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January 2018

Goodyear - Single Family Detached

New Listings **216**

▲ **98.2%** ▼ **-3.6%**
 from Dec 2017: **109** from Jan 2017: **224**

YTD	2018	2017	+/-
	216	224	-3.6%

5-year Jan average: **224**

New Contracts **200**

▲ **57.5%** ▲ **0.5%**
 from Dec 2017: **127** from Jan 2017: **199**

YTD	2018	2017	+/-
	200	199	0.5%

5-year Jan average: **170**

Closed Sales **105**

▼ **-33.1%** ▼ **-24.5%**
 from Dec 2017: **157** from Jan 2017: **139**

YTD	2018	2017	+/-
	105	139	-24.5%

5-year Jan average: **111**

Median Sold Price **\$270,000**

▼ **-2.8%** ▲ **5.9%**
 from Dec 2017: **\$277,750** from Jan 2017: **\$255,000**

YTD	2018	2017	+/-
	\$270,000	\$255,000	5.9%

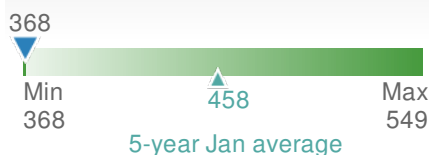
5-year Jan average: **\$255,990**

Summary

In Goodyear, the median sold price for Single Family Detached properties for January was \$270,000, representing a decrease of 2.8% compared to last month and an increase of 5.9% from Jan 2017. The average days on market for units sold in January was 78 days, 12% below the 5-year January average of 89 days. There was a 57.5% month over month increase in new contract activity with 200 New Contracts; a 52.1% MoM increase in All Pending (new contracts + contracts carried over from December) to 219; and a 2.2% increase in supply to 368 active units.

This activity resulted in a Contract Ratio of 0.60 pendings per active listing, up from 0.40 in December and an increase from 0.57 in January 2017. The Contract Ratio is 33% higher than the 5-year January average of 0.45. 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.

Active Listings **368**



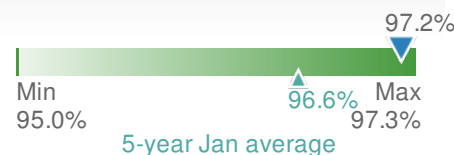
Dec 2017	Jan 2017
360	379

Avg DOM **78**



Dec 2017	Jan 2017	YTD
72	74	78

Avg Sold to OLP Ratio **97.2%**



Dec 2017	Jan 2017	YTD
96.5%	96.7%	97.2%

• When calculating the Contract Ratio, the number of Contracts (Pending and AWC) are divided by the number of Active listings