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New Listings 415

↓ -17.0% from Jan 2018: 500
↓ -10.6% from Feb 2017: 464

YTD	2018	2017	+/-
	917	914	0.3%

5-year Feb average: 463

New Contracts 510

↓ -7.6% from Jan 2018: 552
↑ 3.9% from Feb 2017: 491

YTD	2018	2017	+/-
	1,076	967	11.3%

5-year Feb average: 481

Closed Sales 433

↑ 36.6% from Jan 2018: 317
↑ 29.3% from Feb 2017: 335

YTD	2018	2017	+/-
	752	648	16.0%

5-year Feb average: 350

Median Sold Price \$260,000

↓ -5.5% from Jan 2018: \$275,000
↑ 5.1% from Feb 2017: \$247,500

YTD	2018	2017	+/-
	\$267,500	\$249,950	7.0%

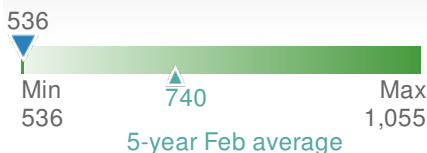
5-year Feb average: \$227,080

Summary

In North Phoenix, the median sold price for Single Family Detached properties for February was \$260,000, representing a decrease of 5.5% compared to last month and an increase of 5.1% from Feb 2017. The average days on market for units sold in February was 68 days, 7% below the 5-year February average of 73 days. There was a 7.6% month over month decrease in new contract activity with 510 New Contracts; a 3.2% MoM increase in All Pending (new contracts + contracts carried over from January) to 587; and an 11.7% decrease in supply to 536 active units.

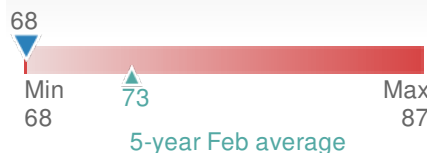
This activity resulted in a Contract Ratio of 1.10 pendings per active listing, up from 0.94 in January and an increase from 0.89 in February 2017. The Contract Ratio is 32% higher than the 5-year February average of 0.83. A higher Contract Ratio signifies a relative increase in contract activity compared 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.

Active Listings 536



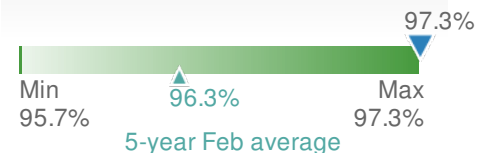
Jan 2018	Feb 2017
607	634

Avg DOM 68



Jan 2018	Feb 2017	YTD
73	71	70

Avg Sold to OLP Ratio 97.3%



Jan 2018	Feb 2017	YTD
96.4%	96.6%	96.9%

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