



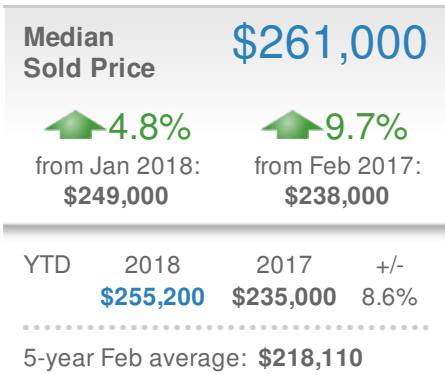
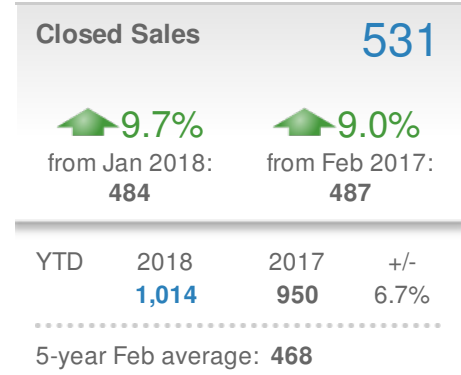
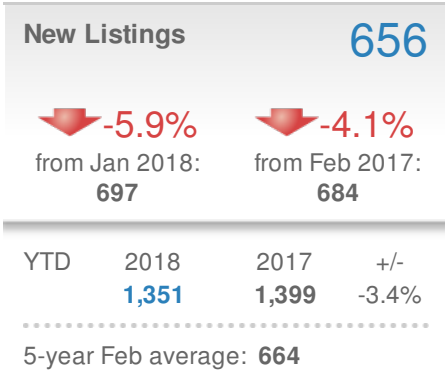
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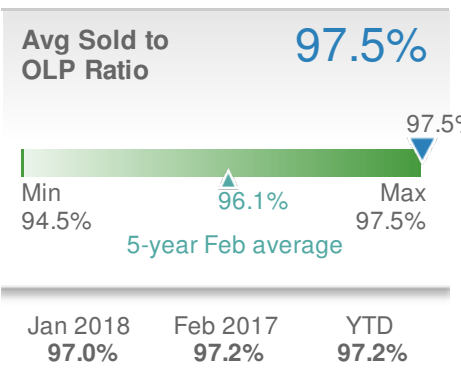
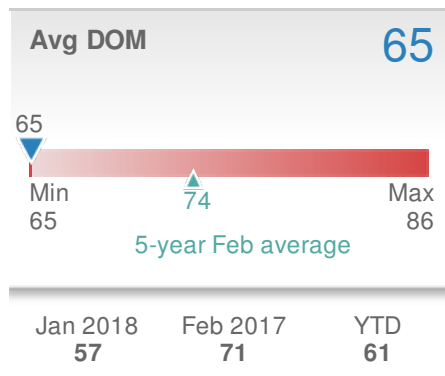
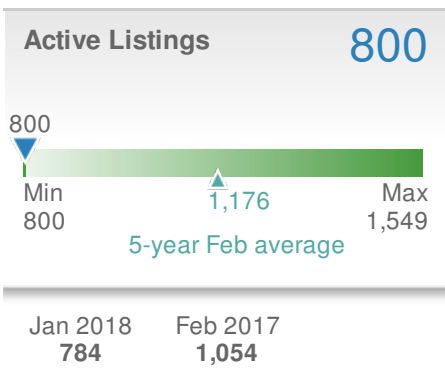
February 2018
Mesa - Single Family Detached



Summary

In Mesa, the median sold price for Single Family Detached properties for February was \$261,000, representing an increase of 4.8% compared to last month and an increase of 9.7% from Feb 2017. The average days on market for units sold in February was 65 days, 12% below the 5-year February average of 74 days. There was a 3.9% month over month decrease in new contract activity with 712 New Contracts; an 8.3% MoM increase in All Pending (new contracts + contracts carried over from January) to 826; and a 2% increase in supply to 800 active units.

This activity resulted in a Contract Ratio of 1.03 pendings per active listing, up from 0.97 in January and an increase from 0.87 in February 2017. The Contract Ratio is 40% higher than the 5-year February average of 0.74. 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