

Sun City
Sub-Division

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Price Range: All | Properties: Sub-Division

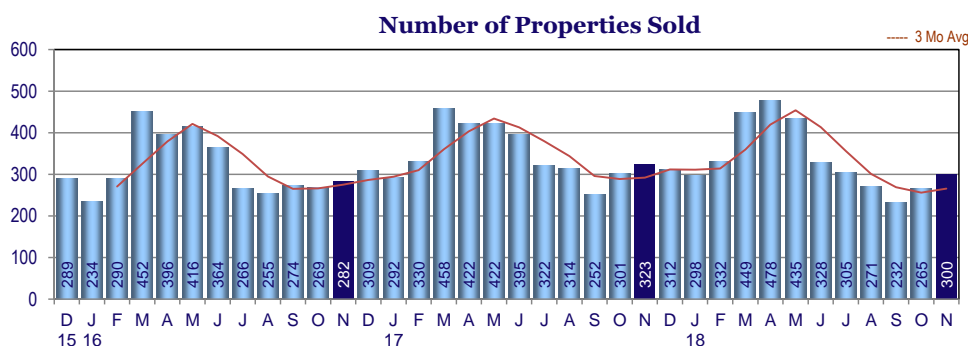
Market Profile & Trends Overview

	Month	Trending versus*:		
		LM	L3M	PYM
Median List Price of all Current Listings	\$245,000	-2%	-1%	4%
Average List Price of all Current Listings	\$272,649	-1%	2%	8%
November Median Sales Price	\$220,750	3%	5%	12%
November Average Sales Price	\$195,690	4%	4%	-9%
Total Properties Currently for Sale (Inventory)	523	21%	64%	-17%
November Number of Properties Sold	300	13%	24%	-7%
November Average Days on Market (Solds)	37	-7%	-35%	-25%
November Month's Supply of Inventory	1.6	22%	70%	-15%
November Sale Price vs List Price Ratio	98.3%	-1%	-0%	0%

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

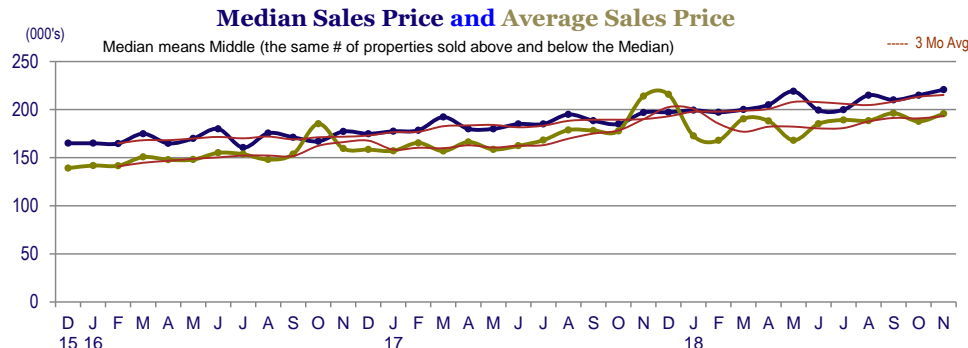
Property Sales

November property sales were 300, down 7.1% from 323 in November of 2017 and 13.2% higher than the 265 sales last month. November 2018 sales were at a mid level compared to November of 2017 and 2016.



Prices

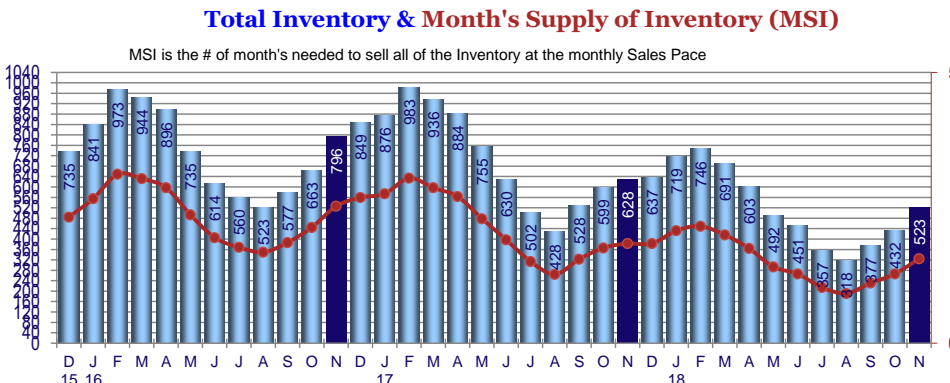
The Median Sales Price in November was \$220,750, up 12.1% from \$196,901 in November of 2017 and up 2.7% from \$215,000 last month. The Average Sales Price in November was \$195,690, down 8.5% from \$213,907 in November of 2017 and up 4.2% from \$187,801 last month. November 2018 ASP was at the highest level compared to November of 2017 and 2016.



