



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

Market Profile & Trends Overview

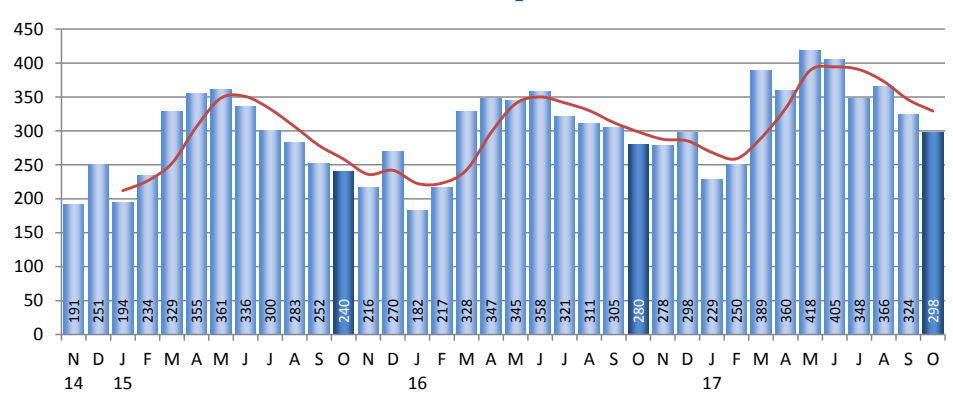
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$343,750	-1%		6%				
Average List Price of all Current Listings	\$403,398	-1%		10%				
October Median Sales Price	\$277,245	-2%	3%	12%	11%	\$266,000	6%	6%
October Average Sales Price	\$297,519	-0%	0%	7%	9%	\$293,494	9%	8%
Total Properties Currently for Sale (Inventory)	810	8%		0%				
October Number of Properties Sold	298	-8%		6%		3,387	13%	
October Average Days on Market (Solds)	43	-7%	0%	0%	-12%	46	-6%	-6%
Asking Price per Square Foot (based on New Listings)	\$149	-1%	1%	6%	8%	\$145	6%	5%
October Sold Price per Square Foot	\$142	-2%	0%	6%	8%	\$140	8%	7%
October Month's Supply of Inventory	2.7	18%	18%	-6%	-0%	2.3	-18%	-17%
October Sale Price vs List Price Ratio	97.2%	.5%	.1%	.0%	.3%	97.2%	0%	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 298, up 6.4% from 280 in October of 2016 and 8.0% lower than the 324 sales last month. October 2017 sales were at their highest level compared to October of 2016 and 2015. October YTD sales of 3,387 are running 13.1% ahead of last year's year-to-date sales of 2,994.

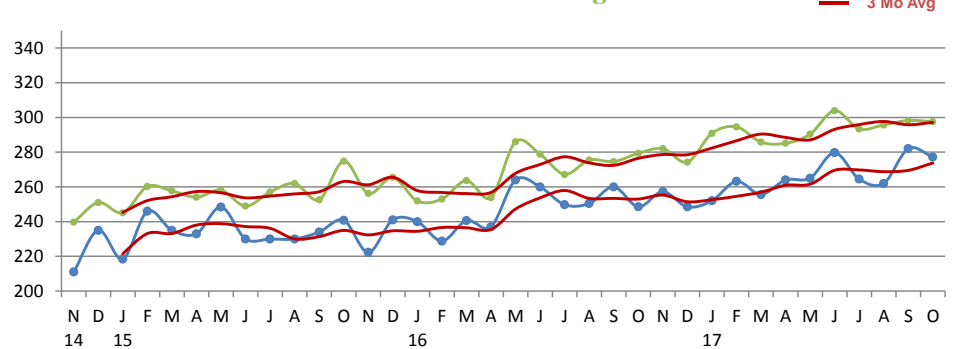
Number of Properties Sold



Prices

The Median Sales Price in October was \$277,245, up 11.6% from \$248,500 in October of 2016 and down 1.7% from \$282,000 last month. The Average Sales Price in October was \$297,519, up 6.5% from \$279,304 in October of 2016 and down 0.2% from \$298,219 last month. October 2017 ASP was at the highest level compared to October of 2016 and 2015.

