

**2019**

# **SCOTTSDALE**

## **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.

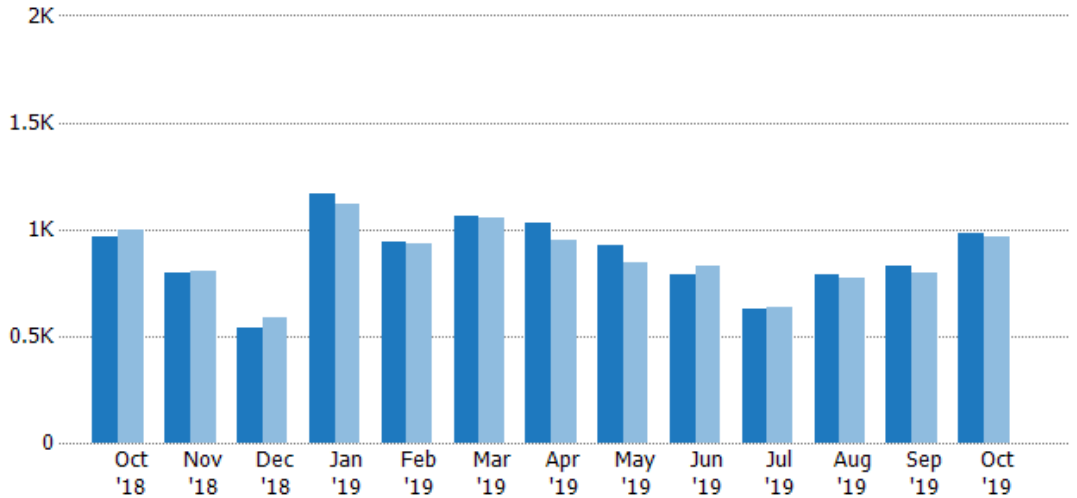
Key Metrics	Oct 2019	Oct 2018	+ / -	YTD 2019	YTD 2018	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	984	964	+2.1%	9,135	8,877	+2.9%
New Listing Volume	\$868,702,156	\$763,335,386	+13.8%	\$6,785,102,752	\$5,972,646,324	+13.6%
Active Listing Count	1,980	2,502	-20.9%	N/A	N/A	
Active Listing Volume	\$2,446,784,760	\$2,484,217,889	-1.5%	N/A	N/A	
Average Listing Price	\$1,235,750	\$992,893	+24.5%	\$1,090,965	\$992,836	+9.9%
Median Listing Price	\$810,000	\$648,550	+24.9%	\$699,132	\$671,196	+4.2%
Average Listing Price per Sq Ft	\$327	\$286	+14.1%	\$301	\$281	+7%
Median Listing Price per Sq Ft	\$277	\$248	+11.7%	\$258	\$246	+5%
Median Days in RPR	54	56	-3.6%	67.12	71.88	-6.6%
Months of Inventory	3	4.7	-37.8%	3.5	3.7	-6.9%
Absorption Rate	33.89%	21.06%	+12.8%	28.79%	26.81%	+2%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	1,021	669	+52.6%	9,958	8,040	+23.9%
New Pending Sales Volume	\$671,883,728	\$407,860,215	+64.7%	\$6,357,528,741	\$4,888,349,756	+30.1%
Pending Sales Count	864	536	+61.2%	N/A	N/A	
Pending Sales Volume	\$633,867,253	\$364,012,216	+74.1%	N/A	N/A	
Closed Sales Count	719	572	+25.7%	7,254	7,061	+2.7%
Closed Sales Volume	\$418,860,336	\$339,370,253	+23.4%	\$4,377,771,761	\$4,090,864,369	+7%
Average Sales Price	\$582,560	\$593,305	-1.8%	\$603,498	\$579,360	+4.2%
Median Sales Price	\$478,000	\$465,000	+2.8%	\$477,872	\$453,679	+5.3%
Average Sales Price per Sq Ft	\$253	\$247	+2.3%	\$254	\$242	+4.8%
Median Sales Price per Sq Ft	\$240	\$231	+3.9%	\$237	\$227	+4.4%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	16	19	-15.8%	N/A	N/A	

## New Listings

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

### Filters Used

Custom Area: Scottsdale, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



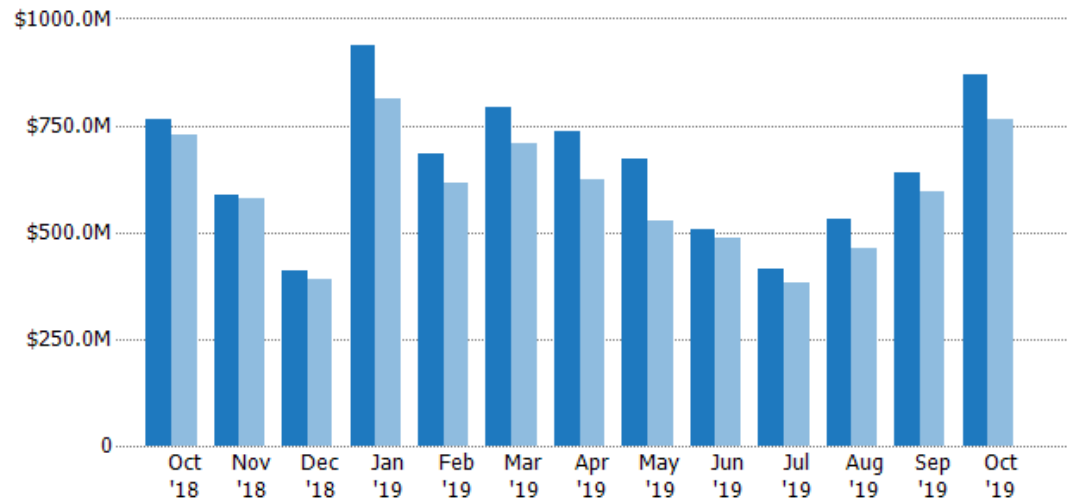
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Oct '18	964	1K	-4%
Nov '18	794	800	-1%
Dec '18	541	585	-8%
Jan '19	1.17K	1.12K	4%
Feb '19	942	932	1%
Mar '19	1.06K	1.05K	1%
Apr '19	1.03K	945	9%
May '19	922	841	10%
Jun '19	788	824	-4%
Jul '19	628	634	-1%
Aug '19	790	773	2%
Sep '19	827	793	4%
Oct '19	984	964	2%

## New Listing Volume

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

### Filters Used

Custom Area: Scottsdale, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



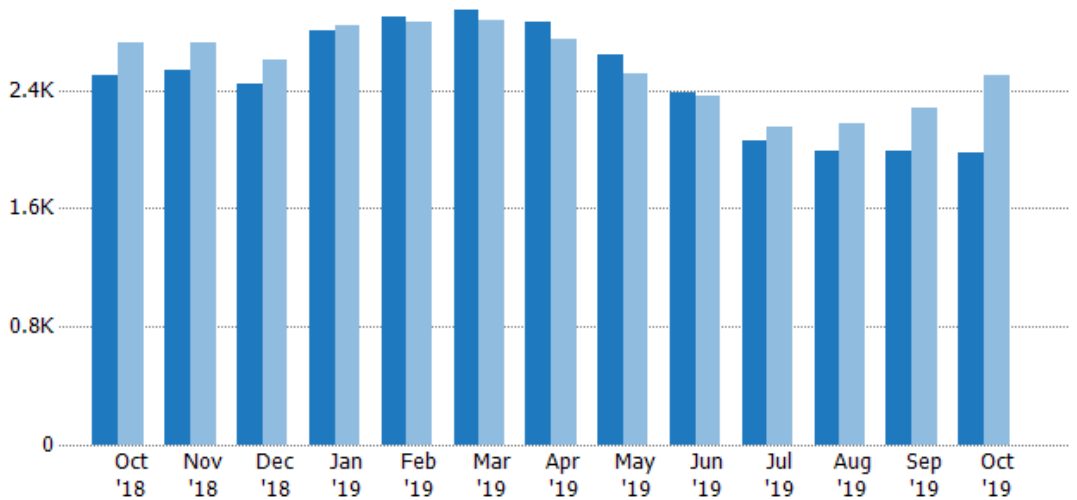
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Oct '18	\$763M	\$727M	5%
Nov '18	\$587M	\$581M	1%
Dec '18	\$410M	\$389M	5%
Jan '19	\$939M	\$812M	16%
Feb '19	\$685M	\$615M	11%
Mar '19	\$792M	\$706M	12%
Apr '19	\$734M	\$621M	18%
May '19	\$673M	\$527M	28%
Jun '19	\$508M	\$488M	4%
Jul '19	\$414M	\$383M	8%
Aug '19	\$531M	\$463M	15%
Sep '19	\$641M	\$594M	8%
Oct '19	\$869M	\$763M	14%

