



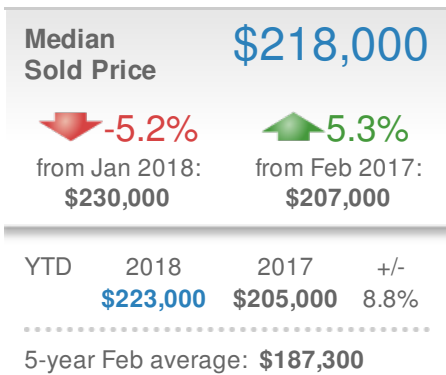
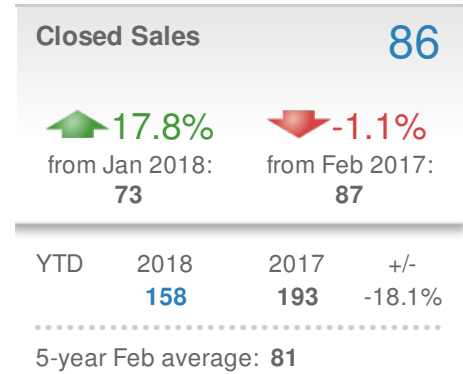
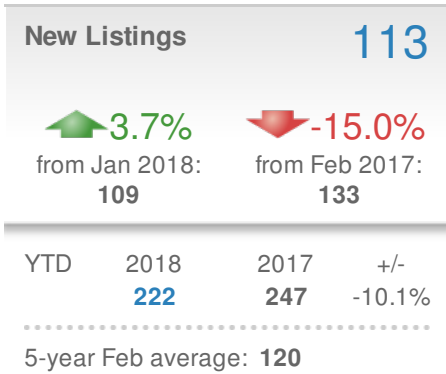
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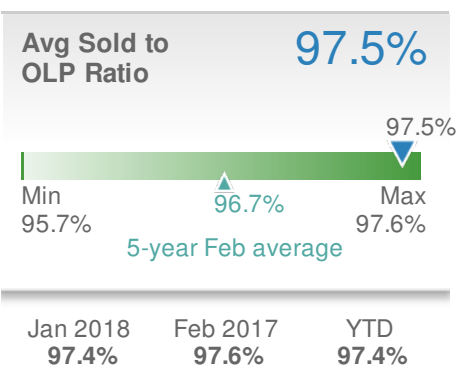
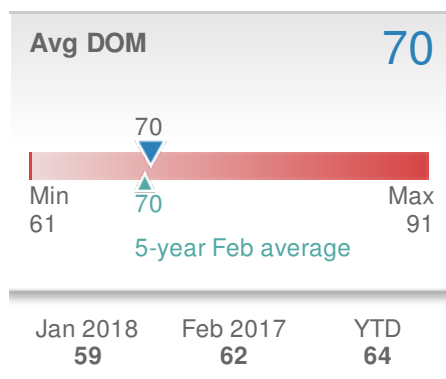
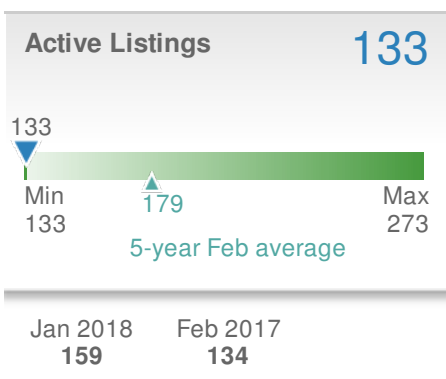
February 2018 Avondale - Single Family Detached



Summary

In Avondale, the median sold price for Single Family Detached properties for February was \$218,000, representing a decrease of 5.2% compared to last month and an increase of 5.3% from Feb 2017. The average days on market for units sold in February was 70 days, the same as the 5-year February average of 70 days. There was a 35.7% month over month increase in new contract activity with 152 New Contracts; a 41.3% MoM increase in All Pending (new contracts + contracts carried over from January) to 171; and a 16.4% decrease in supply to 133 active units.

This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 0.76 in January and a decrease from 1.33 in February 2017. The Contract Ratio is 29% higher than the 5-year February average of 1.00. 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