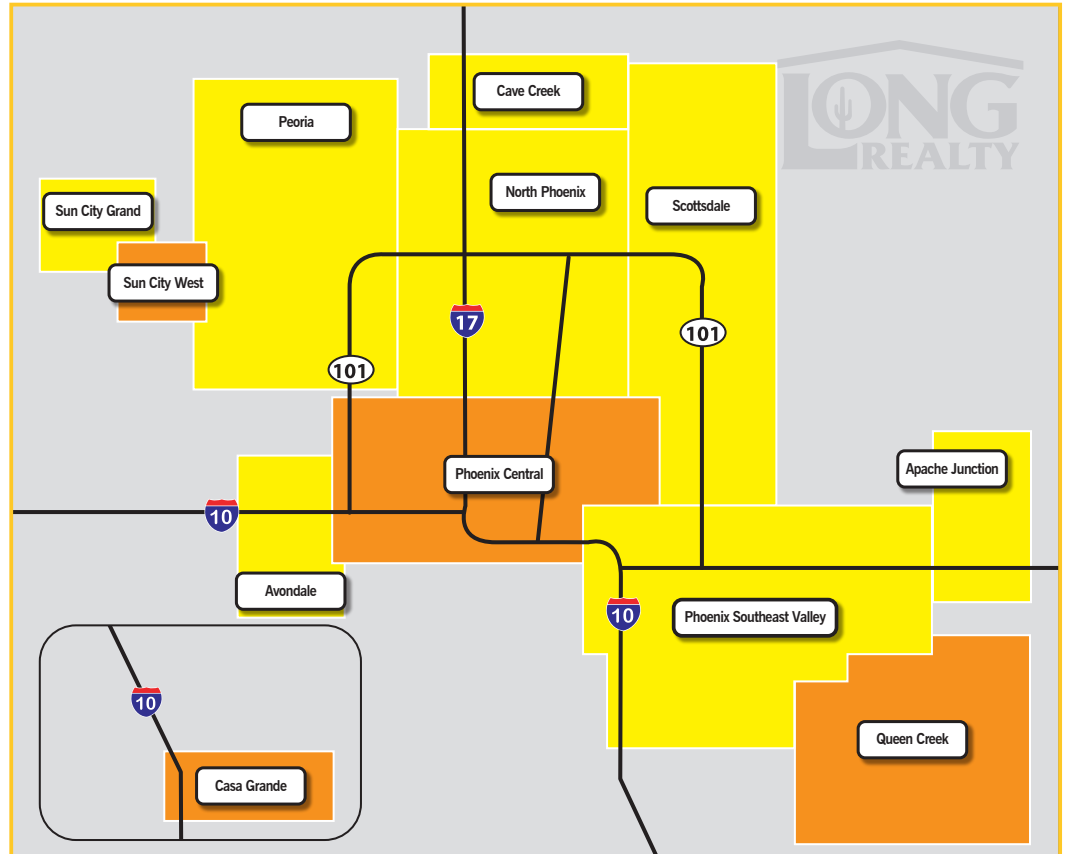


## Phoenix Southwest Valley | June 2018

### CHANGE IN MEDIAN SALES PRICE BY AREA

MAR 2017-MAY 2017 TO  
MAR 2018-MAY 2018

This heat map represents the percentage of change in Phoenix metro median sales prices from March 2017-May 2017 to March 2018-May 2018 by area.



### PHOENIX LUXURY

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

Data obtained 06/05/2018 from ARMLS using BrokerMetrics software for closed residential sales volume \$800,000 and above and deemed to be correct.

#### CLOSED UNITS JAN - MAY ↗ 32.0%



#### UNDER CONTRACT JAN - MAY ↗ 29.9%



#### MONTHS OF INVENTORY ↘ 10.6%



The Phoenix Southwest Valley Housing Report is comprised of data for residential properties in the cities of Avondale, Buckeye, Goodyear & Litchfield Park. 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.