



17215 N 72nd Dr. Bldg. B #115  
Glendale, AZ 85308

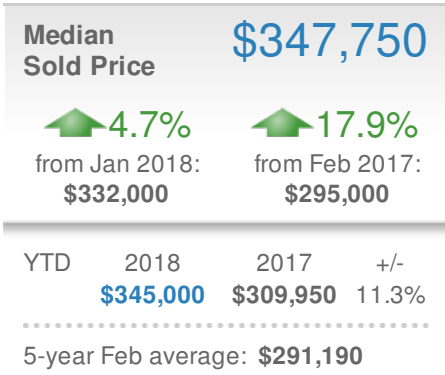
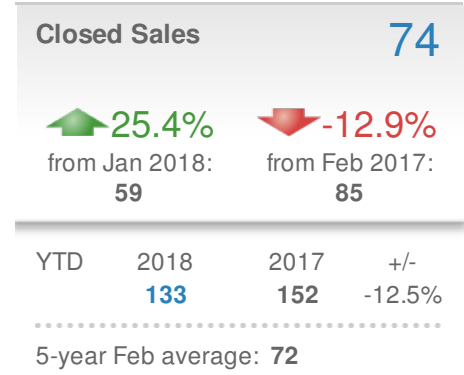
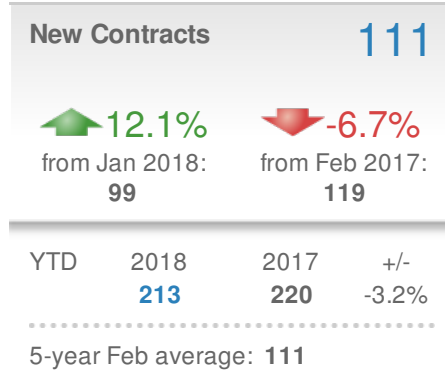
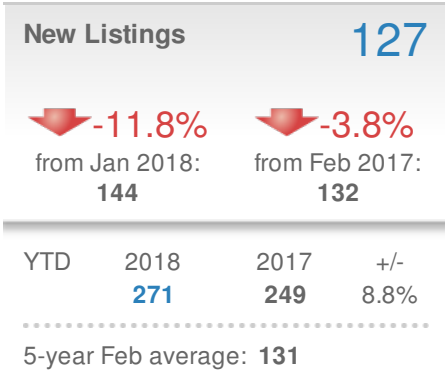
480-678-9943

Mariana@ArizonaHomesToday.com  
www.ArizonaHomesToday.com



## February 2018

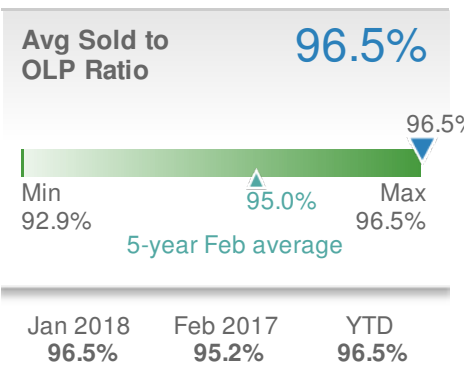
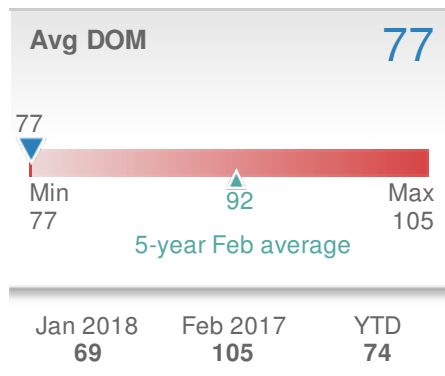
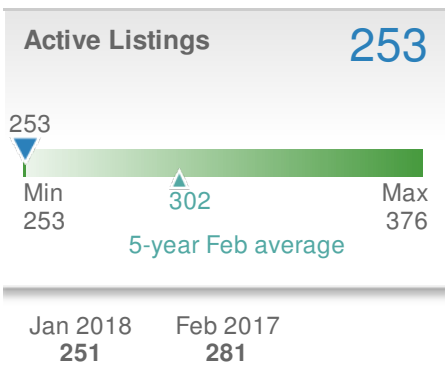
### Anthem AZ 85086 - Single Family Detached



### Summary

In 85086, the median sold price for Single Family Detached properties for February was \$347,750, representing an increase of 4.7% compared to last month and an increase of 17.9% from Feb 2017. The average days on market for units sold in February was 77 days, 16% below the 5-year February average of 92 days. There was a 12.1% month over month increase in new contract activity with 111 New Contracts; a 23.2% MoM increase in All Pending (new contracts + contracts carried over from January) to 138; and a 0.8% increase in supply to 253 active units.

This activity resulted in a Contract Ratio of 0.55 pendings per active listing, up from 0.45 in January and an increase from 0.52 in February 2017. The Contract Ratio is 17% higher than the 5-year February average of 0.47. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



• When calculating the Contract Ratio, the number of Contracts (Pending and AWC) are divided by the number of Active listings