



2019

MARICOPA COUNTY

MARKET REPORT

December 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	Dec 2019	Dec 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	4,773	5,117	-6.7%	95,809	94,697	+1.2%
New Listing Volume	\$1,987,816,982	\$1,993,843,637	-0.3%	\$38,890,680,811	\$35,472,256,565	+9.6%
Active Listing Count	9,450	15,944	-40.7%	N/A	N/A	
Active Listing Volume	\$6,855,690,548	\$8,800,554,980	-22.1%	N/A	N/A	
Average Listing Price	\$725,470	\$551,967	+31.4%	\$594,386	\$545,044	+9.1%
Median Listing Price	\$415,000	\$339,000	+22.4%	\$366,710	\$340,961	+7.6%
Average Listing Price per Sq Ft	\$229	\$195	+17.5%	\$206	\$192	+7.2%
Median Listing Price per Sq Ft	\$192	\$170	+12.9%	\$177	\$167	+6.5%
Median Days in RPR	58	61	-4.9%	47.44	48.26	-1.7%
Months of Inventory	1.5	2.8	-46.2%	2.2	2.4	-5.4%
Absorption Rate	66.39%	35.69%	+30.7%	44.76%	42.32%	+2.4%
Sales Activity Charts Metrics						
New Pending Sales Count	7,117	5,439	+30.9%	111,504	89,942	+24%
New Pending Sales Volume	\$2,780,413,111	\$1,899,581,398	+46.4%	\$41,264,607,775	\$31,045,002,477	+32.9%
Pending Sales Count	7,121	4,153	+71.5%	N/A	N/A	
Pending Sales Volume	\$3,051,339,733	\$1,608,597,409	+89.7%	N/A	N/A	
Closed Sales Count	6,833	5,649	+21%	86,078	80,166	+7.4%
Closed Sales Volume	\$2,559,278,147	\$1,911,119,810	+33.9%	\$30,520,890,955	\$26,752,838,276	+14.1%
Average Sales Price	\$374,602	\$338,311	+10.7%	\$354,577	\$333,718	+6.3%
Median Sales Price	\$300,000	\$270,000	+11.1%	\$286,460	\$268,594	+6.7%
Average Sales Price per Sq Ft	\$182	\$169	+7.9%	\$175	\$166	+5.9%
Median Sales Price per Sq Ft	\$171	\$159	+7.5%	\$165	\$155	+6.3%
Distressed Charts Metrics						
Distressed Listing Count	83	213	-61%	N/A	N/A	

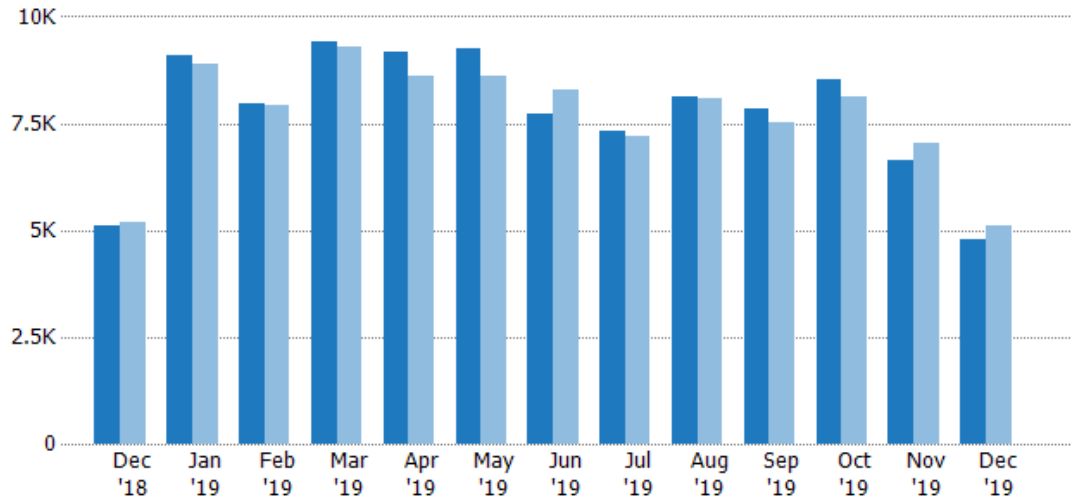
New Listings

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.
Dec '19	4.77K	-6.7%
Dec '18	5.12K	-1.3%
Dec '17	5.18K	0.4%



Current Year	5.12K	9.1K	7.97K	9.41K	9.19K	9.23K	7.73K	7.32K	8.13K	7.83K	8.51K	6.62K	4.77K
Prior Year	5.18K	8.9K	7.93K	9.29K	8.61K	8.61K	8.29K	7.21K	8.07K	7.52K	8.12K	7.03K	5.12K
Percent Change from Prior Year	-1%	2%	1%	1%	7%	7%	-7%	2%	1%	4%	5%	-6%	-7%

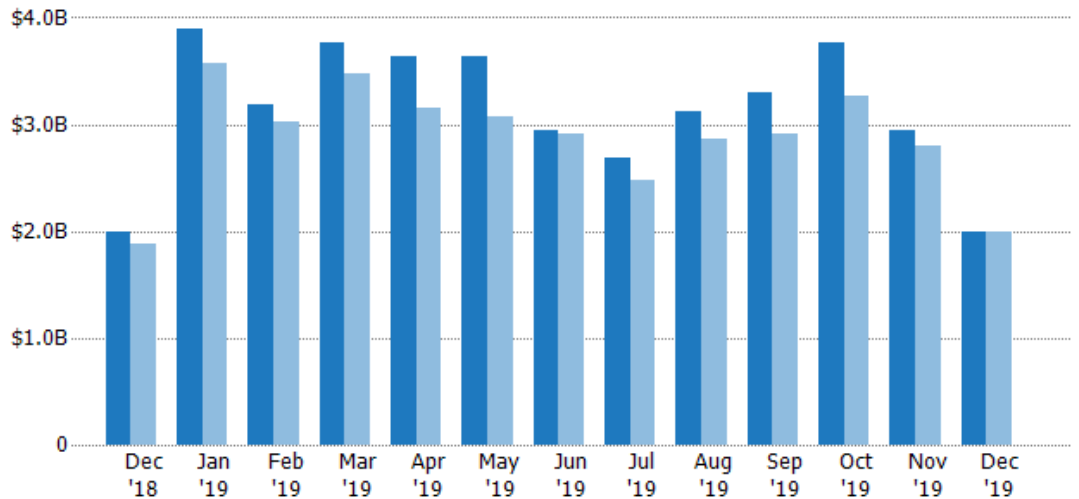
New Listing Volume

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.
Dec '19	\$1.99B	-0.3%
Dec '18	\$1.99B	6%
Dec '17	\$1.88B	-9.6%



Current Year	\$1.99B	\$3.9B	\$3.19B	\$3.76B	\$3.64B	\$3.64B	\$2.95B	\$2.69B	\$3.12B	\$3.3B	\$3.77B	\$2.95B	\$1.99B
Prior Year	\$1.88B	\$3.57B	\$3.02B	\$3.47B	\$3.15B	\$3.07B	\$2.91B	\$2.47B	\$2.86B	\$2.92B	\$3.26B	\$2.79B	\$1.99B
Percent Change from Prior Year	6%	9%	6%	8%	16%	19%	1%	9%	9%	13%	16%	6%	0%

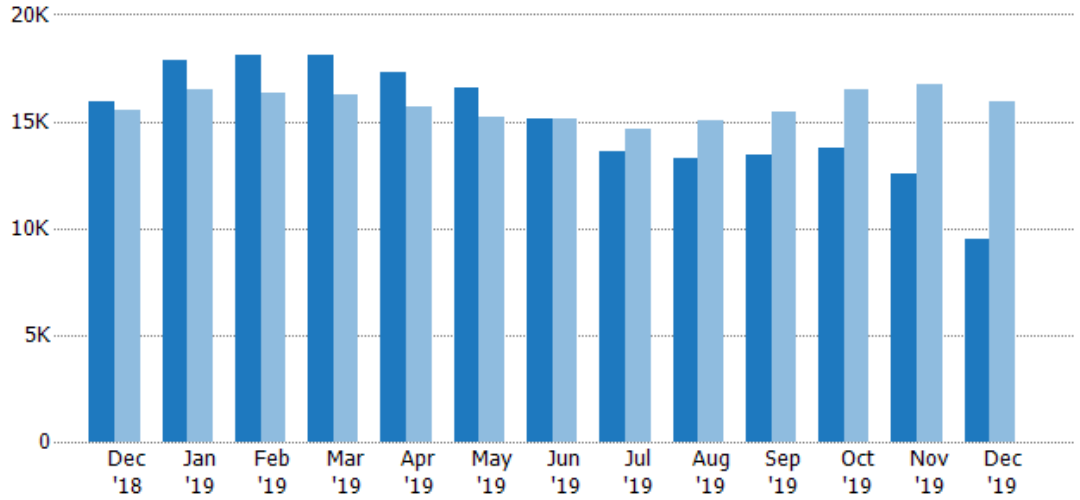
Active Listings

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.
Dec '19	9.45K	-40.7%
Dec '18	15.9K	2.9%
Dec '17	15.5K	7.4%



Current Year	15.9K	17.9K	18.1K	18.1K	17.3K	16.5K	15.1K	13.6K	13.3K	13.5K	13.7K	12.6K	9.45K
Prior Year	15.5K	16.5K	16.4K	16.2K	15.7K	15.2K	15.2K	14.6K	15K	15.4K	16.5K	16.8K	15.9K
Percent Change from Prior Year	3%	8%	10%	12%	10%	9%	0%	-7%	-11%	-13%	-17%	-25%	-41%

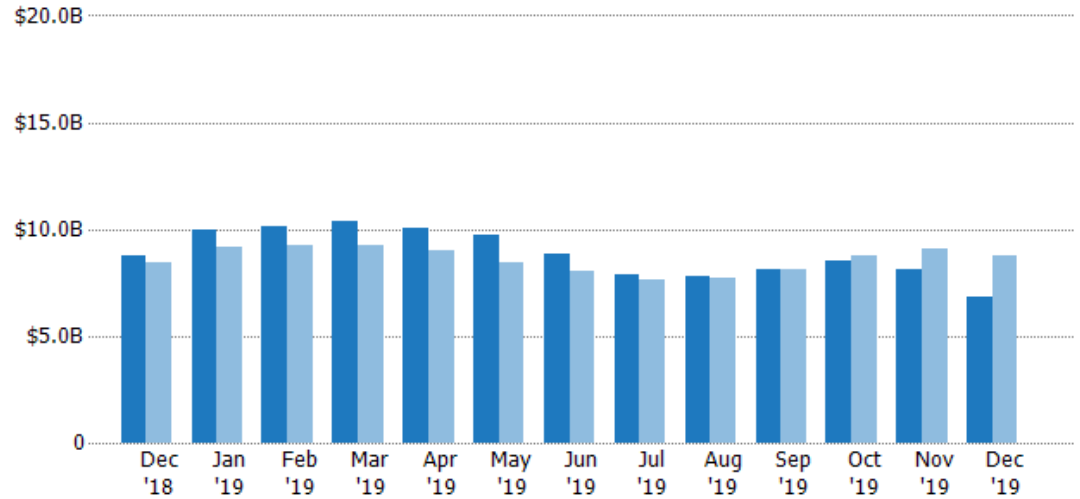
Active Listing Volume

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.
Dec '19	\$6.86B	-22.1%
Dec '18	\$8.8B	4.5%
Dec '17	\$8.42B	-5%



