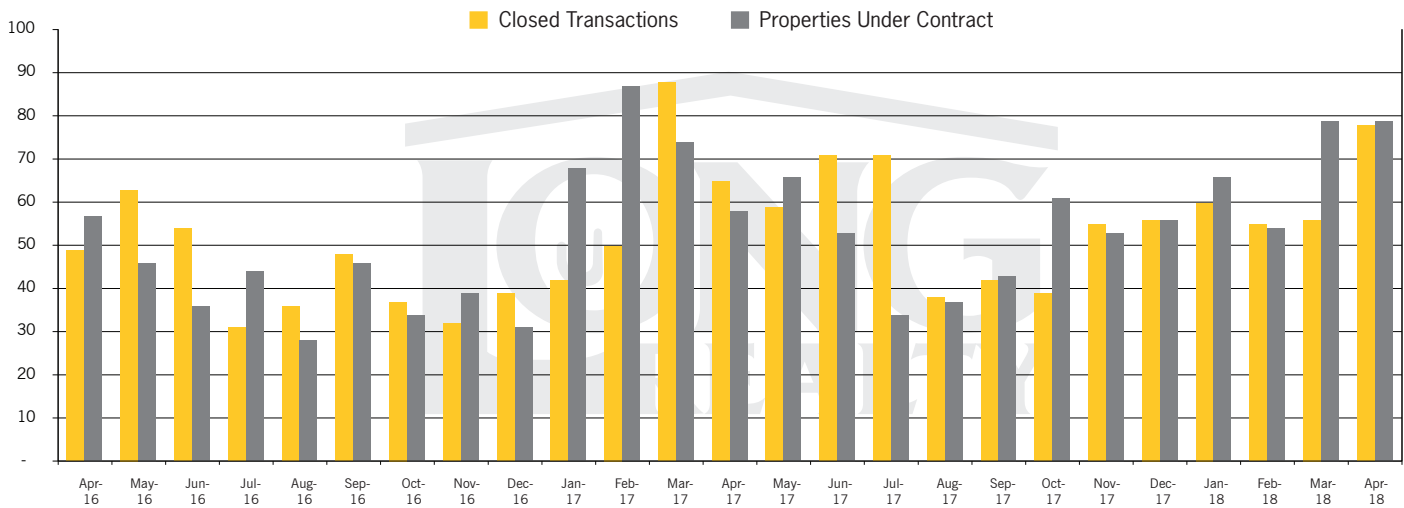


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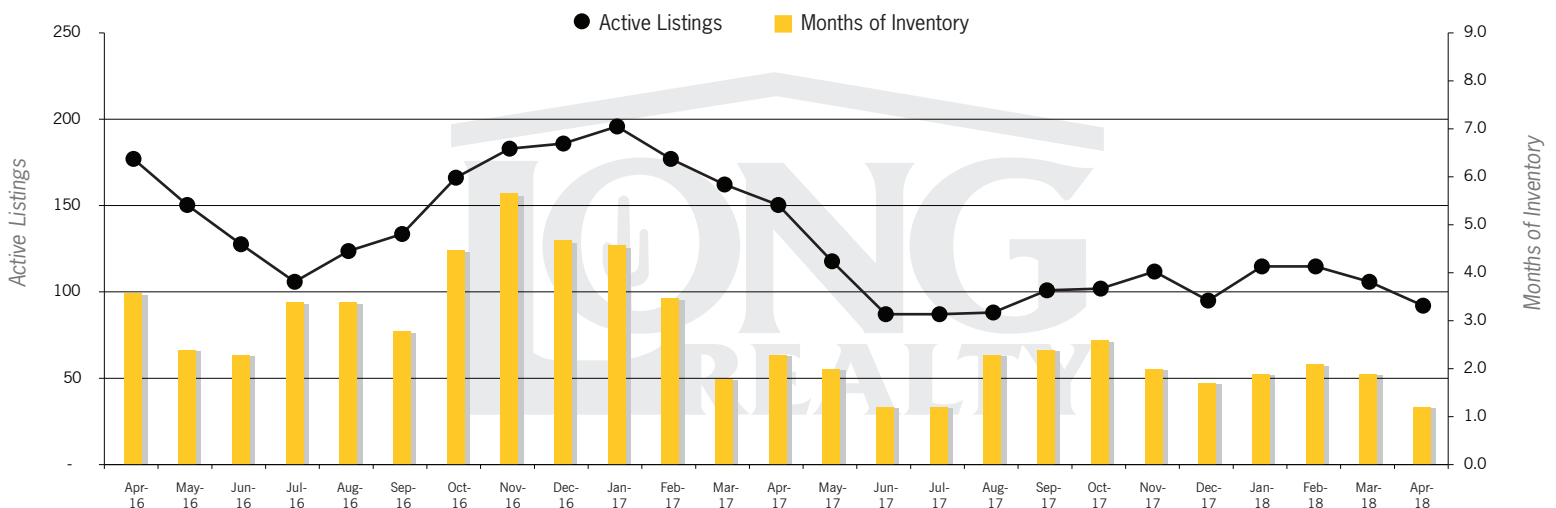
Sun City Grand | May 2018

