



2019

MARICOPA COUNTY

MARKET REPORT

October 2019



Scottsdale Area Association of REALTORS®
8600 E Anderson Dr., Suite 200 Scottsdale, AZ 85255
ScottsdaleREALTORS.org
480-945-2651



Summary of Key Listing and Sales Metrics

A summary of the key metrics selected to be included in the report. MLS sources where licensed.

Key Metrics	Oct 2019	Oct 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	8,481	8,111	+4.6%	84,277	82,483	+2.2%
New Listing Volume	\$3,760,013,208	\$3,250,752,929	+15.7%	\$33,917,011,957	\$30,645,610,134	+10.7%
Active Listing Count	12,490	16,468	-24.2%	N/A	N/A	
Active Listing Volume	\$8,018,991,086	\$8,728,043,287	-8.1%	N/A	N/A	
Average Listing Price	\$642,033	\$530,000	+21.1%	\$583,876	\$544,252	+7.3%
Median Listing Price	\$385,000	\$335,000	+14.9%	\$362,918	\$341,934	+6.1%
Average Listing Price per Sq Ft	\$216	\$192	+12.6%	\$204	\$191	+6.4%
Median Listing Price per Sq Ft	\$184	\$167	+10.2%	\$176	\$166	+6%
Median Days in RPR	38	45	-15.6%	45.79	47.07	-2.7%
Months of Inventory	1.8	2.8	-34.5%	2.2	2.3	-2.3%
Absorption Rate	55.23%	36.17%	+19.1%	44.72%	43.71%	+1%
Sales Activity Charts Metrics						
New Pending Sales Count	9,194	6,854	+34.1%	96,501	78,087	+23.6%
New Pending Sales Volume	\$3,504,401,476	\$2,378,458,435	+47.3%	\$35,356,729,057	\$26,864,943,751	+31.6%
Pending Sales Count	8,075	5,292	+52.6%	N/A	N/A	
Pending Sales Volume	\$3,314,093,856	\$1,972,968,183	+68%	N/A	N/A	
Closed Sales Count	6,907	6,213	+11.2%	73,079	68,968	+6%
Closed Sales Volume	\$2,463,284,612	\$2,080,736,794	+18.4%	\$25,674,120,972	\$22,997,406,812	+11.6%
Average Sales Price	\$356,636	\$334,900	+6.5%	\$351,320	\$333,450	+5.4%
Median Sales Price	\$295,000	\$272,000	+8.5%	\$284,497	\$268,287	+6%
Average Sales Price per Sq Ft	\$179	\$169	+6.2%	\$174	\$165	+5.5%
Median Sales Price per Sq Ft	\$170	\$158	+7.6%	\$164	\$155	+6%
Distressed Charts Metrics						
Distressed Listing Count	140	196	-28.6%	N/A	N/A	

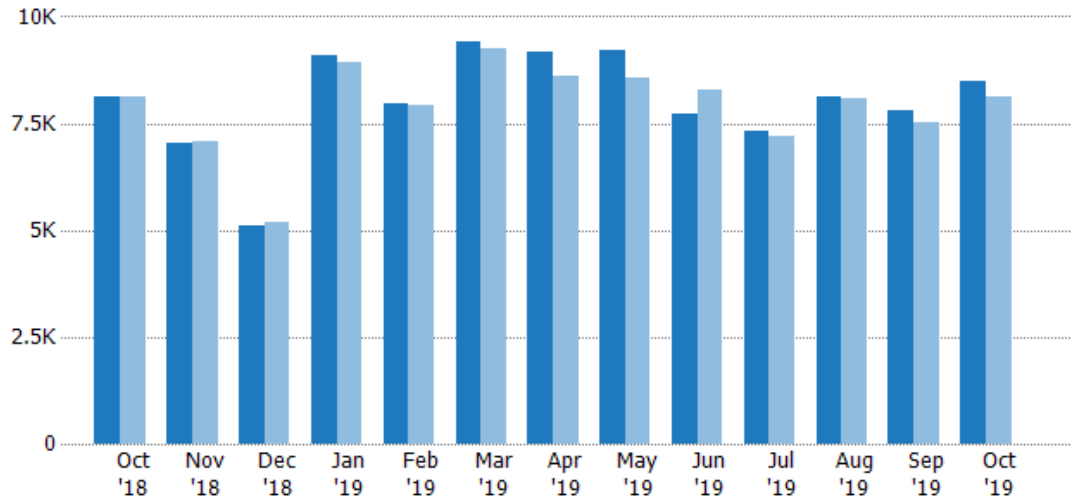
New Listings

The number of new residential listings that were added each month.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Count	% Chg.
Oct '19	8.48K	4.6%
Oct '18	8.11K	0%
Oct '17	8.11K	-2.2%



Current Year	8.11K	7.02K	5.1K	9.09K	7.95K	9.41K	9.17K	9.22K	7.72K	7.31K	8.11K	7.82K	8.48K
Prior Year	8.11K	7.07K	5.19K	8.92K	7.92K	9.26K	8.6K	8.59K	8.29K	7.21K	8.07K	7.52K	8.11K
Percent Change from Prior Year	0%	-1%	-2%	2%	0%	2%	7%	7%	-7%	1%	1%	4%	5%

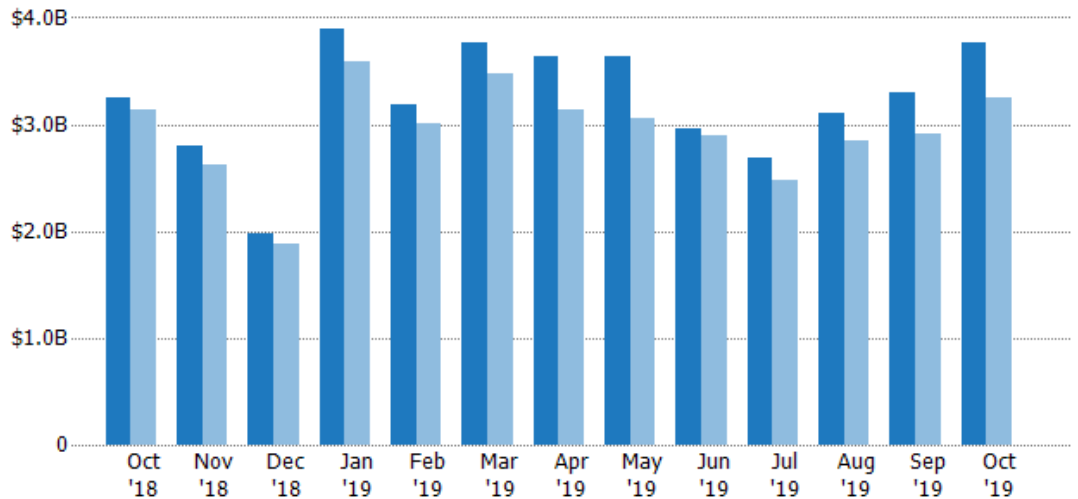
New Listing Volume

The sum of the listing price of residential listings that were added each month.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Volume	% Chg.
Oct '19	\$3.76B	15.7%
Oct '18	\$3.25B	3.5%
Oct '17	\$3.14B	-13.1%



Current Year	\$3.25B	\$2.8B	\$1.99B	\$3.89B	\$3.18B	\$3.77B	\$3.63B	\$3.63B	\$2.95B	\$2.69B	\$3.11B	\$3.3B	\$3.76B
Prior Year	\$3.14B	\$2.62B	\$1.88B	\$3.58B	\$3.01B	\$3.47B	\$3.14B	\$3.05B	\$2.9B	\$2.47B	\$2.85B	\$2.91B	\$3.25B
Percent Change from Prior Year	3%	7%	6%	9%	6%	9%	15%	19%	2%	9%	9%	13%	16%

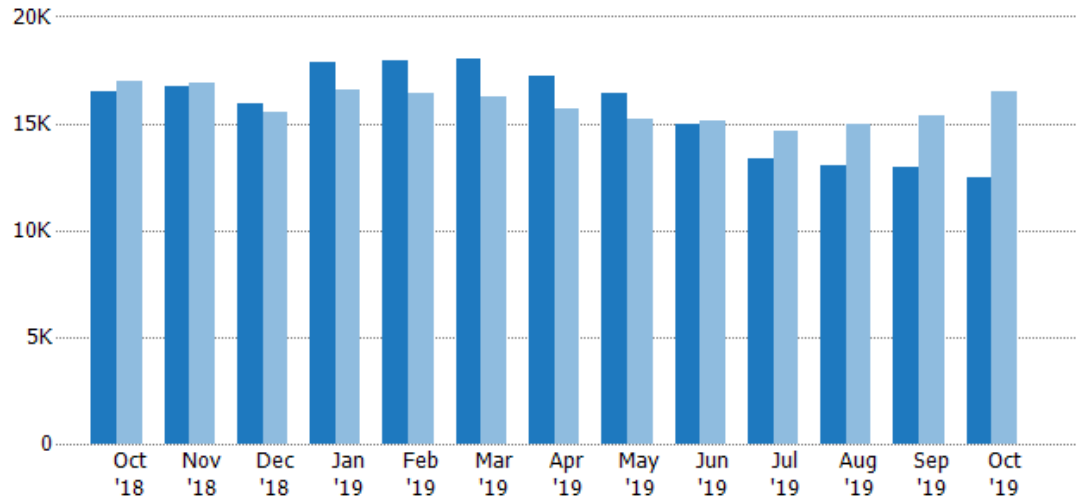
Active Listings

The number of active residential listings at the end of each month.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Count	% Chg.
Oct '19	12.5K	-24.2%
Oct '18	16.5K	-3.2%
Oct '17	17K	7.6%



Current Year	16.5K	16.7K	15.9K	17.8K	18K	18K	17.2K	16.4K	15K	13.4K	13K	13K	12.5K
Prior Year	17K	16.9K	15.5K	16.6K	16.4K	16.2K	15.7K	15.2K	15.1K	14.6K	15K	15.4K	16.5K
Percent Change from Prior Year	-3%	-1%	2%	7%	10%	11%	10%	8%	-1%	-9%	-13%	-16%	-24%

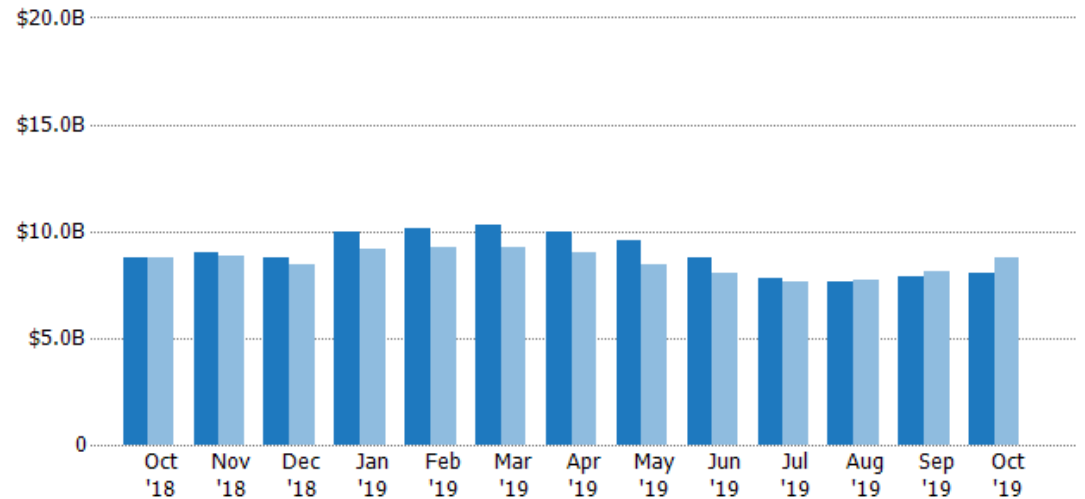
Active Listing Volume

The sum of the listing price of active residential listings at the end of each month.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Volume	% Chg.
Oct '19	\$8.02B	-8.1%
Oct '18	\$8.73B	-0.6%
Oct '17	\$8.78B	-3.4%



