

WALT DANLEY REALTY

MARKET DATA REPORT

Arcadia

November, 2017

The number of active listings in Arcadia rose from 118 to 134 during October and now stands 6% above the level of November 1st, 2016 when we saw 127. We have three short sale / pre-foreclosure active listings as of November 1st. There were 18 closed sales during October, down from 22 in September last year. Average pricing was somewhat weaker during the first half of 2017 but made progress again during October. The twelve-month average moved up from \$358 to \$361 over the last twelve months. The six-month moving average increased from \$342 to \$370, while the more volatile three month moving average increased from \$342 to \$366.



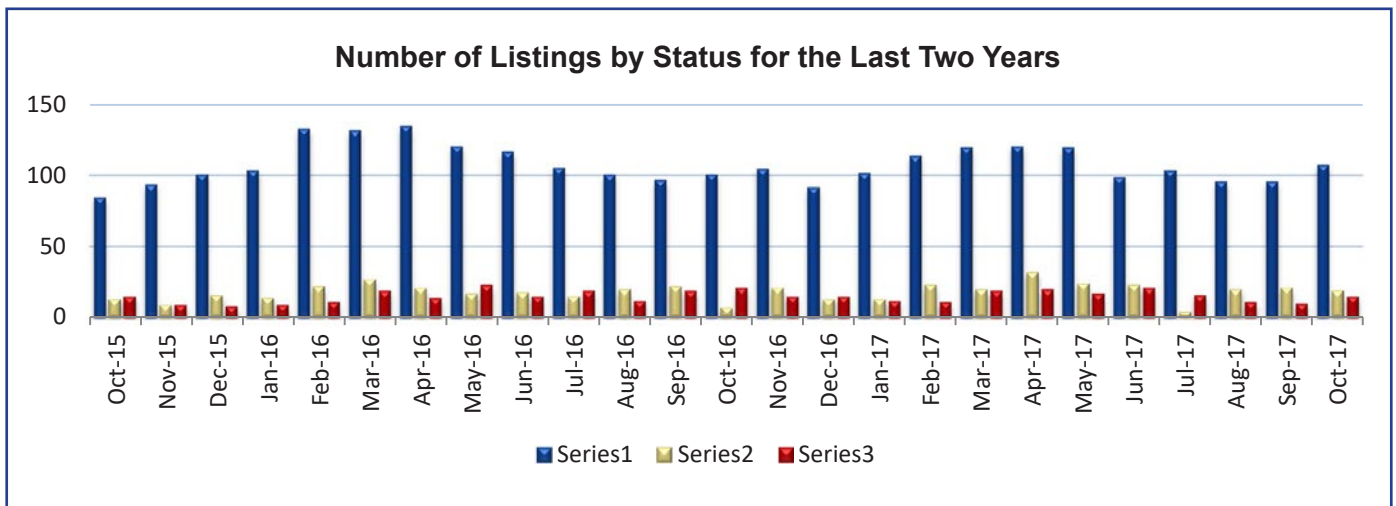
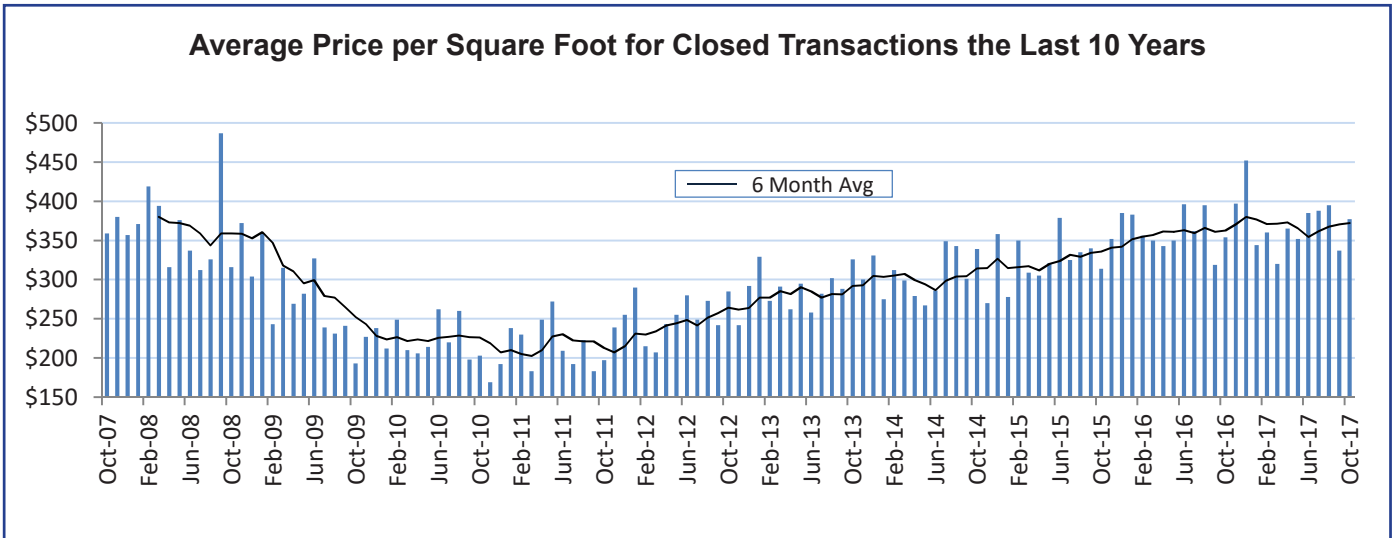
Information is power and the real estate professionals of Walt Danley Realty are committed to providing our clientele with the most up-to-date market intelligence available. The information contained in this report has been compiled from the Arizona Regional Multiple Listing Service and various public records. This data is then scrubbed and analyzed in conjunction with The Cromford Report exclusively for the use of Walt Danley Realty and our clients.

