



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

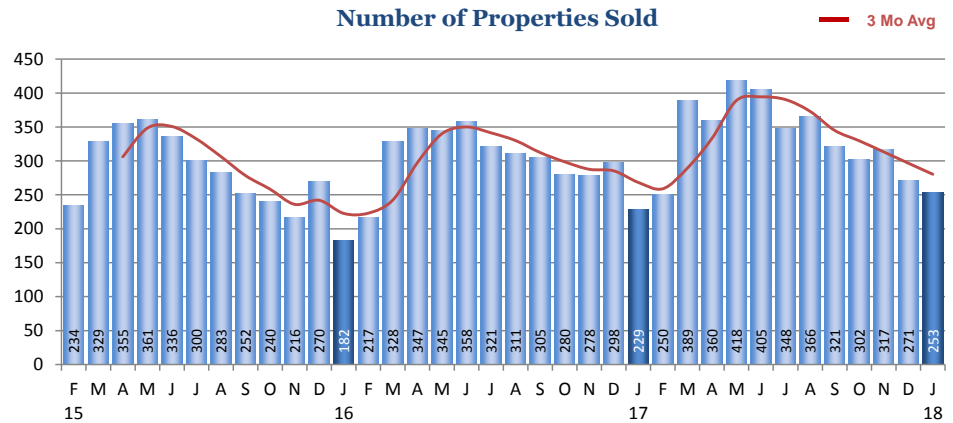
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$349,500	-4%		6%				
Average List Price of all Current Listings	\$414,397	-3%		11%				
January Median Sales Price	\$275,000	2%	1%	9%	3%	\$275,000	9%	3%
January Average Sales Price	\$297,744	-3%	0%	2%	1%	\$297,744	2%	1%
Total Properties Currently for Sale (Inventory)	749	16%		1%				
January Number of Properties Sold	253	-7%		10%		253	10%	
January Average Days on Market (Solds)	47	-2%	0%	-4%	0%	47	-4%	0%
Asking Price per Square Foot (based on New Listings)	\$153	1%	1%	5%	5%	\$153	5%	5%
January Sold Price per Square Foot	\$145	1%	1%	6%	3%	\$145	7%	3%
January Month's Supply of Inventory	3.0	24%	17%	-8%	31%	3.0	-8%	31%
January Sale Price vs List Price Ratio	96.6%	-2%	-2%	-3%	-5%	96.6%	-0%	-1%

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

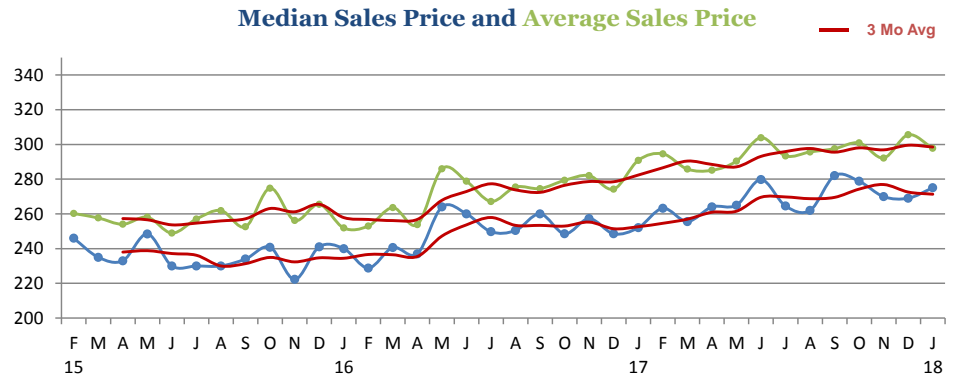
Property Sales

January Property sales were 253, up 10.5% from 229 in January of 2017 and 6.6% lower than the 271 sales last month. January 2018 sales were at their highest level compared to January of 2017 and 2016. January YTD sales of 253 are running 10.5% ahead of last year's year-to-date sales of 229.



