



Market Profile & Trends Overview

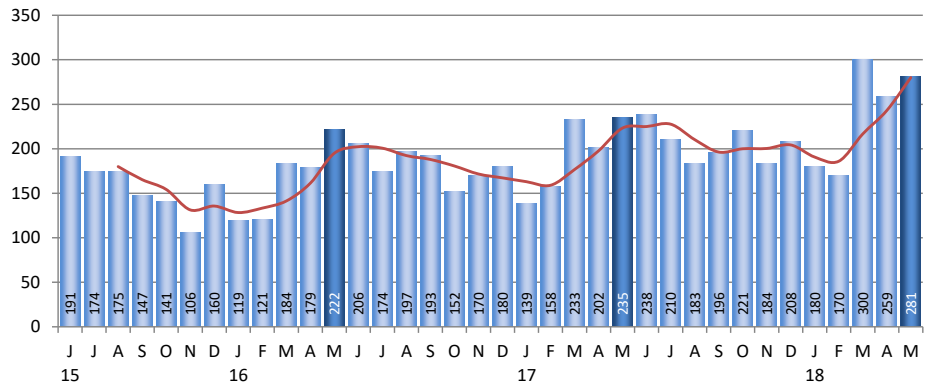
	Trending versus*:					Trending versus*:		
	Month	LM	L3M	PYM	LY	YTD	Prior YTD	Prior Year
Median List Price of all Current Listings	\$264,998	2%		6%				
Average List Price of all Current Listings	\$317,091	2%		8%				
May Median Sales Price	\$220,000	0%	1%	6%	7%	\$215,765	8%	5%
May Average Sales Price	\$243,387	-3%	-1%	5%	7%	\$245,117	11%	7%
Total Properties Currently for Sale (Inventory)	470	14%		-7%				
May Number of Properties Sold	281	8%		20%		1,190	23%	
May Average Days on Market (Solds)	44	-19%	-17%	-20%	-19%	52	-9%	-4%
Asking Price per Square Foot (based on New Listings)	\$128	2%	1%	8%	7%	\$127	8%	6%
May Sold Price per Square Foot	\$124	1%	1%	9%	8%	\$122	8%	6%
May Month's Supply of Inventory	1.7	5%	6%	-22%	-39%	2.1	-29%	-24%
May Sale Price vs List Price Ratio	98.9%	.7%	.5%	1.2%	1.0%	98.4%	1%	1%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2017) / YTD = Year-to-date

Property Sales

May Property sales were 281, up 19.6% from 235 in May of 2017 and 8.5% higher than the 259 sales last month. May 2018 sales were at their highest level compared to May of 2017 and 2016. May YTD sales of 1,190 are running 23.1% ahead of last year's year-to-date sales of 967.

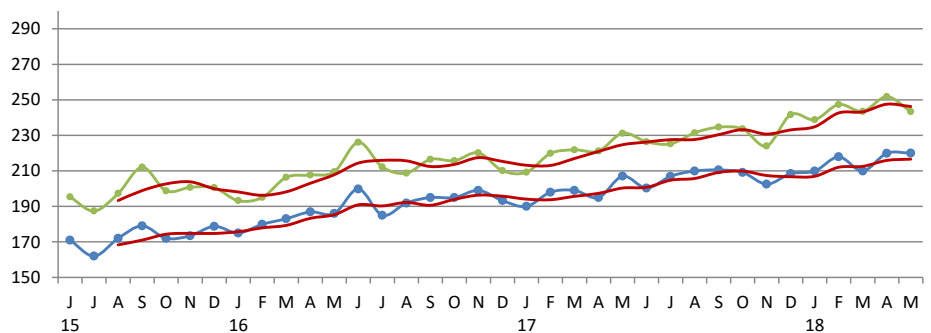
Number of Properties Sold



Prices

The Median Sales Price in May was \$220,000, up 6.3% from \$206,990 in May of 2017 and up 0.0% from \$219,900 last month. The Average Sales Price in May was \$243,387, up 5.3% from \$231,206 in May of 2017 and down 3.3% from \$251,783 last month. May 2018 ASP was at the highest level compared to May of 2017 and 2016.