In the Sun City Grand area, April 2018 active inventory was 90, a 40% decrease from April 2017. There were 78 closings in April 2018, a 20% increase from April 2017. Year-to-date 2018 there were 251 closings, a 1% increase from year-to-date 2017. Months of Inventory was 1.2, down from 2.3 in April 2017. Median price of sold homes was \$267,000 for the month of April 2018, up 1% from April 2017. The Sun City Grand area had 79 new properties under contract in April 2018, up 36% from April 2017.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – SUN CITY GRAND



ACTIVE LISTINGS AND MONTHS OF INVENTORY – SUN CITY GRAND

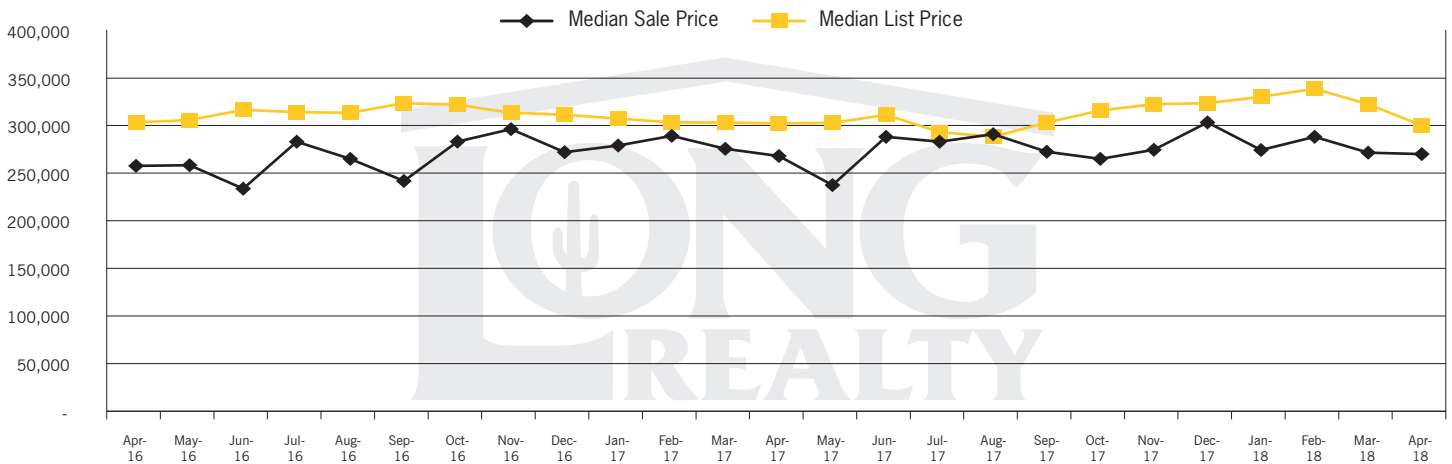


Properties under contract and Home Sales data is based on information obtained from the ARMLS using Brokermetrics software.
All data obtained 05/04/2018 is believed to be reliable, but not guaranteed.

