



# PROUDFIT REALTY



*The Anthem Team*

## Anthem Real Estate News October, 2011

### Dear Friends and Neighbors,

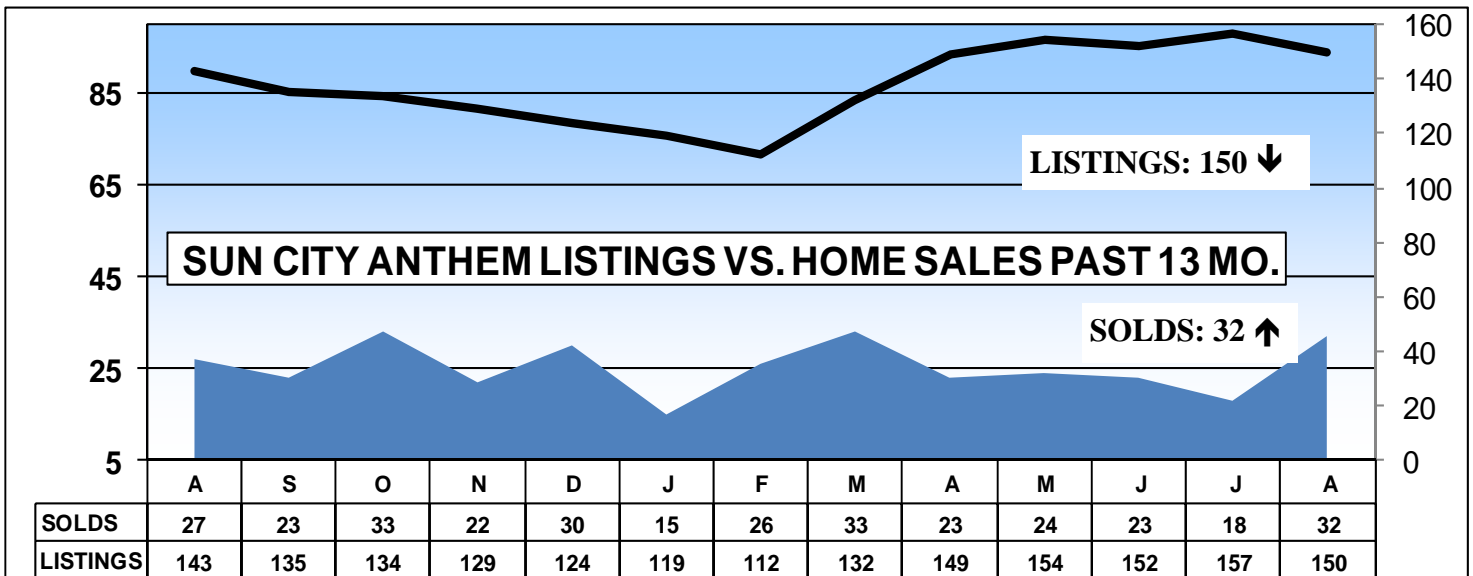
We continue to hear comments from residents and prospective buyers about how 'bad' the Las Vegas housing market is and how much prices will drop in the coming months. We must remember that the **Sun City Anthem market is UNIQUE** and different from the general Las Vegas market. Our resident and buyer profile is very different from the general market. All the major rating firms use criteria like unemployment figures, new housing starts, real estate rental rates and other factors to rate and predict housing markets. Such criteria have little meaning for our buyers. Quite the contrary, **our market is more stable than the Las Vegas market** in many key measurable areas. For example, January '09 through July '11 saw 26% of single family homes in Las Vegas change hands vs. 14% in Sun City Anthem. Short sales and REO's represent roughly **60% of sales in Las Vegas but 38% in Sun City Anthem**. Also, our average price per square foot typically runs roughly **20% higher** than the general Las Vegas market. The long term forecast suggests no significant change other than steadily increasing demand for our homes as the baby boomers waiting on the sidelines decide now is the time for action. Finally, articles that rate **Sun City Anthem as the #1 place to retire in the U.S.** (see the back of this newsletter) certainly reinforce the values and choice lifestyle our community has to offer.

**AUGUST SALES:** 32 closings in August, biggest August since 2005! 10 were bank-owned and short sales, 24 buyers paid cash, Escrows same as last August, strong continuing trend as buyers are here to buy. If you are priced right, your property will sell.