## Active Listings

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

### Filters Used

Custom Area: Scottsdale, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



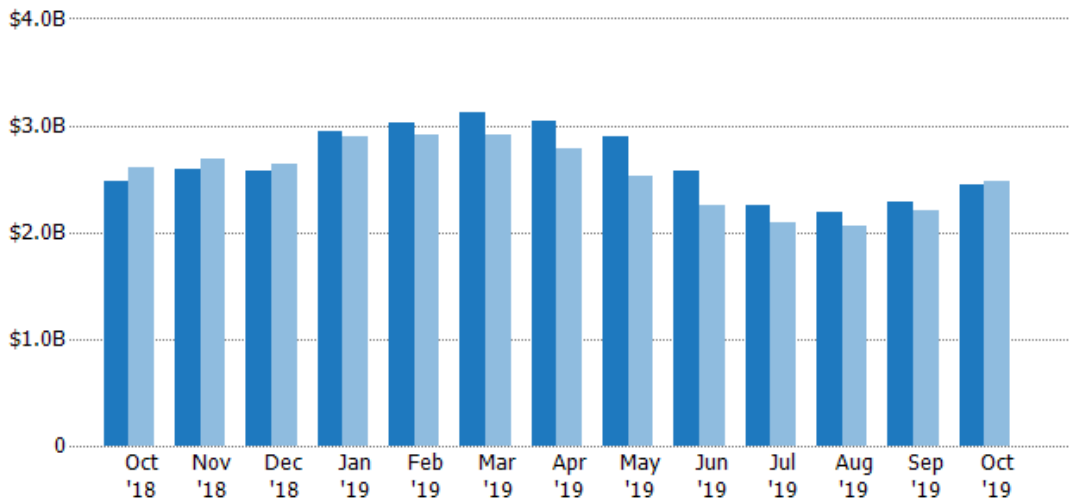
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Oct '18	2.5K	2.72K	-8%
Nov '18	2.53K	2.72K	-7%
Dec '18	2.44K	2.6K	-6%
Jan '19	2.8K	2.84K	-2%
Feb '19	2.89K	2.86K	1%
Mar '19	2.95K	2.88K	2%
Apr '19	2.86K	2.74K	4%
May '19	2.64K	2.51K	5%
Jun '19	2.38K	2.36K	1%
Jul '19	2.05K	2.16K	-5%
Aug '19	1.99K	2.17K	-8%
Sep '19	1.99K	2.28K	-13%
Oct '19	1.98K	2.5K	-21%

## Active Listing Volume

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

### Filters Used

Custom Area: Scottsdale, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Oct '18	\$2.48B	\$2.61B	-5%
Nov '18	\$2.59B	\$2.69B	-4%
Dec '18	\$2.57B	\$2.64B	-3%
Jan '19	\$2.94B	\$2.89B	2%
Feb '19	\$3.03B	\$2.91B	4%
Mar '19	\$3.12B	\$2.91B	7%
Apr '19	\$3.04B	\$2.78B	9%
May '19	\$2.9B	\$2.52B	15%
Jun '19	\$2.57B	\$2.26B	14%
Jul '19	\$2.25B	\$2.09B	7%
Aug '19	\$2.19B	\$2.06B	6%
Sep '19	\$2.29B	\$2.21B	4%
Oct '19	\$2.45B	\$2.48B	-2%

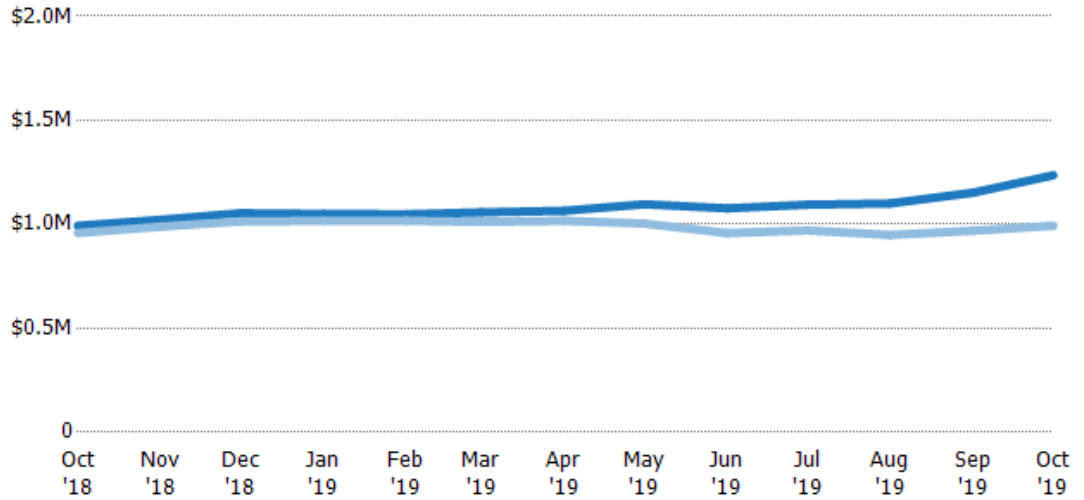
## Average Listing Price

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

### Filters Used

Custom Area: Scottsdale, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Price	% Chg.
Oct '19	\$1.24M	24.5%
Oct '18	\$993K	3.6%
Oct '17	\$958K	-7.7%



Current Year	\$993K	\$1.02M	\$1.05M	\$1.05M	\$1.05M	\$1.06M	\$1.07M	\$1.1M	\$1.08M	\$1.09M	\$1.1M	\$1.15M	\$1.24M
Prior Year	\$958K	\$988K	\$1.01M	\$1.02M	\$1.02M	\$1.01M	\$1.02M	\$1M	\$958K	\$970K	\$949K	\$969K	\$993K
Percent Change from Prior Year	4%	3%	4%	3%	3%	5%	5%	9%	12%	13%	16%	19%	24%

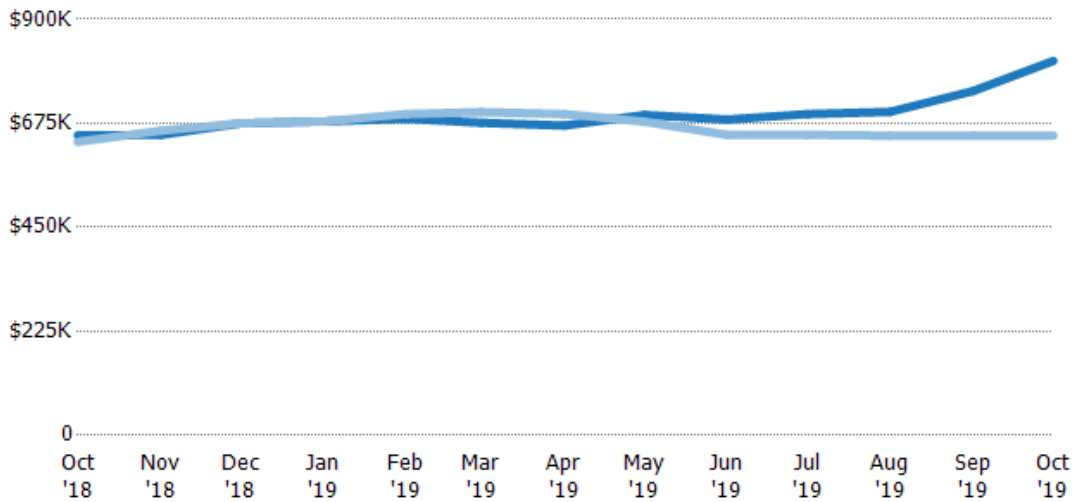
## Median Listing Price

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

### Filters Used

Custom Area: Scottsdale, Arizona  
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 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Price	% Chg.
Oct '19	\$810K	24.9%
Oct '18	\$649K	2.1%
Oct '17	\$635K	-9.5%



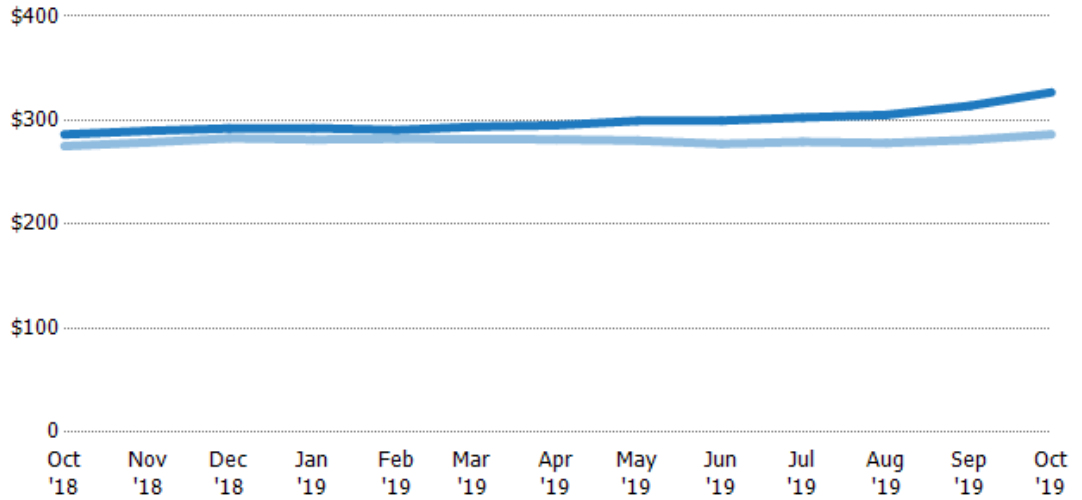
Current Year	\$649K	\$650K	\$675K	\$679K	\$685K	\$676K	\$670K	\$693K	\$683K	\$695K	\$700K	\$745K	\$810K
Prior Year	\$635K	\$659K	\$675K	\$679K	\$695K	\$699K	\$695K	\$679K	\$650K	\$650K	\$648K	\$649K	\$649K
Percent Change from Prior Year	2%	-1%	0%	0%	-1%	-3%	-4%	2%	5%	7%	8%	15%	25%

