

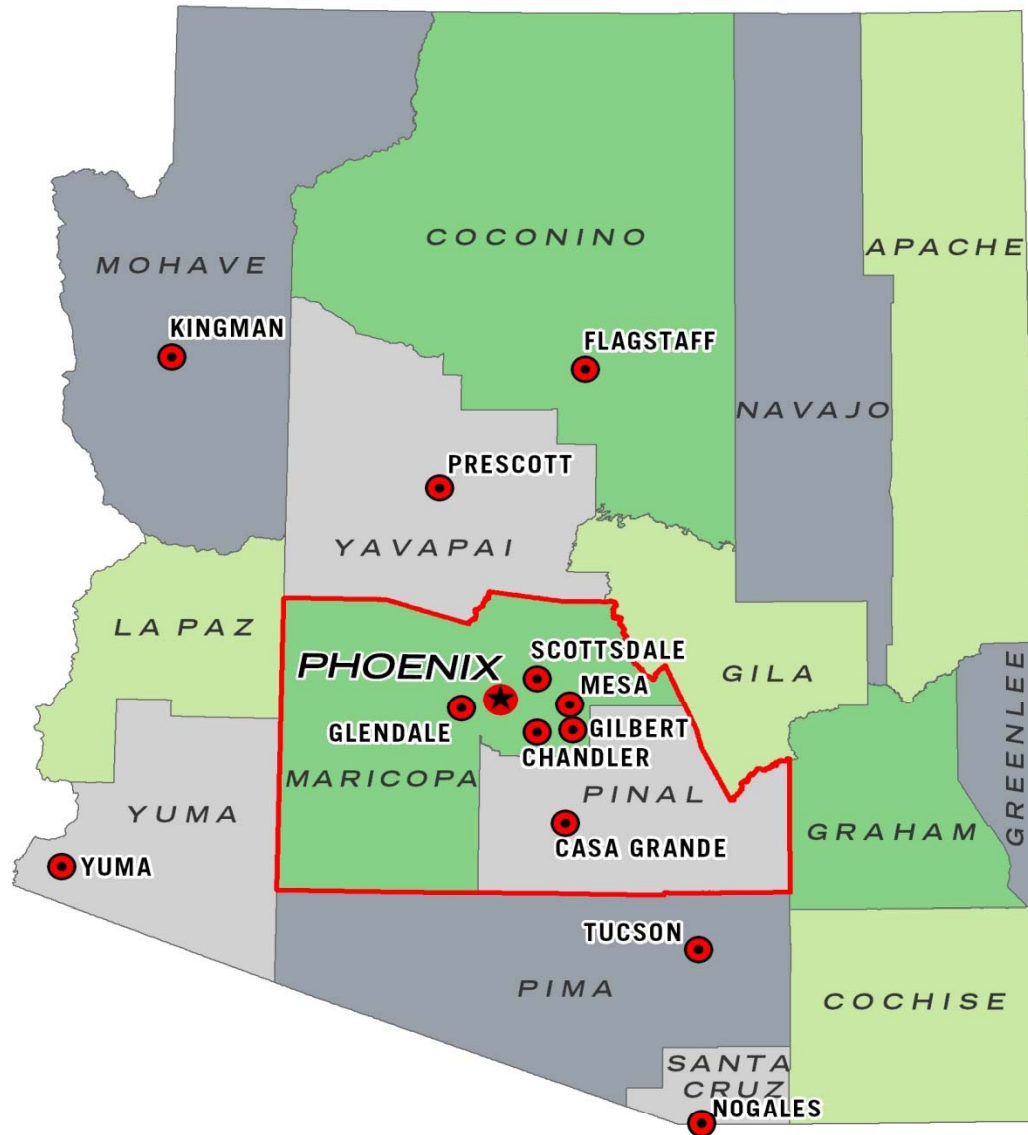
Phoenix Housing Market Report

Produced by
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Phoenix Metro Area



Phoenix

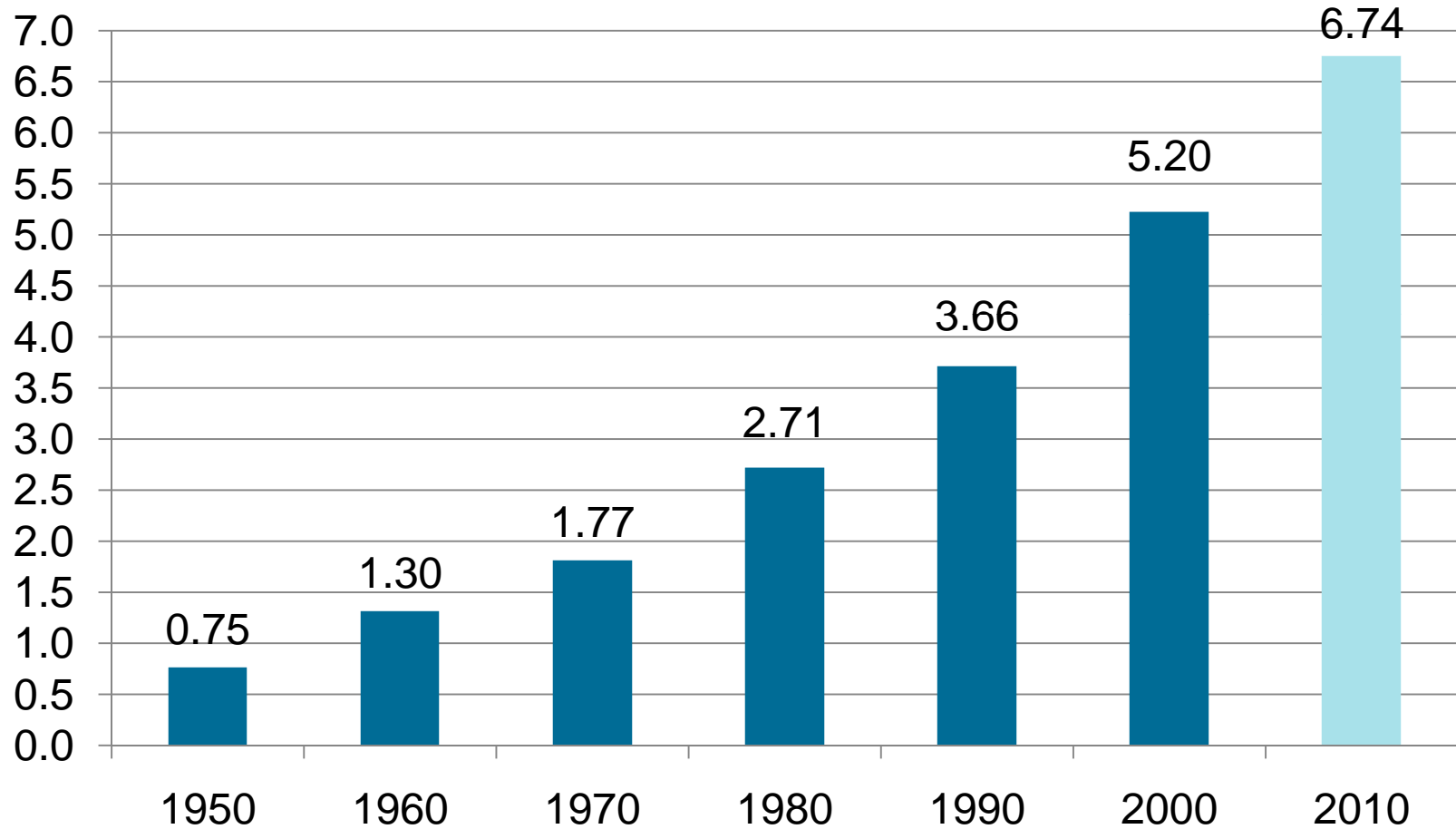
STRENGTHS

- Affordable Housing
- Income Growth
- Population Growth
- Highly Educated Population
- Low Costs of Doing Business
- No hurricanes, earthquakes, tornadoes, “Santa Ana Fires” or snow
- Climate

