



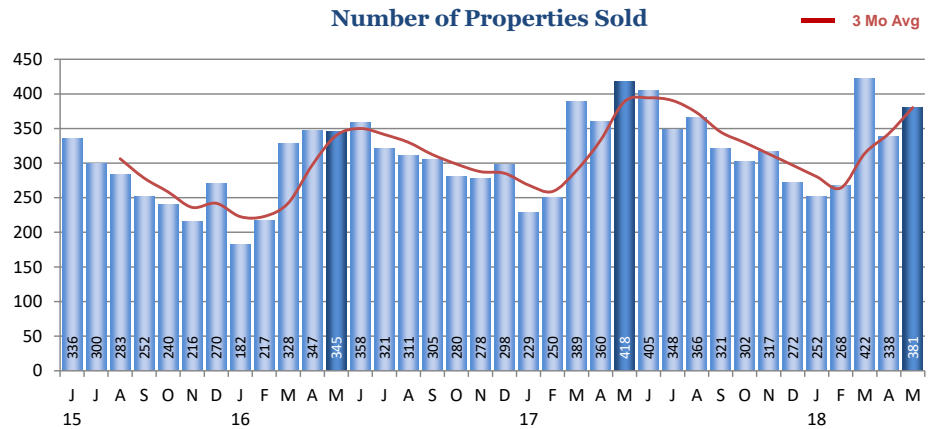
## Market Profile & Trends Overview

	Trending versus*:					Trending versus*:		
	Month	LM	L3M	PYM	LY	YTD	Prior YTD	Prior Year
Median List Price of all Current Listings	\$355,990	-5%		8%				
Average List Price of all Current Listings	\$411,681	-6%		4%				
May Median Sales Price	\$285,000	2%	0%	8%	7%	\$284,800	8%	7%
May Average Sales Price	\$322,501	5%	2%	11%	9%	\$312,947	8%	6%
Total Properties Currently for Sale (Inventory)	845	23%		16%				
May Number of Properties Sold	381	13%		-9%		1,661	1%	
May Average Days on Market (Solds)	38	-14%	-16%	-5%	-19%	46	-8%	-2%
Asking Price per Square Foot (based on New Listings)	\$154	1%	0%	9%	5%	\$153	6%	5%
May Sold Price per Square Foot	\$150	-1%	0%	7%	7%	\$149	8%	6%
May Month's Supply of Inventory	2.2	9%	14%	27%	-2%	2.2	-9%	-4%
May Sale Price vs List Price Ratio	97.8%	-.3%	.2%	.0%	.7%	97.5%	0%	0%

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

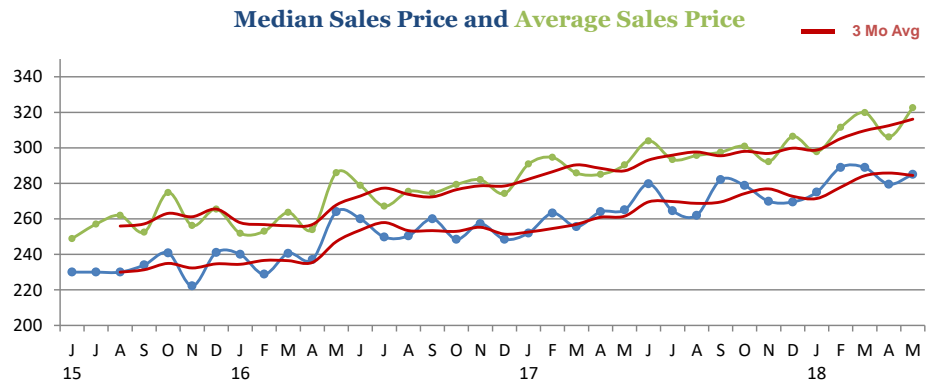
## Property Sales

May Property sales were 381, down 8.9% from 418 in May of 2017 and 12.7% higher than the 338 sales last month. May 2018 sales were at a mid level compared to May of 2017 and 2016. May YTD sales of 1,661 are running 0.9% ahead of last year's year-to-date sales of 1,646.



