



**2019**

# **SCOTTSDALE**

## **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	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	501	544	-7.9%	10,479	10,225	+2.5%
New Listing Volume	\$411,316,685	\$413,131,035	-0.4%	\$7,899,857,753	\$6,970,220,595	+13.3%
Active Listing Count	1,654	2,448	-32.4%	N/A	N/A	
Active Listing Volume	\$2,288,505,776	\$2,570,307,326	-11%	N/A	N/A	
Average Listing Price	\$1,383,619	\$1,049,962	+31.8%	\$1,111,935	\$999,217	+11.3%
Median Listing Price	\$899,000	\$669,750	+34.2%	\$715,939	\$666,218	+7.5%
Average Listing Price per Sq Ft	\$350	\$292	+20%	\$305	\$283	+8.1%
Median Listing Price per Sq Ft	\$295	\$250	+18%	\$261	\$246	+6.2%
Median Days in RPR	74	75	-1.3%	67.86	70.76	-4.1%
Months of Inventory	2.6	4.2	-39.1%	3.5	3.8	-7.3%
Absorption Rate	39.06%	23.77%	+15.3%	28.46%	26.4%	+2.1%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	740	533	+38.8%	11,624	9,286	+25.2%
New Pending Sales Volume	\$513,104,732	\$339,873,109	+51%	\$7,516,999,624	\$5,664,191,619	+32.7%
Pending Sales Count	786	447	+75.8%	N/A	N/A	
Pending Sales Volume	\$608,631,114	\$328,287,104	+85.4%	N/A	N/A	
Closed Sales Count	712	545	+30.6%	8,609	8,155	+5.6%
Closed Sales Volume	\$473,317,901	\$315,479,254	+50%	\$5,254,405,333	\$4,698,854,880	+11.8%
Average Sales Price	\$664,772	\$578,861	+14.8%	\$610,339	\$576,193	+5.9%
Median Sales Price	\$510,000	\$482,000	+5.8%	\$480,195	\$455,512	+5.4%
Average Sales Price per Sq Ft	\$261	\$247	+5.5%	\$255	\$242	+5.2%
Median Sales Price per Sq Ft	\$242	\$234	+3.4%	\$238	\$227	+4.7%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	11	21	-47.6%	N/A	N/A	

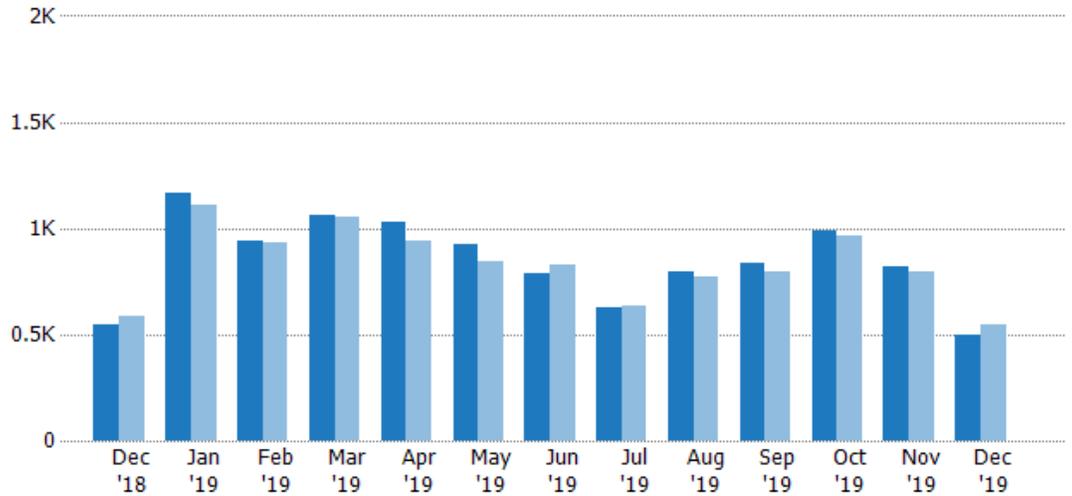
## New Listings

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

### Filters Used

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

Month/ Year	Count	% Chg.
Dec '19	501	-7.9%
Dec '18	544	-7%
Dec '17	585	1.7%



Current Year	544	1.17K	942	1.06K	1.03K	923	788	628	792	833	992	816	501
Prior Year	585	1.11K	932	1.06K	943	844	827	638	775	796	963	796	544
Percent Change from Prior Year	-7%	5%	1%	1%	9%	9%	-5%	-2%	2%	5%	3%	3%	-8%

