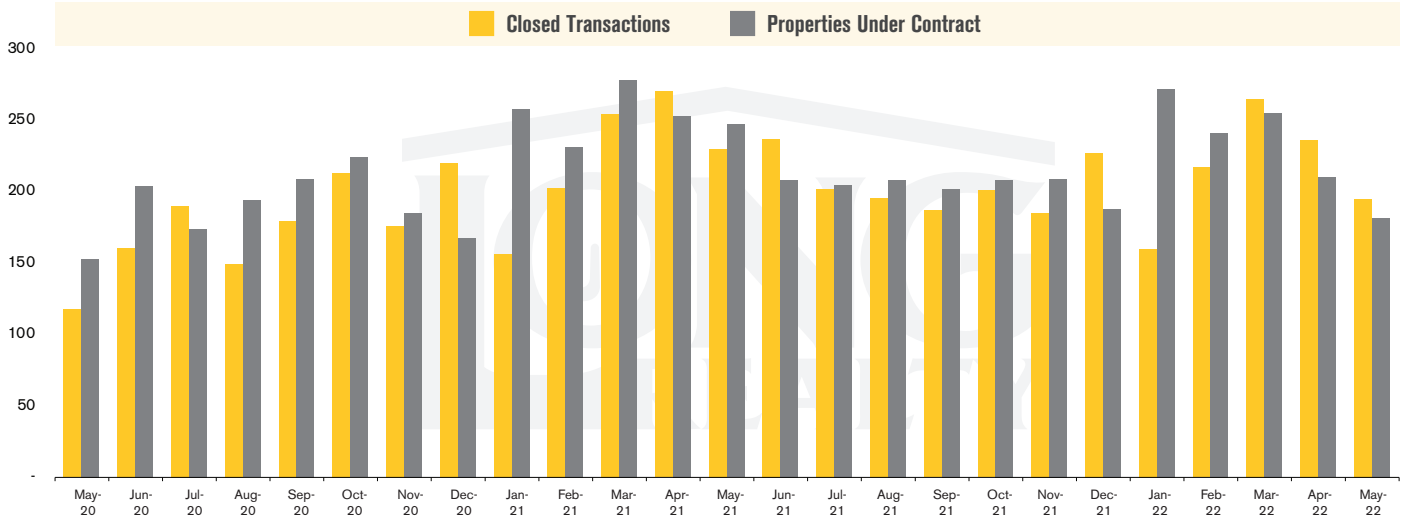
THE **HOUSING** REPORT

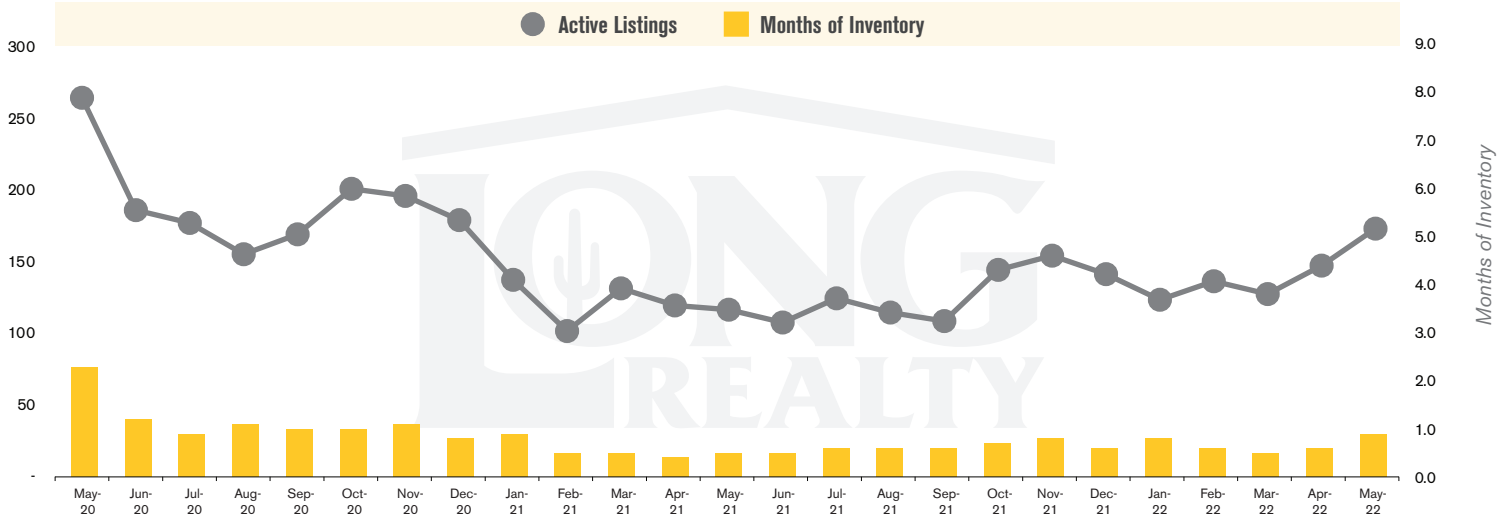
SUN CITY | JUNE 2022

In the Sun City area, May 2022 active inventory was 175, a 48% increase from May 2021. There were 194 closings in May 2022, a 15% decrease from May 2021. Year-to-date 2022 there were 1,068 closings, a 4% decrease from year-to-date 2021. Months of Inventory was 0.9, up from 0.5 in May 2021. Median price of sold homes was $328,500 for the month of May 