

*Sun City*  
*Sub-Division*

**Sun City**

www.CBHomes.com



186

Price Range: All | Properties: Sub-Division

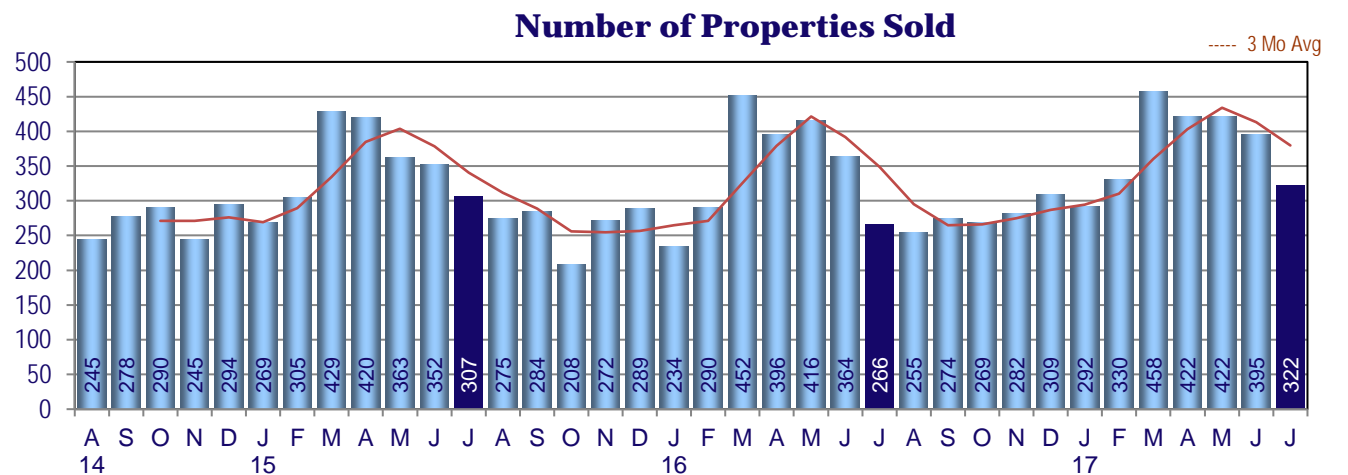
## Market Profile & Trends Overview

	Month	Trending versus*:		
		LM	L3M	PYM
Median List Price of all Current Listings	\$229,900	2%	8%	7%
Average List Price of all Current Listings	\$247,793	0%	5%	3%
July Median Sales Price	\$185,000	0%	3%	15%
July Average Sales Price	\$168,221	4%	1%	10%
Total Properties Currently for Sale (Inventory)	502	-20%	-43%	-10%
July Number of Properties Sold	322	-18%	3%	21%
July Average Days on Market (Solds)	59	-14%	-0%	-19%
July Month's Supply of Inventory	1.5	-21%	-44%	-15%
July Sale Price vs List Price Ratio	98.1%	0%	0%	0%

\* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year

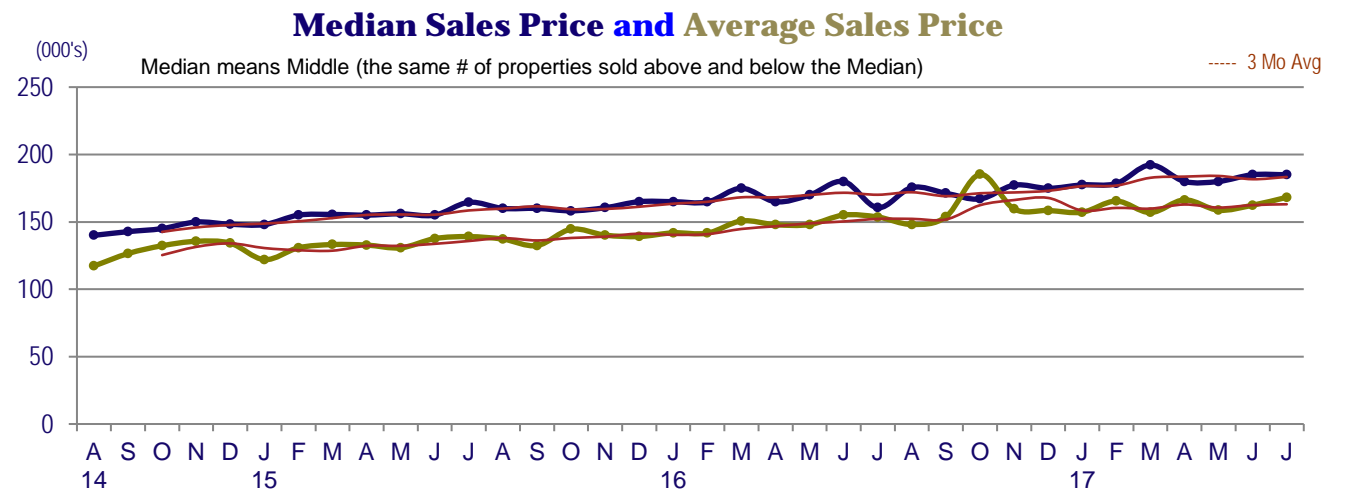
## Property Sales

July property sales were 322, up 21.1% from 266 in July of 2016 and 18.5% lower than the 395 sales last month. July 2017 sales were at their highest level compared to July of 2016 and 2015.



## Prices

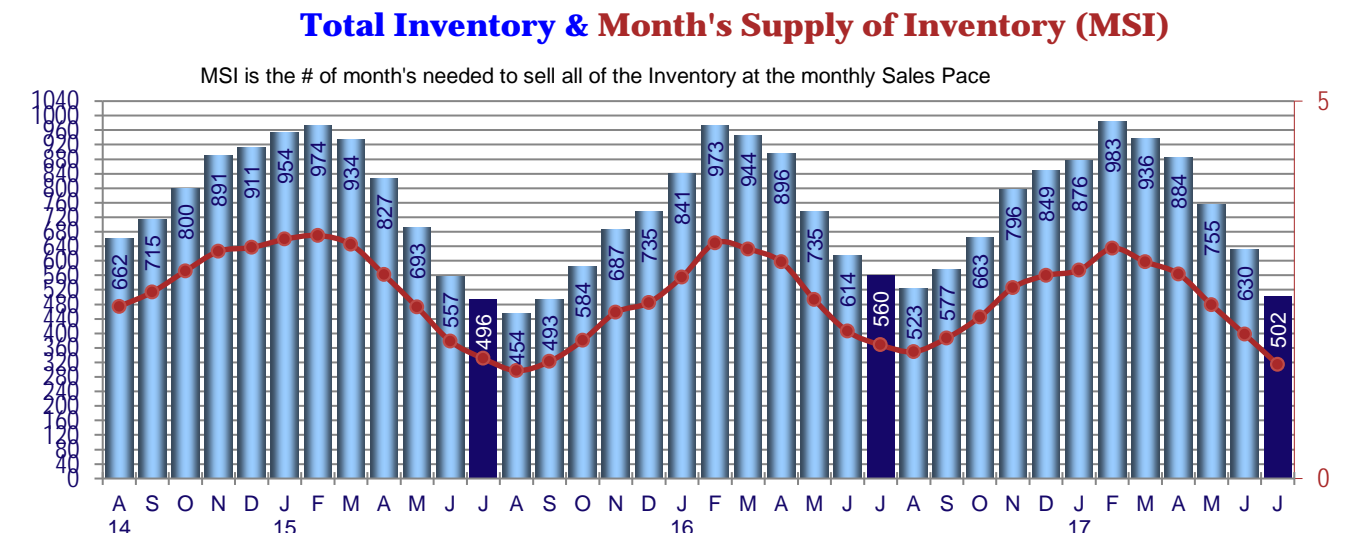
The Median Sales Price in July was \$185,000, up 15.3% from \$160,500 in July of 2016 and equal to \$185,000 last month. The Average Sales Price in July was \$168,221, up 9.5% from \$153,605 in July of 2016 and up 3.6% from \$162,370 last month. July 2017 ASP was at the highest level compared to July of 2016 and 2015.



