



WEST VALLEY MARKET REPORT FOR NOVEMBER 2015

City	AVG Sold Price		% Change over last year		Avg Days on Market	Active Listings		Sold Listings		**Absorption Rate	
	MTD	YTD	MTD	YTD		MTD	YTD	MTD	YTD	MTD	YTD
Avondale	\$198,730	\$185,415	13.38	11.50	53	209	1736	90	1243	1.86	2.06
Buckeye	\$196,936	\$192,572	16.84	7.4	64	547	2904	112	1736	3.48	3.58
Glendale	\$207,968	\$208,751	9.51	13.15	60	732	5620	278	3816	2.17	2.34
Goodyear	\$241,286	\$248,790	-6.52	2.95	67	514	2841	105	1709	3.27	3.59
Litchfield Park	\$285,045	\$269,900	-3.13	2.83	78	203	1006	39	581	3.90	4.00
Peoria	\$252,786	\$253,881	9.49	6.94	69	826	4966	222	3148	2.93	3.01
Phoenix	\$239,746	\$238,412	4.70	7.75	64	4842	28680	1223	17812	3.02	2.99
Surprise	\$219,369	\$210,041	1070	6.68	64	774	4805	193	3108	2.73	2.77
Maricopa County	\$266,093	\$262,792	5.63	5.36	71	24817	13620	4699	76774	3.57	3.59

****ABSORPTION RATE:** In Months, shows how long the current inventory of properties would last at the current rate of sales. 5-6 months of Inventory would be considered a flat or "Normal Market." Less than 4 months would be considered a "Seller's Market" while levels above 6 months would be considered a "Buyer's Market". Absorption Rate is calculated by dividing the average number of available homes by the number of sales per month.

All information from the Arizona Regional Multiple Listing Service and is deemed reliable but not guaranteed