## 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

Custom Area: Scottsdale, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



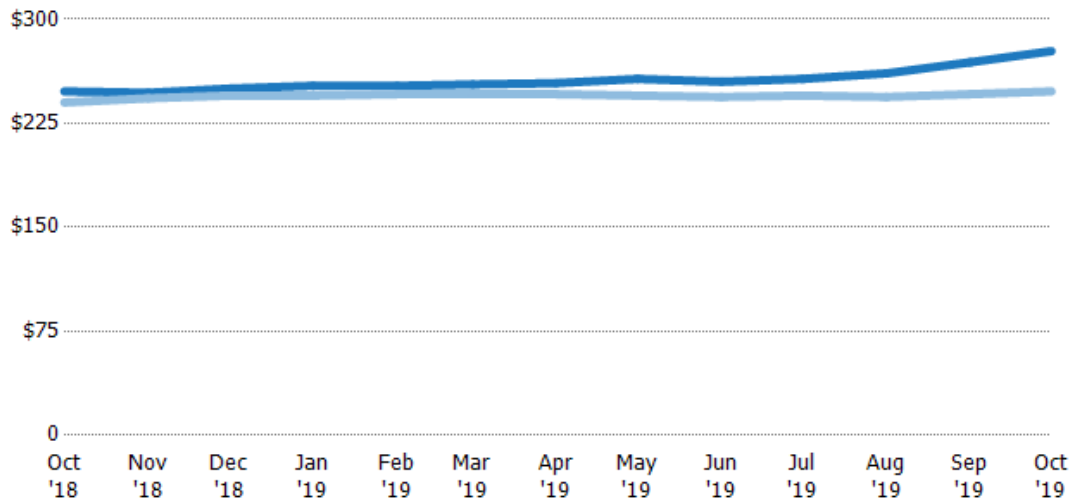
	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Current Year	\$286	\$290	\$292	\$292	\$291	\$294	\$295	\$299	\$300	\$303	\$305	\$314	\$327
Prior Year	\$275	\$279	\$283	\$282	\$282	\$282	\$282	\$281	\$277	\$279	\$278	\$281	\$286
Percent Change from Prior Year	4%	4%	3%	4%	3%	4%	5%	7%	8%	8%	10%	12%	14%

## 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

Custom Area: Scottsdale, Arizona  
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 Property Type:  
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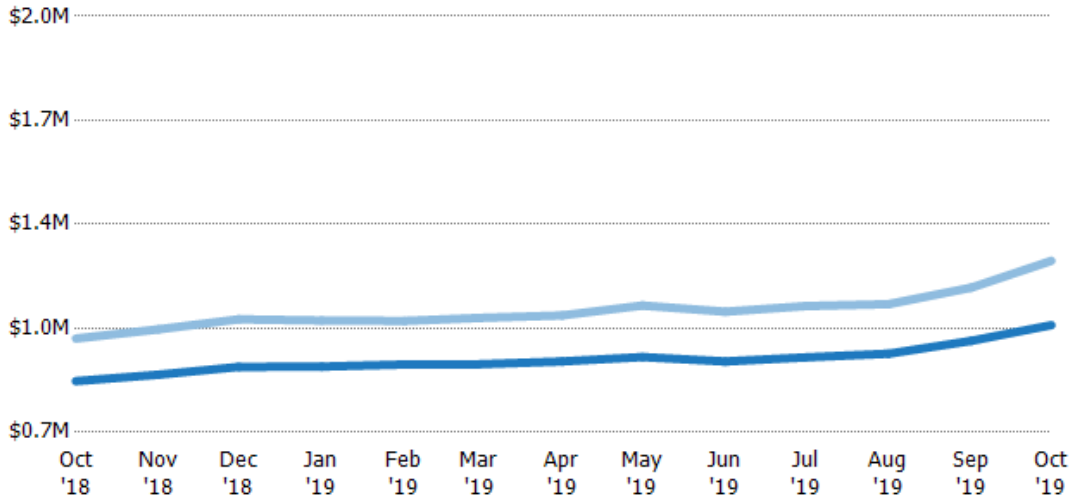
	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Current Year	\$248	\$247	\$250	\$252	\$252	\$253	\$254	\$257	\$255	\$257	\$261	\$269	\$277
Prior Year	\$240	\$243	\$245	\$245	\$246	\$246	\$246	\$245	\$244	\$245	\$244	\$246	\$248
Percent Change from Prior Year	3%	2%	2%	3%	2%	3%	3%	5%	5%	5%	7%	9%	12%

## 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

Custom Area: Scottsdale, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



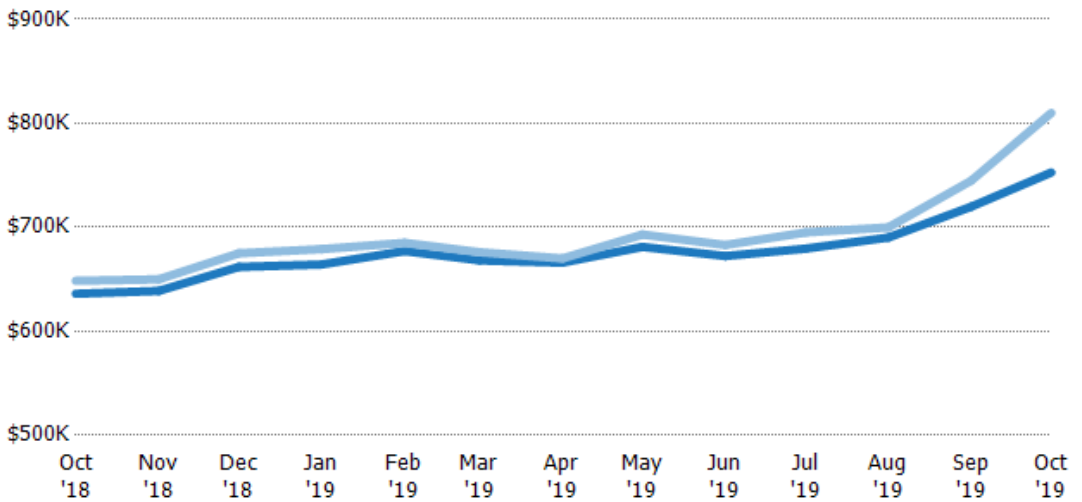
	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Avg Est Value	\$860K	\$880K	\$904K	\$905K	\$912K	\$913K	\$921K	\$935K	\$921K	\$934K	\$945K	\$986K	\$1.03M
Avg Listing Price	\$993K	\$1.02M	\$1.05M	\$1.05M	\$1.05M	\$1.06M	\$1.07M	\$1.1M	\$1.08M	\$1.09M	\$1.1M	\$1.15M	\$1.24M
Avg Listing Price as a % of Avg Est Value	115%	116%	116%	116%	115%	116%	116%	117%	117%	117%	116%	117%	119%

## 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

Custom Area: Scottsdale, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



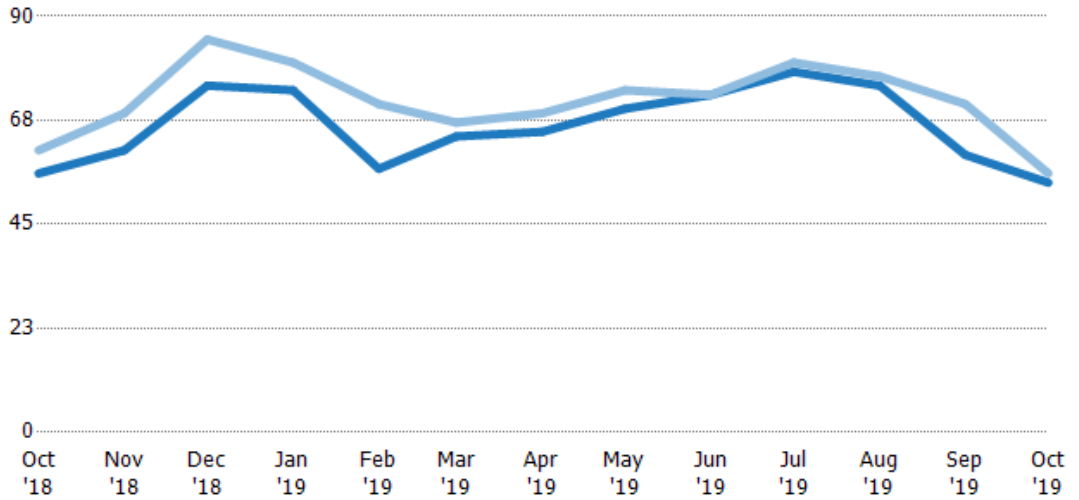
	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Median Est Value	\$636K	\$639K	\$662K	\$664K	\$677K	\$668K	\$666K	\$681K	\$672K	\$679K	\$690K	\$720K	\$753K
Median Listing Price	\$649K	\$650K	\$675K	\$679K	\$685K	\$676K	\$670K	\$693K	\$683K	\$695K	\$700K	\$745K	\$810K
Med Listing Price as a % of Med Est Value	102%	102%	102%	102%	101%	101%	101%	102%	102%	102%	101%	103%	108%