Current Year	\$8.73B	\$9.03B	\$8.77B	\$9.95B	\$10.1B	\$10.3B	\$9.99B	\$9.6B	\$8.76B	\$7.8B	\$7.62B	\$7.91B	\$8.02B
Prior Year	\$8.78B	\$8.87B	\$8.45B	\$9.2B	\$9.27B	\$9.24B	\$8.97B	\$8.43B	\$8.02B	\$7.63B	\$7.72B	\$8.09B	\$8.73B
Percent Change from Prior Year	-1%	2%	4%	8%	9%	12%	11%	14%	9%	2%	-1%	-2%	-8%

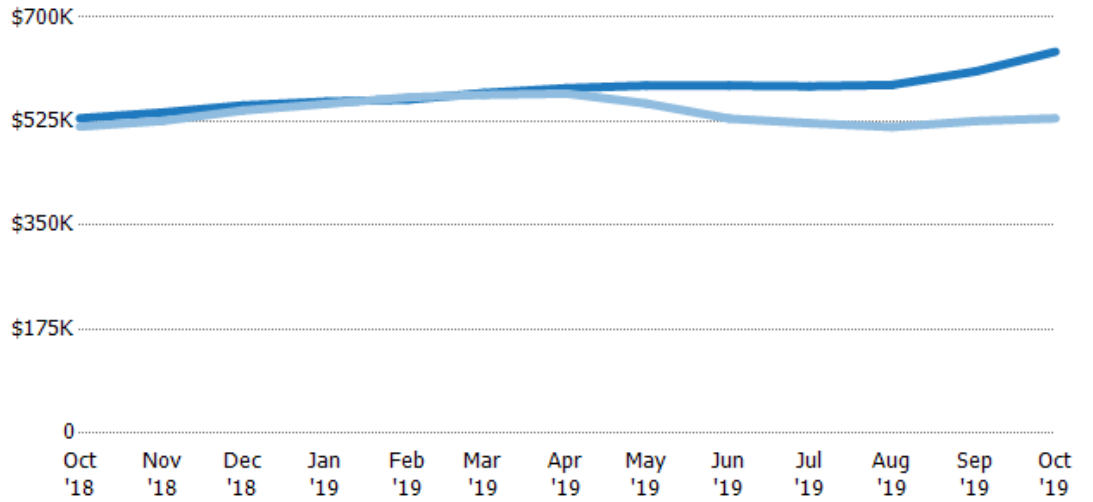
Average Listing Price

The average listing price of active residential listings at the end of each month.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Price	% Chg.
Oct '19	\$642K	21.1%
Oct '18	\$530K	2.7%
Oct '17	\$516K	-10.3%



Current Year	\$530K	\$540K	\$552K	\$558K	\$562K	\$573K	\$581K	\$585K	\$585K	\$584K	\$586K	\$609K	\$642K
Prior Year	\$516K	\$526K	\$543K	\$554K	\$565K	\$570K	\$572K	\$555K	\$530K	\$522K	\$515K	\$525K	\$530K
Percent Change from Prior Year	3%	3%	2%	1%	-1%	1%	2%	5%	10%	12%	14%	16%	21%

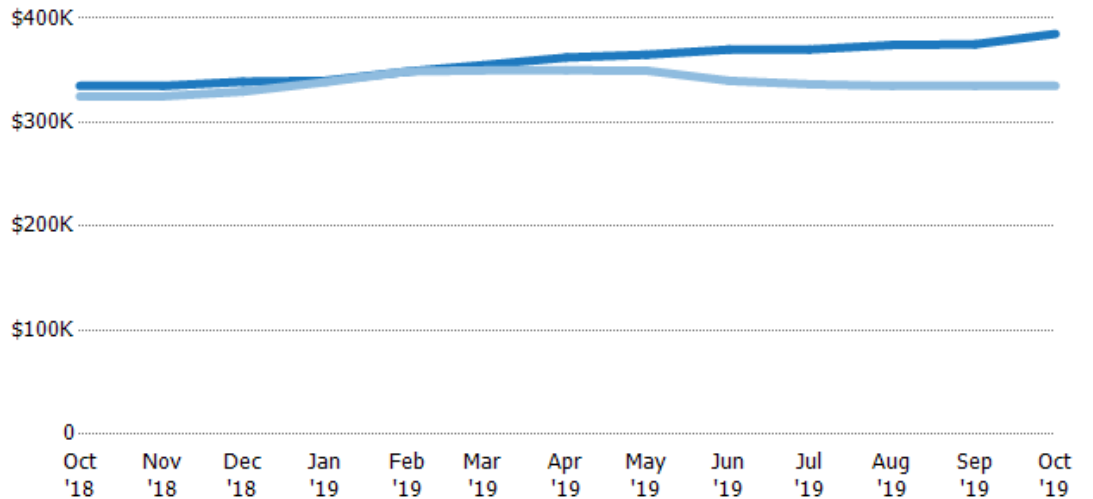
Median Listing Price

The median listing price of active residential listings at the end of each month.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Price	% Chg.
Oct '19	\$385K	14.9%
Oct '18	\$335K	3.1%
Oct '17	\$325K	-7.7%



Current Year	\$335K	\$335K	\$339K	\$340K	\$349K	\$355K	\$362K	\$365K	\$370K	\$370K	\$374K	\$375K	\$385K
Prior Year	\$325K	\$325K	\$330K	\$339K	\$349K	\$350K	\$350K	\$350K	\$340K	\$337K	\$335K	\$335K	\$335K
Percent Change from Prior Year	3%	3%	3%	0%	0%	1%	4%	4%	9%	10%	12%	12%	15%

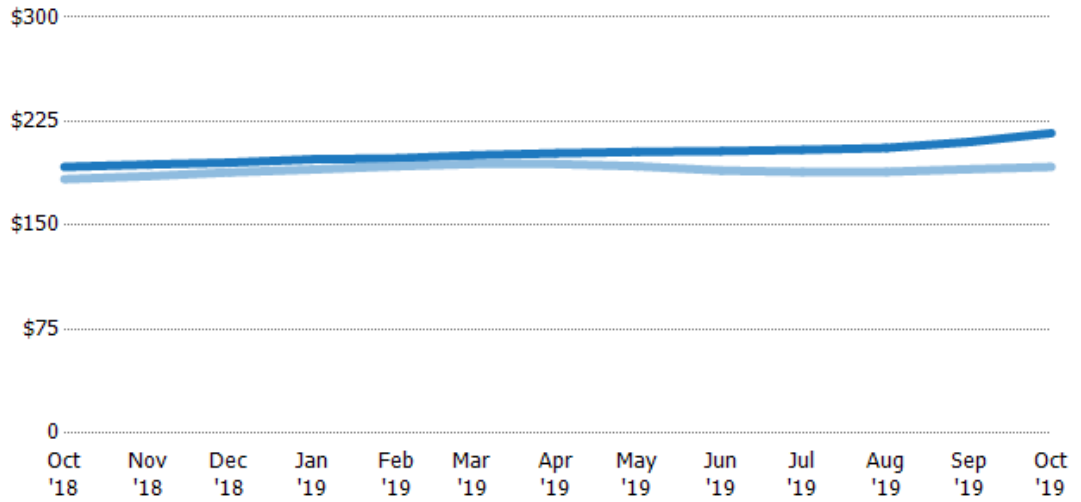
Average Listing Price per Sq Ft

The average of listing prices divided by the living area of homes on market at the end of each month.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Price/sq ft	% Chg.
Oct '19	\$216	12.6%
Oct '18	\$192	4.8%
Oct '17	\$183	-7.6%



Current Year	\$192	\$194	\$195	\$198	\$198	\$200	\$202	\$203	\$203	\$204	\$206	\$210	\$216
Prior Year	\$183	\$185	\$188	\$190	\$193	\$194	\$194	\$193	\$189	\$188	\$189	\$190	\$192
Percent Change from Prior Year	5%	4%	4%	4%	3%	3%	4%	5%	7%	8%	9%	10%	13%

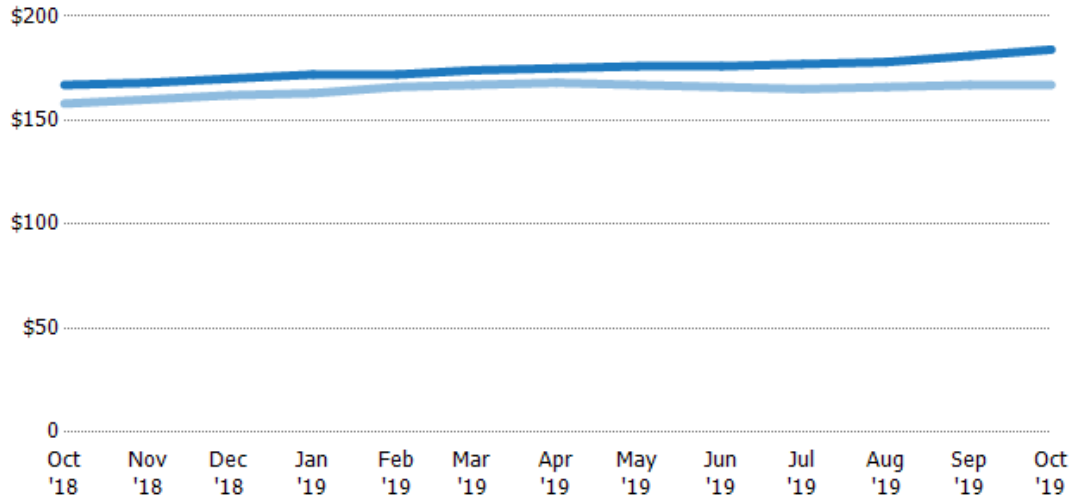
Median Listing Price per Sq Ft

The median of listing prices divided by the living area of homes on market at the end of each month.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Price/sq ft	% Chg.
Oct '19	\$184	10.2%
Oct '18	\$167	5.7%
Oct '17	\$158	-7%



