



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

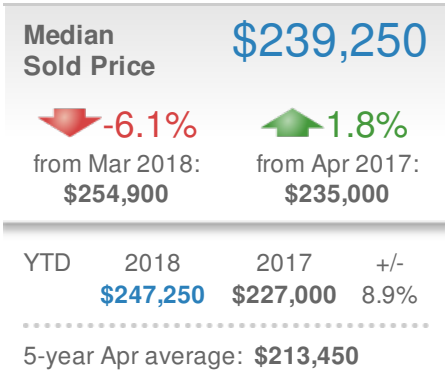
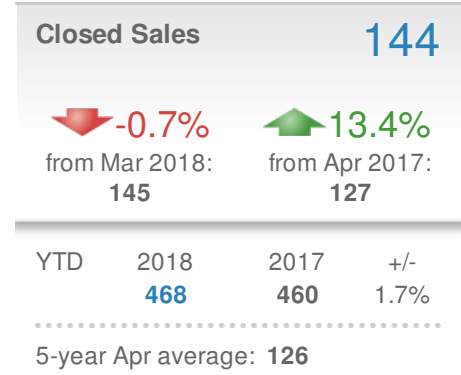
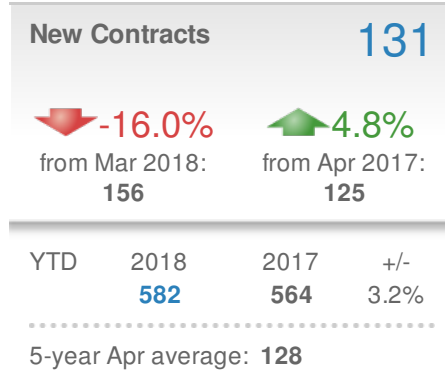
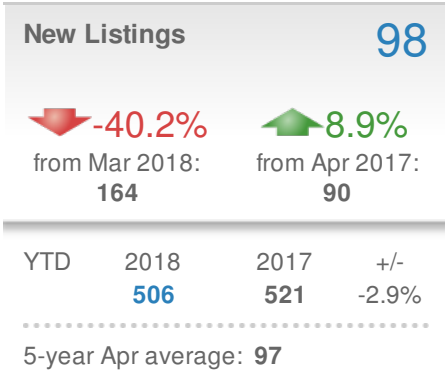
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April 2018

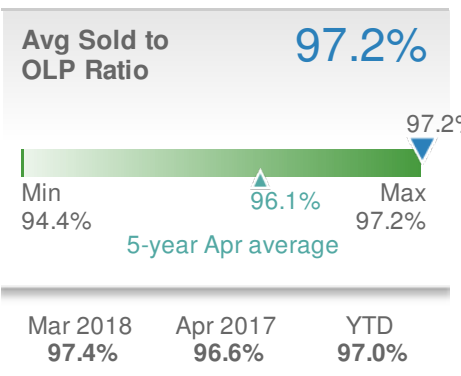
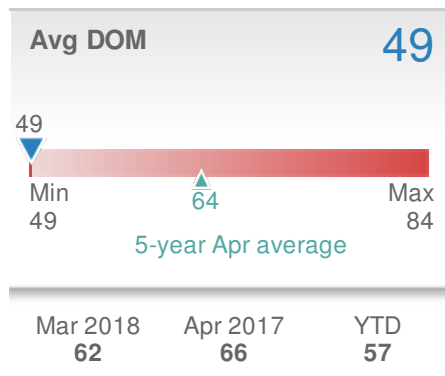
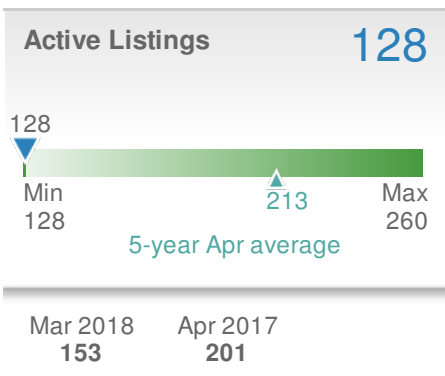
Sun City West - Single Family Detached



Summary

In Sun City West, the median sold price for Single Family Detached properties for April was \$239,250, representing a decrease of 6.1% compared to last month and an increase of 1.8% from Apr 2017. The average days on market for units sold in April was 49 days, 24% below the 5-year April average of 64 days. There was a 16% month over month decrease in new contract activity with 131 New Contracts; a 14.8% MoM decrease in All Pending (new contracts + contracts carried over from March) to 144; and a 16.3% decrease in supply to 128 active units.

This activity resulted in a Contract Ratio of 1.13 pendings per active listing, up from 1.10 in March and an increase from 0.70 in April 2017. The Contract Ratio is 57% 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.



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