



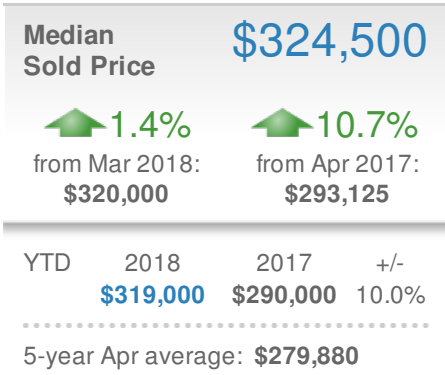
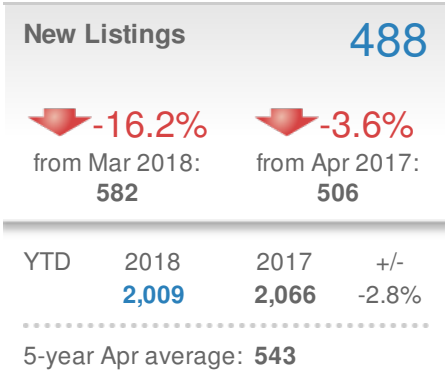
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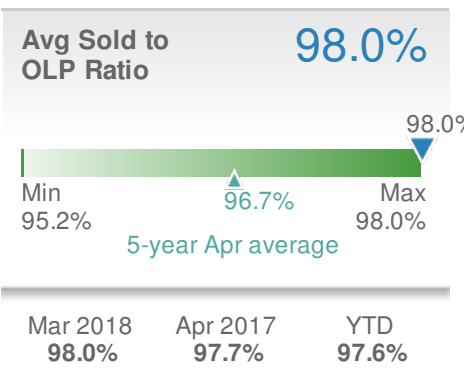
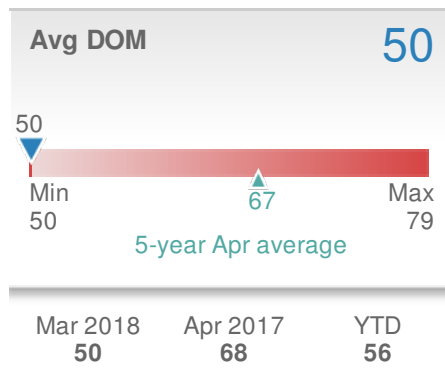
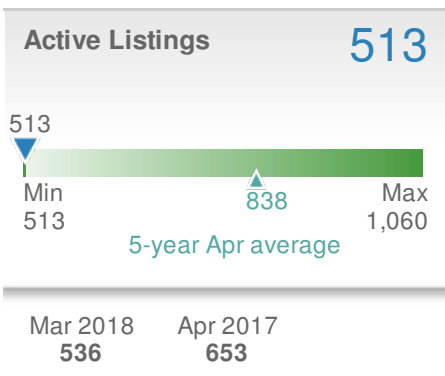
April 2018
Chandler - Single Family Detached



Summary

In Chandler, the median sold price for Single Family Detached properties for April was \$324,500, representing an increase of 1.4% compared to last month and an increase of 10.7% from Apr 2017. The average days on market for units sold in April was 50 days, 25% below the 5-year April average of 67 days. There was a 6.3% month over month decrease in new contract activity with 536 New Contracts; a 1.2% MoM increase in All Pending (new contracts + contracts carried over from March) to 603; and a 4.3% decrease in supply to 513 active units.

This activity resulted in a Contract Ratio of 1.18 pendings per active listing, up from 1.11 in March and an increase from 1.02 in April 2017. The Contract Ratio is 41% higher than the 5-year April average of 0.84. 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