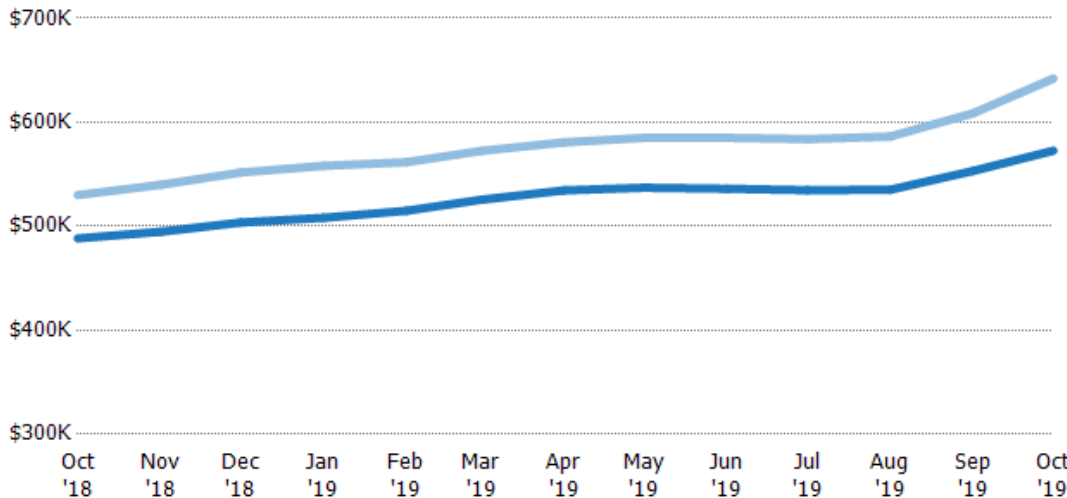
Current Year	\$167	\$168	\$170	\$172	\$172	\$174	\$175	\$176	\$176	\$176	\$177	\$178	\$181	\$184
Prior Year	\$158	\$160	\$162	\$163	\$166	\$167	\$168	\$167	\$166	\$165	\$166	\$167	\$167	\$167
Percent Change from Prior Year	6%	5%	5%	6%	4%	4%	4%	5%	6%	7%	7%	8%	10%	

Average Listing Price vs Average Est Value

The average listing price as a percentage of the average AVM or RVM® valuation estimate for active listings each month.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence



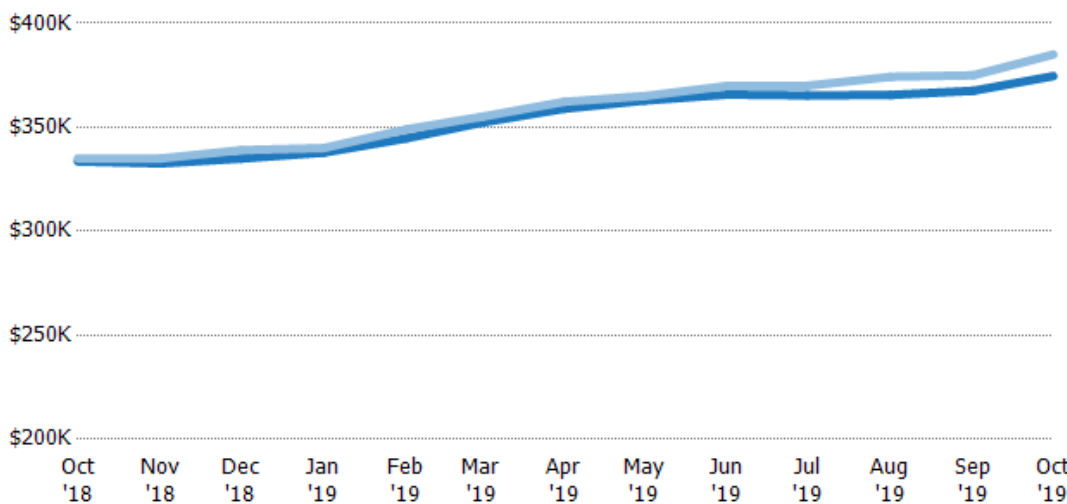
Avg Est Value	\$488K	\$495K	\$504K	\$508K	\$515K	\$526K	\$535K	\$537K	\$536K	\$535K	\$535K	\$553K	\$573K
Avg Listing Price	\$530K	\$540K	\$552K	\$558K	\$562K	\$573K	\$581K	\$585K	\$585K	\$584K	\$586K	\$609K	\$642K
Avg Listing Price as a % of Avg Est Value	109%	109%	110%	110%	109%	109%	109%	109%	109%	109%	110%	110%	112%

Median Listing Price vs Median Est Value

The median listing price as a percentage of the median AVM or RVM® valuation estimate for active listings each month.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence



Median Est Value	\$334K	\$333K	\$335K	\$338K	\$345K	\$352K	\$359K	\$363K	\$366K	\$365K	\$366K	\$368K	\$375K
Median Listing Price	\$335K	\$335K	\$339K	\$340K	\$349K	\$355K	\$362K	\$365K	\$370K	\$370K	\$374K	\$375K	\$385K
Med Listing Price as a % of Med Est Value	100%	101%	101%	101%	101%	101%	101%	101%	101%	101%	102%	102%	103%

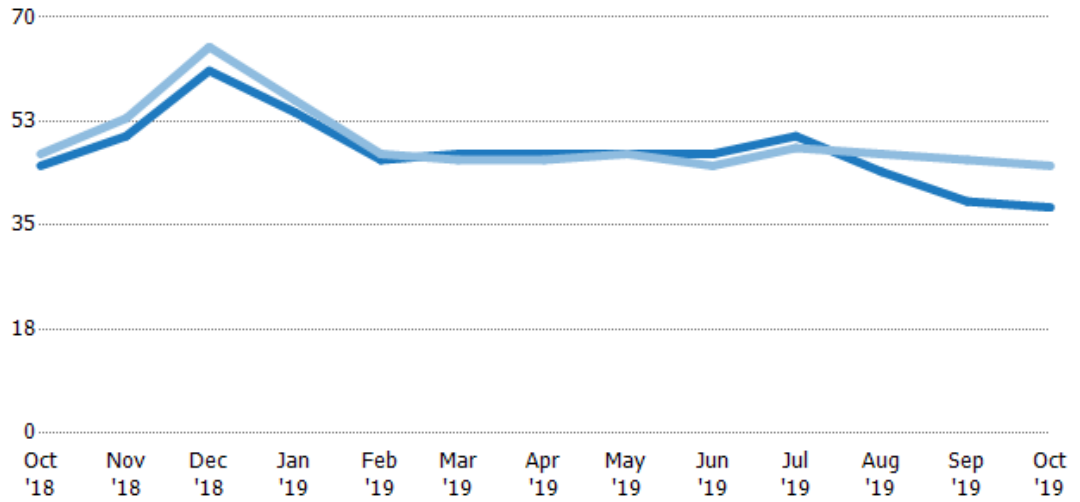
Median Days in RPR

The median number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Days	% Chg.
Oct '19	38	-15.6%
Oct '18	45	-4.3%
Oct '17	47	10.6%



Current Year	45	50	61	54	46	47	47	47	47	50	44	39	38
Prior Year	47	53	65	56	47	46	46	47	45	48	47	46	45
Percent Change from Prior Year	-4%	-6%	-6%	-4%	-2%	2%	2%	0%	4%	4%	-6%	-15%	-16%

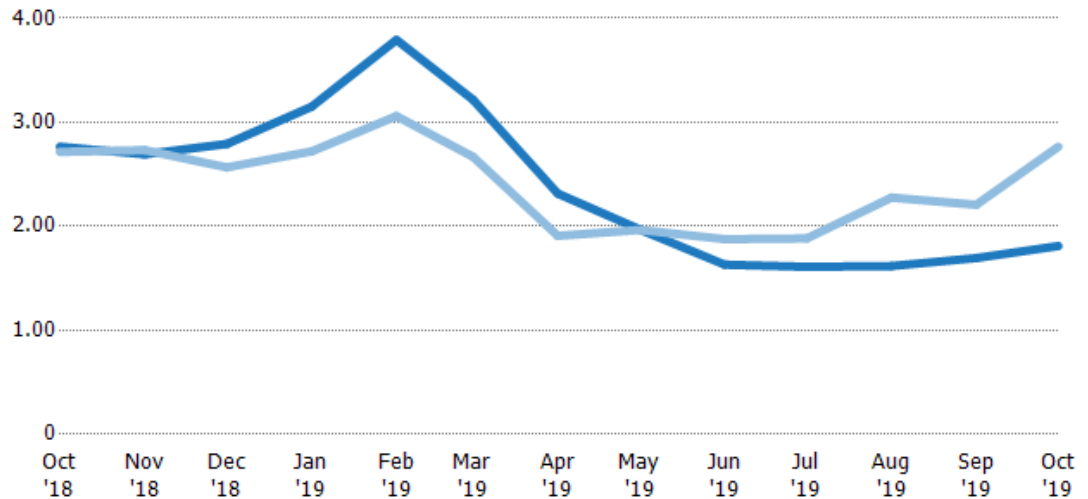
Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Months	% Chg.
Oct '19	1.81	-34.5%
Oct '18	2.76	1.8%
Oct '17	2.72	5.6%



Current Year	2.76	2.69	2.79	3.15	3.79	3.22	2.31	1.97	1.63	1.61	1.62	1.69	1.81
Prior Year	2.72	2.73	2.57	2.72	3.06	2.67	1.91	1.96	1.88	1.88	2.28	2.21	2.76
Percent Change from Prior Year	2%	-1%	9%	16%	24%	21%	21%	0%	-13%	-14%	-29%	-23%	-35%

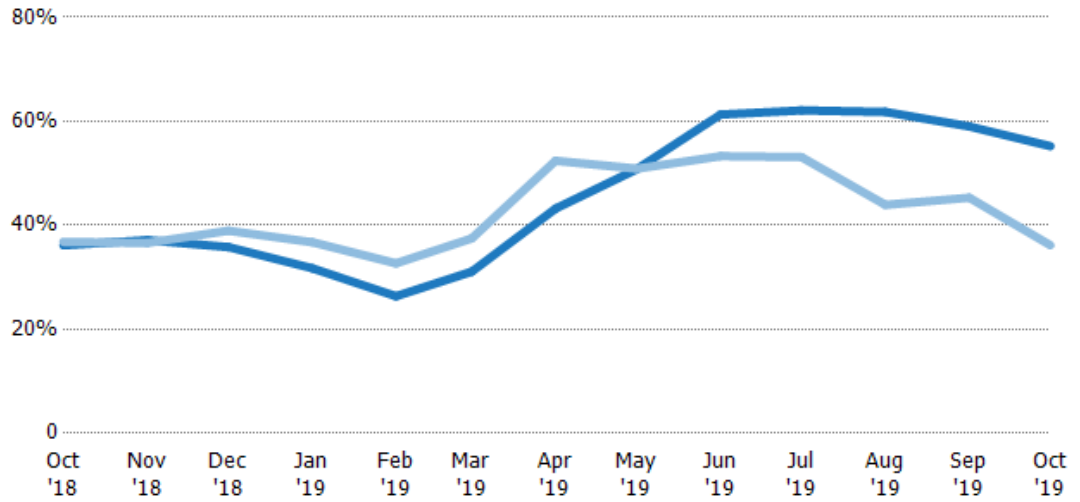
Absorption Rate

The percentage of inventory sold per month.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Rate	Chg.
Oct '19	55%	-19.1%
Oct '18	36%	0.7%
Oct '17	37%	-5.3%