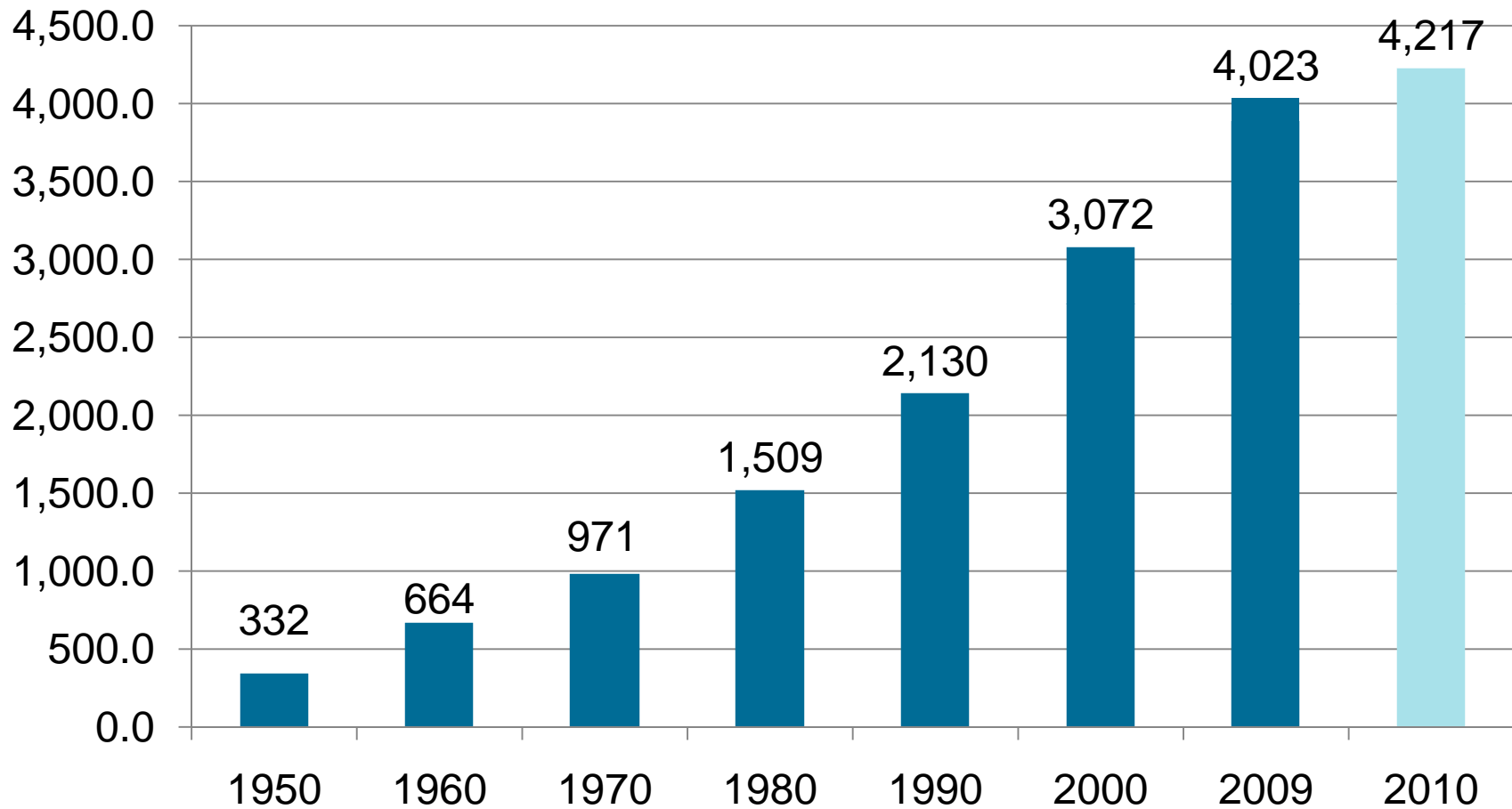
CONCERNS

- Foreclosures
- Slow Job Growth

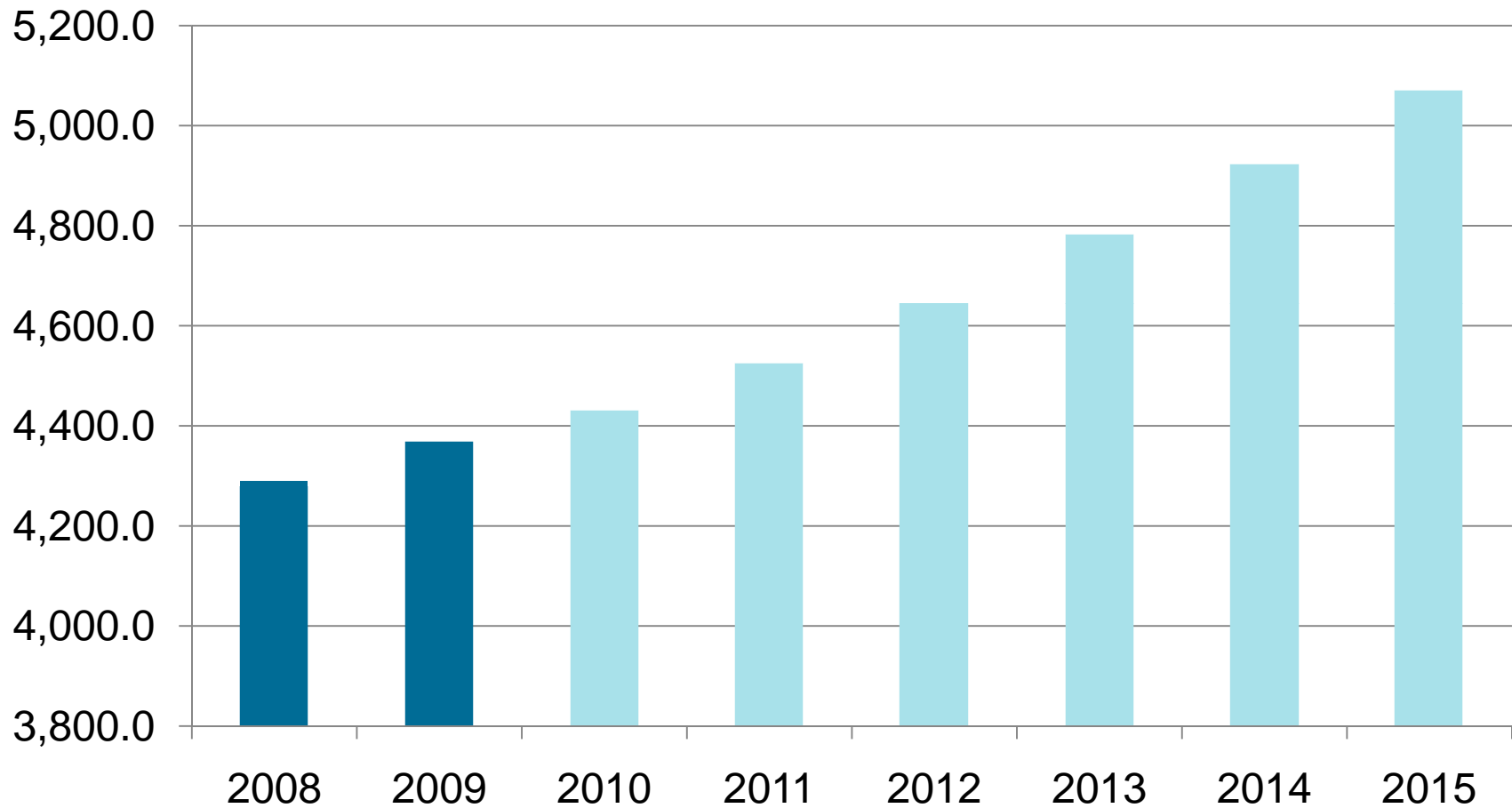
Arizona Population Growth (Millions)



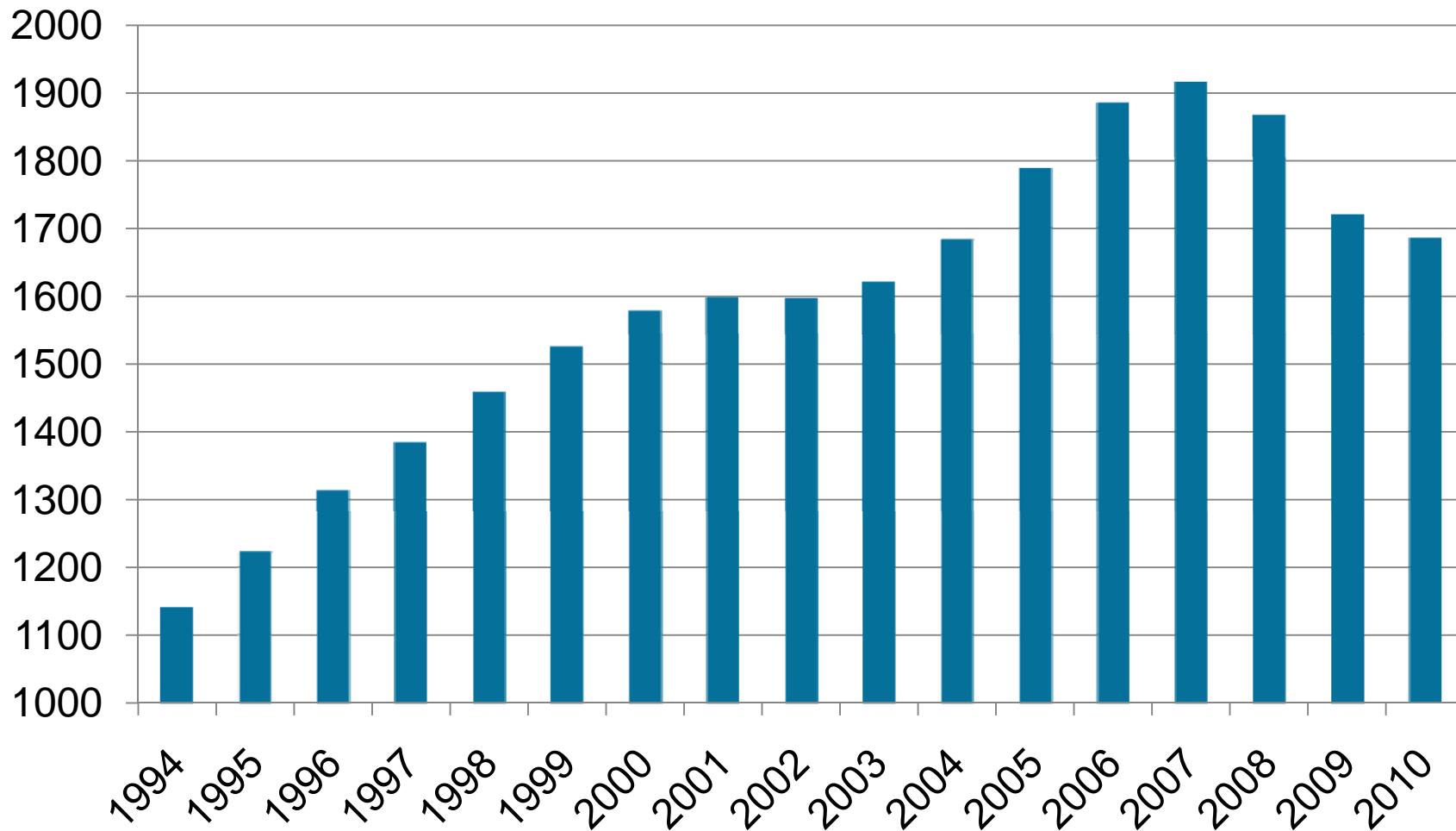
Phoenix Population Growth (000s)



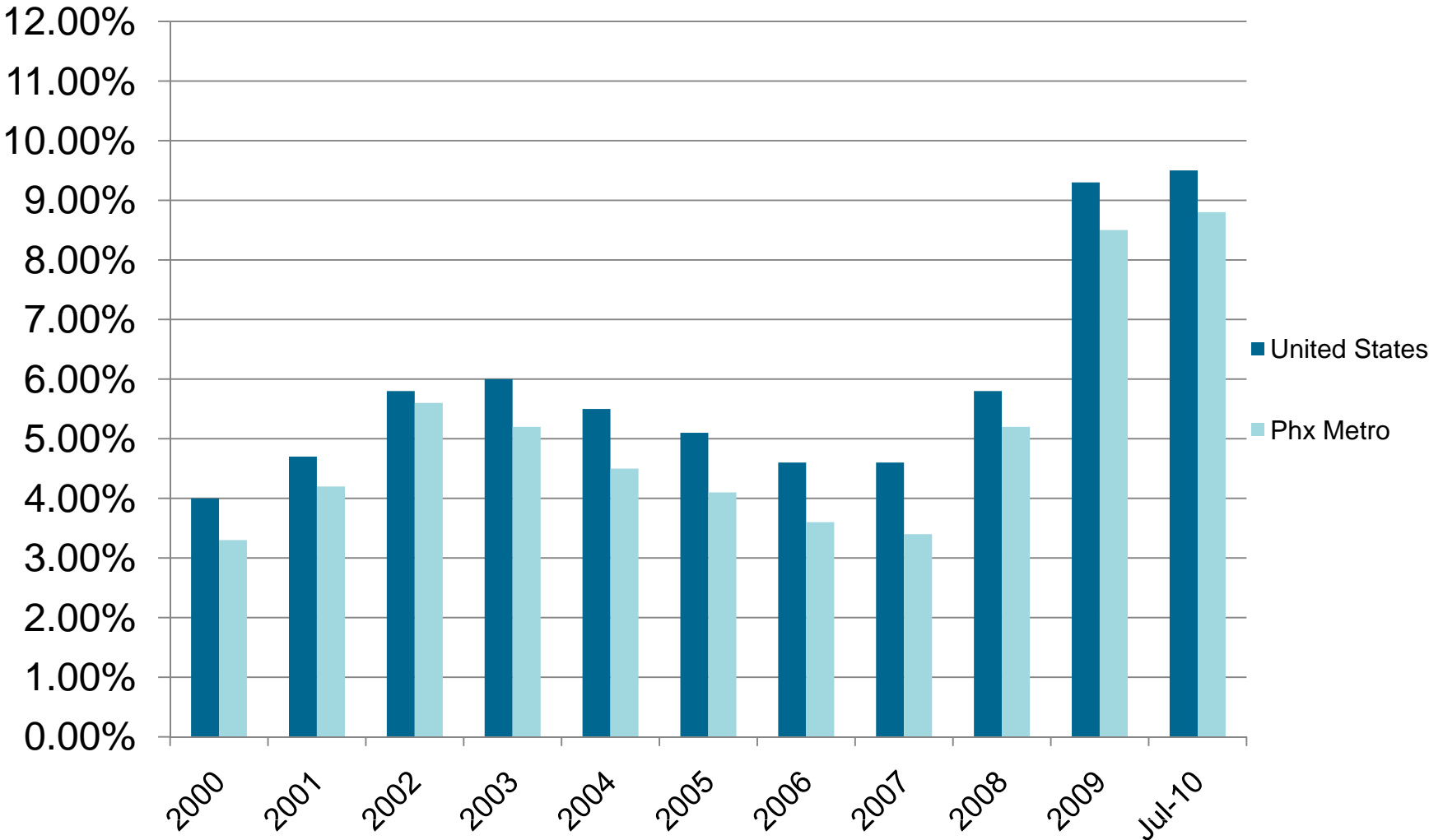
Phoenix Metro Population Growth Projections (000s)



