

Sun City  
Sub-Division

Sun City

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Price Range: All | Properties: Sub-Division

Trending versus\*:

Market Profile & Trends Overview

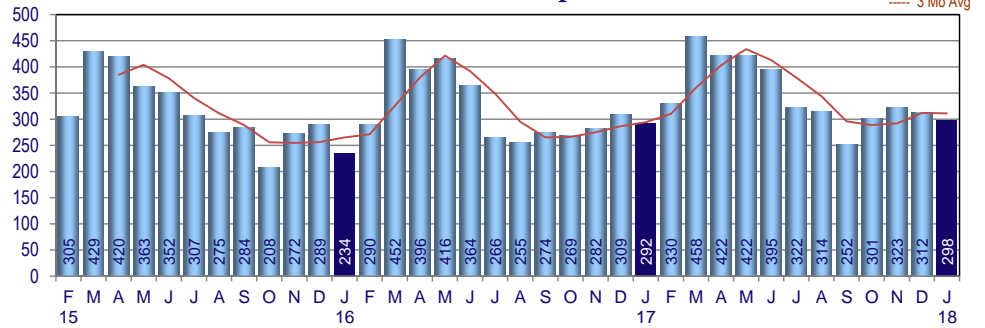
	Month	LM	L3M	PYM
Median List Price of all Current Listings	\$229,000	-0%	-3%	4%
Average List Price of all Current Listings	\$249,900	-1%	-2%	2%
January Median Sales Price	\$199,250	1%	1%	12%
January Average Sales Price	\$172,663	-20%	-3%	10%
Total Properties Currently for Sale (Inventory)	719	13%	20%	-18%
January Number of Properties Sold	298	-4%	-4%	2%
January Average Days on Market (Solds)	51	-7%	14%	-4%
January Month's Supply of Inventory	2.1	13%	18%	-25%
January Sale Price vs List Price Ratio	97.4%	-1%	-1%	-0%

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

Property Sales

January property sales were 298, up 2.1% from 292 in January of 2017 and 4.5% lower than the 312 sales last month. January 2018 sales were at their highest level compared to January of 2017 and 2016.

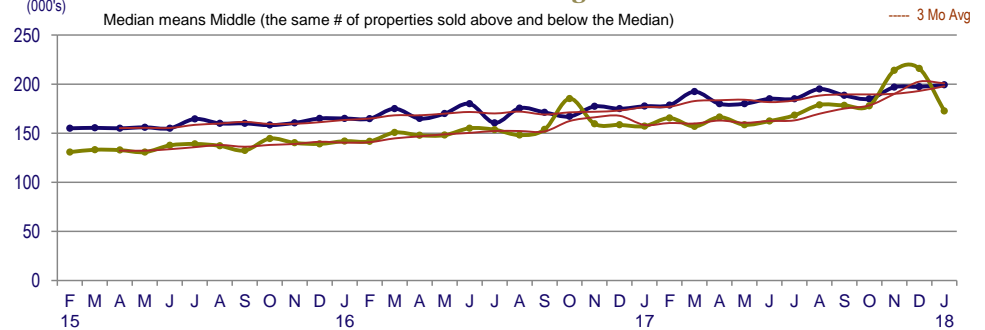
**Number of Properties Sold**



Prices

The Median Sales Price in January was \$199,250, up 12.3% from \$177,450 in January of 2017 and up 1.0% from \$197,250 last month. The Average Sales Price in January was \$172,663, up 9.8% from \$157,195 in January of 2017 and down 20.0% from \$215,880 last month. January 2018 ASP was at the highest level compared to January of 2017 and 2016.

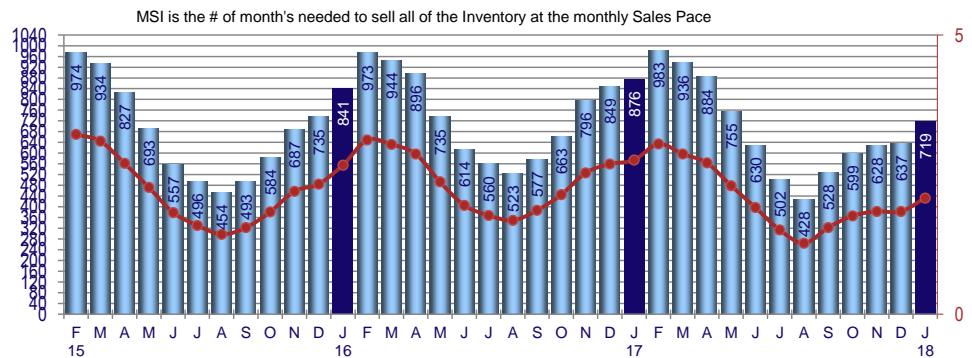
**Median Sales Price and Average Sales Price**