## Inventory & MSI

The Total Inventory of Properties available for sale as of July was 502, down 20.3% from 630 last month and down 10.4% from 560 in July of last year. July 2017 Inventory was at a mid level compared with July of 2016 and 2015.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The July 2017 MSI of 1.5 months was at its lowest level compared with July of 2016 and 2015.



*Sun City*  
*Sub-Division*

**Sun City**

www.CBHomes.com



**RESIDENTIAL BROKERAGE** 186

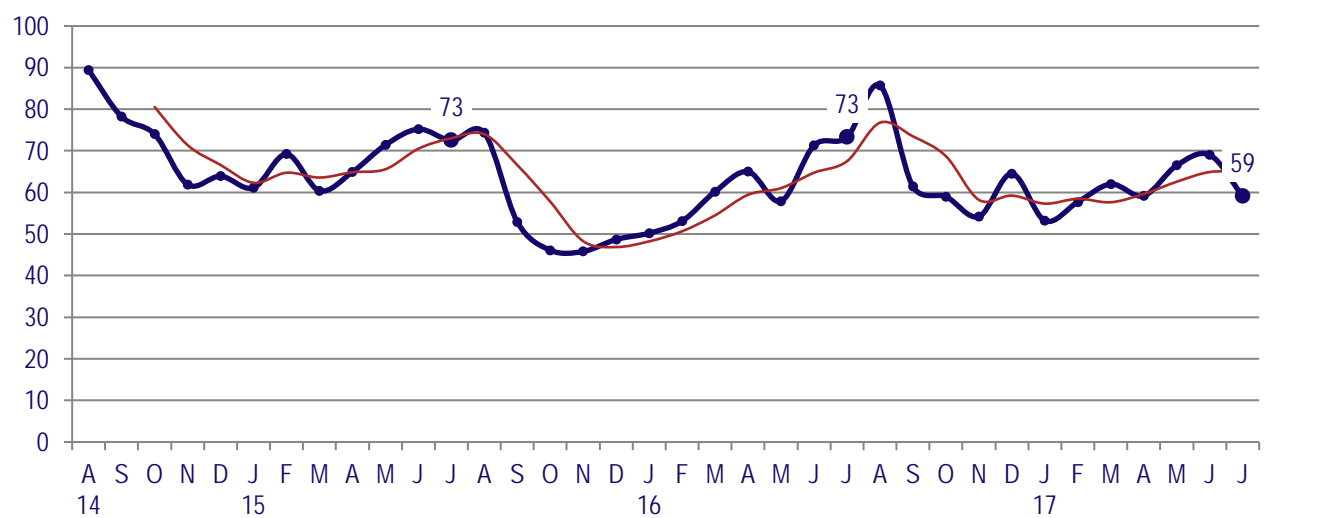
Price Range: All | Properties: Sub-Division

## 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 July was 59, down 14.3% from 69 days last month and down 19.4% from 73 days in July of last year. The July 2017 DOM was at its lowest level compared with July of 2016 and 2015.

## Days On Market for Sold Properties

Average Days on Market (Listing to Contract) for properties sold during the month