### INVENTORY:

Declined to 150 at end of Aug, 144 by mid-Sept. representing just 2% of available homes in Sun City Anthem. In a Sept. 17th article in the Las Vegas RJ newspaper, Paul Bell, current president of Greater Las Vegas Association of Realtors said "...available inventory in some neighborhoods has dropped to less than 5% of total units, which I consider a tight supply". Indeed, 144 Sun City Anthem listings is a "tight supply". Of these listings, 45 or 30% are either short sales or bank-owned, a number that has remained fairly steady over the past several quarters.

**PRICE:** The median price paid per square foot dropped slightly to \$125, continuing a steady trend since March of 2009! There has not been a better time to purchase a home in Sun City Anthem since 2002 than right now.



<b>SUN CITY ANTHEM LISTINGS</b>				
Model	Sq Ft	List	List	Address
Anthem	3175	995,000	3/21/11	2718 Hartwick Pines Dr
Anthem*	3175	695,000	1/24/08	2050 Dipinto Av
Anthem*	3175	479,900	8/22/11	2759 Evergreen Oaks
Anthem	3175	474,900	9/1/11	2048 May Valley Wy
Anthem*	2988	450,000	8/17/11	2818 Somerset Springs
Charleston*	3172	305,000	5/26/11	2726 White Sage Dr
<b>Gold Key</b>	<b>2910</b>	<b>875,000</b>	<b>7/12/11</b>	<b>2590 Forest City Dr</b>
Monticello	2769	489,000	9/16/11	1660 Williamsport St.
Monticello	2769	449,000	4/13/11	2986 Gettysburg Av
Trenton	2827	474,900	4/27/11	2047 Cambridge Springs
Trenton	2708	549,000	1/21/11	2076 Bliss Corner St
Trenton*	2708	449,000	5/22/11	2381 Chester Heights Ct
Trenton*	2708	419,900	7/2/11	2401 Ozark Plateau Dr
Trenton*	2708	409,000	3/29/11	2153 Cedar River Ct
Trenton	2708	299,900	8/15/11	2104 Idaho Falls Dr
Saratoga*	2935	399,900	8/15/11	2091 Cambridge Springs
Saratoga	2638	399,900	5/6/11	2080 Twin Falls Dr
Saratoga	2638	395,000	1/8/11	2067 Sugar Hill St
Saratoga*	2638	330,000	8/17/11	2386 Sandstone Cliffs
Yorktown	2592	498,000	4/28/11	2119 Cotton Valley St
Yorktown	2592	358,000	6/4/11	2284 Merrimack Valley
Yorktown	2592	349,900	3/18/11	2219 Clearwater Lake
Yorktown	2592	300,000	5/3/11	2240 Merrimack Valley
Concord	2592	485,000	6/18/10	3052 Stratmoor Hills
Concord	2536	464,900	7/13/11	3009 Canton Hills St
Concord	2560	399,000	6/6/11	1664 Warrington Dr
LibertyCas	2460	414,900	6/29/11	2171 Grand Traverse
Lexington*	2446	369,900	4/18/11	2752 Fort Myer Av
Lexington	2446	339,000	5/8/11	2990 Gettysburg Av
Lexington*	2446	284,900	6/29/11	2077 Crown View St
Columbia	2720	639,000	7/6/11	2622 Portsmouth Creek
ColumbiCas	2815	599,000	5/13/11	2294 Wells River Av
Columbia*	2776	579,000	2/9/11	2401 Hardin Ridge Dr
Columbia	2750	574,000	7/8/11	2070 Pepperell Av
Columbia	2705	489,000	2/24/11	1928 Williamsport St
Columbia*	2705	479,500	6/15/11	2336 Valley Cottage Av
Columbia*	2401	324,900	8/8/11	2306 Marengo Caves Av
Columbia*	2401	294,900	8/9/11	2143 Gunnison Pl
Columbia*	2401	284,990	7/18/11	2220 River Grove Dr
Columbia	2401	279,000	5/10/11	2395 Bensley St
Arlington	2337	449,900	5/5/11	2920 Sumter Valley Cr
Arlington	2337	399,500	7/25/11	2872 Patriot Park Pl
Arlington	2337	389,000	8/27/11	1975 Colvin Run Dr
Arlington	2337	349,000	7/29/11	3022 Lake Barkley Rd
Arlington	2337	290,000	2/17/11	2779 Fort Myer Av
Arlington*	2337	280,900	11/28/10	1827 Morganton Dr
Montgomery	2190	338,800	5/3/11	2384 Blooming Valley
Montgomery	2190	285,000	6/29/11	2168 Bensley St
Montgomery*	2190	284,900	8/8/11	2229 Sandstone Cliffs
Montgomery*	2190	275,000	4/2/11	2137 Savannah River St
Montgomery	2190	237,500	5/27/11	2223 Garden City Av
Montgomery*	2190	234,900	5/13/11	2401 Wisconsin Dells
Lincoln	2656	524,900	7/9/11	2581 Olivia Heights Av
Lincoln	2400	475,000	6/13/11	1864 Williamsport St
Lincoln	2400	422,000	7/25/11	2240 Frost Ct
Lincoln	2400	349,995	8/23/11	2183 Bannerwood St
Lincoln	2400	343,000	8/25/11	2287 Arkansas Valley