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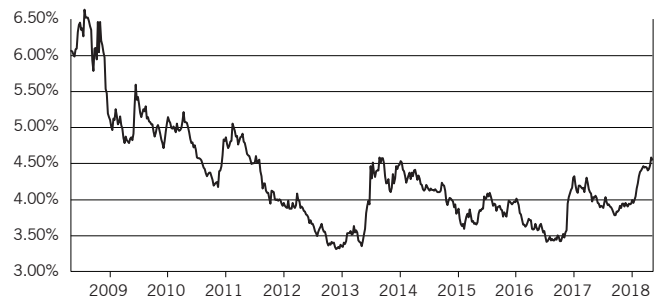
MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – SUN CITY GRAND



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
2017	\$265,000	4.050%	\$1,209.16
2018	\$267,000	4.470%	\$1,280.69

30 YEAR FIXED MORTGAGE RATE

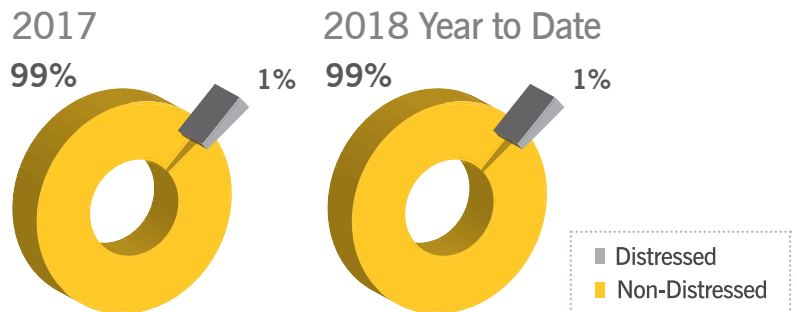


Source: Residential median sales prices. Data obtained 05/04/2018 from ARMLS using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

Source: FreddieMac.com

DISTRESSED VS. NON-DISTRESSED SALES – SUN CITY GRAND

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.



Distressed sales and market performance data is based on information obtained from the ARMLS on 05/04/2018. Information is believed to be reliable, but not guaranteed.

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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
		Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18			
\$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	1	0	0	0	0	0	0	n/a	n/a	n/a
\$125,000 - 149,999	0	0	0	0	1	1	1	0.0	0.7	Seller
\$150,000 - 174,999	1	0	1	0	0	0	0	n/a	n/a	n/a
\$175,000 - 199,999	2	4	2	0	2	1	0	n/a	1.7	Seller
\$200,000 - 224,999	7	8	4	14	7	7	11	0.6	0.8	Seller
\$225,000 - 249,999	13	7	8	8	7	10	17	0.8	1.2	Seller
\$250,000 - 274,999	13	10	7	9	6	11	11	1.2	1.3	Seller
\$275,000 - 299,999	2	3	6	5	14	3	4	0.5	0.4	Seller
\$300,000 - 349,999	16	8	11	13	7	10	16	1.0	1.4	Seller
\$350,000 - 399,999	8	2	9	6	6	6	9	0.9	2.2	Seller
\$400,000 - 499,999	12	9	3	2	3	5	4	3.0	3.3	Seller
\$500,000 - 599,999	8	3	3	3	2	1	2	4.0	5.6	Balanced
\$600,000 - 699,999	3	0	0	0	1	1	1	3.0	4.3	Slightly Seller
\$700,000 - 799,999	2	0	2	0	0	0	2	1.0	5.0	Balanced
\$800,000 - 899,999	1	1	0	0	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	1	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	90	55	56	60	56	56	78	1.2	1.7	Seller



Statistics based on information obtained from ARMLS and using Brokermetrics software on 05/04/2018.

3 month trend in months of inventory is the average of closed sales and active listing data from 02/01/2018 - 04/30/2018. Information is believed to be reliable, but not guaranteed.

