

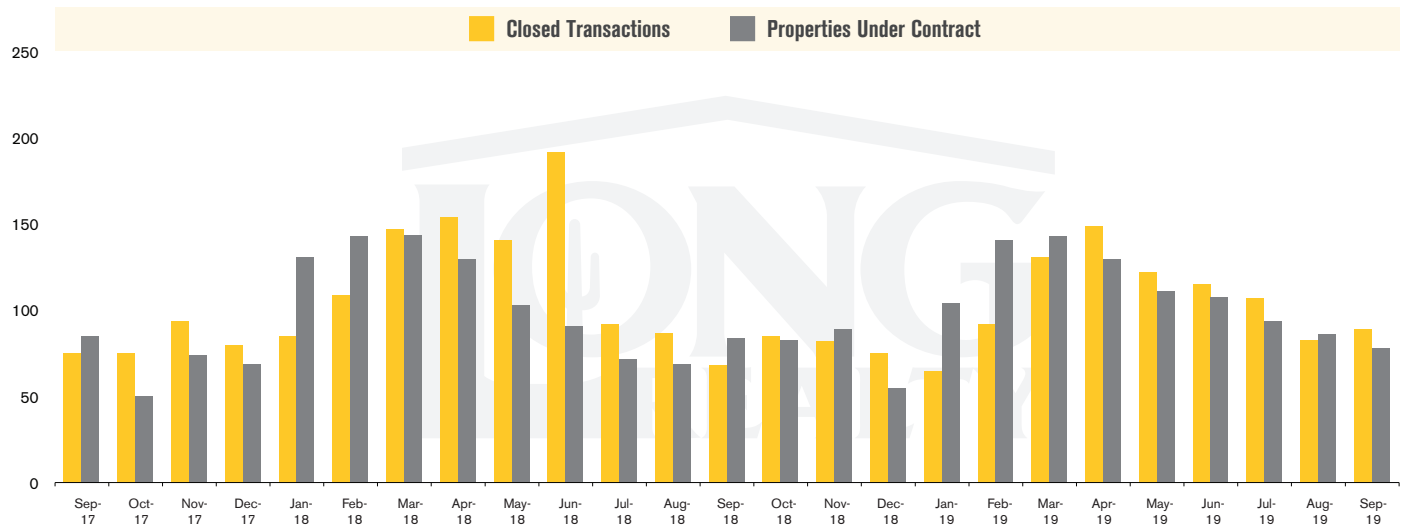
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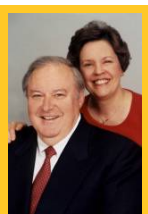
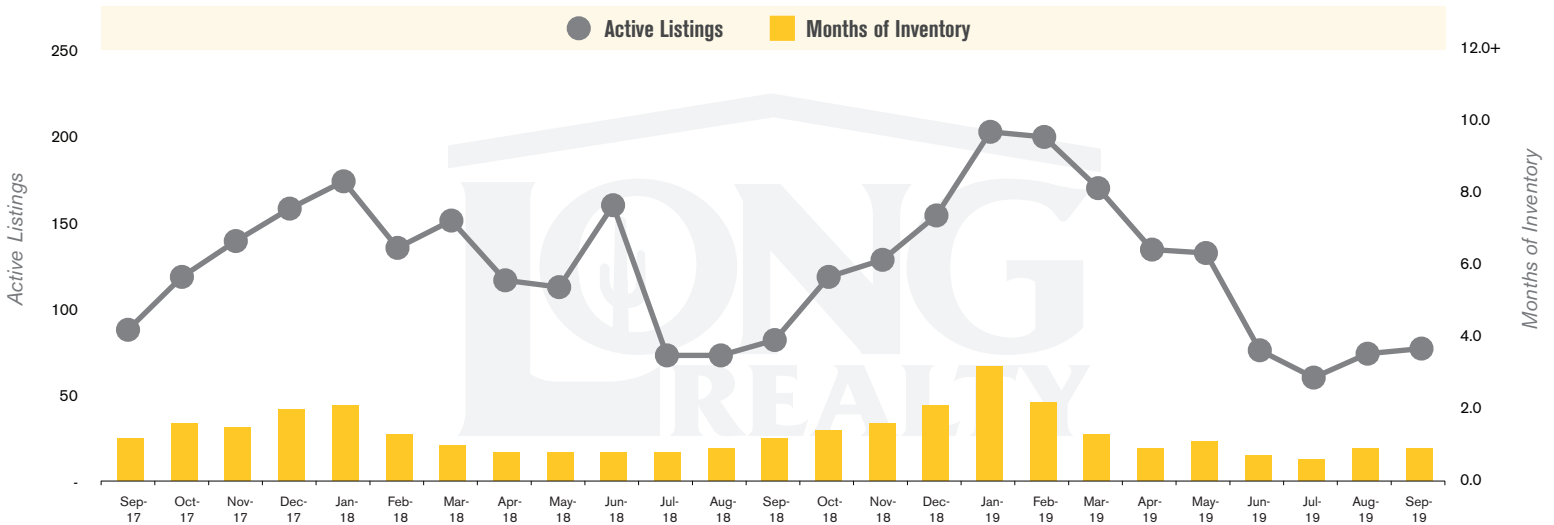
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In the Sun City West area, September 2019 active inventory was 78, a 6% decrease from September 2018. There were 89 closings in September 2019, a 31% increase from September 2018. Year-to-date 2019 there were 973 closings, a 2% decrease from year-to-date 2018. Months of Inventory was .9, down from 1.2 in September 2018. Median price of sold homes was \$249,900 for the month of September 2019, up 8% from September 2018. The Sun City West area had 78 new properties under contract in September 2019, down 7% from September 2018.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT (SUN CITY WEST)



