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April 2018

New River - Single Family Detached

New Listings 35

↓ -12.5% ↑ 52.2%
 from Mar 2018: 40 from Apr 2017: 23

YTD	2018	2017	+/-
	128	106	20.8%

5-year Apr average: 25

New Contracts 27

↓ -15.6% ↑ 17.4%
 from Mar 2018: 32 from Apr 2017: 23

YTD	2018	2017	+/-
	102	98	4.1%

5-year Apr average: 22

Closed Sales 26

↑ 23.8% ↑ 62.5%
 from Mar 2018: 21 from Apr 2017: 16

YTD	2018	2017	+/-
	73	81	-9.9%

5-year Apr average: 18

Median Sold Price \$392,500

↑ 2.0% ↑ 31.5%
 from Mar 2018: \$384,900 from Apr 2017: \$298,450

YTD	2018	2017	+/-
	\$372,500	\$305,000	22.1%

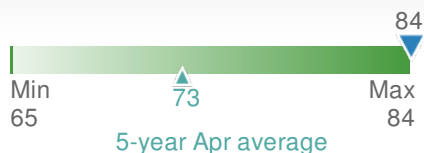
5-year Apr average: \$318,570

Summary

In New River, the median sold price for Single Family Detached properties for April was \$392,500, representing an increase of 2% compared to last month and an increase of 31.5% from Apr 2017. The average days on market for units sold in April was 115 days, 6% above the 5-year April average of 109 days. There was a 15.6% month over month decrease in new contract activity with 27 New Contracts; a 12.5% MoM decrease in All Pending (new contracts + contracts carried over from March) to 35; and a 3.7% increase in supply to 84 active units.

This activity resulted in a Contract Ratio of 0.42 pendings per active listing, down from 0.49 in March and an increase from 0.35 in April 2017. The Contract Ratio is 8% higher than the 5-year April average of 0.39. 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 84



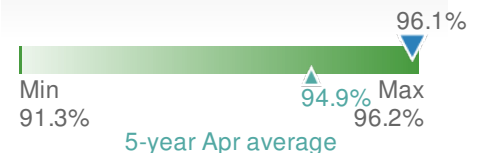
Mar 2018	Apr 2017
81	69

Avg DOM 115



Mar 2018	Apr 2017	YTD
132	120	118

Avg Sold to OLP Ratio 96.1%



Mar 2018	Apr 2017	YTD
97.0%	96.2%	95.9%

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