Current Year	\$8.8B	\$10B	\$10.1B	\$10.4B	\$10.1B	\$9.69B	\$8.86B	\$7.91B	\$7.76B	\$8.12B	\$8.52B	\$8.14B	\$6.86B
Prior Year	\$8.42B	\$9.15B	\$9.25B	\$9.24B	\$8.97B	\$8.44B	\$8.04B	\$7.66B	\$7.75B	\$8.12B	\$8.77B	\$9.06B	\$8.8B
Percent Change from Prior Year	5%	9%	10%	12%	12%	15%	10%	3%	0%	0	-3%	-10%	-22%

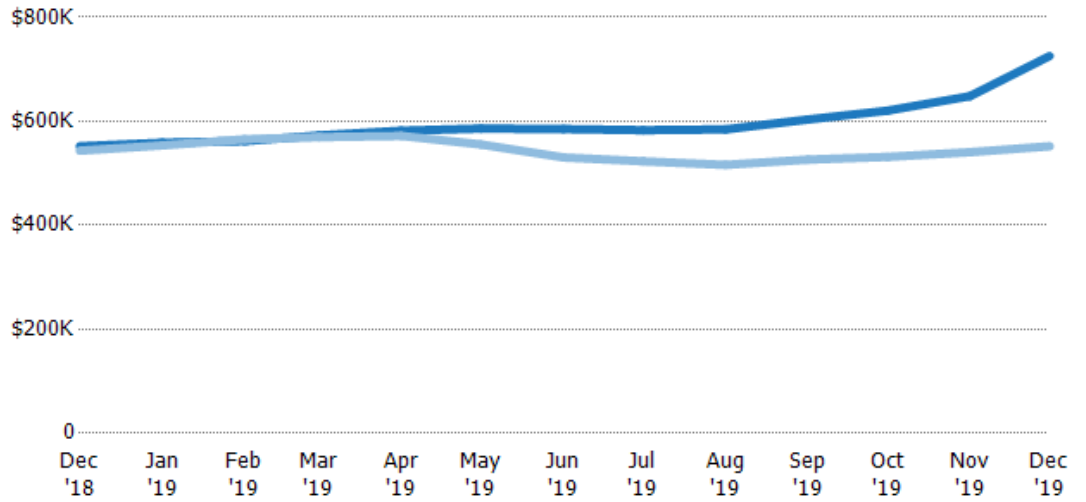
Average Listing Price

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.
Dec '19	\$725K	31.4%
Dec '18	\$552K	1.6%
Dec '17	\$543K	-11.5%



Current Year	\$552K	\$559K	\$562K	\$573K	\$582K	\$586K	\$585K	\$583K	\$584K	\$603K	\$620K	\$648K	\$725K
Prior Year	\$543K	\$554K	\$565K	\$570K	\$572K	\$555K	\$531K	\$523K	\$516K	\$526K	\$531K	\$541K	\$552K
Percent Change from Prior Year	2%	1%	-1%	1%	2%	6%	10%	11%	13%	15%	17%	20%	31%

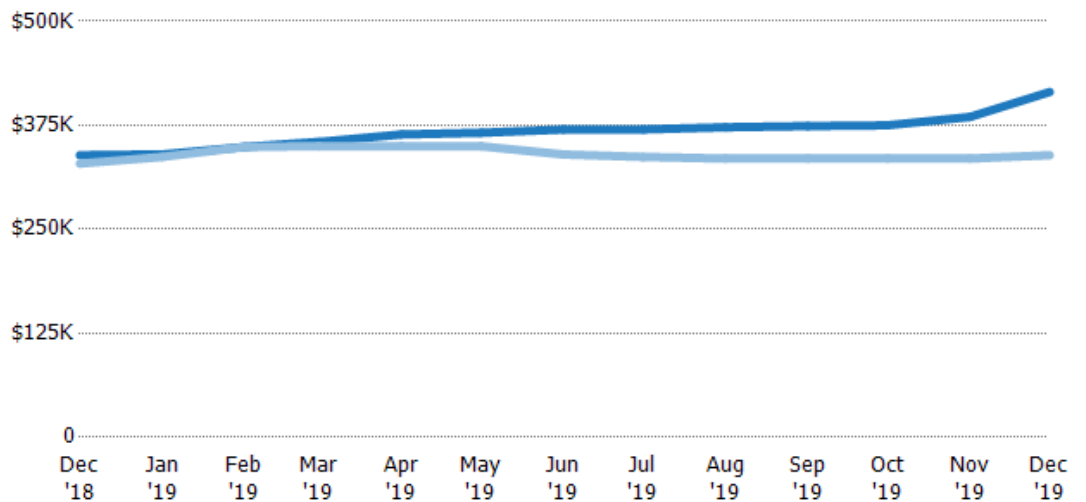
Median Listing Price

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.
Dec '19	\$415K	22.4%
Dec '18	\$339K	3%
Dec '17	\$329K	-8.7%



Current Year	\$339K	\$340K	\$349K	\$355K	\$364K	\$366K	\$370K	\$370K	\$373K	\$374K	\$375K	\$385K	\$415K
Prior Year	\$329K	\$337K	\$349K	\$350K	\$350K	\$350K	\$340K	\$337K	\$335K	\$335K	\$335K	\$335K	\$339K
Percent Change from Prior Year	3%	1%	0%	1%	4%	5%	9%	10%	11%	12%	12%	15%	22%

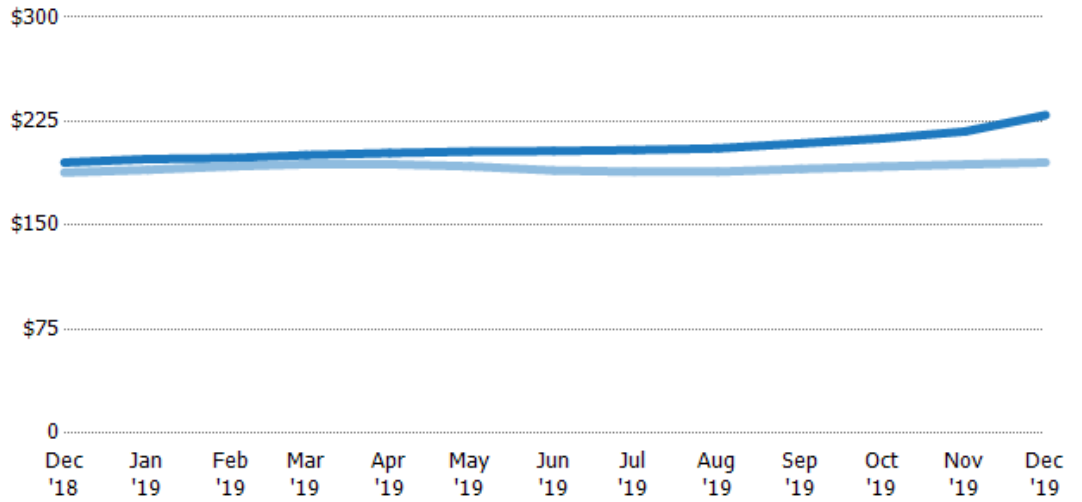
Average Listing Price per Sq Ft

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.
Dec '19	\$229	17.5%
Dec '18	\$195	3.8%
Dec '17	\$188	-7.7%



Current Year	\$195	\$198	\$198	\$201	\$202	\$203	\$204	\$204	\$205	\$209	\$213	\$218	\$229
Prior Year	\$188	\$190	\$192	\$194	\$194	\$192	\$190	\$189	\$189	\$191	\$192	\$194	\$195
Percent Change from Prior Year	4%	4%	3%	3%	4%	6%	7%	8%	9%	10%	11%	12%	17%

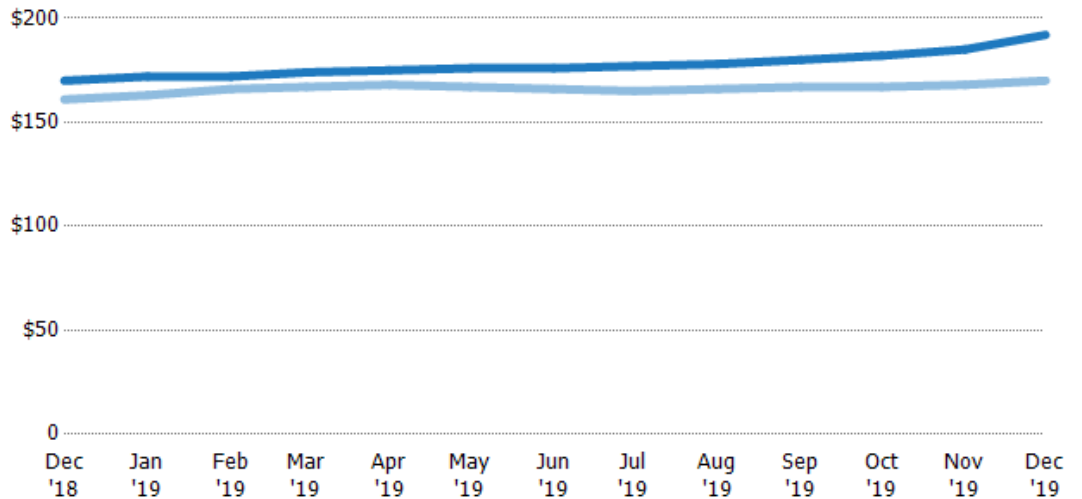
Median Listing Price per Sq Ft

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.
Dec '19	\$192	12.9%
Dec '18	\$170	5.6%
Dec '17	\$161	-7.5%



