

Sun City Grand  
Sub-Division

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Price Range: All | Properties: Sub-Division

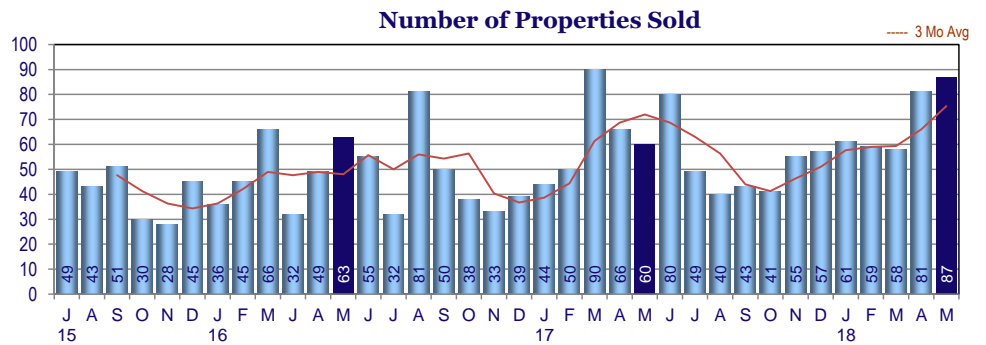
## Market Profile & Trends Overview

	Month	Trending versus*:		
		LM	L3M	PYM
Median List Price of all Current Listings	\$328,000	6%	-13%	8%
Average List Price of all Current Listings	\$372,160	7%	-11%	10%
May Median Sales Price	\$262,000	0%	-2%	12%
May Average Sales Price	\$279,918	-3%	-2%	7%
Total Properties Currently for Sale (Inventory)	96	-7%	-29%	-44%
May Number of Properties Sold	87	7%	17%	45%
May Average Days on Market (Solds)	52	1%	-5%	-34%
May Month's Supply of Inventory	1.7	-9%	-28%	-51%
May Sale Price vs List Price Ratio	98.1%	-0%	-0%	1%

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

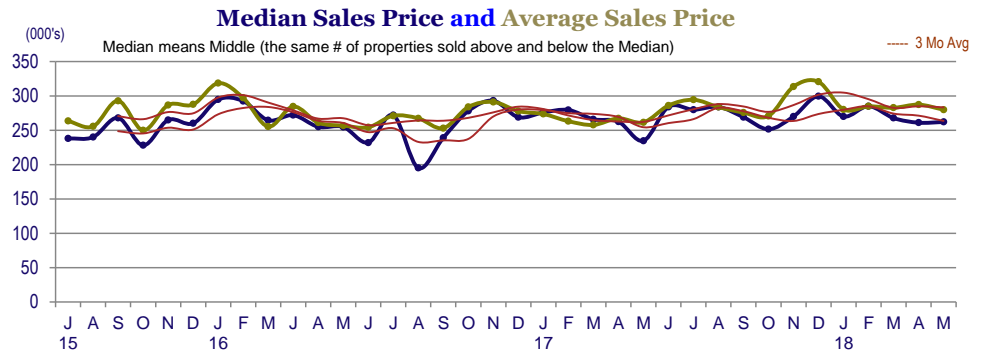
## Property Sales

May property sales were 87, up 45.0% from 60 in May of 2017 and 7.4% higher than the 81 sales last month. May 2018 sales were at their highest level compared to May of 2017 and 2016.



## Prices

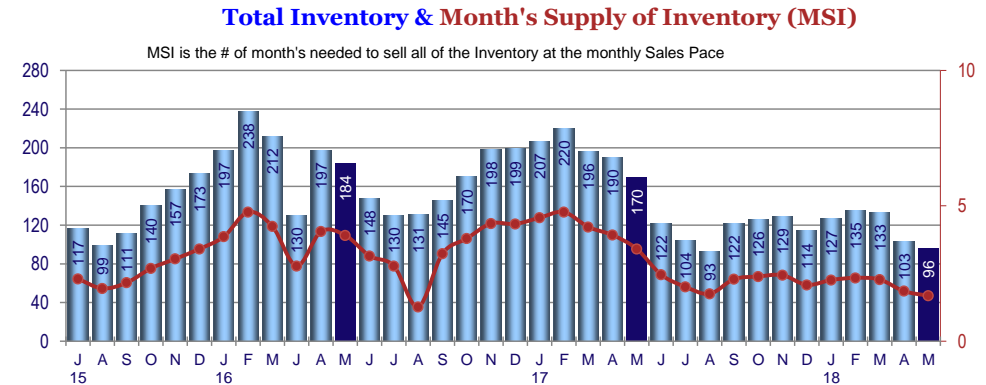
The Median Sales Price in May was \$262,000, up 11.6% from \$234,700 in May of 2017 and up 0.4% from \$261,000 last month. The Average Sales Price in May was \$279,918, up 7.0% from \$261,533 in May of 2017 and down 2.6% from \$287,270 last month. May 2018 ASP was at the highest level compared to May of 2017 and 2016.