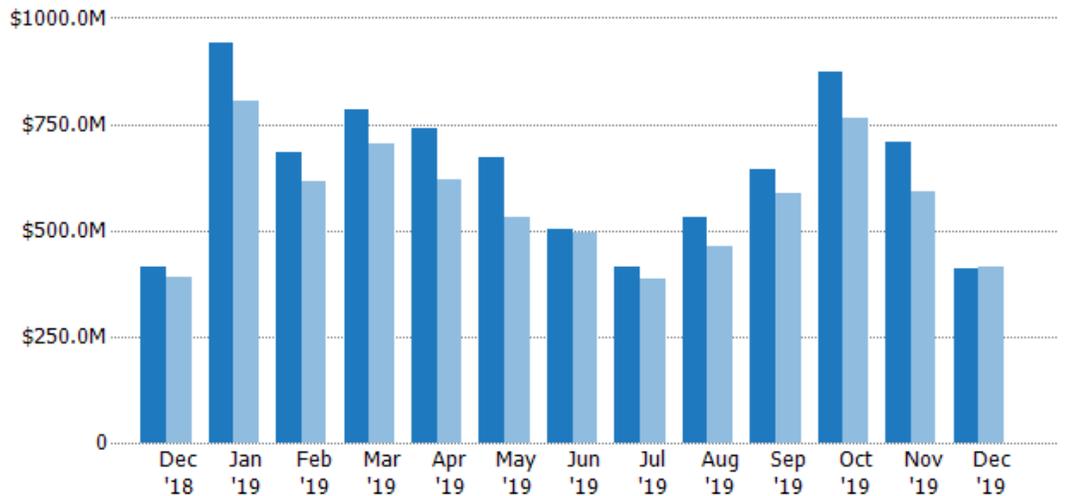
## New Listing Volume

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Volume	% Chg.
Dec '19	\$411M	-0.4%
Dec '18	\$413M	6.3%
Dec '17	\$388M	-5.3%



Current Year	\$413M	\$940M	\$685M	\$784M	\$740M	\$672M	\$501M	\$414M	\$529M	\$642M	\$874M	\$707M	\$411M
Prior Year	\$388M	\$804M	\$615M	\$704M	\$619M	\$529M	\$493M	\$384M	\$464M	\$588M	\$764M	\$592M	\$413M
Percent Change from Prior Year	6%	17%	11%	11%	20%	27%	2%	8%	14%	9%	14%	19%	0%

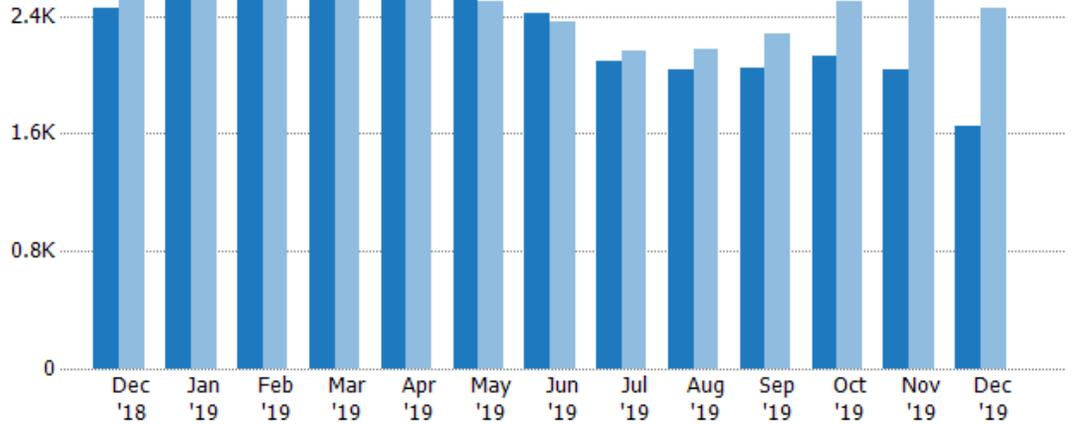
## Active Listings

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/Year	Count	% Chg.
Dec '19	1.65K	-32.4%
Dec '18	2.45K	-4.7%
Dec '17	2.57K	5.6%