Phoenix Metro Employment

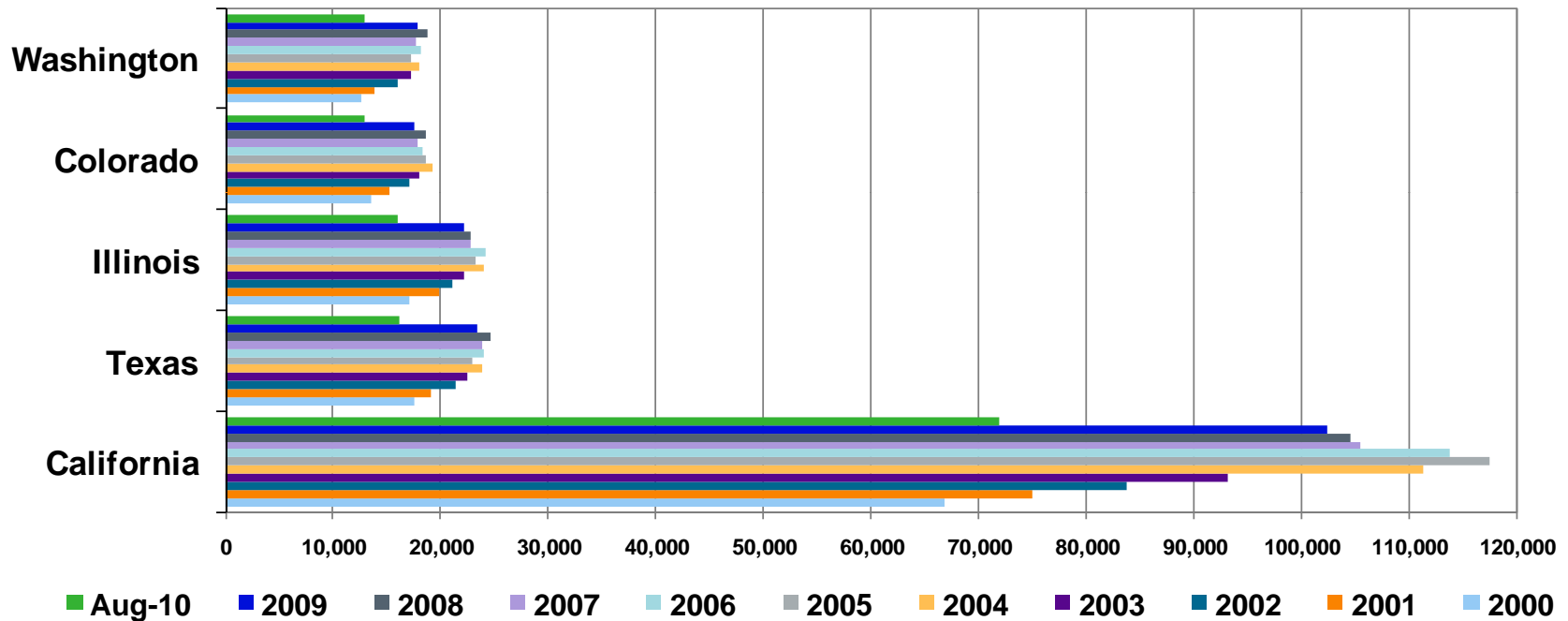


Unemployment Rate (Seasonally Adj.) United States vs. Phx Metro



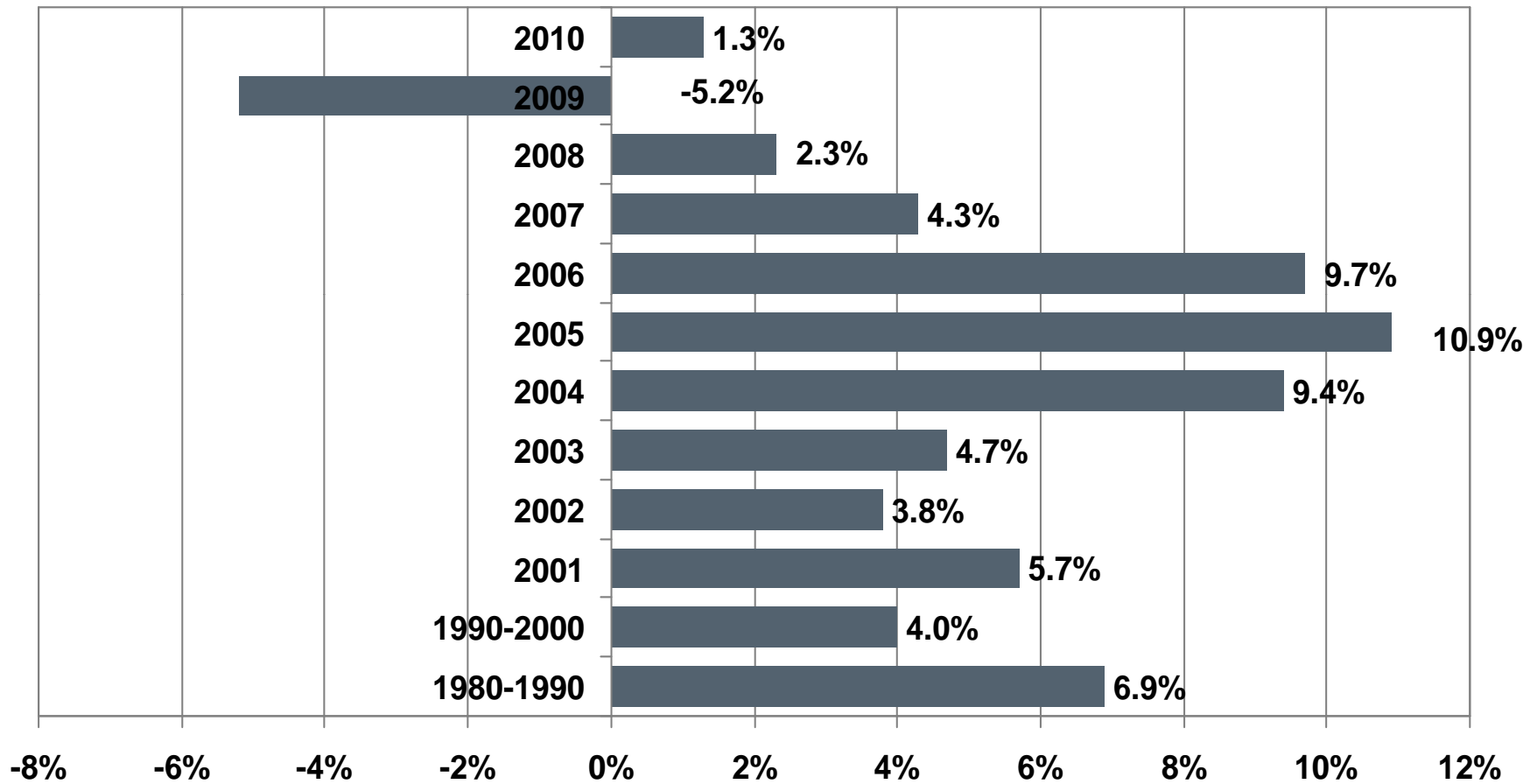
Source: Arizona Department of Commerce, Research Administration July 2010

