



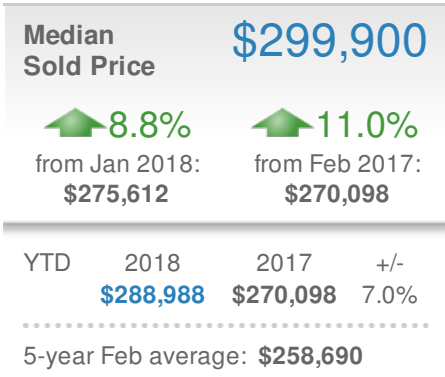
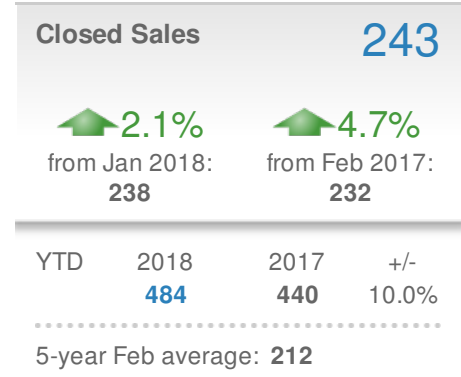
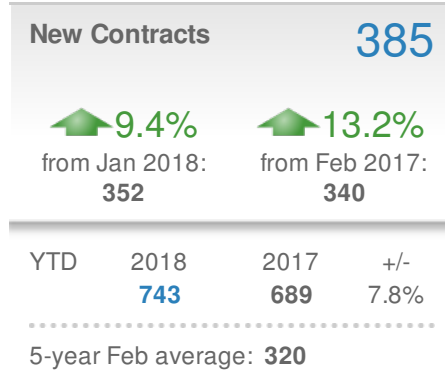
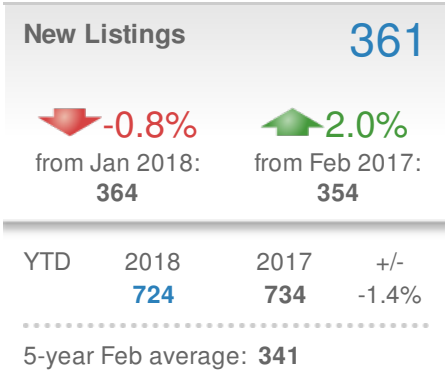
17215 N 72nd Dr. Bldg. B #115
Glendale, AZ 85308

480-678-9943

Mariana@ArizonaHomesToday.com
www.ArizonaHomesToday.com



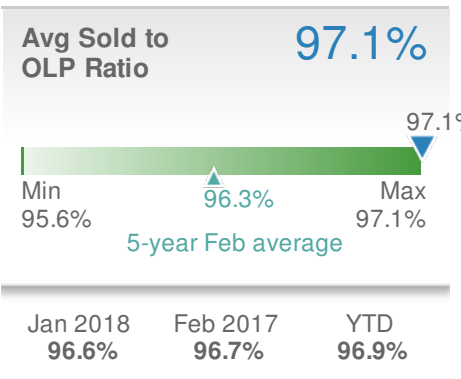
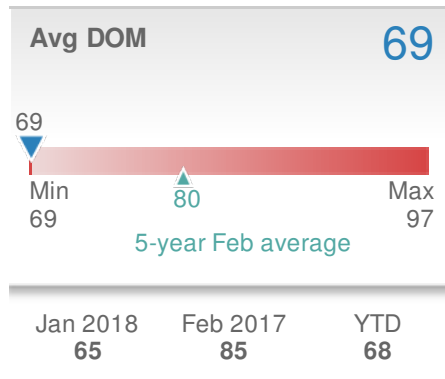
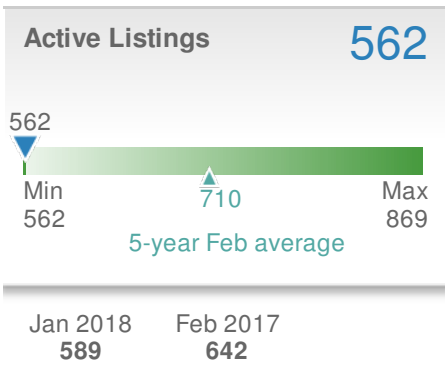
February 2018
Peoria - Single Family Detached



Summary

In Peoria, the median sold price for Single Family Detached properties for February was \$299,900, representing an increase of 8.8% compared to last month and an increase of 11% from Feb 2017. The average days on market for units sold in February was 69 days, 14% below the 5-year February average of 80 days. There was a 9.4% month over month increase in new contract activity with 385 New Contracts; a 27% MoM increase in All Pending (new contracts + contracts carried over from January) to 456; and a 4.6% decrease in supply to 562 active units.

This activity resulted in a Contract Ratio of 0.81 pendings per active listing, up from 0.61 in January and an increase from 0.70 in February 2017. The Contract Ratio is 34% higher than the 5-year February average of 0.60. 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