



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

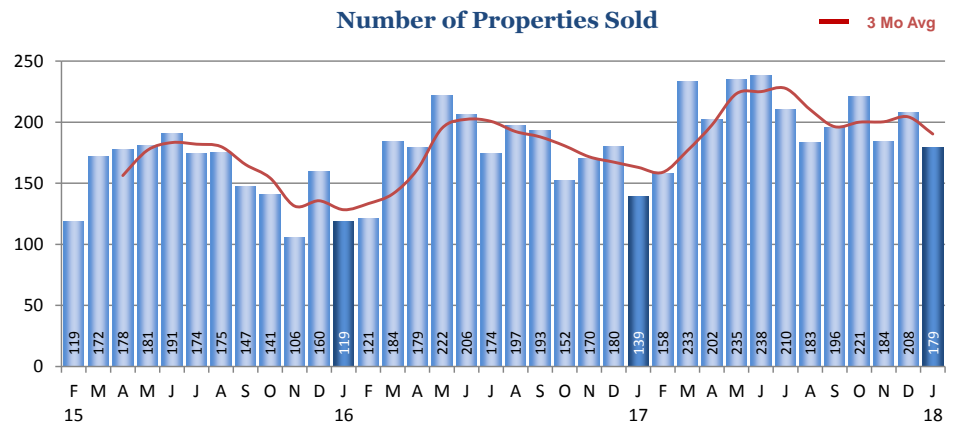
### Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$249,900	1%		16%				
Average List Price of all Current Listings	\$310,220	0%		16%				
January Median Sales Price	\$209,815	1%	1%	10%	2%	\$209,815	10%	
January Average Sales Price	\$237,809	-2%	1%	14%	4%	\$237,809	14%	
Total Properties Currently for Sale (Inventory)	545	7%		-6%				
January Number of Properties Sold	179	-14%		29%		179	29%	
January Average Days on Market (Solds)	50	-7%	0%	-17%	-7%	50	-17%	
Asking Price per Square Foot (based on New Listings)	\$128	2%	2%	9%	6%	\$128	9%	
January Sold Price per Square Foot	\$118	-3%	0%	8%	2%	\$118	8%	
January Month's Supply of Inventory	3.0	25%	9%	-27%	10%	3.0	-27%	
January Sale Price vs List Price Ratio	98.6%	1.6%	.7%	.9%	.7%	98.6%	1%	

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

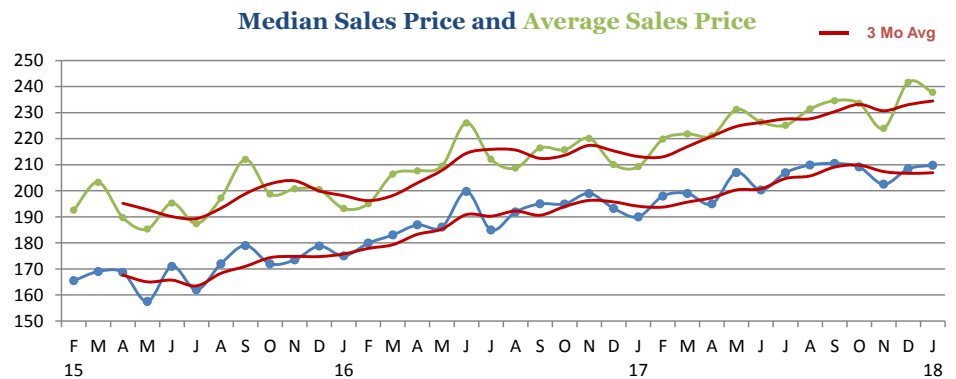
### Property Sales

January Property sales were 179, up 28.8% from 139 in January of 2017 and 13.9% lower than the 208 sales last month. January 2018 sales were at their highest level compared to January of 2017 and 2016. January YTD sales of 179 are running 28.8% ahead of last year's year-to-date sales of 139.