Current Year	2.45K	2.81K	2.91K	2.97K	2.88K	2.67K	2.42K	2.09K	2.04K	2.05K	2.13K	2.03K	1.65K
Prior Year	2.57K	2.8K	2.84K	2.86K	2.73K	2.51K	2.36K	2.16K	2.17K	2.28K	2.5K	2.53K	2.45K
Percent Change from Prior Year	-5%	0%	3%	4%	6%	7%	3%	-3%	-6%	-10%	-15%	-20%	-32%

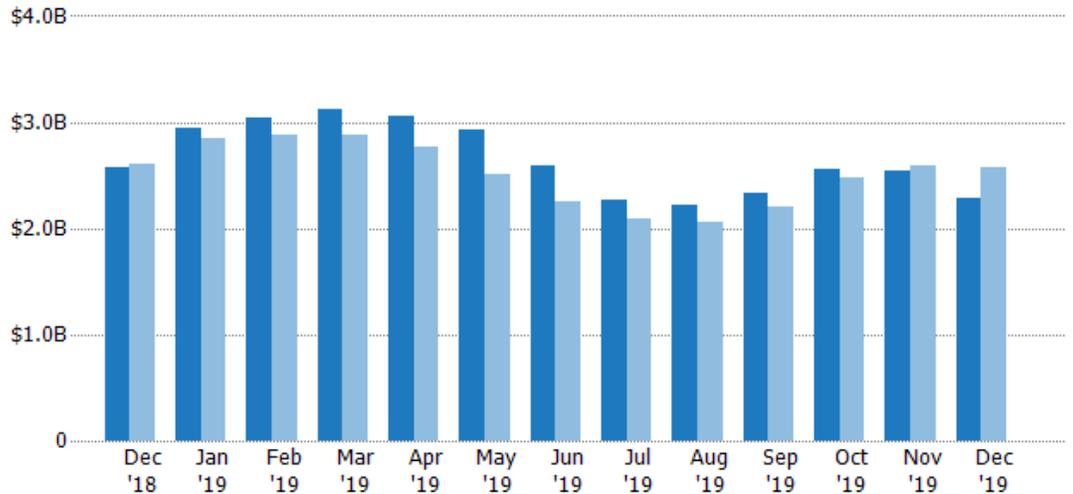
## Active Listing Volume

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/Year	Volume	% Chg.
Dec '19	\$2.29B	-11%
Dec '18	\$2.57B	-1.3%
Dec '17	\$2.6B	-4%



Current Year	\$2.57B	\$2.94B	\$3.04B	\$3.12B	\$3.06B	\$2.92B	\$2.59B	\$2.27B	\$2.22B	\$2.33B	\$2.55B	\$2.54B	\$2.29B
Prior Year	\$2.6B	\$2.85B	\$2.88B	\$2.89B	\$2.77B	\$2.51B	\$2.26B	\$2.1B	\$2.06B	\$2.21B	\$2.48B	\$2.59B	\$2.57B
Percent Change from Prior Year	-1%	3%	5%	8%	11%	16%	15%	8%	8%	5%	3%	-2%	-11%

