

Market Trends in Yuma County

Yuma County Assessor's Office

Began Publishing Trends in February 2005 With 4th Qtr 2004 Data

Compared Quarterly Data With Same Time Period One Year Earlier

INSIDE
► SOUTHERN YUMA COUNTY STUDY:
 Report confirms high unemployment, low education rates for area/04

BUSINESS AND AGRICULTURE

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 SUNDAY
 FEBRUARY 27, 2005

Estate planning
 Everything you need to know

► NAMEDROPPER
 Gary Douglas, mechanical engineering technician for the Yuma Test Center's Neurology & Simulation Division, was selected as Yuma Postings Ground

GARY DOUGLAS
 Ground civilian of the quarter.

After serving six years in the U.S. Marine Corps, Douglas joined the YPC work force in 1985.

Douglas has performed in numerous tests, both national and international, ranging from transit drops to the SkyRanger command vehicle environmental test, and took steps to ensure missions were timely.

A native of Hershey, Pa., he and his wife, Maria, have two children. In his spare time, Douglas enjoys fishing, golf and outdoor recreation.

Jan Cohen
 Ian Cohen, former sports director at KSWT-TV Channel 13, has been named director of public relations of the San Diego Surf Dogs, a Golden Baseball League team.

While at KSWT, Cohen received The Associated Press award for best sports coverage in Arizona. Before moving to Arizona, he was a news reporter in Boston. He also worked for the ABC, CBS and NBC affiliates in Denver.

In the University of Colorado in Boulder, he was the second baseman for the baseball team as well as award-winning play-by-play announcer for Buffalo basketball and volleyball games.

Cohen holds a bachelor's degree from the University of Colorado School of Journalism and Mass Communication.

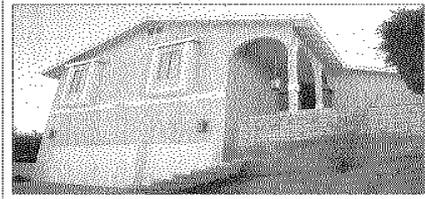
Joe Calin
 "It's true as the story goes, with regret I'm leaving," said Joe Calin, general manager of KSWT-TV Channel 13. He has been doing national sales for the CBS affiliate.

Obviously, his last day is Friday. He is relocating to Tampa, Fla., so he and his wife can be near family.

Calin took over the KSWT helm in February 2004 and feels good that the short amount of time the station has improved. His regret is that he won't be here "when it's named No. 1" — an achievement he fully expects.

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 www.yumabusiness.com

► REACH US
 Business Editor: Joyce Lobera
 Mail: P.O. Box 271
 Yuma, AZ 85366
 Phone: 532-6853
 Newsroom fax: 782-7389
 E-mail:
 business@yumason.com



PHOTOS BY GAYL HONIG

Home sales, prices still on the way up

► Real estate market 'crazy' these days

BY JOYCE LOBERA
 SENIOR BUSINESS EDITOR

Unlike in the old days, when a descriptive of housing activity in the city of Yuma and surrounding areas is a thick, thick book, the volume of home sales is now so high that it is hard to keep up.

Those trends became clear with an analysis of housing activity in the last year as reported by Yuma County Assessor Son Wacker's office.

Sale activity and price increases "really started taking off in 2003," Wacker said. "We have seen an increase in sale prices averaging 1 percent per month for the past two years."

A comparison of sales figures between the fourth quarter of 2004 and the fourth quarter of 2005 indicates the trend may be accelerating.

In the 2004 fourth quarter, there were 718 single-family lots built homes sold for a total price of \$98 million. The average sales price was \$136,222.

In the 2004 fourth quarter, the volume of sales had increased by 10 percent. Average sales price was \$141,400.

The title will show that the volume of sales in 2004 is much higher than 2003.

The sales price increase is not a surprise, however, with some areas actually showing a decrease. "There are a lot of interesting circumstances," Wacker said, "especially in areas of reduced cost."

