



Price Range: All | Properties: SFH - Condo - Twn

Market Profile & Trends Overview

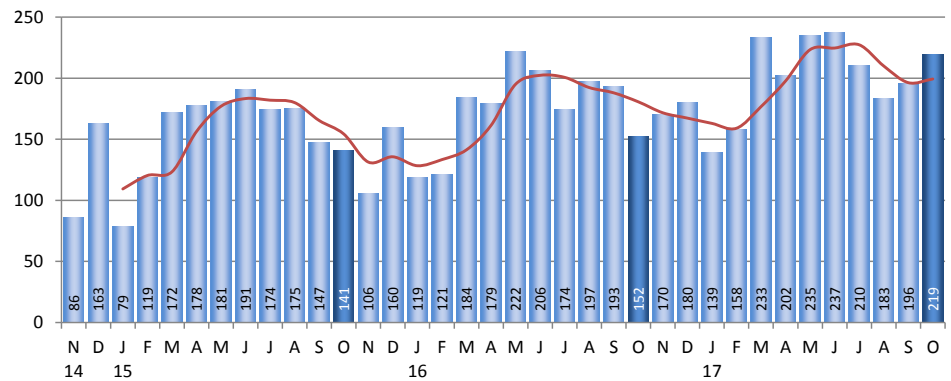
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$239,900	2%		7%				
Average List Price of all Current Listings	\$292,022	-0%		7%				
October Median Sales Price	\$209,000	-1%	0%	7%	10%	\$203,128	7%	
October Average Sales Price	\$232,304	-1%	1%	8%	10%	\$225,980	7%	
Total Properties Currently for Sale (Inventory)	560	6%		5%				
October Number of Properties Sold	219	12%		44%		2,012	15%	
October Average Days on Market (Solds)	46	-16%	-12%	-16%	-15%	54	2%	
Asking Price per Square Foot (based on New Listings)	\$125	-1%	3%	9%	10%	\$119	6%	
October Sold Price per Square Foot	\$116	3%	2%	3%	8%	\$114	8%	
October Month's Supply of Inventory	2.6	-5%	-6%	-27%	-17%	2.8	-10%	
October Sale Price vs List Price Ratio	98.0%	.1%	.0%	.8%	.5%	97.9%	0%	

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2016) / YTD = Year-to-date

Property Sales

October Property sales were 219, up 44.1% from 152 in October of 2016 and 11.7% higher than the 196 sales last month. October 2017 sales were at their highest level compared to October of 2016 and 2015. October YTD sales of 2,012 are running 15.2% ahead of last year's year-to-date sales of 1,747.

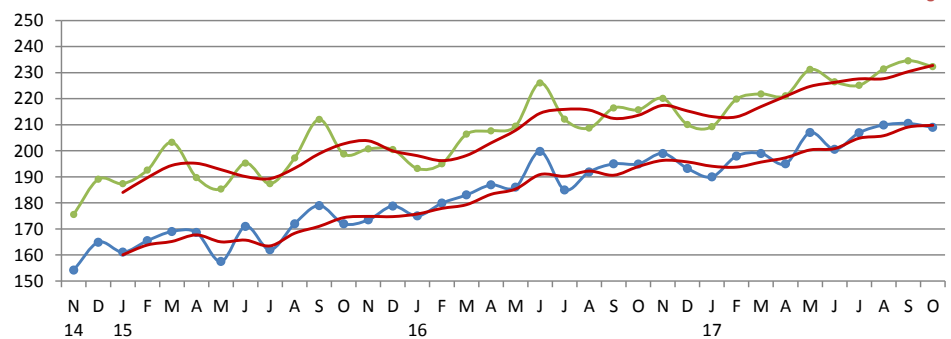
Number of Properties Sold



Prices

The Median Sales Price in October was \$209,000, up 7.2% from \$194,950 in October of 2016 and down 0.7% from \$210,500 last month. The Average Sales Price in October was \$232,304, up 7.7% from \$215,725 in October of 2016 and down 1.0% from \$234,596 last month. October 2017 ASP was at the highest level compared to October of 2016 and 2015.