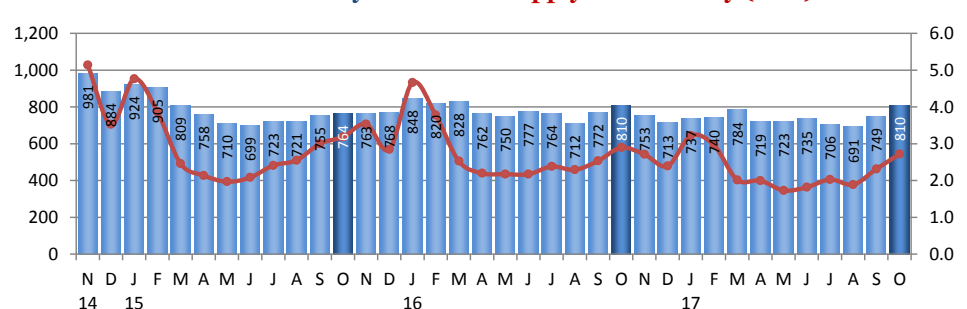
Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of October was 810, up 8.1% from 749 last month and equal to 810 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)



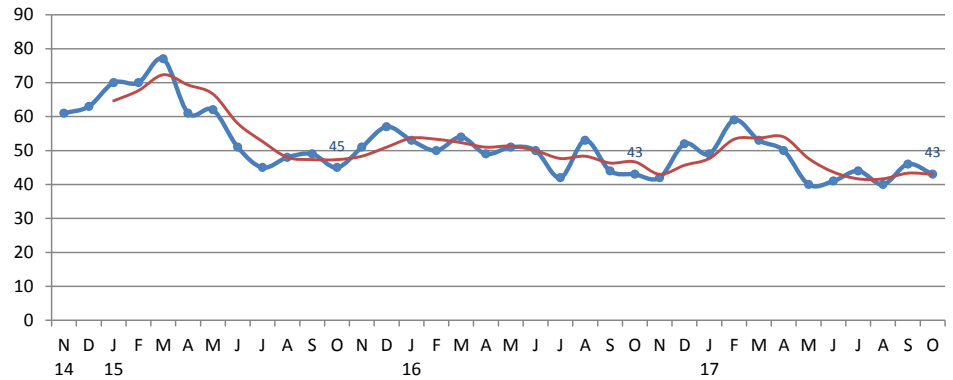
A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The October 2017 MSI of 2.7 months was at its lowest level compared with October of 2016 and 2015.



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 43, down 6.5% from 46 days last month and equal to 43 days in October of last year. The October 2017 DOM was at its lowest level compared with October of 2016 and 2015.

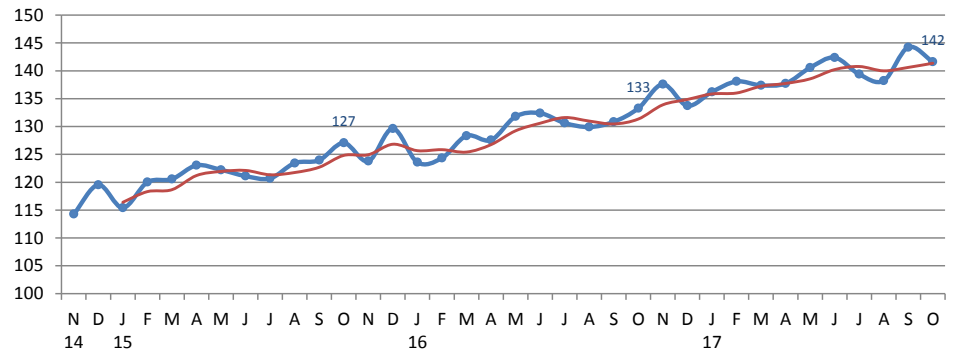
Days On Market for Sold Properties



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 \$142 was down 1.8% from \$144 last month and up 6.3% from 133 in October of last year.

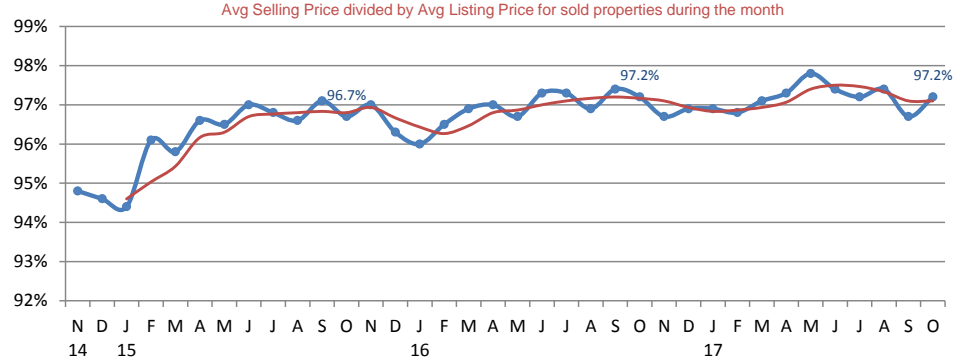
Selling Price per Square Foot



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 97.2% was up from 96.7% last month and equal to 97.2% in October of last year.

