

Buckeye



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

Market Profile & Trends Overview

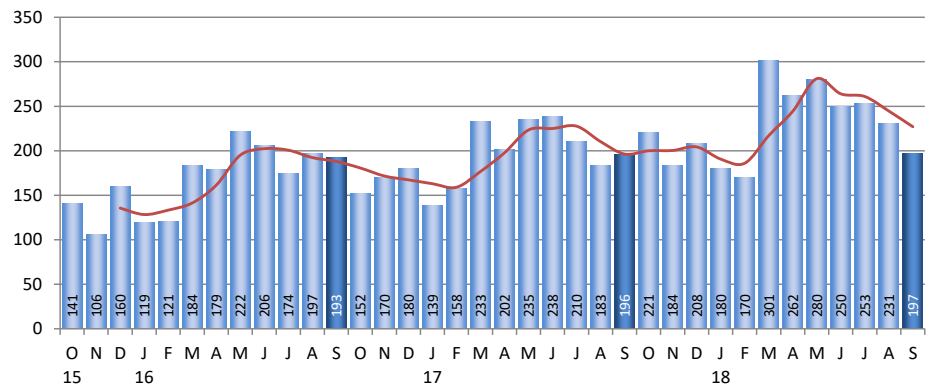
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$264,990	0%		13%				
Average List Price of all Current Listings	\$313,174	0%		8%				
September Median Sales Price	\$224,785	-1%	0%	7%	10%	\$220,000	9%	7%
September Average Sales Price	\$245,947	0%	0%	5%	8%	\$246,022	9%	8%
Total Properties Currently for Sale (Inventory)	487	18%		-9%				
September Number of Properties Sold	197	-15%		1%		2,124	18%	
September Average Days on Market (Solds)	45	13%	7%	-18%	-17%	48	-13%	-11%
Asking Price per Square Foot (based on New Listings)	\$131	1%	2%	6%	9%	\$128	8%	7%
September Sold Price per Square Foot	\$124	0%	0%	10%	8%	\$123	9%	7%
September Month's Supply of Inventory	2.5	39%	27%	-9%	-11%	2.0	-29%	-28%
September Sale Price vs List Price Ratio	98.3%	-6%	-3%	.4%	.4%	98.5%	1%	1%

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

Property Sales

September Property sales were 197, up 0.5% from 196 in September of 2017 and 14.7% lower than the 231 sales last month. September 2018 sales were at their highest level compared to September of 2017 and 2016. September YTD sales of 2,124 are running 18.4% ahead of last year's year-to-date sales of 1,794.

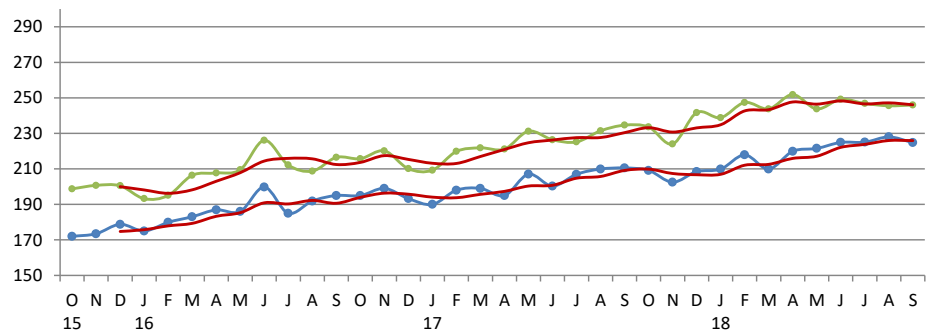
Number of Properties Sold



Prices

The Median Sales Price in September was \$224,785, up 6.8% from \$210,500 in September of 2017 and down 1.4% from \$227,990 last month. The Average Sales Price in September was \$245,947, up 4.8% from \$234,596 in September of 2017 and up 0.2% from \$245,525 last month. September 2018 ASP was at the highest level compared to September of 2017 and 2016.