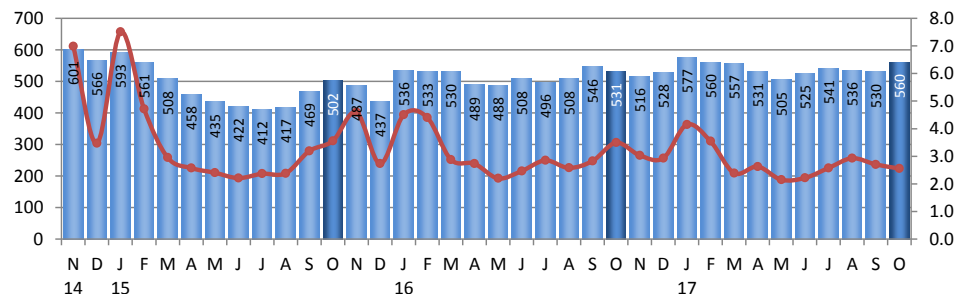
Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of October was 560, up 5.7% from 530 last month and up 5.5% from 531 in October of last year. October 2017 Inventory was at its highest level compared with October of 2016 and 2015.

Total Inventory & Month's Supply of Inventory (MSI)



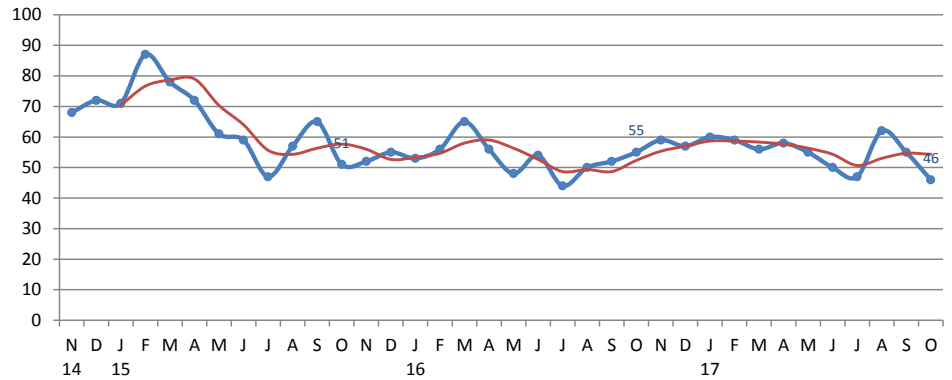
A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The October 2017 MSI of 2.6 months was at its lowest level compared with October of 2016 and 2015.



Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for October was 46, down 16.4% from 55 days last month and down 16.4% from 55 days in October of last year. The October 2017 DOM was at its lowest level compared with October of 2016 and 2015.

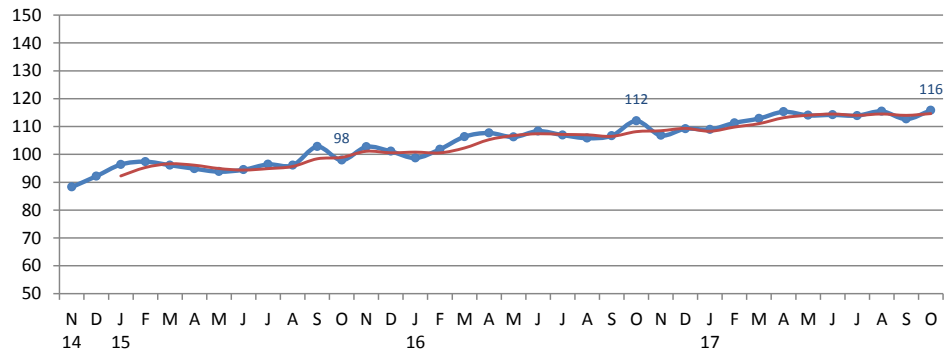
Days On Market for Sold Properties



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The October 2017 Selling Price per Square Foot of \$116 was up 2.8% from \$113 last month and up 3.4% from 112 in October of last year.

Selling Price per Square Foot



Selling Price vs Original Listings Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The October 2017 Selling Price vs Original List Price of 98.0% was up from 97.9% last month and up from 97.2% in October of last year.

