

Sun City Grand
Sub-Division

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Price Range: All | Properties: Sub-Division

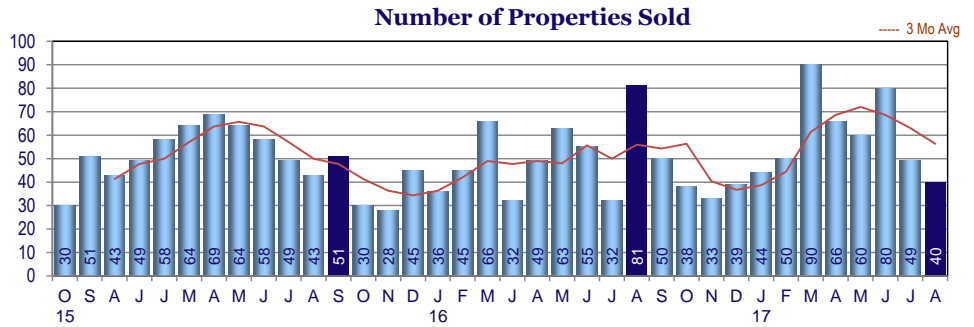
Market Profile & Trends Overview

	Month	Trending versus*:		
		LM	L3M	PYM
Median List Price of all Current Listings	\$285,000	-5%	10%	30%
Average List Price of all Current Listings	\$325,003	-2%	10%	39%
August Median Sales Price	\$284,000	1%	0%	46%
August Average Sales Price	\$283,718	-4%	8%	6%
Total Properties Currently for Sale (Inventory)	93	-11%	-45%	-29%
August Number of Properties Sold	40	-18%	5%	-51%
August Average Days on Market (Solds)	87	16%	12%	56%
August Month's Supply of Inventory	1.8	-13%	-49%	38%
August Sale Price vs List Price Ratio	98.3%	1%	1%	-0%

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

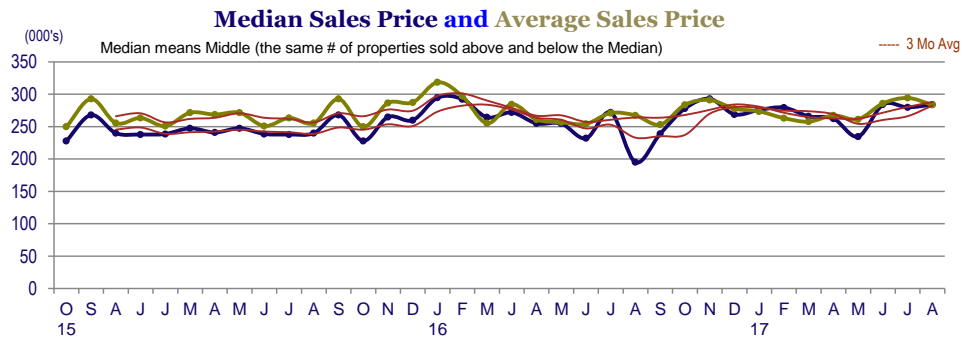
Property Sales

August property sales were 40, down 50.6% from 81 in August of 2016 and 18.4% lower than the 49 sales last month. August 2017 sales were at their lowest level compared to August of 2016 and 2015.



Prices

The Median Sales Price in August was \$284,000, up 45.6% from \$195,000 in August of 2016 and up 1.5% from \$279,900 last month. The Average Sales Price in August was \$283,718, up 6.1% from \$267,324 in August of 2016 and down 3.6% from \$294,319 last month. August 2017 ASP was at the highest level compared to August of 2016 and 2015.



Inventory & MSI

The Total Inventory of Properties available for sale as of August was 93, down 10.6% from 104 last month and down 29.0% from 131 in August of last year. August 2017 Inventory was at its lowest level compared with August of 2016 and 2015.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2017 MSI of 1.8 months was at a mid level compared with August of 2016 and 2015.



