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January 2018

Chandler - Single Family Detached

New Listings **479**

▲ **80.1%** ▲ **7.4%**
 from Dec 2017: **266** from Jan 2017: **446**

YTD	2018	2017	+/-
	479	446	7.4%

5-year Jan average: **507**

New Contracts **485**

▲ **47.4%** ▲ **1.7%**
 from Dec 2017: **329** from Jan 2017: **477**

YTD	2018	2017	+/-
	485	477	1.7%

5-year Jan average: **442**

Closed Sales **330**

▼ **-1.8%** ▲ **6.5%**
 from Dec 2017: **336** from Jan 2017: **310**

YTD	2018	2017	+/-
	330	310	6.5%

5-year Jan average: **282**

Median Sold Price **\$313,750**

▲ **5.1%** ▲ **13.5%**
 from Dec 2017: **\$298,450** from Jan 2017: **\$276,500**

YTD	2018	2017	+/-
	\$313,750	\$276,500	13.5%

5-year Jan average: **\$266,540**

Summary

In Chandler, the median sold price for Single Family Detached properties for January was \$313,750, representing an increase of 5.1% compared to last month and an increase of 13.5% from Jan 2017. The average days on market for units sold in January was 66 days, 16% below the 5-year January average of 79 days. There was a 47.4% month over month increase in new contract activity with 485 New Contracts; a 24.5% MoM increase in All Pending (new contracts + contracts carried over from December) to 463; and a 2.8% increase in supply to 515 active units.

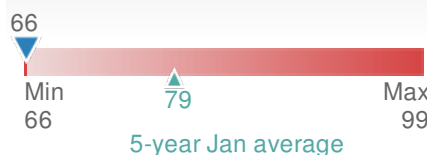
This activity resulted in a Contract Ratio of 0.90 pendings per active listing, up from 0.74 in December and an increase from 0.72 in January 2017. The Contract Ratio is 47% higher than the 5-year January average of 0.61. A higher Contract Ratio signifies a relative increase in contract activity compared 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 **515**



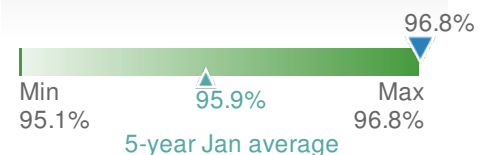
Dec 2017	Jan 2017
501	701

Avg DOM **66**



Dec 2017	Jan 2017	YTD
57	74	66

Avg Sold to OLP Ratio **96.8%**



Dec 2017	Jan 2017	YTD
97.2%	96.3%	96.8%

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