Housing activity for Yuma County

Year	Quarter	Units Sold	Value	Price
2005	Q1	1,000	\$135,000,000	\$135,000
2005	Q2	1,100	\$145,000,000	\$131,818
2005	Q3	1,200	\$155,000,000	\$129,167
2005	Q4	1,300	\$165,000,000	\$126,923
2004	Q1	900	\$125,000,000	\$138,889
2004	Q2	800	\$115,000,000	\$143,750
2004	Q3	700	\$105,000,000	\$150,000
2004	Q4	600	\$95,000,000	\$158,333

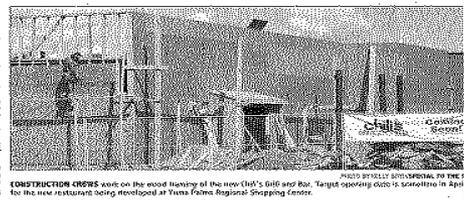
FIGURES PROVIDED by the Yuma County Assessor's office show increases in home sales and prices between the fourth quarter of 2004 to the fourth quarter of 2005.

Bon Vivant ready to start offering fine dining

Bon Vivant will be offering fine dining at the new restaurant being developed at Yuma Palms Regional Shopping Center.

The restaurant is owned by the Yuma County Assessor's office and is being developed by the Yuma Palms Regional Shopping Center.

The restaurant is expected to open in the next few months.



CONSTRUCTION CREWS work on the steel framework of the new club's ball and bar. Target opening date is sometime in April for the new restaurant being developed at Yuma Palms Regional Shopping Center.

COMINGS & GOINGS
 23 new employees to the Yuma County Assessor's office.

2005-2006 Yuma County Assessor's office budget approved.

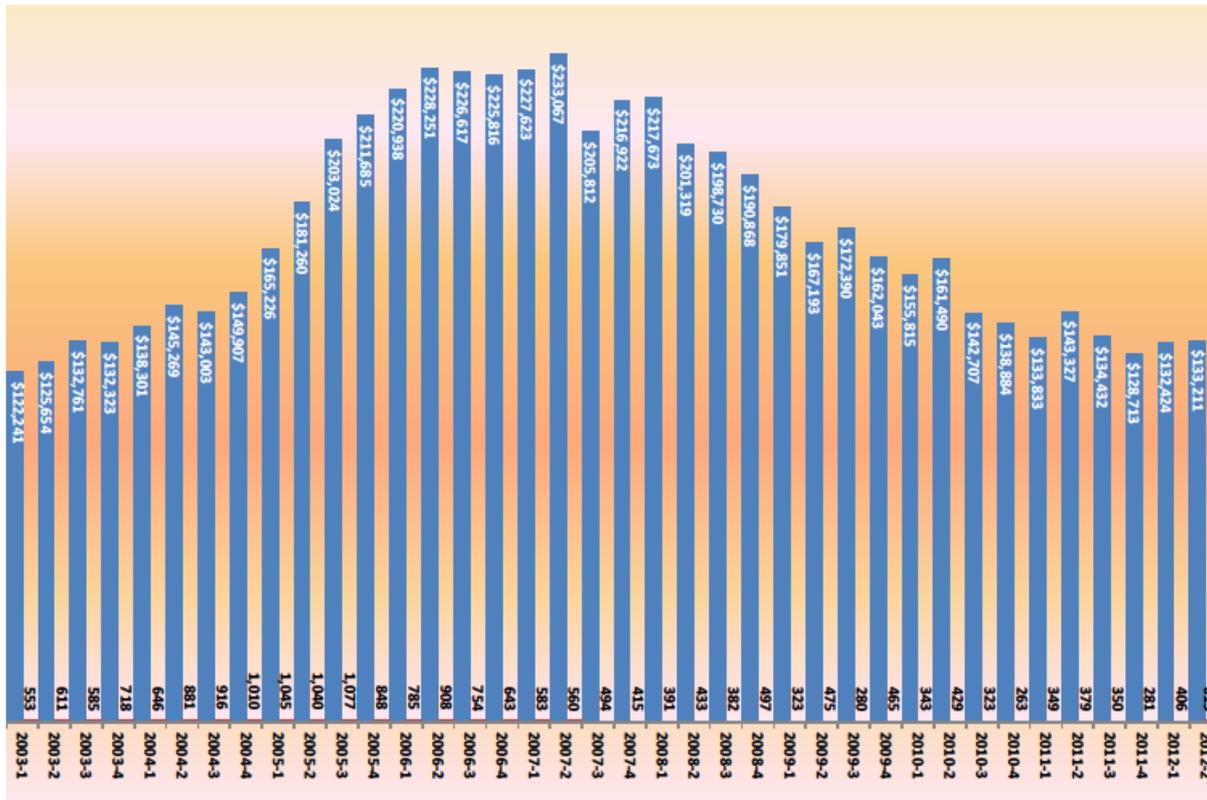
Most Neighborhoods Identified By Subdivision, However
Neighborhood Boundaries Are Not Limited To Subdivision
Names