## 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

Custom Area: Scottsdale, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



Month/Year	Days	% Chg.
Oct '19	54	-3.6%
Oct '18	56	-8.2%
Oct '17	61	11.5%

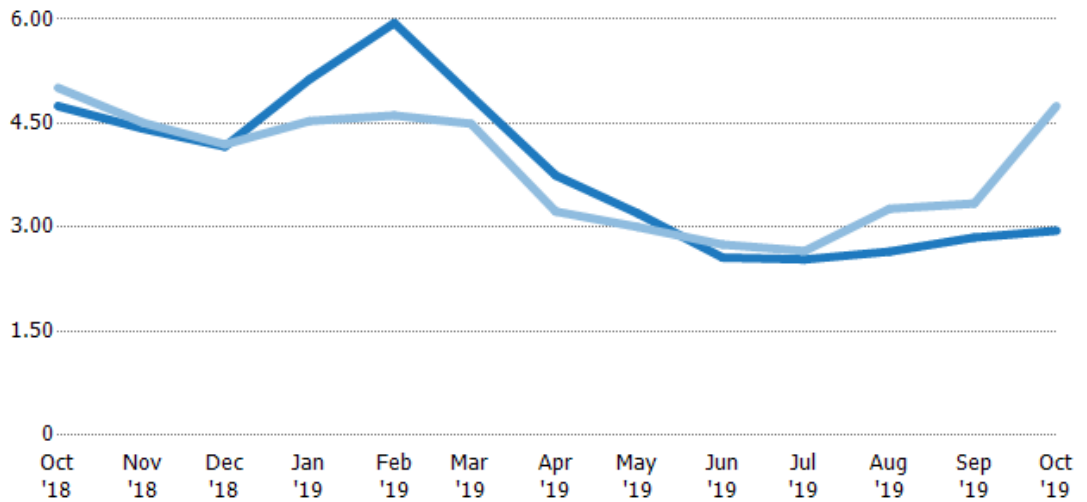
Current Year	56	61	75	74	57	64	65	70	73	78	75	60	54
Prior Year	61	69	85	80	71	67	69	74	73	80	77	71	56
Percent Change from Prior Year	-8%	-12%	-12%	-8%	-20%	-4%	-6%	-5%	0%	-3%	-3%	-15%	-4%

## Months of Inventory

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

### Filters Used

Custom Area: Scottsdale, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



Month/Year	Months	% Chg.
Oct '19	2.95	-37.8%
Oct '18	4.75	-5.3%
Oct '17	5.01	-6.2%

Current Year	4.75	4.42	4.16	5.14	5.95	4.9	3.75	3.2	2.56	2.54	2.65	2.85	2.95
Prior Year	5.01	4.51	4.2	4.53	4.61	4.49	3.23	3	2.75	2.66	3.27	3.34	4.75
Percent Change from Prior Year	-5%	-2%	-1%	13%	29%	9%	16%	7%	-7%	-5%	-19%	-15%	-38%



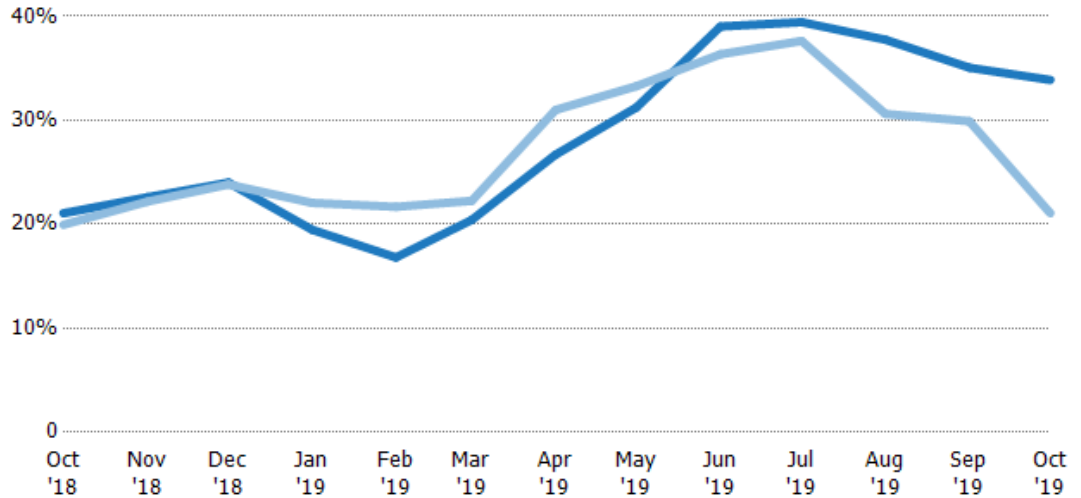
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

Custom Area: Scottsdale, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Rate	Chg.
Oct '19	34%	-12.8%
Oct '18	21%	-1.1%
Oct '17	20%	6.6%



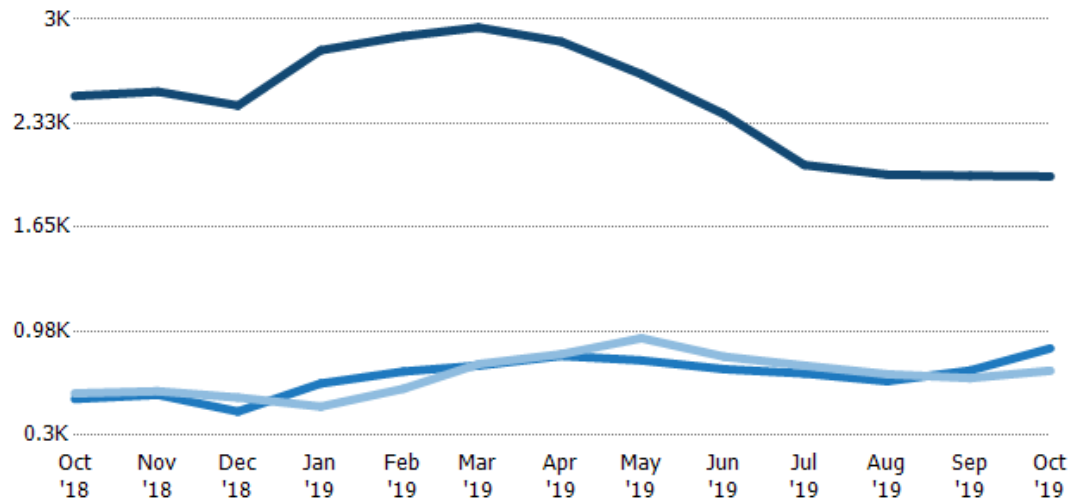
	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Current Year	21%	23%	24%	19%	17%	20%	27%	31%	39%	39%	38%	35%	34%
Prior Year	20%	22%	24%	22%	22%	22%	31%	33%	36%	38%	31%	30%	21%
Change from Prior Year	-1%	0%	0%	3%	5%	2%	4%	2%	-3%	-2%	-7%	-5%	-13%

## Active/Pending/Sold Units

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

### Filters Used

Custom Area: Scottsdale, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



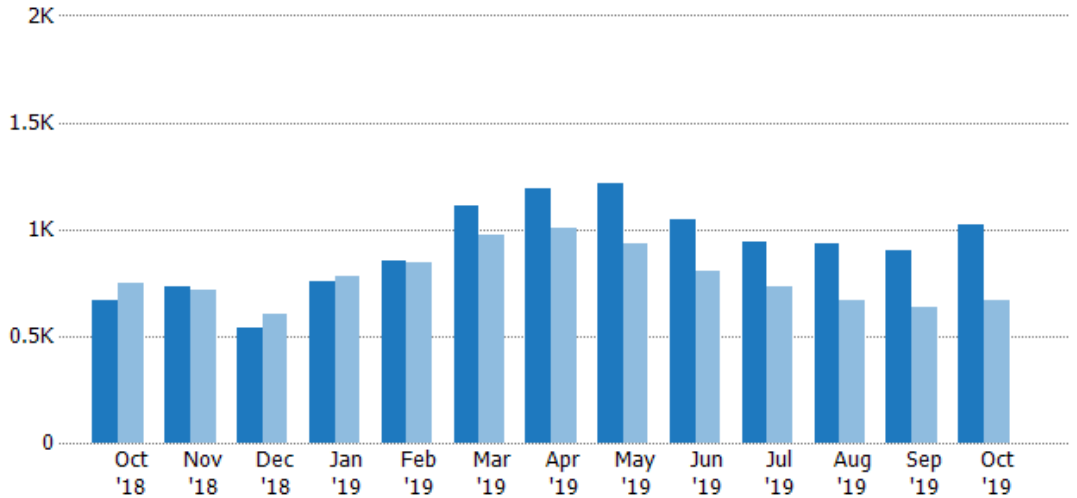
	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Active	2.5K	2.53K	2.44K	2.8K	2.89K	2.95K	2.86K	2.64K	2.38K	2.05K	1.99K	1.99K	1.98K
Pending	536	563	454	636	714	752	815	786	729	701	651	720	864
Sold	572	586	545	486	602	762	826	930	810	752	696	671	719