Arizona In-Migration Patterns for the Top 5 States Per Year



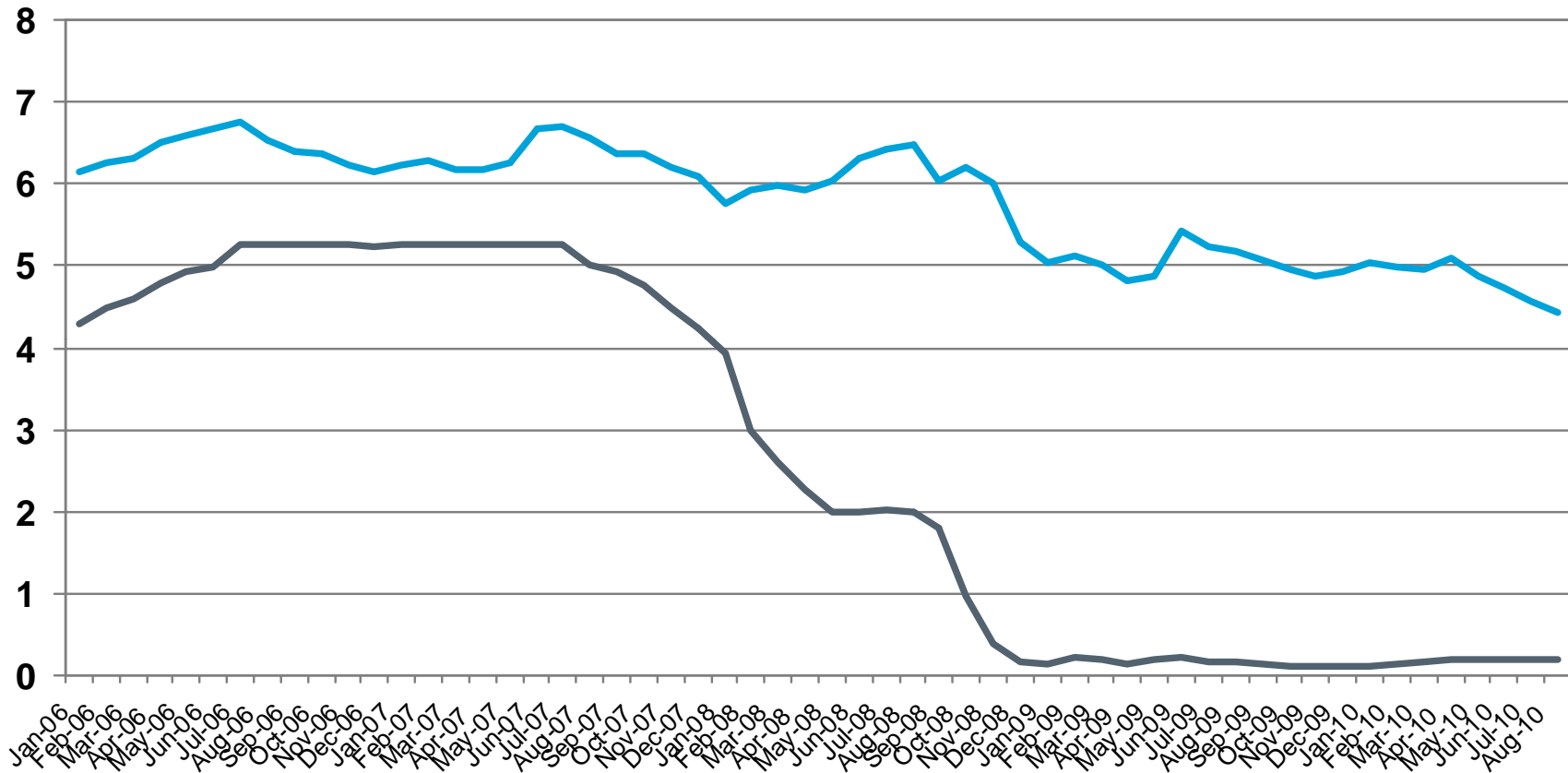
Source: Arizona Department of Transportation, Motor Vehicle Division

Personal Income Growth Percentages for Greater Phoenix



Source: Eller College of Management, The University of Arizona, 2001 – 2008 are actual, 2009-2010 are based off 3Q10 Forecast Comparison. Historical Data: U.S. Census Bureau, 1980, 1990, 2000.

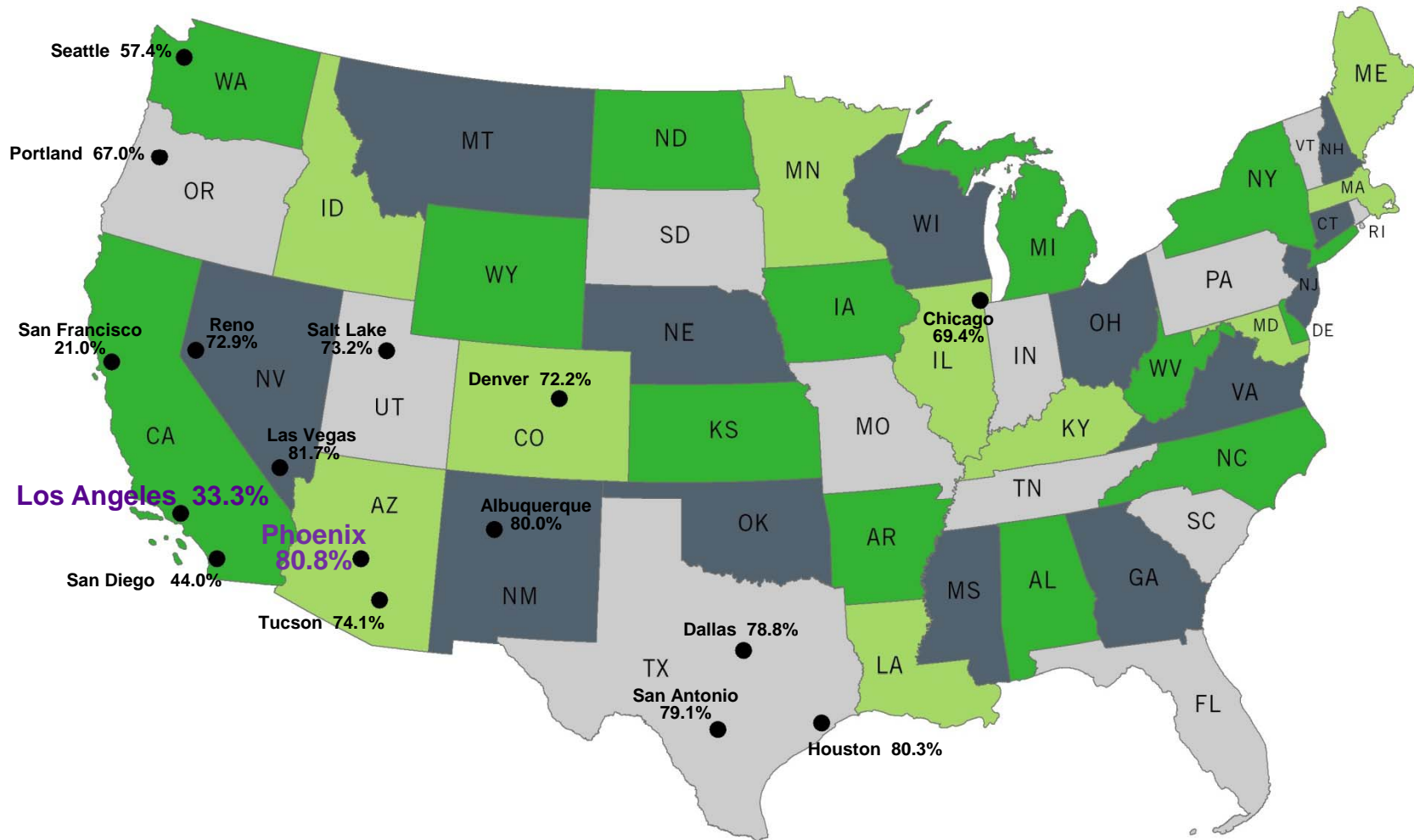
Long-Term Interest Rates



— Federal Funds (Effective) — 30 Year Fixed

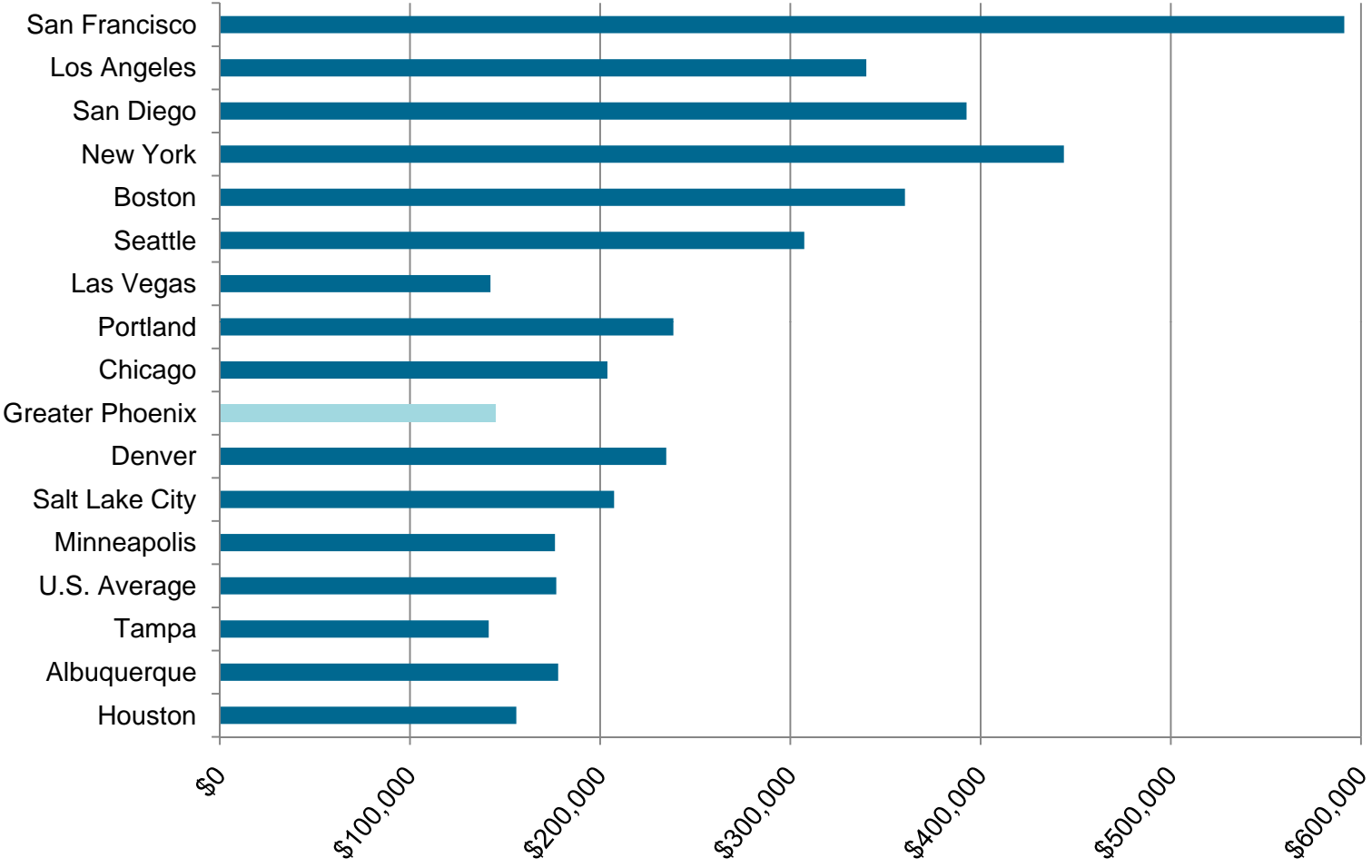
Comparing Markets

Percentage of new and existing homes that were sold during the 2nd quarter of 2010 that were affordable to families earning the area's median income.