Neighborhood Boundaries Are Reviewed and Adjusted Each
Year

Tabular Data Became Difficult to Follow

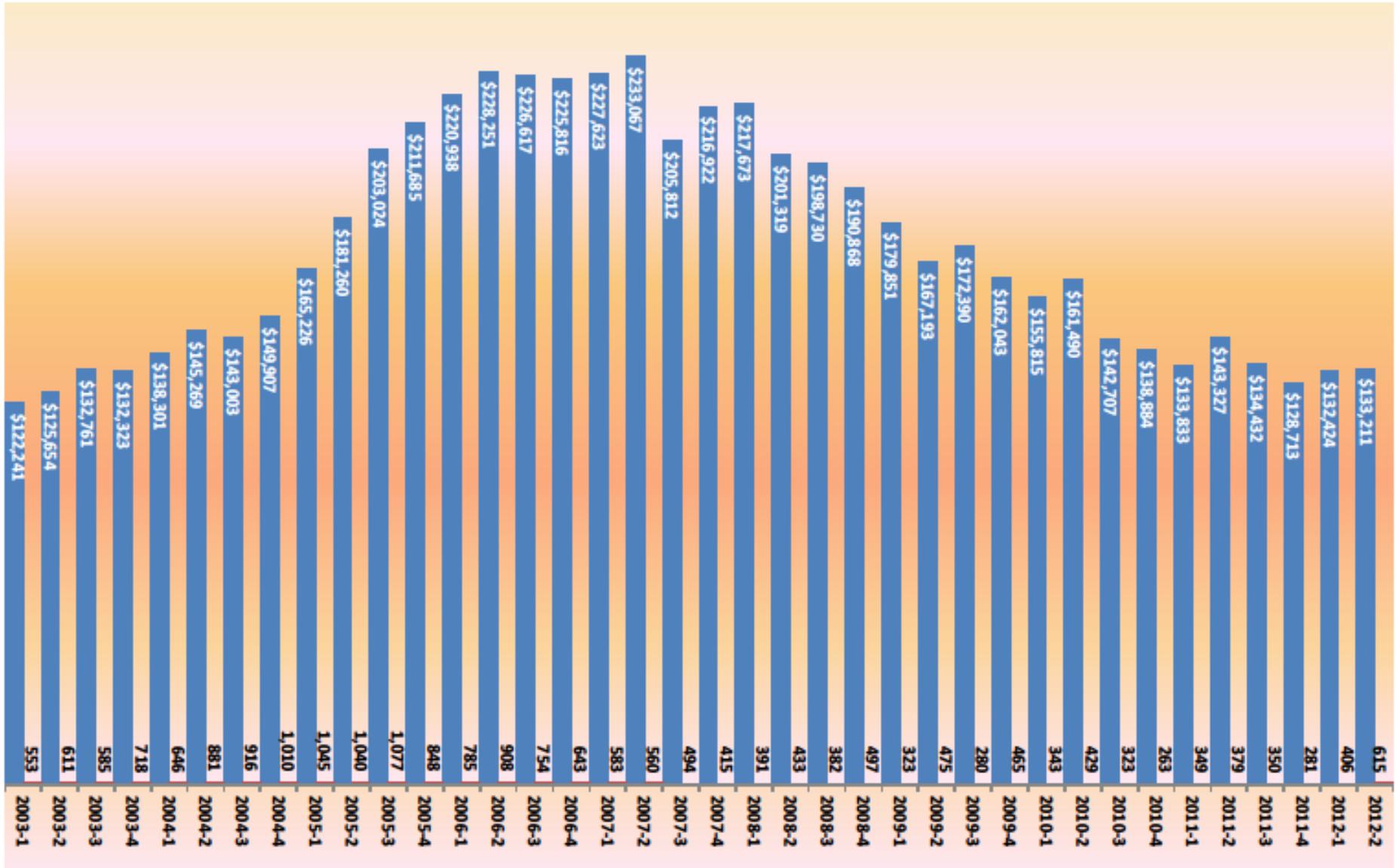
Replaced With Graphs Showing Quarterly Data For Site Built Residential and Condos