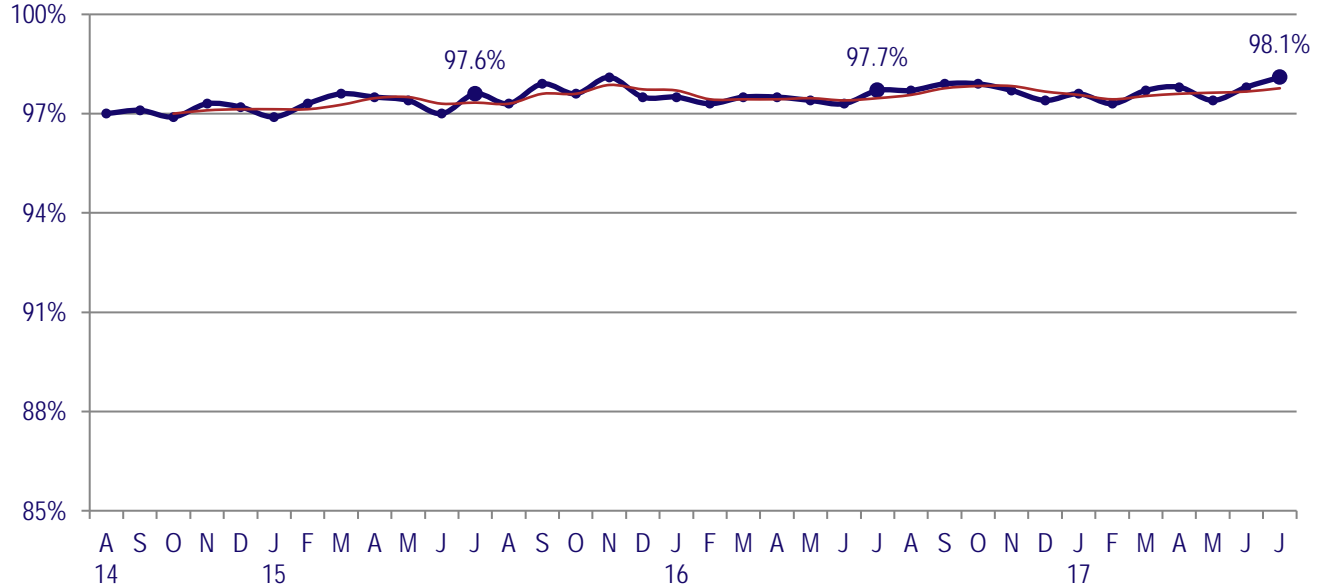


## Selling Price vs Original Listing Price

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 July 2017 Selling Price vs Original List Price of 98.1% was up from 97.8% last month and up from 97.7% in July of last year.

## Selling Price versus Listing Price Ratio

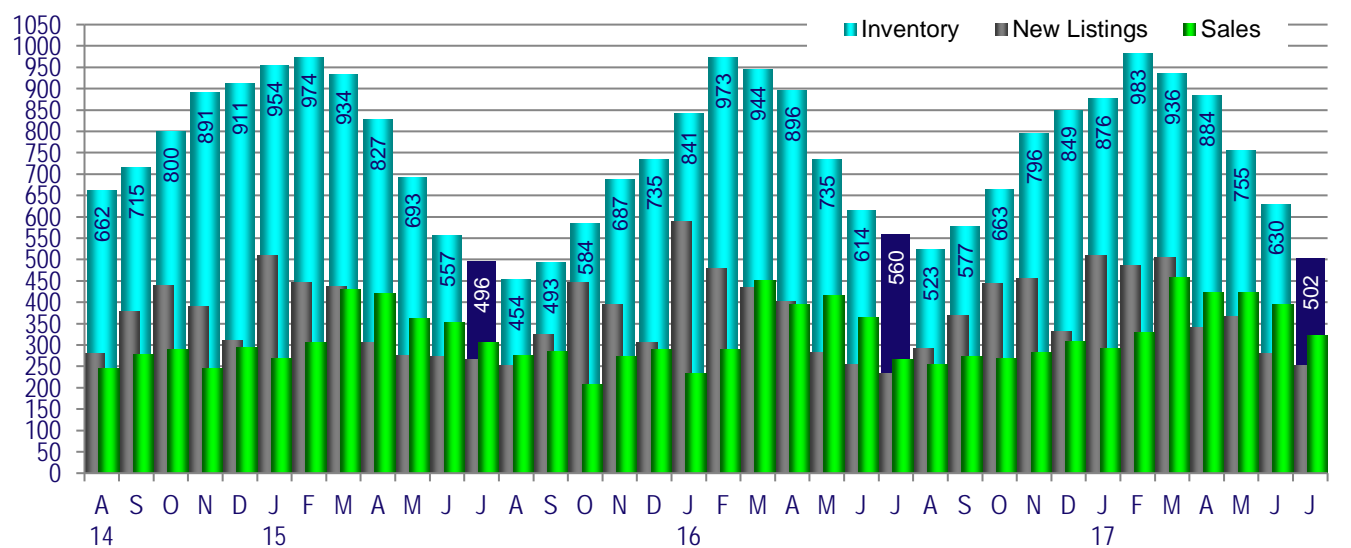
Avg Selling Price divided by Avg Listing Price for sold properties during the month



## 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 July 2017 was 253, down 9.3% from 279 last month and up 8.6% from 233 in July of last year.

