



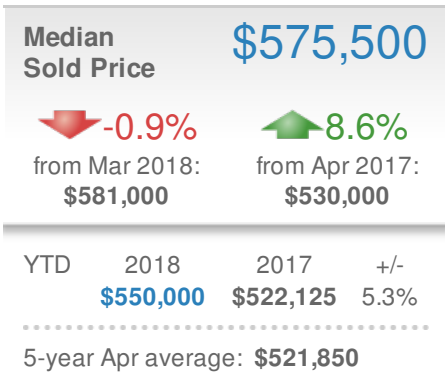
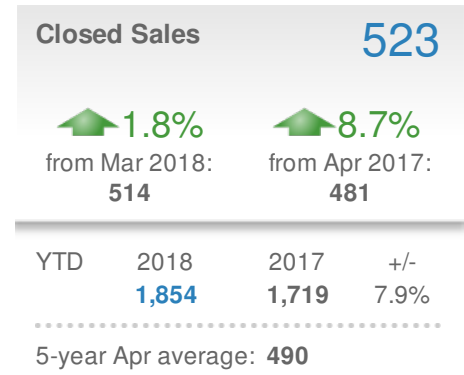
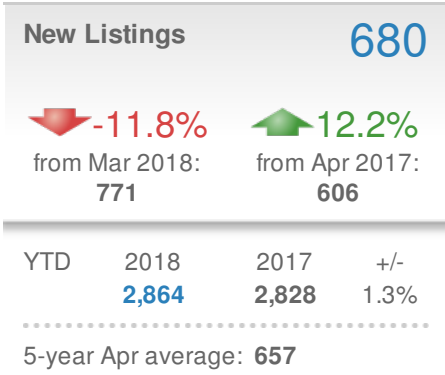
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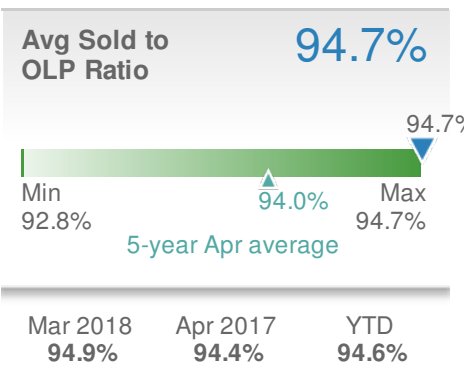
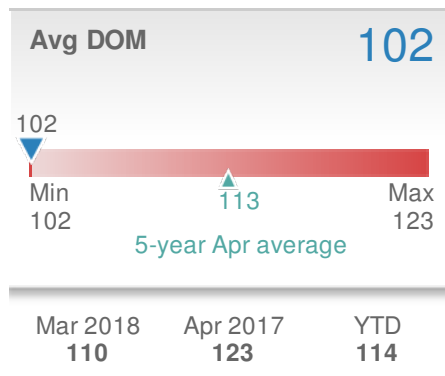
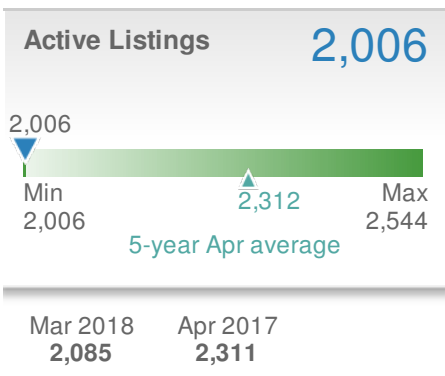
April 2018
Scottsdale - Single Family Detached



Summary

In Scottsdale, the median sold price for Single Family Detached properties for April was \$575,500, representing a decrease of 0.9% compared to last month and an increase of 8.6% from Apr 2017. The average days on market for units sold in April was 102 days, 9% below the 5-year April average of 113 days. There was a 1.8% month over month increase in new contract activity with 681 New Contracts; a 6.8% MoM increase in All Pending (new contracts + contracts carried over from March) to 787; and a 3.8% decrease in supply to 2,006 active units.

This activity resulted in a Contract Ratio of 0.39 pendings per active listing, up from 0.35 in March and an increase from 0.33 in April 2017. The Contract Ratio is 22% higher than the 5-year April average of 0.32. 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