



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

480-678-9943

Mariana@ArizonaHomesToday.com
www.ArizonaHomesToday.com



New Listings 457

↑ 82.1% from Dec 2017: 251
↓ -2.8% from Jan 2017: 470

YTD	2018	2017	+/-
	457	470	-2.8%

5-year Jan average: 507

New Contracts 496

↑ 58.5% from Dec 2017: 313
↑ 0.6% from Jan 2017: 493

YTD	2018	2017	+/-
	496	493	0.6%

5-year Jan average: 465

Closed Sales 298

↓ -21.8% from Dec 2017: 381
↓ -8.6% from Jan 2017: 326

YTD	2018	2017	+/-
	298	326	-8.6%

5-year Jan average: 285

Median Sold Price \$310,000

↑ 1.3% from Dec 2017: \$306,000
↑ 7.3% from Jan 2017: \$289,000

YTD	2018	2017	+/-
	\$310,000	\$289,000	7.3%

5-year Jan average: \$273,905

Summary

In Gilbert, the median sold price for Single Family Detached properties for January was \$310,000, representing an increase of 1.3% compared to last month and an increase of 7.3% from Jan 2017. The average days on market for units sold in January was 62 days, 17% below the 5-year January average of 75 days. There was a 58.5% month over month increase in new contract activity with 496 New Contracts; a 40.7% MoM increase in All Pending (new contracts + contracts carried over from December) to 519; and a 9% decrease in supply to 497 active units.

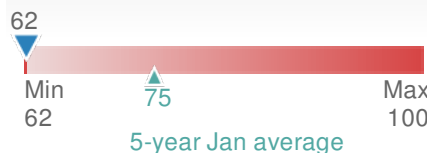
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, up from 0.68 in December and an increase from 0.76 in January 2017. The Contract Ratio is 54% higher than the 5-year January average of 0.67. A higher Contract Ratio signifies a relative increase in contract activity compared 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 497



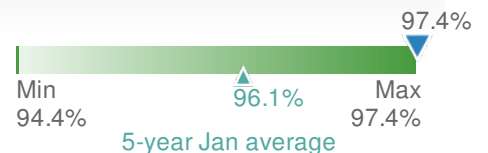
Dec 2017	Jan 2017
546	689

Avg DOM 62



Dec 2017	Jan 2017	YTD
61	69	62

Avg Sold to OLP Ratio 97.4%



Dec 2017	Jan 2017	YTD
97.4%	96.9%	97.4%

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