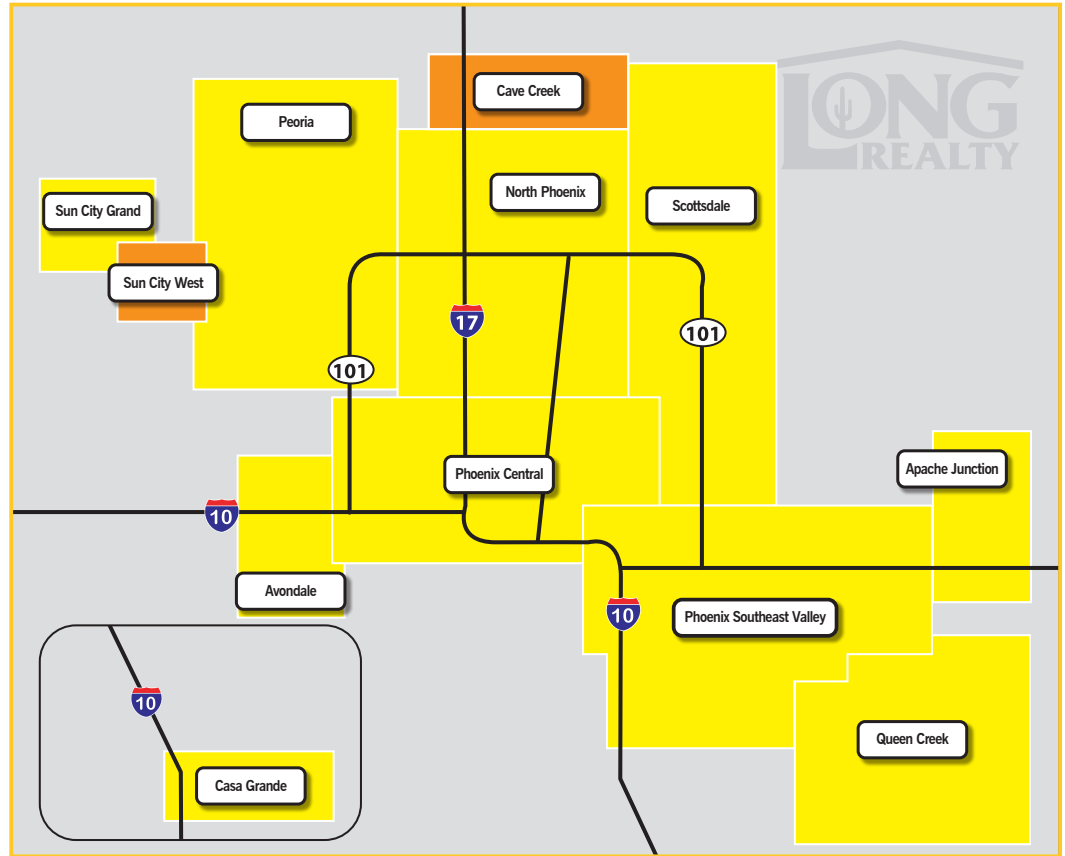
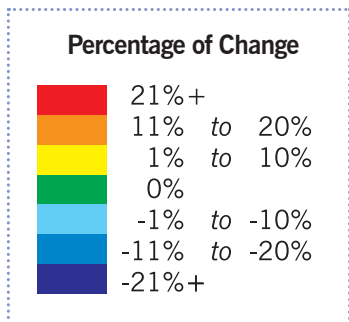
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CHANGE IN MEDIAN SALES PRICE BY AREA

FEB 2017-APR 2017 TO FEB 2018-APR 2018

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



PHOENIX LUXURY

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

Data obtained 05/04/2018 from ARMLS using BrokerMetrics software for closed residential sales volume \$800,000 and above and deemed to be correct.

CLOSED UNITS JAN - APR ↗ **33.6%**



UNDER CONTRACT JAN - APR ↗ **35.1%**



MONTHS OF INVENTORY ↘ **18.0%**



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

These statistics are based on information obtained from the ARMLS on 05/04/2018. Information is believed to be reliable, but not guaranteed.