



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

Market Profile & Trends Overview

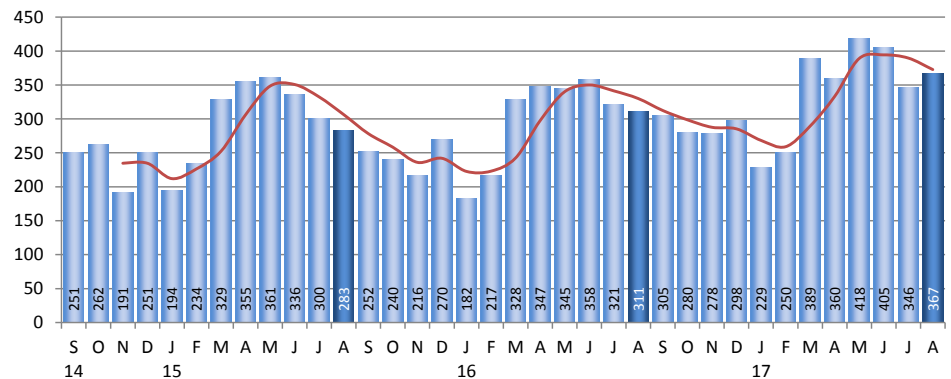
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$339,000	-0%		3%				
Average List Price of all Current Listings	\$403,687	0%		9%				
August Median Sales Price	\$262,000	-1%	-2%	5%	5%	\$264,900	7%	6%
August Average Sales Price	\$295,440	1%	0%	7%	9%	\$292,327	9%	7%
Total Properties Currently for Sale (Inventory)	739	5%		4%				
August Number of Properties Sold	367	6%		18%		2,764	15%	
August Average Days on Market (Solds)	41	-5%	0%	-23%	-16%	46	-8%	-6%
Asking Price per Square Foot (based on New Listings)	\$150	5%	4%	11%	9%	\$145	7%	5%
August Sold Price per Square Foot	\$139	-1%	-1%	7%	6%	\$139	8%	6%
August Month's Supply of Inventory	2.0	-1%	3%	-12%	-26%	2.2	-20%	-18%
August Sale Price vs List Price Ratio	97.4%	.1%	-1%	.5%	.5%	97.3%	0%	0%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2016) / YTD = Year-to-date

Property Sales

August Property sales were 367, up 18.0% from 311 in August of 2016 and 6.1% higher than the 346 sales last month. August 2017 sales were at their highest level compared to August of 2016 and 2015. August YTD sales of 2,764 are running 14.7% ahead of last year's year-to-date sales of 2,409.

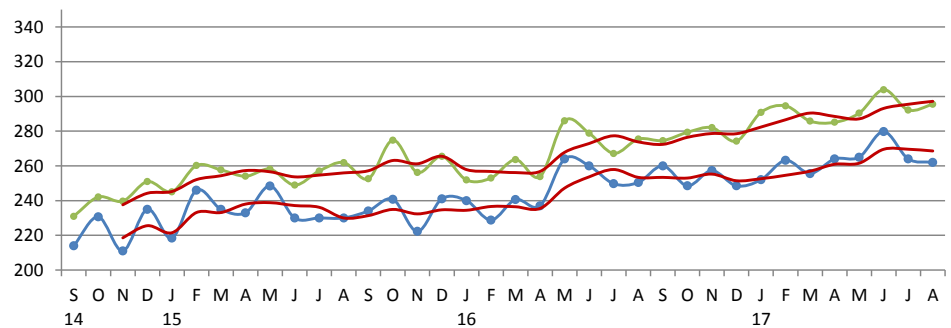
Number of Properties Sold



Prices

The Median Sales Price in August was \$262,000, up 4.6% from \$250,400 in August of 2016 and down 0.8% from \$264,000 last month. The Average Sales Price in August was \$295,440, up 7.3% from \$275,436 in August of 2016 and up 1.1% from \$292,167 last month. August 2017 ASP was at the highest level compared to August of 2016 and 2015.

