



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

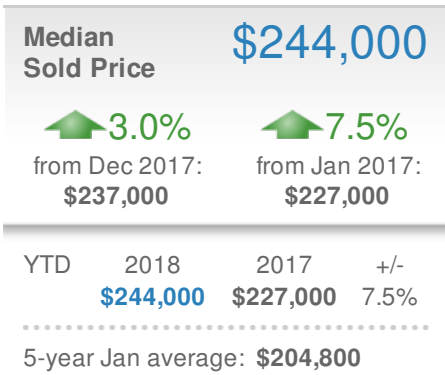
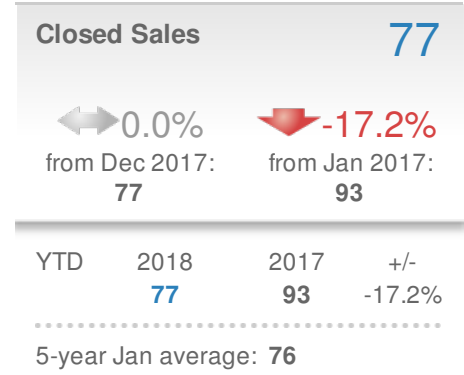
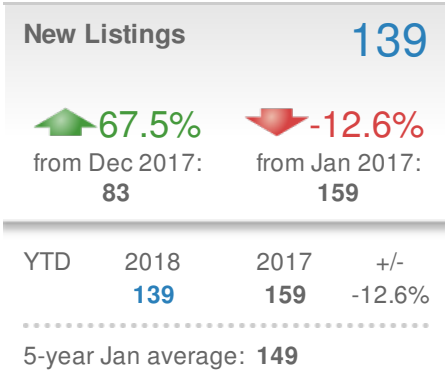
480-678-9943

Mariana@ArizonaHomesToday.com
www.ArizonaHomesToday.com



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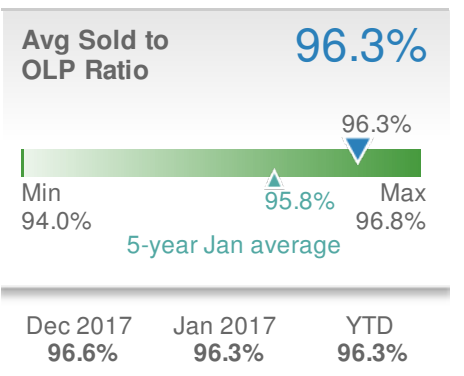
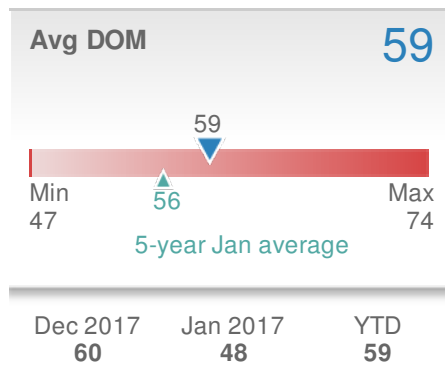
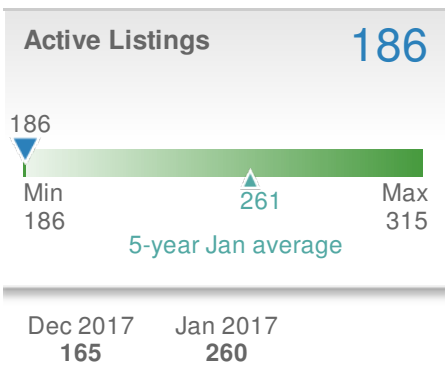
Sun City West - Single Family Detached



Summary

In Sun City West, the median sold price for Single Family Detached properties for January was \$244,000, representing an increase of 3% compared to last month and an increase of 7.5% from Jan 2017. The average days on market for units sold in January was 59 days, 5% above the 5-year January average of 56 days. There was a 58.6% month over month increase in new contract activity with 138 New Contracts; a 51.2% MoM increase in All Pending (new contracts + contracts carried over from December) to 130; and a 12.7% increase in supply to 186 active units.

This activity resulted in a Contract Ratio of 0.70 pendings per active listing, up from 0.52 in December and an increase from 0.53 in January 2017. The Contract Ratio is 42% 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