

*Sun City Grand*  
Sub-Division

**Sun City Grand**

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Price Range: All | Properties: Sub-Division

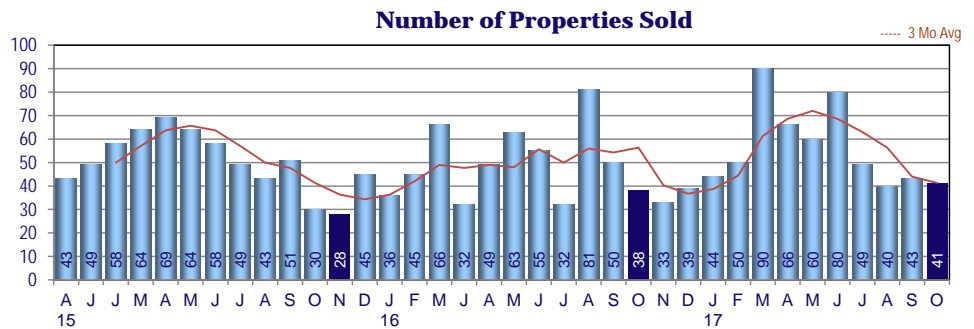
## Market Profile & Trends Overview

	Month	Trending versus*:		
		LM	L3M	PYM
Median List Price of all Current Listings	\$316,950	7%	10%	-2%
Average List Price of all Current Listings	\$350,153	3%	21%	0%
October Median Sales Price	\$251,500	-7%	-11%	-10%
October Average Sales Price	\$270,776	-2%	-8%	-5%
Total Properties Currently for Sale (Inventory)	126	3%	21%	-26%
October Number of Properties Sold	41	-5%	-4%	8%
October Average Days on Market (Solds)	66	5%	-13%	-28%
October Month's Supply of Inventory	2.4	4%	19%	-37%
October Sale Price vs List Price Ratio	97.8%	-0%	1%	1%

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

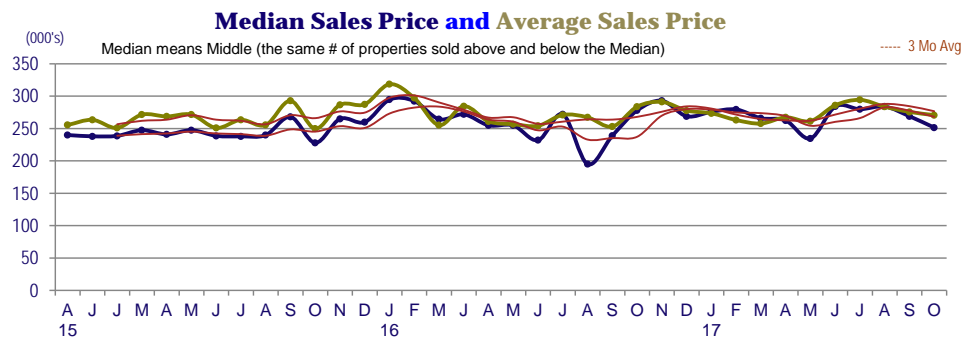
## Property Sales

October property sales were 41, up 7.9% from 38 in October of 2016 and 4.7% lower than the 43 sales last month. October 2017 sales were at their highest level compared to October of 2016 and 2015.



## Prices

The Median Sales Price in October was \$251,500, down 9.5% from \$278,000 in October of 2016 and down 6.5% from \$269,000 last month. The Average Sales Price in October was \$270,776, down 4.6% from \$283,827 in October of 2016 and down 1.8% from \$275,718 last month. October 2017 ASP was at the highest level compared to October of 2016 and 2015.



## Inventory & MSI

The Total Inventory of Properties available for sale as of October was 126, up 3.3% from 122 last month and down 25.9% from 170 in October of last year. October 2017 Inventory was at its lowest level compared with October of 2016 and 2015.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The October 2017 MSI of 2.4 months was at its lowest level compared with October of 2016 and 2015.