Prices

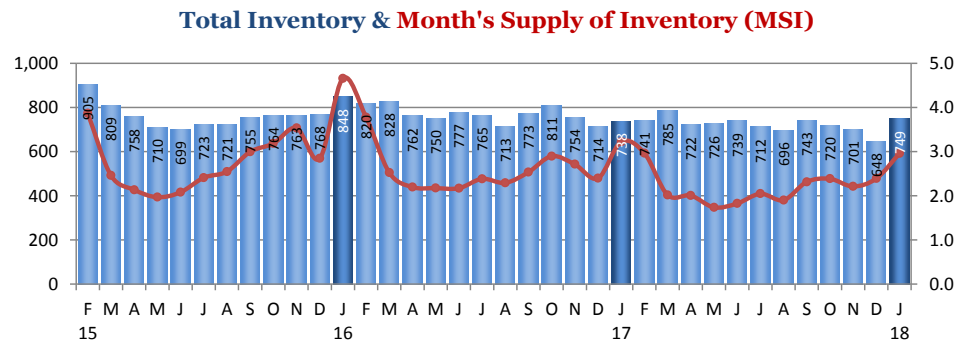
The Median Sales Price in January was \$275,000, up 9.1% from \$252,000 in January of 2017 and up 2.2% from \$269,000 last month. The Average Sales Price in January was \$297,744, up 2.4% from \$290,820 in January of 2017 and down 2.5% from \$305,531 last month. January 2018 ASP was at the highest level compared to January of 2017 and 2016.



Inventory & MSI

The Total Inventory of Properties available for sale as of January was 749, up 15.6% from 648 last month and up 1.5% from 738 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.

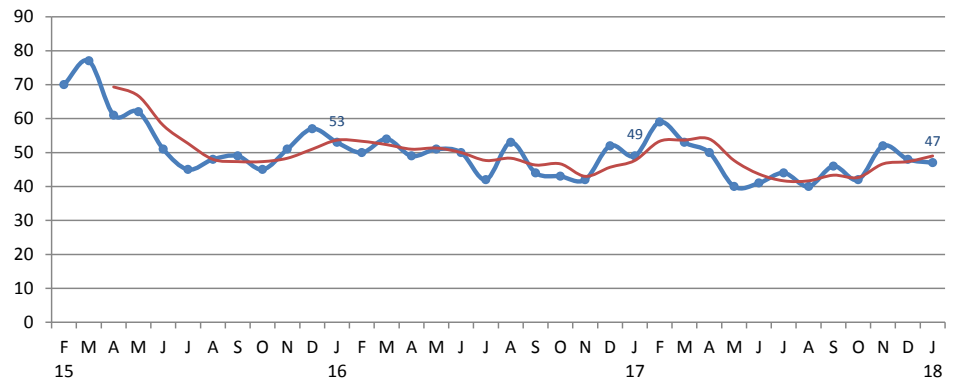




Market Time

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 47, down 2.1% from 48 days last month and down 4.1% from 49 days in January of last year. The January 2018 DOM was at its lowest level compared with January of 2017 and 2016.

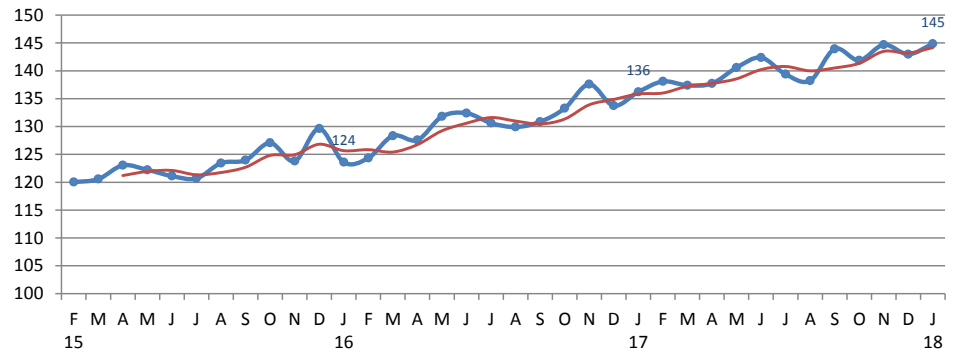
Days On Market for Sold Properties



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 \$145 was up 1.3% from \$143 last month and up 6.3% from 136 in January of last year.