## Inventory & MSI

The Total Inventory of Properties available for sale as of May was 96, down 6.8% from 103 last month and down 43.5% from 170 in May of last year. May 2018 Inventory was at its lowest level compared with May of 2017 and 2016.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The May 2018 MSI of 1.7 months was at its lowest level compared with May of 2017 and 2016.



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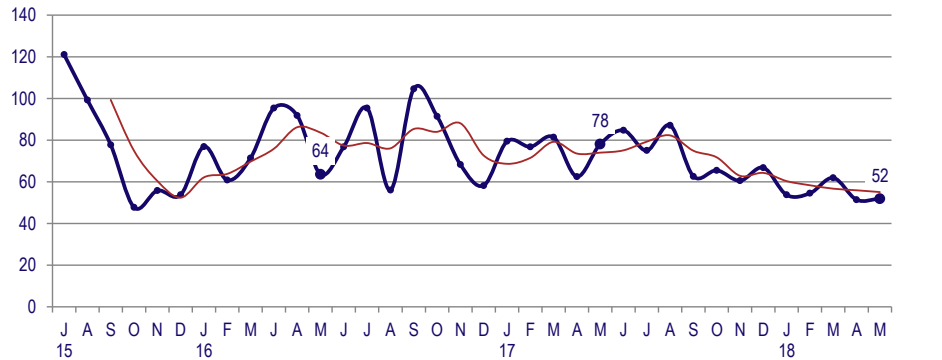
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Market Time

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 May was 52, up 1.0% from 51 days last month and down 33.5% from 78 days in May of last year. The May 2018 DOM was at its lowest level compared with May of 2017 and 2016.

**Days On Market for Sold Properties**

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

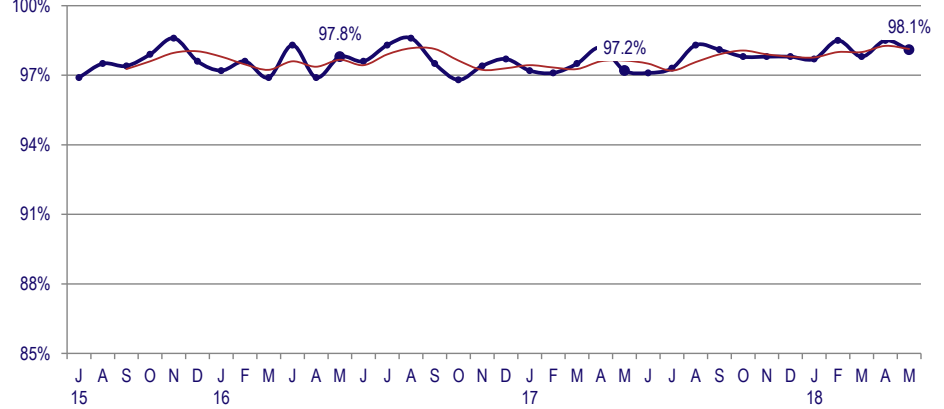


Selling Price vs Original Listing Price

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 May 2018 Selling Price vs Original List Price of 98.1% was down from 98.5% last month and up from 97.2% in May of last year.

**Selling Price versus Listing Price Ratio**

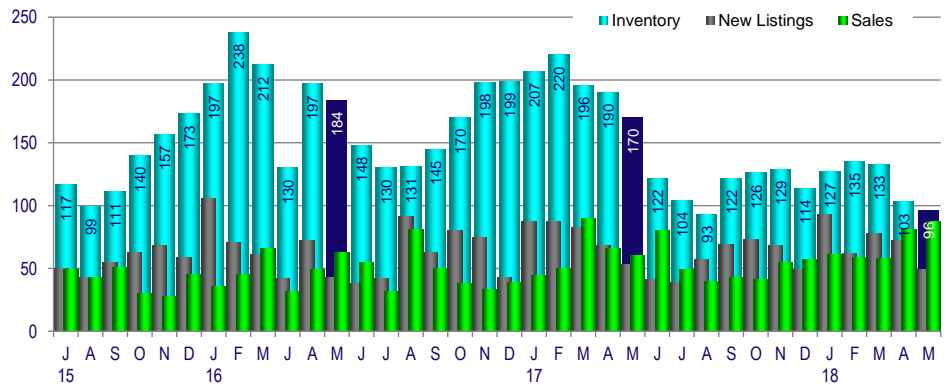
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 May 2018 was 49, down 31.9% from 72 last month and down 7.5% from 53 in May of last year.

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