## Prices

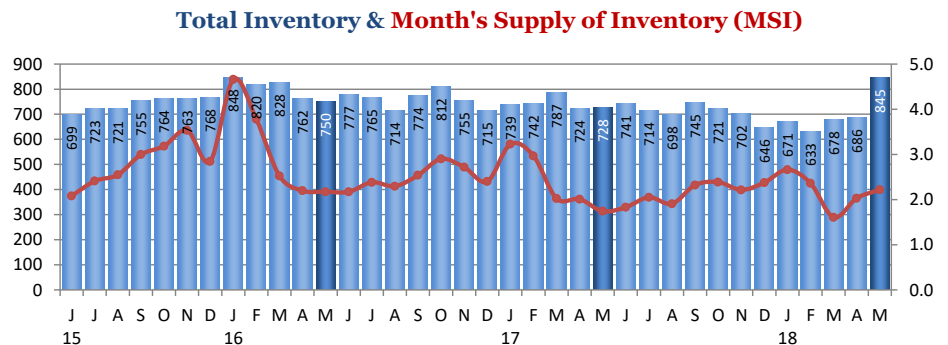
The Median Sales Price in May was \$285,000, up 7.5% from \$265,000 in May of 2017 and up 2.0% from \$279,500 last month. The Average Sales Price in May was \$322,501, up 11.1% from \$290,346 in May of 2017 and up 5.4% from \$306,087 last month. May 2018 ASP was at the highest level compared to May of 2017 and 2016.



## Inventory & MSI

The Total Inventory of Properties available for sale as of May was 845, up 23.2% from 686 last month and up 16.1% from 728 in May of last year. May 2018 Inventory was at its highest level compared with May of 2017 and 2016.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The May 2018 MSI of 2.2 months was at its highest level compared with May of 2017 and 2016.

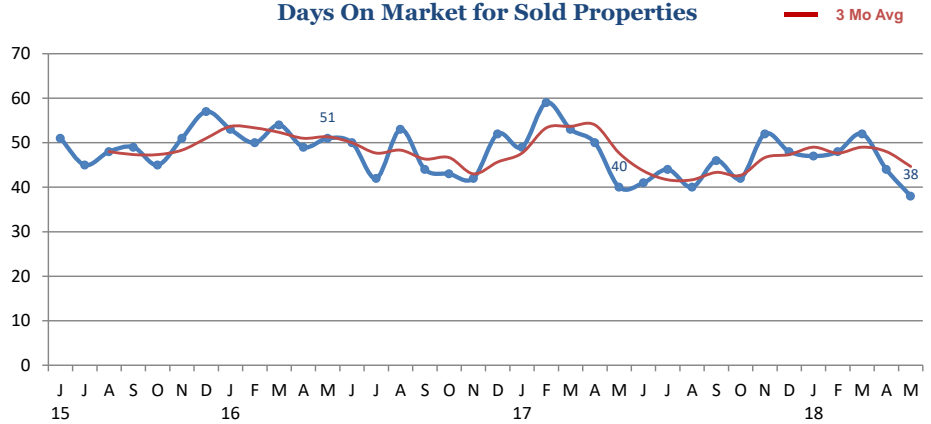




## Market Time

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 May was 38, down 13.6% from 44 days last month and down 5.0% from 40 days in May of last year. The May 2018 DOM was at its lowest level compared with May of 2017 and 2016.

