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Price Range: All | Properties: SFH - Condo - Twn

Market Profile & Trends Overview

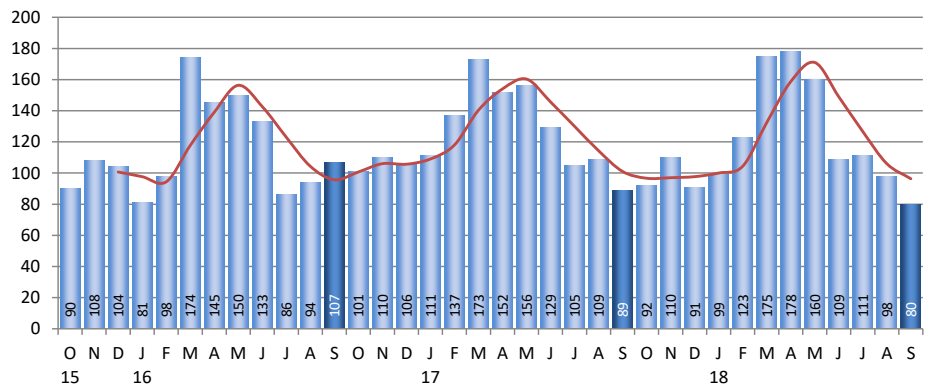
	Trending versus*:					YTD	Trending versus*:	
	Month	LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$280,373	-2%		8%				
Average List Price of all Current Listings	\$313,002	-1%		9%				
September Median Sales Price	\$238,400	-2%	1%	8%	11%	\$235,000	12%	9%
September Average Sales Price	\$259,227	-0%	1%	16%	13%	\$252,008	11%	10%
Total Properties Currently for Sale (Inventory)	163	43%		14%				
September Number of Properties Sold	80	-18%		-10%		1,133	-2%	
September Average Days on Market (Solds)	36	-29%	-12%	-32%	-18%	37	-21%	-16%
Asking Price per Square Foot (based on New Listings)	\$154	2%	2%	12%	14%	\$145	9%	7%
September Sold Price per Square Foot	\$143	-1%	1%	11%	11%	\$140	9%	9%
September Month's Supply of Inventory	2.0	75%	47%	27%	12%	1.3	-24%	-27%
September Sale Price vs List Price Ratio	96.7%	-5%	-4%	-4%	.1%	97.2%	1%	1%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2017) / YTD = Year-to-date

Property Sales

September Property sales were 80, down 10.1% from 89 in September of 2017 and 18.4% lower than the 98 sales last month. September 2018 sales were at their lowest level compared to September of 2017 and 2016. September YTD sales of 1,133 are running 2.4% behind last year's year-to-date sales of 1,161.

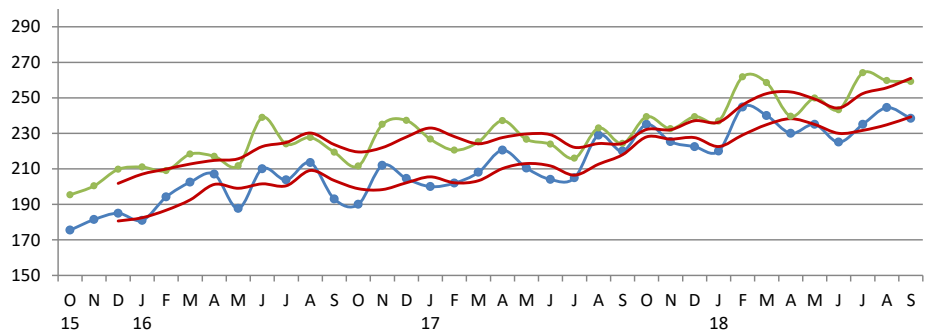
Number of Properties Sold



Prices

The Median Sales Price in September was \$238,400, up 8.4% from \$220,000 in September of 2017 and down 2.5% from \$244,450 last month. The Average Sales Price in September was \$259,227, up 15.6% from \$224,235 in September of 2017 and down 0.2% from \$259,683 last month. September 2018 ASP was at the highest level compared to September of 2017 and 2016.

