



17215 N 72nd Dr. Bldg. B #115
Glendale, AZ 85308

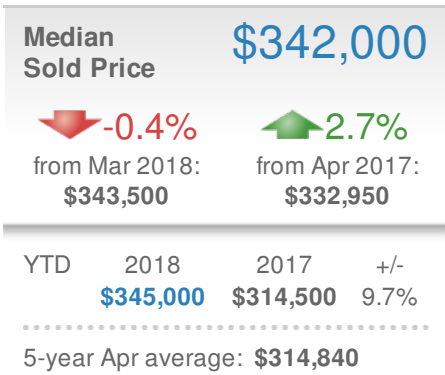
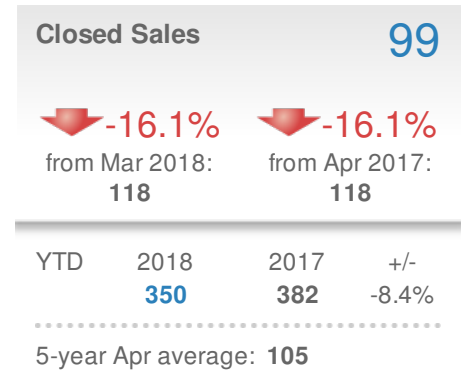
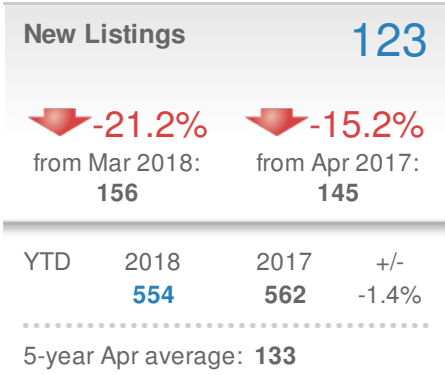
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April 2018

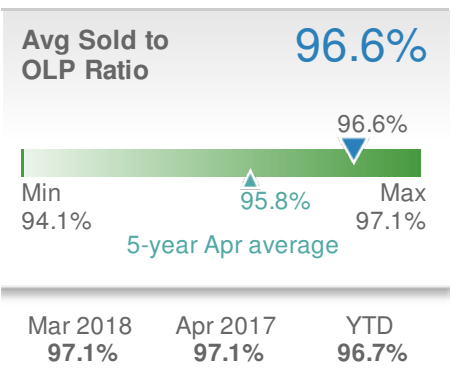
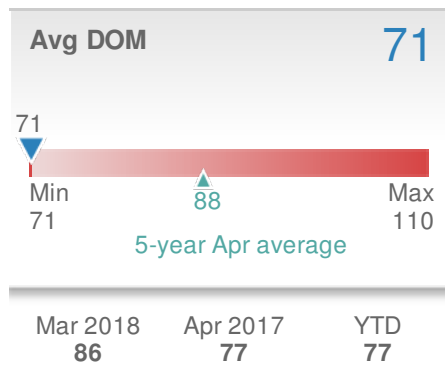
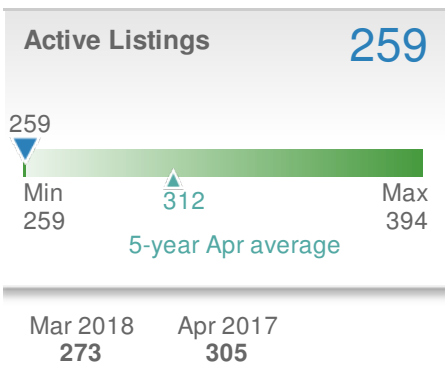
Anthem, 85086 - Single Family Detached



Summary

In 85086, the median sold price for Single Family Detached properties for April was \$342,000, representing a decrease of 0.4% compared to last month and an increase of 2.7% from Apr 2017. The average days on market for units sold in April was 71 days, 20% below the 5-year April average of 88 days. There was a 9% month over month decrease in new contract activity with 122 New Contracts; a 6.6% MoM increase in All Pending (new contracts + contracts carried over from March) to 146; and a 5.1% decrease in supply to 259 active units.

This activity resulted in a Contract Ratio of 0.56 pendings per active listing, up from 0.50 in March and an increase from 0.50 in April 2017. The Contract Ratio is 10% higher than the 5-year April average of 0.51. 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