



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

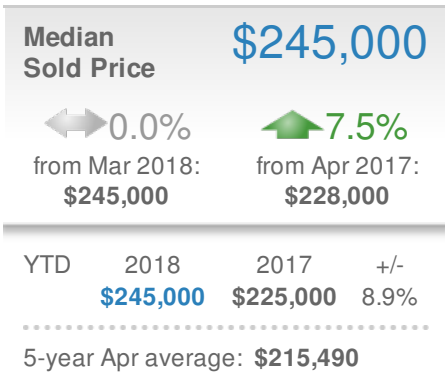
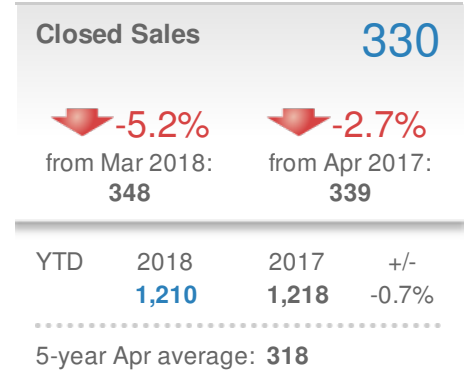
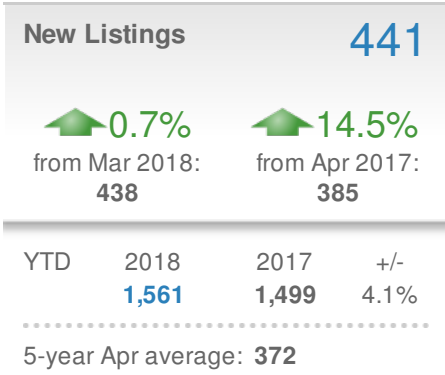
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April 2018

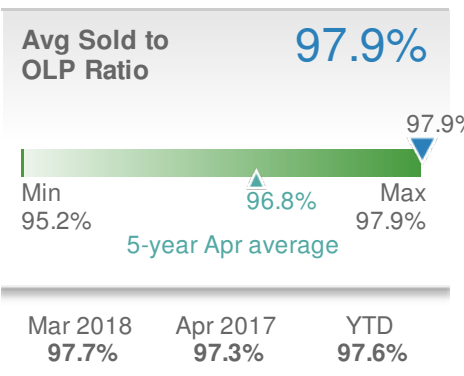
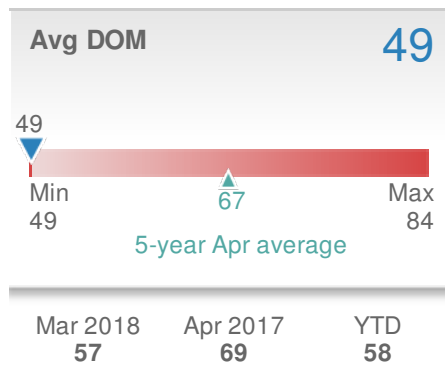
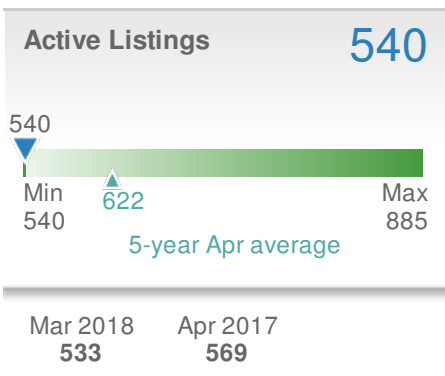
Surprise - Single Family Detached



Summary

In Surprise, the median sold price for Single Family Detached properties for April was \$245,000, representing no change compared to last month and an increase of 7.5% from Apr 2017. The average days on market for units sold in April was 49 days, 27% below the 5-year April average of 67 days. There was a 10.3% month over month increase in new contract activity with 430 New Contracts; a 15.3% MoM increase in All Pending (new contracts + contracts carried over from March) to 490; and a 1.3% increase in supply to 540 active units.

This activity resulted in a Contract Ratio of 0.91 pendings per active listing, up from 0.80 in March and an increase from 0.79 in April 2017. The Contract Ratio is 17% higher than the 5-year April average of 0.78. 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