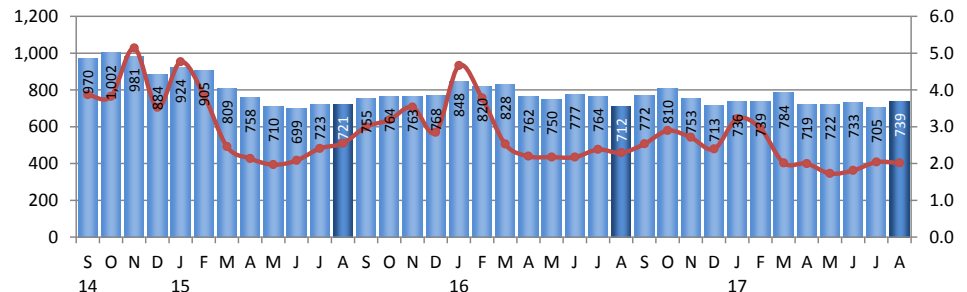
Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of August was 739, up 4.8% from 705 last month and up 3.8% from 712 in August of last year. August 2017 Inventory was at its highest level compared with August 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 August 2017 MSI of 2.0 months was at its lowest level compared with August of 2016 and 2015.



Peoria

www.ColdwellBankerHomes.com

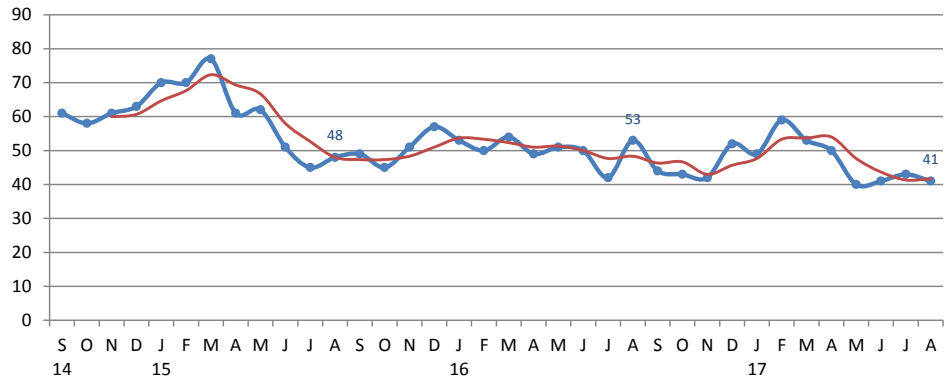


Price Range: All | Properties: SFH - Condo - Twn

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 August was 41, down 4.7% from 43 days last month and down 22.6% from 53 days in August of last year. The August 2017 DOM was at its lowest level compared with August of 2016 and 2015.

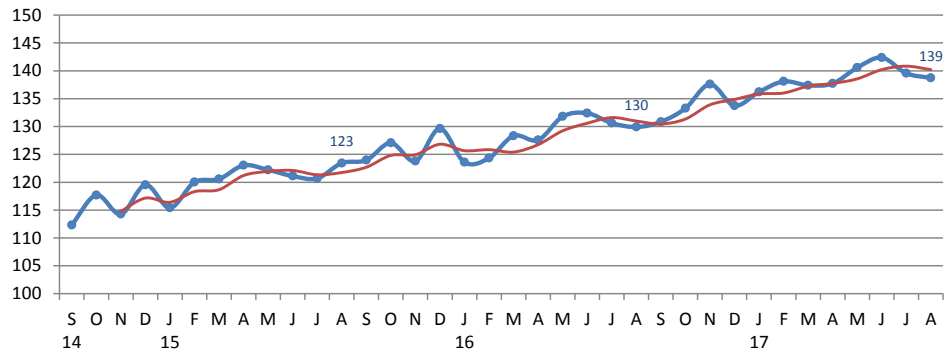
Days On Market for Sold Properties



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 August 2017 Selling Price per Square Foot of \$139 was down 0.6% from \$140 last month and up 6.8% from 130 in August 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 August 2017 Selling Price vs Original List Price of 97.4% was up from 97.3% last month and up from 96.9% in August of last year.