2022, up 31% from May 2021. The Sun City area had 181 new properties under contract in May 2022, down 26% from May 2021.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT SUN CITY



ACTIVE LISTINGS AND MONTHS OF INVENTORY SUN CITY



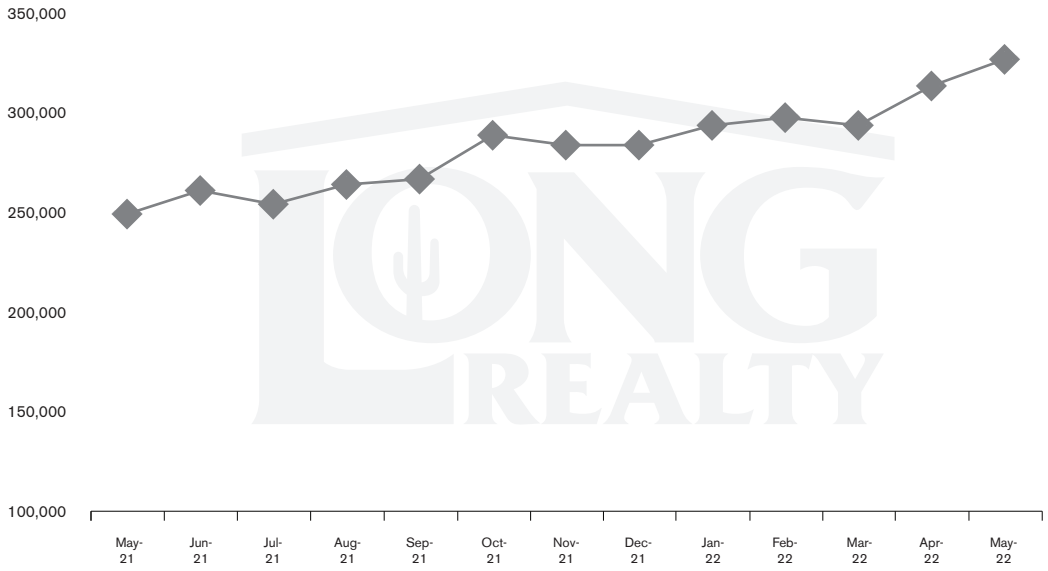
Properties under contract and Home Sales data is based on information obtained from the ARMLS using TrendGraphix software.
All data obtained 06/07/2022 is believed to be reliable, but not guaranteed.