<b>SUN CITY ANTHEM LISTINGS</b>				
Model	Sq Ft	List	List	Address
Lincoln	2096	318,800	12/13/10	2243 Jordan Valley Ct
Lincoln*	2096	299,900	6/25/11	2112 Idaho Falls Dr
Lincoln*	2096	299,900	3/13/11	2140 Bliss Corner St
Lincoln	2096	299,000	7/2/11	2481 Black River Falls
Lincoln	2400	285,000	6/23/11	2325 Canyonville Dr
Lincoln	2400	275,000	2/3/11	2141 Marywood Park
Lincoln*	2096	254,900	7/18/11	2100 Clearwater Lake
Lincoln*	2096	249,900	7/22/11	2144 Bensley St
Lincoln*	2096	229,900	4/15/11	2203 Sawtooth Mtn
Lincoln	2096	199,999	8/22/11	2118 Sandstone Cliffs
Cambridge*	2032	299,500	6/29/11	1846 June Lake Dr
Cambridge*	2032	289,900	7/19/11	2795 Cherrydale Falls
Cambridge	2096	269,000	6/17/11	2735 Hartwick Pines Dr
Jackson*	2012	315,000	6/28/10	2229 Blackburn Hills
Jackson	2012	275,000	11/29/10	2102 Gunnison Pl
Jackson	2012	274,900	7/24/11	2213 Savannah River St
Jackson*	2012	249,800	8/19/11	2192 Bensley St
Jackson*	2012	241,900	8/2/11	1895 Williamsport St
Jackson*	2012	239,000	2/25/11	2207 Waterton Rivers
Independen	2177	350,000	4/10/11	2873 Foxtail Creek Av
Independen	1901	289,888	8/8/11	3021 Canton Hills St
Independen*	2117	265,000	9/9/11	2982 Sumter Valley Cr
Independen	1917	215,900	6/7/11	1429 Bonner Springs
Madison	2086	339,900	3/15/11	2177 Silent Echoes Dr
Madison*	2086	334,000	8/26/11	2094 Fort Halifax St
Madison	2086	300,000	7/26/11	2281 Rosendale Village
Madison	2086	269,900	7/27/11	2158 Clearwater Lake
Madison*	2086	254,900	8/3/11	2460 Black River Falls
Madison	1836	215,000	4/7/11	2112 Sawtooth Mtn
Madison	1836	210,000	3/22/11	2118 Sawtooth Mtn
Madison	1836	189,000	4/5/11	2132 Waterton Rivers
Patriot*	1975	274,900	7/13/11	2624 Rangely Av
Patriot	1715	219,000	7/16/11	3050 Seaford Peak Dr
Carolina*	1712	290,000	8/10/11	2206 Blackburn Hills
Carolina	1712	249,000	12/1/10	2161 Idaho Falls Dr
Carolina*	1712	242,000	7/19/11	2131 Burtonsville Dr
Carolina	1712	229,000	7/8/11	2255 Bensley St
Carolina	1712	209,500	5/19/11	2174 Idaho Falls Dr
Carolina*	1712	205,400	7/11/11	2343 Arbor Lake Ct
Carolina*	1712	199,990	3/17/11	2992 Friendship Hill Cr
Carolina	1712	179,900	10/10/10	2099 Sawtooth Mtn
Carolina*	1712	175,000	7/13/11	2174 Shadow Canyon
Carolina*	1712	175,000	10/8/10	2101 Idaho Falls Dr
Carolina*	1712	174,900	8/29/11	2192 Shadow Canyon
Carolina*	1712	165,000	2/24/11	2147 Sawtooth Mtn
Monroe*	1632	259,900	4/26/11	1700 Rockcrest Hills
Monroe	1632	232,900	6/7/11	2182 Grand Traverse
Monroe	1632	229,900	10/23/10	2620 Rangely Av
Monroe	1616	219,000	3/16/11	2299 Keego Harbor St
Monroe	1632	217,000	9/8/11	1654 Danbury Crossing
Monroe	1616	179,900	3/12/11	3068 Monroe Park Rd
Monroe*	1632	155,000	7/19/11	2573 Woodson Av
Virginia	1610	269,000	8/27/11	2347 Arbor Lake Ct
Virginia*	1610	218,000	7/12/11	1957 Williamsport St
Virginia*	1610	215,000	9/9/11	2150 Gunnison Pl
Virginia*	1610	184,900	6/14/11	2527 Deora Wy
Virginia	1610	180,000	8/14/11	2131 Sawtooth Mtn