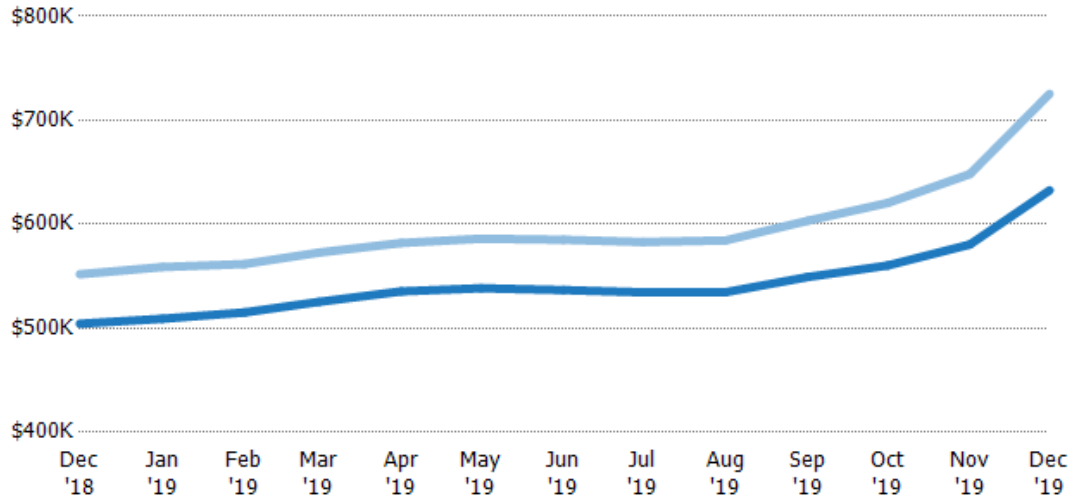
Current Year	\$170	\$172	\$172	\$174	\$175	\$176	\$176	\$177	\$178	\$180	\$182	\$185	\$192
Prior Year	\$161	\$163	\$166	\$167	\$168	\$167	\$166	\$165	\$166	\$167	\$167	\$168	\$170
Percent Change from Prior Year	6%	6%	4%	4%	4%	5%	6%	7%	7%	8%	9%	10%	13%

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



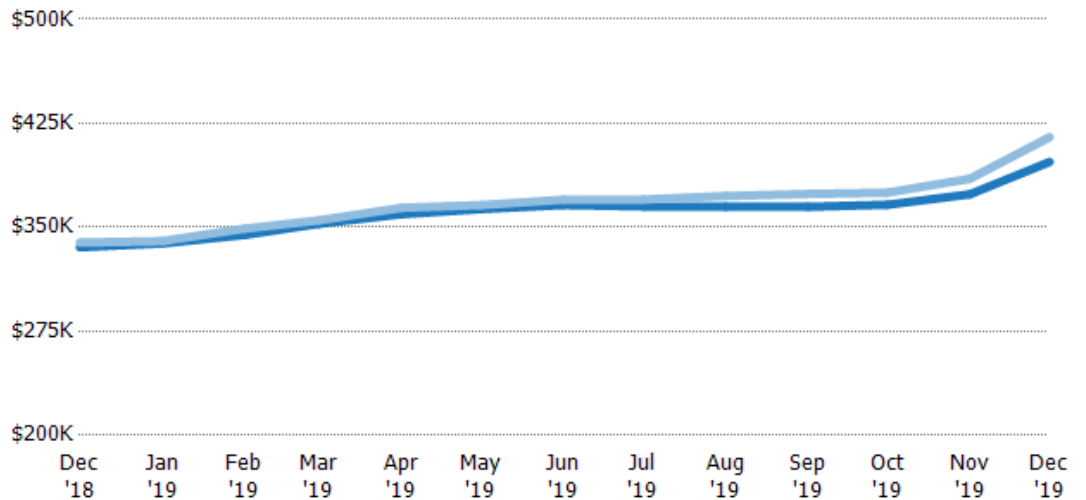
	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Avg Est Value	\$504K	\$509K	\$515K	\$525K	\$536K	\$538K	\$537K	\$535K	\$535K	\$549K	\$560K	\$581K	\$633K
Avg Listing Price	\$552K	\$559K	\$562K	\$573K	\$582K	\$586K	\$585K	\$583K	\$584K	\$603K	\$620K	\$648K	\$725K
Avg Listing Price as a % of Avg Est Value	109%	110%	109%	109%	109%	109%	109%	109%	109%	110%	111%	112%	115%

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



	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Median Est Value	\$336K	\$338K	\$344K	\$353K	\$359K	\$363K	\$366K	\$365K	\$365K	\$365K	\$366K	\$374K	\$397K
Median Listing Price	\$339K	\$340K	\$349K	\$355K	\$364K	\$366K	\$370K	\$370K	\$373K	\$374K	\$375K	\$385K	\$415K
Med Listing Price as a % of Med Est Value	101%	100%	101%	101%	101%	101%	101%	101%	102%	103%	102%	103%	105%

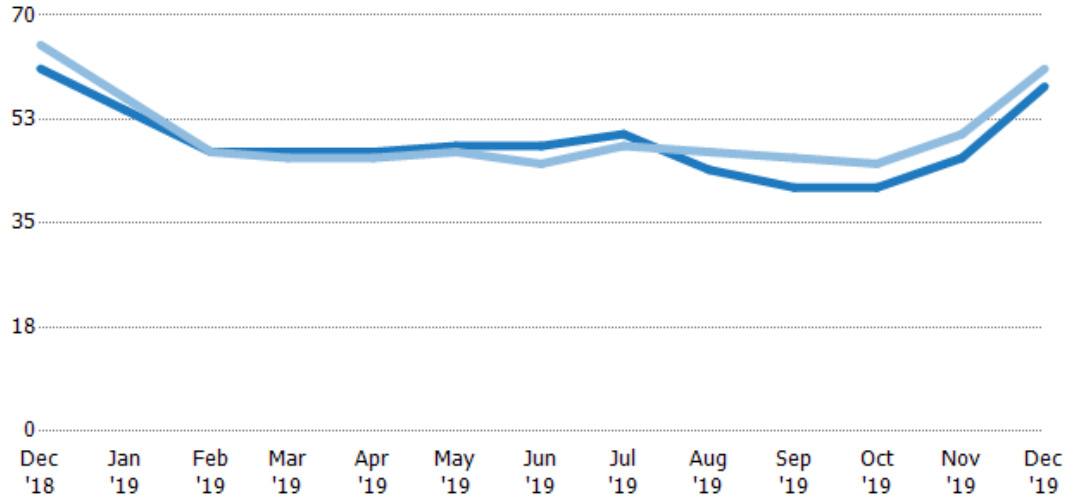
Median Days in RPR

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.
Dec '19	58	-4.9%
Dec '18	61	-6.2%
Dec '17	65	3.1%



	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Current Year	61	54	47	47	47	48	48	50	44	41	41	46	58
Prior Year	65	56	47	46	46	47	45	48	47	46	45	50	61
Percent Change from Prior Year	-6%	-4%	0%	2%	2%	2%	7%	4%	-6%	-11%	-9%	-8%	-5%

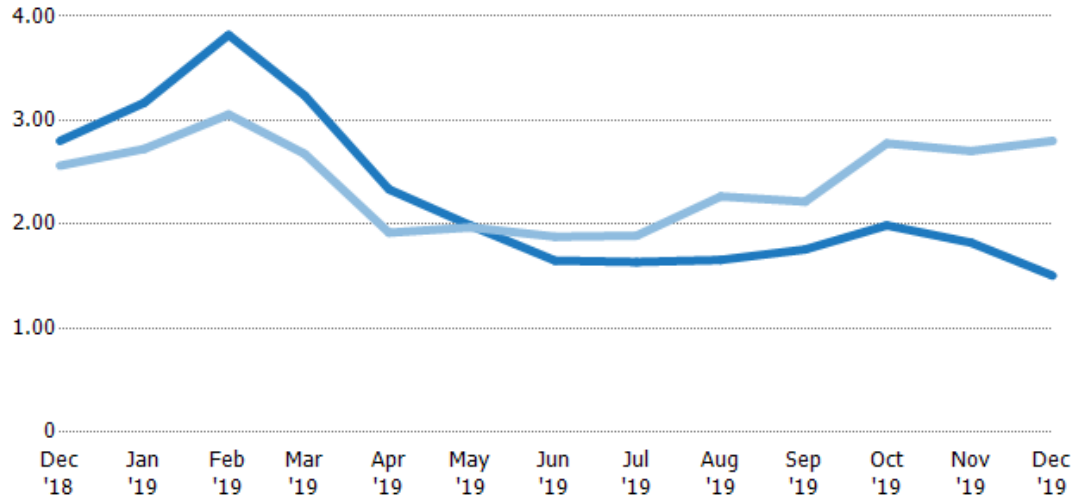
Months of Inventory

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.
Dec '19	1.51	-46.2%
Dec '18	2.8	9.3%
Dec '17	2.56	9.4%



	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Current Year	2.8	3.17	3.82	3.24	2.34	1.99	1.65	1.64	1.66	1.76	1.99	1.82	1.51
Prior Year	2.56	2.72	3.06	2.68	1.92	1.97	1.88	1.89	2.27	2.22	2.78	2.7	2.8
Percent Change from Prior Year	9%	16%	25%	21%	22%	1%	-12%	-13%	-27%	-21%	-28%	-33%	-46%

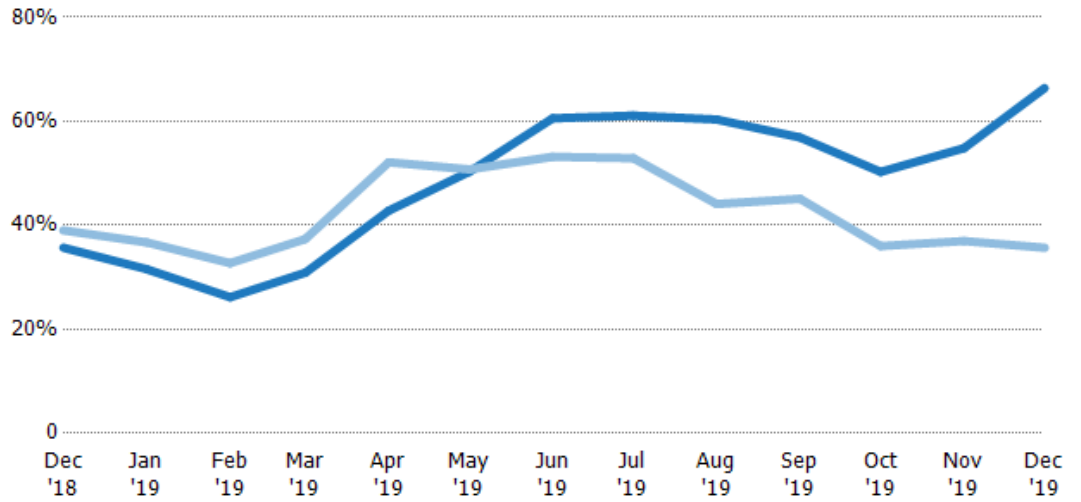
Absorption Rate

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.
Dec '19	66%	-30.7%
Dec '18	36%	3.3%
Dec '17	39%	-8.6%



