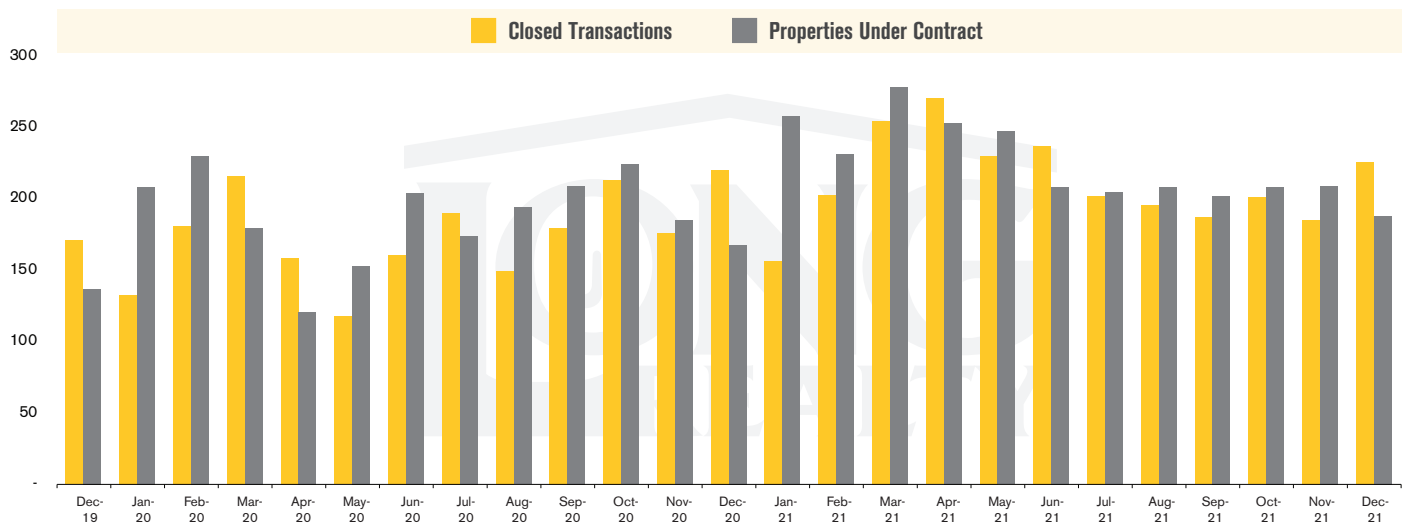


# THE HOUSING REPORT

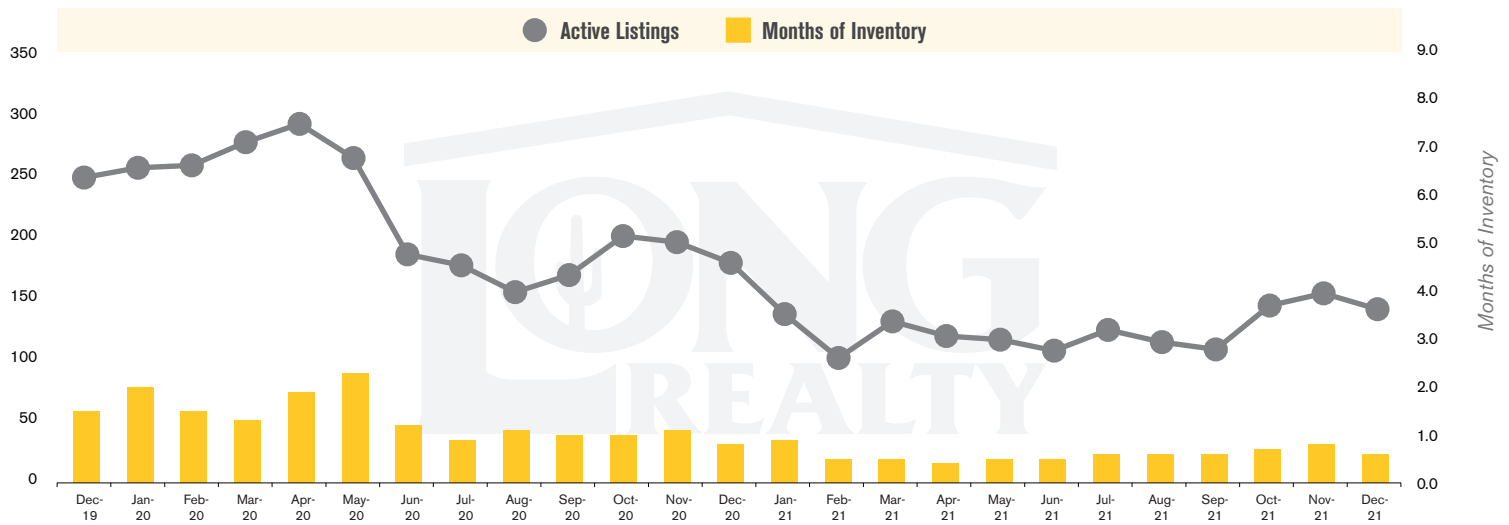
SUN CITY | JANUARY 2022

In the Sun City area, December 2021 active inventory was 143, a 21% decrease from December 2020. There were 225 closings in December 2021, a 3% increase from December 2020. Year-to-date 2021 there were 2,536 closings, a 22% increase from year-to-date 2020. Months of Inventory was 0.6, down from 0.8 in December 2020. Median price of sold homes was \$285,000 for the month of December 2021, up 21% from December 2020. The Sun City area had 187 new properties under contract in December 2021, up 12% from December 2020.

