

April 2018

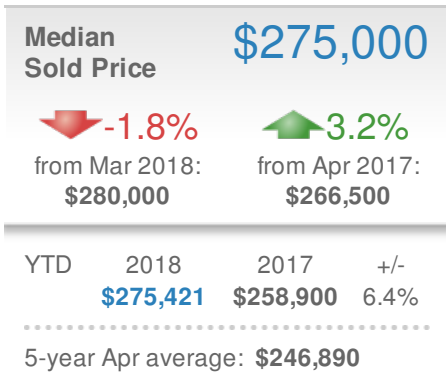
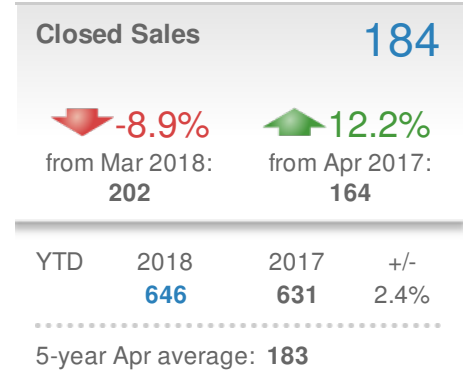
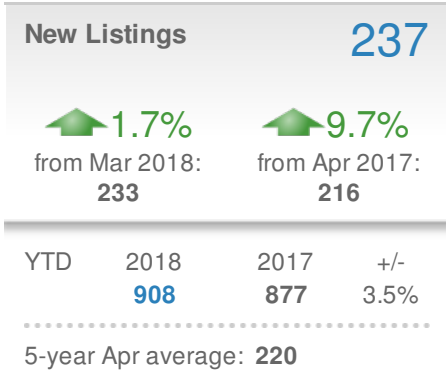
Goodyear - Single Family Detached



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

480-678-9943

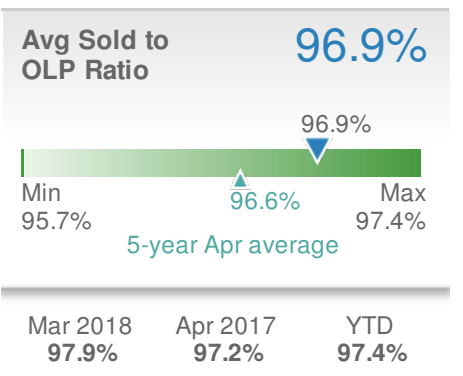
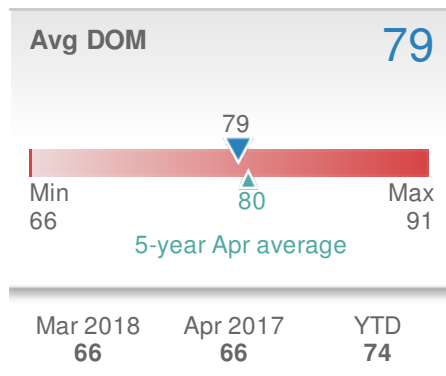
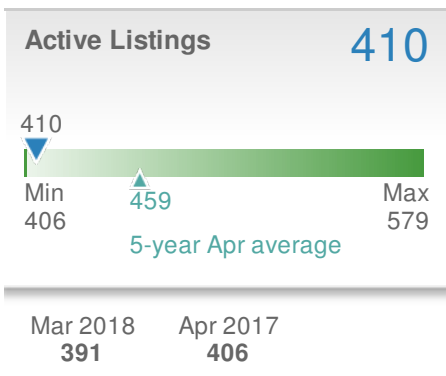
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Summary

In Goodyear, the median sold price for Single Family Detached properties for April was \$275,000, representing a decrease of 1.8% compared to last month and an increase of 3.2% from Apr 2017. The average days on market for units sold in April was 79 days, 1% below the 5-year April average of 80 days. There was a 1.4% month over month decrease in new contract activity with 219 New Contracts; a 2.6% MoM increase in All Pending (new contracts + contracts carried over from March) to 237; and a 4.9% increase in supply to 410 active units.

This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 0.59 in March and a decrease from 0.62 in April 2017. The Contract Ratio is the same as the 5-year April average of 0.58. 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