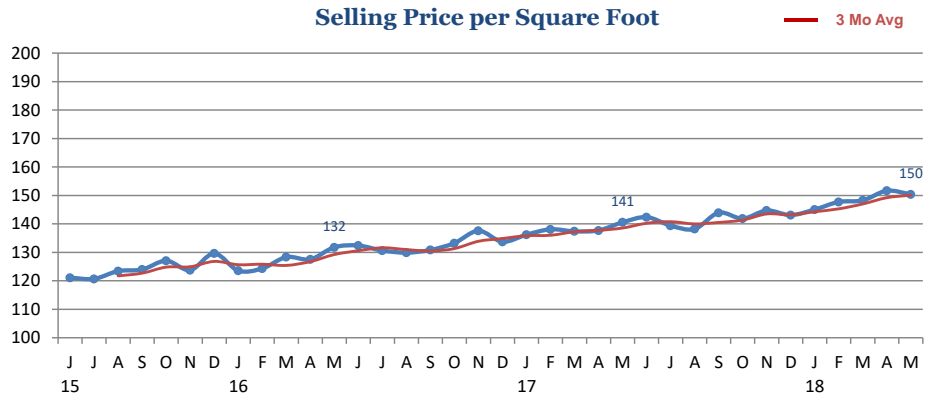
Days On Market for Sold Properties



## 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 May 2018 Selling Price per Square Foot of \$150 was down 0.8% from \$152 last month and up 7.0% from 141 in May of last year.

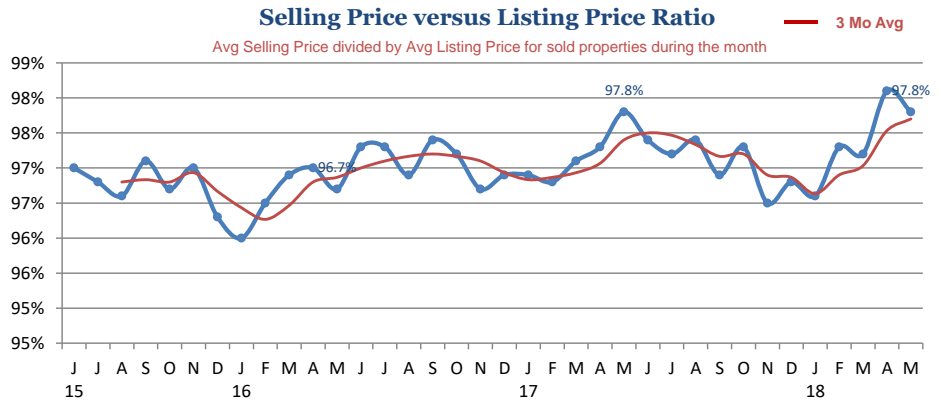
Selling Price per Square Foot



## 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 May 2018 Selling Price vs Original List Price of 97.8% was down from 98.1% last month and equal to 97.8% in May 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 May 2018 was 492, up 8.6% from 453 last month and up 4.5% from 471 in May of last year.