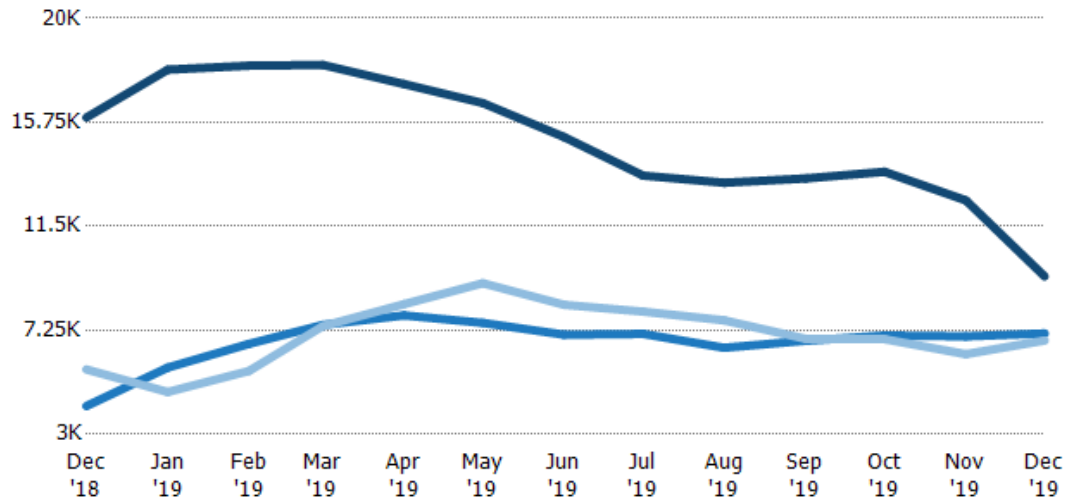
Current Year	36%	32%	26%	31%	43%	50%	61%	61%	60%	57%	50%	55%	66%
Prior Year	39%	37%	33%	37%	52%	51%	53%	53%	44%	45%	36%	37%	36%
Change from Prior Year	3%	5%	7%	6%	9%	0%	-7%	-8%	-16%	-12%	-14%	-18%	-31%

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	15.9K	17.9K	18.1K	18.1K	17.3K	16.5K	15.1K	13.6K	13.3K	13.5K	13.7K	12.6K	9.45K
Pending	4.15K	5.73K	6.7K	7.47K	7.86K	7.55K	7.07K	7.1K	6.54K	6.82K	7.04K	7K	7.12K
Sold	5.65K	4.73K	5.59K	7.41K	8.32K	9.17K	8.29K	8.01K	7.66K	6.9K	6.89K	6.27K	6.83K

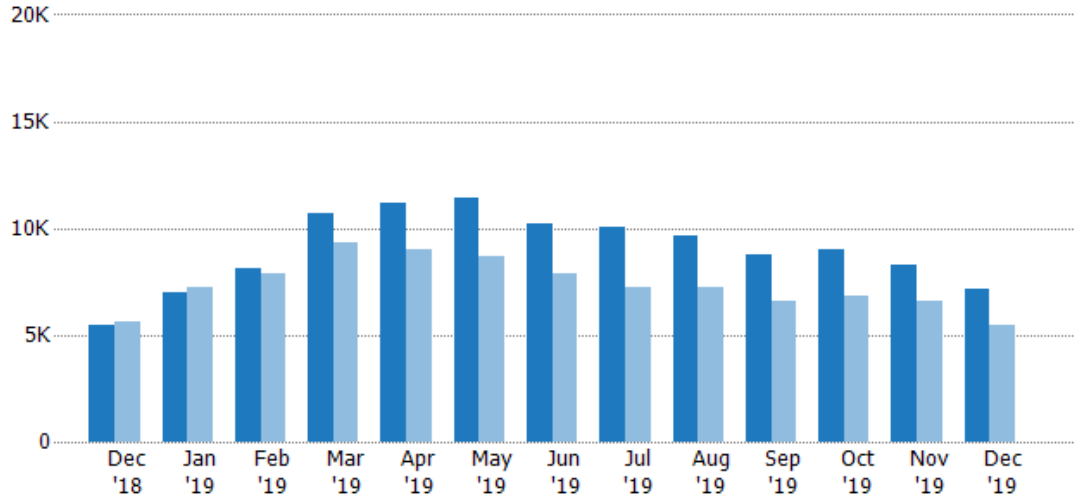
New Pending Sales

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.
Dec '19	7.12K	30.9%
Dec '18	5.44K	-3.7%
Dec '17	5.65K	1.8%



Current Year	5.44K	6.96K	8.12K	10.7K	11.2K	11.4K	10.2K	10K	9.67K	8.75K	9.04K	8.31K	7.12K
Prior Year	5.65K	7.19K	7.91K	9.36K	8.97K	8.67K	7.91K	7.24K	7.24K	6.61K	6.82K	6.58K	5.44K
Percent Change from Prior Year	-4%	-3%	3%	14%	25%	31%	29%	38%	34%	32%	33%	26%	31%

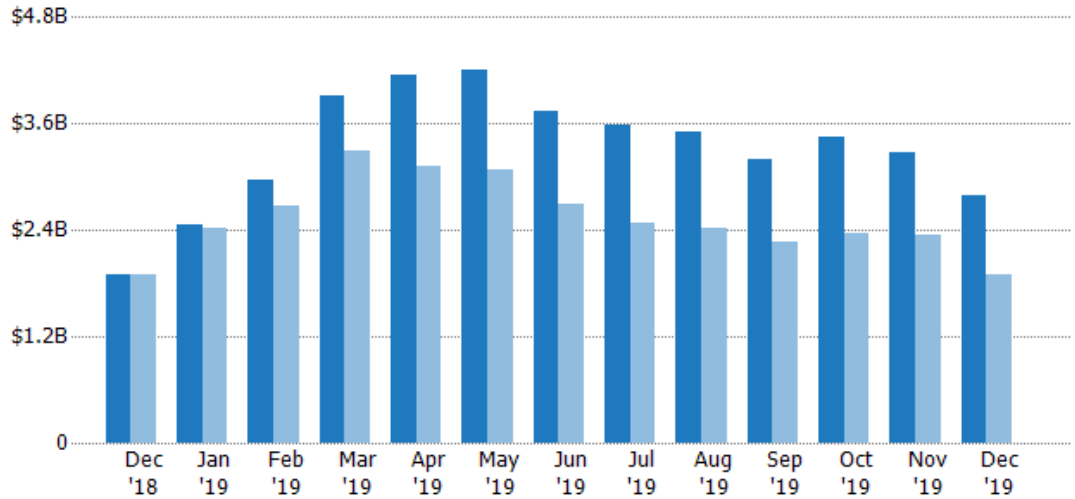
New Pending Sales Volume

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.
Dec '19	\$2.78B	46.4%
Dec '18	\$1.9B	0.1%
Dec '17	\$1.9B	-9%



Current Year	\$1.9B	\$2.46B	\$2.96B	\$3.92B	\$4.15B	\$4.21B	\$3.75B	\$3.59B	\$3.51B	\$3.21B	\$3.45B	\$3.28B	\$2.78B
Prior Year	\$1.9B	\$2.42B	\$2.68B	\$3.29B	\$3.11B	\$3.08B	\$2.7B	\$2.47B	\$2.42B	\$2.27B	\$2.37B	\$2.33B	\$1.9B
Percent Change from Prior Year	0%	2%	10%	19%	33%	37%	39%	45%	45%	41%	46%	40%	46%

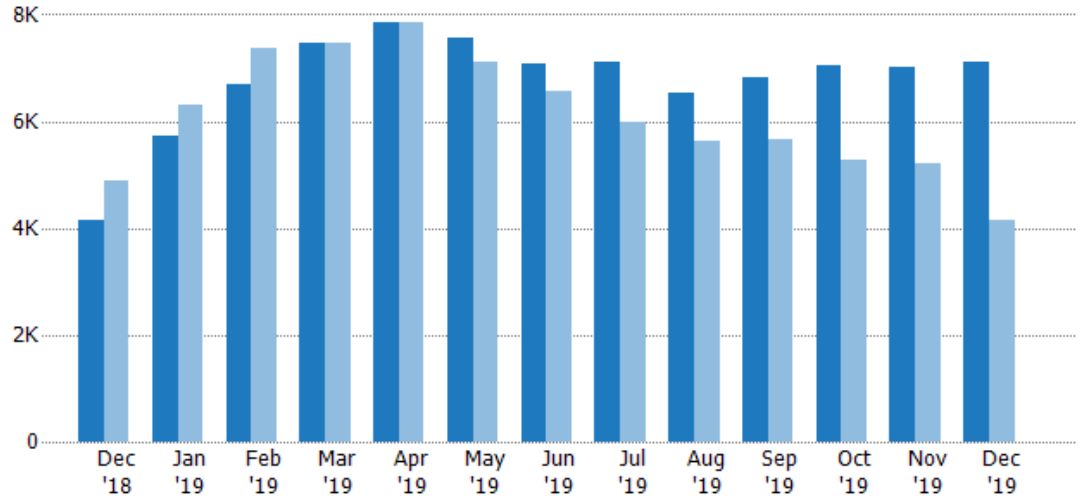
Pending Sales

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.
Dec '19	7.12K	71.5%
Dec '18	4.15K	-15.3%
Dec '17	4.9K	-1.5%



Current Year	4.15K	5.73K	6.7K	7.47K	7.86K	7.55K	7.07K	7.1K	6.54K	6.82K	7.04K	7K	7.12K
Prior Year	4.9K	6.29K	7.38K	7.46K	7.84K	7.13K	6.57K	5.98K	5.64K	5.66K	5.29K	5.21K	4.15K
Percent Change from Prior Year	-15%	-9%	-9%	0%	0%	6%	8%	19%	16%	21%	33%	34%	71%

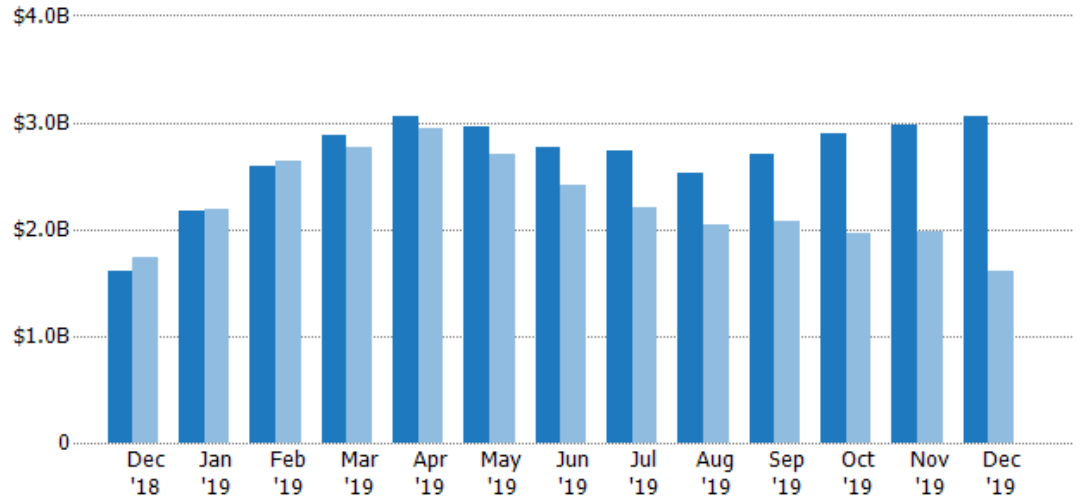
Pending Sales Volume

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.
Dec '19	\$3.05B	89.7%
Dec '18	\$1.61B	-7.1%
Dec '17	\$1.73B	-10.8%