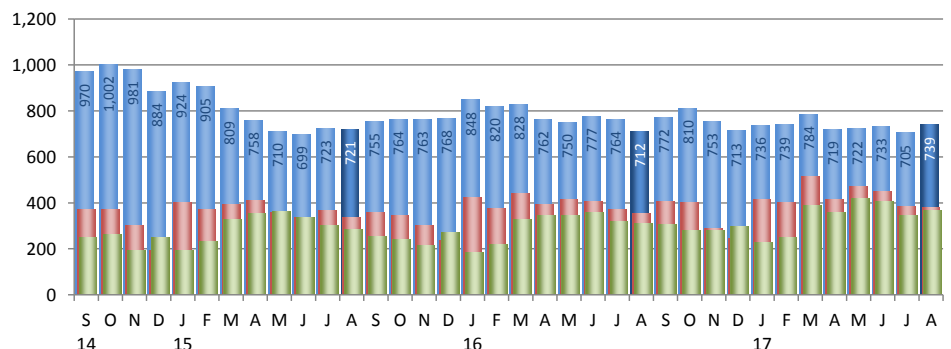
Selling Price versus Listing Price Ratio



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 August 2017 was 380, down 1.0% from 384 last month and up 8.0% from 352 in August of last year.

Inventory / New Listings / Sales

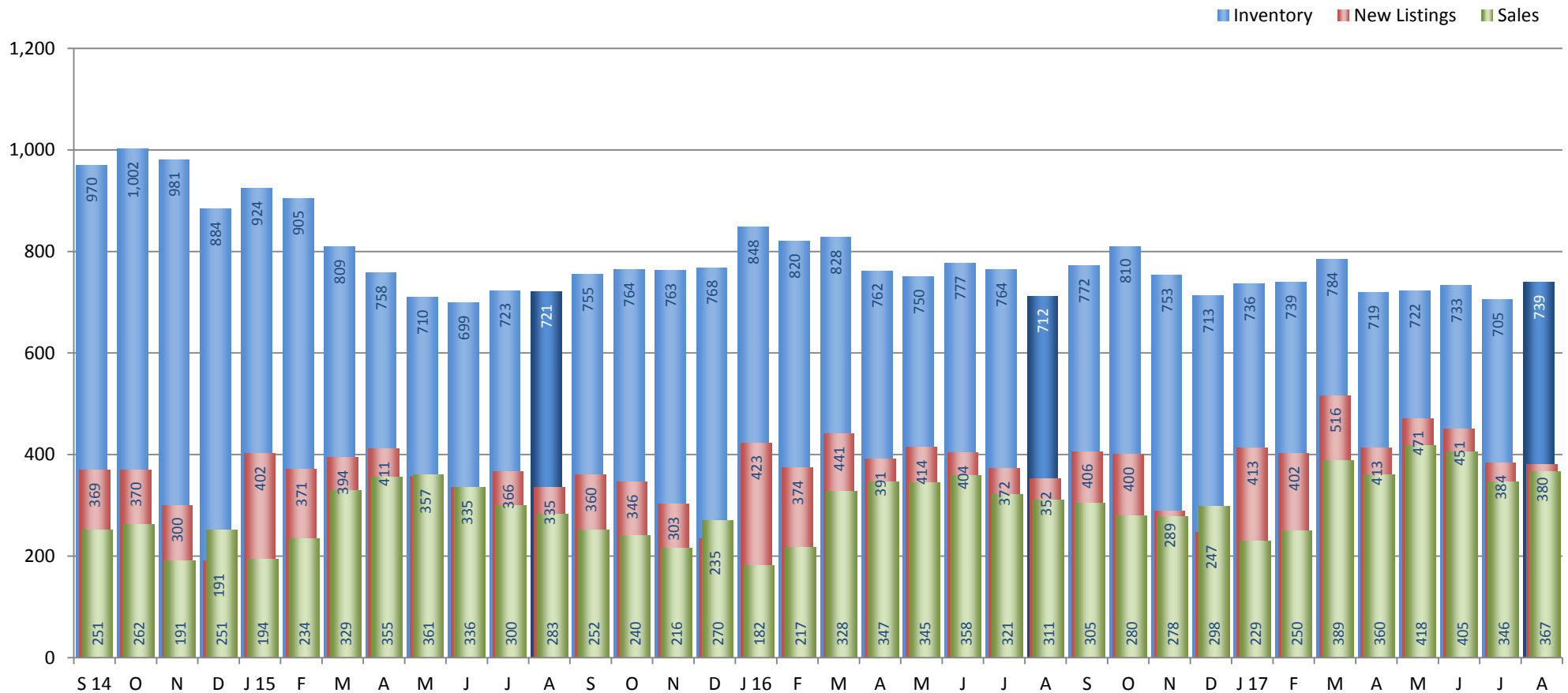




Price Range: All | Properties: SFH - Condo - Twn

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 August 2017 was 380, down 1.0% from 384 last month and up 8.0% from 352 in August of last year.



Copyright © Coldwell Banker Residential Brokerage | Price Range: All | Property Types: SFH - Condo - Twn

Data is provided courtesy of Arizona Regional Multiple Listing Service, Inc., Prescott Area Association of REALTORS, Tucson Association of REALTORS, Multiple Listing Service, Western Arizona REALTOR Data Exchange, Inc., Green Valley/Sahuarita Association of RE does not warrant or guarantee the accuracy of this information. It is the responsibility of any buyer or seller to verify any and all information relevant to such consumer's real estate transaction.

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

	S 14	O	N	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
Homes Sold	251	262	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	346	367
3 Mo. Roll Avg			235	235	212	226	252	306	348	351	332	306	278	258	236	242	223	233	242	297	340	350	341	330	312	299	288	285	268	259	289	333	389	394	390	373
(000's)	S 14	O	N	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
Median Sale Price	214	231	211	235	218	246	235	233	248	230	230	234	241	222	241	240	229	241	237	264	260	250	250	260	249	257	249	252	263	256	264	265	280	264	262	
3 Mo. Roll Avg			219	226	221	233	233	238	239	237	236	230	231	235	232	235	234	237	236	235	247	254	258	253	253	249	255	251	253	255	257	261	262	270	270	269
Inventory	970	1,002	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	736	739	784	719	722	733	705	739