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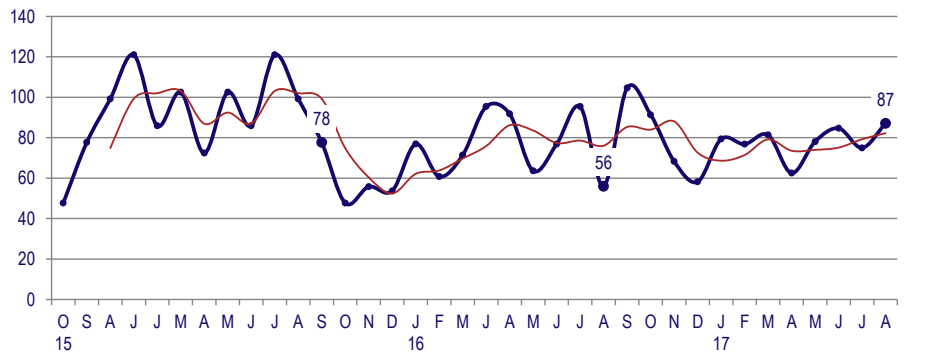
Data is provided courtesy of SVVMLS and may not reflect all relevant real estate activity. Coldwell Banker Residential Brokerage does not warrant or guarantee information and may not reflect all relevant real estate activity.

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 87, up 16.1% from 75 days last month and up 55.5% from 56 days in August of last year. The August 2017 DOM was at its highest level compared with August of 2016 and 2015.

Days On Market for Sold Properties

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

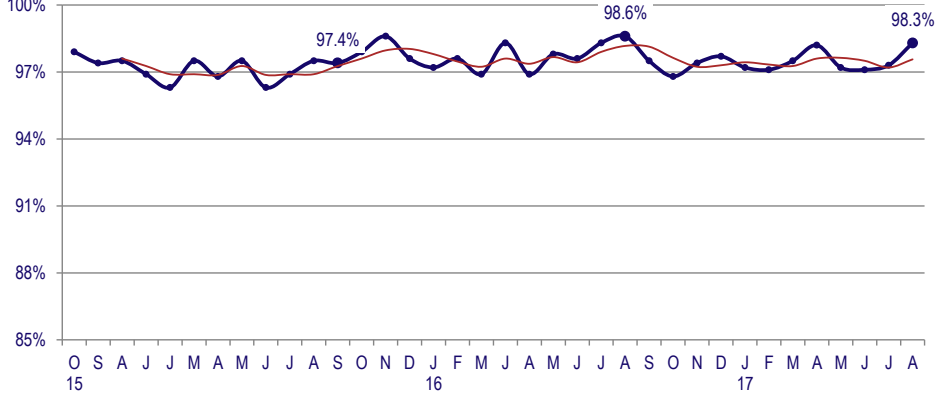


Selling Price vs Original Listing Price

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 August 2017 Selling Price vs Original List Price of 98.3% was up from 97.3% last month and down from 98.6% in August of last year.

Selling Price versus Listing Price Ratio

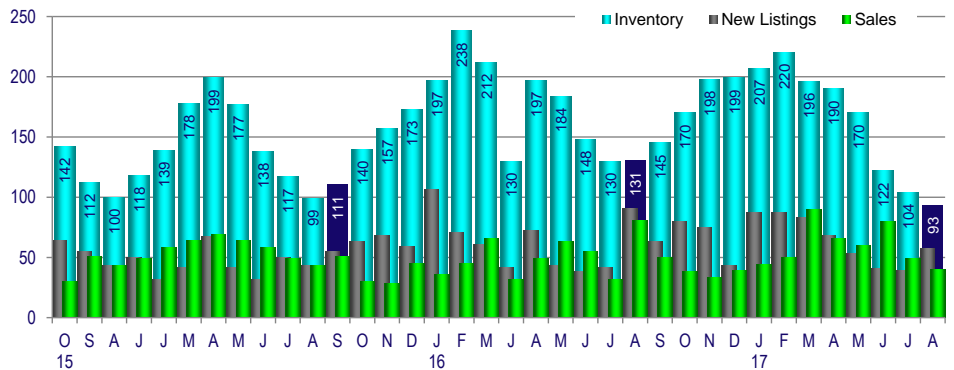
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 2017 was 57, up 46.2% from 39 last month and down 37.4% from 91 in August of last year.

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