## New Pending Sales

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

### Filters Used

Custom Area: Scottsdale, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



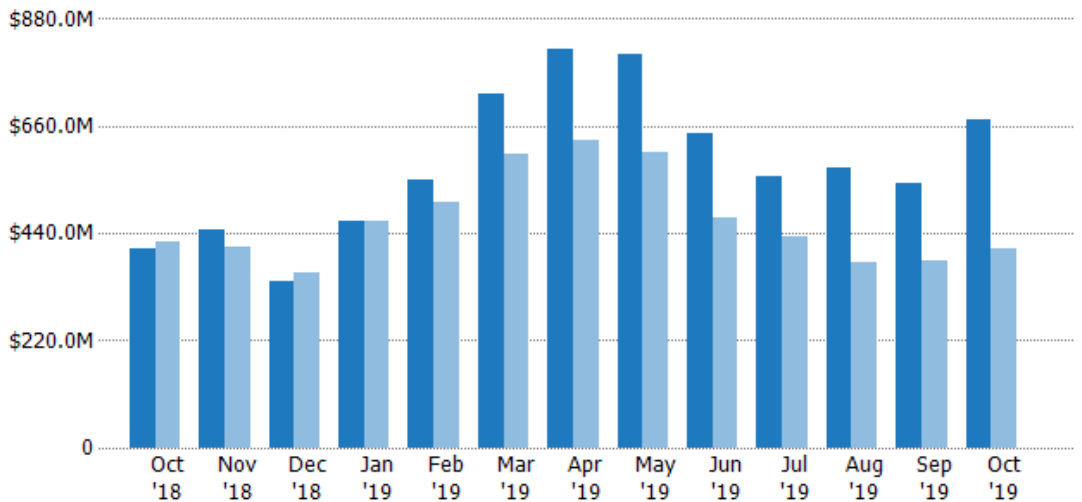
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Oct '18	669	747	-10%
Nov '18	728	716	2%
Dec '18	536	601	-11%
Jan '19	754	781	-3%
Feb '19	851	843	1%
Mar '19	1.11K	975	14%
Apr '19	1.19K	1.01K	19%
May '19	1.21K	932	30%
Jun '19	1.04K	803	30%
Jul '19	939	734	28%
Aug '19	933	663	41%
Sep '19	900	634	42%
Oct '19	1.02K	669	53%

## New Pending Sales Volume

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

### Filters Used

Custom Area: Scottsdale, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Oct '18	\$408M	\$423M	-4%
Nov '18	\$448M	\$412M	9%
Dec '18	\$341M	\$358M	-5%
Jan '19	\$466M	\$465M	0%
Feb '19	\$549M	\$505M	9%
Mar '19	\$727M	\$601M	21%
Apr '19	\$817M	\$629M	30%
May '19	\$809M	\$607M	33%
Jun '19	\$647M	\$472M	37%
Jul '19	\$556M	\$433M	28%
Aug '19	\$573M	\$381M	50%
Sep '19	\$542M	\$385M	41%
Oct '19	\$672M	\$408M	65%

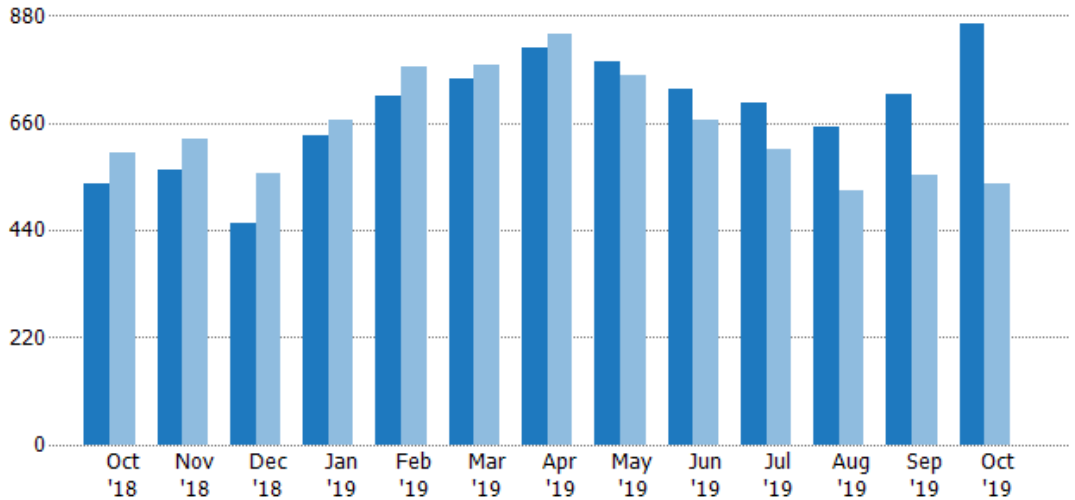
## Pending Sales

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

### Filters Used

Custom Area: Scottsdale, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Count	% Chg.
Oct '19	864	61.2%
Oct '18	536	-10.5%
Oct '17	599	-3.5%



Current Year	536	563	454	636	714	752	815	786	729	701	651	720	864
Prior Year	599	628	558	665	777	779	842	757	665	607	520	555	536
Percent Change from Prior Year	-11%	-10%	-19%	-4%	-8%	-3%	-3%	4%	10%	15%	25%	30%	61%

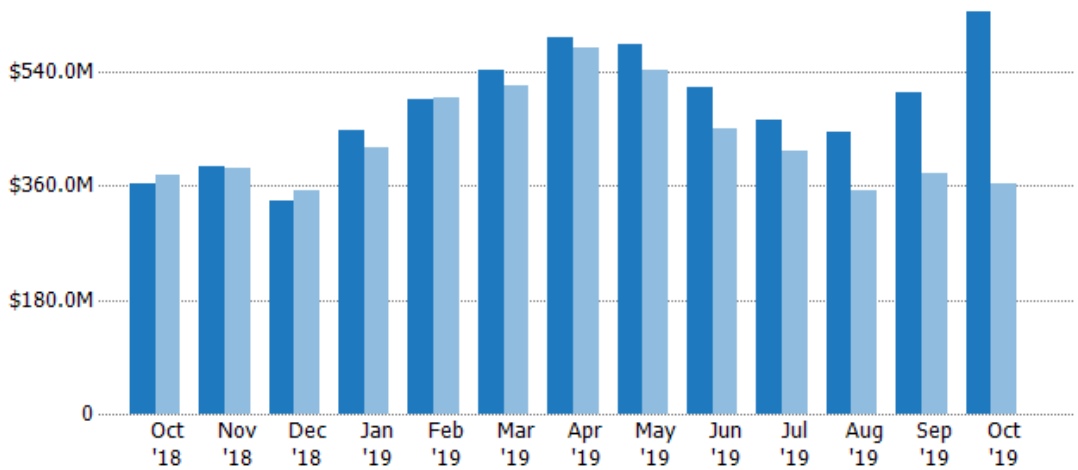
## Pending Sales Volume

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

### Filters Used

Custom Area: Scottsdale, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Volume	% Chg.
Oct '19	\$634M	74.1%
Oct '18	\$364M	-3.2%
Oct '17	\$376M	-11.3%



Current Year	\$364M	\$389M	\$335M	\$447M	\$496M	\$543M	\$595M	\$584M	\$517M	\$463M	\$444M	\$506M	\$634M
Prior Year	\$376M	\$388M	\$353M	\$421M	\$499M	\$517M	\$579M	\$542M	\$450M	\$415M	\$353M	\$380M	\$364M
Percent Change from Prior Year	-3%	0%	-5%	6%	-1%	5%	3%	8%	15%	12%	26%	33%	74%

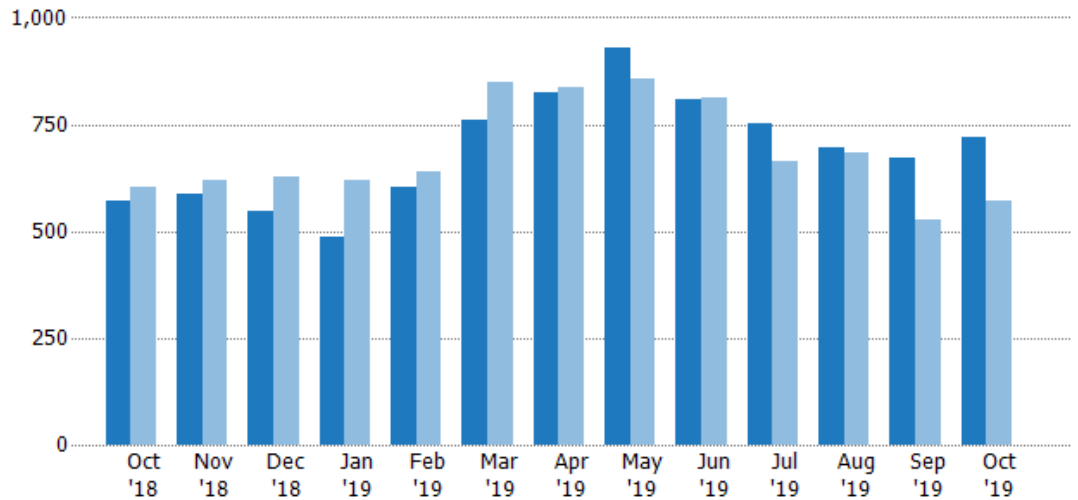
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

Custom Area: Scottsdale, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Count	% Chg.
Oct '19	719	25.7%
Oct '18	572	-5.3%
Oct '17	604	-4.5%