Yuma County Site Built Residential Average Sale Price Per Quarter



Source: Yuma County Assessors Office

Yuma County Site Built Residential Average Sale Price Per Quarter



Source: Yuma County Assessors Office

Prior to 2003 Yuma County had 5% Annual Inflation Rate

2003 to 2004 - 13%

2004 to 2005 - 19.5%

2005 to 2006 - 33.7%

2006 to 2007 - 3%

2007 to 2008 - (4.4%)

2008 to 2009 - (17.4%)

2009 to 2010 - (13.4%)

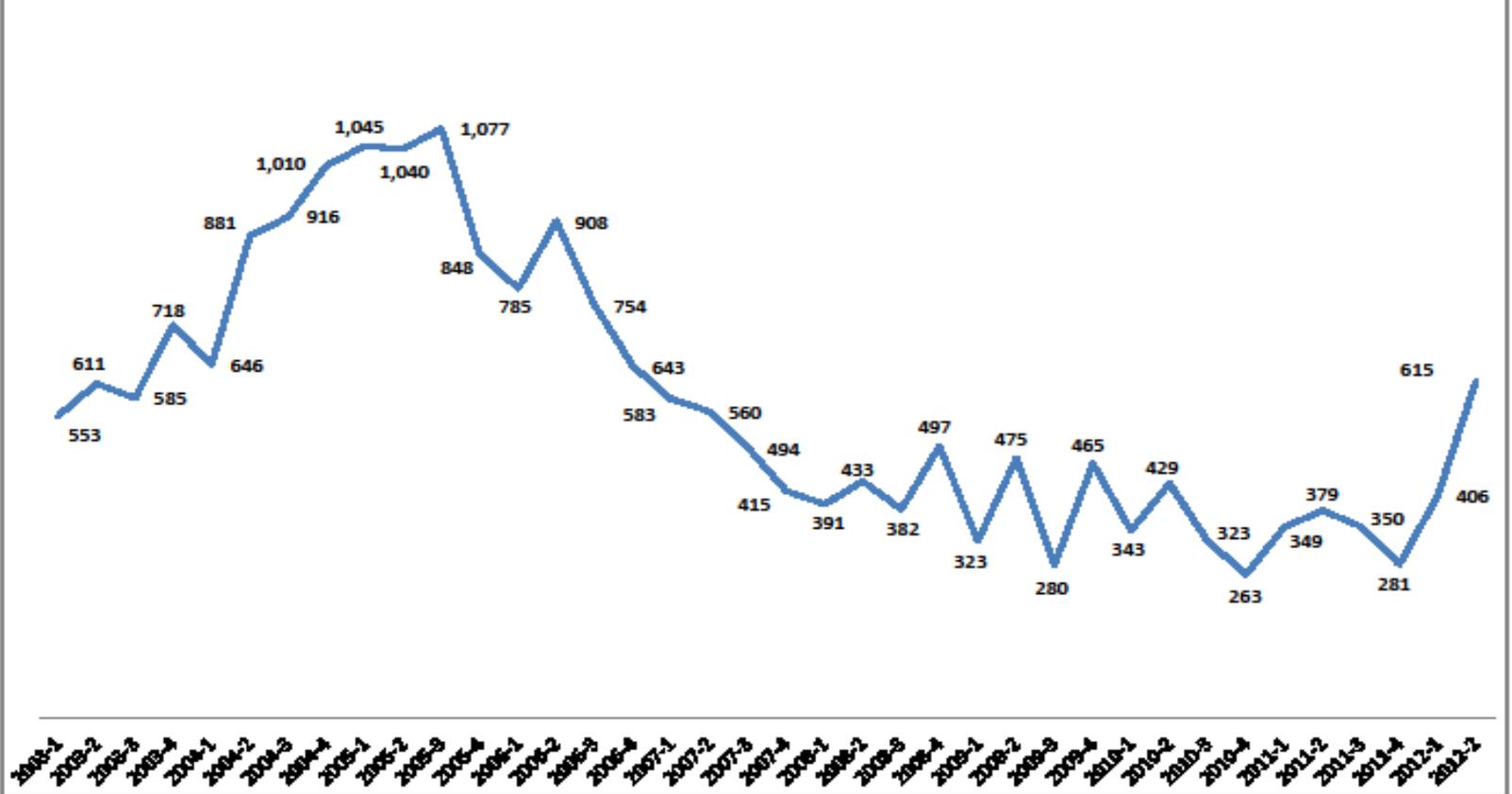
2010 to 2011 (14.1%)