Current Year	\$1.61B	\$2.16B	\$2.6B	\$2.88B	\$3.06B	\$2.96B	\$2.76B	\$2.73B	\$2.53B	\$2.71B	\$2.9B	\$2.97B	\$3.05B
Prior Year	\$1.73B	\$2.19B	\$2.63B	\$2.77B	\$2.94B	\$2.7B	\$2.41B	\$2.21B	\$2.04B	\$2.08B	\$1.97B	\$1.98B	\$1.61B
Percent Change from Prior Year	-7%	-1%	-1%	4%	4%	10%	14%	24%	24%	30%	47%	50%	90%

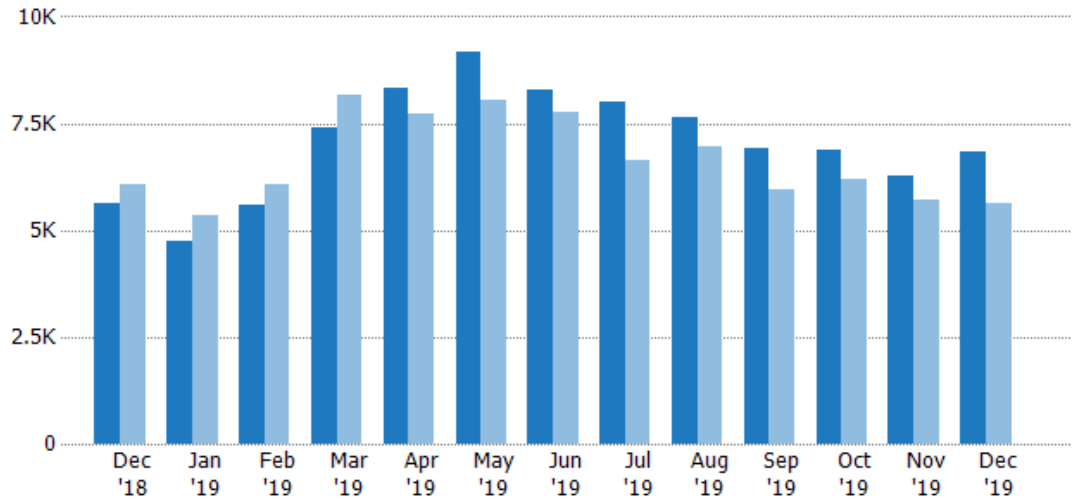
Closed Sales

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.
Dec '19	6.83K	21%
Dec '18	5.65K	-6.9%
Dec '17	6.07K	2.1%



Current Year	5.65K	4.73K	5.59K	7.41K	8.32K	9.17K	8.29K	8.01K	7.66K	6.9K	6.89K	6.27K	6.83K
Prior Year	6.07K	5.36K	6.06K	8.18K	7.72K	8.06K	7.75K	6.62K	6.96K	5.94K	6.2K	5.69K	5.65K
Percent Change from Prior Year	-7%	-12%	-8%	-9%	8%	14%	7%	21%	10%	16%	11%	10%	21%

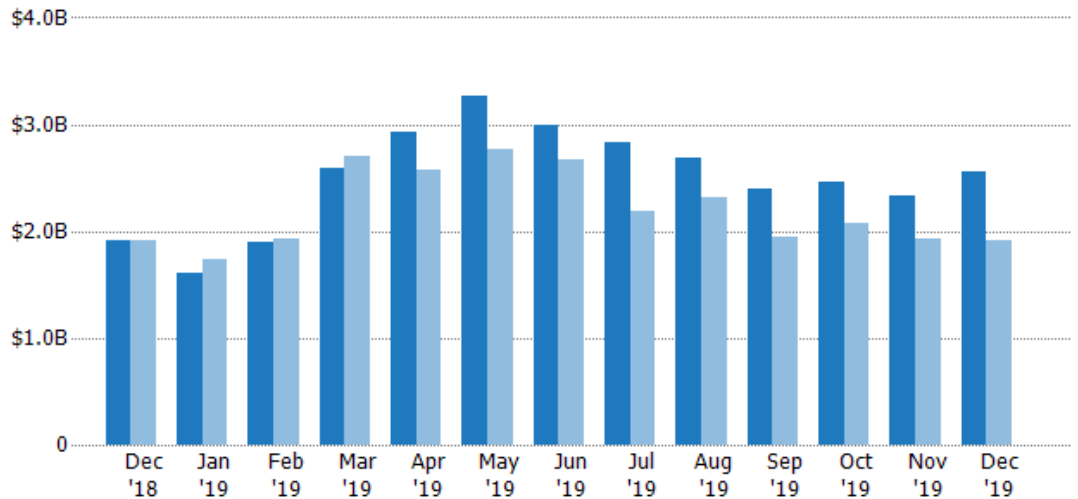
Closed Sales Volume

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.
Dec '19	\$2.56B	33.9%
Dec '18	\$1.91B	-0.4%
Dec '17	\$1.92B	-6.5%



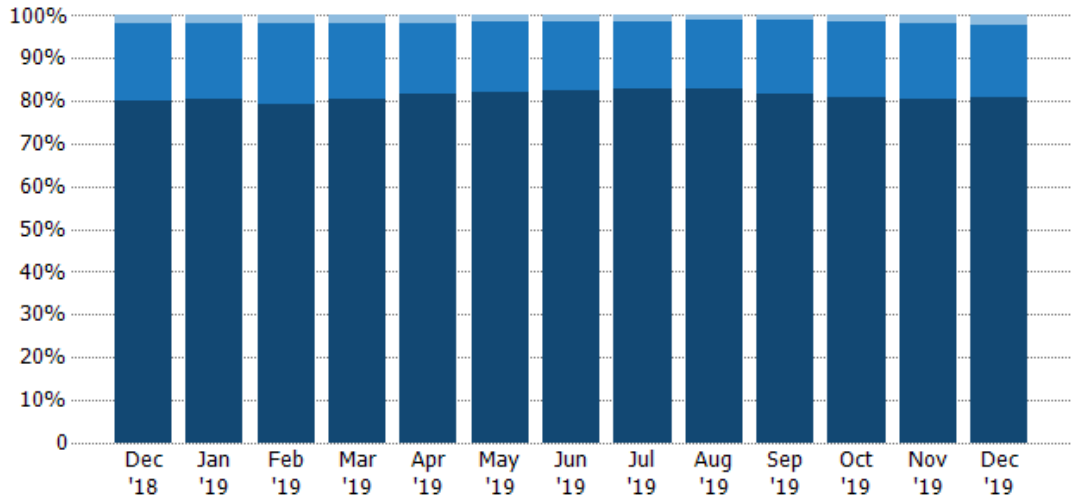
Current Year	\$1.91B	\$1.6B	\$1.9B	\$2.6B	\$2.92B	\$3.27B	\$2.99B	\$2.83B	\$2.68B	\$2.39B	\$2.46B	\$2.33B	\$2.56B
Prior Year	\$1.92B	\$1.74B	\$1.93B	\$2.7B	\$2.58B	\$2.77B	\$2.67B	\$2.19B	\$2.31B	\$1.95B	\$2.08B	\$1.92B	\$1.91B
Percent Change from Prior Year	0%	-8%	-2%	-4%	13%	18%	12%	29%	16%	23%	18%	21%	34%

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



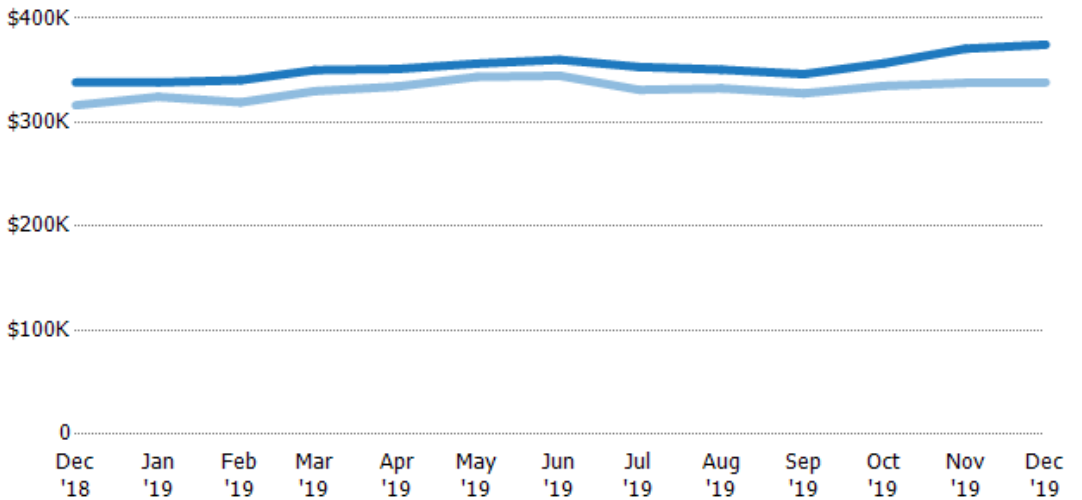
Mobile/Manufactured	2%	2%	2%	2%	2%	1%	1%	1%	1%	1%	1%	2%	2%
Condo/Townhouse	18%	18%	19%	18%	17%	17%	16%	16%	16%	17%	18%	18%	17%
Single Family Residence	80%	80%	79%	80%	82%	82%	82%	83%	83%	82%	81%	80%	81%

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



Current Year	\$338K	\$338K	\$340K	\$350K	\$351K	\$356K	\$360K	\$353K	\$351K	\$346K	\$357K	\$371K	\$375K
Prior Year	\$316K	\$324K	\$319K	\$330K	\$334K	\$344K	\$345K	\$331K	\$333K	\$328K	\$335K	\$338K	\$338K
Percent Change from Prior Year	7%	4%	7%	6%	5%	4%	4%	7%	5%	6%	6%	10%	11%

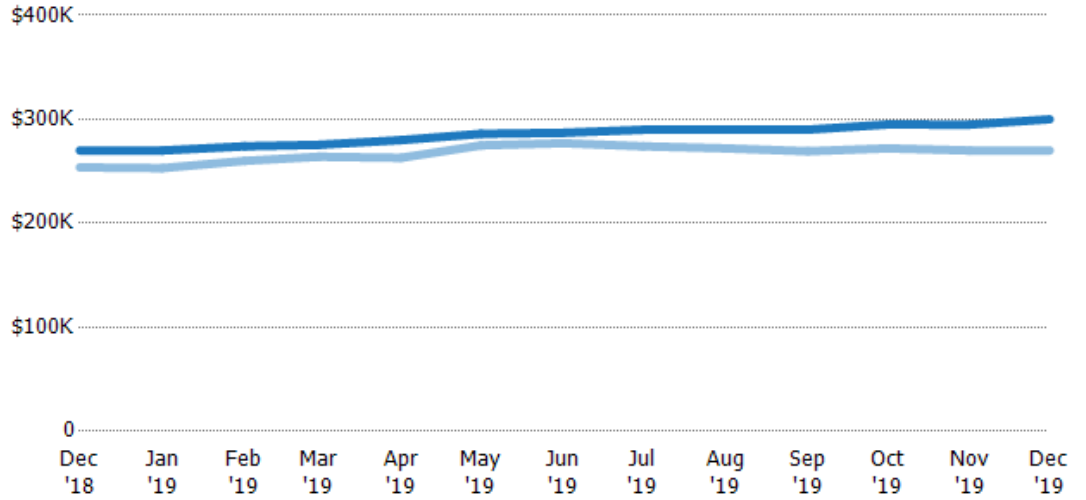
Median Sales Price

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.
Dec '19	\$300K	11.1%
Dec '18	\$270K	6.4%
Dec '17	\$254K	-7.4%



