

WALT DANLEY REALTY

MARKET DATA REPORT

Arcadia October, 2020

The number of active listings in Arcadia was 90 at the beginning of October, down from 94 last month. This is 20% below the 112 we measured on October 1st, 2019. There is one pre-foreclosure and all other active listings are normal. There were 30 closed sales during September, up drastically from thirteen last year. Average price per sq. ft. was strong last month. The twelve-month average has moved up from \$393 to \$424 over the last twelve months. The six-month moving average has risen from \$385 to \$435, while the more volatile three-month moving average surged from \$377 to \$455.

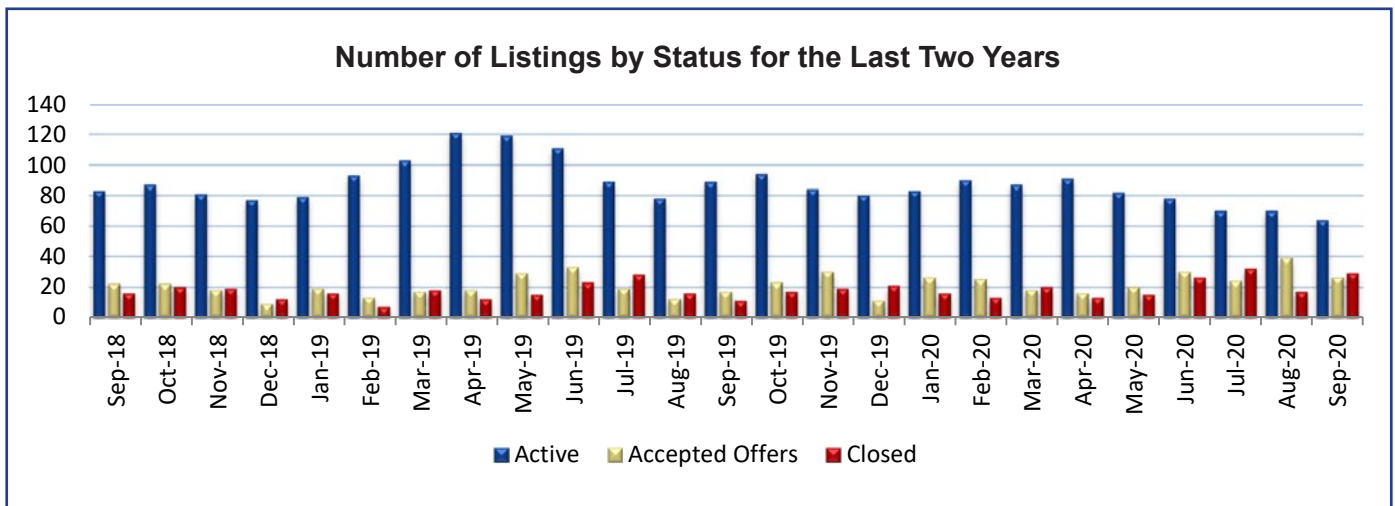
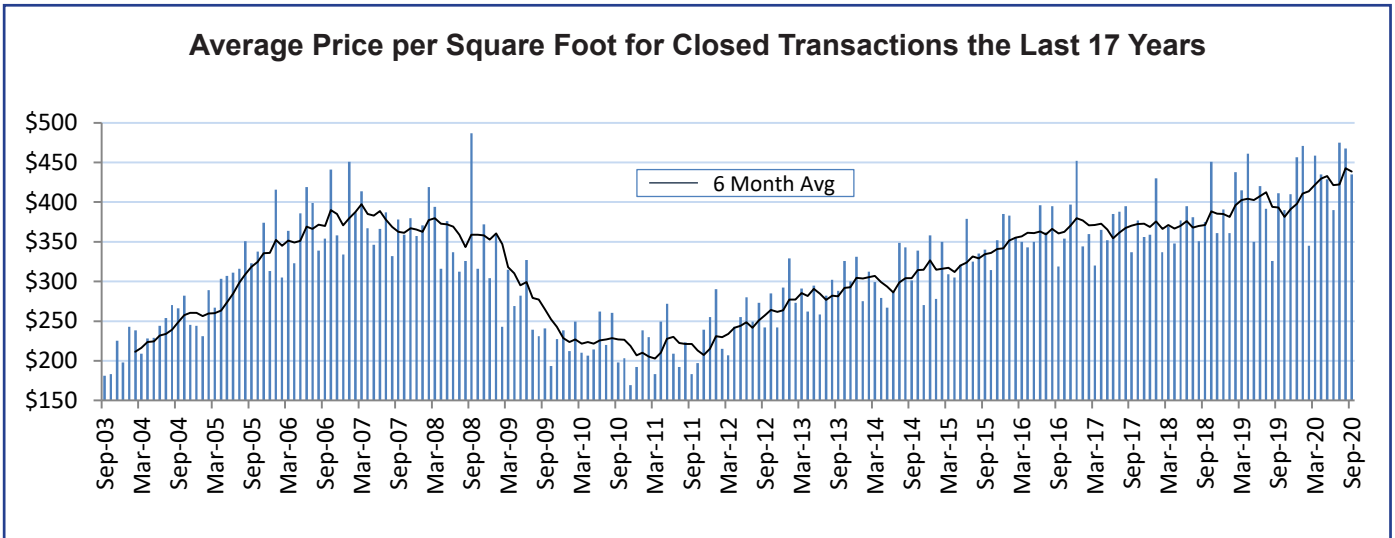