Inventory & MSI

The Total Inventory of Properties available for sale as of January was 719, up 12.9% from 637 last month and down 17.9% from 876 in January of last year. January 2018 Inventory was at its lowest level compared with January of 2017 and 2016.

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



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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.

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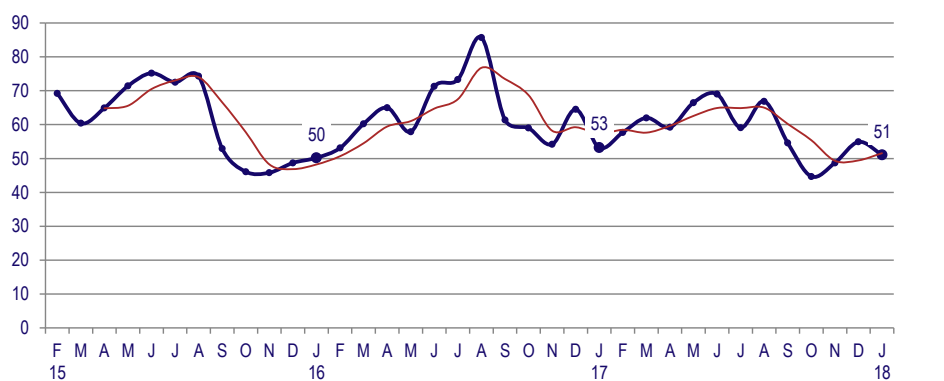
Price Range: All | Properties: Sub-Division

**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 January was 51, down 6.9% from 55 days last month and down 3.9% from 53 days in January of last year. The January 2018 DOM was at a mid level compared with January of 2017 and 2016.

**Days On Market for Sold Properties**

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

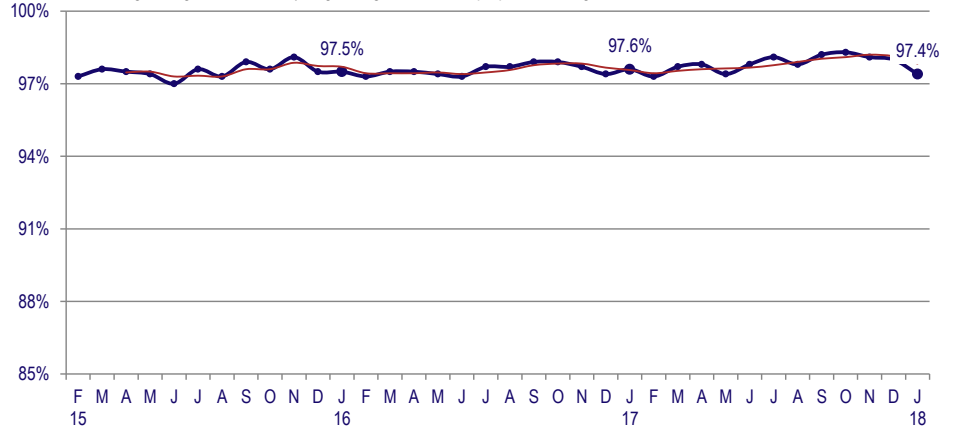


**Selling Price vs Original Listing Price**

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 January 2018 Selling Price vs Original List Price of 97.4% was down from 98.0% last month and down from 97.6% in January of last year.