## 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 01/06/2022 is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

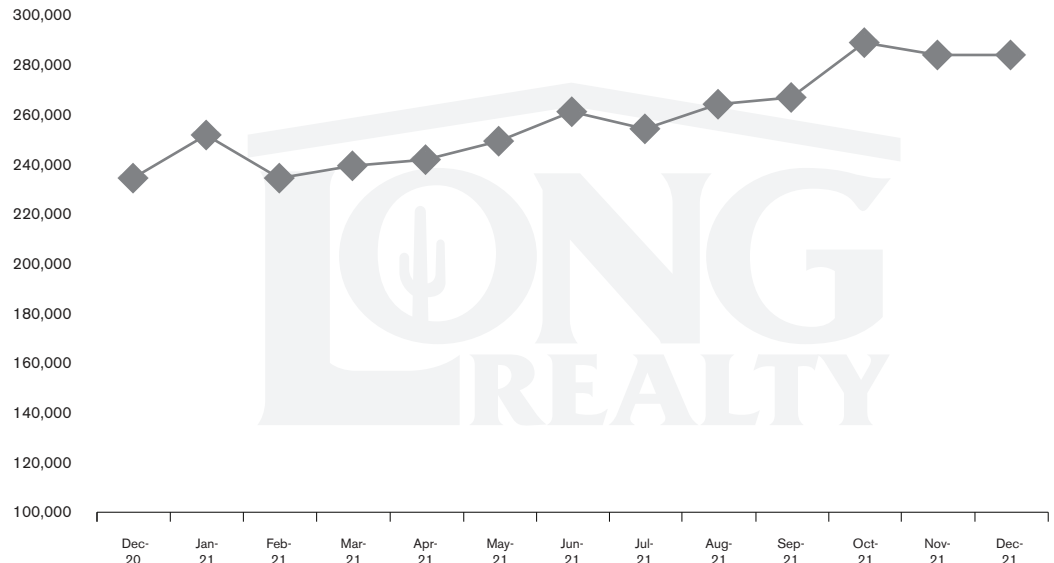
SUN CITY | JANUARY 2022

## MEDIAN SOLD PRICE

SUN CITY

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

| Dec 2020     | Dec 2021     |
|--------------|--------------|
| <b>97.9%</b> | <b>99.1%</b> |

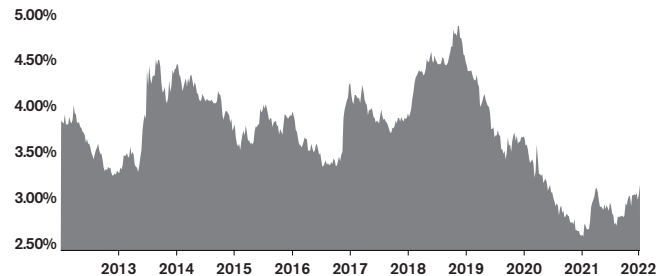


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME SUN CITY

| Year        | Median Price | Int. Rate | MO. Payment |
|-------------|--------------|-----------|-------------|
| <b>2006</b> | \$173,500    | 6.140%    | \$1,003.09  |
| <b>2020</b> | \$235,000    | 2.680%    | \$903.14    |
| <b>2021</b> | \$285,000    | 3.100%    | \$1,156.15  |