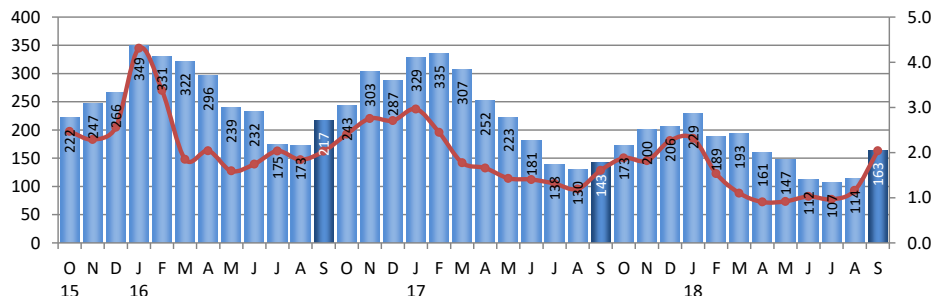
Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of September was 163, up 43.0% from 114 last month and up 14.0% from 143 in September of last year. September 2018 Inventory was at a mid level compared with September of 2017 and 2016.

Total Inventory & Month's Supply of Inventory (MSI)



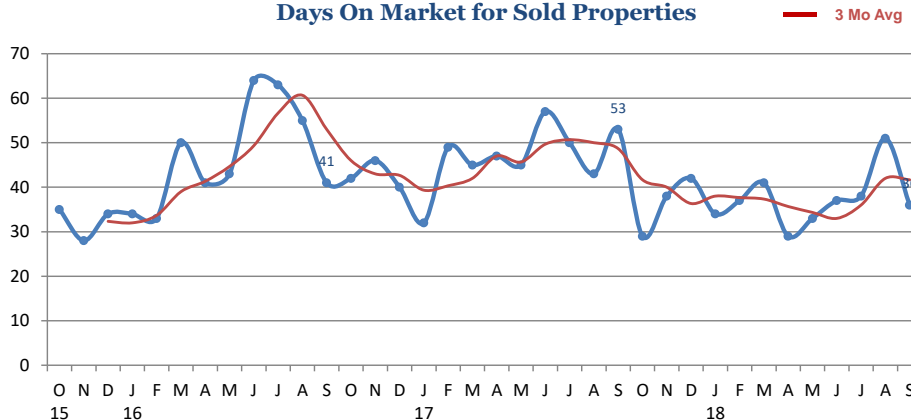
A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The September 2018 MSI of 2.0 months was at its highest level compared with September of 2017 and 2016.



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 September was 36, down 29.4% from 51 days last month and down 32.1% from 53 days in September of last year. The September 2018 DOM was at its lowest level compared with September of 2017 and 2016.

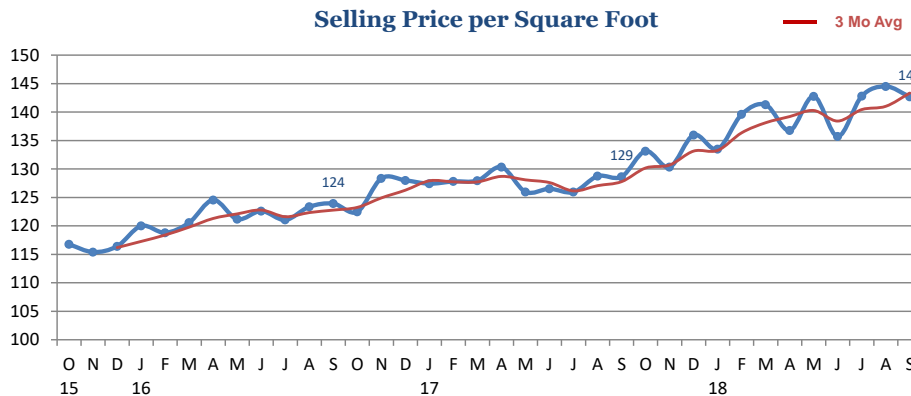
Days On Market for Sold Properties



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The September 2018 Selling Price per Square Foot of \$143 was down 1.3% from \$145 last month and up 10.9% from 129 in September of last year.

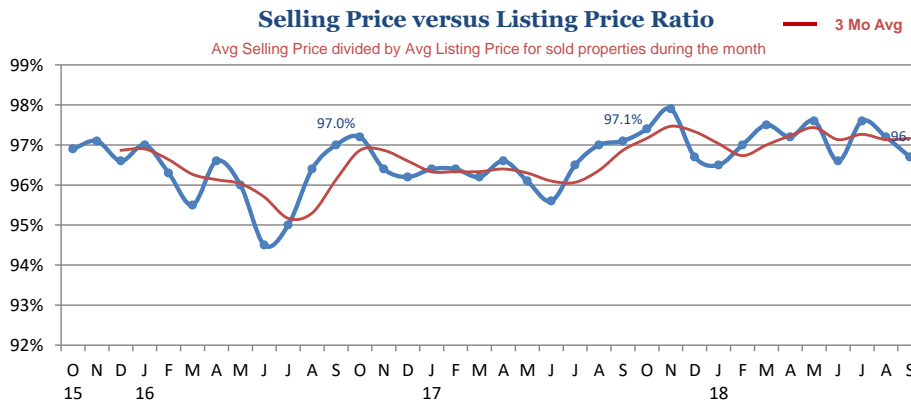
Selling Price per Square Foot



Selling Price vs Original Listings 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 September 2018 Selling Price vs Original List Price of 96.7% was down from 97.2% last month and down from 97.1% in September 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 September 2018 was 119, up 7.2% from 111 last month and up 3.5% from 115 in September of last year.