ACTIVE LISTINGS AND MONTHS OF INVENTORY (SUN CITY WEST)



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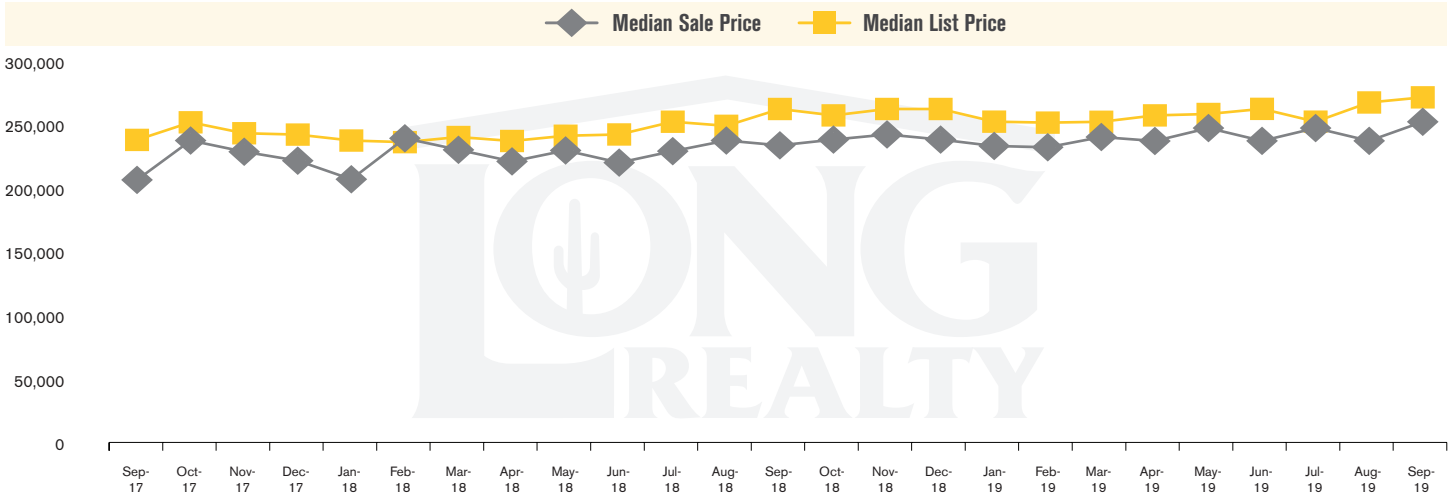
Properties under contract and Home Sales data is based on information obtained from the ARMLS using Brokermetrics software. All data obtained 10/03/2019 is believed to be reliable, but not guaranteed.