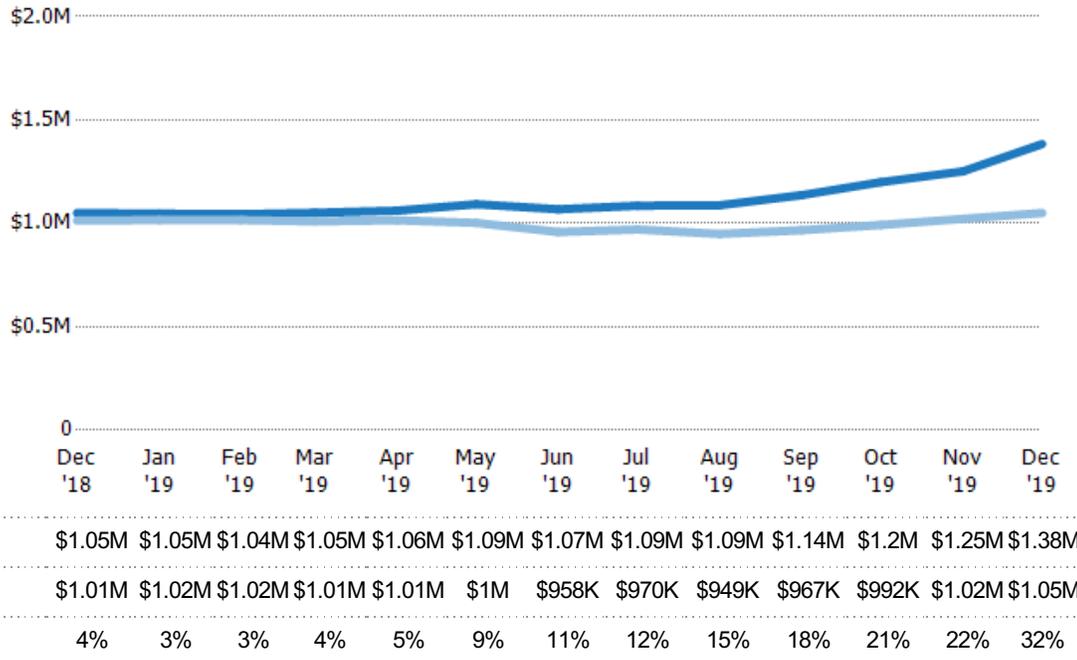
## Average Listing Price

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Price	% Chg.
Dec '19	\$1.38M	31.8%
Dec '18	\$1.05M	3.6%
Dec '17	\$1.01M	-9.1%



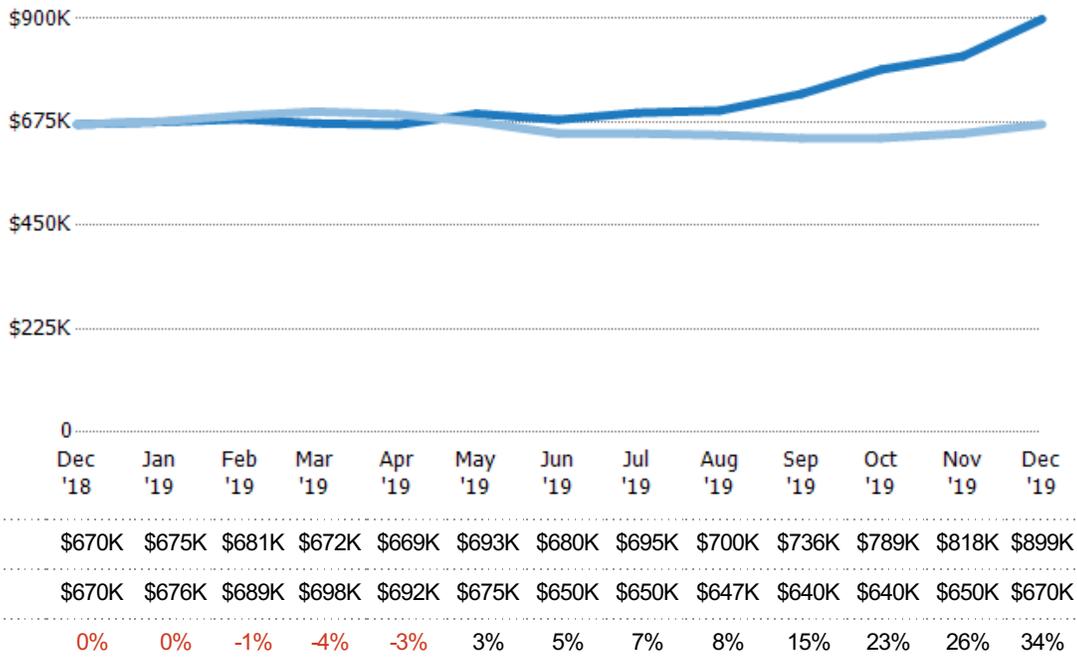
## Median Listing Price

The median 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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Price	% Chg.
Dec '19	\$899K	34.2%
Dec '18	\$670K	0%
Dec '17	\$670K	-12.1%