### Prices

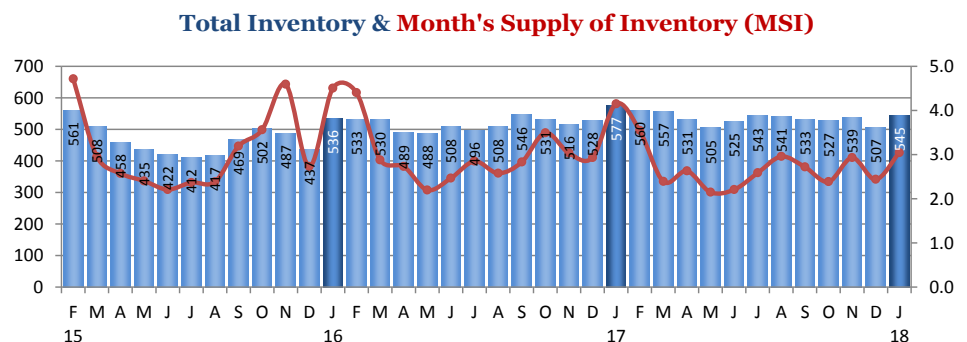
The Median Sales Price in January was \$209,815, up 10.4% from \$190,000 in January of 2017 and up 0.7% from \$208,450 last month. The Average Sales Price in January was \$237,809, up 13.7% from \$209,242 in January of 2017 and down 1.6% from \$241,690 last month. January 2018 ASP was at the highest level compared to January of 2017 and 2016.



### Inventory & MSI

The Total Inventory of Properties available for sale as of January was 545, up 7.5% from 507 last month and down 5.5% from 577 in January of last year. January 2018 Inventory was at a mid level compared with January of 2017 and 2016.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The January 2018 MSI of 3.0 months was at its lowest level compared with January of 2017 and 2016.

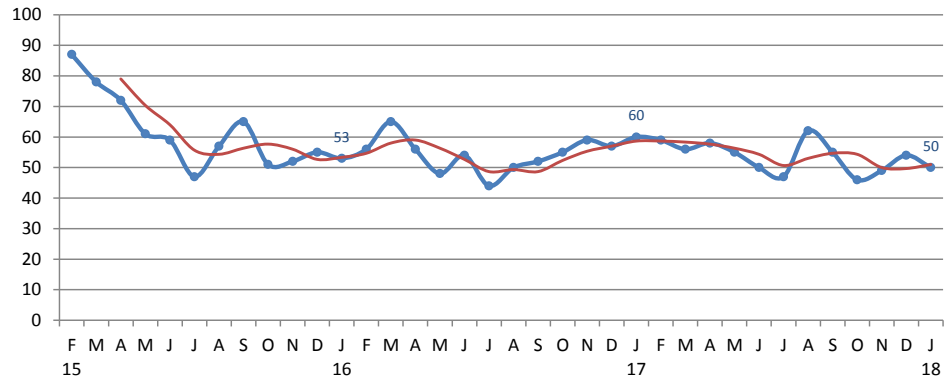




## Market Time

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 January was 50, down 7.4% from 54 days last month and down 16.7% from 60 days in January of last year. The January 2018 DOM was at its lowest level compared with January of 2017 and 2016.

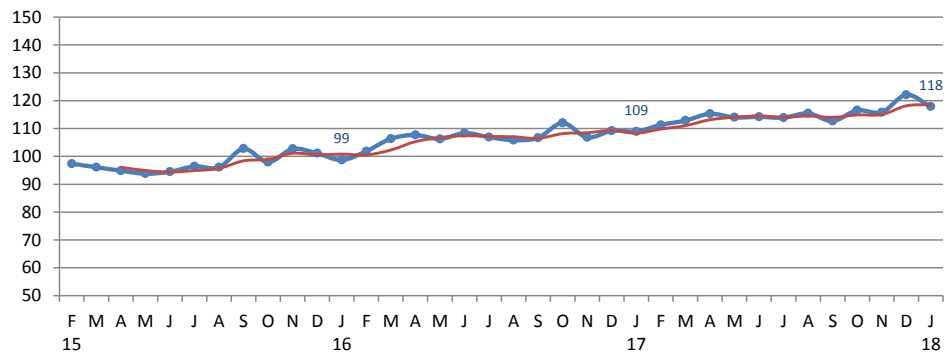
Days On Market for Sold Properties



## 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 January 2018 Selling Price per Square Foot of \$118 was down 3.5% from \$122 last month and up 8.2% from 109 in January of last year.

