



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

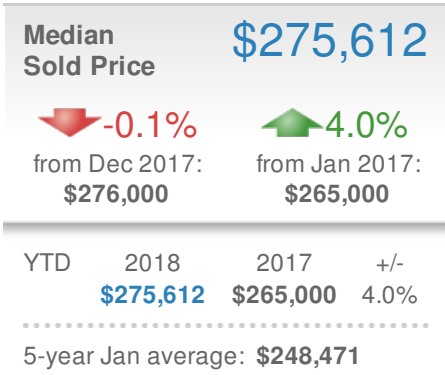
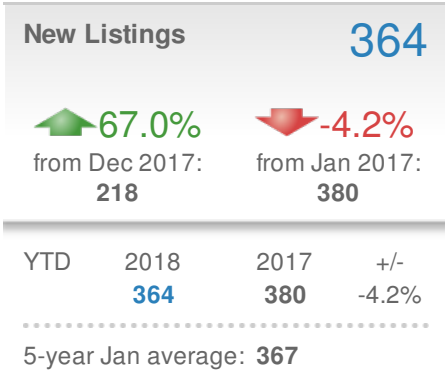
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## January 2018

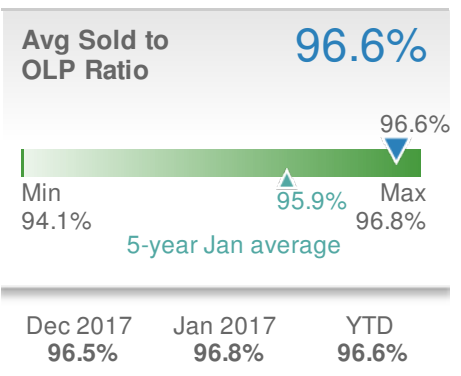
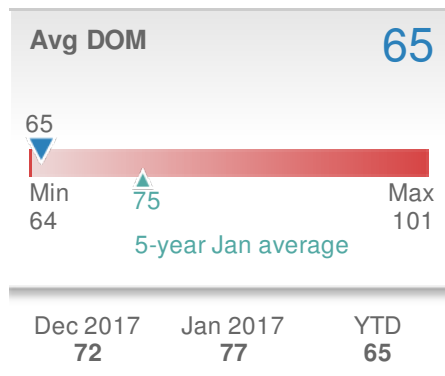
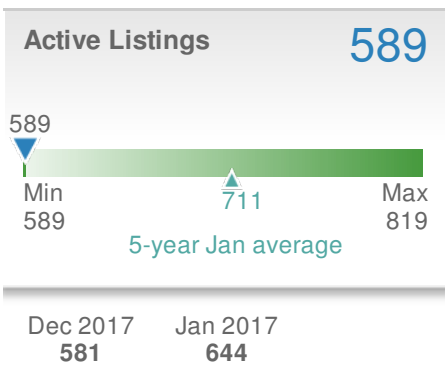
### Peoria - Single Family Detached



## Summary

In Peoria, the median sold price for Single Family Detached properties for January was \$275,612, representing a decrease of 0.1% compared to last month and an increase of 4% from Jan 2017. The average days on market for units sold in January was 65 days, 13% below the 5-year January average of 75 days. There was a 44.3% month over month increase in new contract activity with 352 New Contracts; a 33% MoM increase in All Pending (new contracts + contracts carried over from December) to 359; and a 1.4% increase in supply to 589 active units.

This activity resulted in a Contract Ratio of 0.61 pendings per active listing, up from 0.46 in December and an increase from 0.59 in January 2017. The Contract Ratio is 25% higher than the 5-year January average of 0.49. 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