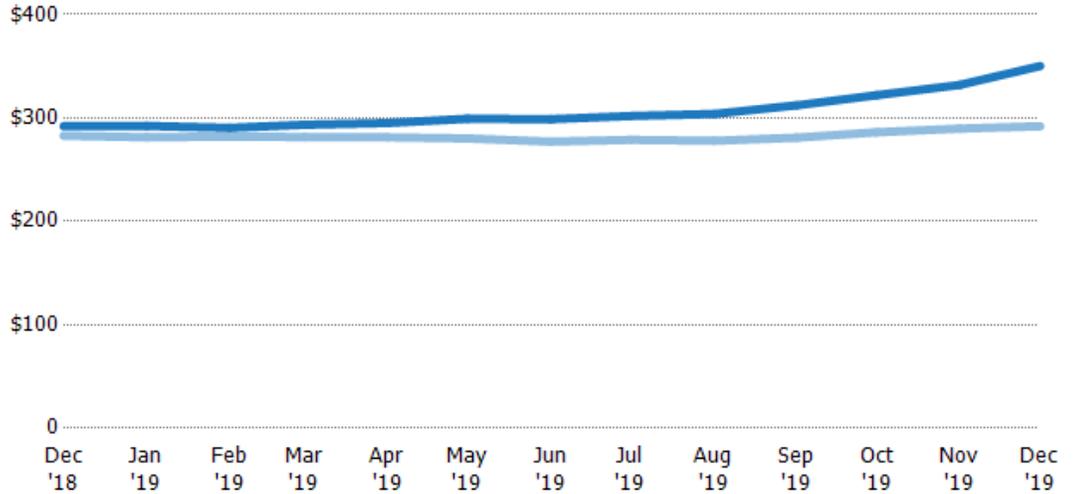
## Average Listing Price per Sq Ft

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Price/sq ft	% Chg.
Dec '19	\$350	20%
Dec '18	\$292	3.3%
Dec '17	\$283	-6.3%



Current Year	\$292	\$292	\$290	\$293	\$295	\$299	\$299	\$302	\$304	\$312	\$322	\$332	\$350
Prior Year	\$283	\$281	\$282	\$282	\$281	\$280	\$277	\$279	\$278	\$281	\$286	\$290	\$292
Percent Change from Prior Year	3%	4%	3%	4%	5%	7%	8%	8%	9%	11%	13%	15%	20%

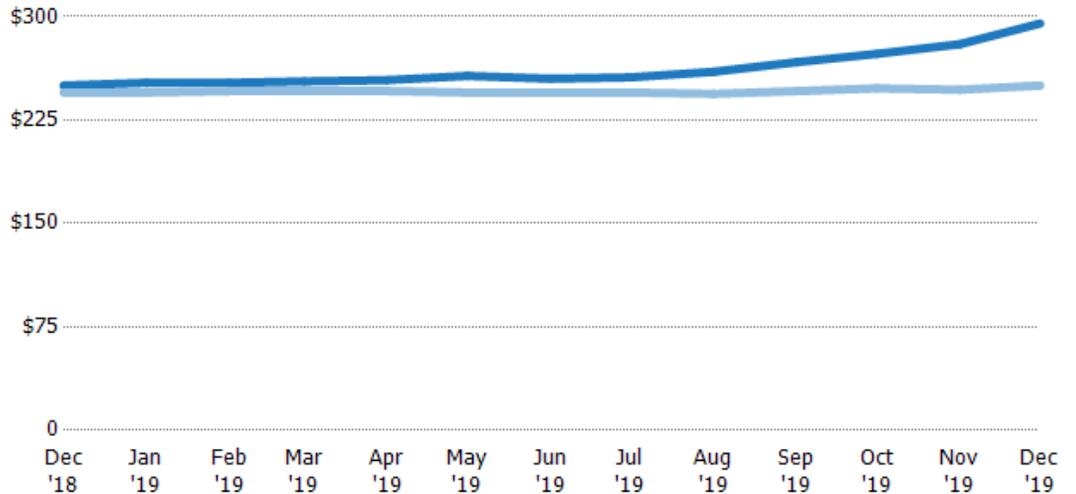
## Median Listing Price per Sq Ft

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  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Price/sq ft	% Chg.
Dec '19	\$295	18%
Dec '18	\$250	2%
Dec '17	\$245	-4.9%