THE **HOUSING** REPORT

SUN CITY | JUNE 2022

MEDIAN SOLD PRICE
SUN CITY

On average, homes sold this % of original list price.	
May 2021	May 2022
100.3%	**100.1%**

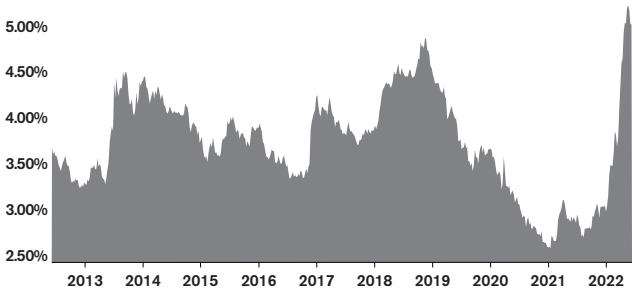


MONTHLY PAYMENT ON A MEDIAN PRICED HOME SUN CITY

Year	Median Price	Int. Rate	MO. Payment
2006	$173,500	6.140%	$1,003.09
2021	$250,000	2.960%	$996.19
2022	$328,500	5.230%	$1,719.43

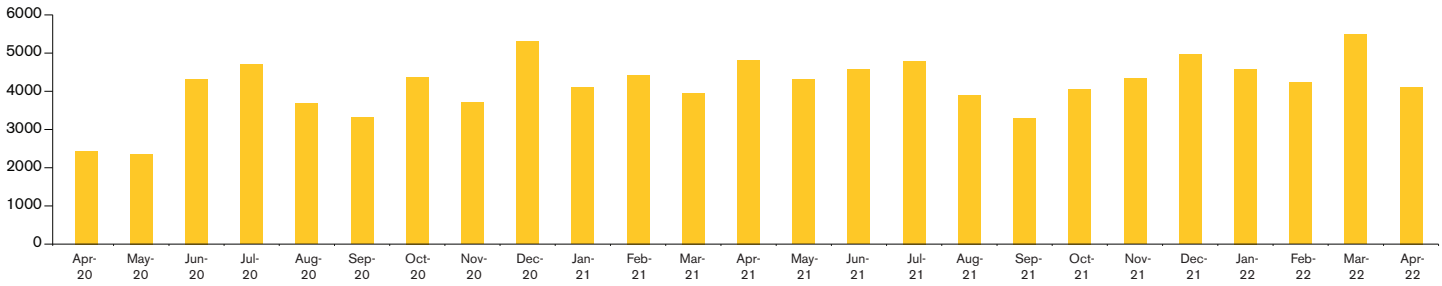
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

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.

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.

THE **HOUSING** REPORT

SUN CITY | JUNE 2022

MARKET CONDITIONS BY PRICE BAND SUN CITY

	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	1	0	0	0	0	n/a	n/a	n/a
$50,000 - 74,999	0	0	2	1	0	4	0	n/a	0.3	**Seller**
$75,000 - 99,999	2	2	1	0	2	0	2	1.0	1.3	**Seller**
$100,000 - 124,999	1	2	2	2	1	1	3	0.3	1.2	**Seller**
$125,000 - 149,999	3	1	0	2	0	0	0	n/a	n/a	n/a
$150,000 - 174,999	1	4	6	4	2	2	2	0.5	0.2	**Seller**
$175,000 - 199,999	6	12	7	6	17	8	7	0.9	0.5	**Seller**
$200,000 - 224,999	5	12	6	13	8	11	10	0.5	0.3	**Seller**
$225,000 - 249,999	10	35	16	25	21	18	12	0.8	0.5	**Seller**
$250,000 - 274,999	8	29	18	28	48	30	17	0.5	0.3	**Seller**
$275,000 - 299,999	13	28	23	29	38	27	24	0.5	0.5	**Seller**
$300,000 - 349,999	39	50	31	40	47	54	38	1.0	0.7	**Seller**
$350,000 - 399,999	37	20	23	31	35	32	32	1.2	0.9	**Seller**
$400,000 - 499,999	29	20	15	28	35	33	26	1.1	0.6	**Seller**
$500,000 - 599,999	16	8	6	7	10	10	16	1.0	1.0	**Seller**
$600,000 - 699,999	5	2	1	0	0	2	4	1.3	1.2	**Seller**
$700,000 - 799,999	0	0	1	0	0	3	1	0.0	1.8	**Seller**
$800,000 - 899,999	0	1	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
TOTAL	**175**	**226**	**159**	**216**	**264**	**235**	**194**	**0.9**	**0.6**	**Seller**