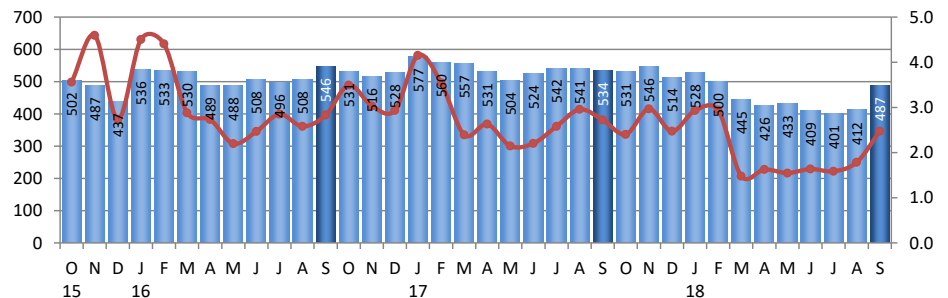
Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of September was 487, up 18.2% from 412 last month and down 8.8% from 534 in September of last year. September 2018 Inventory was at its lowest level compared with September of 2017 and 2016.

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



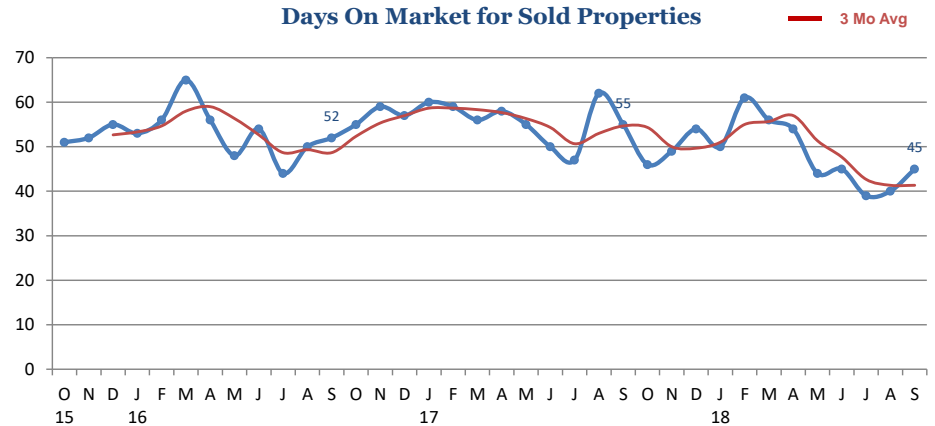
A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The September 2018 MSI of 2.5 months was at its lowest level compared with September of 2017 and 2016.



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 September was 45, up 12.5% from 40 days last month and down 18.2% from 55 days in September of last year. The September 2018 DOM was at its lowest level compared with September of 2017 and 2016.

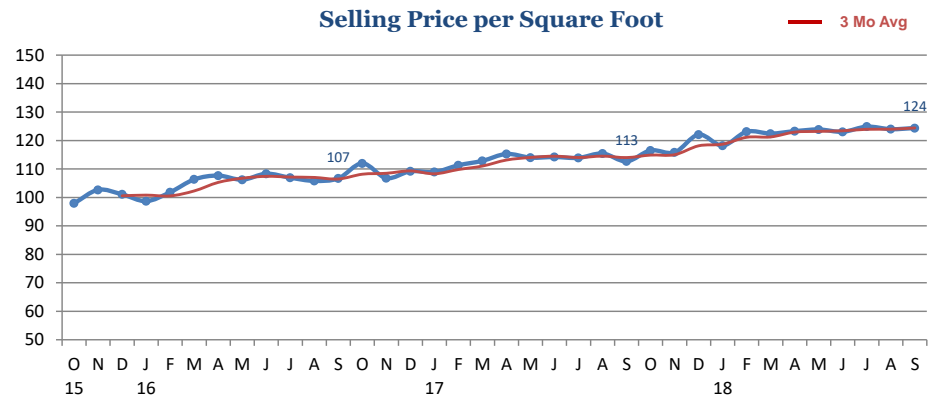
Days On Market for Sold Properties



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 September 2018 Selling Price per Square Foot of \$124 was up 0.3% from \$124 last month and up 10.4% from 113 in September 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 September 2018 Selling Price vs Original List Price of 98.3% was down from 98.9% last month and up from 97.9% in September of last year.

