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February 2018

Goodyear - Single Family Detached

New Listings 220

↑ **1.9%** from Jan 2018: **216**
↑ **15.8%** from Feb 2017: **190**

YTD	2018	2017	+/-
	436	414	5.3%

5-year Feb average: **206**

New Contracts 198

↓ **-1.0%** from Jan 2018: **200**
↑ **15.1%** from Feb 2017: **172**

YTD	2018	2017	+/-
	406	376	8.0%

5-year Feb average: **181**

Closed Sales 153

↑ **45.7%** from Jan 2018: **105**
↑ **7.7%** from Feb 2017: **142**

YTD	2018	2017	+/-
	260	283	-8.1%

5-year Feb average: **121**

Median Sold Price \$274,900

↑ **1.8%** from Jan 2018: **\$270,000**
↑ **10.6%** from Feb 2017: **\$248,495**

YTD	2018	2017	+/-
	\$272,000	\$250,000	8.8%

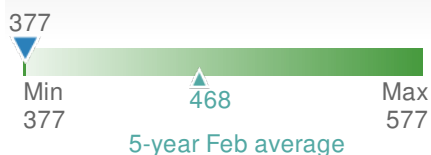
5-year Feb average: **\$241,979**

Summary

In Goodyear, the median sold price for Single Family Detached properties for February was \$274,900, representing an increase of 1.8% compared to last month and an increase of 10.6% from Feb 2017. The average days on market for units sold in February was 77 days, 12% below the 5-year February average of 87 days. There was a 1% month over month decrease in new contract activity with 198 New Contracts; a 10% MoM increase in All Pending (new contracts + contracts carried over from January) to 241; and a 2.4% increase in supply to 377 active units.

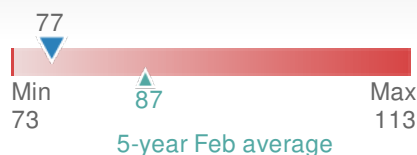
This activity resulted in a Contract Ratio of 0.64 pendings per active listing, up from 0.60 in January and an increase from 0.61 in February 2017. The Contract Ratio is 22% higher than the 5-year February average of 0.52. A higher Contract Ratio signifies a relative increase in contract activity compared 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 377



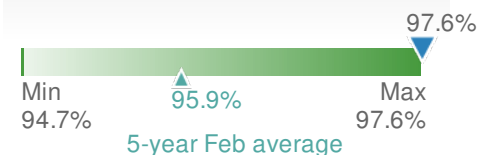
Jan 2018	Feb 2017
368	383

Avg DOM 77



Jan 2018	Feb 2017	YTD
78	73	77

Avg Sold to OLP Ratio 97.6%



Jan 2018	Feb 2017	YTD
97.2%	96.7%	97.4%

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