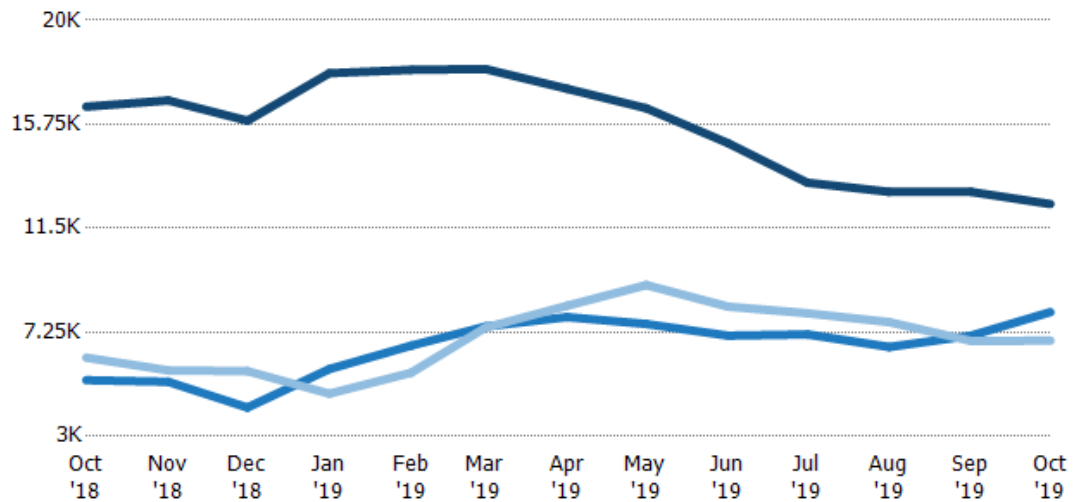
Current Year	36%	37%	36%	32%	26%	31%	43%	51%	61%	62%	62%	59%	55%
Prior Year	37%	37%	39%	37%	33%	37%	52%	51%	53%	53%	44%	45%	36%
Change from Prior Year	1%	-1%	3%	5%	6%	6%	9%	0%	-8%	-9%	-18%	-14%	-19%

Active/Pending/Sold Units

The number of residential properties that were Active, Pending and Sold each month.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence



Active	16.5K	16.7K	15.9K	17.8K	18K	18K	17.2K	16.4K	15K	13.4K	13K	13K	12.5K
Pending	5.29K	5.23K	4.17K	5.75K	6.71K	7.48K	7.87K	7.59K	7.11K	7.16K	6.65K	7.11K	8.08K
Sold	6.21K	5.69K	5.66K	4.74K	5.6K	7.43K	8.33K	9.18K	8.3K	8.03K	7.67K	6.9K	6.91K

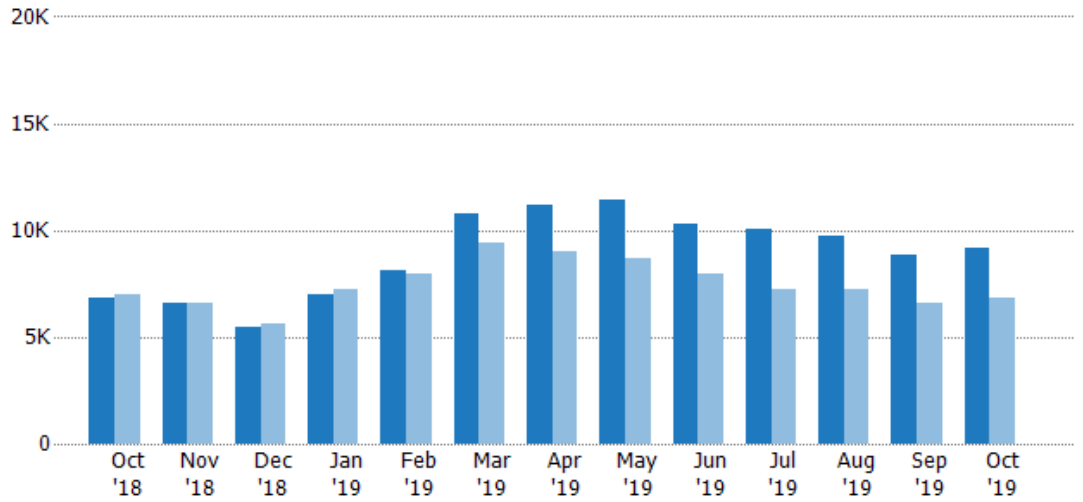
New Pending Sales

The number of residential properties with accepted offers that were added each month.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Count	% Chg.
Oct '19	9.19K	34.1%
Oct '18	6.85K	-2.1%
Oct '17	7K	0%



Current Year	6.85K	6.62K	5.46K	6.98K	8.14K	10.7K	11.2K	11.4K	10.3K	10K	9.71K	8.83K	9.19K
Prior Year	7K	6.58K	5.65K	7.2K	7.93K	9.39K	8.99K	8.69K	7.93K	7.25K	7.24K	6.62K	6.85K
Percent Change from Prior Year	-2%	1%	-3%	-3%	3%	14%	25%	31%	30%	38%	34%	33%	34%

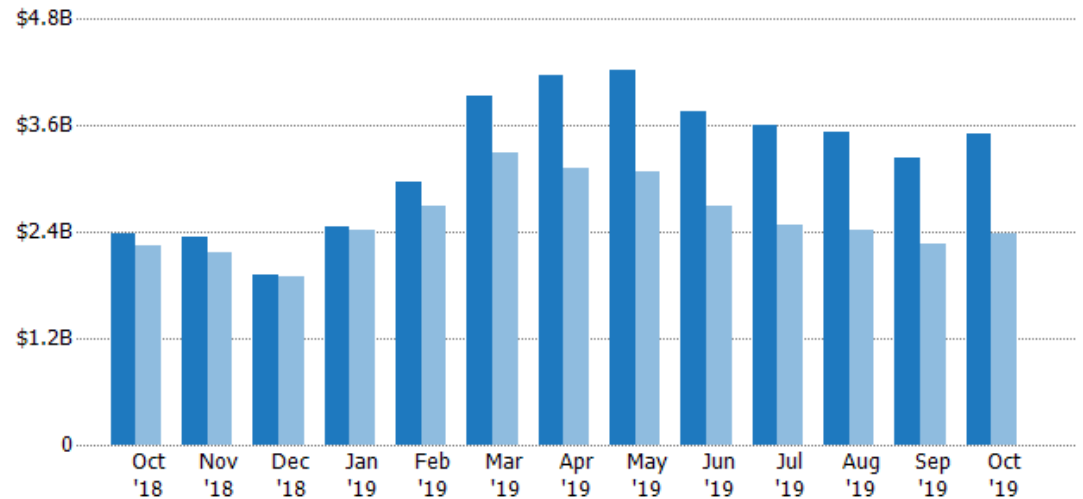
New Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were added each month.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Volume	% Chg.
Oct '19	\$3.5B	47.3%
Oct '18	\$2.38B	5.8%
Oct '17	\$2.25B	-6.9%



Current Year	\$2.38B	\$2.35B	\$1.91B	\$2.47B	\$2.96B	\$3.93B	\$4.16B	\$4.22B	\$3.76B	\$3.6B	\$3.52B	\$3.23B	\$3.5B
Prior Year	\$2.25B	\$2.16B	\$1.9B	\$2.42B	\$2.69B	\$3.3B	\$3.12B	\$3.08B	\$2.7B	\$2.48B	\$2.43B	\$2.27B	\$2.38B
Percent Change from Prior Year	6%	9%	1%	2%	10%	19%	33%	37%	39%	45%	45%	42%	47%

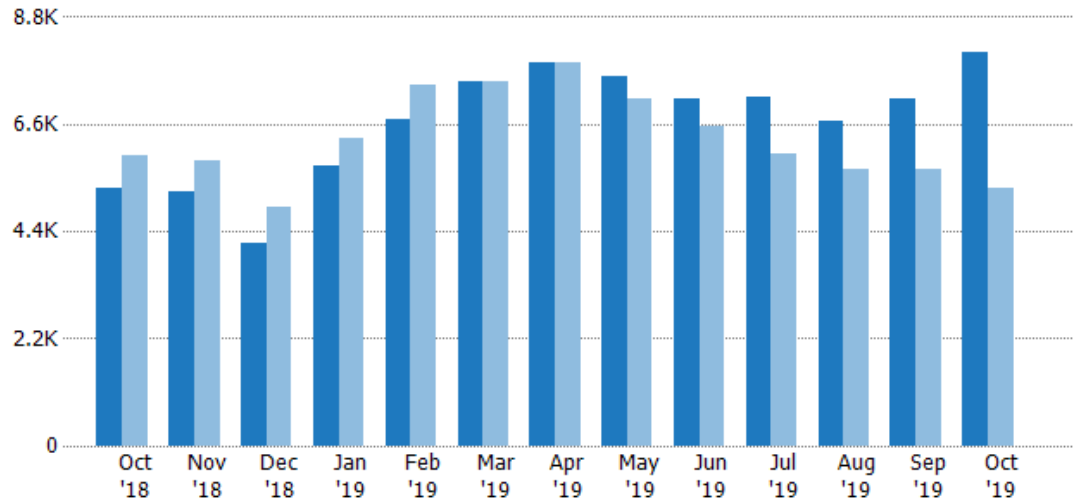
Pending Sales

The number of residential properties with accepted offers that were available at the end each month.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Count	% Chg.
Oct '19	8.08K	52.6%
Oct '18	5.29K	-11.3%
Oct '17	5.97K	2.9%



Current Year	5.29K	5.23K	4.17K	5.75K	6.71K	7.48K	7.87K	7.59K	7.11K	7.16K	6.65K	7.11K	8.08K
Prior Year	5.97K	5.86K	4.9K	6.31K	7.4K	7.48K	7.86K	7.13K	6.57K	6K	5.66K	5.67K	5.29K
Percent Change from Prior Year	-11%	-11%	-15%	-9%	-9%	0%	0%	6%	8%	19%	18%	25%	53%

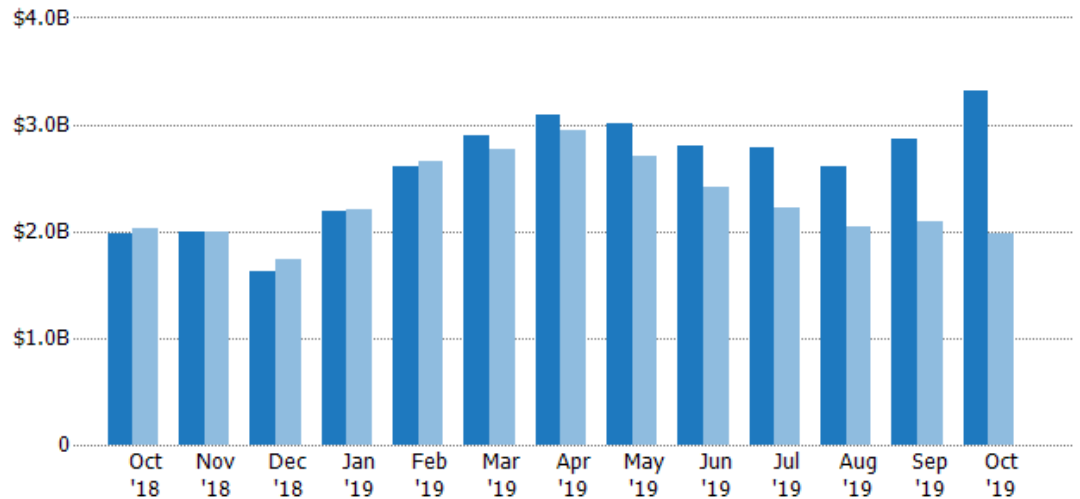
Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Volume	% Chg.
Oct '19	\$3.31B	68%
Oct '18	\$1.97B	-2.6%
Oct '17	\$2.03B	-5.6%