MSI	3.9	3.8	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	2.0
Days on Market	61	58	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	43	41
3 Mo. Roll Avg			60	61	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	41	42
Price per Sq Ft	112	118	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	140	139
3 Mo. Roll Avg			115	117	116	118	119	121	122	122	121	122	123	125	127	126	126	125	127	129	131	132	131	130	131	133	134	135	136	136	137	138	139	140	141	140
Sale to List Price	94.8%	95.6%	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%	96.9%	96.8%	97.1%	97.3%	97.8%	97.4%	97.3%	97.4%
3 Mo. Roll Avg			95.1%	95.0%	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%	97.2%	97.1%	96.9%	96.8%	96.9%	96.9%	97.1%	97.4%	97.5%	97.5%	97.4%
New Listings	369	370	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
Inventory	970	1,002	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	736	739	784	719	722	733	705	739
Sales	251	262	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	346	367
(000's)	S 14	O	N	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
Avg Sale Price	231	242	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	292	295
3 Mo. Roll Avg			238	244	245	252	254	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	295	297

Copyright © Coldwell Banker Residential Brokerage | Price Range: All | Property Types: SFH - Condo - Twn

Data is provided courtesy of Arizona Regional Multiple Listing Service, Inc., Prescott Area Association of REALTORS, Tucson Association of REALTORS, Multiple Listing Service, Western Arizona REALTOR Data Exchange, Inc., Green Valley/Sahuarita Association of REALTORS, Sedona Verde Valley Association of REALTORS and may not reflect; does not warrant or guarantee the accuracy of this information. It is the responsibility of any buyer or seller to verify any and all information relevant to such consumer's real estate transaction.