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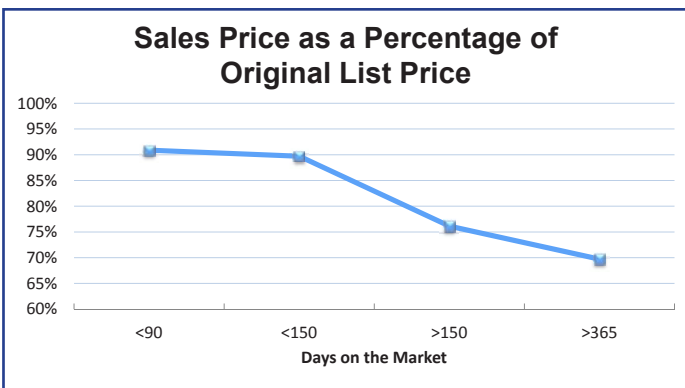


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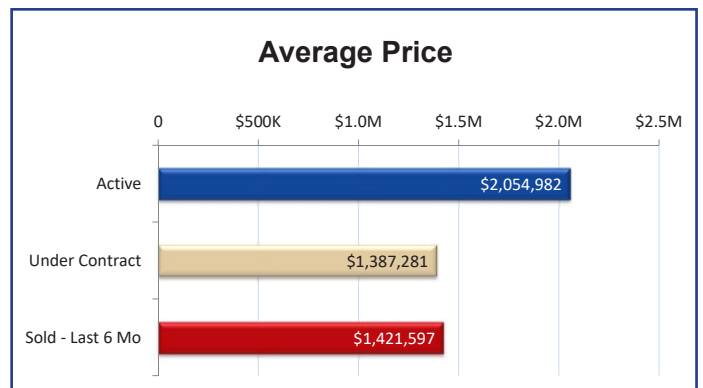
Arcadia - November 2017



This graph shows the number of homes that were active in the area as of the 15th of the previous month. It also shows the number of offers that were accepted and the number of transactions that were closed within the entire month.