Inventory & MSI

The Total Inventory of Properties available for sale as of November was 523, up 21.1% from 432 last month and down 16.7% from 628 in November of last year. November 2018 Inventory was at its lowest level compared with November of 2017 and 2016.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The November 2018 MSI of 1.6 months was at its lowest level compared with November of 2017 and 2016.



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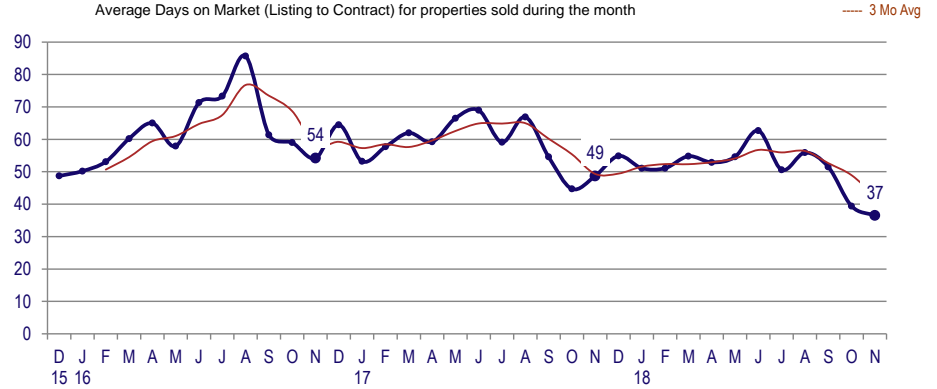
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Market Time

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 November was 37, down 7.4% from 39 days last month and down 25.1% from 49 days in November of last year. The November 2018 DOM was at its lowest level compared with November of 2017 and 2016.

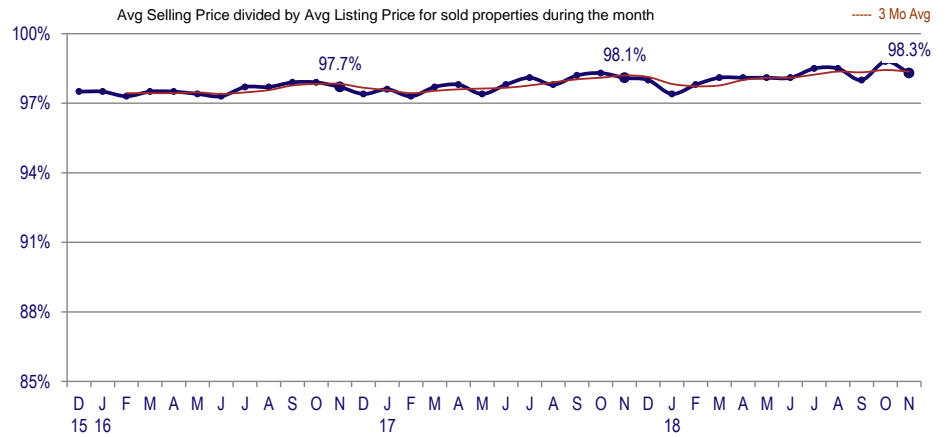
Days On Market for Sold Properties



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 November 2018 Selling Price vs Original List Price of 98.3% was down from 98.8% last month and up from 98.1% in November of last year.