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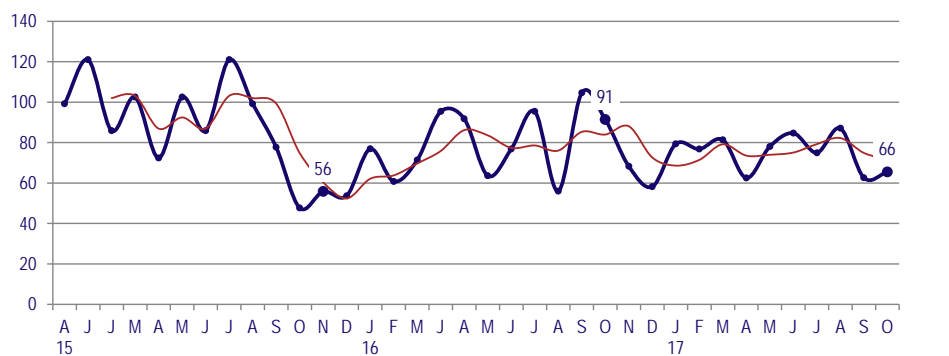
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**Market Time**

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 October was 66, up 4.6% from 63 days last month and down 28.3% from 91 days in October of last year. The October 2017 DOM was at a mid level compared with October of 2016 and 2015.

**Days On Market for Sold Properties**

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

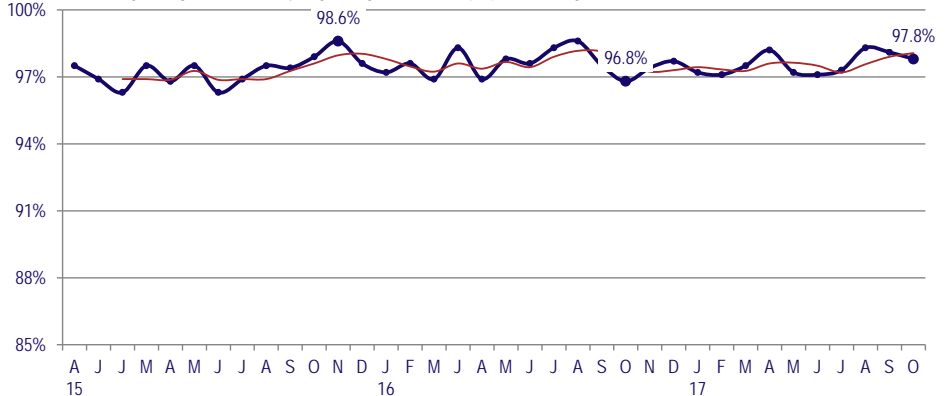


**Selling Price vs Original Listing Price**

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 October 2017 Selling Price vs Original List Price of 97.8% was down from 98.1% last month and up from 96.8% in October of last year.

**Selling Price versus Listing Price Ratio**

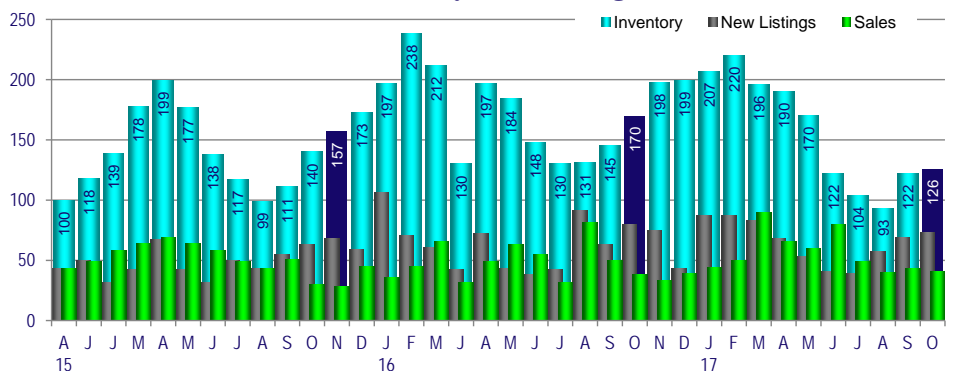
Avg Selling Price divided by Avg Listing Price for sold properties during the month



**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 October 2017 was 73, up 5.8% from 69 last month and down 8.8% from 80 in October of last year.

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