Current Year	\$1.97B	\$1.99B	\$1.62B	\$2.18B	\$2.61B	\$2.9B	\$3.09B	\$3B	\$2.81B	\$2.78B	\$2.6B	\$2.86B	\$3.31B
Prior Year	\$2.03B	\$2B	\$1.73B	\$2.2B	\$2.65B	\$2.77B	\$2.94B	\$2.71B	\$2.42B	\$2.21B	\$2.05B	\$2.09B	\$1.97B
Percent Change from Prior Year	-3%	0%	-6%	-1%	-1%	4%	5%	11%	16%	26%	27%	37%	68%

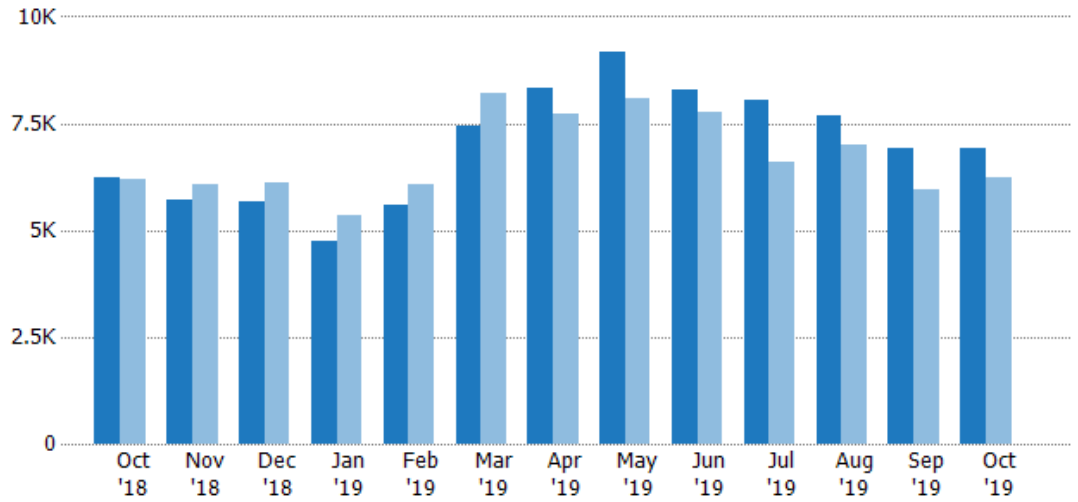
Closed Sales

The total number of residential properties sold each month.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Count	% Chg.
Oct '19	6.91K	11.2%
Oct '18	6.21K	0.6%
Oct '17	6.18K	-0.6%



Current Year	6.21K	5.69K	5.66K	4.74K	5.6K	7.43K	8.33K	9.18K	8.3K	8.03K	7.67K	6.9K	6.91K
Prior Year	6.18K	6.06K	6.1K	5.36K	6.08K	8.22K	7.73K	8.07K	7.77K	6.59K	6.98K	5.96K	6.21K
Percent Change from Prior Year	1%	-6%	-7%	-12%	-8%	-10%	8%	14%	7%	22%	10%	16%	11%

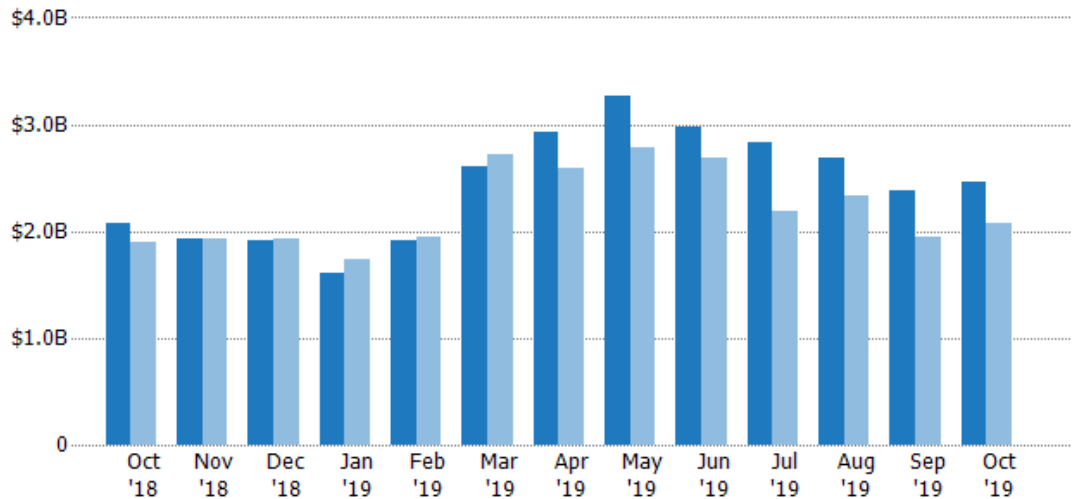
Closed Sales Volume

The sum of the sales price of residential properties sold each month.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Volume	% Chg.
Oct '19	\$2.46B	18.4%
Oct '18	\$2.08B	9.8%
Oct '17	\$1.89B	-5.7%



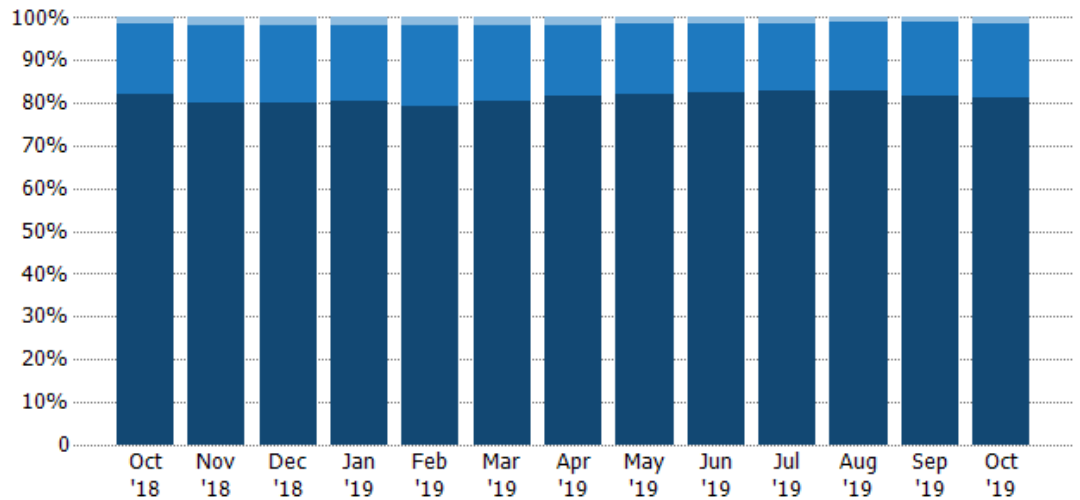
Current Year	\$2.08B	\$1.92B	\$1.91B	\$1.61B	\$1.91B	\$2.61B	\$2.93B	\$3.27B	\$2.98B	\$2.84B	\$2.69B	\$2.39B	\$2.46B
Prior Year	\$1.89B	\$1.93B	\$1.93B	\$1.74B	\$1.94B	\$2.72B	\$2.59B	\$2.78B	\$2.68B	\$2.18B	\$2.33B	\$1.95B	\$2.08B
Percent Change from Prior Year	10%	0%	-1%	-8%	-2%	-4%	13%	18%	11%	30%	16%	22%	18%

Closed Sales by Property Type

The percentage of residential properties sold each month by property type.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence



Mobile/Manufactured	2%	2%	2%	2%	2%	2%	2%	1%	1%	1%	1%	1%	1%
Condo/Townhouse	16%	18%	18%	18%	19%	18%	17%	17%	16%	16%	16%	17%	18%
Single Family Residence	82%	80%	80%	80%	79%	80%	82%	82%	82%	83%	83%	82%	81%

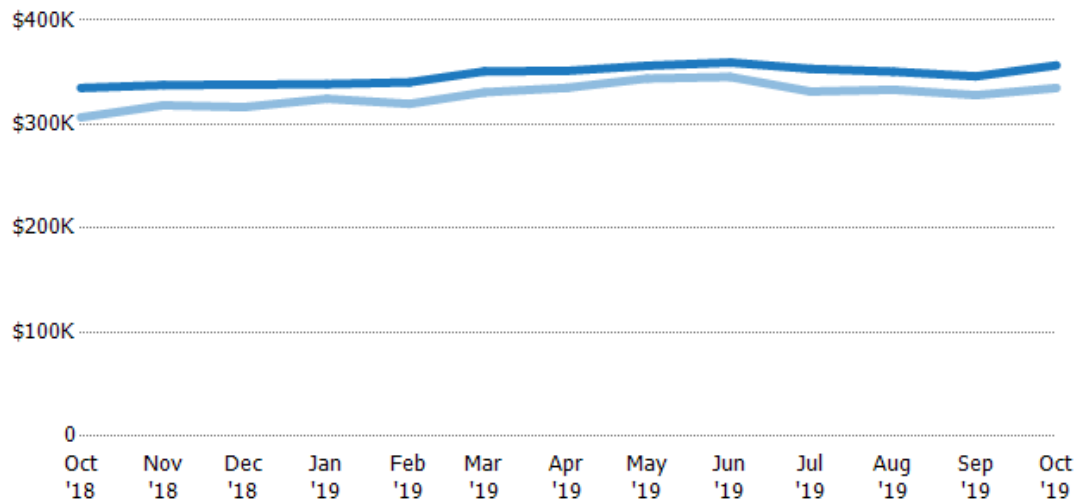
Average Sales Price

The average sales price of the residential properties sold each month.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Price	% Chg.
Oct '19	\$357K	6.5%
Oct '18	\$335K	9.2%
Oct '17	\$307K	-5.1%



Current Year	\$335K	\$338K	\$338K	\$339K	\$340K	\$351K	\$351K	\$356K	\$359K	\$353K	\$351K	\$346K	\$357K
Prior Year	\$307K	\$318K	\$317K	\$325K	\$320K	\$331K	\$335K	\$344K	\$346K	\$332K	\$333K	\$328K	\$335K
Percent Change from Prior Year	9%	6%	7%	4%	7%	6%	5%	4%	4%	7%	5%	6%	6%

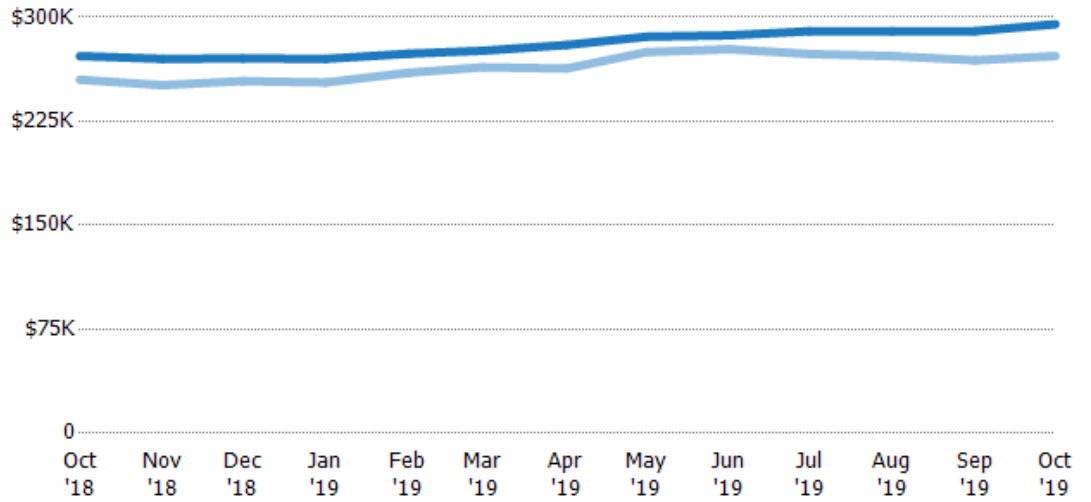
Median Sales Price

The median sales price of the residential properties sold each month.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Price	% Chg.
Oct '19	\$295K	8.5%
Oct '18	\$272K	6.7%
Oct '17	\$255K	-7.8%



