



Commentary

by:

Cathy Carlat

**Home Development
January 2013**

*Councilmember – Mesquite District
City of Peoria*



Over the past few months, I have heard a lot of talk about an increase in home sales and an uptick in new home developments. Anyone who takes a quick drive through the Mesquite District can see that dirt is moving, model home flags are flying and new growth is happening.

Sitting on over 7,100 acres, the Vistancia Community has been and continues to be, an extremely successful master planned community. From the beginning, they have established a partnership with the City of Peoria that is second to none. This success has enabled both the Vistancia Community and the City of Peoria to become well-known names for quality builders across the country.

Despite this level of accomplishment, Vistancia continues to improve their marketing efforts to reach new developers and bring fresh interest into our City. They sold many of the vacant parcels which will begin their construction in the near future. Additionally, existing homes in Vistancia and Trilogy are moving quickly through the market.

Heading towards 87th Avenue and Calle Lejos, sales in the Shea Homes' Vista Montana development have been booming. It's great to see that high quality homes never go out of style. In fact, this home product has been so well received that the developer has plans to expand to the Silver Canyon Ranch development at 77th Avenue, just South of Happy Valley Road.

Located just east of the northeast corner of 83rd Avenue and Jomax Road, Rock Springs Estates is a community that has been in the works for some time. With over 280 home sites, progress is again moving forward with anticipation of new model homes available for viewing in the next few months.

Although these few projects are merely a small sampling of the considerable activity happening around our City, it is refreshing to see things moving again. Analysts are suggesting that the surplus of active home listings is back to normal. That means that we don't have an excessive amount of vacant properties to be absorbed in the market. Even though we still have a long way to go towards a full recovery from the recession, progress is being made and positive changes are happening.



Commentary
by:
Cathy Carlat



Home Development
January 2013
Councilmember – Mesquite District
City of Peoria

I believe the City of Peoria has made it through the past twelve months very well, and based upon our current progress, the next twelve should be even more productive and lucrative for our local economy.

Interested in learning more about upcoming projects and developments in our City? Please visit: www.peoriaaz.gov/planning for additional information.

To keep updated about what is happening in your city, register for the Mesquite District electronic news alerts by visiting www.peoriaaz.gov/mesquite. Contact Councilmember Cathy Carlat at Mesquite@peoriaaz.gov or by calling 623-773-7306.