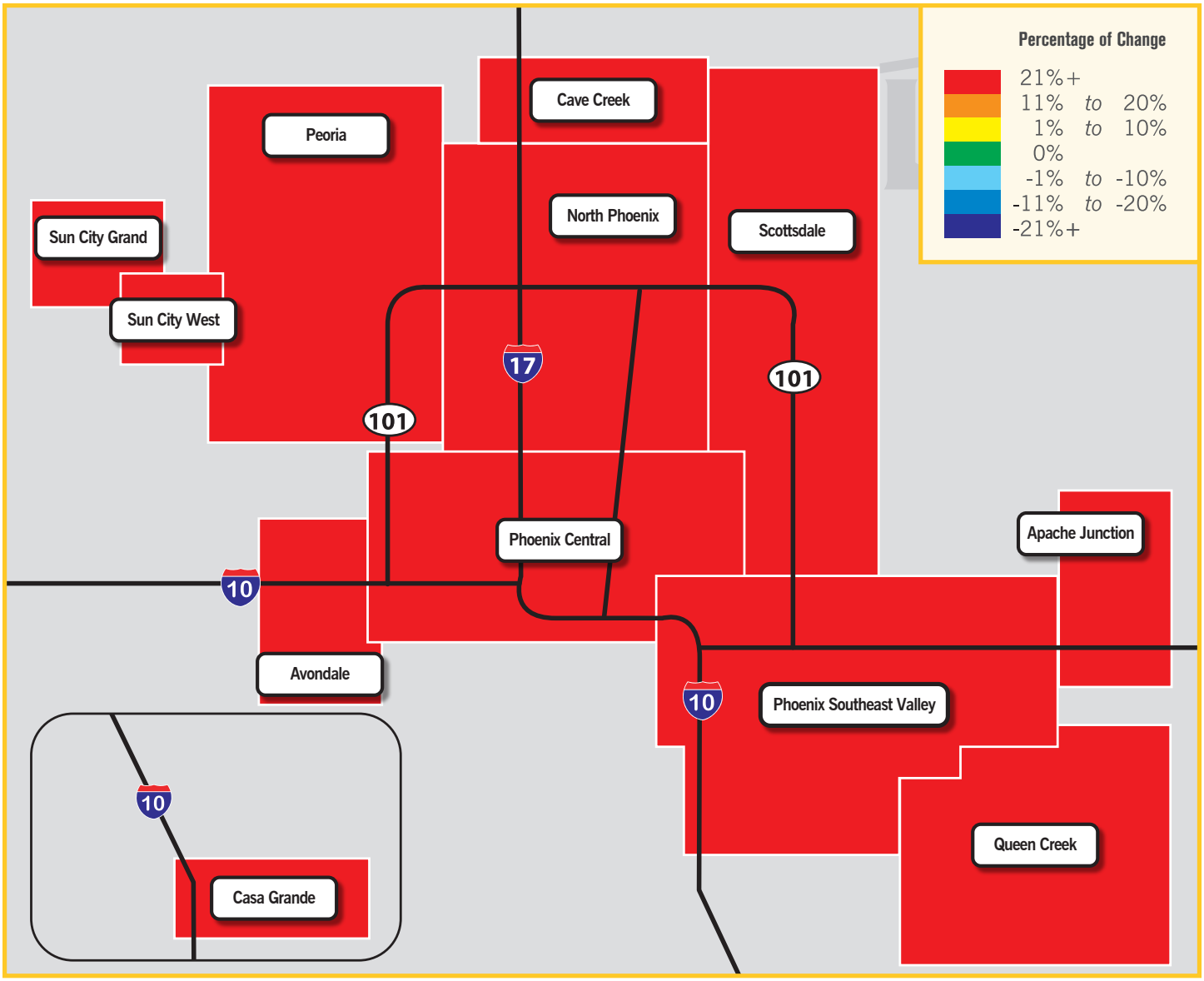
Seller's Market | Slight Seller's Market | Balanced Market | Slight Buyer's Market | Buyer's Market

Statistics based on information obtained from ARMLS and using 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 | JUNE 2022

CHANGE IN MEDIAN SALES PRICE BY AREA MAR 2021-MAY 2021 TO MAR 2022-MAY 2022



The Sun City Housing Report is comprised of data for residential properties in the subdivisions of Sun City. 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.

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.