



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

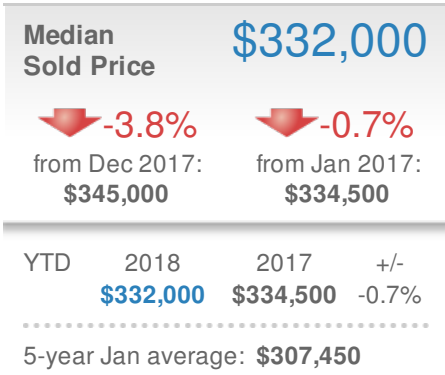
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## January 2018

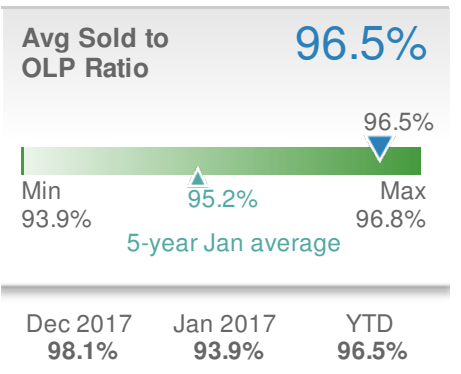
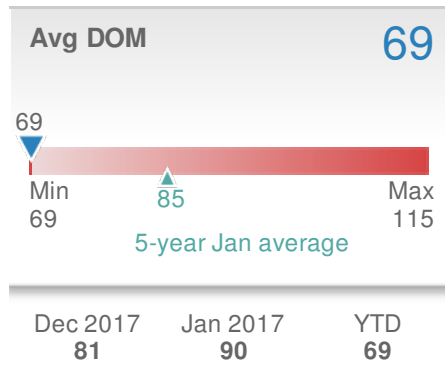
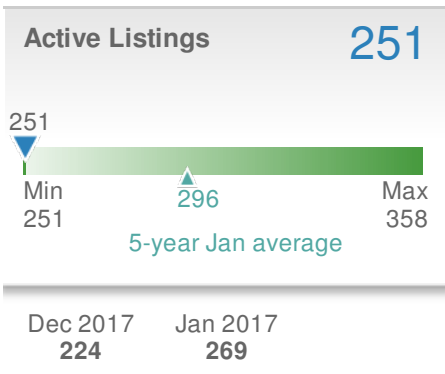
### Anthem - Single Family Detached



### Summary

In 85086, the median sold price for Single Family Detached properties for January was \$332,000, representing a decrease of 3.8% compared to last month and a decrease of 0.7% from Jan 2017. The average days on market for units sold in January was 69 days, 19% below the 5-year January average of 85 days. There was a 43.5% month over month increase in new contract activity with 99 New Contracts; a 36.6% MoM increase in All Pending (new contracts + contracts carried over from December) to 112; and a 12.1% increase in supply to 251 active units.

This activity resulted in a Contract Ratio of 0.45 pendings per active listing, up from 0.37 in December and a decrease from 0.46 in January 2017. The Contract Ratio is 15% higher than the 5-year January average of 0.39. 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