**Selling Price versus Listing Price Ratio**

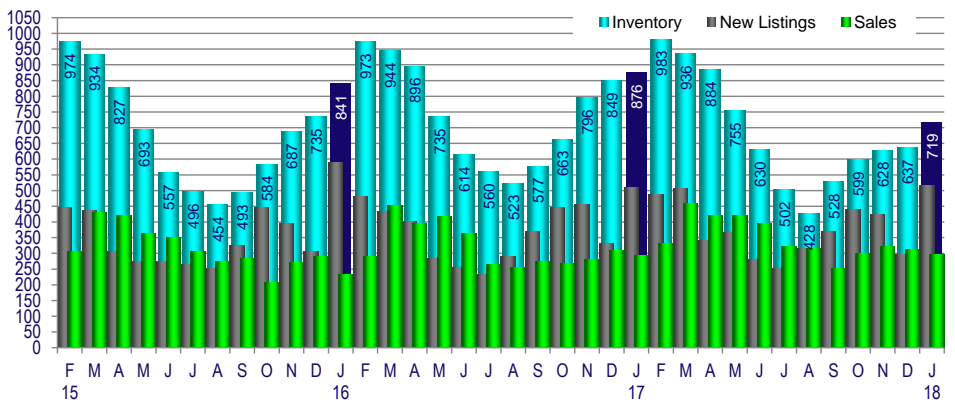
Avg Selling Price divided by Avg Listing Price for sold properties during the month



**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 January 2018 was 516, up 74.9% from 295 last month and up 1.2% from 510 in January of last year.