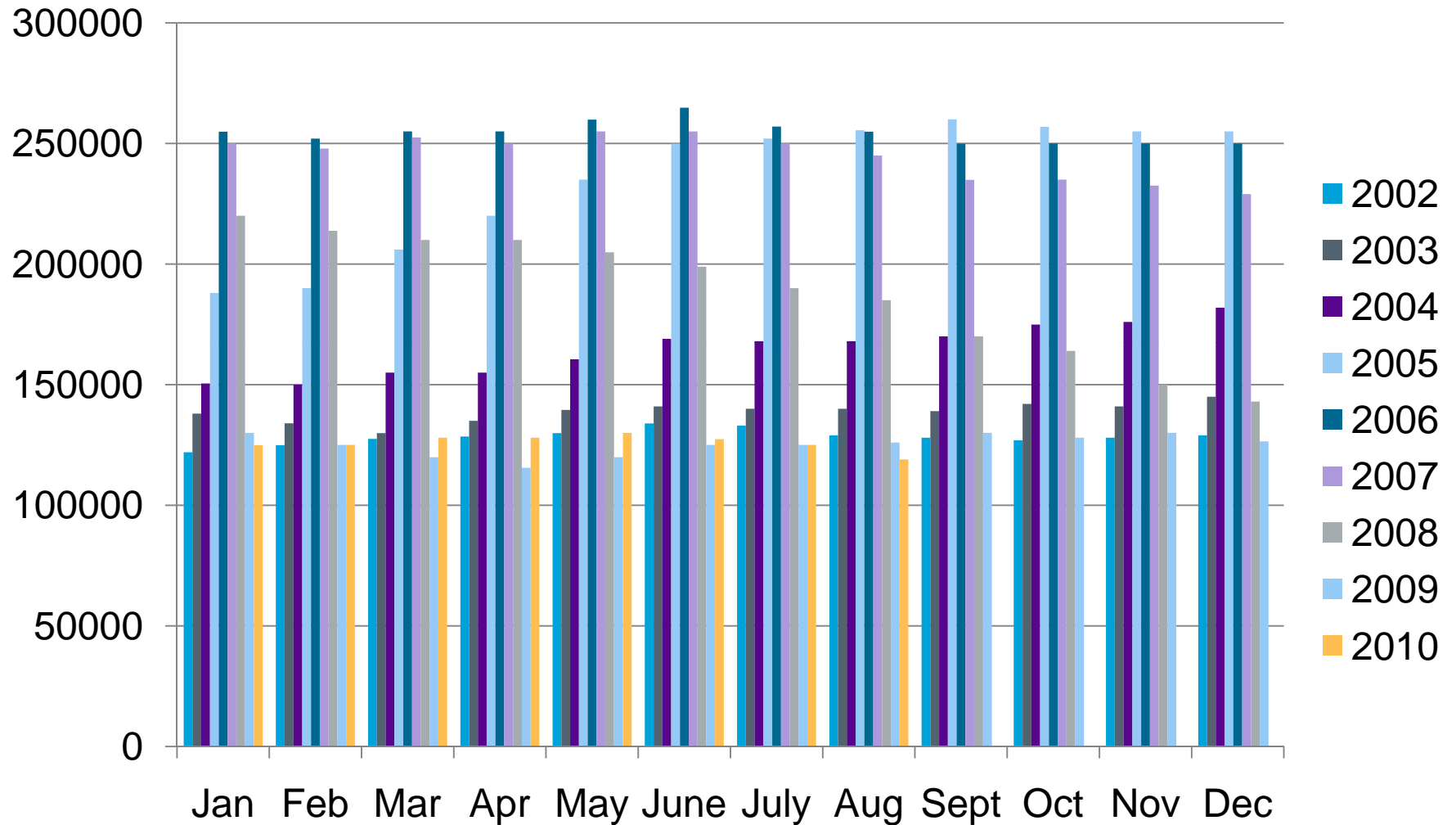
Source: National Association of Home Builders