Information is power and the real estate professionals of Walt Danley Realty are committed to providing our clientele with the most up-to-date market intelligence available. The information contained in this report has been compiled from the Arizona Regional Multiple Listing Service and various public 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.

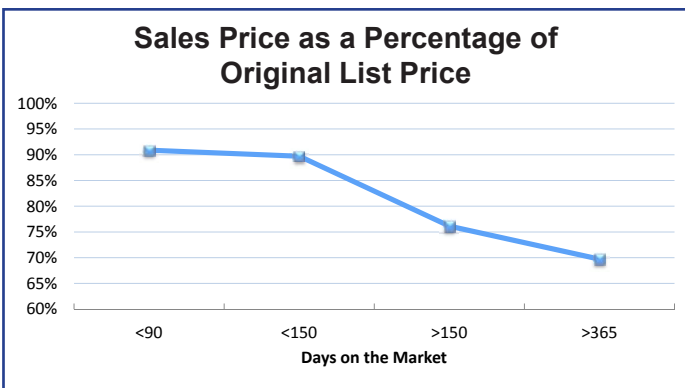


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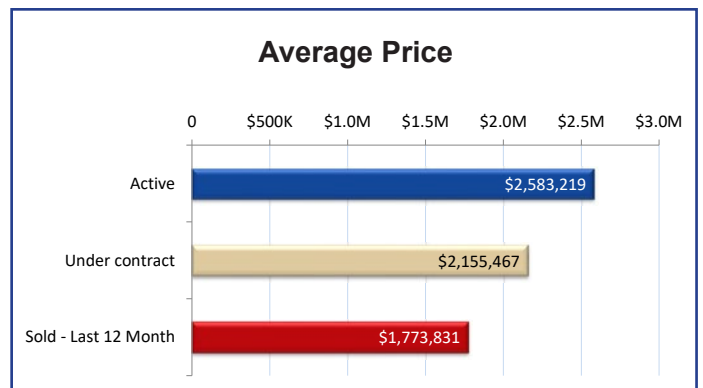
Arcadia - October 2020



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.



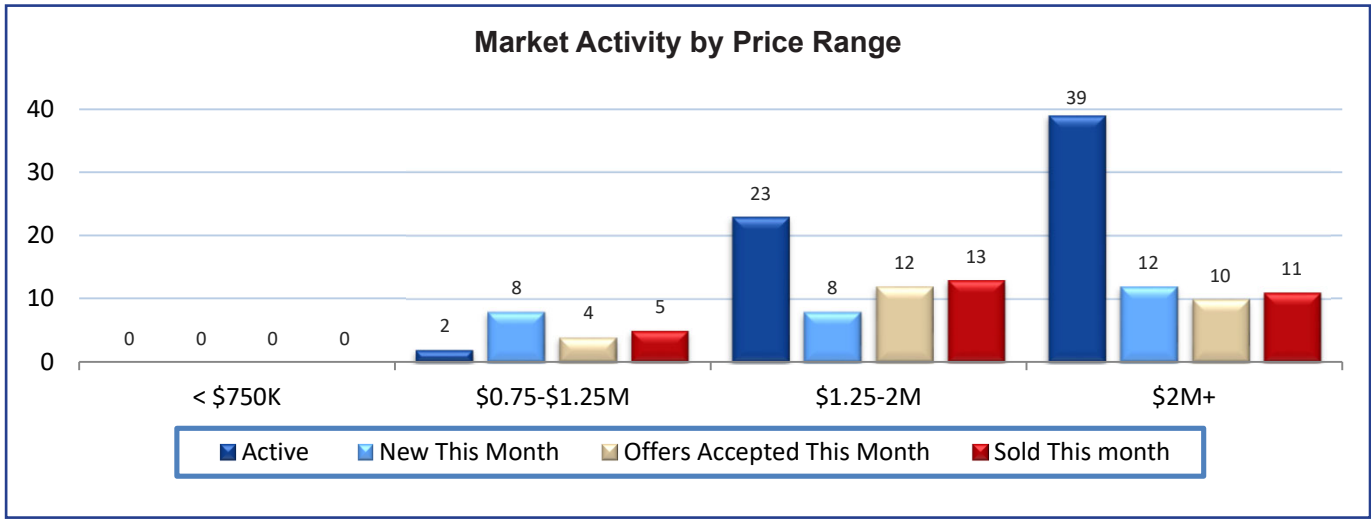
This graph illustrates the importance of pricing your home properly from the beginning. The longer the property sits on the market, the steeper the discount.