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MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE (SUN CITY WEST)

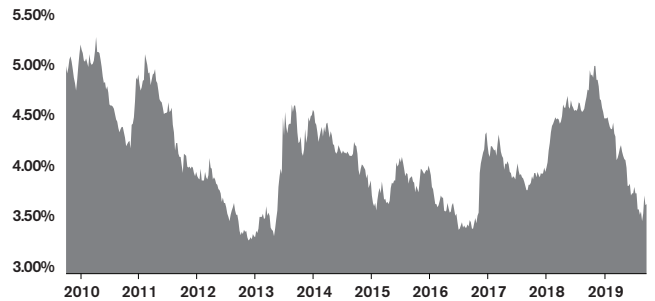


MONTHLY PAYMENT ON A MEDIAN PRICED HOME (SUN CITY WEST)

Year	Median Price	Int. Rate	MO. Payment
2006	\$216,500	6.140%	\$1,251.70
2018	\$231,500	4.875%	\$1,163.86
2019	\$249,900	4.125%	\$1,150.58

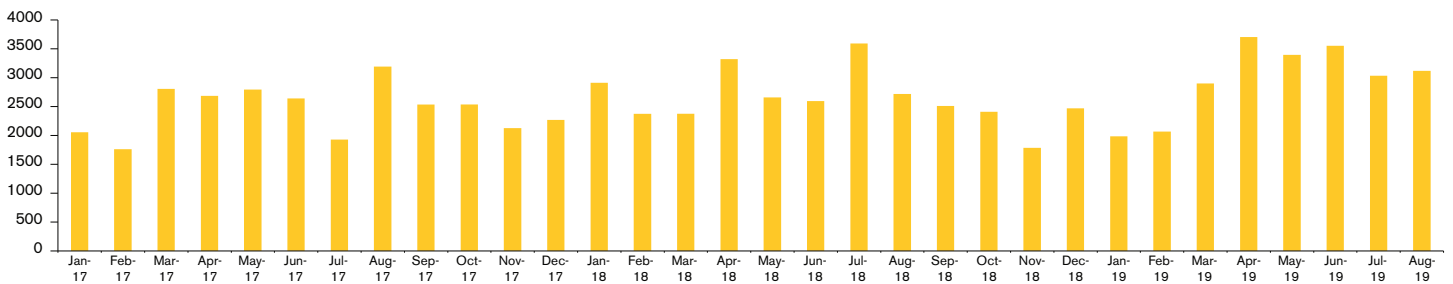
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

30 YEAR FIXED MORTGAGE RATE

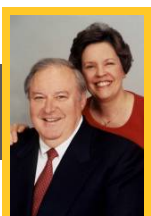


Source: FreddieMac.com

NEW SINGLE FAMILY HOME PERMITS (PHOENIX METRO)



For August 2019, new home permits were **up 15%** from August 2018.



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(623) 628-1328 | JFile@LongRealty.com

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These statistics are based on information obtained from ARMLS and using Brokermetrics software on 10/03/2019. 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.

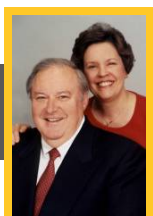
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MARKET CONDITIONS BY PRICE BAND (SUN CITY WEST)

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19			
\$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	1	0	0	0	n/a	n/a	n/a
\$100,000 - 124,999	0	2	2	1	0	0	0	n/a	n/a	n/a
\$125,000 - 149,999	0	5	2	4	2	1	4	n/a	0.3	Seller
\$150,000 - 174,999	0	12	5	7	3	7	6	n/a	0.5	Seller
\$175,000 - 199,999	2	22	17	19	16	12	6	0.3	0.3	Seller
\$200,000 - 224,999	7	20	11	15	16	15	14	0.5	0.4	Seller
\$225,000 - 249,999	10	30	32	19	19	16	15	0.7	0.6	Seller
\$250,000 - 274,999	12	9	16	15	11	9	17	0.7	0.9	Seller
\$275,000 - 299,999	16	15	13	8	8	4	9	1.8	1.8	Seller
\$300,000 - 349,999	12	20	15	17	19	11	12	1.0	0.9	Seller
\$350,000 - 399,999	13	10	5	8	8	5	4	3.3	1.6	Seller
\$400,000 - 499,999	5	2	4	1	5	1	2	2.5	1.3	Seller
\$500,000 - 599,999	0	1	0	0	0	2	0	n/a	0.0	Seller
\$600,000 - 699,999	1	0	0	0	0	0	0	n/a	n/a	n/a
\$700,000 - 799,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	0	0	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	78	148	122	115	107	83	89	0.9	0.8	Seller