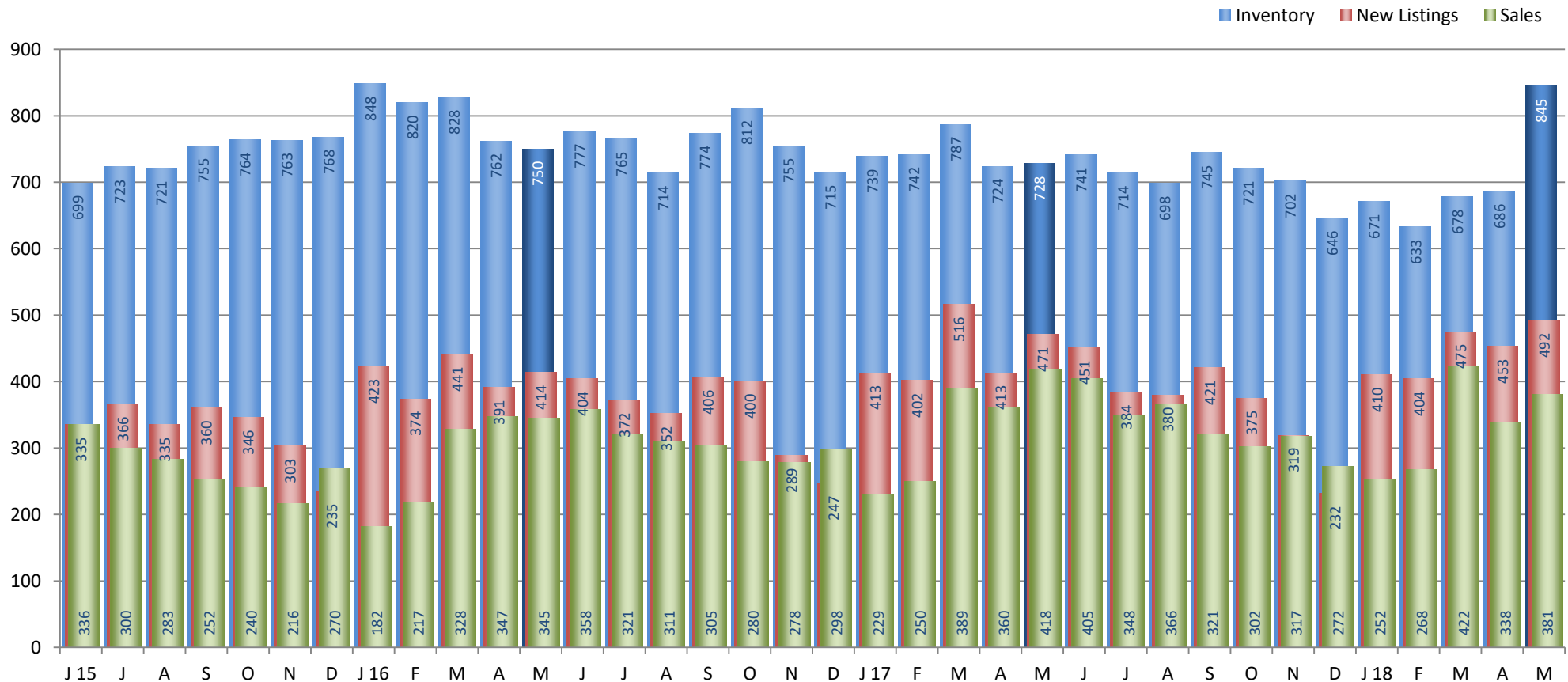
Inventory / New Listings / Sales





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

Homes Sold	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	272	252	268	422	338	381	
3 Mo. Roll Avg			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	264	314	343	380	
(000's)	J 15	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	F	M	A	M	
Median Sale Price	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	270	275	289	289	280	285	
3 Mo. Roll Avg			230	231	235	232	235	234	237	236	235	247	254	258	253	253	253	255	251	253	255	257	261	262	270	270	269	270	274	277	273	271	278	284	286	284	
Inventory	699	723	721	755	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	702	646	671	633	678	686	845	
MSI	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	2.1	1.9	2.3	2.4	2.2	2.4	2.7	2.4	1.6	2.0	2.2	
Days on Market	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	42	52	48	47	48	52	44	38	
3 Mo. Roll Avg			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	49	48	49	48	49	48	45
Price per Sq Ft	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	148	148	152	150	
3 Mo. Roll Avg			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	145	147	149	150	
Sale to List Price	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%	96.9%	97.3%	96.5%	96.8%	96.6%	97.3%	97.2%	98.1%	97.8%		
3 Mo. Roll Avg			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%	97.2%	96.9%	96.9%	96.6%	96.9%	97.0%	97.5%	97.7%			
New Listings	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	410	404	475	453	492	
Inventory	699	723	721	755	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	702	646	671	633	678	686	845	
Sales	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	272	252	268	422	338	381	
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Avg Sale Price	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	312	320	306	323	
3 Mo. Roll Avg			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	299	305	310	312	316	

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