Current Year	\$272K	\$270K	\$270K	\$270K	\$274K	\$276K	\$280K	\$286K	\$287K	\$290K	\$290K	\$290K	\$295K
Prior Year	\$255K	\$251K	\$254K	\$253K	\$260K	\$264K	\$263K	\$275K	\$277K	\$274K	\$272K	\$269K	\$272K
Percent Change from Prior Year	7%	8%	6%	7%	5%	5%	6%	4%	4%	6%	7%	8%	8%

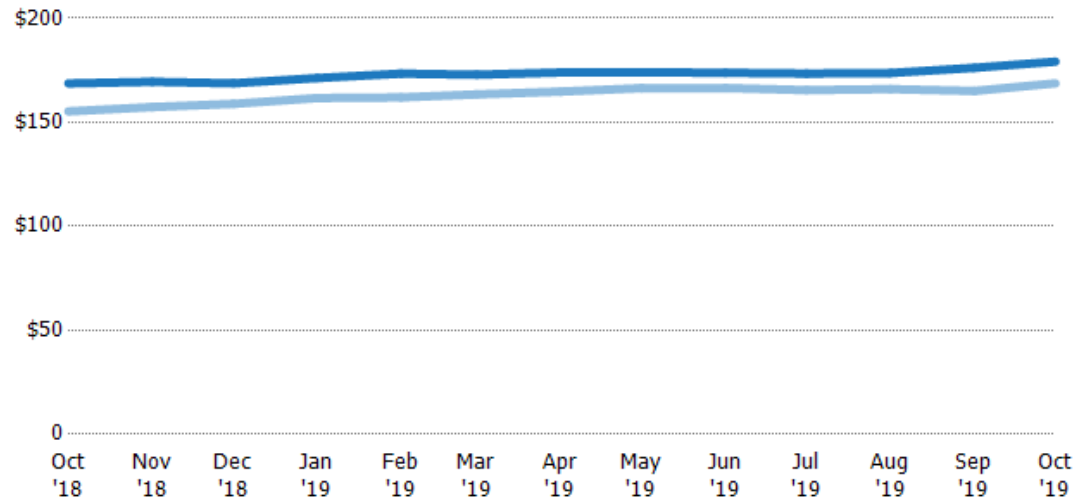
Average Sales Price per Sq Ft

The average of the sales price divided by the living area of properties sold each month.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Price/sq ft	% Chg.
Oct '19	\$179	6.2%
Oct '18	\$169	8.7%
Oct '17	\$155	-6.2%



Current Year	\$169	\$169	\$169	\$171	\$173	\$173	\$174	\$174	\$174	\$173	\$174	\$176	\$179
Prior Year	\$155	\$157	\$159	\$162	\$162	\$163	\$165	\$166	\$166	\$165	\$166	\$165	\$169
Percent Change from Prior Year	9%	8%	6%	6%	7%	6%	6%	5%	4%	5%	5%	7%	6%

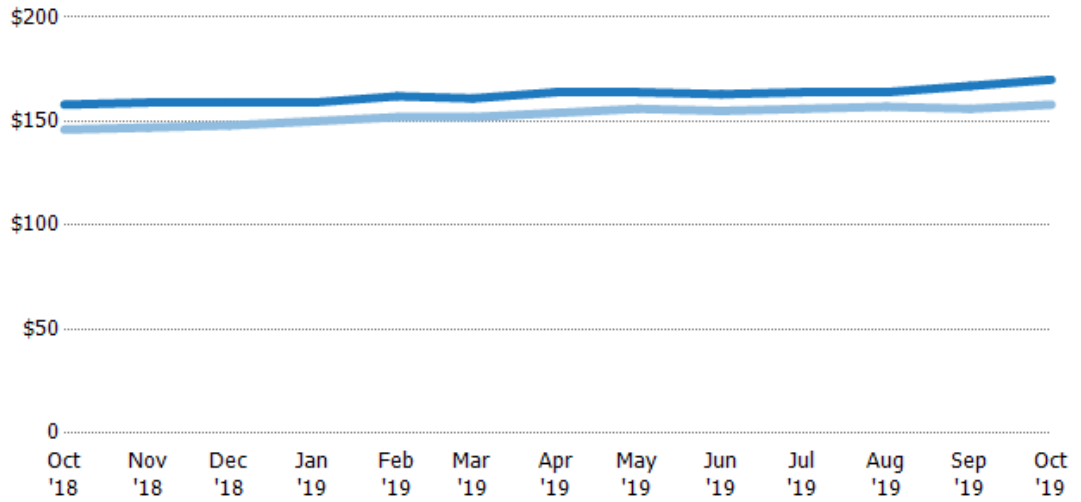
Median Sales Price per Sq Ft

The median of the sales price divided by the living area of properties sold each month.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Price/sq ft	% Chg.
Oct '19	\$170	7.6%
Oct '18	\$158	8.2%
Oct '17	\$146	-6.2%



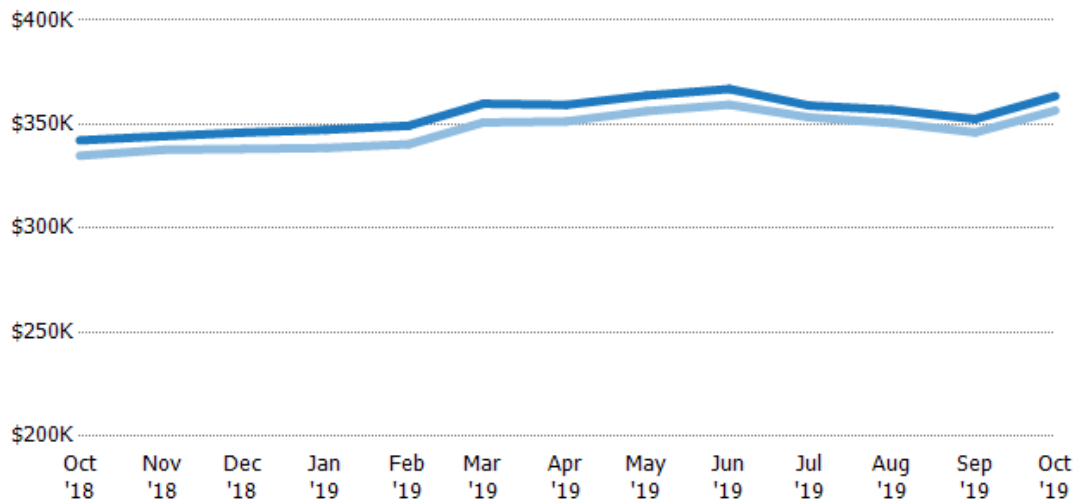
Current Year	\$158	\$159	\$159	\$159	\$162	\$161	\$164	\$164	\$163	\$164	\$164	\$167	\$170
Prior Year	\$146	\$147	\$148	\$150	\$152	\$152	\$154	\$156	\$155	\$156	\$157	\$156	\$158
Percent Change from Prior Year	8%	8%	7%	6%	7%	6%	6%	5%	5%	5%	4%	7%	8%

Average Sales Price vs Average Listing Price

The average sales price as a percentage of the average listing price for properties sold each month.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence



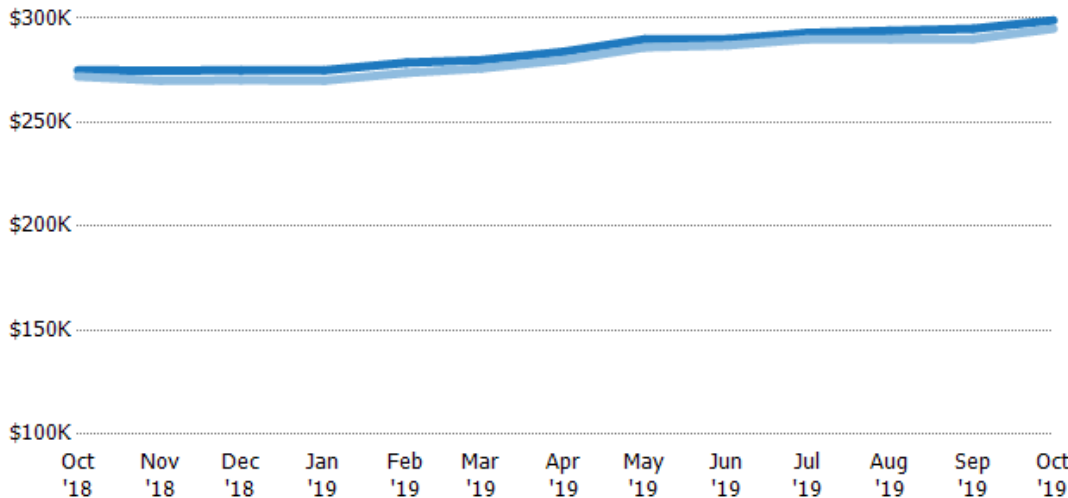
Avg List Price	\$342K	\$344K	\$346K	\$347K	\$349K	\$360K	\$359K	\$364K	\$367K	\$359K	\$357K	\$353K	\$364K
Avg Sales Price	\$335K	\$338K	\$338K	\$339K	\$340K	\$351K	\$351K	\$356K	\$359K	\$353K	\$351K	\$346K	\$357K
Avg Sales Price as a % of Avg List Price	98%	98%	98%	97%	97%	97%	98%	98%	98%	98%	98%	98%	98%

Median Sales Price vs Median Listing Price

The median sales price as a percentage of the median listing price for properties sold each month.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence



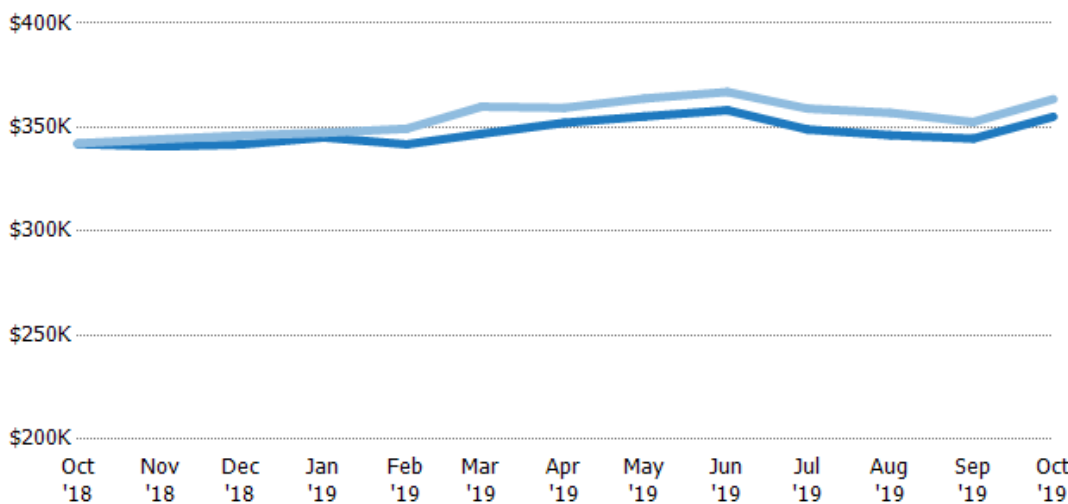
Median List Price	\$275K	\$275K	\$275K	\$275K	\$279K	\$280K	\$284K	\$290K	\$290K	\$293K	\$294K	\$295K	\$299K
Median Sales Price	\$272K	\$270K	\$270K	\$270K	\$274K	\$276K	\$280K	\$286K	\$287K	\$290K	\$290K	\$290K	\$295K
Med Sales Price as a % of Med List Price	99%	98%	98%	98%	98%	99%	99%	99%	99%	99%	99%	98%	99%