Median Sales Price and Average Sales Price

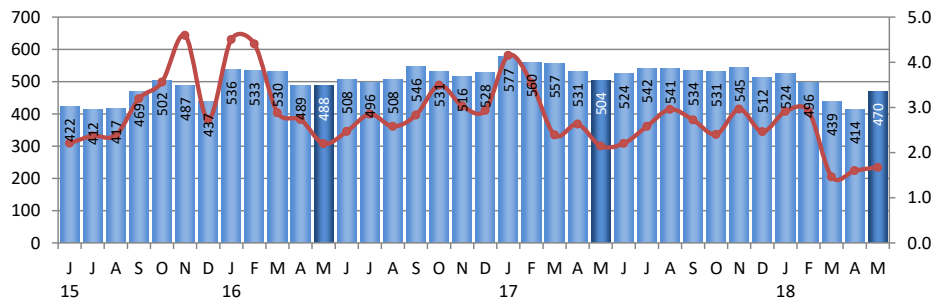


Inventory & MSI

The Total Inventory of Properties available for sale as of May was 470, up 13.5% from 414 last month and down 6.7% from 504 in May of last year. May 2018 Inventory was at its lowest level compared with May of 2017 and 2016.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The May 2018 MSI of 1.7 months was at its lowest level compared with May of 2017 and 2016.

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

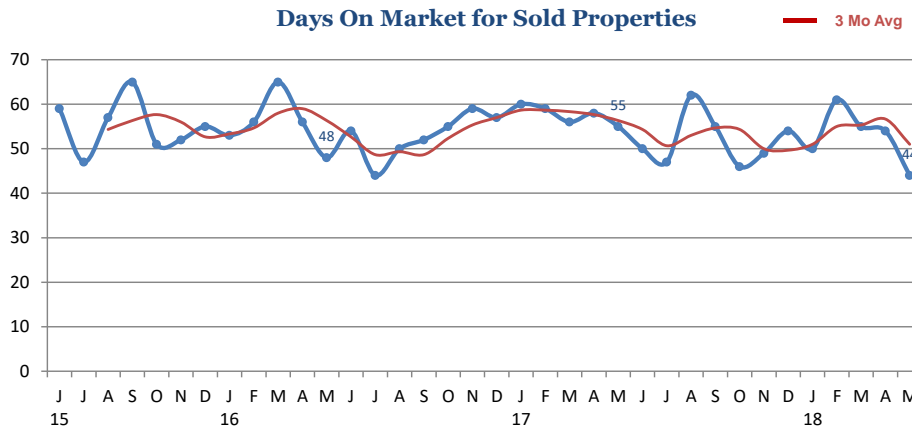




Market Time

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 May was 44, down 18.5% from 54 days last month and down 20.0% from 55 days in May of last year. The May 2018 DOM was at its lowest level compared with May of 2017 and 2016.

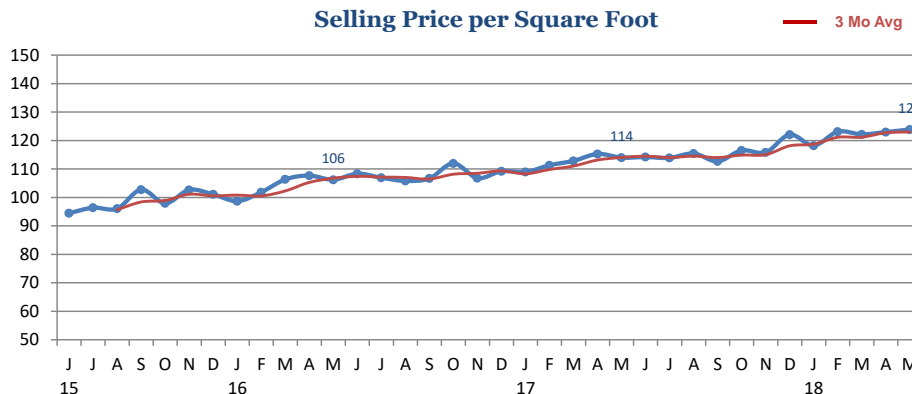
Days On Market for Sold Properties



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 May 2018 Selling Price per Square Foot of \$124 was up 0.7% from \$123 last month and up 8.7% from 114 in May of last year.