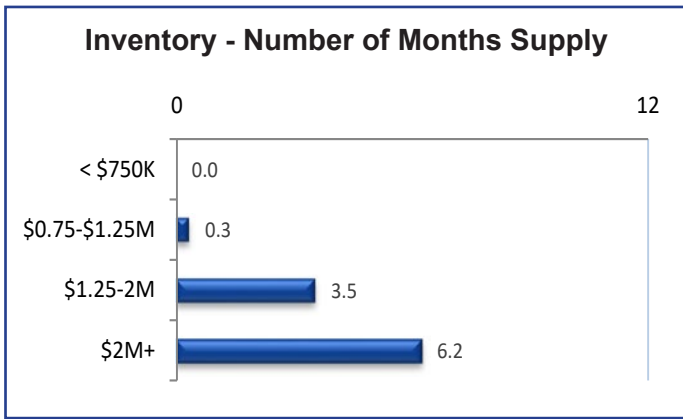
The average list price of Active listings is measured the 15th of each month. *Note: The "Under Contract" price is the list price, not the contract price. The contract price is not revealed until the transaction closes.*

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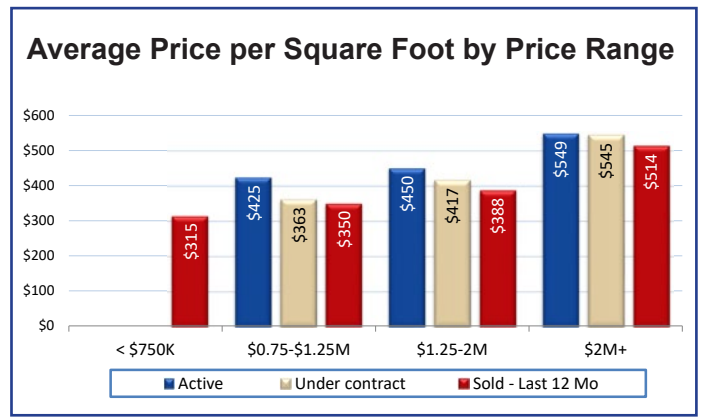
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Active listings were measured on the 15th of the previous month. The numbers for New This Month, Accepted Offers and Sold represent the quantities for the entire previous month.

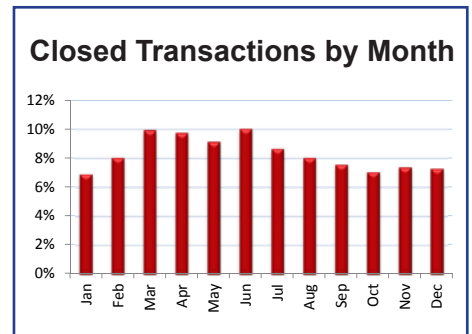
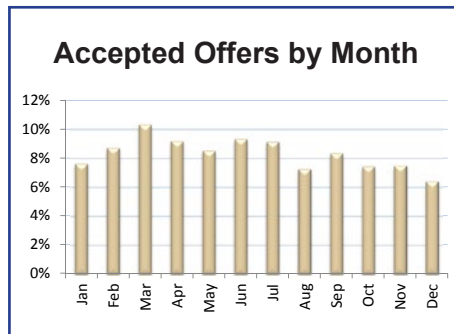


The number of months it would take to sell all the currently active listings based on the rate of sales over the last 12 months assuming no new listings were added.



