

Southwest

FRIDAY

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It's a seller's market for W. Valley homes

By Pat Flannery
The Arizona Republic

Like the rest of the area, West Valley cities saw the median price of resale homes rise by 10 percent or more this past year, with the amount of sales activity more than doubling in El Mirage and Goodyear.

The West Valley's highest median resale prices were found in Goodyear and Peoria

at \$183,000 and \$175,000, respectively. Both were above the Valley-wide median resale price. Glendale had the most resale activity last year, with 7,695 used homes sold, a 21.3 percent increase over the previous year.

The figures were released Tuesday by the Arizona Real Estate Center at Arizona State University East. The compilation indicates that the entire

metro area had a record number of used-home sales once again, posting a 38 percent increase over 2003 as housing prices continued to soar.

"It's unbelievable," said Gonzalo Enriquez, a West USA Realty associate broker who specializes in West Valley properties. "But I think it's slowing down now."

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Housing market hot

		2003	2004	% Change
Avondale	Homes resold	1,080	2,145	98.6%
	Median price	\$148,800	\$163,000	9.5%
El Mirage	Homes resold	550	1,340	143.6%
	Median price	\$118,000	\$134,900	14.3%
Glendale	Homes resold	6,345	7,695	21.3%
	Median price	\$142,000	\$158,900	11.9%
Goodyear	Homes resold	920	1,900	106.5%
	Median price	\$163,500	\$183,000	11.9%
Peoria	Homes resold	3,515	4,575	30.2%
	Median price	\$151,000	\$175,000	15.9%
Sun City	Homes resold	1,770	2,065	16.7%
	Median price	\$118,000	\$136,925	16.0%
Sun City West	Homes resold	1,035	1,065	2.9%
	Median price	\$144,500	\$165,000	14.2%
Surprise	Homes resold	1,865	3,685	97.6%
	Median price	\$140,000	\$164,900	17.8%