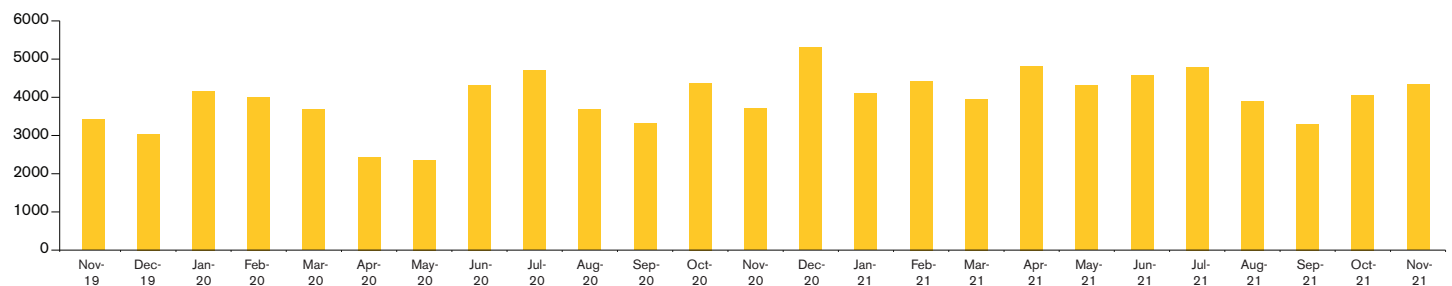
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

## NEW SINGLE FAMILY HOME PERMITS PHOENIX METRO



For November 2021, new home permits were **up 17%** from November 2020.

These statistics are based on information obtained from ARMLS and using TrendGraphix software on 01/06/2022. 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 | JANUARY 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 |
|------------------------|-----------------|----------------------------|------------|------------|------------|------------|------------|-----------------------------|--|-------------------|
|                        |                 | Jul-21                     | Aug-21     | Sep-21     | Oct-21     | Nov-21     | Dec-21     |                             |  |                   |
| \$1 - 49,999           | 0               | 0                          | 2          | 0          | 0          | 0          | 0          | n/a                         | n/a                                    | n/a               |
| \$50,000 - 74,999      | 3               | 1                          | 0          | 2          | 1          | 0          | 0          | n/a                         | 9.0                                    | Buyer             |
| \$75,000 - 99,999      | 0               | 0                          | 0          | 0          | 3          | 0          | 2          | 0.0                         | 0.8                                    | Seller            |
| \$100,000 - 124,999    | 2               | 3                          | 2          | 0          | 1          | 2          | 2          | 1.0                         | 1.8                                    | Seller            |
| \$125,000 - 149,999    | 4               | 4                          | 2          | 1          | 2          | 1          | 1          | 4.0                         | 2.8                                    | Seller            |
| \$150,000 - 174,999    | 0               | 13                         | 12         | 14         | 8          | 3          | 4          | 0.0                         | 0.4                                    | Seller            |
| \$175,000 - 199,999    | 9               | 14                         | 11         | 16         | 11         | 5          | 12         | 0.8                         | 0.7                                    | Seller            |
| \$200,000 - 224,999    | 3               | 24                         | 21         | 11         | 7          | 16         | 12         | 0.3                         | 0.3                                    | Seller            |
| \$225,000 - 249,999    | 11              | 35                         | 36         | 31         | 24         | 18         | 35         | 0.3                         | 0.5                                    | Seller            |
| \$250,000 - 274,999    | 19              | 24                         | 21         | 25         | 29         | 30         | 29         | 0.7                         | 0.5                                    | Seller            |
| \$275,000 - 299,999    | 20              | 26                         | 23         | 25         | 23         | 29         | 28         | 0.7                         | 0.7                                    | Seller            |
| \$300,000 - 349,999    | 33              | 27                         | 33         | 27         | 39         | 34         | 50         | 0.7                         | 0.8                                    | Seller            |
| \$350,000 - 399,999    | 17              | 14                         | 19         | 15         | 29         | 21         | 20         | 0.9                         | 0.8                                    | Seller            |
| \$400,000 - 499,999    | 16              | 14                         | 10         | 12         | 16         | 20         | 19         | 0.8                         | 0.9                                    | Seller            |
| \$500,000 - 599,999    | 4               | 2                          | 3          | 7          | 6          | 3          | 8          | 0.5                         | 1.1                                    | Seller            |
| \$600,000 - 699,999    | 0               | 0                          | 0          | 0          | 1          | 1          | 2          | 0.0                         | 1.3                                    | Seller            |
| \$700,000 - 799,999    | 0               | 0                          | 0          | 0          | 0          | 0          | 0          | n/a                         | n/a                                    | n/a               |
| \$800,000 - 899,999    | 1               | 0                          | 0          | 0          | 0          | 1          | 1          | 1.0                         | 1.5                                    | Seller            |
| \$900,000 - 999,999    | 0               | 0                          | 0          | 0          | 0          | 0          | 0          | n/a                         | n/a                                    | n/a               |
| \$1,000,000 - and over | 1               | 0                          | 0          | 0          | 0          | 0          | 0          | n/a                         | n/a                                    | n/a               |
| <b>TOTAL</b>           | <b>143</b>      | <b>201</b>                 | <b>195</b> | <b>186</b> | <b>200</b> | <b>184</b> | <b>225</b> | <b>0.6</b>                  | <b>0.7</b>                             | <b>Seller</b>     |

