

Sun City Grand
Sub-Division

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Price Range: All | Properties: Sub-Division

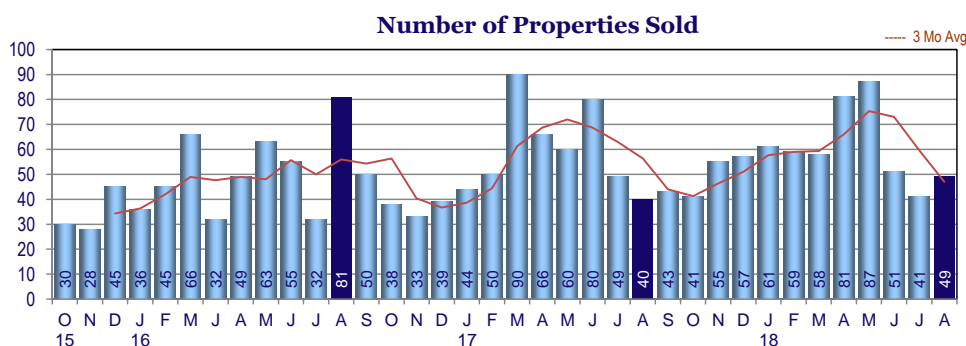
Market Profile & Trends Overview

	Month	Trending versus*:		
		LM	L3M	PYM
Median List Price of all Current Listings	\$327,000	-1%	-10%	15%
Average List Price of all Current Listings	\$374,556	0%	-2%	15%
August Median Sales Price	\$265,900	-10%	-2%	-6%
August Average Sales Price	\$286,628	1%	2%	1%
Total Properties Currently for Sale (Inventory)	54	-28%	-44%	-42%
August Number of Properties Sold	49	20%	7%	23%
August Average Days on Market (Solds)	61	13%	17%	-30%
August Month's Supply of Inventory	1.0	-27%	-43%	-45%
August Sale Price vs List Price Ratio	98.5%	0%	0%	0%

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

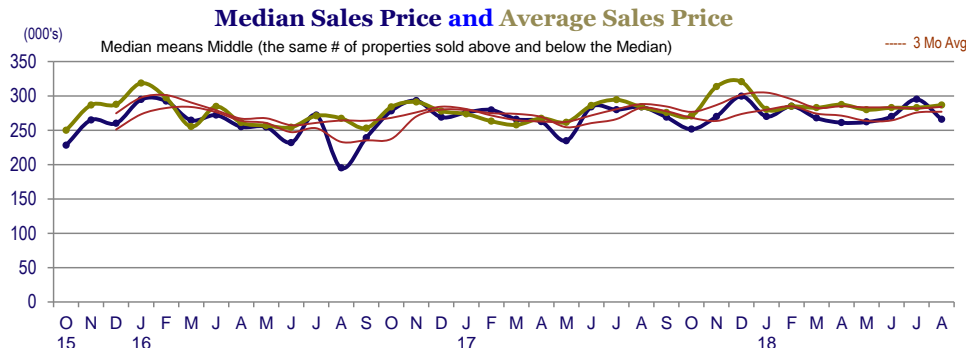
Property Sales

August property sales were 49, up 22.5% from 40 in August of 2017 and 19.5% higher than the 41 sales last month. August 2018 sales were at a mid level compared to August of 2017 and 2016.



Prices

The Median Sales Price in August was \$265,900, down 6.4% from \$284,000 in August of 2017 and down 9.9% from \$295,000 last month. The Average Sales Price in August was \$286,628, up 1.0% from \$283,718 in August of 2017 and up 1.4% from \$282,697 last month. August 2018 ASP was at the highest level compared to August of 2017 and 2016.



Inventory & MSI

The Total Inventory of Properties available for sale as of August was 54, down 28.0% from 75 last month and down 41.9% from 93 in August of last year. August 2018 Inventory was at its lowest level compared with August of 2017 and 2016.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2018 MSI of 1.0 months was at its lowest level compared with August of 2017 and 2016.