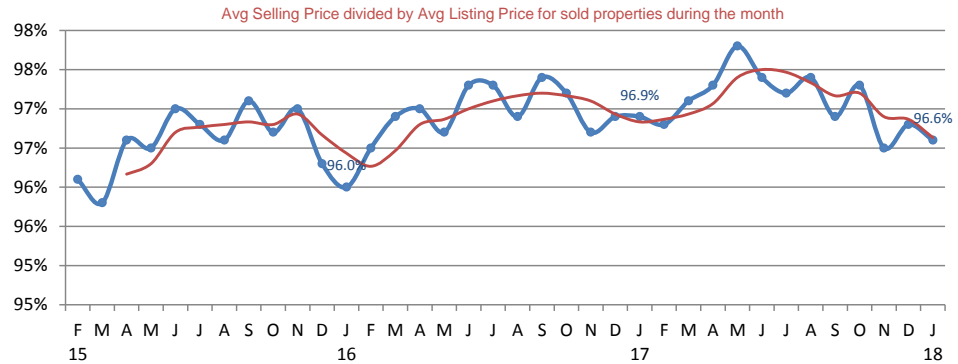
Selling Price per Square Foot



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 96.6% was down from 96.8% last month and down from 96.9% in January of last year.

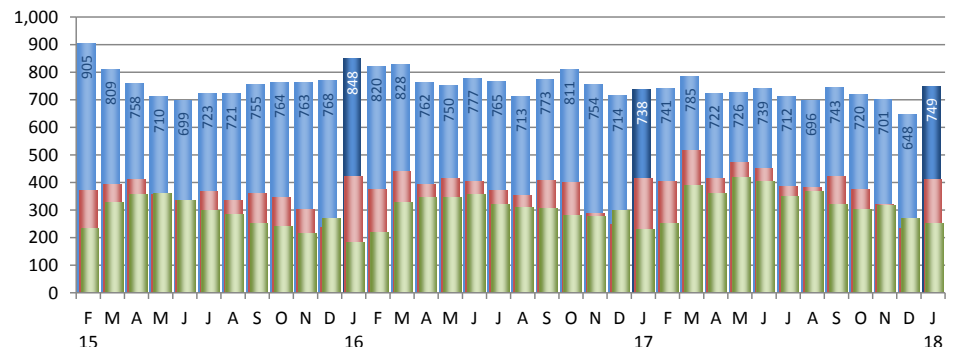
Selling Price versus Listing Price Ratio



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 409, up 76.3% from 232 last month and down 1.0% from 413 in January of last year.