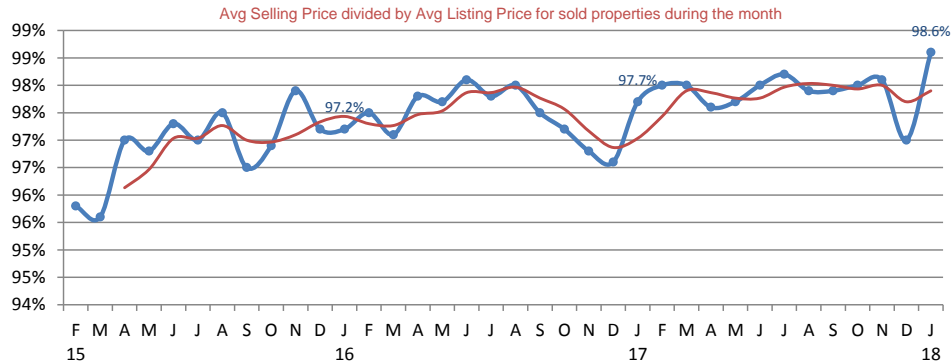
Selling Price per Square Foot



## 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 January 2018 Selling Price vs Original List Price of 98.6% was up from 97.0% last month and up from 97.7% in January of last year.

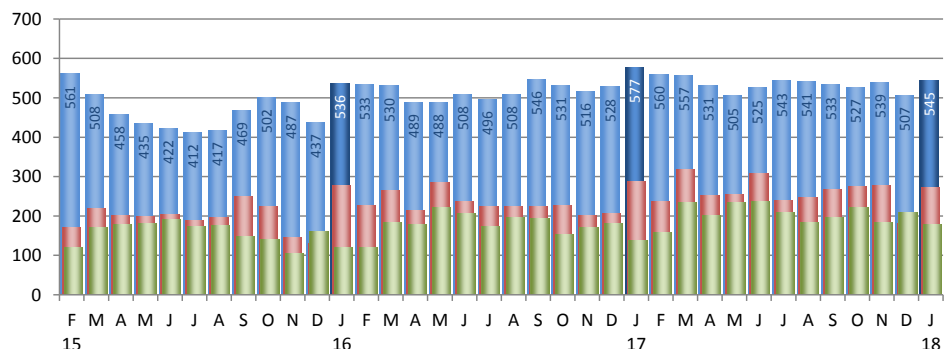
Selling Price versus Listing Price Ratio



## 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 January 2018 was 272, up 49.5% from 182 last month and down 5.6% from 288 in January of last year.