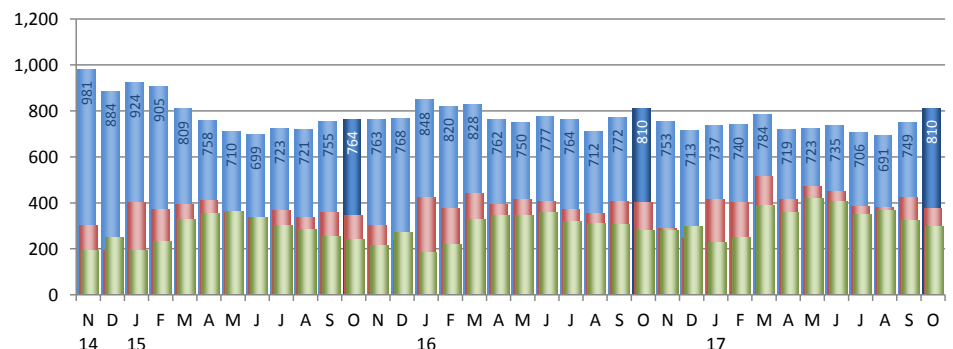
Selling Price versus Listing Price Ratio



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 375, down 11.1% from 422 last month and down 6.3% from 400 in October of last year.

Inventory / New Listings / Sales

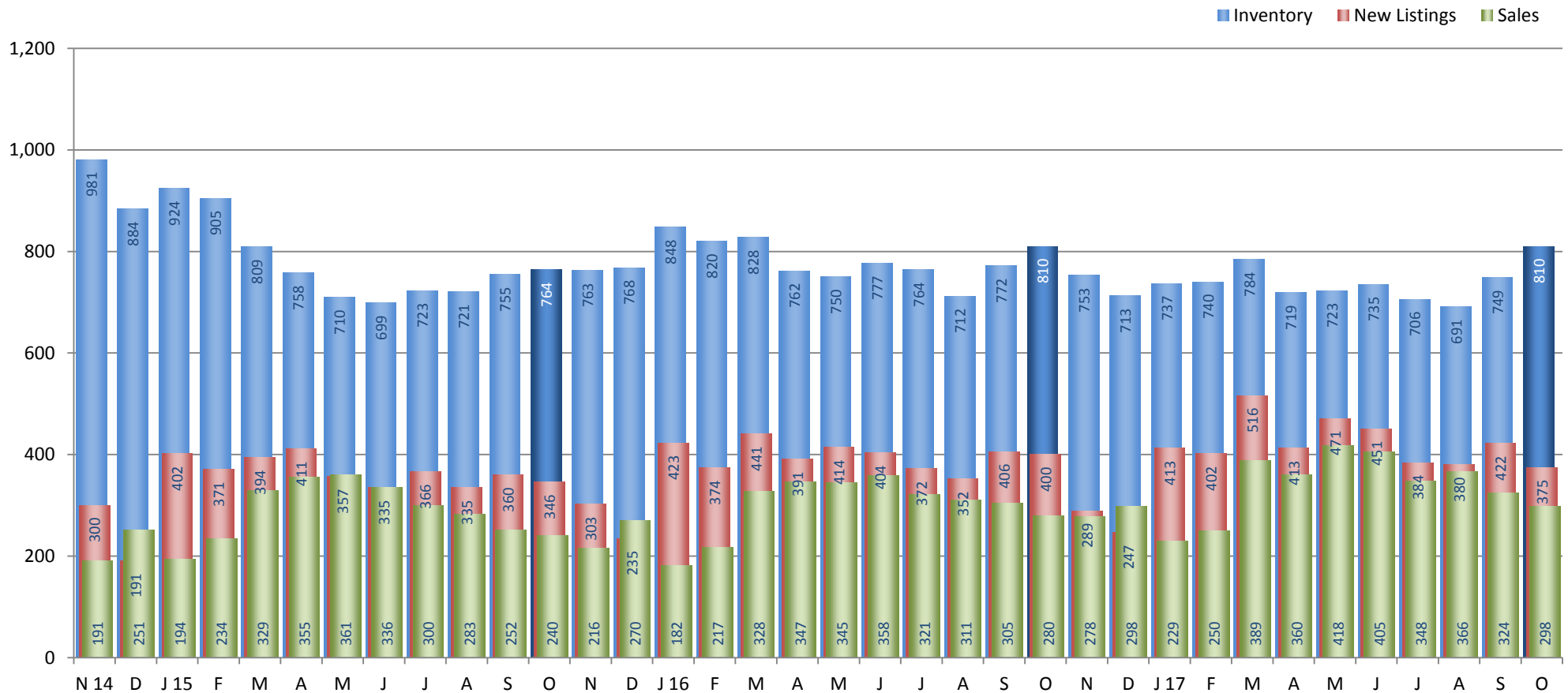




Price Range: All | Properties: SFH - Condo - Twn

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City: Peoria
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	191	251	194	234	329	355	361	336	300	283	252	240	216	270	182	217	328	347	345	358	321	311	305	280	278	298	229	250	389	360	418	405	348	366	324	298	
3 Mo. Roll Avg			212	226	252	306	348	351	332	306	278	258	236	242	223	223	242	297	340	350	341	330	312	299	288	285	268	250	289	333	389	394	390	373	346	329	
(000's)																																					
Median Sale Price	211	235	218	246	235	233	248	230	230	234	241	222	241	240	229	241	237	264	260	250	260	249	257	249	252	263	256	264	265	264	265	280	265	262	282	277	
3 Mo. Roll Avg			221	233	233	238	239	237	236	230	231	235	232	235	234	237	236	235	247	254	258	253	253	255	251	253	255	257	261	262	265	270	270	269	270	274	
Inventory	981	884	924	905	809	758	710	699	723	721	755	764	763	768	848	820	828	762	750	777	764	712	772	810	753	713	737	740	784	719	723	735	706	691	749	810	
MSI	5.1	3.5	4.8	3.9	2.5	2.1	2.0	2.1	2.4	2.5	3.0	3.2	3.5	2.8	4.7	3.8	2.5	2.2	2.2	2.2	2.4	2.3	2.5	2.9	2.7	2.4	3.2	3.0	2.0	2.0	1.7	1.8	2.0	1.9	2.3	2.7	
Days on Market	61	63	70	70	77	61	62	51	45	48	49	45	51	57	53	50	54	49	51	50	42	53	44	43	42	52	49	59	53	50	40	41	44	40	46	43	
