



Market Profile & Trends Overview

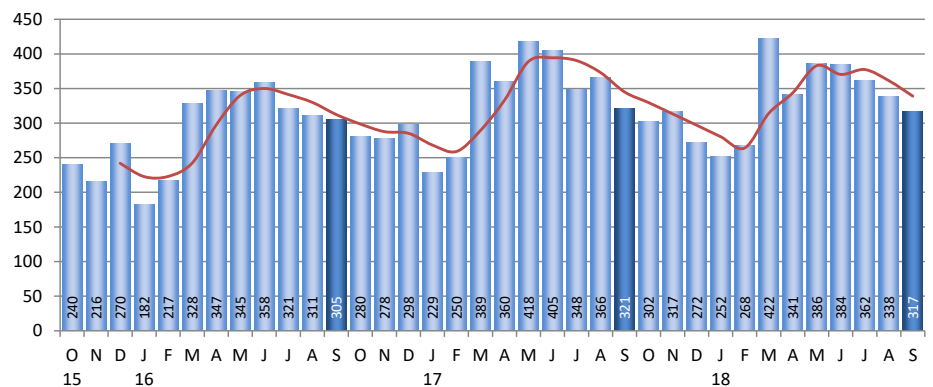
	Trending versus*:					Trending versus*:		
	Month	LM	L3M	PYM	LY	YTD	Prior YTD	Prior Year
Median List Price of all Current Listings	\$351,619	-0%		3%				
Average List Price of all Current Listings	\$411,338	-3%		2%				
September Median Sales Price	\$289,990	-1%	-2%	3%	9%	\$290,000	9%	9%
September Average Sales Price	\$317,783	-1%	-1%	7%	8%	\$316,636	8%	7%
Total Properties Currently for Sale (Inventory)	854	11%		15%				
September Number of Properties Sold	317	-6%		-1%		3,070	-1%	
September Average Days on Market (Solds)	50	9%	11%	9%	6%	45	-2%	-4%
Asking Price per Square Foot (based on New Listings)	\$158	1%	1%	6%	8%	\$154	6%	5%
September Sold Price per Square Foot	\$152	1%	1%	5%	8%	\$150	8%	6%
September Month's Supply of Inventory	2.7	18%	16%	16%	19%	2.2	-3%	-4%
September Sale Price vs List Price Ratio	97.3%	-2%	-3%	.4%	.2%	97.5%	0%	0%

* 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 317, down 1.2% from 321 in September of 2017 and 6.2% lower than the 338 sales last month. September 2018 sales were at a mid level compared to September of 2017 and 2016. September YTD sales of 3,070 are running 0.5% behind last year's year-to-date sales of 3,086.

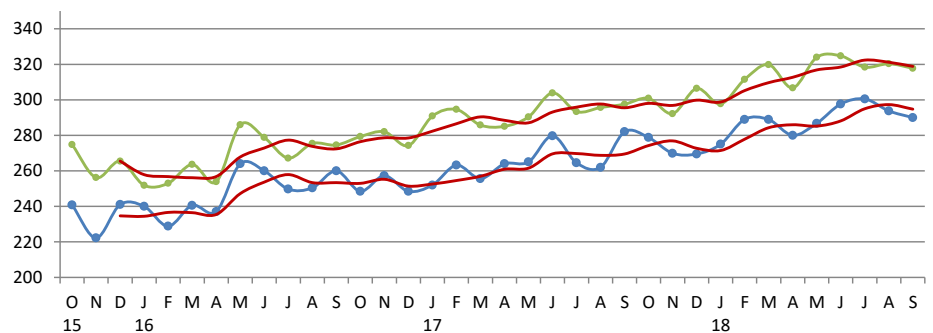
Number of Properties Sold



Prices

The Median Sales Price in September was \$289,990, up 2.8% from \$282,000 in September of 2017 and down 1.3% from \$293,750 last month. The Average Sales Price in September was \$317,783, up 6.8% from \$297,539 in September of 2017 and down 0.8% from \$320,325 last month. September 2018 ASP was at the highest level compared to September of 2017 and 2016.