Inventory / New Listings / Sales

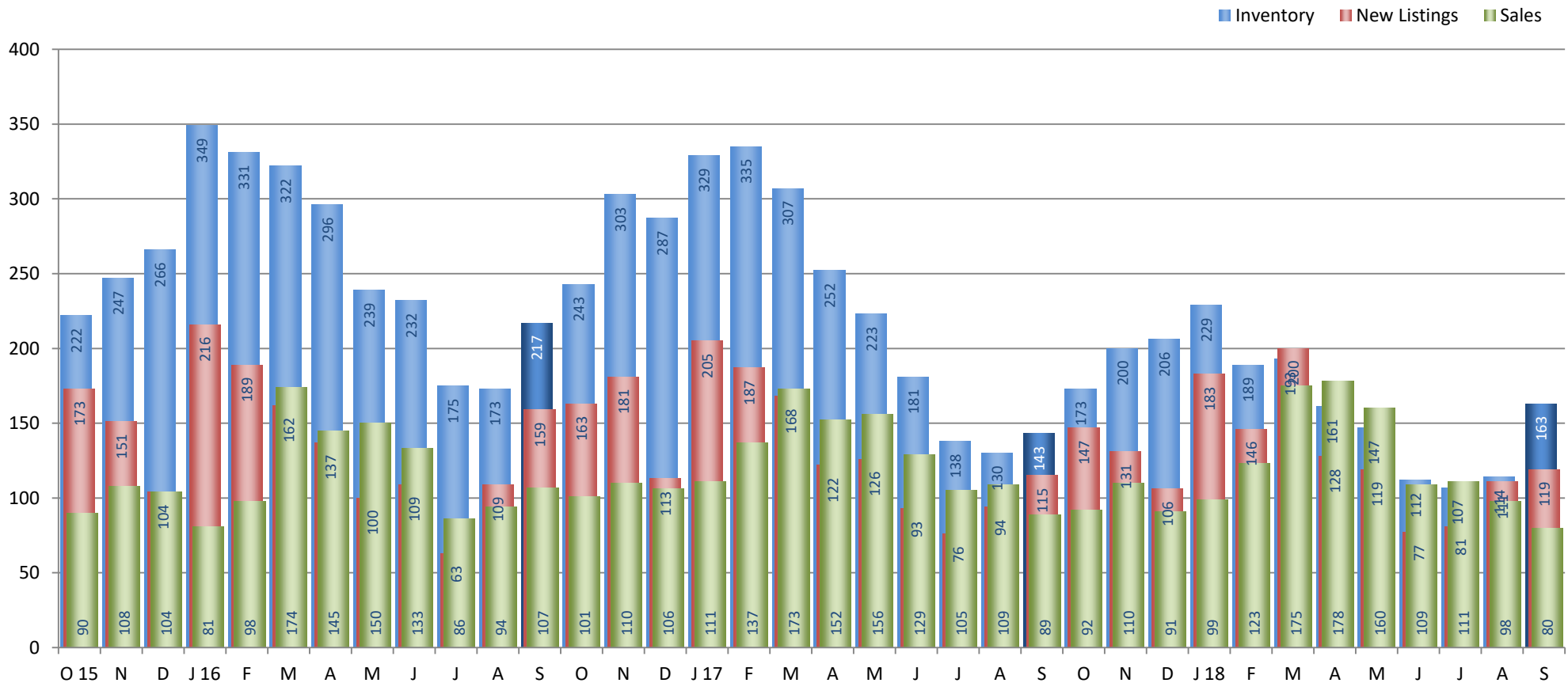




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City: Sun City West
 Price Range: All | Properties: SFH - Condo - Twn