Median Sales Price of Existing Single Family Homes 2010 2nd Quarter



Source: National Association of Realtors

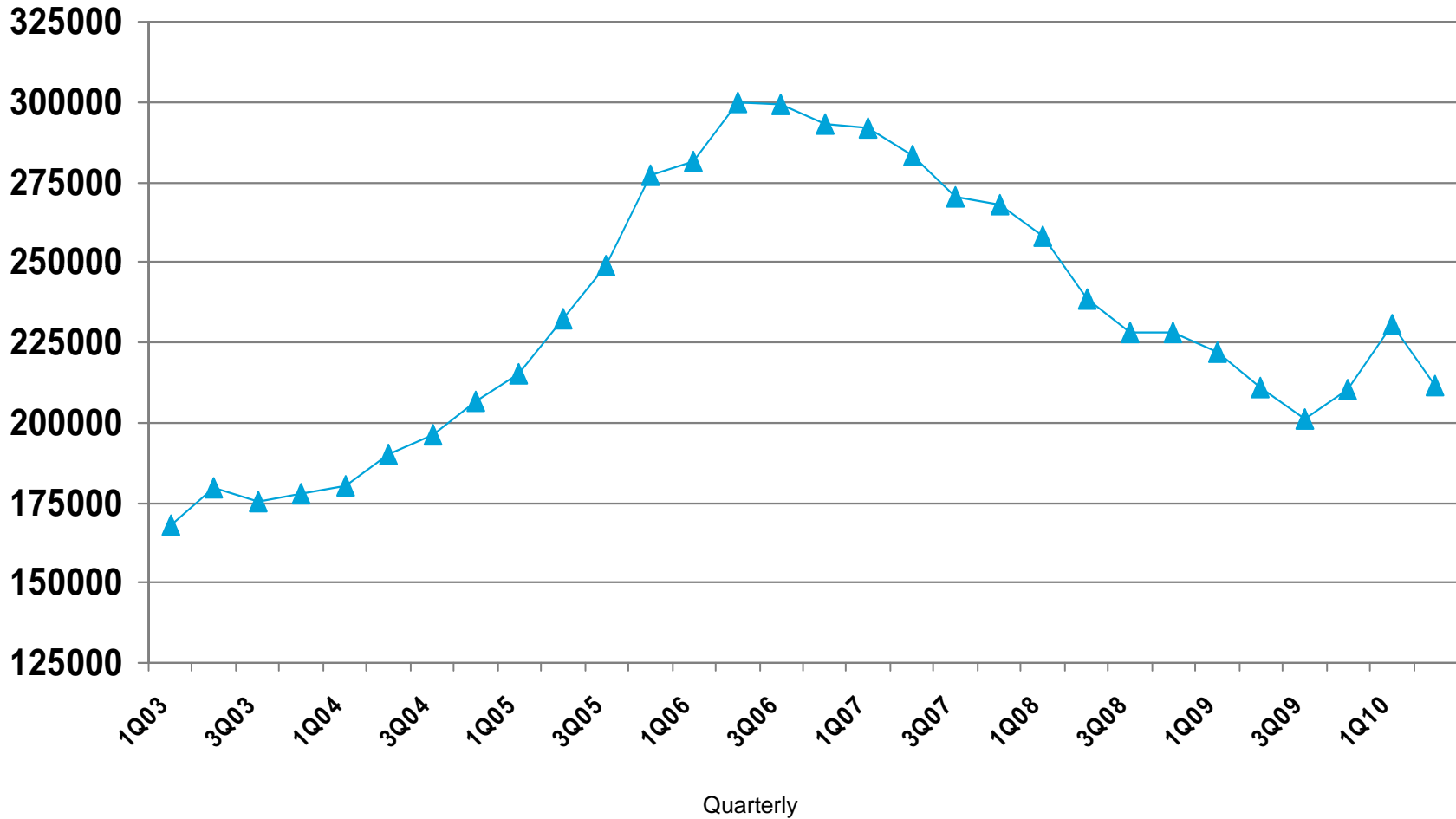
Resale Home Median Price Per Month



DETACHED NEW HOME MEDIAN PRICE: \$234,893

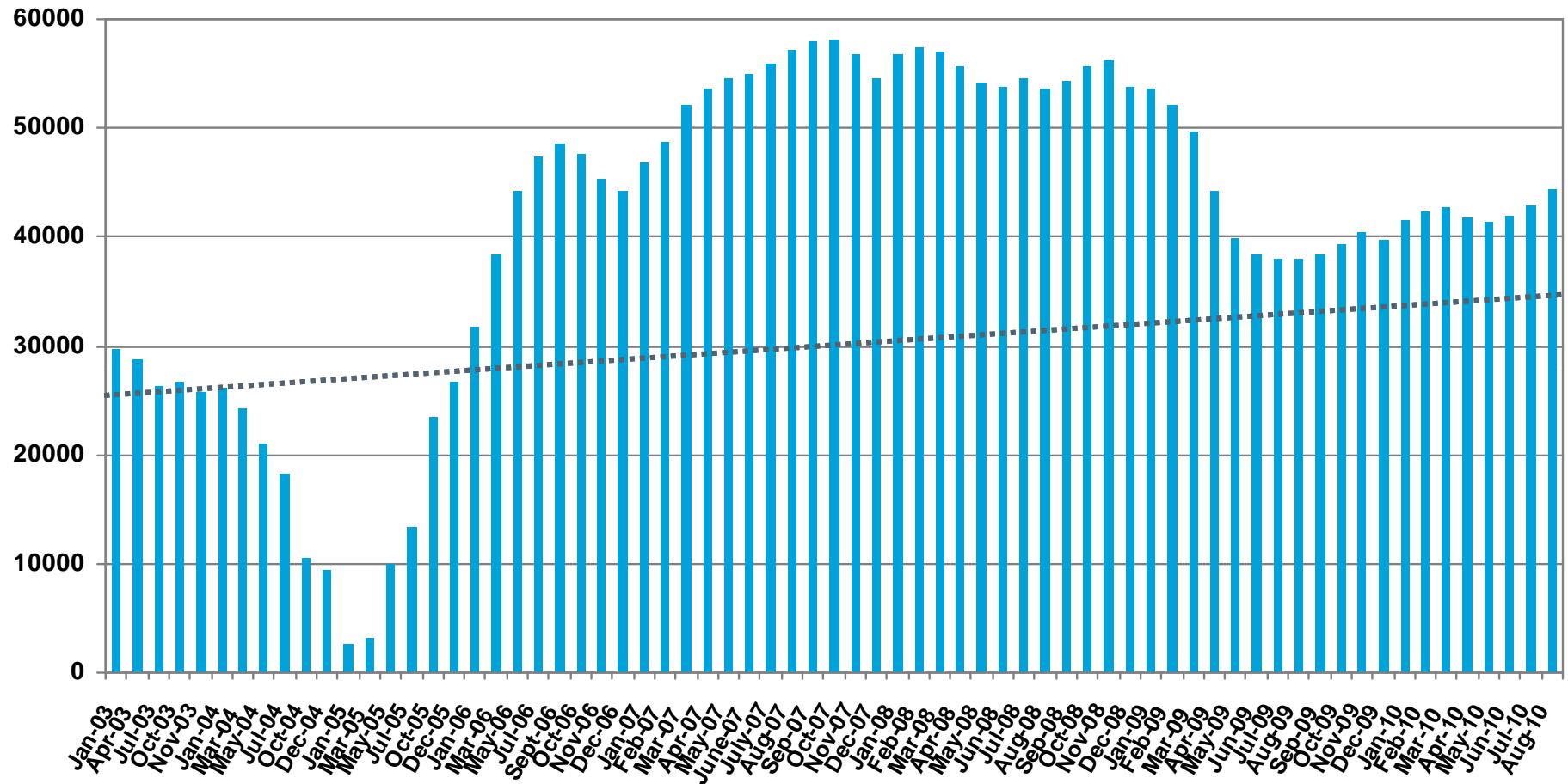
Maricopa County

August 2010 Statistics
Phoenix \$234,893



Source: *The Information Market per The Cromford Report*

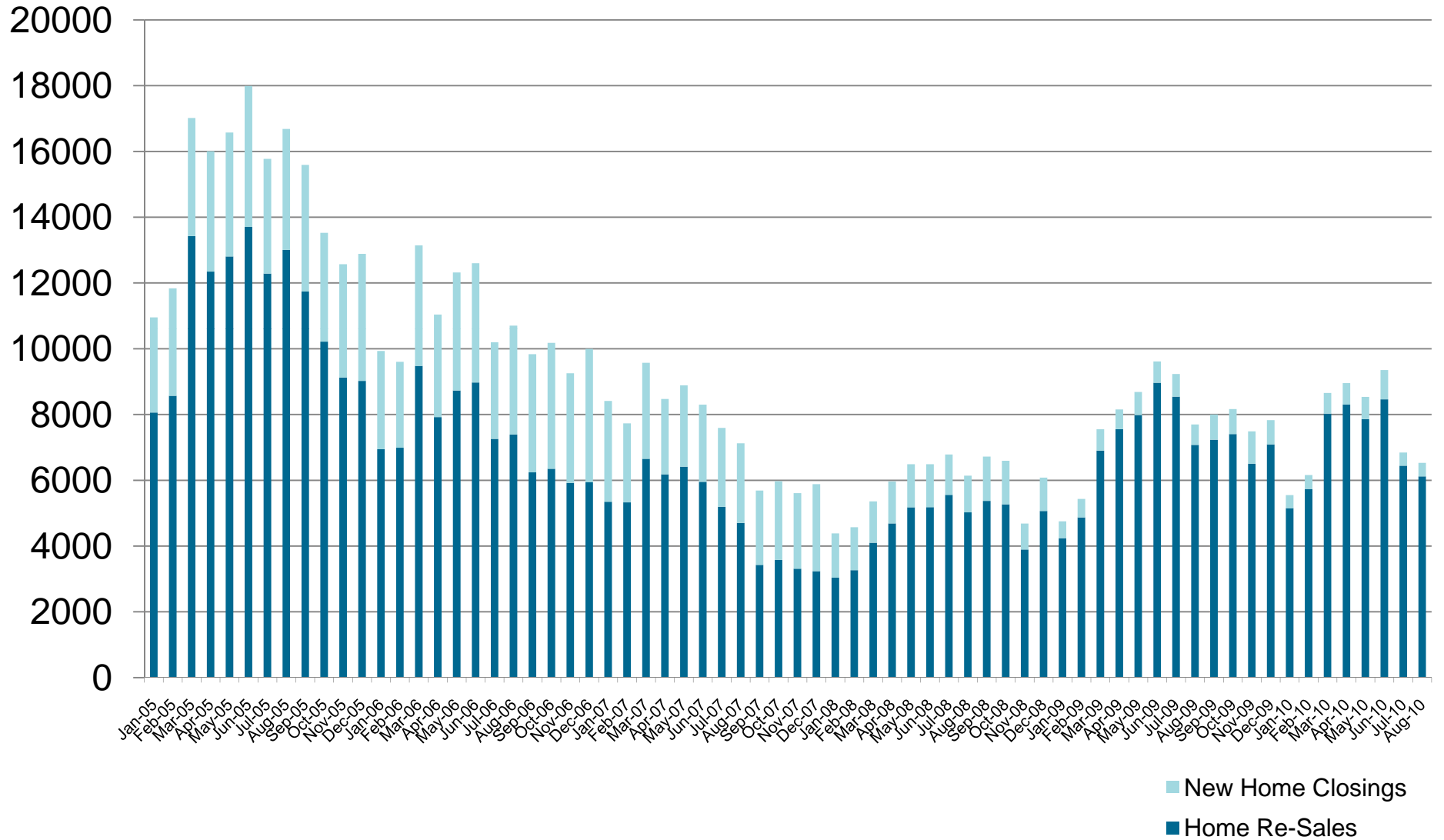
All Active Home Listings



Includes all single-family, townhomes, and manufactured homes

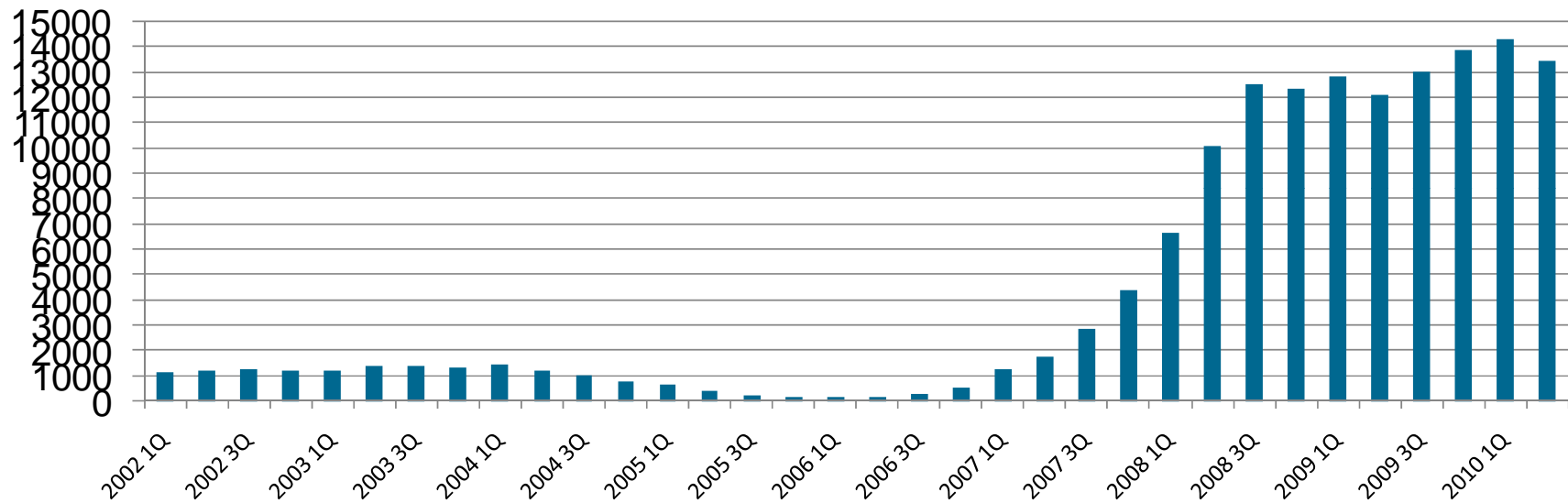
----- Normal Market Conditions

Maricopa County Home Closings



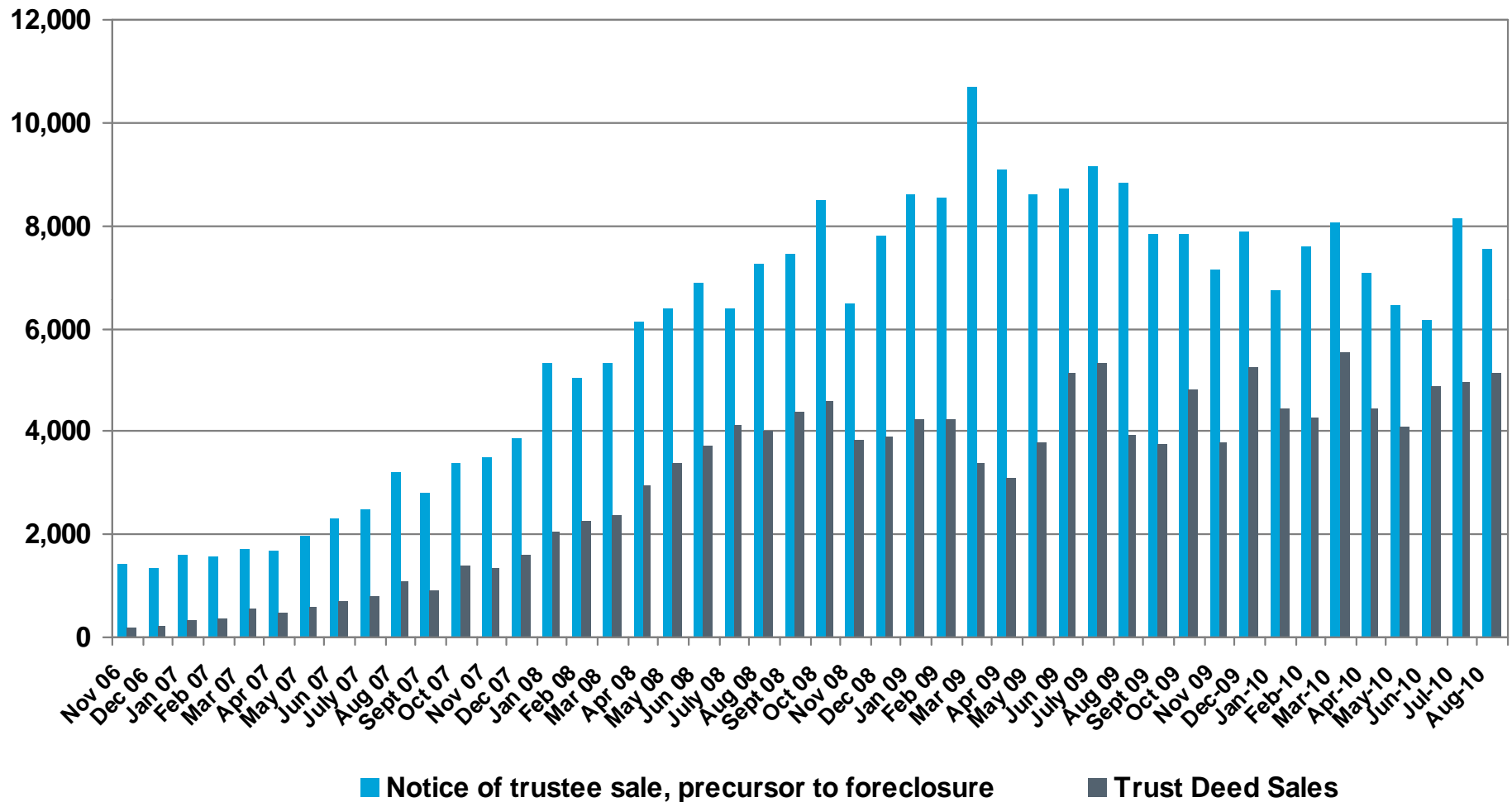
Source: The Information Market per The Cromford Report (Includes: Single Family Detached, Townhomes, & Condos)