## Inventory / New Listings / Sales



Sun City

Sub-Division

Sun City

www.CB Homes.com

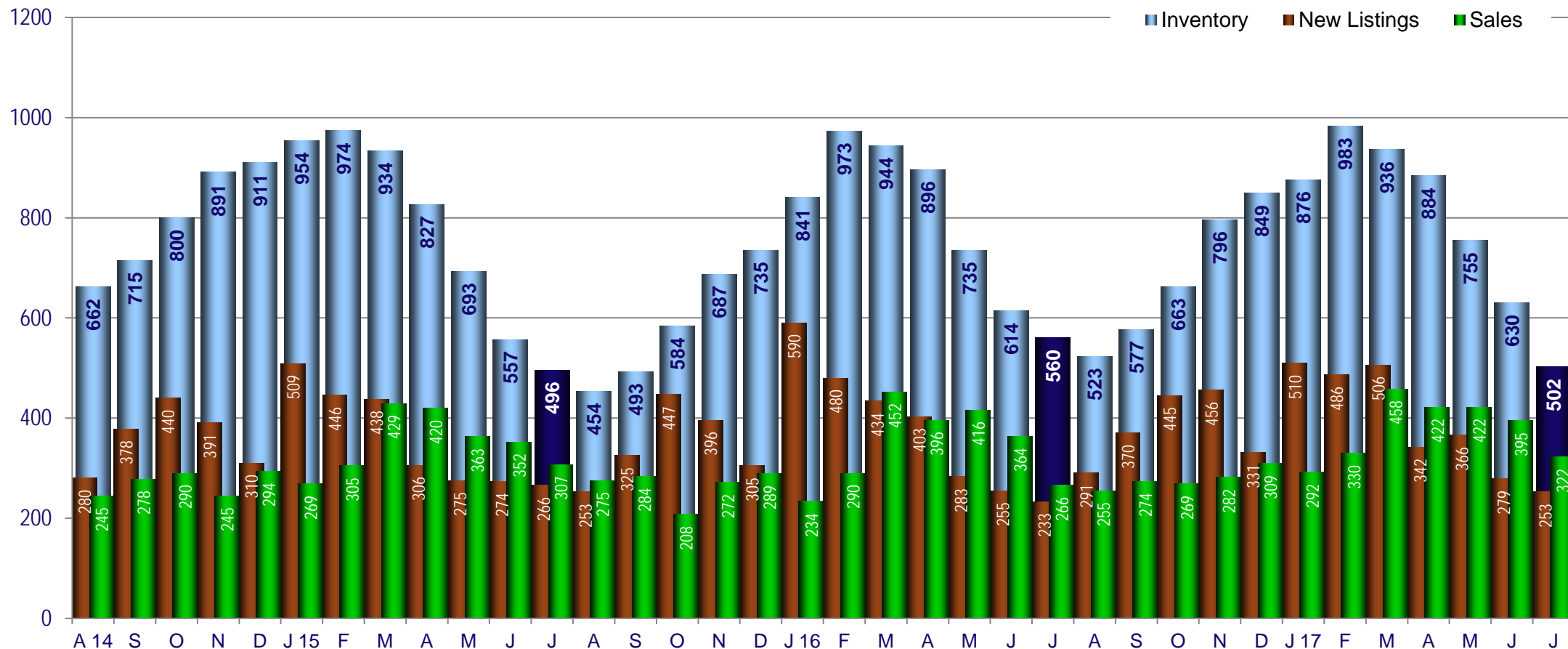


Price Range: All | Properties: Sub-Division

222.5

## 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 July 2017 was 253, down 9.3% from 279 last month and up 8.6% from 233 in July of last year.



Copyright © Coldwell Banker | Price Range: All | Property Types: Sub-Division

Data is provided courtesy of SVVMLS and may not reflect all relevant real estate activity. Coldwell Banker Residential Brokerage does not warrant or guarantee information and may not reflect all relevant real estate activity.