Current Year	572	586	545	486	602	762	826	930	810	752	696	671	719
Prior Year	604	620	627	621	640	849	837	857	811	665	682	527	572
Percent Change from Prior Year	-5%	-5%	-13%	-22%	-6%	-10%	-1%	9%	0%	13%	2%	27%	26%

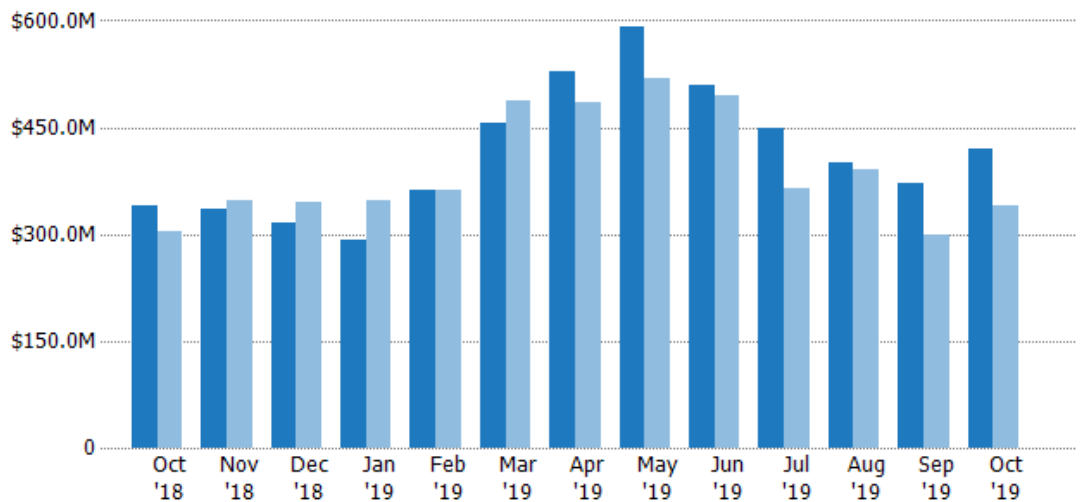
## Closed Sales Volume

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

### Filters Used

Custom Area: Scottsdale, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Volume	% Chg.
Oct '19	\$419M	23.4%
Oct '18	\$339M	11.8%
Oct '17	\$303M	-2.3%



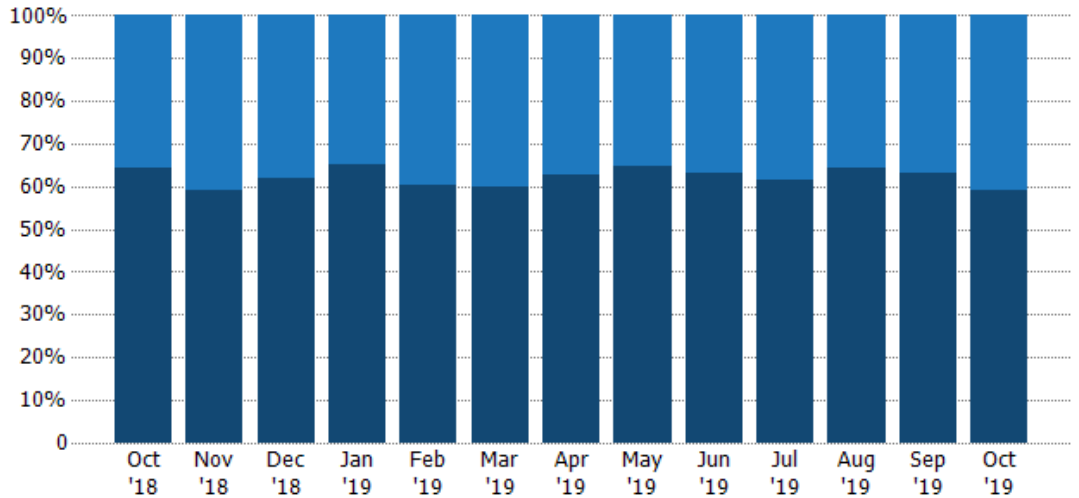
Current Year	\$339M	\$335M	\$315M	\$292M	\$362M	\$456M	\$528M	\$591M	\$510M	\$450M	\$400M	\$371M	\$419M
Prior Year	\$303M	\$348M	\$345M	\$348M	\$361M	\$488M	\$485M	\$518M	\$496M	\$365M	\$392M	\$299M	\$339M
Percent Change from Prior Year	12%	-4%	-9%	-16%	0%	-7%	9%	14%	3%	23%	2%	24%	23%

## Closed Sales by Property Type

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

### Filters Used

Custom Area: Scottsdale, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



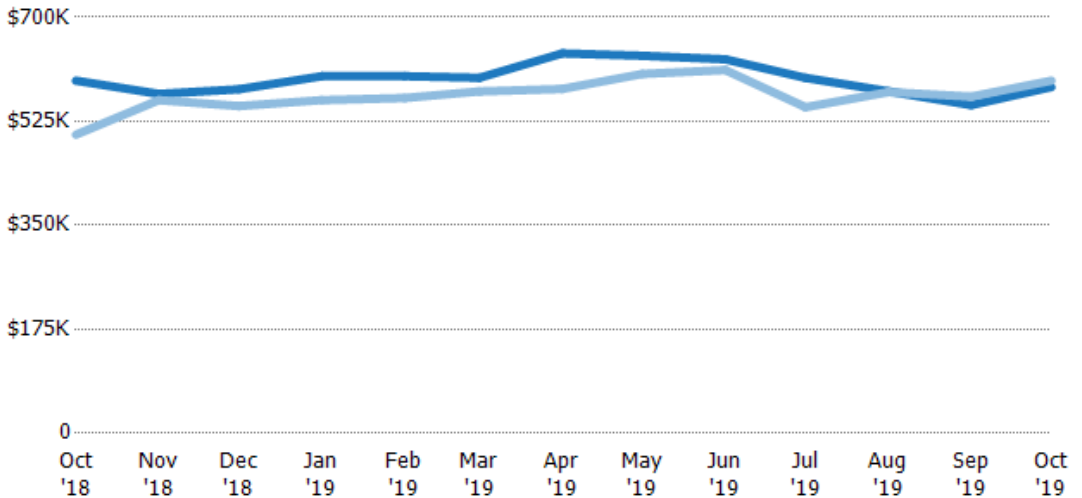
Condo/Townhouse	36%	41%	38%	35%	40%	40%	37%	35%	37%	39%	35%	37%	41%
Single Family Residence	64%	59%	62%	65%	60%	60%	63%	65%	63%	61%	65%	63%	59%

## Average Sales Price

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

### Filters Used

Custom Area: Scottsdale, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



Current Year	\$593K	\$571K	\$579K	\$601K	\$601K	\$598K	\$639K	\$635K	\$629K	\$598K	\$575K	\$552K	\$583K
Prior Year	\$502K	\$561K	\$551K	\$561K	\$564K	\$575K	\$579K	\$605K	\$611K	\$549K	\$574K	\$566K	\$593K
Percent Change from Prior Year	18%	2%	5%	7%	7%	4%	10%	5%	3%	9%	0%	-3%	-2%

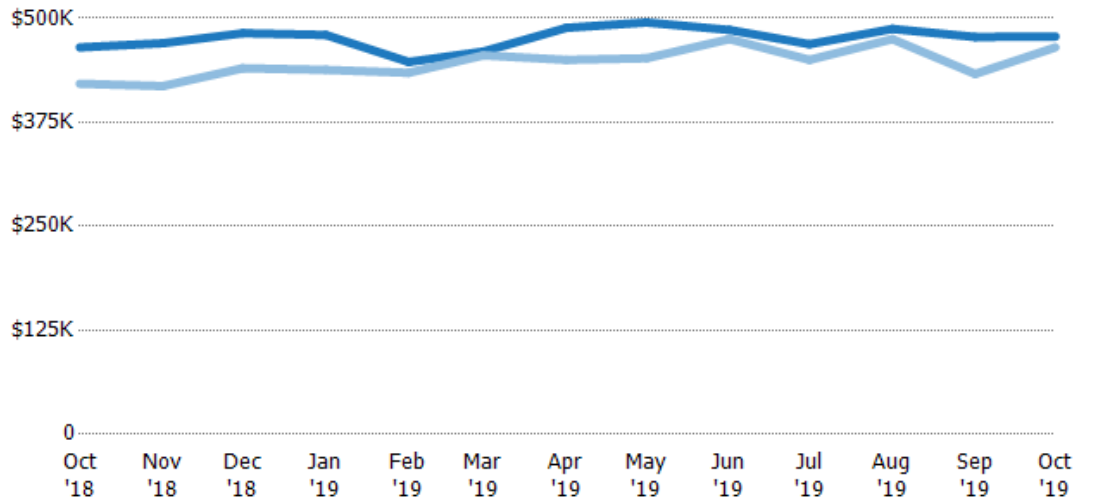
## Median Sales Price

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

### Filters Used

Custom Area: Scottsdale, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Price	% Chg.
Oct '19	\$478K	2.8%
Oct '18	\$465K	10.4%
Oct '17	\$421K	-7%