Historical Foreclosure Trends-Trust Deed Sales



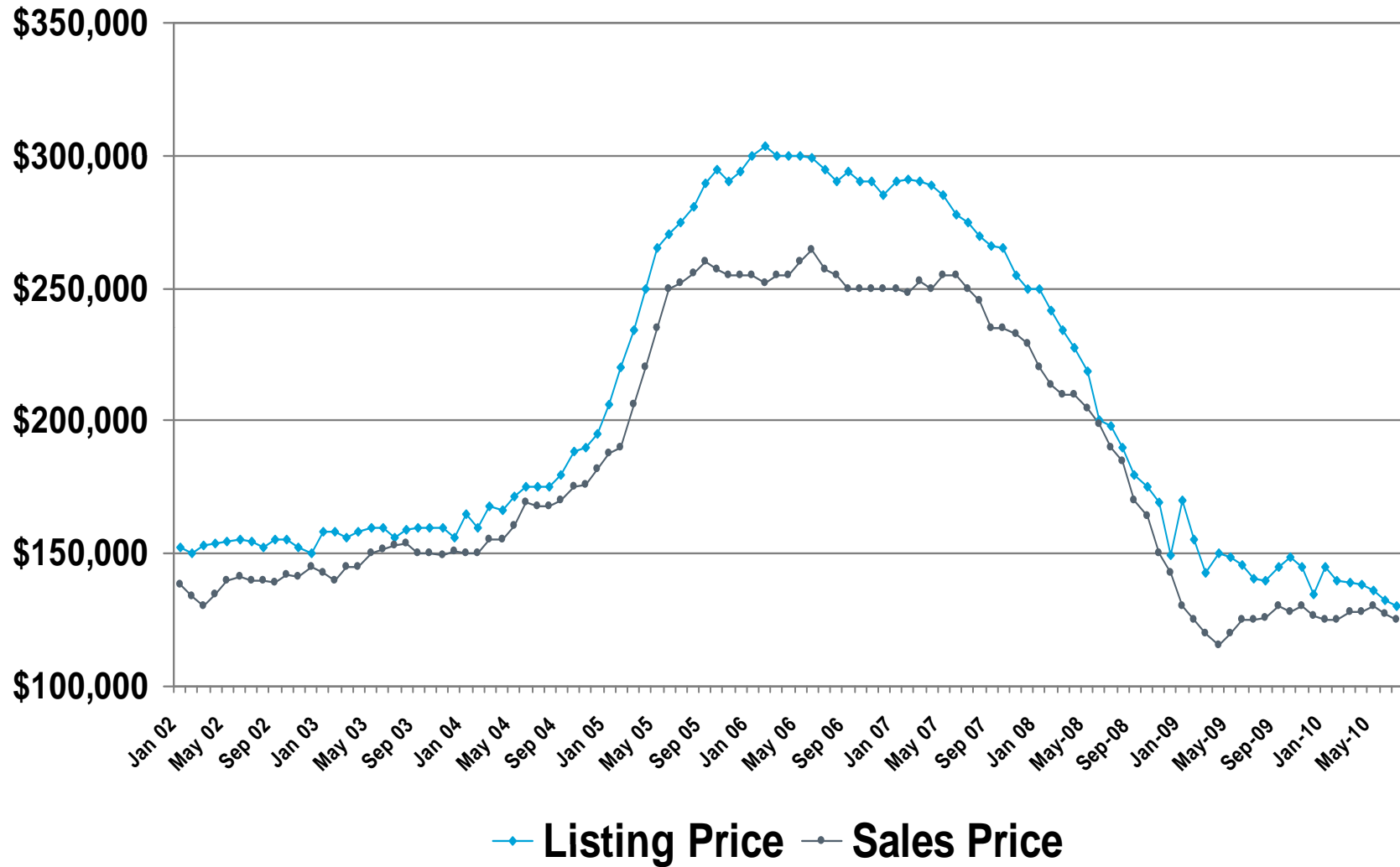
Source: *The Information Market per The Cromford Report*

Metro Phoenix Monthly Foreclosures



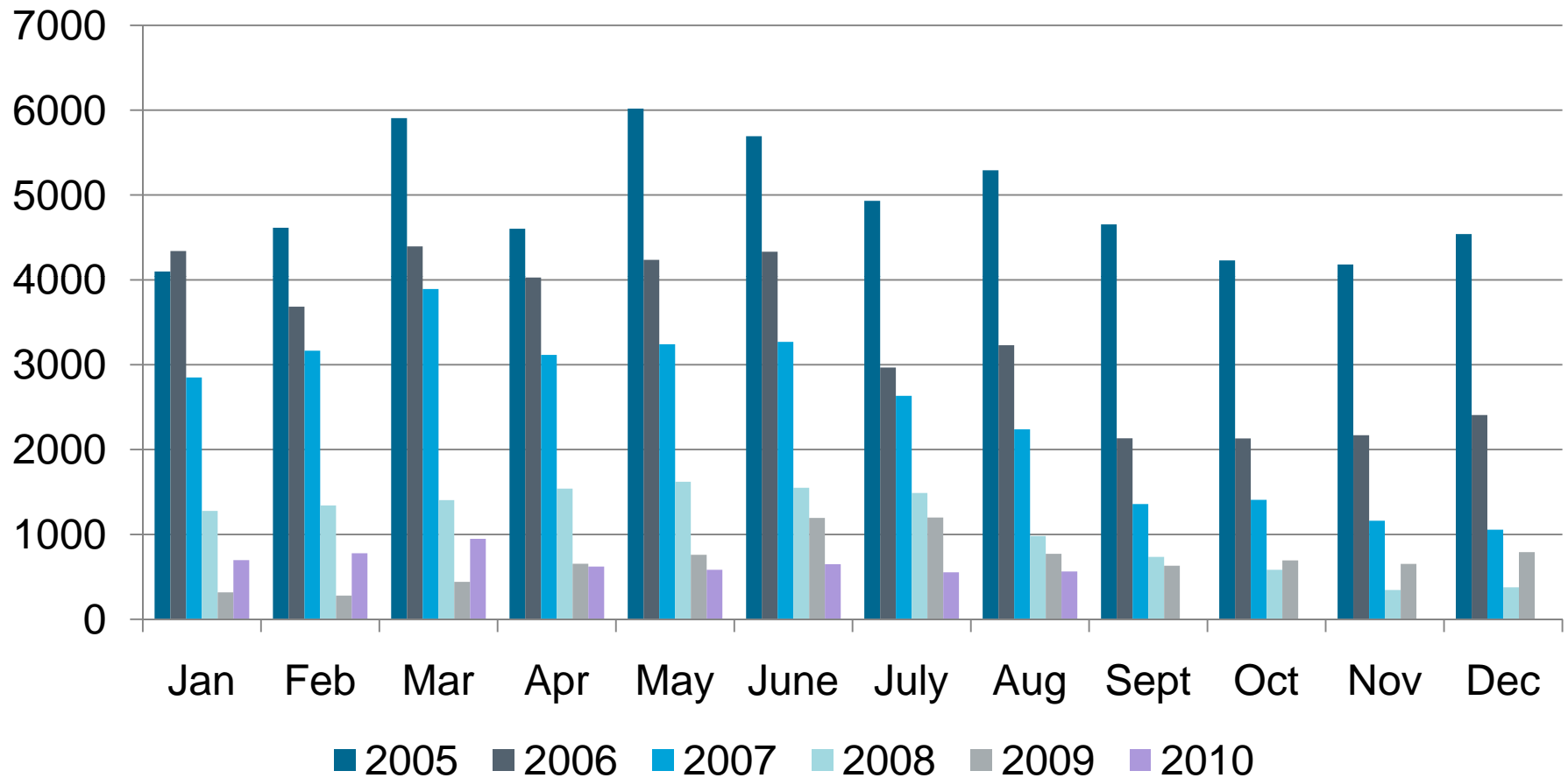
Source: The Information Market per The Cromford Report

Median Listing Price vs. Median Sales Price



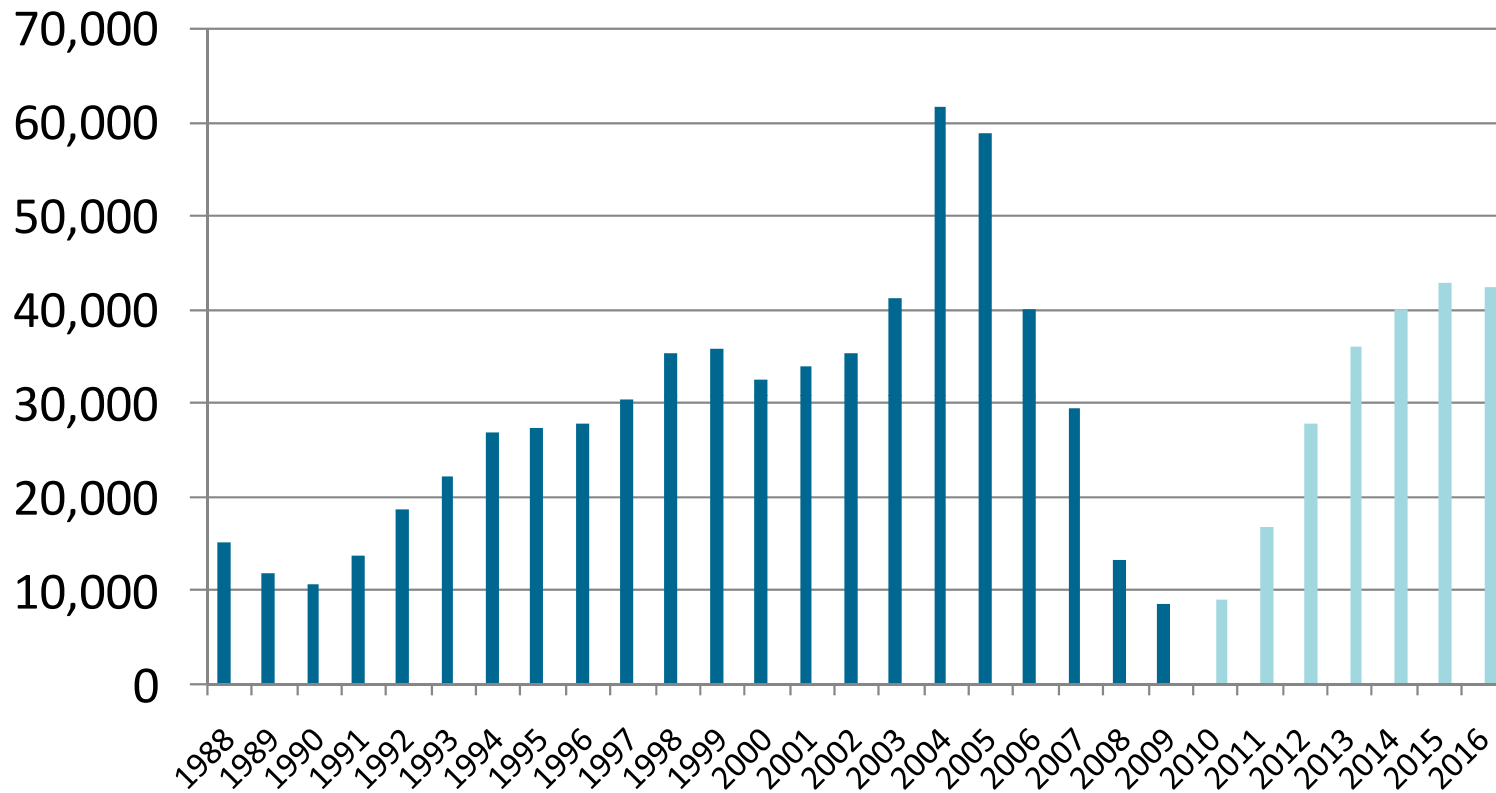
Source: ARMLS

Phoenix Metro Single Family Building Permits



Source: Home Builders Association of Central Arizona (HBACA)