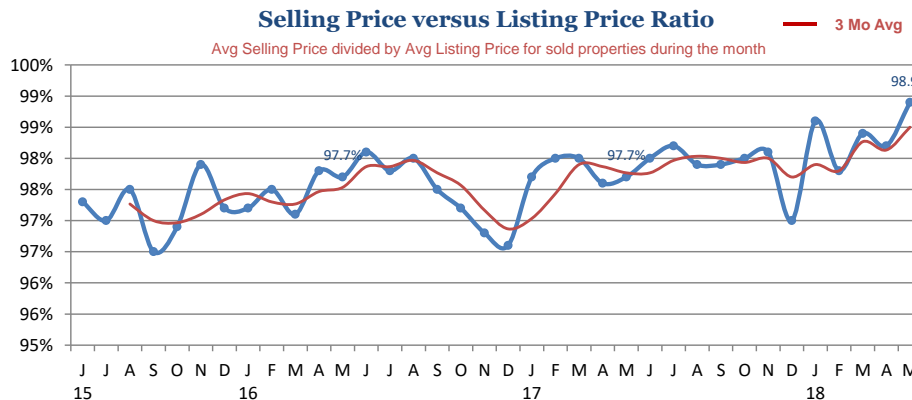
Selling Price per Square Foot



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 May 2018 Selling Price vs Original List Price of 98.9% was up from 98.2% last month and up from 97.7% in May of last year.

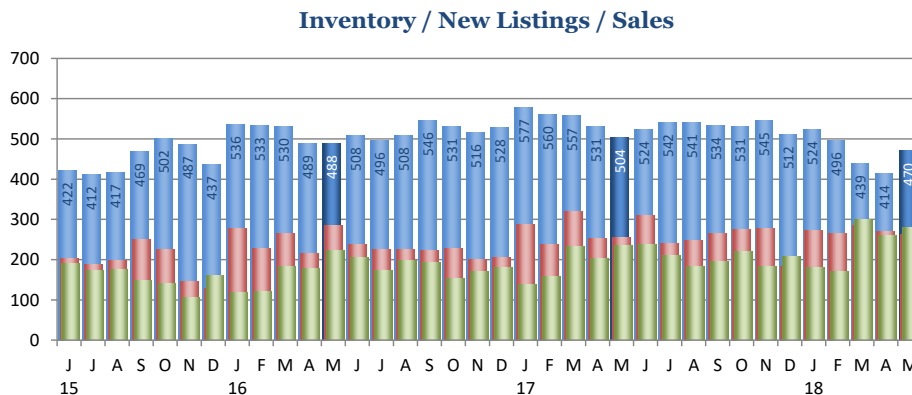
Selling Price versus Listing Price Ratio



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 May 2018 was 262, down 3.0% from 270 last month and up 3.1% from 254 in May of last year.