Average Sales Price vs Average Est Value

The average sales price as a percentage of the average AVM or RVM® valuation estimate for properties sold each month.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence



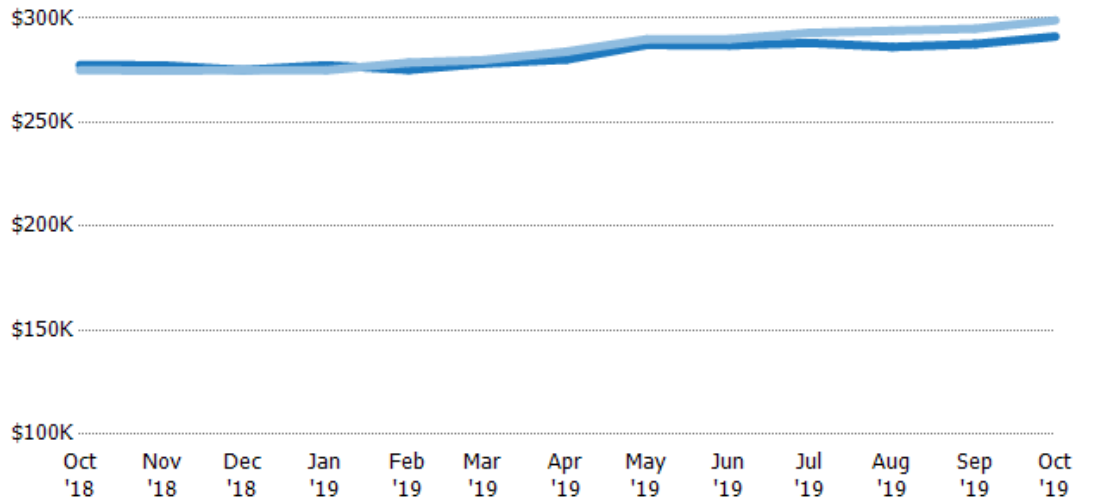
Avg Est Value	\$342K	\$341K	\$342K	\$345K	\$342K	\$347K	\$352K	\$355K	\$358K	\$349K	\$346K	\$345K	\$355K
Avg Sales Price	\$342K	\$344K	\$346K	\$347K	\$349K	\$360K	\$359K	\$364K	\$367K	\$359K	\$357K	\$353K	\$364K
Avg Sales Price as a % of Avg Est Value	100%	101%	101%	101%	102%	104%	102%	102%	102%	103%	103%	102%	102%

Median Sales Price vs Median Est Value

The median sales price as a percent of the median AVM or RVM® valuation estimate for properties sold each month.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence



Median Est Value	\$278K	\$277K	\$275K	\$277K	\$275K	\$278K	\$280K	\$287K	\$287K	\$288K	\$286K	\$288K	\$291K
Median Sales Price	\$275K	\$275K	\$275K	\$275K	\$279K	\$280K	\$284K	\$290K	\$290K	\$293K	\$294K	\$295K	\$299K
Med Sales Price as a % of Med Est Value	99%	99%	100%	99%	101%	101%	101%	101%	101%	102%	103%	103%	103%

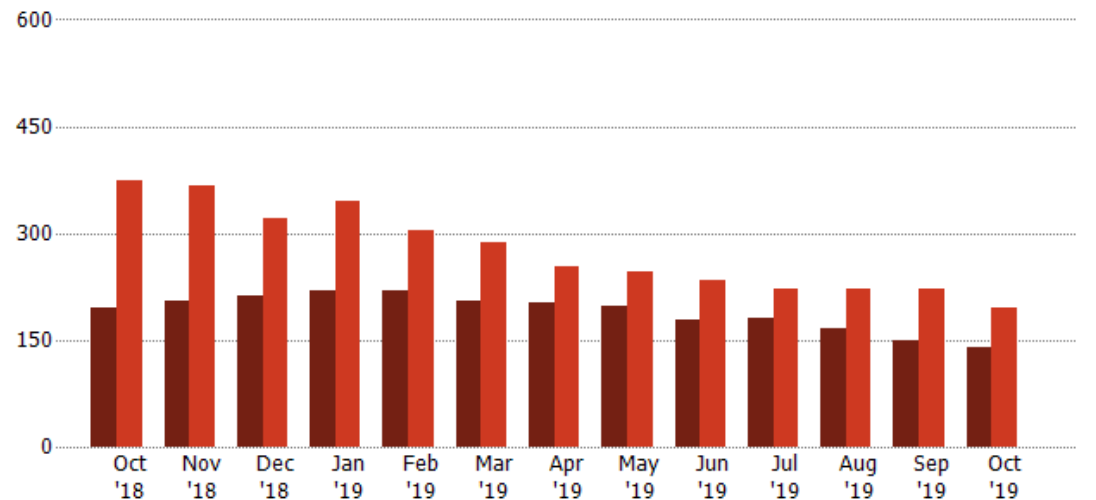
Distressed Listings

The number of distressed residential properties that were for sale at the end of each month.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Count	% Chg.
Oct '19	140	-28.6%
Oct '18	196	-47.7%
Oct '17	375	39.7%



Current Year	196	206	212	220	220	206	202	198	179	180	167	149	140
Prior Year	375	367	322	344	303	288	254	246	233	223	222	221	196
Percent Change from Prior Year	-48%	-44%	-34%	-36%	-27%	-28%	-20%	-20%	-23%	-19%	-25%	-33%	-29%

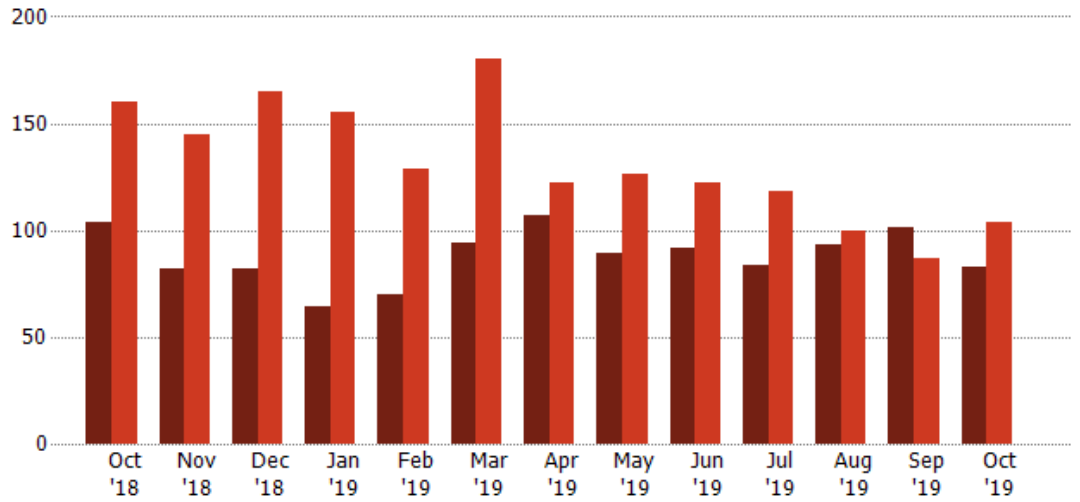
Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

State: AZ
County: Maricopa County, Arizona
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Count	% Chg.
Oct '19	83	-20.2%
Oct '18	104	-35%
Oct '17	160	-20%



Current Year	104	82	82	64	70	94	107	89	92	84	93	101	83
Prior Year	160	145	165	155	129	180	122	126	122	118	100	87	104
Percent Change from Prior Year	-35%	-43%	-50%	-59%	-46%	-48%	-12%	-29%	-25%	-29%	-7%	16%	-20%

Sales Activity by ZIP

Oct 2019

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85003	17	\$7,189,550	14	\$4,966,100	\$354,721	\$321,000	\$277	\$272	37
85004	19	\$5,201,800	7	\$1,703,000	\$243,286	\$230,000	\$238	\$221	32
85006	26	\$8,582,425	26	\$7,446,800	\$286,415	\$287,000	\$235	\$229	26
85007	10	\$3,853,095	14	\$4,061,800	\$290,129	\$253,000	\$217	\$202	26
85008	59	\$19,977,348	38	\$8,855,200	\$233,032	\$219,500	\$178	\$176	47
85009	32	\$6,426,698	24	\$5,243,500	\$218,479	\$191,250	\$146	\$149	26
85012	25	\$11,059,534	17	\$6,924,500	\$407,324	\$281,000	\$267	\$260	57
85013	41	\$14,377,900	32	\$10,724,699	\$335,147	\$306,000	\$216	\$216	27
85014	56	\$27,027,607	42	\$12,749,670	\$303,564	\$250,000	\$204	\$197	42
85015	55	\$13,058,788	32	\$8,897,084	\$278,034	\$265,000	\$174	\$163	37
85016	93	\$51,272,048	79	\$36,017,389	\$455,916	\$330,000	\$252	\$237	34
85017	28	\$4,910,105	18	\$2,822,200	\$156,789	\$181,000	\$121	\$132	32
85018	97	\$67,336,469	79	\$59,755,304	\$756,396	\$580,000	\$284	\$274	39
85019	30	\$6,111,447	23	\$4,666,800	\$202,904	\$205,000	\$132	\$130	38
85020	88	\$30,350,518	75	\$24,685,369	\$329,138	\$258,000	\$195	\$187	38
85021	36	\$14,959,090	39	\$13,820,000	\$354,359	\$259,000	\$180	\$171	19
85022	96	\$31,479,540	71	\$22,088,022	\$311,099	\$301,000	\$172	\$177	25
85023	51	\$16,630,251	44	\$11,840,234	\$269,096	\$246,250	\$161	\$164	23
85024	49	\$16,688,408	55	\$17,921,970	\$325,854	\$319,750	\$177	\$179	20
85027	49	\$10,774,598	55	\$11,906,050	\$216,474	\$229,000	\$168	\$169	19
85028	34	\$17,647,500	40	\$20,207,700	\$505,193	\$412,000	\$241	\$236	29
85029	44	\$10,617,471	53	\$12,101,750	\$228,335	\$225,000	\$147	\$145	28
85031	38	\$7,482,100	27	\$4,954,300	\$183,493	\$205,000	\$118	\$118	37
85032	109	\$33,728,564	95	\$29,447,212	\$309,971	\$293,500	\$188	\$191	21
85033	61	\$11,345,237	45	\$8,955,400	\$199,009	\$200,000	\$142	\$143	10
85034	4	\$769,000	1	\$272,000	\$272,000	\$272,000	\$171	\$171	7
85035	57	\$11,514,247	41	\$7,972,100	\$194,441	\$200,000	\$139	\$136	28
85037	70	\$16,007,564	56	\$12,237,700	\$218,530	\$216,000	\$141	\$139	26
85040	60	\$13,089,544	37	\$8,090,500	\$218,662	\$224,000	\$151	\$143	16
85041	80	\$20,819,275	72	\$19,029,943	\$264,305	\$248,289	\$142	\$140	16
85042	102	\$29,197,671	60	\$16,664,637	\$277,744	\$255,000	\$155	\$157	27
85043	47	\$11,275,041	41	\$9,595,077	\$234,026	\$229,900	\$137	\$139	20
85044	72	\$25,535,279	48	\$16,021,555	\$333,782	\$301,000	\$193	\$188	25
85045	14	\$6,497,328	16	\$6,657,400	\$416,088	\$387,000	\$175	\$171	25
85048	55	\$22,275,110	57	\$21,598,514	\$378,921	\$353,000	\$182	\$180	32
85050	66	\$32,305,400	81	\$31,034,897	\$383,147	\$349,900	\$196	\$202	25
85051	60	\$12,299,794	59	\$11,917,677	\$201,995	\$216,000	\$134	\$136	20
85053	39	\$9,361,999	55	\$13,714,100	\$249,347	\$250,000	\$156	\$156	34