3 Mo. Roll Avg			65	68	72	69	67	58	53	48	47	47	48	51	54	53	52	51	51	50	48	48	46	47	43	46	48	53	54	54	48	44	42	42	43	43	
Price per Sq Ft	114	120	115	120	121	123	122	121	121	123	124	127	124	130	124	124	128	128	132	132	131	130	131	133	138	134	136	138	137	138	141	142	139	138	144	142	
3 Mo. Roll Avg			116	118	119	121	122	122	121	122	123	125	125	127	126	126	125	127	129	131	132	131	130	131	133	134	135	136	136	137	138	139	140	141	140	141	141
Sale to List Price	94.8%	94.6%	94.4%	96.1%	95.8%	96.6%	96.5%	97.0%	96.8%	96.6%	97.1%	96.7%	97.0%	96.3%	96.0%	96.5%	96.9%	97.0%	96.7%	97.3%	97.3%	96.9%	97.4%	97.2%	96.7%	96.9%	96.8%	97.1%	97.3%	97.8%	97.4%	97.2%	97.4%	96.7%	97.2%		
3 Mo. Roll Avg			94.6%	95.0%	95.4%	96.2%	96.3%	96.7%	96.8%	96.8%	96.8%	96.8%	96.9%	96.7%	96.4%	96.3%	96.5%	96.8%	96.9%	97.0%	97.1%	97.2%	97.2%	97.1%	96.9%	96.8%	96.9%	96.9%	97.1%	97.4%	97.5%	97.5%	97.3%	97.1%	97.1%		
New Listings	300	191	402	371	394	411	357	335	366	335	360	346	303	235	423	374	441	391	414	404	372	352	406	400	289	247	413	402	516	413	471	451	384	380	422	375	
Inventory	981	884	924	905	809	758	710	699	723	721	755	764	763	768	848	820	828	762	750	777	764	712	772	810	753	713	737	740	784	719	723	735	706	691	749	810	
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Avg Sale Price	240	251	245	260	258	254	258	249	257	262	253	275	256	265	252	253	264	254	286	279	267	275	275	279	282	274	291	295	286	285	290	304	293	296	298	298	
3 Mo. Roll Avg			245	252	254	257	254	255	256	257	263	261	266	258	257	256	257	268	273	277	274	272	276	279	279	282	287	290	288	287	293	296	298	296	297		

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