 Seller's Market

 Slight Seller's Market

 Balanced Market

 Slight Buyer's Market

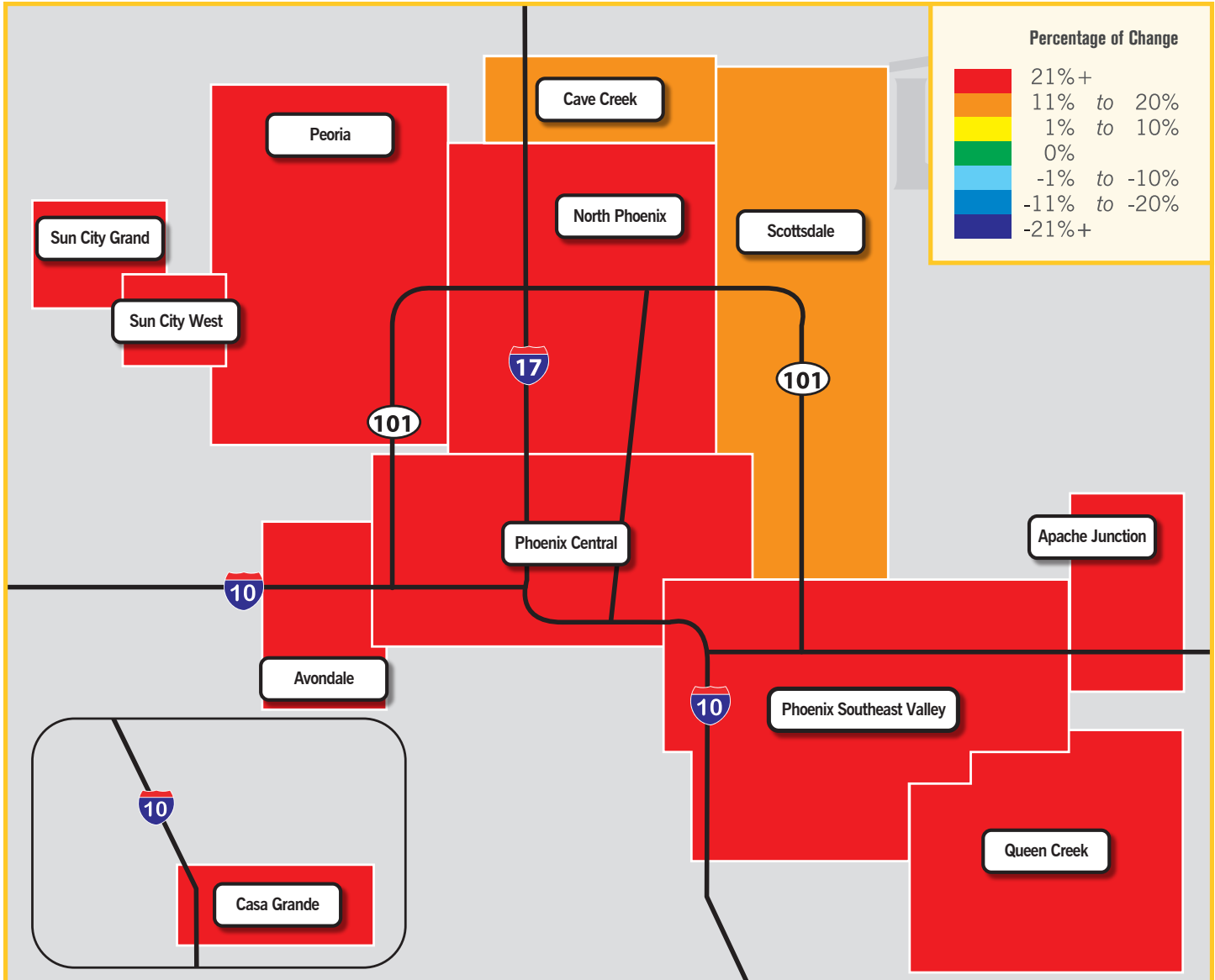
 Buyer's Market

Statistics based on information obtained from ARMLS and using TrendGraphix software on 01/06/2022. 3 month trend in months of inventory is the average of closed sales and active listing data from 10/01/2021-12/31/2021. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

SUN CITY | JANUARY 2022

## CHANGE IN MEDIAN SALES PRICE BY AREA OCT 2020-DEC 2020 TO OCT 2021-DEC 2021



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 October 2020-December 2020 to October 2021-December 2021 by area. These statistics are based on information obtained from the ARMLS on 01/06/2022. Information is believed to be reliable, but not guaranteed.*