Current Year	\$270K	\$270K	\$274K	\$276K	\$280K	\$286K	\$287K	\$290K	\$290K	\$290K	\$295K	\$295K	\$300K
Prior Year	\$254K	\$253K	\$260K	\$264K	\$263K	\$275K	\$277K	\$274K	\$272K	\$269K	\$272K	\$270K	\$270K
Percent Change from Prior Year	6%	7%	5%	4%	6%	4%	4%	6%	7%	8%	8%	9%	11%

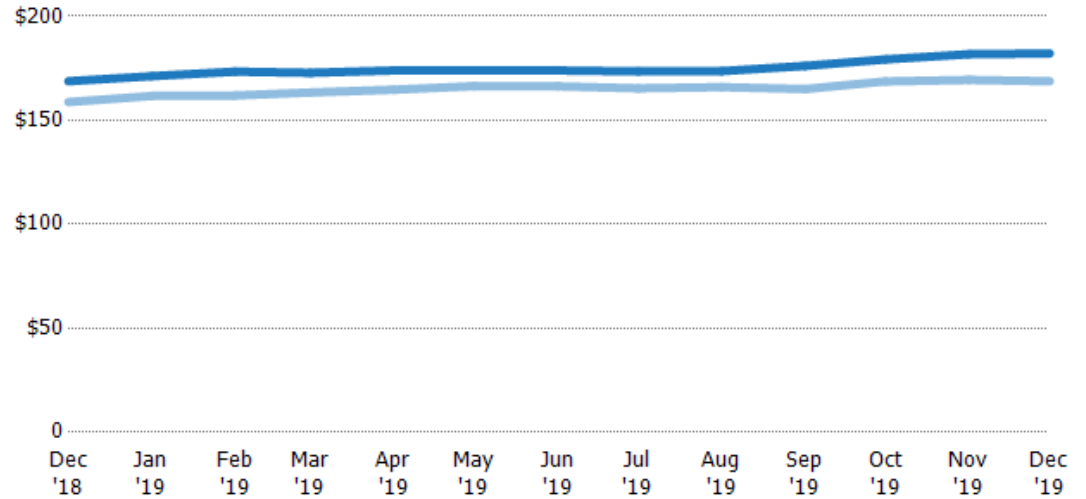
Average Sales Price per Sq Ft

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.
Dec '19	\$182	7.9%
Dec '18	\$169	6.3%
Dec '17	\$159	-7.4%



Current Year	\$169	\$171	\$173	\$173	\$174	\$174	\$174	\$173	\$174	\$176	\$179	\$182	\$182
Prior Year	\$159	\$162	\$162	\$163	\$165	\$166	\$166	\$165	\$166	\$165	\$169	\$169	\$169
Percent Change from Prior Year	6%	6%	7%	6%	6%	5%	5%	5%	5%	7%	6%	7%	8%

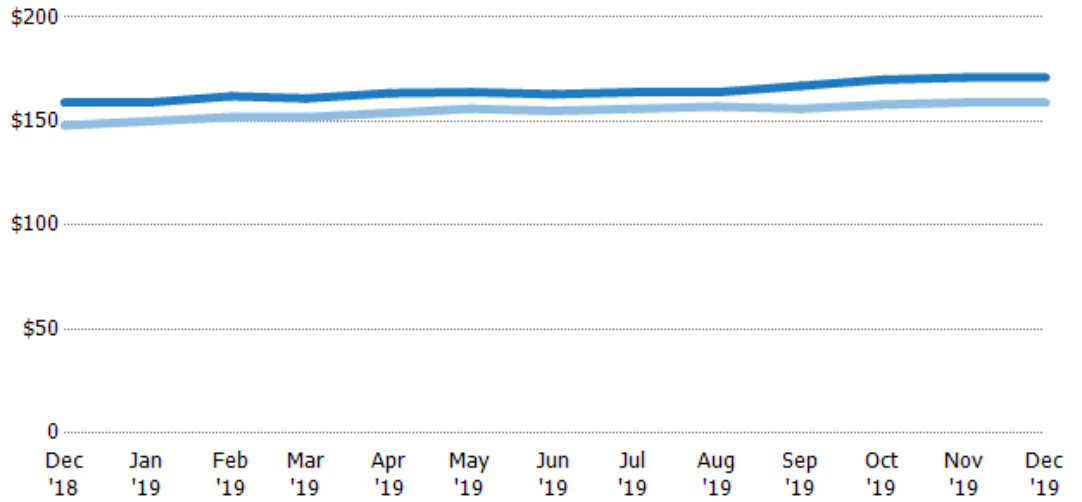
Median Sales Price per Sq Ft

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.
Dec '19	\$171	7.5%
Dec '18	\$159	7.4%
Dec '17	\$148	-7.4%



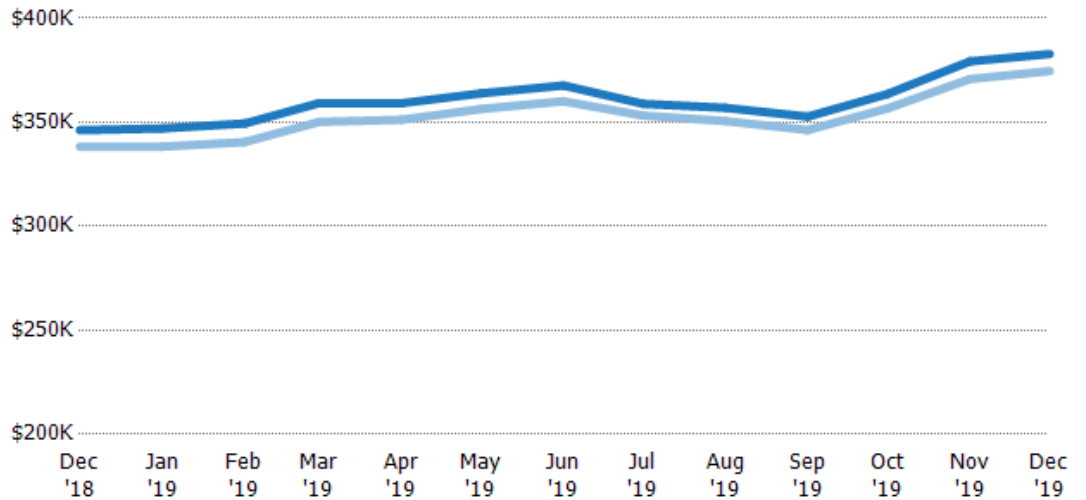
Current Year	\$159	\$159	\$162	\$161	\$164	\$164	\$163	\$164	\$164	\$167	\$170	\$171	\$171
Prior Year	\$148	\$150	\$152	\$152	\$154	\$156	\$155	\$156	\$157	\$156	\$158	\$159	\$159
Percent Change from Prior Year	7%	6%	7%	6%	6%	5%	5%	5%	4%	7%	8%	8%	8%

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



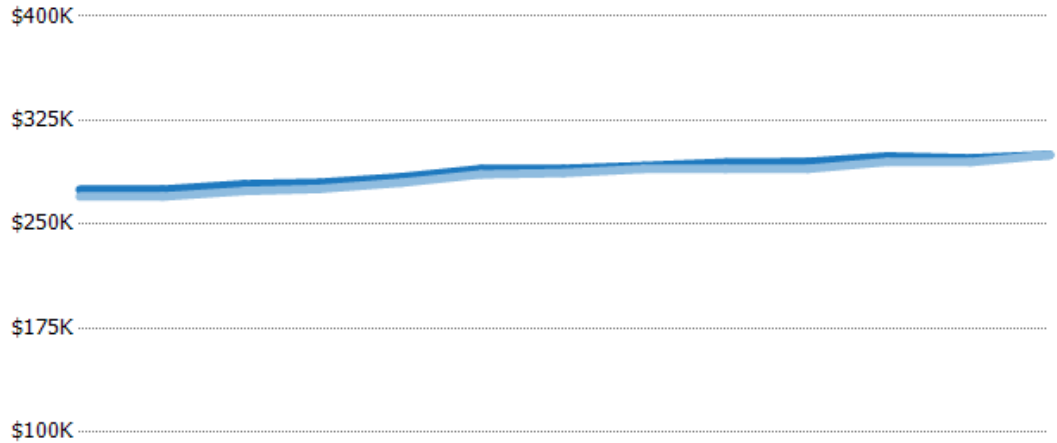
Avg List Price	\$346K	\$347K	\$349K	\$359K	\$359K	\$364K	\$368K	\$359K	\$357K	\$353K	\$364K	\$379K	\$383K
Avg Sales Price	\$338K	\$338K	\$340K	\$350K	\$351K	\$356K	\$360K	\$353K	\$351K	\$346K	\$357K	\$371K	\$375K
Avg Sales Price as a % of Avg List Price	98%	97%	97%	97%	98%	98%	98%	98%	98%	98%	98%	98%	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



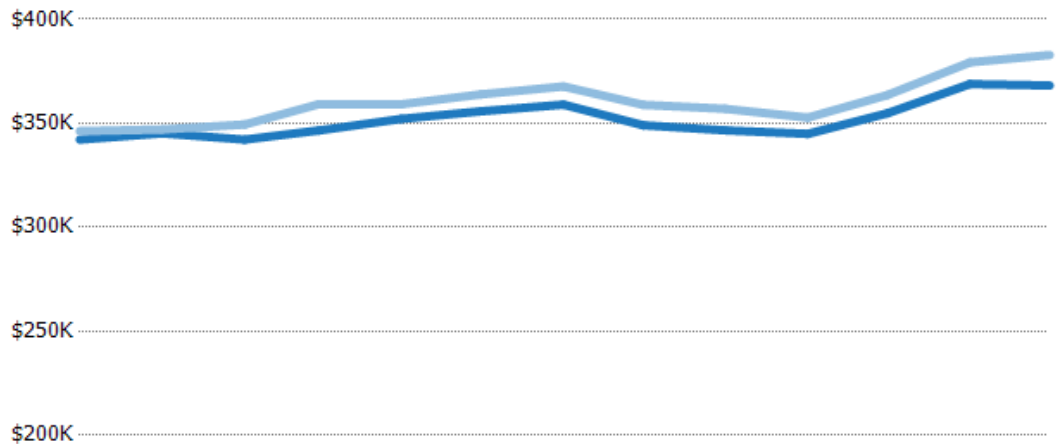
	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Median List Price	\$275K	\$275K	\$279K	\$280K	\$284K	\$290K	\$290K	\$292K	\$295K	\$295K	\$299K	\$298K	\$300K
Median Sales Price	\$270K	\$270K	\$274K	\$276K	\$280K	\$286K	\$287K	\$290K	\$290K	\$290K	\$295K	\$295K	\$300K
Med Sales Price as a % of Med List Price	98%	98%	98%	98%	99%	99%	99%	99%	98%	98%	99%	99%	100%