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.*

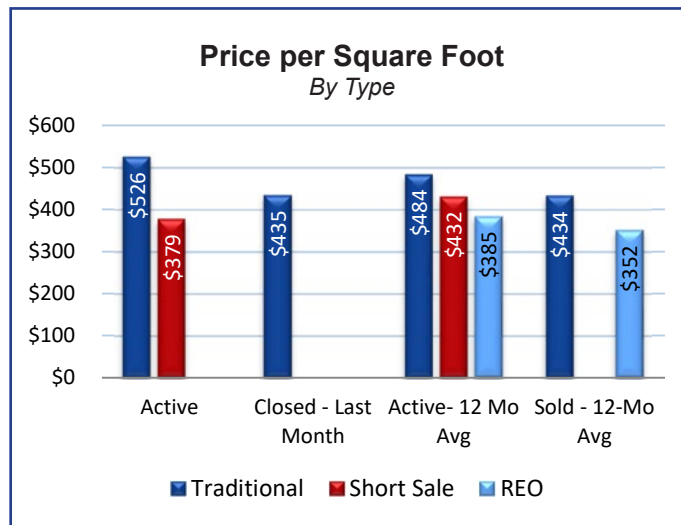
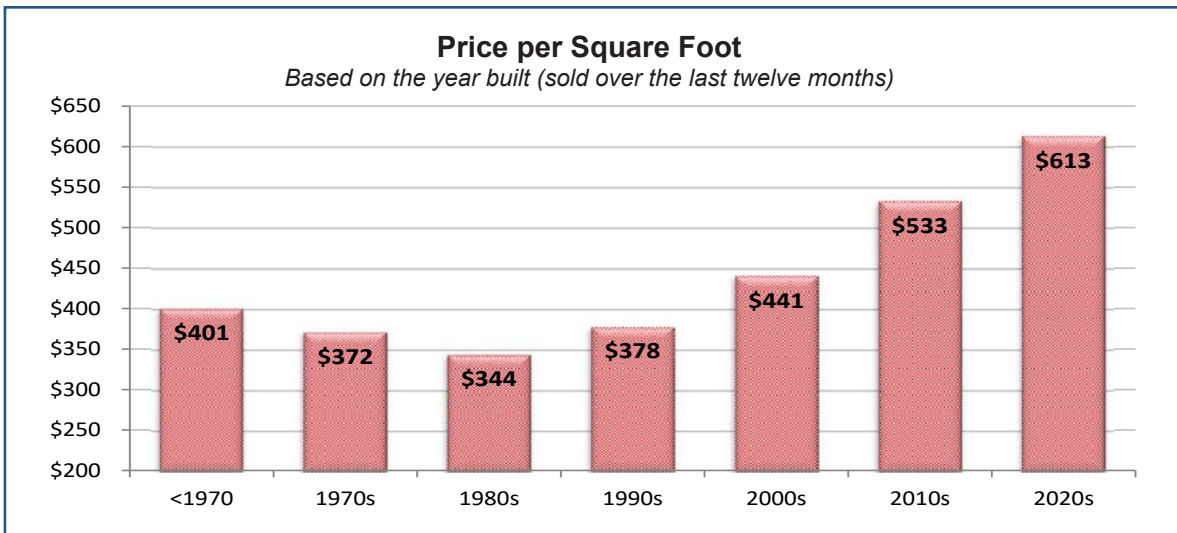
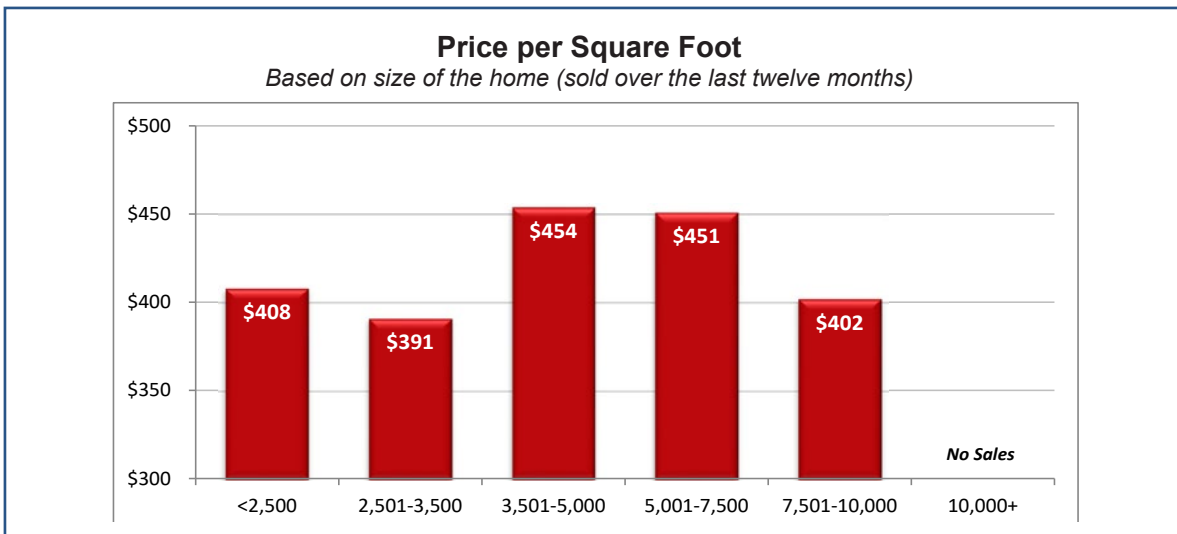
Seasonality



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

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