Homes Sold	O 15	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J	J	A	S	O	N	D	J 18	F	M	A	M	J	J	A	S	
3 Mo. Roll Avg	90	108	104	81	98	174	145	150	133	86	94	107	101	110	106	111	137	173	152	156	129	105	109	89	92	110	91	99	123	175	178	160	109	111	98	80	
(000's)	O 15	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J	J	A	S	O	N	D	J 18	F	M	A	M	J	J	A	S	
Median Sale Price	176	181	185	181	194	203	207	188	210	204	214	193	190	212	205	200	202	208	221	210	204	205	229	220	235	225	223	220	245	240	230	235	225	235	244	238	
3 Mo. Roll Avg			181	182	187	193	201	199	202	200	209	203	199	198	202	206	202	203	210	213	212	206	213	218	228	227	228	223	229	235	238	235	230	232	235	239	
Inventory	O 15	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J	J	A	S	O	N	D	J 18	F	M	A	M	J	J	A	S	
MSI	222	247	266	349	331	322	296	239	232	175	173	217	243	303	287	329	335	307	252	223	181	138	130	143	173	200	206	229	189	193	161	147	112	107	114	163	
3 Mo. Roll Avg	2.5	2.3	2.6	4.3	3.4	1.9	2.0	1.6	1.7	2.0	1.8	2.0	2.4	2.8	2.7	3.0	2.4	1.8	1.7	1.4	1.4	1.3	1.2	1.6	1.9	1.8	2.3	2.3	1.5	1.1	0.9	0.9	1.0	1.0	1.2	2.0	
Days on Market	O 15	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J	J	A	S	O	N	D	J 18	F	M	A	M	J	J	A	S	
3 Mo. Roll Avg	35	28	34	34	33	50	41	43	64	63	55	41	42	46	40	32	49	45	47	45	57	50	43	53	29	38	42	34	37	41	29	33	37	38	51	36	
3 Mo. Roll Avg			32	32	34	39	41	45	49	57	61	53	46	43	43	39	40	42	47	46	50	51	50	49	42	40	36	38	38	37	36	34	33	36	42	42	
Price per Sq Ft	O 15	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J	J	A	S	O	N	D	J 18	F	M	A	M	J	J	A	S	
3 Mo. Roll Avg	117	115	116	120	119	121	125	121	123	121	123	124	122	128	128	127	128	128	130	126	127	126	129	128	133	130	136	133	140	141	137	143	136	143	145	143	
3 Mo. Roll Avg			116	117	118	120	121	122	123	122	122	123	123	125	126	128	128	128	129	128	128	126	127	128	130	131	133	133	136	138	139	140	138	140	141	143	
Sale to List Price	O 15	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J	J	A	S	O	N	D	J 18	F	M	A	M	J	J	A	S	
3 Mo. Roll Avg	96.9%	97.1%	96.6%	97.0%	96.3%	95.5%	96.6%	96.0%	94.5%	95.0%	96.4%	97.0%	97.2%	96.4%	96.2%	96.4%	96.4%	96.2%	96.6%	96.1%	95.6%	96.5%	97.0%	97.1%	97.4%	97.9%	96.7%	96.5%	97.0%	97.5%	97.2%	97.6%	96.6%	97.6%	97.2%	96.7%	
3 Mo. Roll Avg			96.9%	96.9%	96.6%	96.3%	96.1%	96.0%	95.7%	95.2%	95.3%	96.1%	96.9%	96.9%	96.6%	96.3%	96.3%	96.4%	96.3%	96.4%	96.3%	96.1%	96.1%	96.4%	96.9%	97.2%	97.5%	97.3%	97.0%	96.7%	97.0%	97.2%	97.4%	97.1%	97.3%	97.1%	97.2%
New Listings	O 15	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J	J	A	S	O	N	D	J 18	F	M	A	M	J	J	A	S	
Inventory	173	151	104	216	189	162	137	100	109	63	109	159	163	181	113	205	187	168	122	126	93	76	94	115	147	131	106	183	146	200	128	119	77	81	111	119	
Sales	222	247	266	349	331	322	296	239	232	175	173	217	243	303	287	329	335	307	252	223	181	138	130	143	173	200	206	229	189	193	161	147	112	107	114	163	
3 Mo. Roll Avg	90	108	104	81	98	174	145	150	133	86	94	107	101	110	106	111	137	173	152	156	129	105	109	89	92	110	91	99	123	175	178	160	109	111	98	80	
(000's)	O 15	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J	J	A	S	O	N	D	J 18	F	M	A	M	J	J	A	S	
Avg Sale Price	195	200	210	211	209	218	217	212	239	224	228	219	212	235	237	227	220	225	237	227	224	216	233	224	239	233	239	237	262	258	240	250	243	264	260	259	
3 Mo. Roll Avg			202	207	210	213	215	216	223	225	230	224	220	222	228	233	228	224	228	230	229	222	224	224	232	232	237	236	246	252	253	249	244	252	256	261	

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