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February 2018

Sun City West - Single Family Detached

New Listings **104**

↓ **-25.2%** ↓ **-32.5%**
 from Jan 2018: **139** from Feb 2017: **154**

YTD	2018	2017	+/-
	244	311	-21.5%

5-year Feb average: **134**

New Contracts **151**

↑ **9.4%** ↑ **10.2%**
 from Jan 2018: **138** from Feb 2017: **137**

YTD	2018	2017	+/-
	292	278	5.0%

5-year Feb average: **138**

Closed Sales **100**

↑ **29.9%** ↓ **-9.9%**
 from Jan 2018: **77** from Feb 2017: **111**

YTD	2018	2017	+/-
	178	204	-12.7%

5-year Feb average: **95**

Median Sold Price **\$259,450**

↑ **6.3%** ↑ **17.9%**
 from Jan 2018: **\$244,000** from Feb 2017: **\$220,000**

YTD	2018	2017	+/-
	\$251,500	\$224,500	12.0%

5-year Feb average: **\$211,090**

Summary

In Sun City West, the median sold price for Single Family Detached properties for February was \$259,450, representing an increase of 6.3% compared to last month and an increase of 17.9% from Feb 2017. The average days on market for units sold in February was 59 days, 12% below the 5-year February average of 67 days. There was a 9.4% month over month increase in new contract activity with 151 New Contracts; a 30.8% MoM increase in All Pending (new contracts + contracts carried over from January) to 170; and a 23.1% decrease in supply to 143 active units.

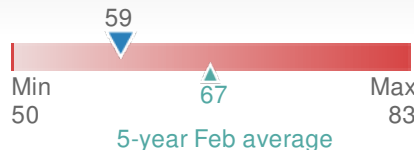
This activity resulted in a Contract Ratio of 1.19 pendings per active listing, up from 0.70 in January and an increase from 0.52 in February 2017. The Contract Ratio is 86% higher than the 5-year February average of 0.64. A higher Contract Ratio signifies a relative increase in contract activity compared 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 **143**



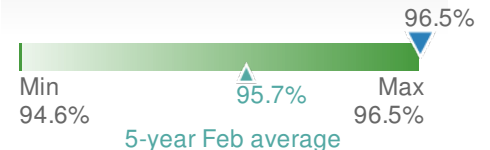
Jan 2018	Feb 2017
186	281

Avg DOM **59**



Jan 2018	Feb 2017	YTD
59	62	59

Avg Sold to OLP Ratio **96.5%**



Jan 2018	Feb 2017	YTD
96.3%	96.5%	96.4%

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