Current Year	\$465K	\$470K	\$482K	\$480K	\$448K	\$460K	\$489K	\$495K	\$486K	\$469K	\$487K	\$478K	\$478K
Prior Year	\$421K	\$419K	\$440K	\$438K	\$435K	\$456K	\$450K	\$452K	\$475K	\$450K	\$475K	\$433K	\$465K
Percent Change from Prior Year	10%	12%	10%	10%	3%	1%	9%	10%	2%	4%	3%	10%	3%

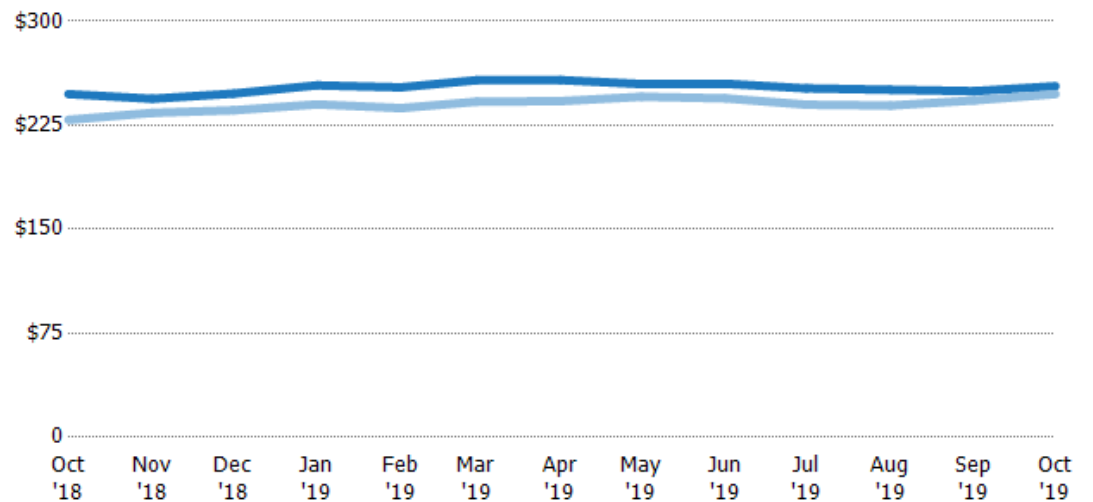
## Average Sales Price per Sq Ft

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

### Filters Used

Custom Area: Scottsdale, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Price/sq ft	% Chg.
Oct '19	\$253	2.3%
Oct '18	\$247	8.1%
Oct '17	\$229	-6.3%



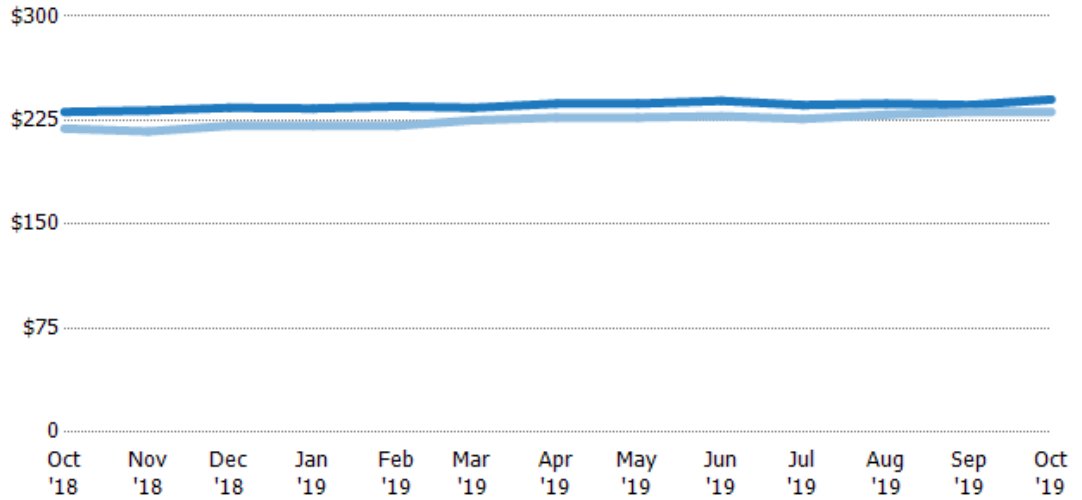
Current Year	\$247	\$244	\$248	\$254	\$252	\$258	\$258	\$255	\$255	\$252	\$251	\$250	\$253
Prior Year	\$229	\$234	\$236	\$240	\$237	\$242	\$242	\$246	\$244	\$240	\$239	\$243	\$247
Percent Change from Prior Year	8%	4%	5%	6%	6%	6%	6%	4%	4%	5%	5%	3%	2%

## Median Sales Price per Sq Ft

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

### Filters Used

Custom Area: Scottsdale, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



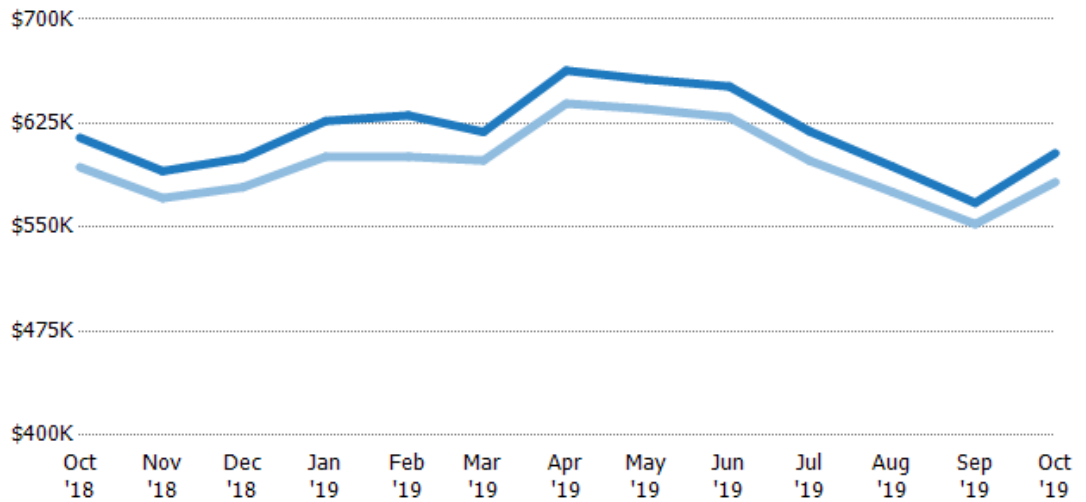
	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Current Year	\$231	\$232	\$234	\$234	\$235	\$234	\$237	\$237	\$239	\$236	\$237	\$236	\$240
Prior Year	\$219	\$217	\$221	\$221	\$221	\$225	\$227	\$227	\$228	\$226	\$229	\$231	\$231
Percent Change from Prior Year	5%	7%	6%	6%	6%	4%	4%	4%	5%	4%	3%	2%	4%

## 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

Custom Area: Scottsdale, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



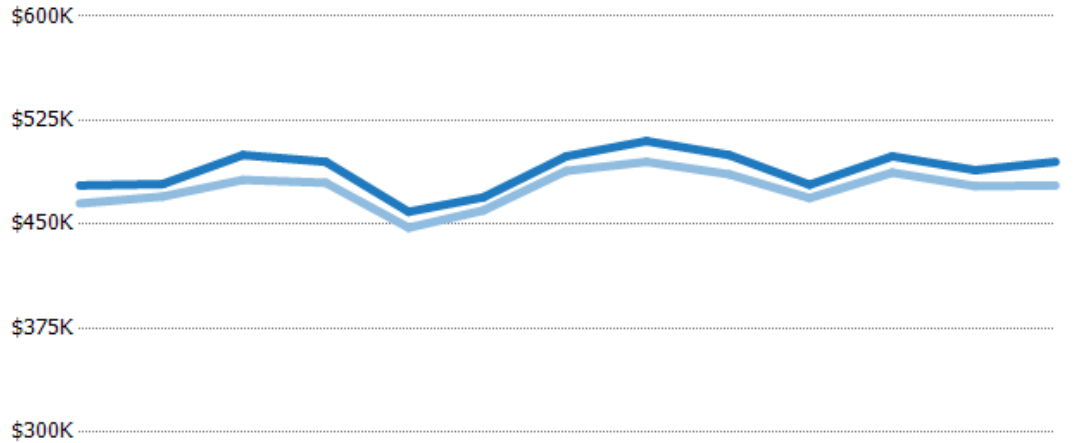
	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Avg List Price	\$615K	\$591K	\$600K	\$627K	\$631K	\$619K	\$663K	\$657K	\$652K	\$619K	\$594K	\$568K	\$603K
Avg Sales Price	\$593K	\$571K	\$579K	\$601K	\$601K	\$598K	\$639K	\$635K	\$629K	\$598K	\$575K	\$552K	\$583K
Avg Sales Price as a % of Avg List Price	97%	97%	96%	96%	95%	97%	96%	97%	97%	97%	97%	97%	97%