Inventory / New Listings / Sales



Buckeye



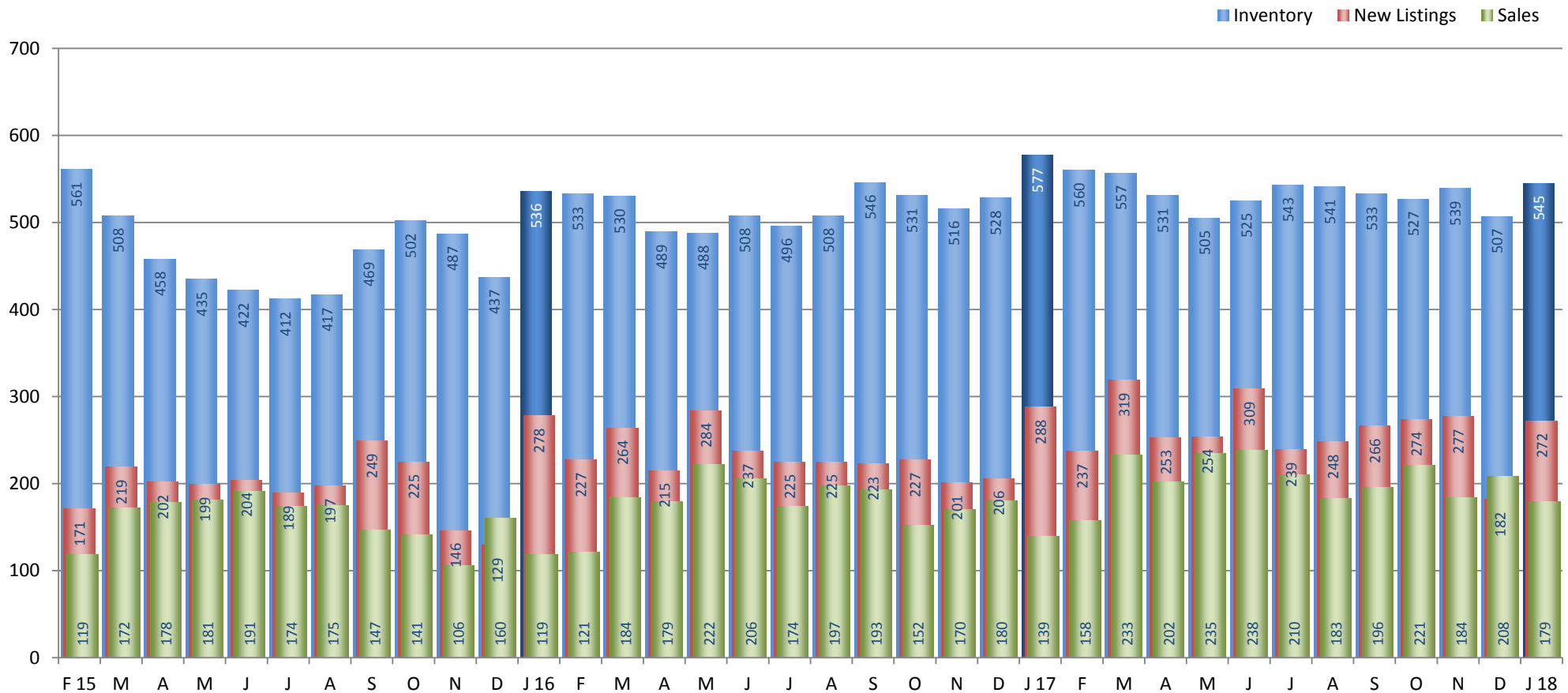
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Price Range: All | Properties: SFH - Condo - Twn

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

	F 15	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	N	D	J 18		
Homes Sold	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	238	210	183	196	221	184	208	179		
3 Mo. Roll Avg			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	228	210	196	200	200	204	190		
(000's)	F 15	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	N	D	J 18		
Median Sale Price	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	200	207	200	207	210	211	209	203	208	210
3 Mo. Roll Avg			168	165	166	164	168	171	174	175	175	176	178	179	183	185	191	190	192	191	194	196	196	194	196	196	197	200	201	205	206	209	210	207	207	207	210	
Inventory	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	543	541	533	527	539	507	545		
MSI	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	3.0	2.7	2.4	2.9	2.4	3.0		
Days on Market	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	49	54	50		
3 Mo. Roll Avg			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	50	50	51		
Price per Sq Ft	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	114	115	113	117	116	122	118	
3 Mo. Roll Avg			96	95	94	95	96	98	99	101	101	101	101	102	105	107	107	107	107	106	108	108	109	108	111	111	113	114	114	114	114	115	114	115	115	118	119	
Sale to List Price	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%	97.9%	98.0%	98.1%	97.0%	98.6%		
3 Mo. Roll Avg			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%	97.8%	98.0%	98.0%	98.0%	97.9%	98.0%	97.7%	97.9%		
New Listings	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	274	277	182	272		
Inventory	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	543	541	533	527	539	507	545		
Sales	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	238	210	183	196	221	184	208	179		
(000's)	F 15	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	N	D	J 18		
Avg Sale Price	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	226	225	231	235	234	224	242	238		
3 Mo. Roll Avg			195	193	190	189	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	234		

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