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



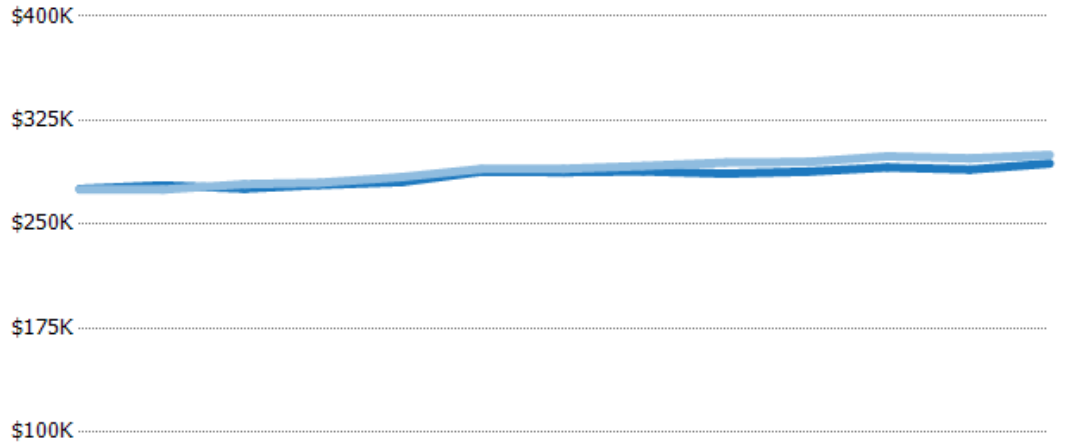
	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Avg Est Value	\$342K	\$345K	\$342K	\$347K	\$352K	\$356K	\$359K	\$349K	\$347K	\$345K	\$355K	\$369K	\$368K
Avg Sales Price	\$346K	\$347K	\$349K	\$359K	\$359K	\$364K	\$368K	\$359K	\$357K	\$353K	\$364K	\$379K	\$383K
Avg Sales Price as a % of Avg Est Value	101%	101%	102%	104%	102%	102%	102%	103%	103%	102%	102%	103%	104%

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



	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Median Est Value	\$275K	\$278K	\$276K	\$278K	\$280K	\$288K	\$288K	\$288K	\$287K	\$288K	\$291K	\$289K	\$294K
Median Sales Price	\$275K	\$275K	\$279K	\$280K	\$284K	\$290K	\$290K	\$292K	\$295K	\$295K	\$299K	\$298K	\$300K
Med Sales Price as a % of Med Est Value	100%	99%	101%	101%	101%	101%	101%	101%	103%	102%	103%	103%	102%

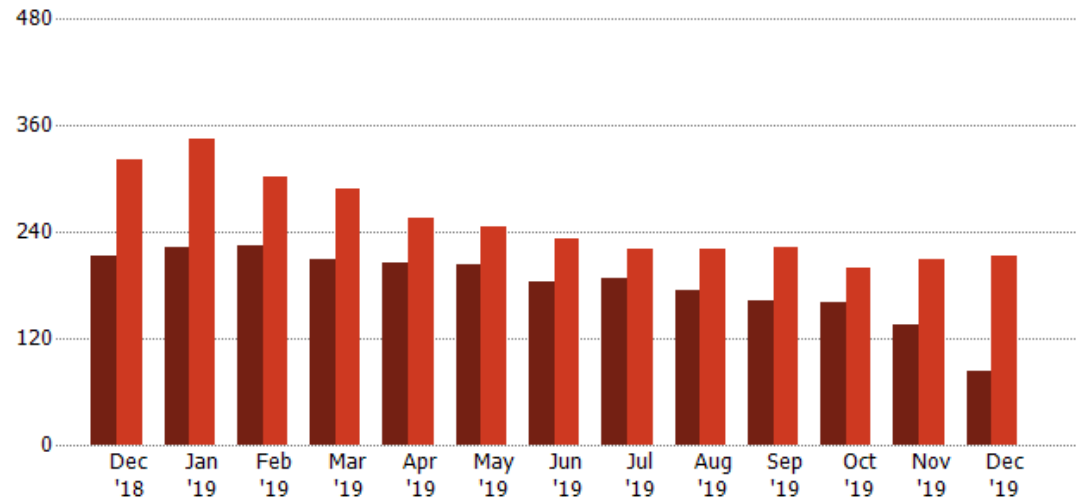
Distressed Listings

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.
Dec '19	83	-61%
Dec '18	213	-33.9%
Dec '17	322	53.1%



Current Year	213	222	224	210	206	204	184	187	174	163	161	135	83
Prior Year	322	344	302	288	256	246	233	221	221	223	200	209	213
Percent Change from Prior Year	-34%	-35%	-26%	-27%	-20%	-17%	-21%	-15%	-21%	-27%	-20%	-35%	-61%

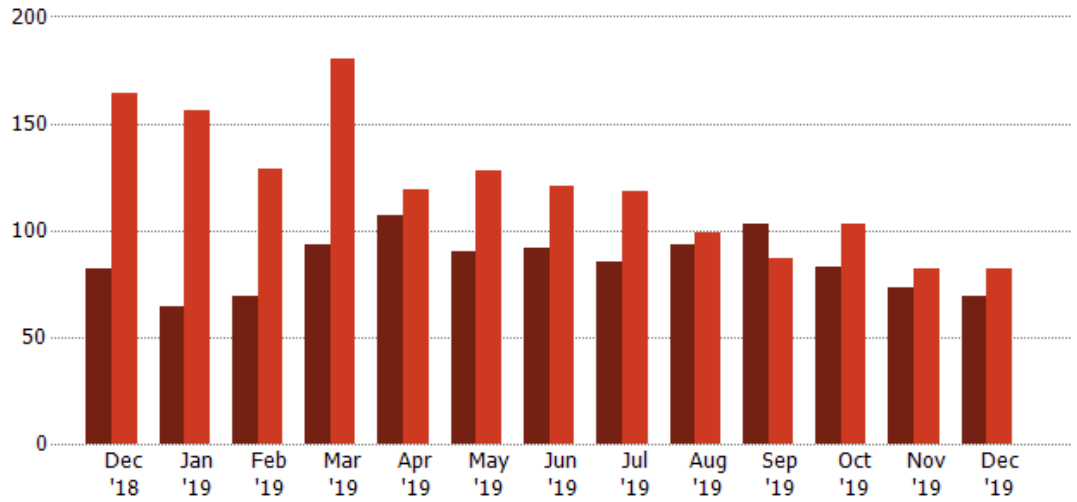
Distressed Sales

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.
Dec '19	69	-15.9%
Dec '18	82	-50%
Dec '17	164	-18.3%



Current Year	82	64	69	93	107	90	92	85	93	103	83	73	69
Prior Year	164	156	129	180	119	128	121	118	99	87	103	82	82
Percent Change from Prior Year	-50%	-59%	-47%	-48%	-10%	-30%	-24%	-28%	-6%	18%	-19%	-11%	-16%

Sales Activity by ZIP

Dec 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	\$8,437,700	8	\$3,585,000	\$448,125	\$442,500	\$246	\$233	75
85004	8	\$2,582,000	10	\$2,875,500	\$287,550	\$263,500	\$227	\$208	102
85006	23	\$7,531,024	21	\$7,368,900	\$350,900	\$340,000	\$240	\$235	53
85007	17	\$5,789,611	8	\$2,405,900	\$300,738	\$255,250	\$206	\$203	27
85008	46	\$13,359,990	32	\$11,922,900	\$372,591	\$368,500	\$198	\$193	15
85009	33	\$6,110,615	27	\$4,630,190	\$171,489	\$183,000	\$145	\$146	32
85012	27	\$12,101,499	16	\$8,640,000	\$540,000	\$482,500	\$228	\$221	48
85013	31	\$11,386,350	40	\$15,456,998	\$386,425	\$334,500	\$213	\$199	52
85014	58	\$25,419,236	39	\$12,795,999	\$328,103	\$300,000	\$206	\$205	43
85015	35	\$8,284,550	38	\$10,018,950	\$263,657	\$257,500	\$158	\$158	48
85016	77	\$36,238,247	67	\$36,330,307	\$542,243	\$445,000	\$260	\$256	43
85017	31	\$5,530,839	21	\$4,439,500	\$211,405	\$219,000	\$146	\$141	37
85018	111	\$87,391,935	78	\$51,996,526	\$666,622	\$581,000	\$280	\$278	45
85019	25	\$5,168,199	26	\$5,491,600	\$211,215	\$216,500	\$129	\$134	30
85020	64	\$25,573,347	74	\$25,030,782	\$338,254	\$249,600	\$194	\$184	37
85021	40	\$15,175,300	37	\$12,518,750	\$338,345	\$282,000	\$182	\$177	26
85022	80	\$24,340,820	72	\$22,192,100	\$308,224	\$278,500	\$168	\$164	31
85023	62	\$20,977,813	56	\$18,118,731	\$323,549	\$285,000	\$167	\$161	22
85024	43	\$14,112,865	43	\$14,600,470	\$347,630	\$334,450	\$194	\$191	23
85027	57	\$12,682,888	43	\$10,282,177	\$239,120	\$246,500	\$176	\$178	20
85028	36	\$20,472,600	42	\$23,672,799	\$563,638	\$401,000	\$239	\$232	26
85029	55	\$13,934,992	50	\$11,887,068	\$237,741	\$231,500	\$148	\$143	23
85031	27	\$4,886,849	26	\$4,235,499	\$162,904	\$179,500	\$108	\$113	32
85032	89	\$26,919,940	102	\$29,826,400	\$292,416	\$275,000	\$186	\$190	19
85033	58	\$11,752,998	52	\$10,239,300	\$196,910	\$205,000	\$148	\$144	40
85034	2	\$455,000	1	\$55,000	\$55,000	\$55,000	\$79	\$79	2
85035	35	\$6,943,615	37	\$7,671,449	\$207,336	\$207,000	\$141	\$139	33
85037	48	\$10,816,349	45	\$9,856,800	\$219,040	\$215,000	\$152	\$150	24
85040	53	\$11,804,139	36	\$8,207,689	\$227,991	\$219,500	\$149	\$146	35
85041	87	\$22,456,665	70	\$18,223,068	\$260,330	\$246,750	\$139	\$138	28
85042	84	\$24,797,857	60	\$17,055,252	\$284,254	\$279,061	\$156	\$157	24
85043	53	\$11,997,769	52	\$12,025,490	\$231,259	\$238,500	\$142	\$140	14
85044	62	\$22,738,287	55	\$19,585,050	\$356,092	\$335,000	\$192	\$191	32
85045	15	\$6,294,530	18	\$7,332,400	\$407,356	\$386,000	\$177	\$179	46
85048	45	\$17,479,990	60	\$23,337,980	\$388,966	\$361,450	\$184	\$180	35
85050	48	\$19,811,871	50	\$21,107,090	\$422,142	\$370,500	\$191	\$196	29
85051	50	\$10,705,008	54	\$10,936,751	\$202,532	\$209,049	\$140	\$132	22
85053	28	\$7,481,690	40	\$9,383,200	\$234,580	\$229,700	\$161	\$160	17

