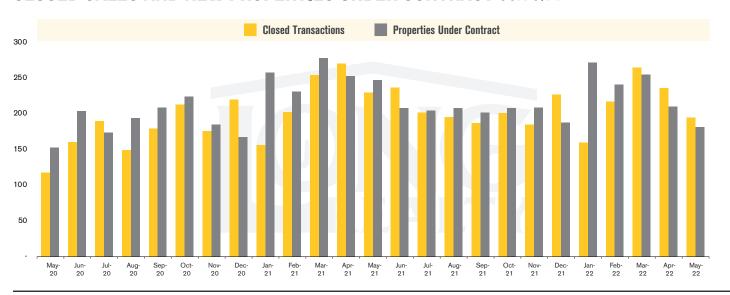
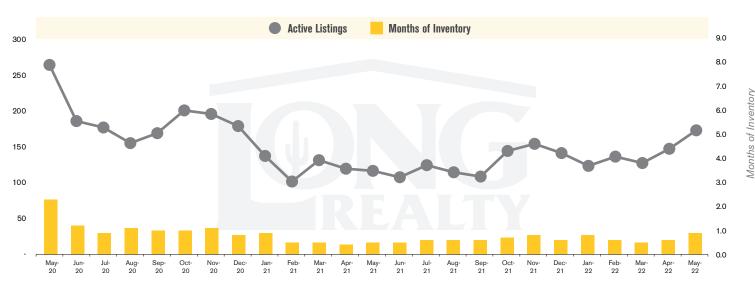
SUN CITY I JUNE 2022

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**



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#### MEDIAN SOLD PRICE

SUN CITY

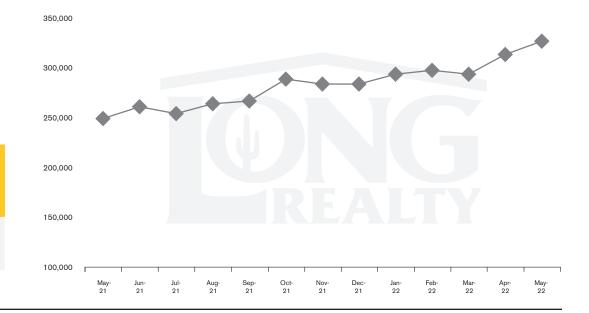
On average, homes sold this % of original list price.

May 2021

May 2022

100.3%

100.1%

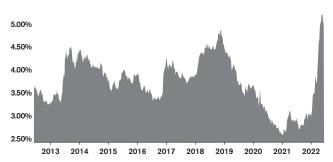


### MONTHLY PAYMENT ON A MEDIAN PRICED HOME SUN CITY

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

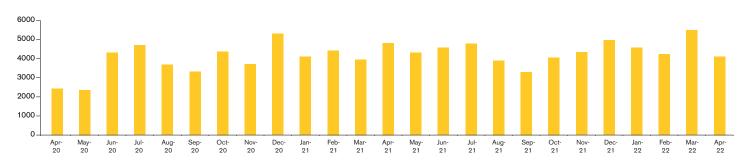
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

#### **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.

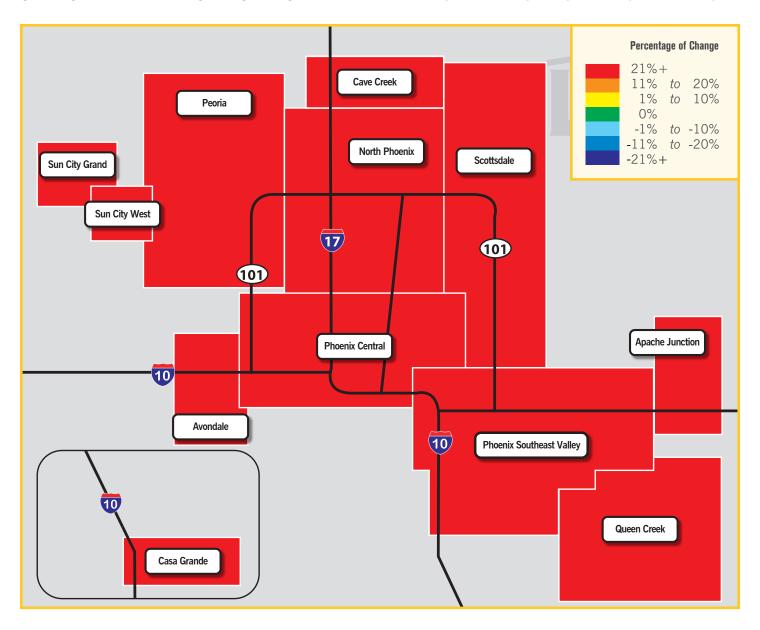
SUN CITY | JUNE 2022

#### MARKET CONDITIONS BY PRICE BAND SUN CITY

	Active Listings	Dec-21		Close	Month d Sale: Mar-22	S	May-22	Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
\$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 N	larket G	ilight Selle	ar'e Mari	ket	Balance	ad Mark	et 9	Slight Buyer's Ma	rket Buyer's N	// Arket

SUN CITY I 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.