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New Listings **528**

↓ **-8.7%** ↓ **-10.2%**
from Mar 2018: **578** from Apr 2017: **588**

YTD	2018	2017	+/-
	2,023	2,160	-6.3%

5-year Apr average: **551**

New Contracts **547**

↓ **-12.1%** ↓ **-8.7%**
from Mar 2018: **622** from Apr 2017: **599**

YTD	2018	2017	+/-
	2,272	2,197	3.4%

5-year Apr average: **561**

Closed Sales **494**

↑ **2.7%** ↑ **9.5%**
from Mar 2018: **481** from Apr 2017: **451**

YTD	2018	2017	+/-
	1,732	1,565	10.7%

5-year Apr average: **450**

Median Sold Price **\$268,000**

↑ **3.9%** ↑ **10.3%**
from Mar 2018: **\$257,900** from Apr 2017: **\$243,000**

YTD	2018	2017	+/-
	\$265,000	\$245,000	8.2%

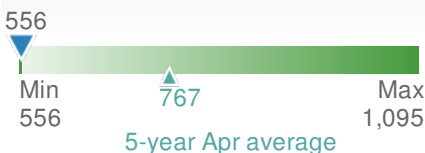
5-year Apr average: **\$229,700**

Summary

In North Phoenix, the median sold price for Single Family Detached properties for April was \$268,000, representing an increase of 3.9% compared to last month and an increase of 10.3% from Apr 2017. The average days on market for units sold in April was 48 days, 15% below the 5-year April average of 57 days. There was a 12.1% month over month decrease in new contract activity with 547 New Contracts; a 2.8% MoM decrease in All Pending (new contracts + contracts carried over from March) to 616; and no change in supply with 556 active units.

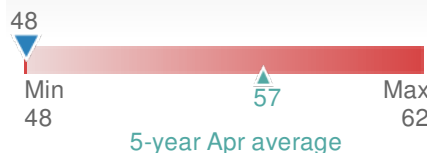
This activity resulted in a Contract Ratio of 1.11 pendings per active listing, down from 1.14 in March and an increase from 0.95 in April 2017. The Contract Ratio is 25% higher than the 5-year April average of 0.89. A higher Contract Ratio signifies a relative increase in contract activity compared 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 **556**



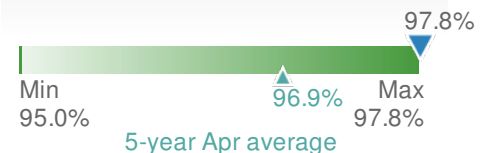
Mar 2018	Apr 2017
556	726

Avg DOM **48**



Mar 2018	Apr 2017	YTD
54	54	59

Avg Sold to OLP Ratio **97.8%**



Mar 2018	Apr 2017	YTD
97.6%	97.2%	97.4%

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