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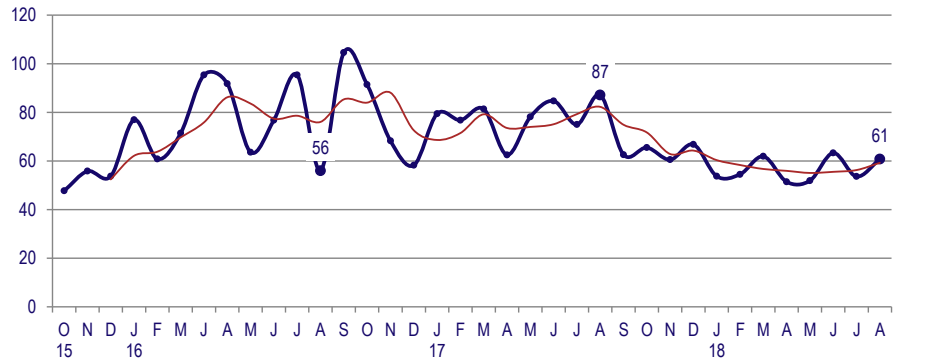
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Market Time

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 August was 61, up 13.4% from 54 days last month and down 30.2% from 87 days in August of last year. The August 2018 DOM was at a mid level compared with August of 2017 and 2016.

Days On Market for Sold Properties

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

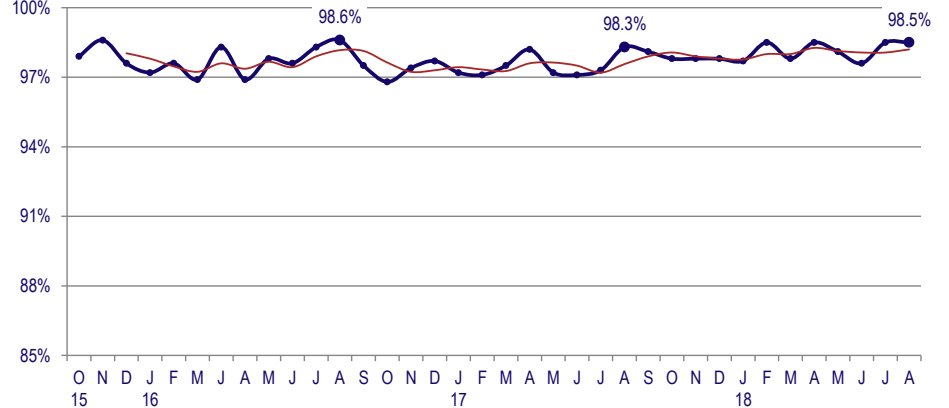


Selling Price vs Original Listing Price

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 August 2018 Selling Price vs Original List Price of 98.5% was equal to 98.5% last month and up from 98.3% in August of last year.

Selling Price versus Listing Price Ratio

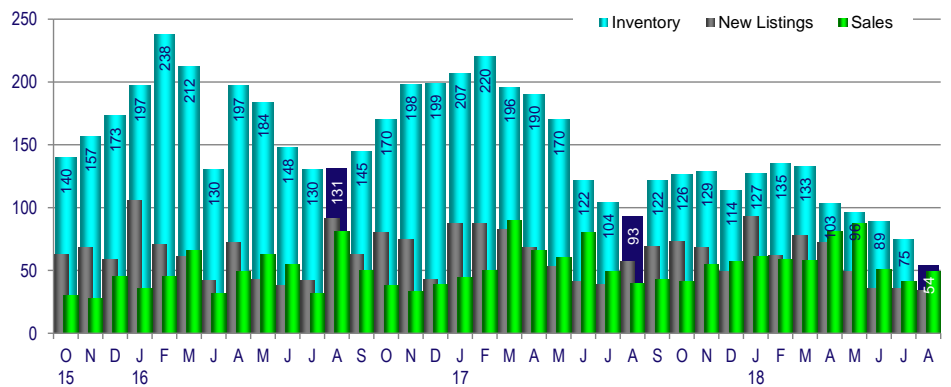
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 August 2018 was 34, down 5.6% from 36 last month and down 40.4% from 57 in August of last year.

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