2011 to 2012 (1.1%)

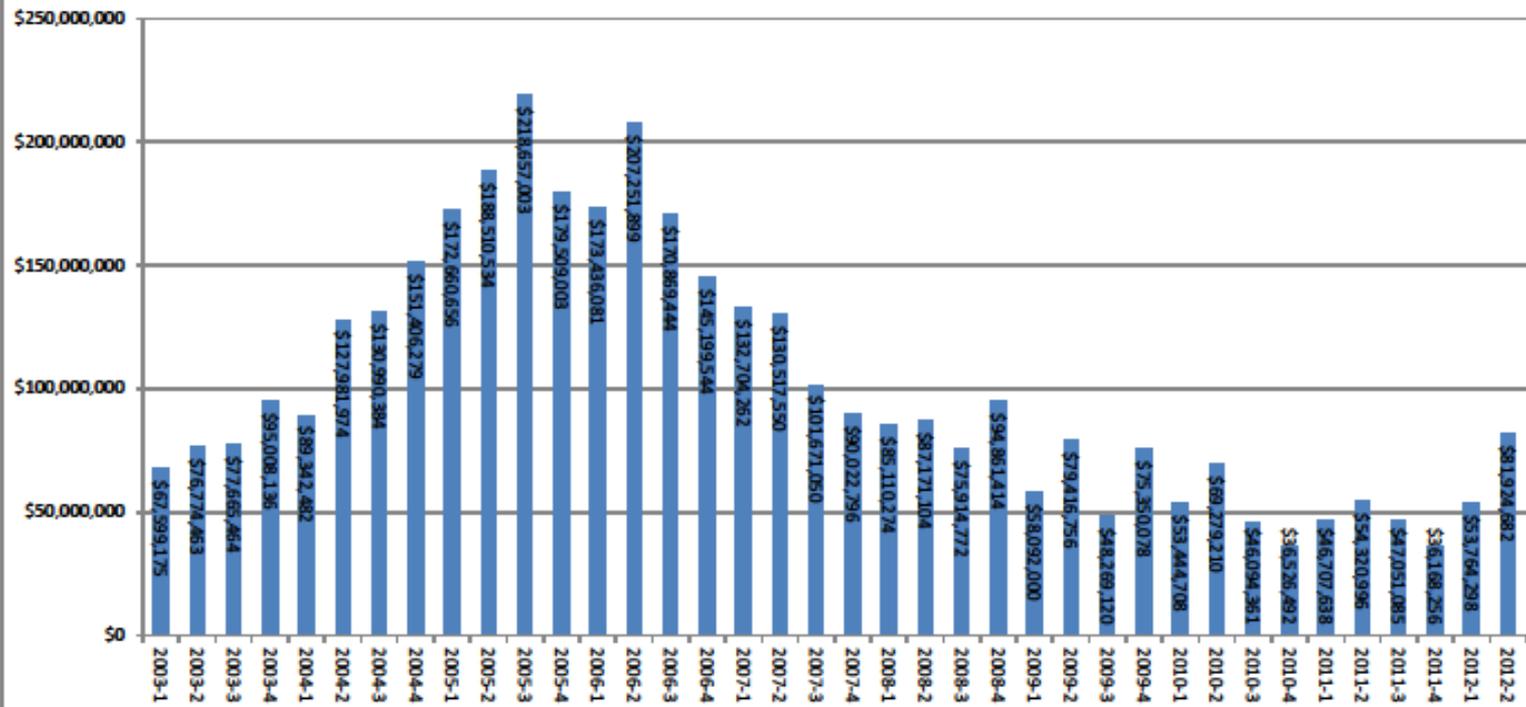
1st Quarter 2003 to 1st Quarter 2012 - 8.3%