## 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

Custom Area: Scottsdale, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



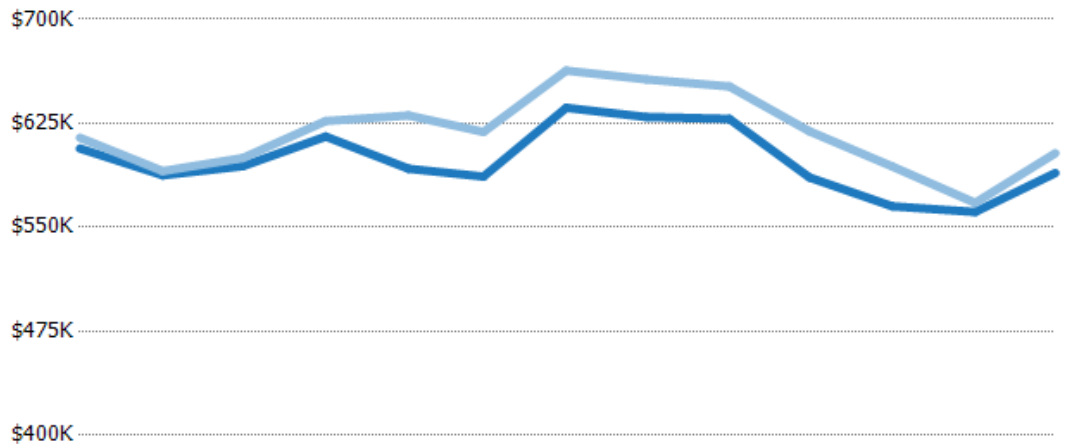
	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Median List Price	\$478K	\$479K	\$500K	\$495K	\$459K	\$469K	\$499K	\$510K	\$500K	\$479K	\$499K	\$489K	\$495K
Median Sales Price	\$465K	\$470K	\$482K	\$480K	\$448K	\$460K	\$489K	\$495K	\$486K	\$469K	\$487K	\$478K	\$478K
Med Sales Price as a % of Med List Price	97%	98%	96%	97%	97%	98%	98%	97%	97%	98%	98%	98%	97%

## 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

Custom Area: Scottsdale, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Avg Est Value	\$607K	\$588K	\$594K	\$615K	\$592K	\$587K	\$636K	\$630K	\$628K	\$586K	\$565K	\$561K	\$589K
Avg Sales Price	\$615K	\$591K	\$600K	\$627K	\$631K	\$619K	\$663K	\$657K	\$652K	\$619K	\$594K	\$568K	\$603K
Avg Sales Price as a % of Avg Est Value	101%	101%	101%	102%	106%	105%	104%	104%	104%	106%	105%	101%	102%

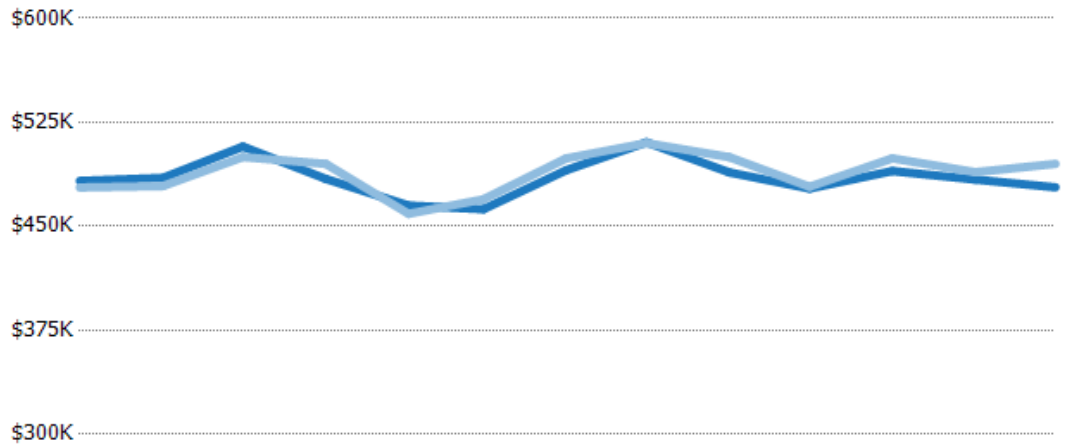


## Median Sales Price vs Median Est Value

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

### Filters Used

Custom Area: Scottsdale, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Median Est Value	\$483K	\$485K	\$507K	\$484K	\$465K	\$462K	\$490K	\$511K	\$489K	\$477K	\$490K	\$484K	\$478K
Median Sales Price	\$478K	\$479K	\$500K	\$495K	\$459K	\$469K	\$499K	\$510K	\$500K	\$479K	\$499K	\$489K	\$495K
Med Sales Price as a % of Med Est Value	99%	99%	99%	102%	99%	102%	102%	100%	102%	100%	102%	101%	104%

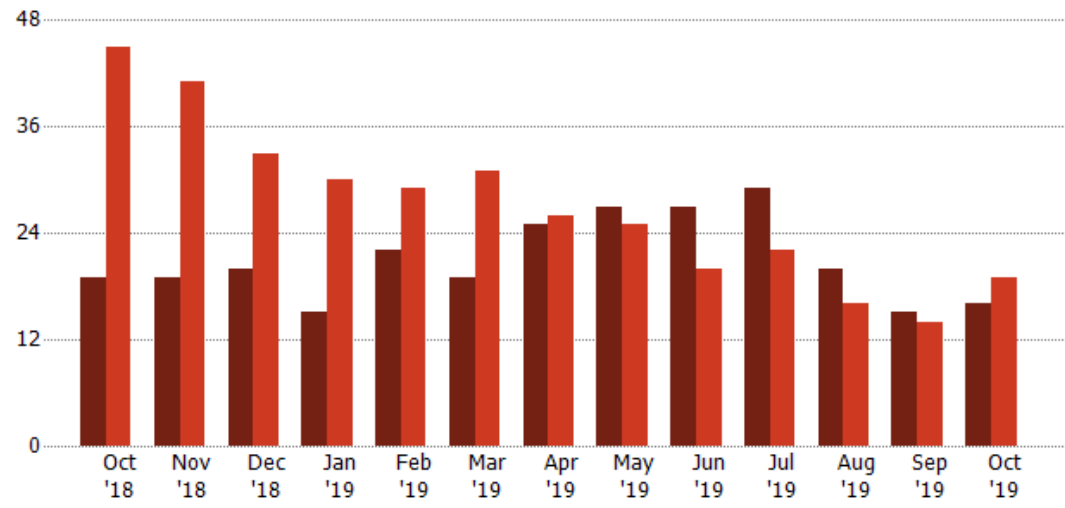
## Distressed Listings

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

### Filters Used

Custom Area: Scottsdale, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/Year	Count	% Chg.
Oct '19	16	-15.8%
Oct '18	19	-57.8%
Oct '17	45	-8.9%



	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19
Current Year	19	19	20	15	22	19	25	27	27	29	20	15	16
Prior Year	45	41	33	30	29	31	26	25	20	22	16	14	19
Percent Change from Prior Year	-58%	-54%	-39%	-50%	-24%	-39%	-4%	8%	35%	32%	25%	7%	-16%

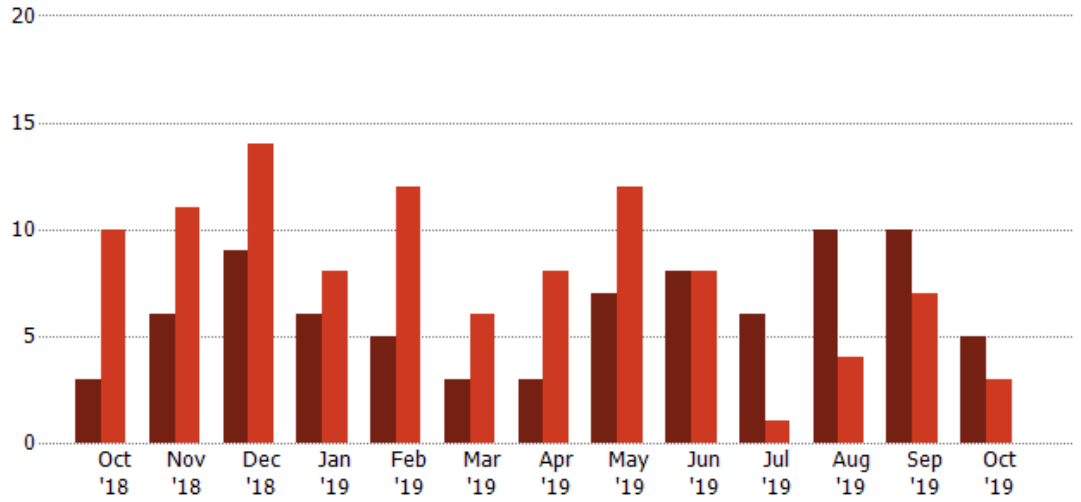
## Distressed Sales

The count of distressed residential properties sold each month.

### Filters Used

Custom Area: Scottsdale, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Count	% Chg.
Oct '19	5	66.7%
Oct '18	3	-70%
Oct '17	10	-70%



Current Year	3	6	9	6	5	3	3	7	8	6	10	10	5
Prior Year	10	11	14	8	12	6	8	12	8	1	4	7	3
Percent Change from Prior Year	-70%	-45%	-36%	-25%	-58%	-50%	-63%	-42%	0%	500%	150%	43%	67%

## 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
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
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	57	\$19,391,090	\$340,195	\$362,500	\$220	\$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
85266	36	\$32,076,000	29	\$25,356,075	\$874,347	\$725,000	\$241	\$241	34