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<b>SUN CITY ANTHEM LISTINGS</b>				
Model	Sq Ft	List	List	Address
Virginia	1610	175,000	2/15/11	2126 Fort Halifax St
Andover	1585	206,000	7/3/11	3033 Fort Stanwix Rd
Andover*	1585	199,500	5/9/11	2939 Maffie St
Jefferson*	1966	244,000	8/31/11	2573 Downeyville Av
Jefferson	1508	179,000	7/25/11	2992 Pleasant Prairie
Jefferson*	1524	174,900	4/1/11	2570 Gilbertville Av
Jefferson*	1416	158,000	7/1/11	1812 Baton Rouge St
Franklin*	1464	229,000	6/10/11	1490 Fieldbrook St
Franklin*	1512	184,900	6/13/11	2652 Harrisburg Av
Franklin*	1464	170,000	6/15/11	1526 Fieldbrook St
Franklin*	1512	169,900	8/9/11	2629 Langford Av
Franklin*	1512	154,900	7/21/11	2605 Harrisburg Av
Delaware	1746	187,800	7/7/11	2181 Idaho Falls Dr
Delaware*	1496	179,900	6/12/11	2170 Pennsbury Village
Delaware*	1496	147,500	7/21/11	2184 Sawtooth Mtn
Delaware*	1496	145,000	9/9/11	2122 Pepperell Av
<b>Quincy</b>	<b>1482</b>	<b>199,000</b>	<b>5/16/11</b>	<b>2345 Little Bighorn</b>
Quincy*	1482	186,900	6/9/11	2884 Goldcreek St
Quincy	1482	179,900	5/28/11	2134 Grand Traverse
Quincy*	1482	169,900	7/14/11	2977 Sumter Valley
Madison*	1392	160,000	9/1/11	2633 Langford Av
Madison	1392	132,050	6/22/11	1557 Bonner Springs
Washington*	1244	159,000	7/25/11	1620 Langston Hughes
Washington*	1280	157,500	9/13/11	1636 Rockcrest Hills
Hamilton	1160	143,900	5/9/11	2724 Goldcreek St

<b>August SCA Homes to Contract</b>				
Model	Sq Ft	List		Address
Gold Key*	3957	1,300,000		2598 Forest City Dr
Monticello*	2769	299,900		2044 Colvin Run Dr
Trenton	2708	499,000		2282 Marengo Caves Av
Trenton*	2708	312,000		2269 Savannah River St
Arlington	2602	449,900		2582 Thatcher Av
Liberty	2200	200,000		2967 Maffie St
Lincoln	2096	274,000		2219 Cordaville Dr
Lincoln*	2096	249,900		2365 Orangeburg Pl
Madison*	2086	349,900		2128 Cumberland Hill Dr
Madison*	2086	244,900		2374 Black River Falls Dr
Cambridge	2032	289,000		3003 Hickory Valley Rd
Cambridge*	2032	219,000		2577 Leighton Av
Madison*	1836	229,900		2284 Saxtons River Rd
Delaware	1746	195,000		3162 Olivia Heights Av
Carolina	1712	279,000		2313 Golden Gardens Ct
Carolina	1712	210,000		2339 Arbor Lake Ct
Carolina*	1712	159,900		2091 Sawtooth Mtn
Monore*	1632	159,900		2810 Sapphire Desert Dr
Virginia	1610	214,000		2119 Burtonsville Dr
Jefferson	1524	179,900		3056 Brownbirds Nest
Jefferson*	1524	171,900		2617 Arimo Dr
Duplex*	1512	190,000		1947 Pearl City Ct
Delaware	1496	214,900		2150 Maple Heights Ct
Delaware	1496	192,500		2204 Carrizo Wy

