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**New Listings 416**

↓ -4.1%      ↑ 7.8%  
from Mar 2018: 434      from Apr 2017: 386

YTD	2018	2017	+/-
	<b>1,576</b>	1,578	-0.1%

5-year Apr average: **379**

**New Contracts 421**

↑ 10.2%      ↓ -0.9%  
from Mar 2018: 382      from Apr 2017: 425

YTD	2018	2017	+/-
	<b>1,572</b>	1,541	2.0%

5-year Apr average: **393**

**Closed Sales 300**

↓ -22.5%      ↓ -6.3%  
from Mar 2018: 387      from Apr 2017: 320

YTD	2018	2017	+/-
	<b>1,175</b>	1,111	5.8%

5-year Apr average: **303**

**Median Sold Price \$290,500**

↓ -1.5%      ↑ 7.6%  
from Mar 2018: \$295,000      from Apr 2017: \$270,000

YTD	2018	2017	+/-
	<b>\$292,000</b>	\$270,000	8.1%

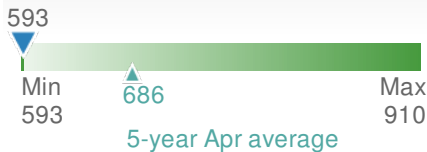
5-year Apr average: **\$255,060**

**Summary**

In Peoria, the median sold price for Single Family Detached properties for April was \$290,500, representing a decrease of 1.5% compared to last month and an increase of 7.6% from Apr 2017. The average days on market for units sold in April was 60 days, 17% below the 5-year April average of 72 days. There was a 10.2% month over month increase in new contract activity with 421 New Contracts; a 20% MoM increase in All Pending (new contracts + contracts carried over from March) to 481; and a 3.3% decrease in supply to 593 active units.

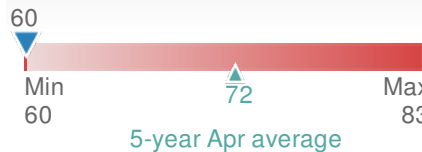
This activity resulted in a Contract Ratio of 0.81 pendings per active listing, up from 0.65 in March and a decrease from 0.82 in April 2017. The Contract Ratio is 13% higher than the 5-year April average of 0.72. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 593**



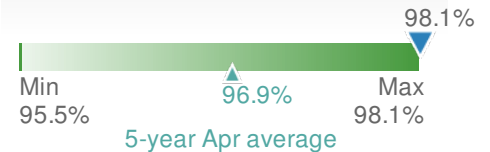
Mar 2018	Apr 2017
613	635

**Avg DOM 60**



Mar 2018	Apr 2017	YTD
73	71	68

**Avg Sold to OLP Ratio 98.1%**



Mar 2018	Apr 2017	YTD
97.1%	97.1%	97.2%

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