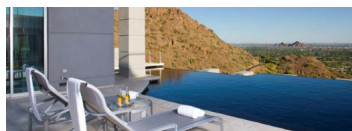


Written by Allison Cahill



Let's look at all Valley sales from August 1, 2013 compared to August 1, 2012 using Michael Orr's Cromford Report and data taken from ARMLS.

Monthly Sales: 8,108 versus 7,208 last year. This is up 12.5% from last year and down 1.9% from 8,263 last month.

Monthly Average Sales Price Per Square Foot: \$118.88 versus \$98.55 last year which is up 20.6% ,but down .4% from \$119.29 last month.

Monthly Median Sales Price: \$185,000 versus \$145,000 last year which is up 26.9% and up 2.2% from \$180,000 last month.

July Sales:

178 HUD Sales

487 REO Sales

1,061 Short Sales

6,232 Regular Sales

City of the Month-Arcadia

Market Report as of August 1, 2013

Sales in Arcadia-85018

Active Sale Per Month: 64 compared to last month 65

Sales Per Square Foot: \$233 compared to last month \$216

Average Price: \$587,000 compared to last month \$517,000

A Look at the Different Markets in the Valley

Based on Price Points

According to Allison Cahill, Realtor with RE/MAX Platinum Living, "Buyers and sellers need to be aware of what the market is doing based on the price point that they fall in. " Here are the numbers from the Cromford Report and ARMLS:

Homes under \$100,000-502 active listings versus 765 in August , 2012. The price per square foot is \$53.88 which is up 14.6% since last year.

Homes from \$100,000-199,999-3,922 active listings compared with 3,202 in August, 2012. The price per square foot is \$87.94 which is up 11.9%.

Homes from \$200,000-399,999- 5,046 active listings versus only 3,407 in August, 2012. The price per square foot is up 9.6% to \$120.11.

Homes from \$400,000-799,999- 2,298 versus 1,542 last year. The price per square foot is \$161 which is up 5.9%.

Homes from \$800,000 and up- 1,316 versus 1,163 last year. The price per square foot is up 4.8% and the price per square foot is \$258.79.

For more information on our market, contact [Allison Cahill](#).

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