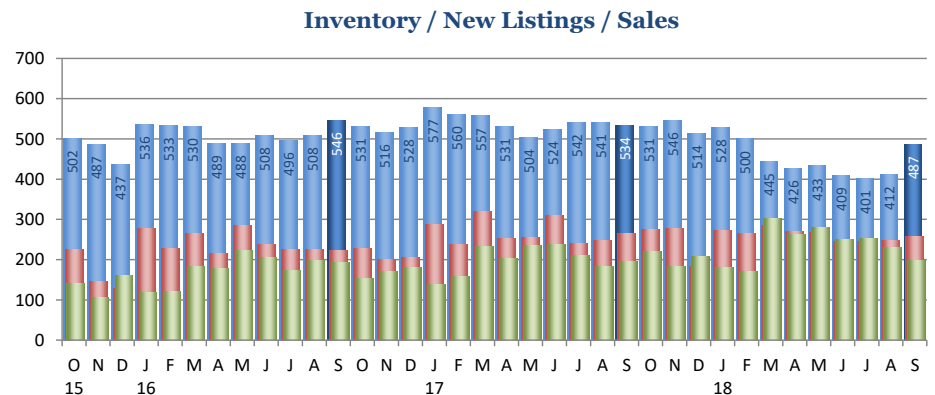
Selling Price versus Listing Price Ratio



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 September 2018 was 258, up 4.0% from 248 last month and down 3.0% from 266 in September of last year.

