



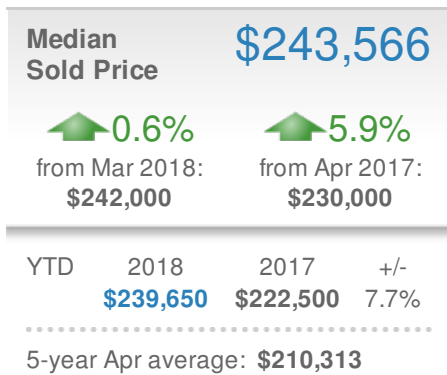
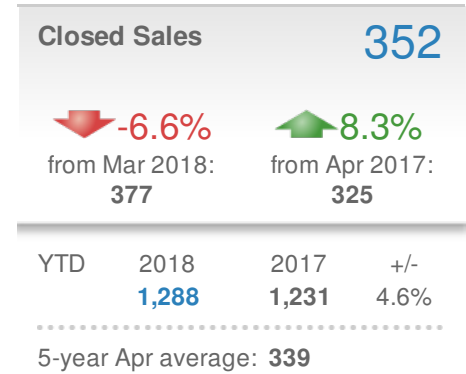
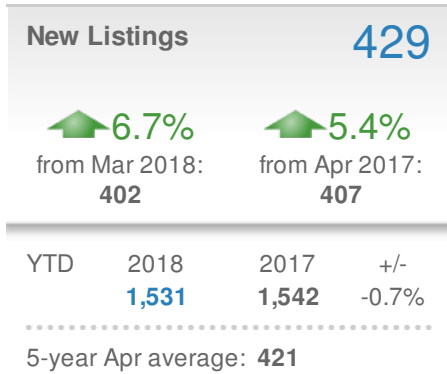
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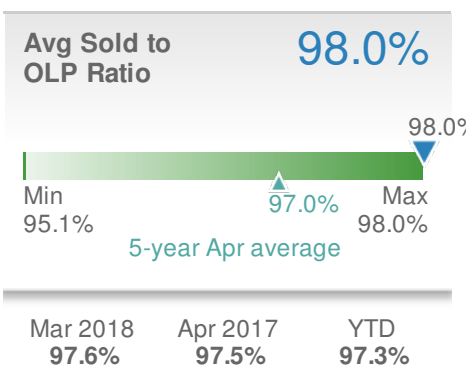
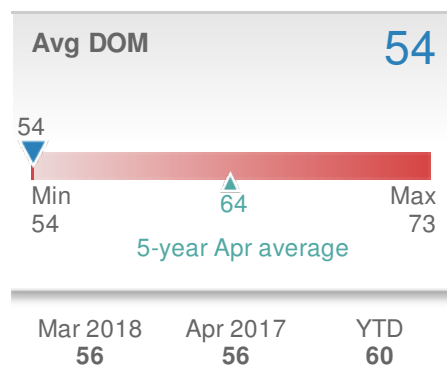
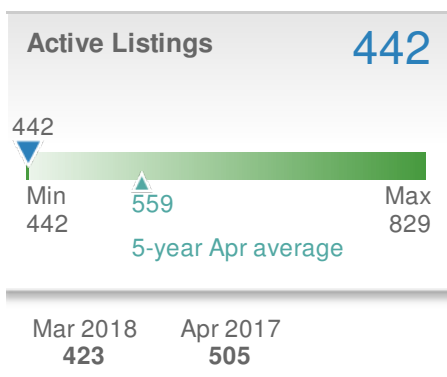
April 2018 Glendale - Single Family Detached



Summary

In Glendale, the median sold price for Single Family Detached properties for April was \$243,566, representing an increase of 0.6% compared to last month and an increase of 5.9% from Apr 2017. The average days on market for units sold in April was 54 days, 15% below the 5-year April average of 64 days. There was a 3.7% month over month decrease in new contract activity with 419 New Contracts; a 2.1% MoM increase in All Pending (new contracts + contracts carried over from March) to 446; and a 4.5% increase in supply to 442 active units.

This activity resulted in a Contract Ratio of 1.01 pendings per active listing, down from 1.03 in March and an increase from 1.00 in April 2017. The Contract Ratio is 8% higher than the 5-year April average of 0.94. 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