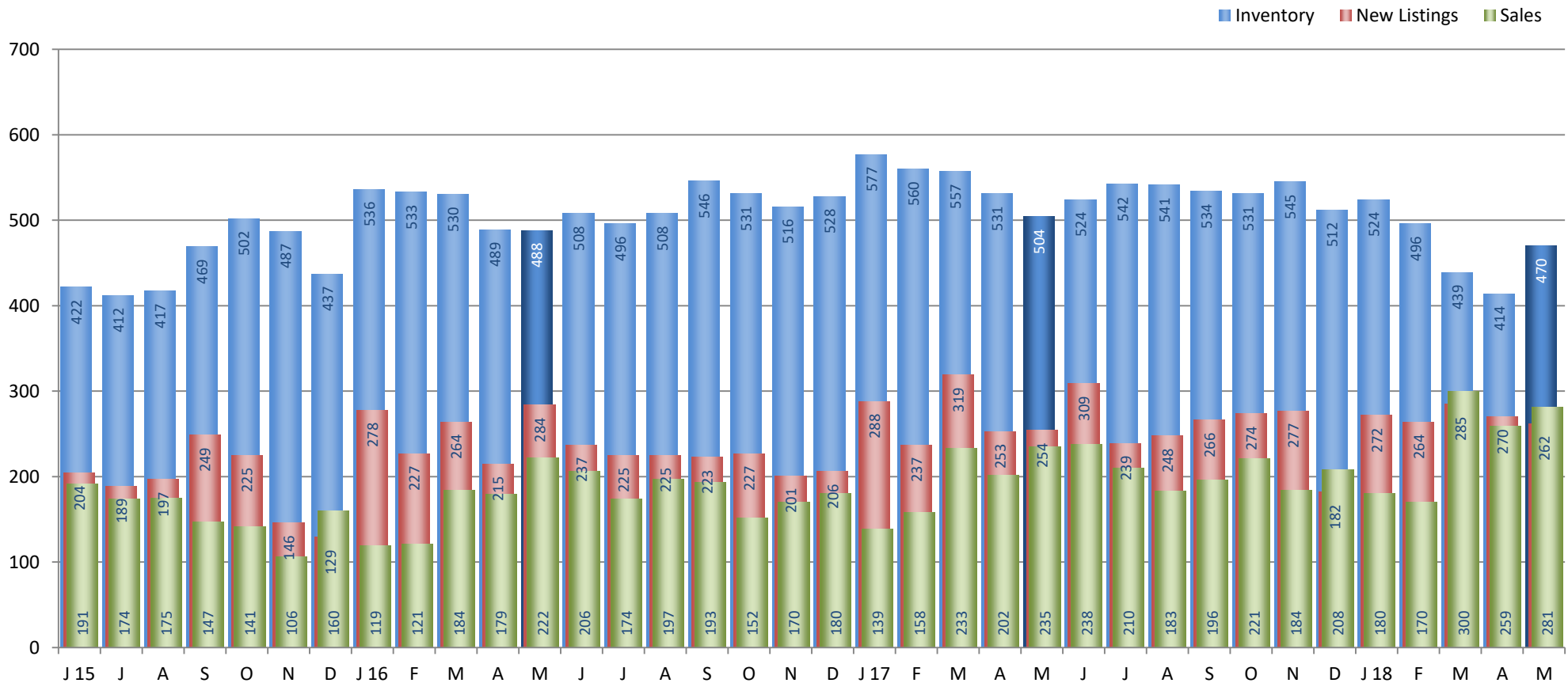
Inventory / New Listings / Sales





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

Homes Sold	191	174	175	147	141	106	160	119	121	184	179	222	206	174	197	193	152	170	180	139	158	233	202	235	238	210	183	196	221	184	208	180	170	300	259	281	
3 Mo. Roll Avg			180	165	154	131	136	128	133	141	161	195	202	201	192	188	181	172	167	163	159	177	198	223	225	228	210	196	200	200	204	191	186	217	243	280	
(000's)	171	162	172	179	172	173	179	175	180	183	187	186	200	185	192	195	195	199	193	190	198	199	195	207	200	207	210	211	209	203	208	210	218	210	220	220	
Median Sale Price			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	207	207	212	213	216	217		
3 Mo. Roll Avg																																					
Inventory	422	412	417	469	502	487	437	536	533	530	489	488	508	496	508	546	531	516	528	577	560	557	531	504	524	542	541	534	531	545	512	524	496	439	414	470	
MSI	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	3.0	2.7	2.4	3.0	2.5	2.9	2.9	1.5	1.6	1.7	
Days on Market	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	49	54	50	61	55	54	44	
3 Mo. Roll Avg			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	50	50	51	55	55	57	51	
Price per Sq Ft	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	117	116	122	118	123	122	123	124	
3 Mo. Roll Avg			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	115	115	118	119	121	121	123	123
Sale to List Price	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%	98.1%	97.0%	98.6%	97.8%	98.4%	98.2%	98.9%		
3 Mo. Roll Avg			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%	97.8%	98.0%	98.0%	97.9%	98.0%	97.7%	97.9%	97.8%	98.3%	98.1%	98.5%		
New Listings	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	274	277	182	272	264	285	270	262	
Inventory	422	412	417	469	502	487	437	536	533	530	489	488	508	496	508	546	531	516	528	577	560	557	531	504	524	542	541	534	531	545	512	524	496	439	414	470	
Sales	191	174	175	147	141	106	160	119	121	184	179	222	206	174	197	193	152	170	180	139	158	233	202	235	238	210	183	196	221	184	208	180	170	300	259	281	
(000's)	195	187	197	212	199	201	200	193	195	206	208	209	226	212	209	216	216	220	210	209	220	222	221	231	226	225	231	235	234	224	242	239	247	243	252	243	
Avg Sale Price			193	199	203	204	200	198	196	198	203	208	214	216	216	212	214	217	215	213	213	217	221	225	226	228	228	230	233	231	233	235	243	243	248	246	
3 Mo. Roll Avg																																					

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Data is provided courtesy of Arizona Regional Multiple Listing Service, Inc., Prescott Area Association of REALTORS, Tucson Association of REALTORS, Multiple Listing Service, Western Arizona REALTOR Data Exchange, Inc., Green Valley/Sahuarita Association of REALTORS, Sedona Verde Valley Association of REALTORS and may not reflect; does not warrant or guarantee the accuracy of this information. It is the responsibility of any buyer or seller to verify any and all information relevant to such consumer's real estate transaction.