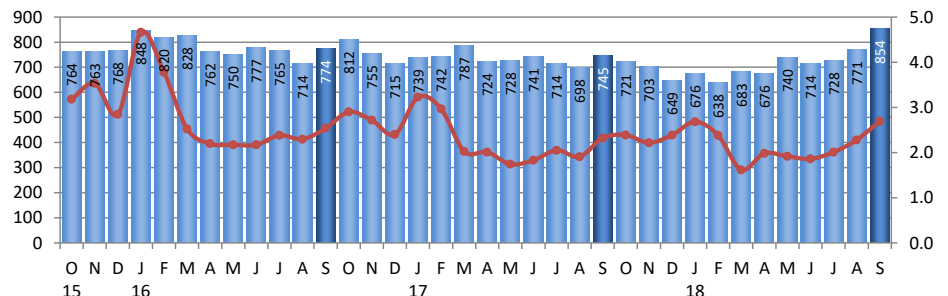
Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of September was 854, up 10.8% from 771 last month and up 14.6% from 745 in September of last year. September 2018 Inventory was at its highest level compared with September of 2017 and 2016.

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



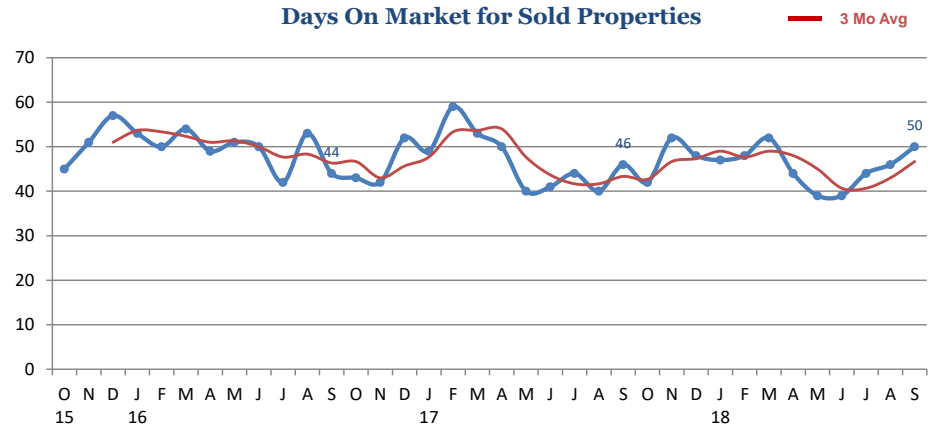
A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The September 2018 MSI of 2.7 months was at its highest level compared with September of 2017 and 2016.



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 50, up 8.7% from 46 days last month and up 8.7% from 46 days in September of last year. The September 2018 DOM was at a mid level compared with September of 2017 and 2016.

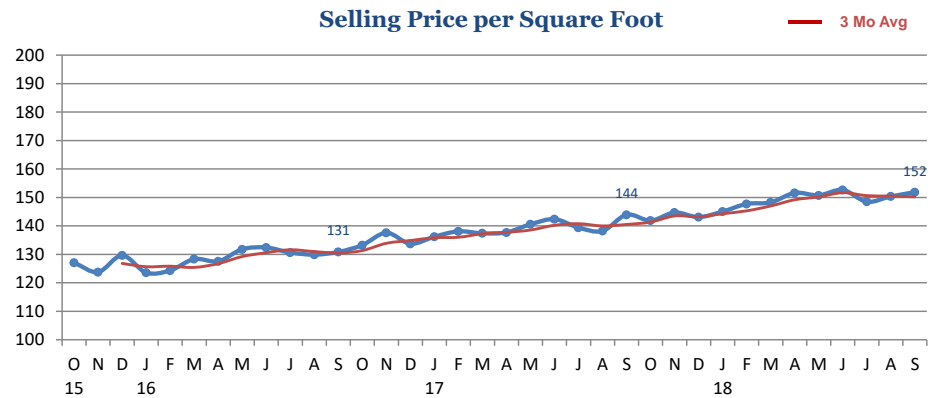
Days On Market for Sold Properties



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 \$152 was up 1.0% from \$150 last month and up 5.5% from 144 in September of last year.