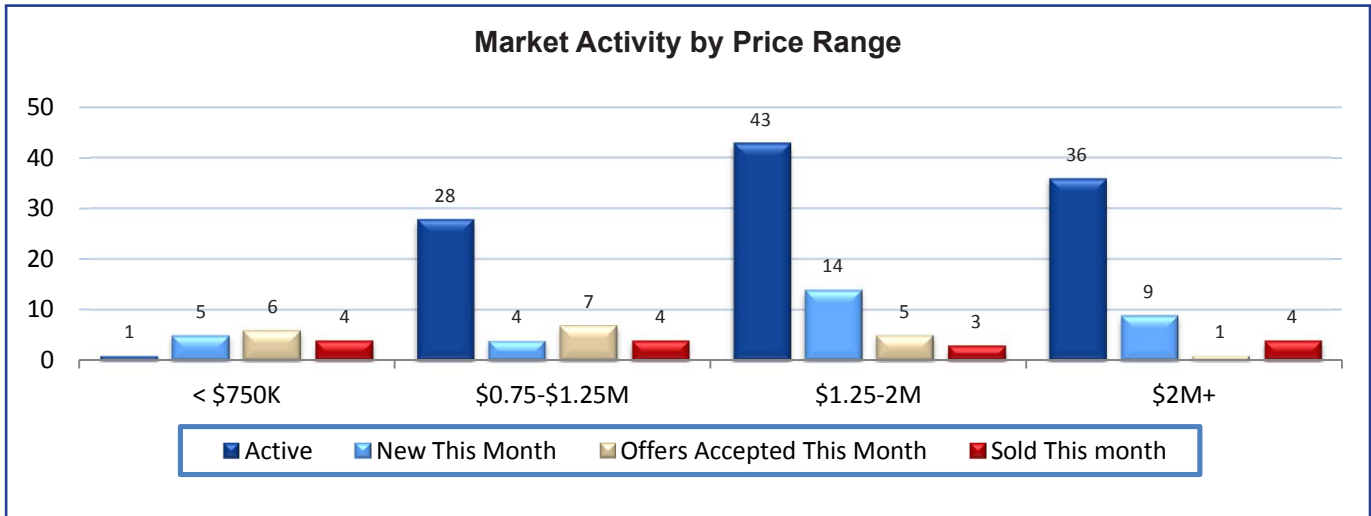


This graph illustrates the importance of pricing your home properly from the beginning. The longer the property sits on the market, the steeper the discount.

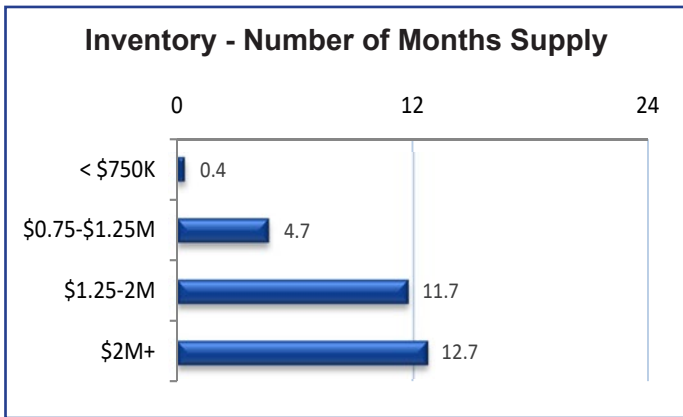


The average list price of Active listings is measured the 15th of each month. *Note: The "Under Contract" price is the list price, not the contract price. The contract price is not revealed until the transaction closes.*

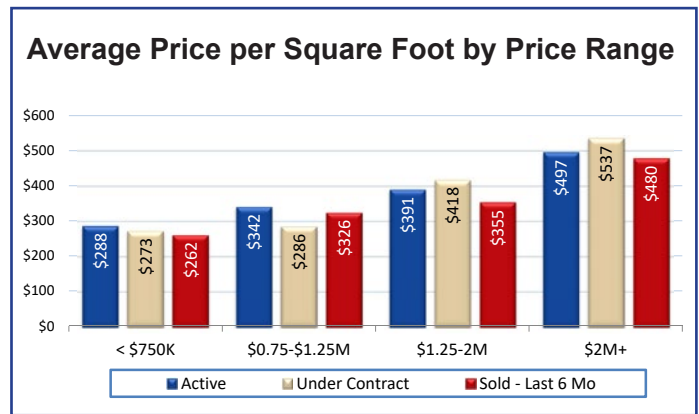
Arcadia - November 2017



Active listings were measured on the 15th of the previous month. The numbers for New This Month, Accepted Offers and Sold represent the quantities for the entire previous month.

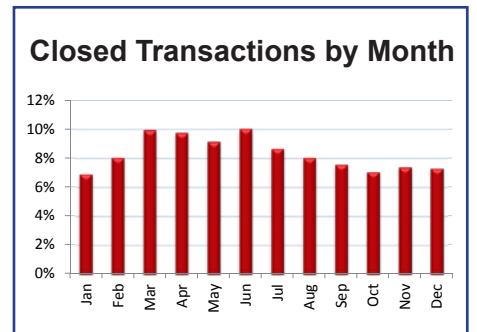
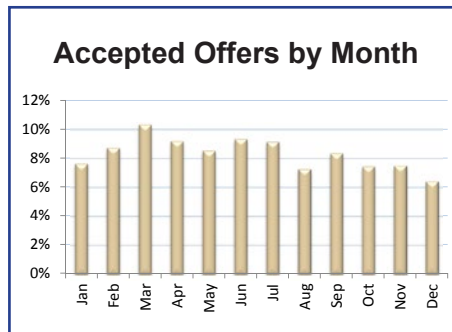


The number of months it would take to sell all the currently active listings based on the rate of sales over the last six months.



Figures for Active and Under Contract were compiled on the 15th of the previous month. *Note: The "Under Contract" price is the list price, not the contract price. The contract price is not revealed until the transaction closes.*

Seasonality



The charts above reflect activity by month. Each bar represents the percentage of annual business done within a specific month.

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