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Sales Activity by ZIP

Dec 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	27	\$12,869,757	22	\$9,093,622	\$413,346	\$432,935	\$237	\$237	51
85083	27	\$12,307,197	41	\$15,869,170	\$387,053	\$375,000	\$162	\$163	18
85085	53	\$23,690,457	47	\$19,658,557	\$418,267	\$382,998	\$178	\$179	47
85086	91	\$37,415,775	83	\$32,598,400	\$392,752	\$385,000	\$171	\$167	33
85087	21	\$8,454,350	21	\$7,956,600	\$378,886	\$399,000	\$156	\$160	42
85120	6	\$1,318,900	8	\$1,313,900	\$164,238	\$206,000	\$106	\$119	30
85142	114	\$57,681,506	127	\$55,200,637	\$434,651	\$385,000	\$165	\$157	38
85201	37	\$8,933,200	48	\$10,397,838	\$216,622	\$236,350	\$163	\$161	18
85202	42	\$9,996,999	46	\$10,538,240	\$229,092	\$233,125	\$166	\$164	17
85203	30	\$10,531,234	38	\$10,893,650	\$286,675	\$273,450	\$170	\$165	6
85204	56	\$14,861,373	63	\$15,587,750	\$247,425	\$245,000	\$171	\$173	17
85205	59	\$22,565,901	81	\$21,638,438	\$267,141	\$233,000	\$172	\$170	21
85206	56	\$13,298,500	53	\$14,604,383	\$275,554	\$245,000	\$161	\$159	26
85207	98	\$51,389,101	74	\$28,808,061	\$389,298	\$367,500	\$182	\$178	29
85208	61	\$12,005,479	68	\$13,588,290	\$199,828	\$209,000	\$143	\$142	25
85209	67	\$19,972,878	81	\$23,755,078	\$293,273	\$290,400	\$168	\$167	23
85210	35	\$8,090,692	31	\$6,751,950	\$217,805	\$237,000	\$157	\$167	23
85212	101	\$39,861,130	92	\$34,691,617	\$377,083	\$363,500	\$165	\$167	30
85213	45	\$21,896,130	36	\$12,298,750	\$341,632	\$355,000	\$146	\$149	27
85215	35	\$14,479,270	26	\$9,478,856	\$364,571	\$332,450	\$173	\$170	22
85224	41	\$14,061,180	62	\$19,528,098	\$314,969	\$289,250	\$194	\$193	20
85225	111	\$33,274,806	92	\$27,224,360	\$295,917	\$289,998	\$184	\$181	16
85226	52	\$19,584,841	44	\$14,571,690	\$331,175	\$322,500	\$190	\$189	17
85233	59	\$21,258,879	63	\$21,430,080	\$340,160	\$335,000	\$179	\$176	27
85234	51	\$19,004,842	78	\$28,249,498	\$362,173	\$341,811	\$177	\$174	18
85248	93	\$35,545,480	103	\$40,186,700	\$390,162	\$340,000	\$181	\$182	27
85249	74	\$36,036,169	91	\$40,549,487	\$445,599	\$425,000	\$182	\$182	26
85250	56	\$28,764,557	43	\$16,953,608	\$394,270	\$315,000	\$233	\$230	35
85251	118	\$82,820,938	94	\$52,468,541	\$558,176	\$387,450	\$268	\$238	39
85253	91	\$219,123,380	43	\$90,515,897	\$2,105,021	\$1,765,000	\$442	\$359	80
85254	91	\$58,398,697	90	\$47,788,599	\$530,984	\$520,500	\$242	\$229	35
85255	146	\$142,798,458	115	\$112,415,652	\$977,527	\$707,500	\$290	\$259	40
85257	40	\$14,818,890	61	\$20,742,782	\$340,046	\$347,000	\$213	\$214	16
85258	69	\$49,983,627	82	\$42,559,275	\$519,016	\$485,500	\$248	\$239	31
85259	65	\$52,853,868	54	\$38,823,190	\$718,948	\$657,500	\$228	\$222	55
85260	70	\$38,804,085	77	\$41,671,685	\$541,191	\$449,000	\$240	\$233	30
85262	92	\$97,992,117	61	\$64,537,156	\$1,057,986	\$799,000	\$268	\$251	82

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Sales Activity by ZIP

Dec 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	26	\$13,684,050	17	\$10,826,014	\$636,824	\$607,499	\$262	\$269	65
85266	39	\$41,395,877	35	\$35,357,413	\$1,010,212	\$850,000	\$284	\$283	33
85268	96	\$63,167,561	64	\$28,847,445	\$450,741	\$394,400	\$215	\$209	21
85281	49	\$14,934,587	51	\$14,818,350	\$290,556	\$287,500	\$215	\$220	17
85282	47	\$15,042,271	42	\$11,728,300	\$279,245	\$297,450	\$168	\$175	20
85283	41	\$12,920,200	46	\$14,175,234	\$308,157	\$320,000	\$193	\$195	20
85284	23	\$11,996,849	17	\$7,755,300	\$456,194	\$410,000	\$196	\$197	20
85286	82	\$35,426,744	68	\$30,778,969	\$452,632	\$395,000	\$182	\$175	27
85295	80	\$31,882,908	77	\$28,596,256	\$371,380	\$335,000	\$171	\$165	32
85296	72	\$31,005,470	83	\$31,259,148	\$376,616	\$350,000	\$175	\$171	17
85297	50	\$24,184,997	59	\$24,857,229	\$421,309	\$388,000	\$170	\$169	33
85298	70	\$34,292,650	60	\$27,736,607	\$462,277	\$404,750	\$182	\$181	31
85301	39	\$7,677,499	55	\$10,576,950	\$192,308	\$202,000	\$122	\$125	25
85302	40	\$8,888,200	48	\$10,260,801	\$213,767	\$228,500	\$139	\$141	24
85303	29	\$7,613,046	38	\$10,269,761	\$270,257	\$245,000	\$147	\$147	31
85304	36	\$10,135,800	26	\$6,795,700	\$261,373	\$259,450	\$157	\$148	12
85305	20	\$6,543,905	15	\$4,523,000	\$301,533	\$275,000	\$135	\$137	38
85306	19	\$5,396,999	41	\$11,252,400	\$274,449	\$255,000	\$154	\$154	30
85307	14	\$5,037,535	6	\$1,536,365	\$256,061	\$265,625	\$147	\$151	34
85308	104	\$35,760,599	97	\$32,090,026	\$330,825	\$311,500	\$164	\$165	28
85310	35	\$13,960,449	25	\$9,136,300	\$365,452	\$359,900	\$177	\$175	25
85320			1	\$350,000	\$350,000	\$350,000	\$163	\$163	1,430
85323	45	\$10,671,465	56	\$13,411,850	\$239,497	\$237,250	\$142	\$144	12
85326	157	\$39,367,114	133	\$31,947,026	\$240,203	\$235,447	\$132	\$133	29
85331	88	\$62,869,579	73	\$39,811,719	\$545,366	\$490,000	\$215	\$199	42
85335	39	\$8,731,499	44	\$9,772,989	\$222,113	\$225,900	\$144	\$151	25
85337			1	\$68,000	\$68,000	\$68,000	\$78	\$78	47
85338	114	\$36,342,853	120	\$38,157,991	\$317,983	\$278,294	\$144	\$143	31
85339	67	\$22,637,013	56	\$15,631,941	\$279,142	\$263,500	\$131	\$130	31
85340	75	\$31,931,008	61	\$22,732,197	\$372,659	\$349,900	\$153	\$149	54
85342	6	\$1,725,407	4	\$853,900	\$213,475	\$207,450	\$123	\$126	78
85345	84	\$19,285,876	82	\$19,609,199	\$239,137	\$248,000	\$153	\$155	25
85351	109	\$23,134,849	120	\$24,167,474	\$201,396	\$192,500	\$138	\$133	27
85353	38	\$9,838,534	67	\$17,593,424	\$262,588	\$250,000	\$135	\$136	20
85354	19	\$3,956,459	13	\$2,890,500	\$222,346	\$210,500	\$112	\$118	80
85355	44	\$15,745,239	36	\$12,361,106	\$343,364	\$328,020	\$134	\$137	55
85361	20	\$6,633,699	17	\$5,524,000	\$324,941	\$359,000	\$153	\$159	96

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Sales Activity by ZIP

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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
85363	9	\$1,649,798	11	\$2,279,030	\$207,185	\$198,000	\$146	\$148	35
85373	42	\$11,143,997	49	\$12,236,242	\$249,719	\$251,300	\$144	\$140	32
85374	101	\$27,851,805	94	\$25,489,670	\$271,167	\$255,110	\$166	\$167	17
85375	95	\$29,512,723	122	\$35,765,132	\$293,157	\$259,501	\$160	\$160	24
85377	19	\$13,088,900	11	\$8,858,500	\$805,318	\$628,000	\$237	\$196	48
85378	47	\$10,949,751	15	\$2,949,095	\$196,606	\$228,000	\$148	\$147	15
85379	107	\$32,319,484	103	\$30,686,935	\$297,931	\$280,500	\$139	\$142	34
85381	40	\$12,897,999	25	\$7,612,400	\$304,496	\$275,000	\$165	\$161	26
85382	65	\$20,068,326	87	\$26,490,742	\$304,491	\$285,000	\$169	\$167	29
85383	149	\$76,762,146	145	\$67,373,098	\$464,642	\$410,000	\$169	\$166	41
85387	49	\$18,315,400	45	\$15,488,109	\$344,180	\$300,000	\$162	\$163	37
85388	59	\$17,919,872	50	\$15,153,860	\$303,077	\$295,000	\$134	\$135	15
85390	24	\$6,704,400	15	\$4,348,500	\$289,900	\$275,000	\$155	\$167	97
85392	65	\$18,266,519	71	\$20,119,751	\$283,377	\$279,000	\$141	\$142	25
85395	49	\$17,734,614	86	\$31,336,447	\$364,377	\$344,495	\$164	\$156	36
85396	138	\$43,012,089	103	\$33,565,102	\$325,875	\$305,000	\$152	\$151	44
Other	3	\$1,496,400	2	\$1,185,000	\$592,500	\$592,500	\$189	\$189	5