

## *Growing Arizona: 2013 Economic Forecast*

By  
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Arizona was hit hard with job losses and declining property values during the recent recession. While Arizona has a distance to go to recover job losses and property values, recovery signs are moving in a forward direction. Recent reports show Arizona with increasing job growth, appreciated home values, a lack of single family inventory and builders building more new homes.

During the recession Arizona lost an estimated 300,000 jobs. In 2010 Arizona was 49th in job growth and 23rd in 2011. However in a very recent report by the W.P. Carey School of Business shows Arizona is now number four in job growth at 2.4 percent from July 2012 compared to July 2011 adding 55,700 non-farm jobs in this time period.

Single family median home values depreciated over 50% since their peak in June 2006. A renewed demand for single family homes and a shortage of inventory has pushed sold prices up 30% according to The Center for Real Estate Theory and Practice at Arizona State University. Yes, many homeowners are underwater, but a little less deep, and some who bought in 2009 or later no longer have a loan that is higher than the value of their home.

The shortage of single family inventory has added impetus to new home permits and new home sales. New home sales were 58% higher this July than last July. This increase in new home construction helped tie Arizona for eighth place in percentage increase in construction jobs, from 112,200 in August 2011 to 119,700 in August 2012. The Home Builders Association of Central Arizona reported single family building permits year to date through August at 8,672 or 76% higher than the 4,922 for the same period last year.

Are you curious as to what the economy and our real estate market will look like post election and for 2013? Do you wish to provide the best information to buyers and sellers you serve? Circle November 16 from 9:00 a.m. to 1:00 p.m. on your calendar for the Arizona School of Real Estate & Business seminar, "***Growing Arizona: 2013 Economic Forecast.***" Elliott Pollack of Elliott D. Pollack and Company will give a presentation on the state of the economy. If you have heard Elliott before you know he will tell it as he sees it. Wayne Stutzer of RBC Wealth Management will give a post-election economic update and will speak on monetary policy and fiscal policy. There will be ample discussion on job growth and what is being done. Phoenix Councilman Sal DiCiccio will discuss changes the City of Phoenix made to make Phoenix one of the easiest places in the country to do business.

In addition there will be a top-notch panel focusing on the single family residential marketplace. Nate Nathan of Nathan and Associates, Inc. will tell us where Arizona homebuilders are buying land and will be building. Scott Golba of Golba Group

Residential Property Management will update us on investor demand for single family properties. Clients of Mr. Golba are Fundamental REO and Goldman Sachs. Professionals from the real estate and lender professions will discuss property values, inventory, owner occupant demand for single family properties, how to convert renters into buyers, when someone may buy again after a foreclosure or short sale, what the short sale and REO markets may look like in 2013, and there will be an update on conventional, jumbo and FHA financing trends.

Come take part in "**Growing Arizona**" on November 16th, 9:00 a.m. to 1:00 p.m.

For additional information please see November issue of the Arizona Journal of Real Estate & Business or call 480-946-5388.

Sources for article:

<http://knowwpcarey.com/article.cfm?aid=1240>

<http://wpcarey.asu.edu/finance/real-estate/upload/FullReport201208.pdf>

The Home Builders Association of Central Arizona

[http://www.agc.org/galleries/news/State\\_Empl\\_201208-Alpha.pdf](http://www.agc.org/galleries/news/State_Empl_201208-Alpha.pdf)

Four hours Real Estate Law. Tuition \$40.

Arizona School of Real Estate & Business 480-946-5388

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