

Sun City West

Sub-Division

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Price Range: All | Properties: Sub-Division

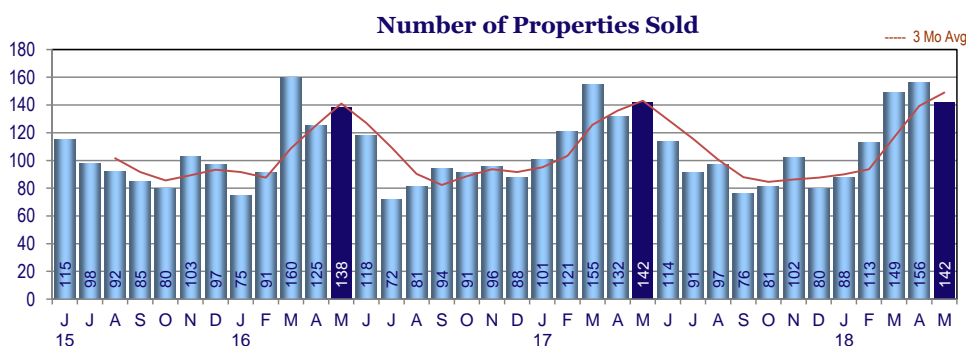
Market Profile & Trends Overview

	Month	Trending versus*:		
		LM	L3M	PYM
Median List Price of all Current Listings	\$239,900	0%	0%	4%
Average List Price of all Current Listings	\$265,100	4%	-1%	11%
May Median Sales Price	\$228,700	4%	-0%	15%
May Average Sales Price	\$238,900	6%	0%	15%
Total Properties Currently for Sale (Inventory)	146	-17%	-25%	-30%
May Number of Properties Sold	142	-9%	-1%	0%
May Average Days on Market (Solds)	49	11%	-2%	-12%
May Month's Supply of Inventory	1.4	-18%	-26%	-30%
May Sale Price vs List Price Ratio	98.8%	1%	1%	1%

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

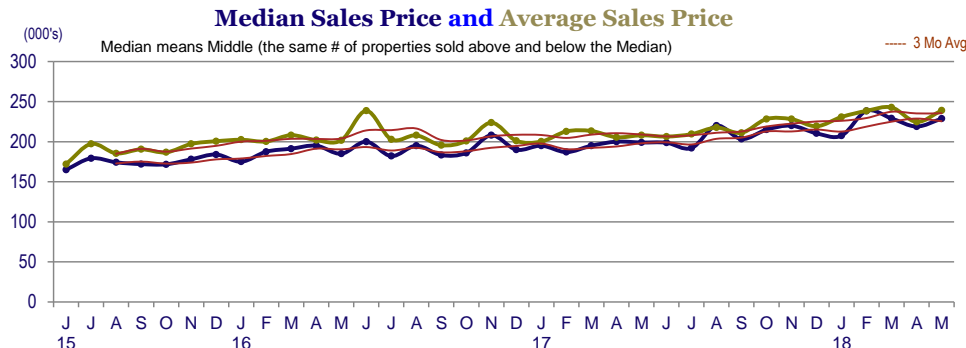
Property Sales

May property sales were 142, equal to 142 in May of 2017 and 9.0% lower than the 156 sales last month. May 2018 sales were at their highest level compared to May of 2017 and 2016.



Prices

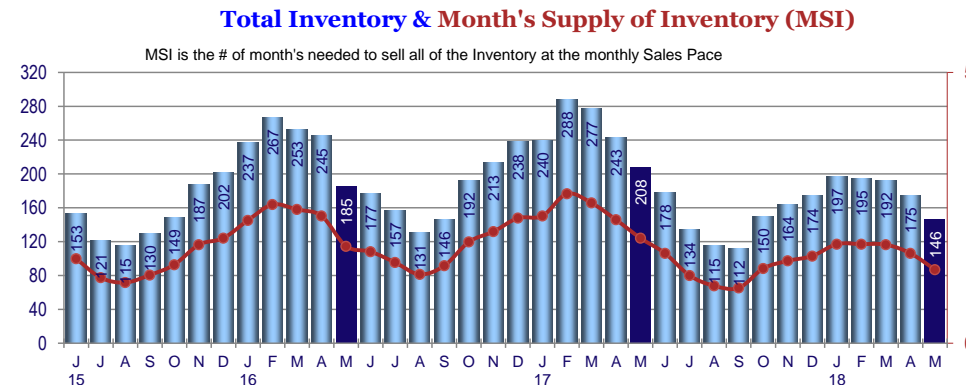
The Median Sales Price in May was \$228,700, up 14.9% from \$199,000 in May of 2017 and up 4.5% from \$218,950 last month. The Average Sales Price in May was \$238,900, up 14.9% from \$207,957 in May of 2017 and up 6.3% from \$224,657 last month. May 2018 ASP was at the highest level compared to May of 2017 and 2016.