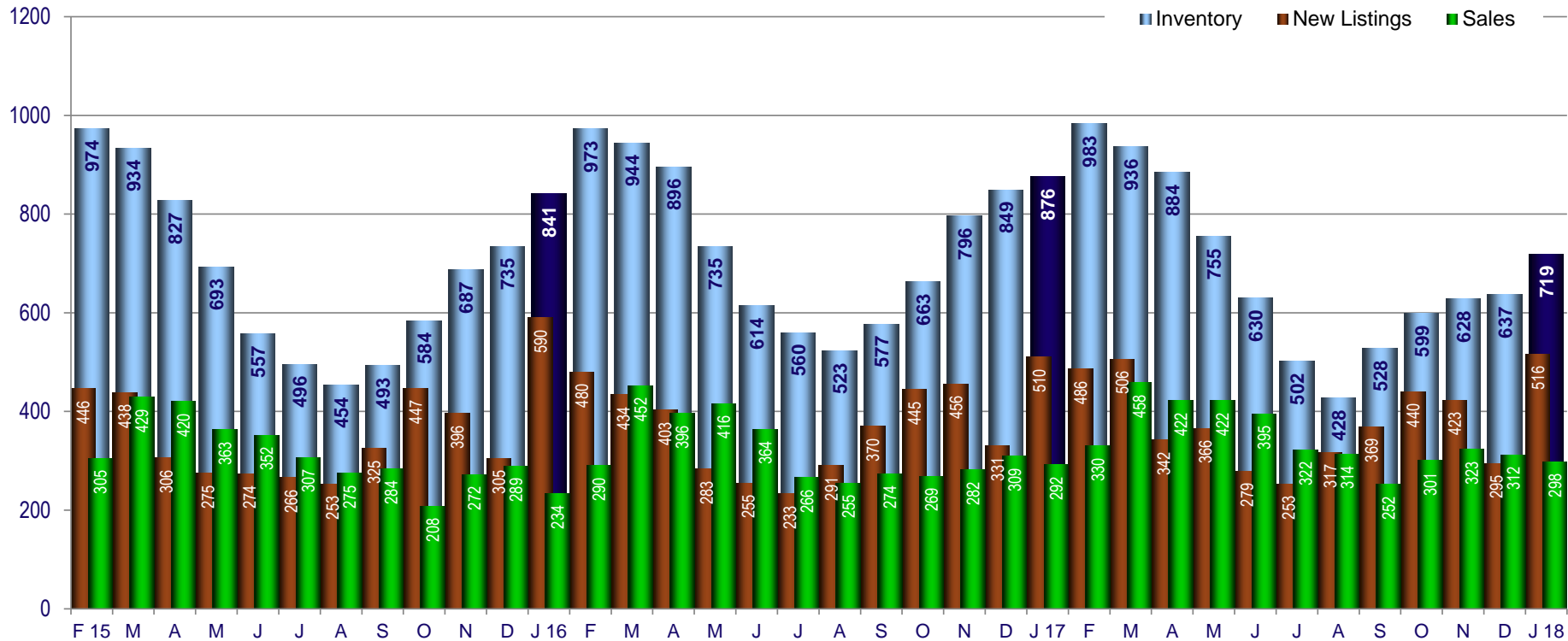
**Inventory / New Listings / Sales**





## Inventory / New Listings / Sales

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## Sun City

Price Range: Below to 100,000,000 | Property Types: Sub-Division

	F 15	M	A	M	J	J	A	S	O	N	D	J-00	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	305	429	420	363	352	307	275	284	208	272	289	234	290	452	396	416	364	266	255	274	269	282	309	292	330	458	422	422	395	322	314	252	301	323	312	298
3 Mo. Roll Avg			385	404	378	341	311	289	256	255	256	265	271	325	220	421	392	349	295	265	266	275	287	294	310	360	403	434	413	380	344	296	289	292	312	311

(000's)	F 15	M	A	M	J	J	A	S	O	N	D	J-00	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	155	156	155	156	155	165	160	160	158	160	165	165	165	175	165	170	180	161	176	171	167	177	175	177	179	192	180	180	185	185	195	189	185	197	197	199
3 Mo. Roll Avg			155	156	155	159	160	162	159	160	161	163	165	168	168	170	172	170	172	169	171	172	173	177	177	183	184	184	182	183	188	190	190	190	193	198

	F 15	M	A	M	J	J	A	S	O	N	D	J-00	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
Inventory	974	934	827	693	557	496	454	493	584	687	735	841	973	944	896	735	614	560	523	577	663	796	849	876	983	936	884	755	630	502	428	528	599	628	637	719
MSI	3.2	3.1	2.7	2.3	1.8	1.6	1.4	1.6	1.8	2.2	2.3	2.7	3.1	3.0	2.9	2.4	2.0	1.8	1.7	1.9	2.1	2.5	2.7	2.8	3.1	2.9	2.7	2.3	1.9	1.5	1.3	1.6	1.8	1.8	1.8	2.1

	F 15	M	A	M	J	J	A	S	O	N	D	J-00	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
Days on Market	69	60	65	71	75	73	74	53	46	46	49	50	53	60	65	58	71	73	86	61	59	54	65	53	58	62	59	67	69	59	67	55	45	49	55	51
3 Mo. Roll Avg			65	66	71	73	74	67	58	48	47	48	51	55	59	61	65	68	77	73	69	58	59	57	58	58	60	63	65	65	65	60	55	49	49	52

	F 15	M	A	M	J	J	A	S	O	N	D	J-00	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
Sale to List Price	0.973	0.976	0.975	0.974	0.970	0.976	0.973	0.979	0.976	0.981	0.975	0.975	0.973	0.975	0.975	0.974	0.973	0.977	0.977	0.979	0.979	0.977	0.974	0.976	0.973	0.977	0.978	0.974	0.978	0.981	0.978	0.982	0.983	0.981	0.980	0.974
3 Mo. Roll Avg			0.975	0.975	0.973	0.973	0.973	0.976	0.976	0.979	0.977	0.977	0.974	0.974	0.974	0.975	0.974	0.975	0.976	0.978	0.978	0.978	0.977	0.976	0.974	0.975	0.976	0.976	0.977	0.978	0.979	0.980	0.981	0.982	0.981	0.978

	F 15	M	A	M	J	J	A	S	O	N	D	J-00	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
New Listings	446	438	306	275	274	266	253	325	447	396	305	590	480	434	403	283	255	233	291	370	445	456	331	510	486	506	342	366	279	253	317	369	440	423	295	516
Inventory	974	934	827	693	557	496	454	493	584	687	735	841	973	944	896	735	614	560	523	577	663	796	849	876	983	936	884	755	630	502	428	528	599	628	637	719
Sales	305	429	420	363	352	307	275	284	208	272	289	234	290	452	396	416	364	266	255	274	269	282	309	292	330	458	422	422	395	322	314	252	301	323	312	298

(000's)	F 15	M	A	M	J	J	A	S	O	N	D	J-00	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
Avg Sale Price	131	133	133	131	138	139	137	132	145	140	139	142	142	151	148	148	155	154	148	154	185	160	158	157	165	157	166	159	162	168	179	178	178	214	216	173
3 Mo. Roll Avg			132	132	134	136	138	136	138	139	141	140	141	145	147	149	150	152	152	152	162	166	168	158	160	160	163	161	162	163	170	175	178	190	203	201