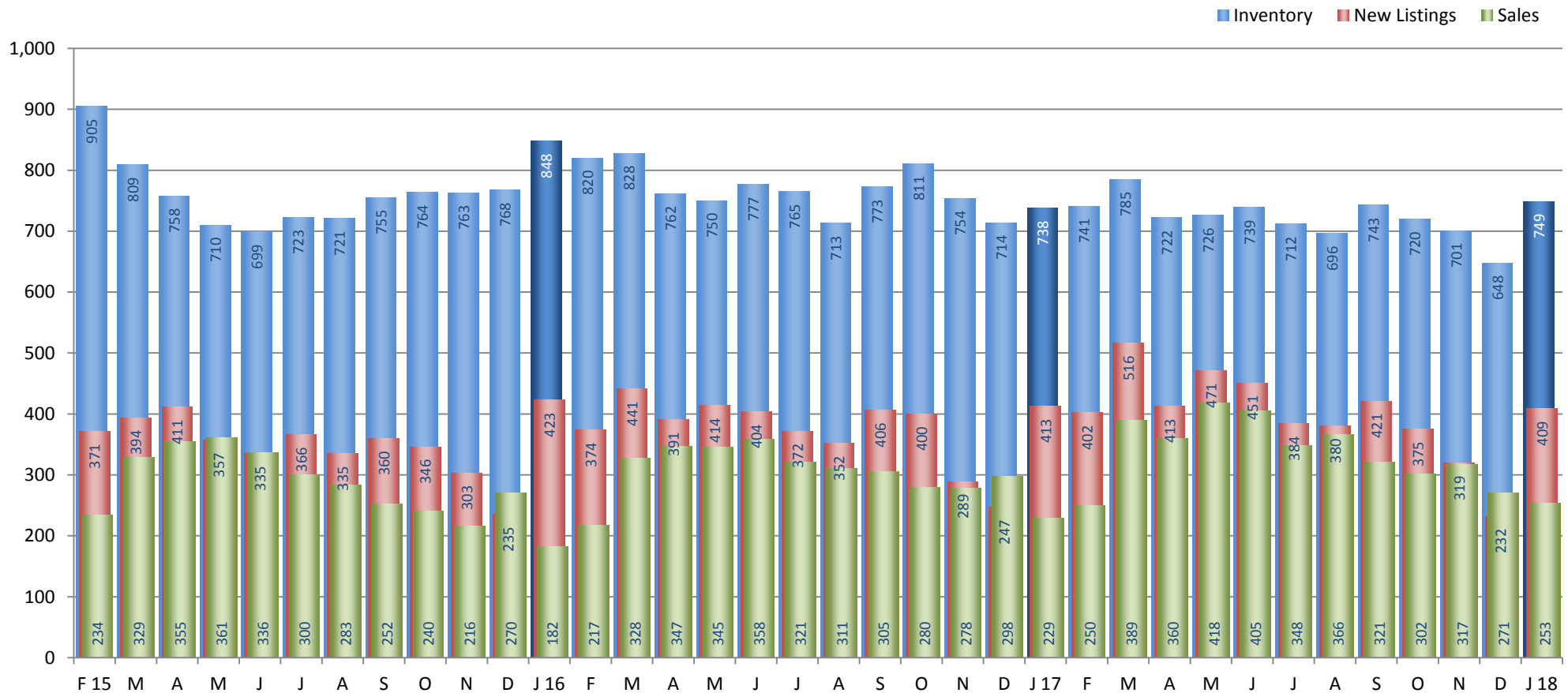
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City: Peoria
Price Range: All | Properties: SFH - Condo - Twn

	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	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	321	302	317	271	253	
3 Mo. Roll Avg			306	348	351	332	306	278	258	236	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	
(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	246	235	233	248	230	230	230	234	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	269	275	
3 Mo. Roll Avg			238	239	237	236	230	231	235	232	235	234	237	236	235	247	254	258	253	263	253	255	251	253	255	257	261	262	270	270	269	270	274	277	273	271	
Inventory	905	809	758	710	699	723	721	755	764	763	768	848	820	828	762	750	777	765	713	773	811	754	714	738	741	785	722	726	739	712	696	743	720	701	648	749	
MSI	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	2.4	2.2	2.4	3.0	
Days on Market	70	77	61	62	51	45	48	49	45	51	57	53	50	54	49	51	48	50	42	53	44	43	42	52	49	59	53	50	40	41	44	40	46	42	52	48	47
3 Mo. Roll Avg			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	47	47	49	
Price per Sq Ft	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	145	143	145	
3 Mo. Roll Avg			121	122	122	121	122	123	125	125	127	126	126	125	127	129	131	132	131	130	131	134	135	136	136	137	138	139	140	141	140	141	141	143	143	144	
Sale to List Price	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%	97.4%	96.9%	97.3%	96.5%	96.8%	96.6%	96.6%		
3 Mo. Roll Avg			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%	97.2%	97.1%	96.9%	96.8%	96.9%	96.9%	97.1%	97.4%	97.5%	97.5%	97.3%	97.2%	97.2%	96.9%	96.9%	96.6%	
New Listings	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	421	375	319	232	409	
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Avg Sale Price	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	301	292	306	298	
3 Mo. Roll Avg			257	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	298	297	300	298	

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