Inventory & MSI

The Total Inventory of Properties available for sale as of May was 146, down 16.6% from 175 last month and down 29.8% from 208 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 1.4 months was at its lowest level compared with May of 2017 and 2016.



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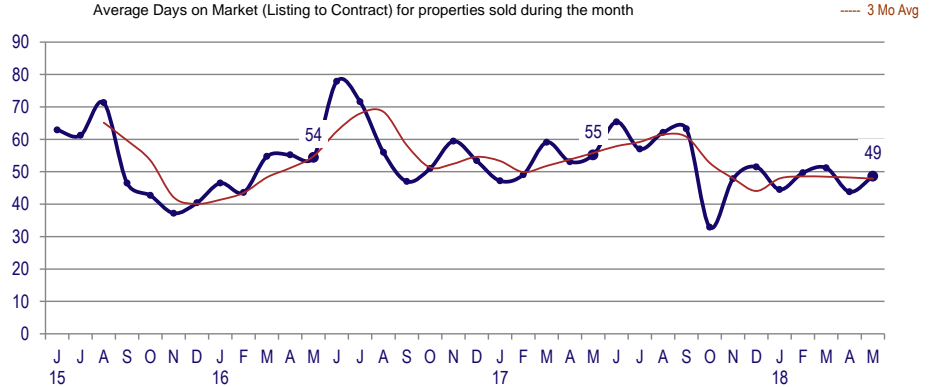
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Market Time

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 49, up 11.0% from 44 days last month and down 12.0% from 55 days in May of last year. The May 2018 DOM was at its lowest level compared with May of 2017 and 2016.

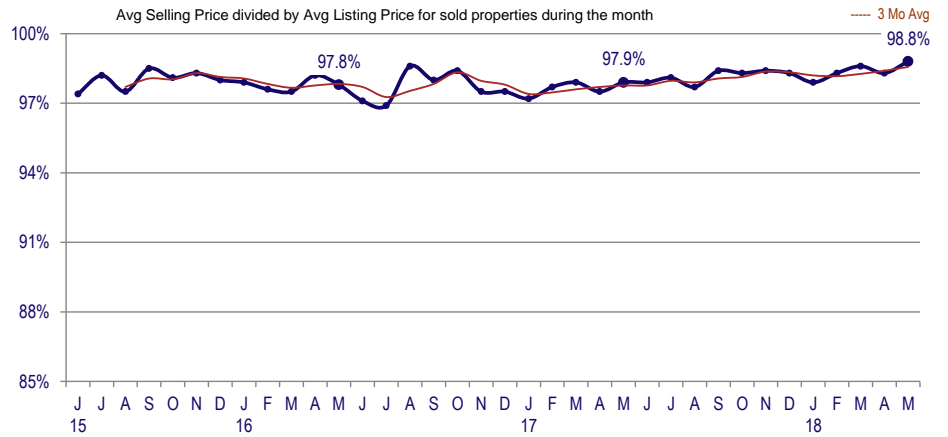
Days On Market for Sold Properties



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 98.8% was up from 98.3% last month and up from 97.9% in May of last year.

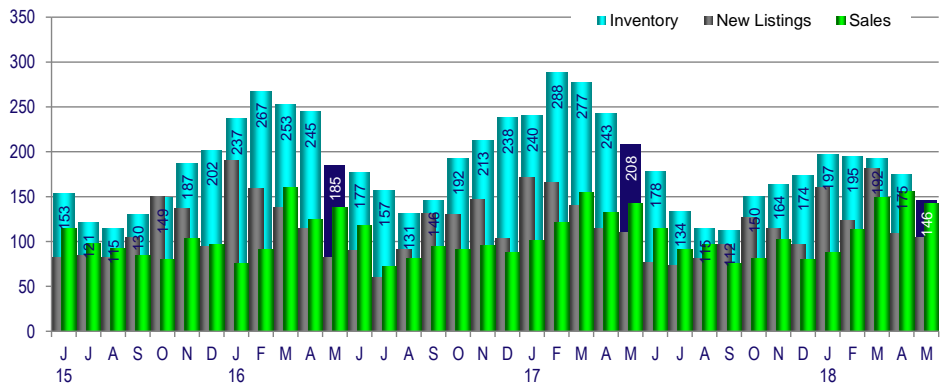
Selling Price versus Listing Price Ratio



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 May 2018 was 104, down 4.6% from 109 last month and down 5.5% from 110 in May of last year.

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