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Sales Activity by ZIP

Oct 2019

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ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85054	28	\$13,732,248	20	\$8,538,605	\$426,930	\$494,495	\$229	\$228	77
85083	33	\$13,583,748	33	\$12,841,490	\$389,136	\$402,000	\$152	\$158	29
85085	73	\$32,256,493	68	\$27,428,168	\$403,355	\$385,000	\$174	\$181	39
85086	108	\$45,237,510	104	\$41,410,090	\$398,174	\$362,500	\$163	\$161	36
85087	19	\$23,621,288	16	\$5,704,690	\$356,543	\$335,000	\$171	\$173	62
85120	6	\$1,609,799	2	\$374,000	\$187,000	\$187,000	\$167	\$167	19
85142	149	\$66,970,571	125	\$54,360,413	\$434,883	\$375,000	\$156	\$151	33
85201	44	\$9,995,590	46	\$10,767,350	\$234,073	\$238,325	\$164	\$168	20
85202	59	\$14,830,824	50	\$11,001,000	\$220,020	\$188,500	\$160	\$158	11
85203	33	\$10,362,795	27	\$8,281,100	\$306,707	\$290,000	\$155	\$150	43
85204	50	\$12,466,226	54	\$14,054,054	\$260,260	\$251,000	\$162	\$163	8
85205	83	\$24,632,826	92	\$27,271,682	\$296,431	\$275,500	\$171	\$171	26
85206	64	\$16,143,448	66	\$17,121,450	\$259,416	\$251,250	\$160	\$159	14
85207	104	\$48,886,987	86	\$33,074,695	\$384,589	\$333,000	\$177	\$176	30
85208	61	\$13,409,900	67	\$15,087,123	\$225,181	\$240,000	\$158	\$162	14
85209	72	\$20,730,098	73	\$22,748,990	\$311,630	\$309,000	\$163	\$163	21
85210	32	\$7,758,971	34	\$7,909,585	\$232,635	\$232,103	\$161	\$163	21
85212	106	\$40,850,578	84	\$32,348,578	\$385,102	\$359,450	\$159	\$161	19
85213	53	\$24,412,588	50	\$19,495,672	\$389,913	\$365,000	\$165	\$161	36
85215	36	\$15,688,440	36	\$13,762,567	\$382,294	\$311,850	\$173	\$180	37
85224	46	\$15,060,586	62	\$18,025,410	\$290,732	\$277,500	\$191	\$191	14
85225	115	\$33,202,433	83	\$23,519,656	\$283,369	\$285,000	\$178	\$180	16
85226	55	\$18,671,108	49	\$16,517,700	\$337,096	\$322,500	\$197	\$196	19
85233	65	\$21,634,072	67	\$22,176,661	\$330,995	\$328,000	\$180	\$184	8
85234	95	\$35,610,523	89	\$32,592,939	\$366,213	\$346,000	\$174	\$172	19
85248	98	\$40,660,989	96	\$38,053,816	\$396,394	\$355,808	\$178	\$176	23
85249	93	\$45,845,683	94	\$44,173,622	\$469,932	\$436,500	\$179	\$184	24
85250	60	\$32,370,970	64	\$26,232,890	\$409,889	\$338,000	\$230	\$224	18
85251	126	\$68,292,179	111	\$47,584,626	\$428,690	\$330,000	\$252	\$235	37
85253	91	\$199,200,226	24	\$42,052,278	\$1,752,178	\$1,284,064	\$377	\$309	56
85254	113	\$73,834,692	99	\$48,086,811	\$485,725	\$499,000	\$245	\$228	38
85255	129	\$137,887,839	108	\$92,744,503	\$858,745	\$681,500	\$270	\$254	37
85257	44	\$15,015,966	58	\$19,533,090	\$336,777	\$358,750	\$219	\$224	27
85258	96	\$54,207,089	66	\$33,127,850	\$501,937	\$462,000	\$245	\$238	26
85259	63	\$51,325,264	52	\$34,489,775	\$663,265	\$572,750	\$235	\$233	52
85260	101	\$58,110,185	76	\$41,399,652	\$544,732	\$419,750	\$240	\$238	34
85262	96	\$110,747,069	57	\$50,447,064	\$885,036	\$650,000	\$256	\$242	62

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Sales Activity by ZIP

Oct 2019

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ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85263	20	\$11,159,486	15	\$8,152,806	\$543,520	\$528,000	\$233	\$228	49
85264			2	\$1,390,000	\$695,000	\$695,000	\$219	\$219	164
85266	36	\$32,076,000	29	\$25,356,075	\$874,347	\$725,000	\$241	\$241	34
85268	66	\$35,261,171	72	\$32,577,712	\$452,468	\$424,000	\$215	\$208	29
85281	52	\$14,238,040	64	\$18,180,800	\$284,075	\$271,750	\$215	\$219	25
85282	52	\$15,694,990	61	\$17,080,859	\$280,014	\$290,000	\$189	\$190	13
85283	36	\$12,425,900	37	\$11,558,998	\$312,405	\$320,000	\$192	\$190	15
85284	24	\$14,700,399	31	\$15,698,500	\$506,403	\$421,000	\$199	\$197	33
85286	113	\$47,340,008	67	\$28,656,491	\$427,709	\$393,000	\$180	\$179	22
85295	88	\$33,836,527	76	\$29,519,975	\$388,421	\$344,200	\$166	\$163	18
85296	101	\$41,803,149	71	\$26,376,009	\$371,493	\$323,000	\$177	\$175	12
85297	53	\$26,616,144	60	\$23,999,174	\$399,986	\$351,250	\$168	\$161	9
85298	71	\$34,777,652	91	\$39,617,564	\$435,358	\$392,000	\$182	\$182	17
85301	59	\$11,973,036	49	\$9,150,935	\$186,754	\$180,000	\$121	\$124	32
85302	65	\$14,871,298	56	\$13,022,790	\$232,550	\$239,000	\$143	\$144	14
85303	41	\$12,107,897	41	\$10,354,604	\$252,551	\$252,500	\$141	\$138	21
85304	43	\$12,097,500	40	\$11,143,674	\$278,592	\$263,500	\$148	\$146	18
85305	23	\$8,042,721	22	\$6,937,734	\$315,352	\$305,250	\$142	\$144	30
85306	39	\$12,168,578	31	\$8,320,565	\$268,405	\$268,000	\$156	\$156	12
85307	16	\$5,183,690	6	\$1,581,900	\$263,650	\$237,450	\$126	\$130	22
85308	148	\$49,079,957	90	\$28,166,262	\$312,958	\$286,500	\$161	\$162	26
85310	27	\$11,750,800	34	\$13,446,300	\$395,479	\$367,500	\$181	\$181	28
85323	49	\$11,802,868	52	\$13,194,800	\$253,746	\$255,000	\$129	\$131	15
85326	179	\$43,184,164	141	\$35,028,654	\$248,430	\$234,000	\$132	\$131	23
85329			1	\$175,000	\$175,000	\$175,000	\$162	\$162	34
85331	102	\$68,180,354	66	\$35,738,279	\$541,489	\$462,000	\$204	\$205	28
85335	51	\$10,995,900	48	\$10,388,380	\$216,425	\$217,616	\$145	\$149	19
85337	1	\$69,999	2	\$199,500	\$99,750	\$99,750	\$79	\$79	53
85338	138	\$43,088,608	115	\$35,239,554	\$306,431	\$284,900	\$145	\$146	37
85339	74	\$22,931,742	66	\$19,700,718	\$298,496	\$283,500	\$134	\$130	25
85340	92	\$37,771,404	65	\$24,622,571	\$378,809	\$354,990	\$144	\$140	42
85342	5	\$1,237,794	1	\$55,000	\$55,000	\$55,000	\$63	\$63	52
85345	87	\$20,551,583	87	\$19,532,300	\$224,509	\$228,000	\$156	\$156	23
85351	129	\$26,522,937	104	\$20,124,905	\$193,509	\$198,000	\$137	\$131	20
85353	56	\$14,883,287	55	\$13,840,755	\$251,650	\$245,000	\$137	\$133	27
85354	18	\$3,621,390	12	\$2,228,900	\$185,742	\$193,450	\$100	\$97	49
85355	48	\$17,868,510	21	\$8,215,960	\$391,236	\$329,000	\$139	\$137	40

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Sales Activity by ZIP

Oct 2019

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ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85361	21	\$5,441,048	12	\$3,352,677	\$279,390	\$267,500	\$139	\$151	28
85363	12	\$2,368,049	11	\$2,027,795	\$184,345	\$177,000	\$145	\$151	23
85373	44	\$11,804,332	50	\$12,739,960	\$254,799	\$267,700	\$138	\$140	19
85374	116	\$31,522,950	89	\$22,309,250	\$250,666	\$245,000	\$165	\$166	18
85375	108	\$32,074,009	88	\$23,791,105	\$270,353	\$257,000	\$151	\$148	16
85377	22	\$16,606,600	7	\$3,946,500	\$563,786	\$480,000	\$208	\$197	59
85378	53	\$12,255,393	14	\$3,209,900	\$229,279	\$233,500	\$149	\$154	21
85379	136	\$41,496,923	113	\$32,879,905	\$290,973	\$279,000	\$138	\$141	32
85381	40	\$12,700,720	39	\$10,703,100	\$274,438	\$265,000	\$159	\$161	22
85382	73	\$22,864,150	70	\$20,426,300	\$291,804	\$280,000	\$162	\$167	23
85383	174	\$82,540,768	145	\$62,923,110	\$433,952	\$378,900	\$169	\$167	39
85387	54	\$19,405,976	41	\$13,691,425	\$333,937	\$318,000	\$157	\$156	50
85388	59	\$17,714,197	73	\$20,702,700	\$283,599	\$274,120	\$134	\$134	26
85390	19	\$5,627,600	5	\$1,787,000	\$357,400	\$209,000	\$159	\$138	27
85392	66	\$18,947,662	60	\$16,550,300	\$275,838	\$259,950	\$141	\$140	27
85395	66	\$24,415,782	63	\$22,218,424	\$352,673	\$345,000	\$159	\$156	33
85396	141	\$48,069,570	90	\$29,542,360	\$328,248	\$296,000	\$147	\$146	38