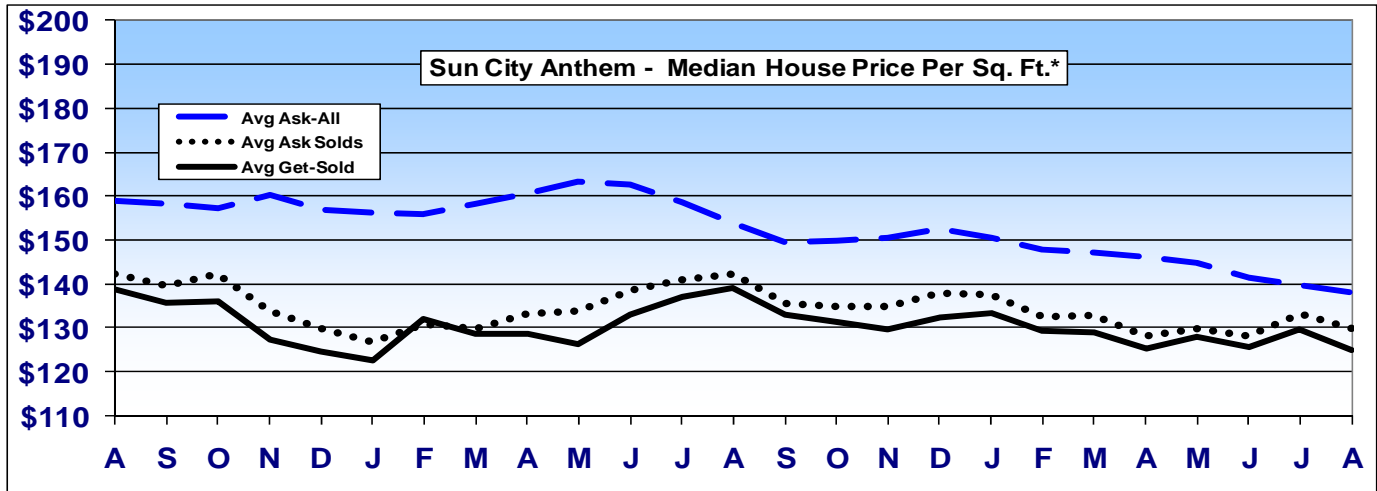
<b>August SCA Homes Closed</b>				
Model	Sq Ft	List	Sale	Address
Anthem	3175	519,000	509,000	2033 May Valley Wy
Anthem*	3175	464,900	435,000	2845 Olivia Heights Av
Charleston*	3172	323,000	301,000	2361 Black River Falls
Trenton*	2708	328,000	322,000	2615 Savannah Springs
Concord	2592	475,000	455,000	2655 Evening Sky Dr
Lincoln	2400	279,000	275,000	2179 Savannah River
Arlington	2337	369,000	320,000	2850 Thunder Bay Av
Arlington*	2337	340,000	320,000	2356 Fossil Canyon Dr
Arlington	2337	295,000	275,000	1682 Black Fox Canyon
Arlington	2251	299,900	295,000	2755 Fort Myer Av
Montgomery	2190	263,000	268,000	2364 Weaverville Dr
Colonial*	2162	249,000	249,000	2569 Grandville Av
Lincoln	2096	274,000	270,000	2219 Cordaville Dr
Madison	2086	265,000	255,000	2250 Bensley St
Madison*	2086	244,900	236,000	2374 Black River Falls
Cambridge	2032	289,000	277,000	3003 Hickory Valley Rd
Cambridge*	2032	215,000	200,000	2864 Alder Lake Ct
Colonial	1837	219,900	205,000	2553 Grandville Av
Madison*	1836	229,900	223,000	2284 Saxtons River Rd
Madison*	1836	204,900	204,000	2219 Waterton Rivers
Patriot	1715	250,000	237,500	2771 Foxtail Creek Av
Carolina	1712	239,000	230,000	2328 Perrysburg Dr
Carolina*	1712	224,777	215,000	2220 Carrizo Wy
Carolina*	1712	159,900	160,000	2091 Sawtooth Mountain
Monroe	1632	225,000	230,000	1665 Rockcrest Hills Av
Monroe	1632	225,000	215,500	2839 Forest Grove Dr
Virginia	1610	229,000	219,000	2452 Eagle Harbor Dr
Virginia*	1610	199,900	200,000	2422 Bedford Park Dr
Jefferson*	1524	184,500	170,000	2561 Grandville Av
Quincy*	1482	144,900	145,250	2578 Evansville Av
Hamilton*	1160	139,900	129,000	2535 Libretto Dr
Hancock*	1112	124,900	117,000	2823 Sapphire Desert