1st Quarter Comparisons

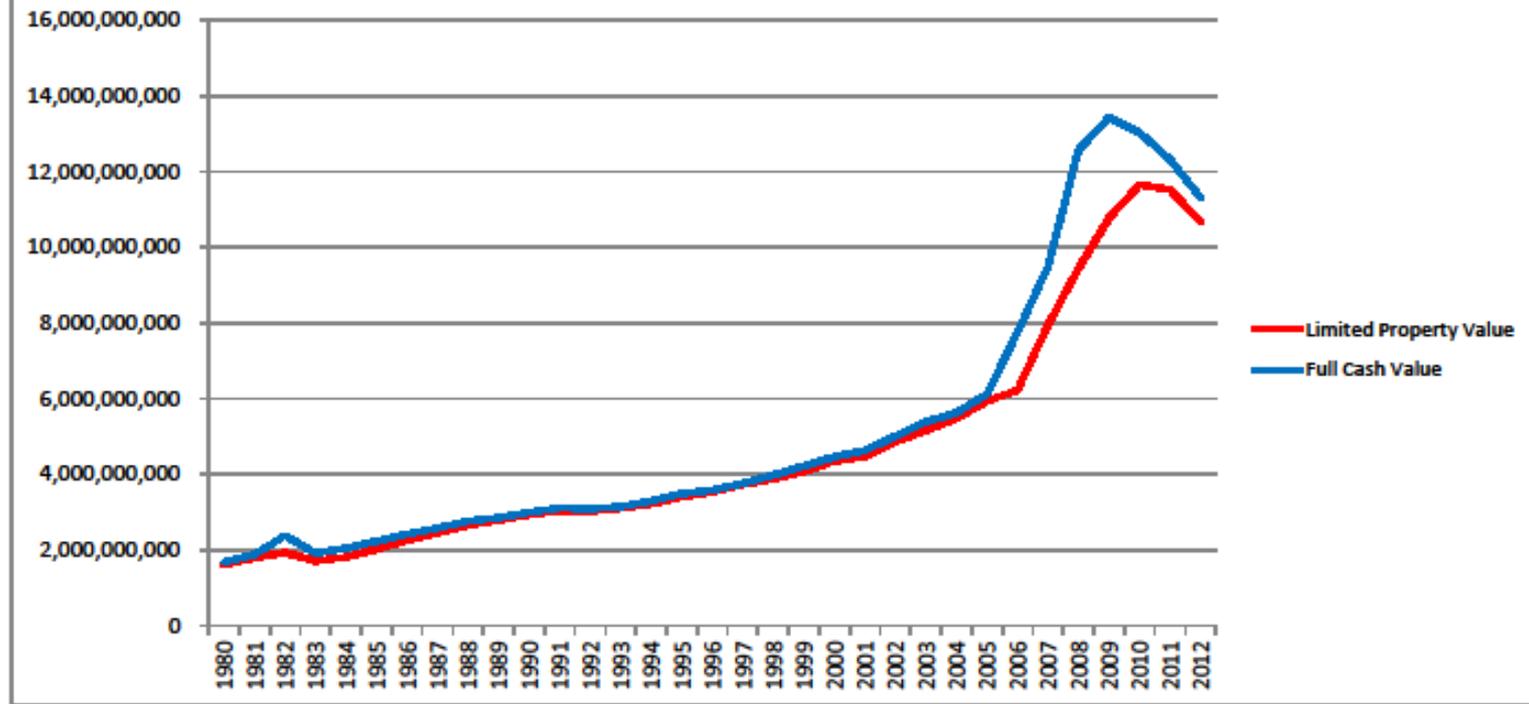
Site Built Transactions



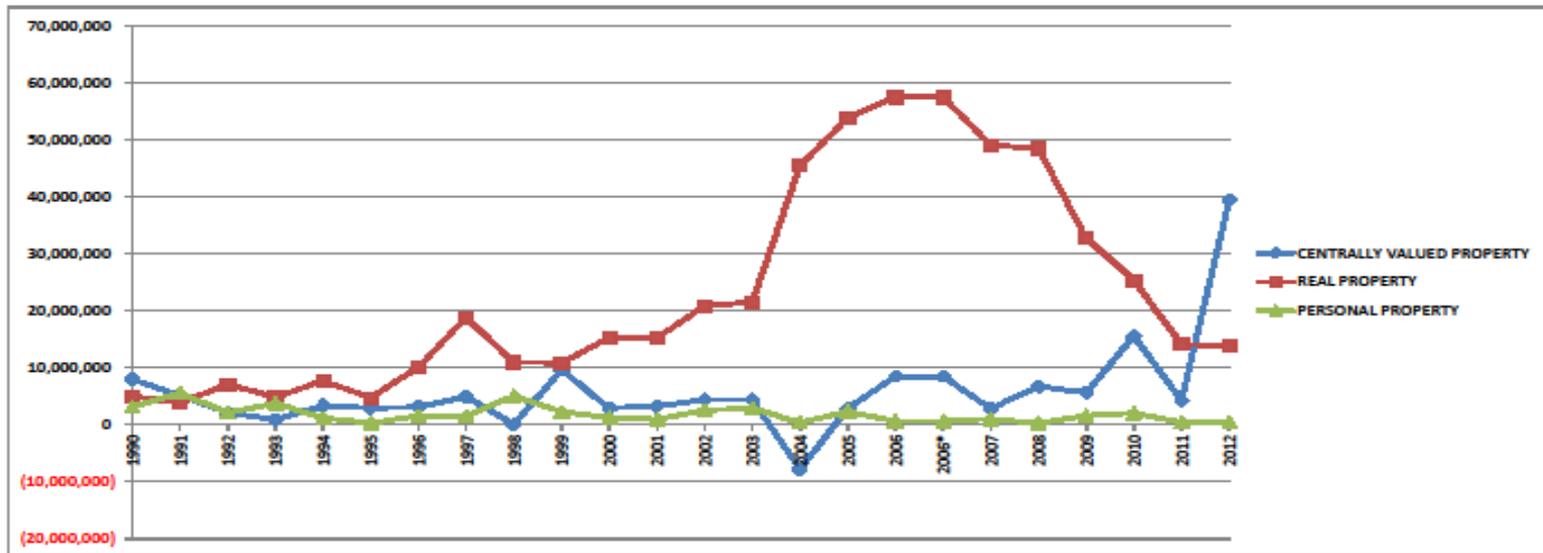
Sales Volume



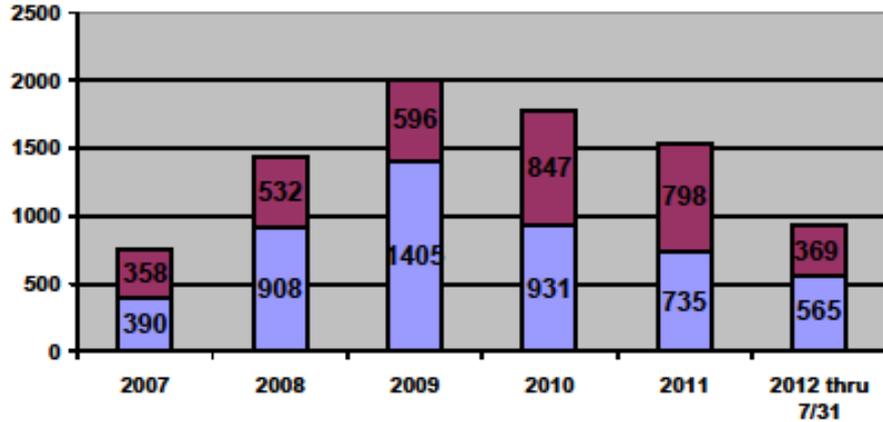
Yuma County Full Cash and Limited Values



Levy Limit New Construction Assessed Values



Notice of Trustee Sales⁽⁶⁾



Actual Foreclosures Cancelled

Year	Total Notices	Actual Foreclosed	% Foreclosed	Notices per Month (Avg)	Foreclosed per Month (Avg)
2007	748	390	52.14	62.33	32.50
2008	1440	908	63.05	120.00	75.67
2009	2001	1405	70.22	166.75	117.08
2010	1778	931	52.36	148.17	77.58
2011	1533	735	47.95	127.75	61.25
2012 thru 7/31	934	565	60.49	133.43	80.71

Actual Foreclosures includes those properties in the foreclosure process awaiting outcome.

Source: Yuma County Recorder Office; Yuma Stats[®]

Questions?