



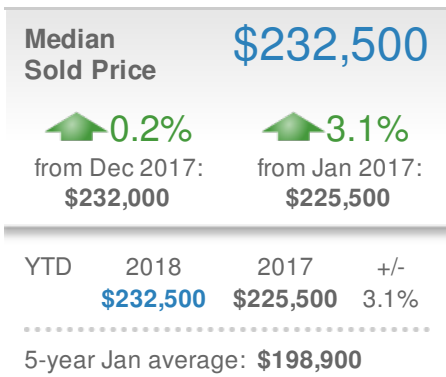
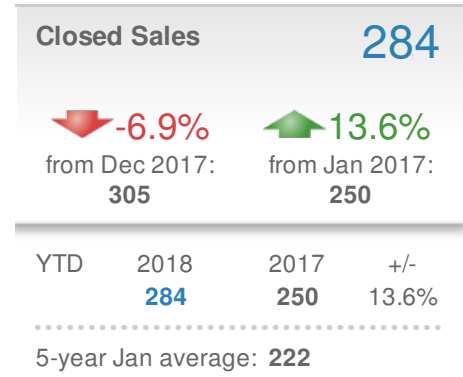
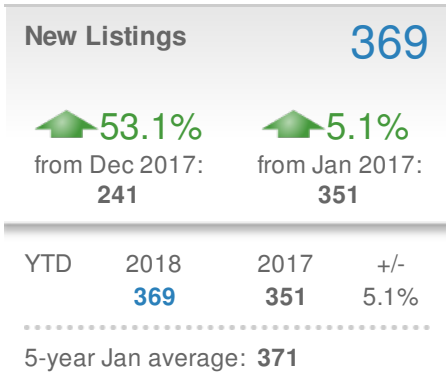
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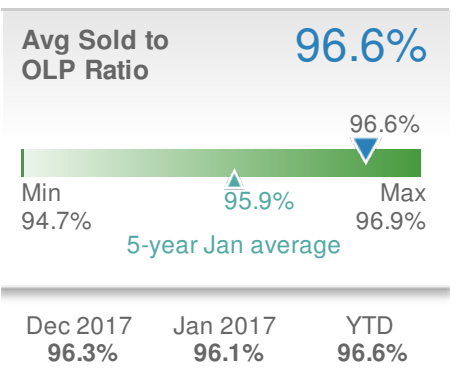
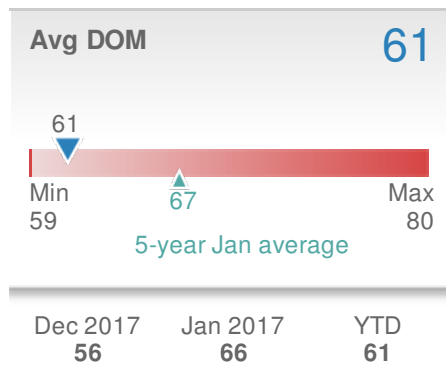
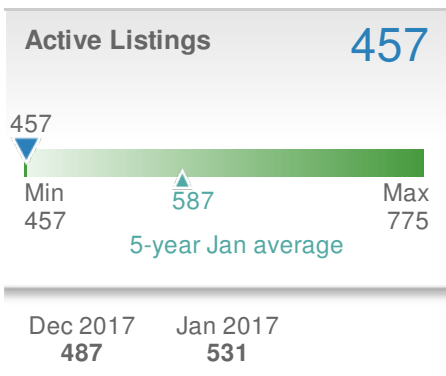
January 2018 Glendale - Single Family Detached



Summary

In Glendale, the median sold price for Single Family Detached properties for January was \$232,500, representing an increase of 0.2% compared to last month and an increase of 3.1% from Jan 2017. The average days on market for units sold in January was 61 days, 9% below the 5-year January average of 67 days. There was a 32.6% month over month increase in new contract activity with 399 New Contracts; a 20.6% MoM increase in All Pending (new contracts + contracts carried over from December) to 375; and a 6.2% decrease in supply to 457 active units.

This activity resulted in a Contract Ratio of 0.82 pendings per active listing, up from 0.64 in December and an increase from 0.77 in January 2017. The Contract Ratio is 21% higher than the 5-year January average of 0.68. 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