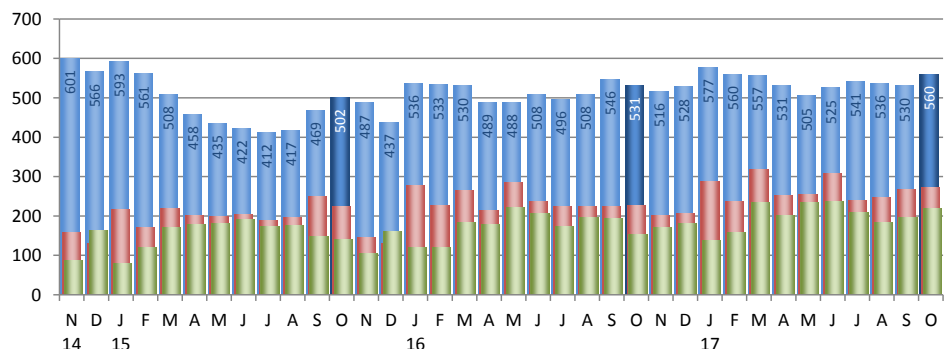
Selling Price versus Listing Price Ratio



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in October 2017 was 273, up 2.6% from 266 last month and up 20.3% from 227 in October of last year.

Inventory / New Listings / Sales



Buckeye



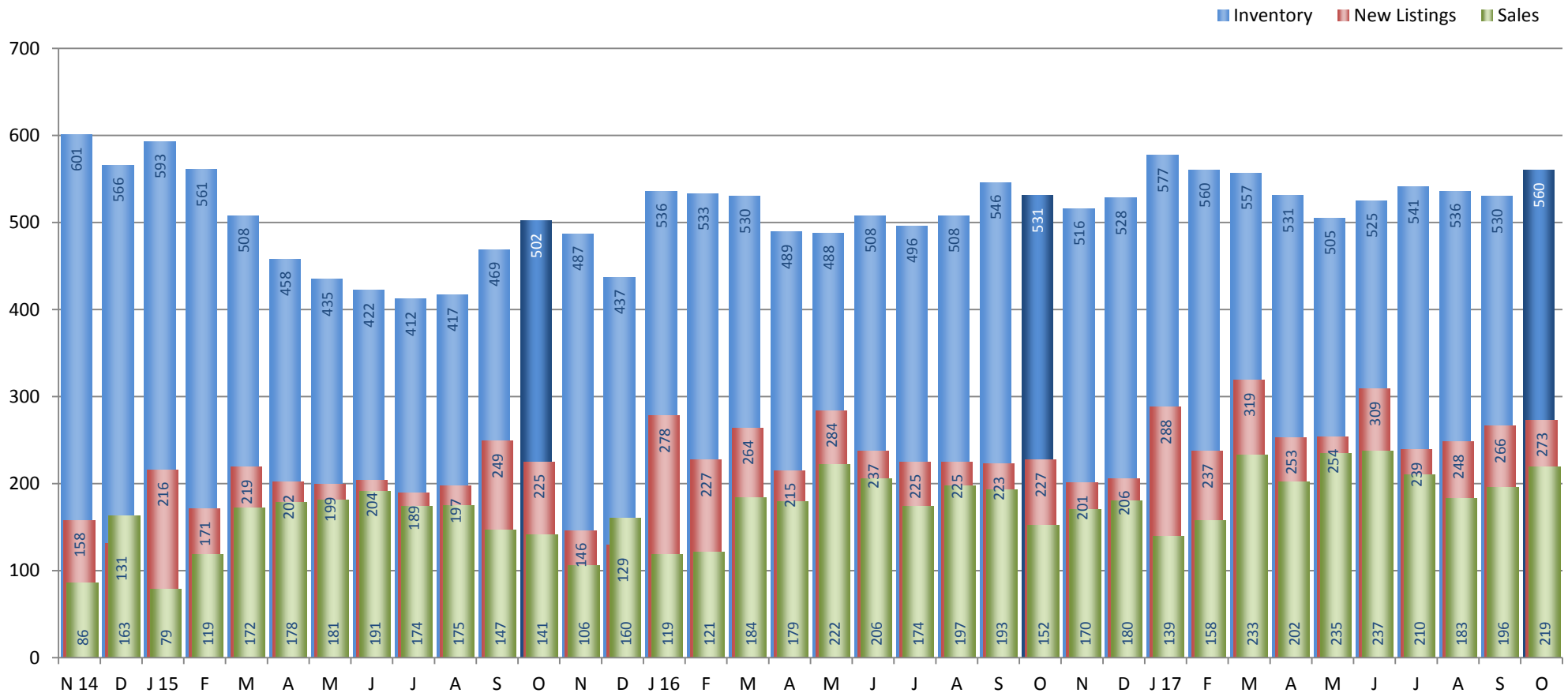
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City: Buckeye
 Price Range: All | Properties: SFH - Condo - Twn

