



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

480-678-9943

Mariana@ArizonaHomesToday.com
www.ArizonaHomesToday.com



February 2018

Glendale - Single Family Detached

New Listings **332**

↓ **-10.0%** ↓ **-8.5%**
 from Jan 2018: **369** from Feb 2017: **363**

YTD	2018	2017	+/-
	701	715	-2.0%

5-year Feb average: **347**

New Contracts **388**

↓ **-2.8%** ↓ **-6.7%**
 from Jan 2018: **399** from Feb 2017: **416**

YTD	2018	2017	+/-
	797	826	-3.5%

5-year Feb average: **373**

Closed Sales **267**

↓ **-6.0%** ↑ **1.1%**
 from Jan 2018: **284** from Feb 2017: **264**

YTD	2018	2017	+/-
	556	517	7.5%

5-year Feb average: **245**

Median Sold Price **\$230,000**

↓ **-1.1%** ↑ **3.5%**
 from Jan 2018: **\$232,500** from Feb 2017: **\$222,250**

YTD	2018	2017	+/-
	\$230,500	\$224,000	2.9%

5-year Feb average: **\$202,220**

Summary

In Glendale, the median sold price for Single Family Detached properties for February was \$230,000, representing a decrease of 1.1% compared to last month and an increase of 3.5% from Feb 2017. The average days on market for units sold in February was 71 days, 5% above the 5-year February average of 68 days. There was a 2.8% month over month decrease in new contract activity with 388 New Contracts; a 19.2% MoM increase in All Pending (new contracts + contracts carried over from January) to 447; and a 10.7% decrease in supply to 408 active units.

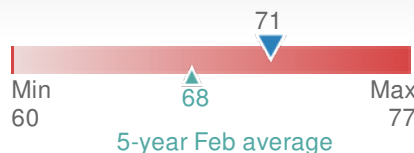
This activity resulted in a Contract Ratio of 1.10 pendings per active listing, up from 0.82 in January and an increase from 1.01 in February 2017. The Contract Ratio is 29% higher than the 5-year February average of 0.85. A higher Contract Ratio signifies a relative increase in contract activity compared 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 **408**



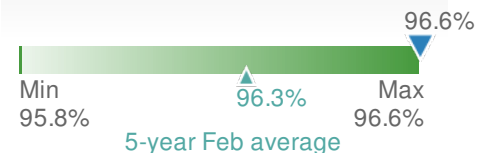
Jan 2018	Feb 2017
457	489

Avg DOM **71**



Jan 2018	Feb 2017	YTD
61	64	66

Avg Sold to OLP Ratio **96.6%**



Jan 2018	Feb 2017	YTD
96.6%	96.6%	96.6%

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