Inventory / New Listings / Sales



Buckeye



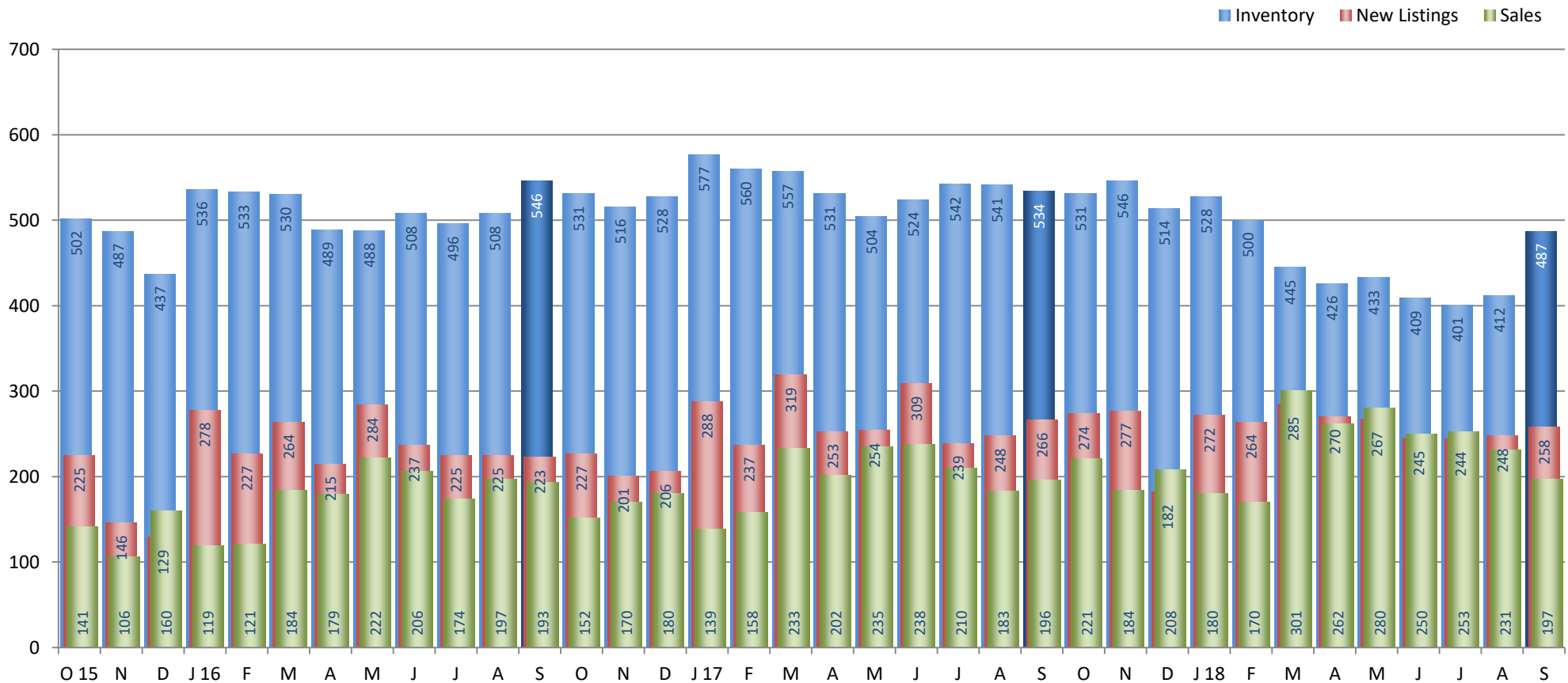
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City: Buckeye
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	O 15	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J	J	A	S	O	N	D	J 18	F	M	A	M	J	J	A	S	
Homes Sold	141	106	160	119	121	184	179	222	206	174	197	193	152	170	180	139	158	233	202	235	238	210	183	196	221	184	208	180	170	301	262	280	250	253	231	197	
3 Mo. Roll Avg			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	244	281	264	261	245	227	
(000's)	O 15	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	F	M	A	M	J	J	A	S	
Median Sale Price	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	221	225	225	228	225	
3 Mo. Roll Avg			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	207	207	212	213	216	217	222	224	226	226
Inventory	O 15	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	F	M	A	M	J	J	A	S	
MSI	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	546	514	528	500	445	426	433	409	401	412	487	
3 Mo. Roll Avg	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	1.5	1.6	1.6	1.8	2.5	
Days on Market	O 15	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	F	M	A	M	J	J	A	S	
3 Mo. Roll Avg	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	56	54	44	45	39	40	45	
3 Mo. Roll Avg			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	56	57	51	48	43	41	41	
Price per Sq Ft	O 15	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	F	M	A	M	J	J	A	S	
3 Mo. Roll Avg	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	123	125	124	124	
3 Mo. Roll Avg			101	101	101	102	105	107	107	107	107	106	108	108	109	108	110	111	113	114	114	114	115	114	115	115	118	119	121	121	123	123	123	124	124	124	
Sale to List Price	O 15	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	F	M	A	M	J	J	A	S	
3 Mo. Roll Avg	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%	97.6%	97.7%	98.0%	98.2%	97.9%	98.0%	98.1%	97.0%	98.6%	97.8%	98.4%	98.2%	98.8%	98.7%	98.4%	98.9%	98.3%	98.3%		
3 Mo. Roll Avg			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%	97.8%	98.3%	98.1%	98.5%	98.6%	98.6%	98.7%	98.5%	
New Listings	O 15	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	F	M	A	M	J	J	A	S	
Inventory	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	267	245	244	248	258	
Sales	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	301	262	280	250	253	231	197	
(000's)	O 15	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	F	M	A	M	J	J	A	S	
Avg Sale Price	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	244	252	244	249	247	246	246	
3 Mo. Roll Avg			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	248	247	247	246	

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