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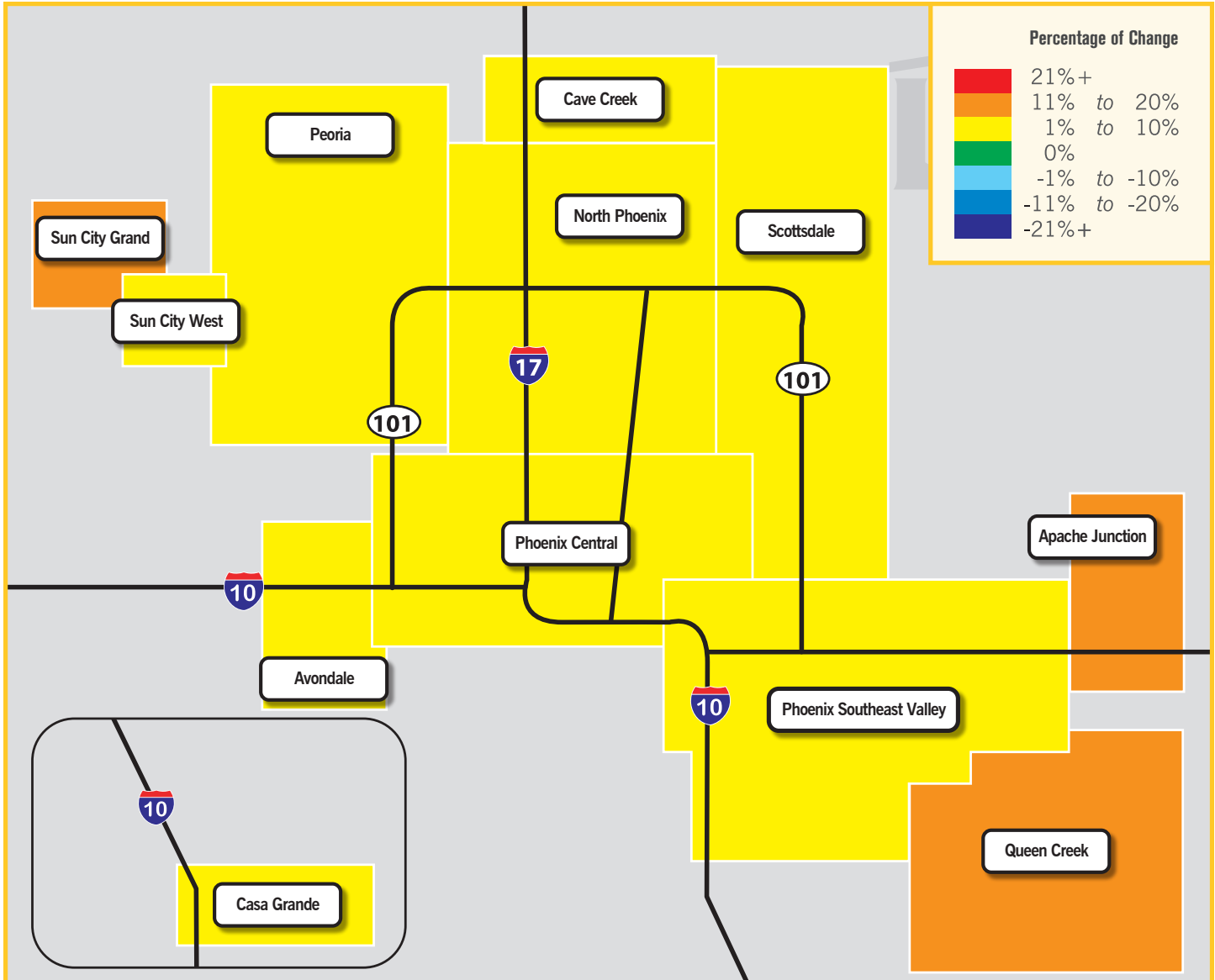
Statistics based on information obtained from ARMLS and using Brokermetrics software on 10/03/2019. 3 month trend in months of inventory is the average of closed sales and active listing data from 07/01/2019-09/30/2019. Information is believed to be reliable, but not guaranteed.

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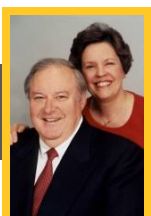
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CHANGE IN MEDIAN SALES PRICE BY ZIP CODE (JUL 2018-SEP 2018 TO JUL 2019-SEP 2019)



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

Jerry and Marcia File, Life is Good in Arizona Team
(623) 628-1328 | JFile@LongRealty.com

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This heat map represents the percentage of change in Phoenix metro median sales prices from July 2018-September 2018 to July 2019-September 2019 by zip code. These statistics are based on information obtained from the ARMLS on 10/03/2019. Information is believed to be reliable, but not guaranteed.