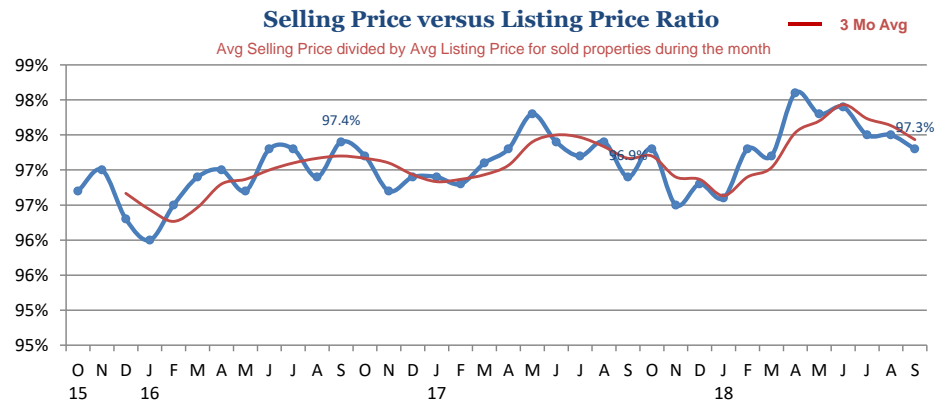
Selling Price per Square Foot



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 97.3% was down from 97.5% last month and up from 96.9% in September of last year.

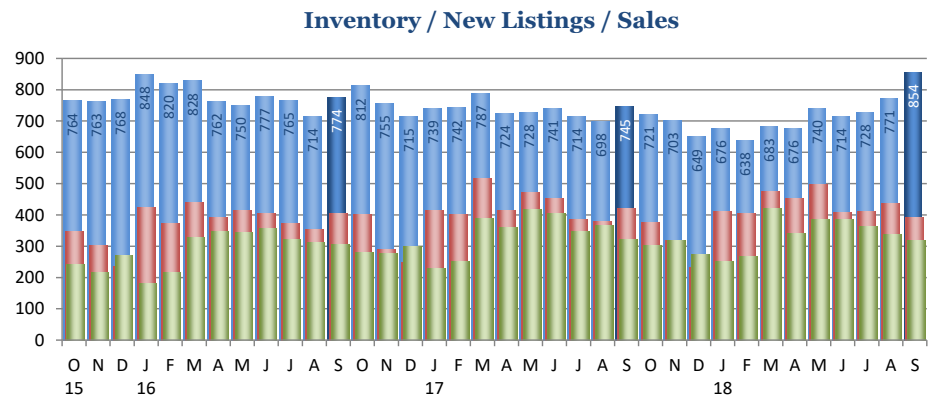
Selling Price versus Listing Price Ratio



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 392, down 10.1% from 436 last month and down 6.9% from 421 in September of last year.