Phoenix Metro Single Family Building Permits



■ Historical-Home Builders Association of Central Arizona
 ■ Projected-Eller College of Management 3Q10 Forecast

JOB CENTERS Maricopa County

Legend

Development Status

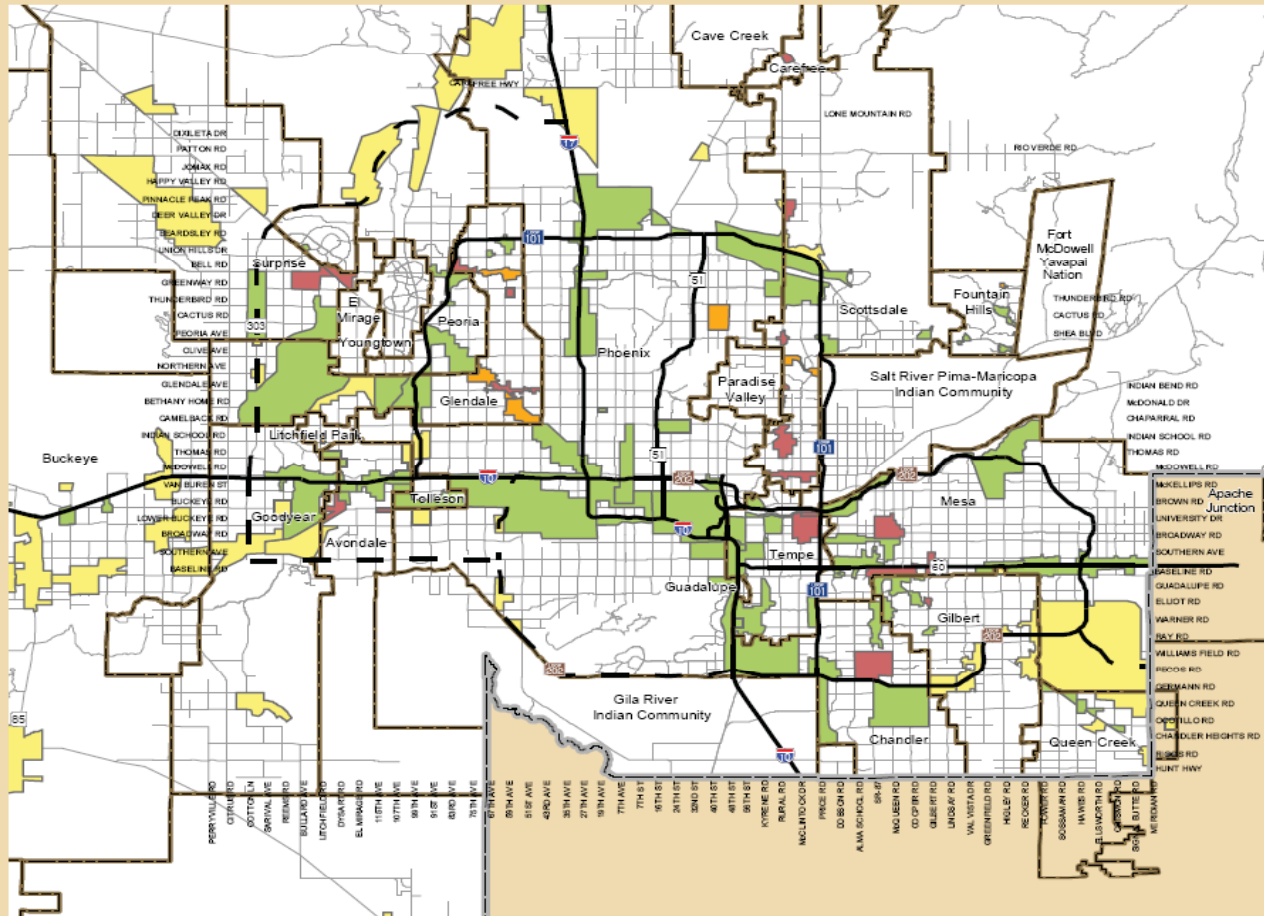
- Existing - Built-out
- Expansion Centers
- Revitalization Centers
- Future Centers

Freeways/Expressways

- Existing
- Planned

Municipal Planning Area

- Major Roads
- Maricopa County



Map Prepared by Maricopa Association of Governments

April 2008



G:\Dev\Maps\job_centers\Maricopa_Job_Centers_08.mxd

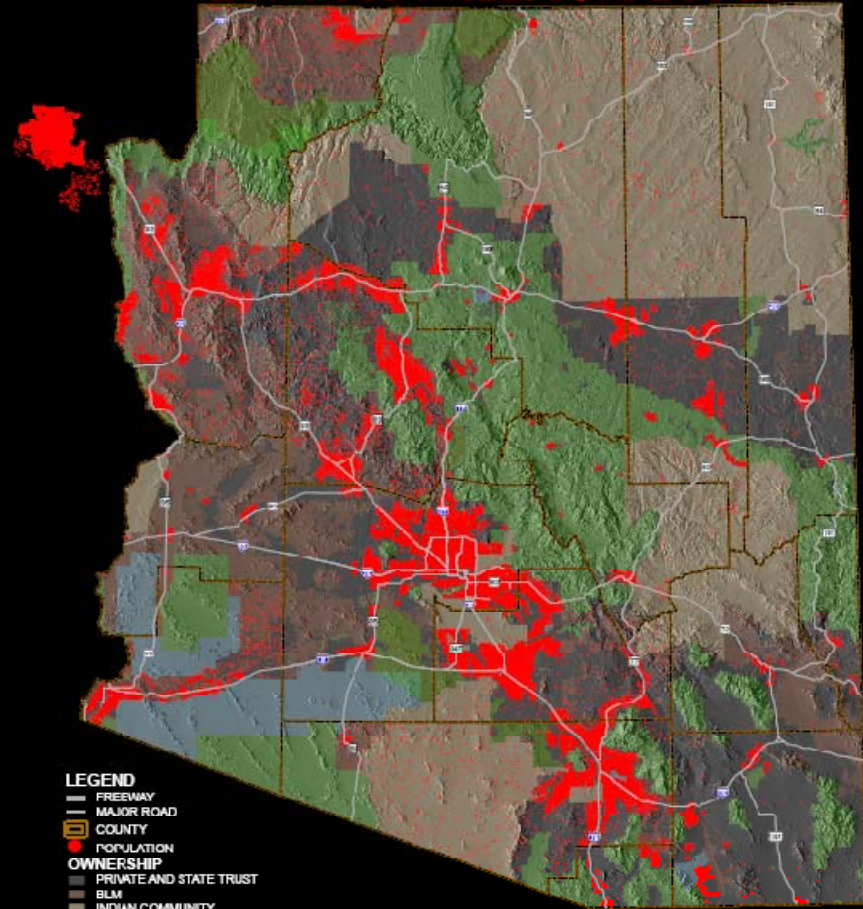
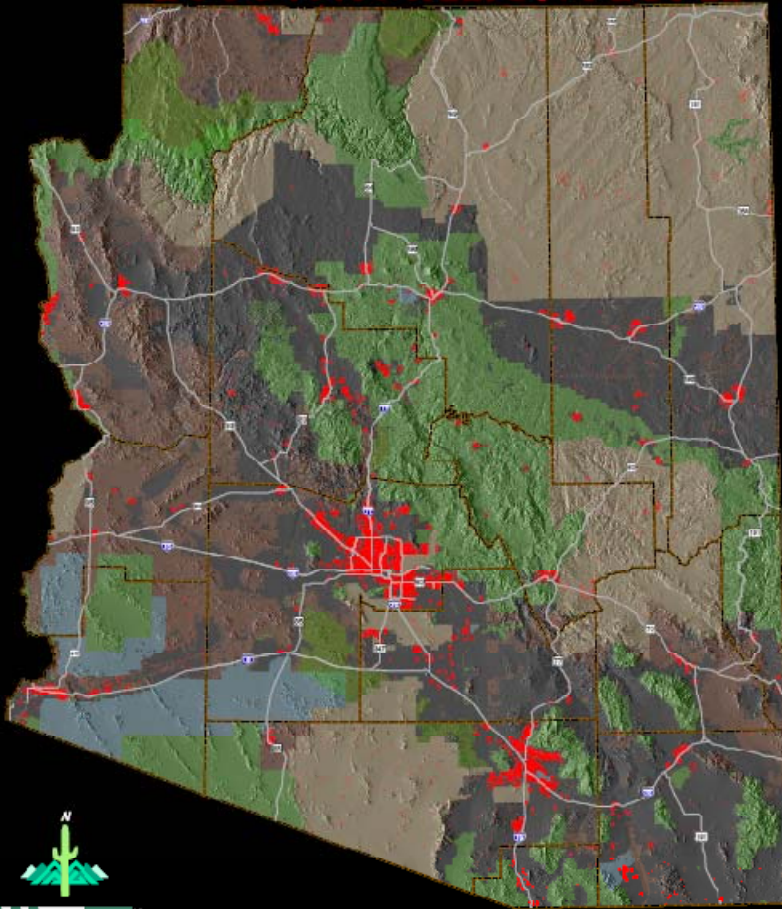


ARIZONA'S FUTURE



2000 : 5.1 MILLION PEOPLE

2050 : 16 MILLION PEOPLE



- LEGEND**
- FREEWAY
 - MAJOR ROAD
 - COUNTY
 - POPULATION
- OWNERSHIP**
- PRIVATE AND STATE TRUST
 - BLM
 - INDIAN COMMUNITY
 - FOREST, PARK, MONUMENT
 - MILITARY

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