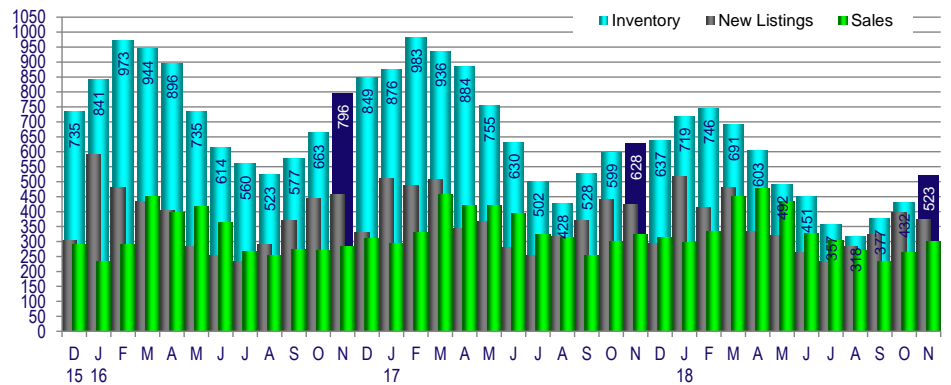
Selling Price versus Listing Price Ratio



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 November 2018 was 373, down 6.0% from 397 last month and down 11.8% from 423 in November of last year.

Inventory / New Listings / Sales



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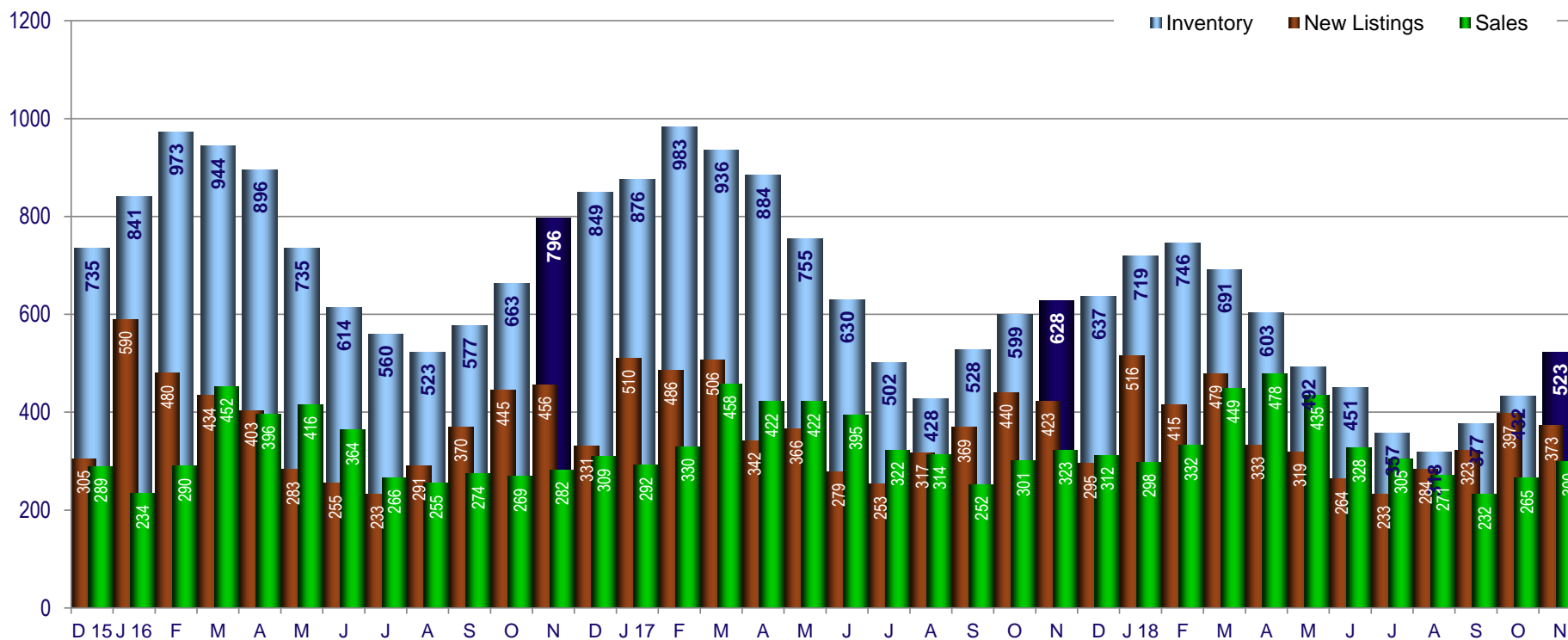


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