	N 14	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J	J	A	S	O	
Homes Sold	86	163	79	119	172	178	181	191	174	175	147	141	106	160	119	121	184	179	222	206	174	197	193	152	170	180	139	158	233	202	235	237	210	183	196	219	
3 Mo. Roll Avg			109	120	123	156	177	183	182	180	165	154	131	136	128	133	141	161	195	202	201	192	188	181	172	167	163	159	177	198	223	225	227	210	183	196	219
(000's)	N 14	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J	J	A	S	O	
Median Sale Price	154	165	161	166	169	169	158	171	162	172	179	172	173	179	175	180	183	187	186	200	185	192	195	195	199	193	190	198	199	195	207	201	207	210	211	209	
3 Mo. Roll Avg			160	164	165	168	165	166	164	168	171	174	175	175	176	178	179	183	185	191	190	192	191	194	196	196	194	194	196	197	200	201	205	206	209	210	
Inventory	601	566	593	561	508	458	435	422	412	417	469	502	487	437	536	533	530	489	488	508	496	508	546	531	516	528	577	560	557	531	505	525	541	536	530	560	
MSI	7.0	3.5	7.5	4.7	3.0	2.6	2.4	2.2	2.4	2.4	3.2	3.6	4.6	2.7	4.5	4.4	2.9	2.7	2.2	2.5	2.9	2.6	2.8	3.5	3.0	2.9	4.2	3.5	2.4	2.6	2.1	2.2	2.6	2.9	2.7	2.6	
Days on Market	68	72	71	87	78	72	61	59	47	57	65	51	52	55	53	56	65	56	48	54	44	50	52	55	59	57	60	59	56	58	55	50	47	62	55	46	
3 Mo. Roll Avg			70	77	79	79	70	64	56	54	56	58	56	53	53	55	58	59	56	53	49	49	49	52	55	57	59	59	58	58	56	54	51	53	55	54	
Price per Sq Ft	88	92	96	97	96	95	94	94	96	96	103	98	103	101	99	102	106	108	106	108	107	106	107	112	107	109	109	111	113	115	114	114	114	115	113	116	
3 Mo. Roll Avg			92	95	97	96	95	94	95	96	98	99	101	101	101	101	102	105	107	107	107	107	106	108	108	109	108	110	111	113	114	114	114	115	114	115	
Sale to List Price	94.8%	95.3%	95.2%	95.8%	95.6%	97.0%	96.8%	97.3%	97.0%	97.5%	96.5%	96.9%	97.9%	97.2%	97.2%	97.5%	97.1%	97.8%	97.7%	98.1%	97.8%	98.0%	97.5%	97.2%	96.8%	96.6%	97.7%	98.0%	98.0%	97.6%	97.7%	98.0%	98.2%	97.9%	98.0%		
3 Mo. Roll Avg			95.1%	95.4%	95.5%	96.1%	96.5%	97.0%	97.0%	97.3%	97.0%	97.0%	97.1%	97.3%	97.4%	97.3%	97.3%	97.5%	97.5%	97.9%	97.9%	98.0%	97.8%	97.6%	97.2%	96.9%	97.0%	97.4%	97.9%	97.9%	97.8%	98.0%	98.0%	98.0%	97.9%		
New Listings	158	131	216	171	219	202	199	204	189	197	249	225	146	129	278	227	264	215	284	237	225	225	223	227	201	206	288	237	319	253	254	309	239	248	266	273	
Inventory	601	566	593	561	508	458	435	422	412	417	469	502	487	437	536	533	530	489	488	508	496	508	546	531	516	528	577	560	557	531	505	525	541	536	530	560	
Sales	86	163	79	119	172	178	181	191	174	175	147	141	106	160	119	121	184	179	222	206	174	197	193	152	170	180	139	158	233	202	235	237	210	183	196	219	
(000's)	N 14	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J	J	A	S	O	
Avg Sale Price	176	189	187	193	203	190	185	195	187	197	212	199	201	200	193	195	206	208	209	226	212	209	216	216	220	210	209	220	222	221	231	227	225	231	235	232	
3 Mo. Roll Avg			184	190	194	195	193	190	189	193	199	203	204	200	198	196	198	203	208	214	216	216	212	214	217	215	213	217	221	225	226	228	228	230	233		

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