<b>August Contracts Cont'd</b>				
Model	Sq Ft	List		Address
Delaware*	1496	159,000		2179 Cumberland Hill Dr
Washington	1280	155,000		1681 Rockcrest Hills Av
Hamilton	1160	155,000		2514 Romanza Rd
Hamilton	1160	145,000		2174 Oliver Springs St
Hancock	1080	134,500		3048 Monroe Park Rd

**Be true to yourself...don't vacillate:**  
**"By appeasing the crocodile you hope it will eat you last."**  
 ....Sir Winston Churchill.

Call Today For A No-Hassle, No-Pressure Analysis

Multiple Listing System data deemed to be correct but not guaranteed.



This chart shows three different average price per square foot numbers and offered as an INDEX only, or indicator of price trends for homes listed and sold in Sun City Anthem. Numbers represent a 90-DAY ROLLING AVERAGE, meaning each month's data is an average of the most recent three months sales. This method produces a TREND LINE, NOT to be used for valuing any single home. Current data indicates SCA prices relatively steady since March of 2009! Now is a great time to buy a home in Sun City Anthem.



Recently, a website dedicated to a 55+ lifestyle listed various active adult communities and rated **Sun City Anthem #1**. Here, in part, is what they said... 'Active adult communities are available in many styles and sizes, making it possible to find an ideal home for nearly any budget. For those who can afford a more luxurious lifestyle, the following resort-style communities offer elegant homes, beautifully appointed clubhouses, diverse recreations and social clubs which support a variety of interests. Here is a list of our 10 favorite luxurious active adult communities in the United States.

**#1: Sun City Anthem (Henderson, NV)** Located in Henderson, Nevada, Sun City Anthem boasts over 7,000 luxury homes, three amenity-rich clubhouses, 36 holes of on-site golf at The Revere Golf Club and much more. Close proximity to the Las Vegas Strip furthers the community appeal with countless additional entertainment opportunities. With three world-class amenity centers, amazing views of the Las Vegas Strip and over 7,000 luxurious homes, Sun City Anthem is one of the most luxurious active adult communities in the U.S.



**Partial List of Sun City Anthem Amenities**

- 33 Models to Choose From
- 3 Clubhouses
- 36-Hole Revere Golf Club
- 2 Restaurants
- State-of-the-Art Fitness Center
- 2 Indoor Pools
- Outdoor Resort-Style Pool
- Aerobics & Dance Studio
- Indoor Walking Track
- Billiards
- Computer Center
- Library
- Card Room
- Ceramics Studio
- Arts & Crafts Studio
- Woodworking Shop
- Sewing Studio
- Ballroom
- 12 Tennis Courts
- Pickleball Courts
- Bocce Ball Courts
- Shuffleboard Courts
- Horseshoe Pits
- Softball Field
- Walking & Biking Trails
- Parks & Natural Space
- Playground for Grandkids
- Dozens of clubs, classes and activities
- Woodchips

**Auto Detailing Comes to Your Door—Best We've Seen! Call Carlos: (702) 539-0408**

Data herein represents SCA listings from Greater Las Vegas Association of Realtors MLS System, deemed reliable but not guaranteed.