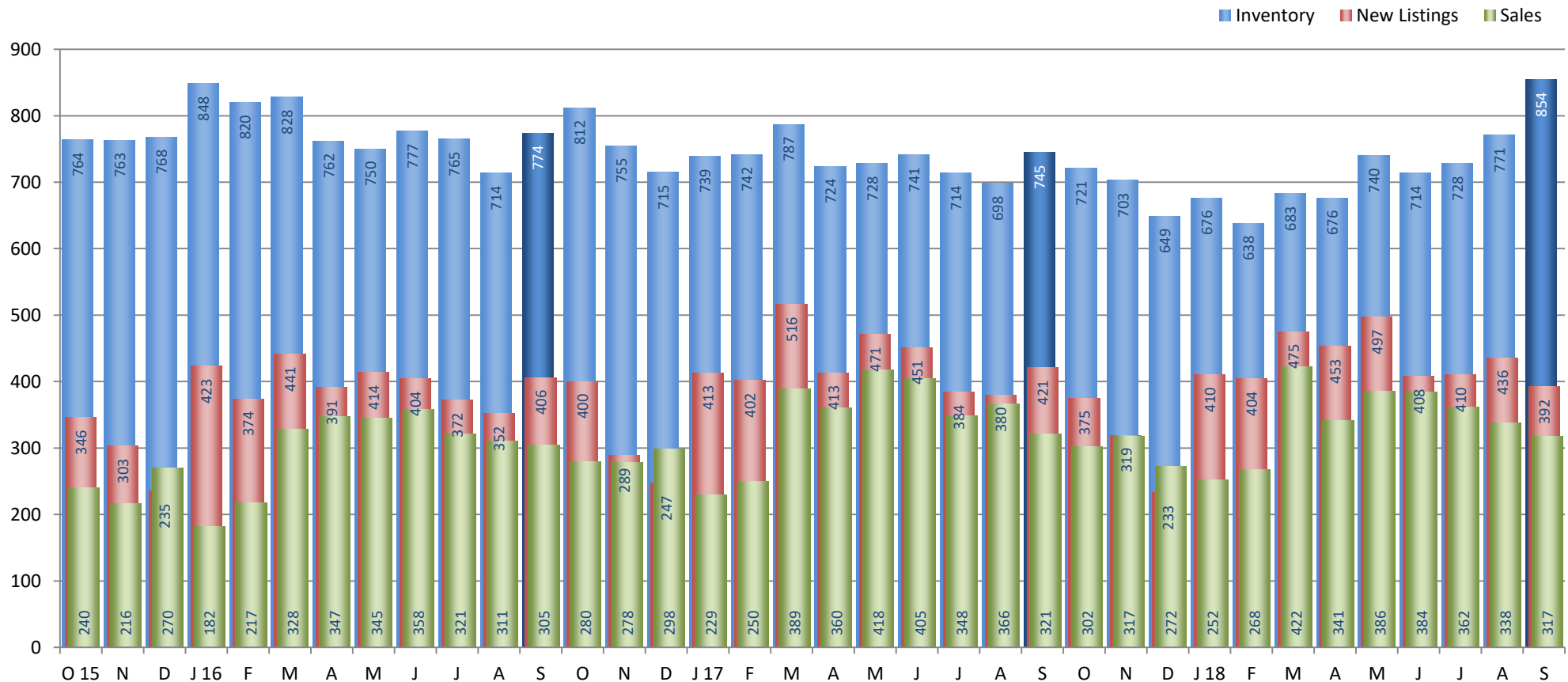
Inventory / New Listings / Sales





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

	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	240	216	270	182	217	328	347	345	358	321	311	305	280	278	298	229	250	389	360	418	405	348	366	321	302	317	272	252	268	422	341	386	384	362	338	317
3 Mo. Roll Avg			242	223	223	242	297	340	350	341	330	312	299	288	285	268	259	289	333	389	394	390	373	345	330	313	297	280	264	314	344	383	370	377	361	339
(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	241	222	241	240	229	241	237	264	260	250	250	260	249	257	249	252	263	256	264	265	280	265	262	282	279	270	270	275	289	289	290	287	298	301	294	290
3 Mo. Roll Avg			235	234	237	236	235	247	254	258	253	253	255	251	253	255	257	261	262	270	270	269	270	274	277	273	271	278	284	286	285	288	295	297	295	
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	764	763	768	848	820	828	762	750	777	765	714	774	812	755	715	739	742	787	724	728	741	714	698	745	721	703	649	676	638	683	676	740	714	728	771	854
3 Mo. Roll Avg			3.2	3.5	2.8	4.7	3.8	2.5	2.2	2.2	2.2	2.5	2.9	2.7	2.4	3.2	3.0	2.0	2.0	1.7	1.8	2.1	1.9	2.3	2.4	2.2	2.4	2.7	2.4	1.6	2.0	1.9	1.9	2.0	2.3	2.7
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	45	51	57	53	50	54	49	51	50	42	53	44	43	42	52	49	59	53	50	40	41	44	40	46	42	52	48	47	48	52	44	39	39	44	46	50
3 Mo. Roll Avg			51	54	53	52	51	51	50	48	48	46	47	43	46	48	53	54	54	48	44	42	42	43	43	47	47	49	48	49	48	45	41	41	43	47
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	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	145	143	145	148	148	152	151	153	148	150	152
3 Mo. Roll Avg			127	126	126	125	127	129	131	132	131	130	131	133	134	135	136	136	137	138	139	140	141	141	141	143	143	144	145	147	149	150	152	151	150	150
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	96.7%	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%	96.9%	96.8%	97.1%	97.3%	97.8%	97.4%	97.2%	97.4%	96.9%	97.3%	96.5%	96.8%	96.6%	97.3%	97.2%	98.1%	97.8%	97.9%	97.5%	97.3%
3 Mo. Roll Avg			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%	97.2%	97.2%	97.2%	96.9%	96.9%	96.6%	96.9%	97.0%	97.5%	97.7%	97.9%	97.7%	97.6%	97.4%
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	346	303	235	423	374	441	391	414	404	372	352	406	400	289	247	413	402	516	413	471	451	384	380	421	375	319	233	410	404	475	453	497	408	410	436	392
Sales	764	763	768	848	820	828	762	750	777	765	714	774	812	755	715	739	742	787	724	728	741	714	698	745	721	703	649	676	638	683	676	740	714	728	771	854
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(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	275	256	265	252	253	264	254	286	279	267	275	275	279	282	274	291	295	286	285	290	304	293	296	298	301	292	306	298	312	320	307	324	325	318	320	318
3 Mo. Roll Avg			266	258	257	256	257	268	273	277	274	272	276	279	279	282	287	290	288	287	293	296	298	296	298	297	300	299	305	310	313	317	318	322	321	319

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