



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

480-678-9943

Mariana@ArizonaHomesToday.com
www.ArizonaHomesToday.com



January 2018
Scottsdale - Single Family Detached

New Listings **764**

▲ **100.0%** ▲ **6.6%**
 from Dec 2017: **382** from Jan 2017: **717**

YTD	2018	2017	+/-
	764	717	6.6%

5-year Jan average: **794**

New Contracts **586**

▲ **51.0%** ▲ **7.7%**
 from Dec 2017: **388** from Jan 2017: **544**

YTD	2018	2017	+/-
	586	544	7.7%

5-year Jan average: **506**

Closed Sales **379**

▼ **-5.5%** ▲ **8.9%**
 from Dec 2017: **401** from Jan 2017: **348**

YTD	2018	2017	+/-
	379	348	8.9%

5-year Jan average: **310**

Median Sold Price **\$553,000**

▲ **0.5%** ▲ **9.8%**
 from Dec 2017: **\$550,000** from Jan 2017: **\$503,750**

YTD	2018	2017	+/-
	\$553,000	\$503,750	9.8%

5-year Jan average: **\$498,150**

Summary

In Scottsdale, the median sold price for Single Family Detached properties for January was \$553,000, representing an increase of 0.5% compared to last month and an increase of 9.8% from Jan 2017. The average days on market for units sold in January was 132 days, 6% above the 5-year January average of 124 days. There was a 51% month over month increase in new contract activity with 586 New Contracts; a 25.7% MoM increase in All Pending (new contracts + contracts carried over from December) to 612; and a 5.5% increase in supply to 1,992 active units.

This activity resulted in a Contract Ratio of 0.31 pendings per active listing, up from 0.26 in December and an increase from 0.27 in January 2017. The Contract Ratio is 24% higher than the 5-year January average of 0.25. 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 **1,992**

Dec 2017	Jan 2017
1,889	2,213

Avg DOM **132**

Dec 2017	Jan 2017	YTD
109	122	132

Avg Sold to OLP Ratio **93.9%**

Dec 2017	Jan 2017	YTD
94.6%	94.6%	93.9%

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