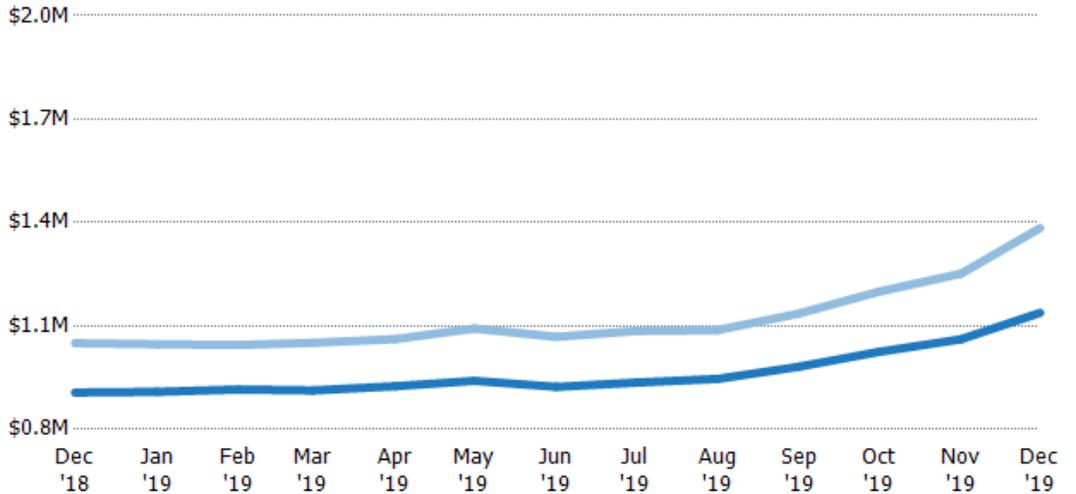
Current Year	\$250	\$252	\$252	\$253	\$254	\$257	\$255	\$256	\$260	\$267	\$273	\$280	\$295
Prior Year	\$245	\$245	\$246	\$246	\$246	\$245	\$245	\$245	\$244	\$246	\$248	\$247	\$250
Percent Change from Prior Year	2%	3%	2%	3%	3%	5%	4%	4%	7%	9%	10%	13%	18%

## 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,  
 Mobile/Manufactured, Single Family  
 Residence



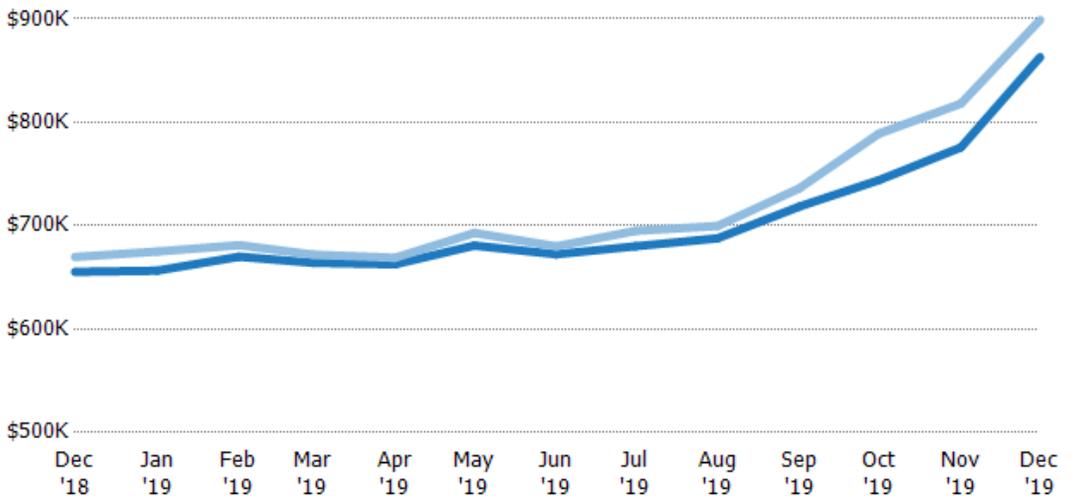
Avg Est Value	\$906K	\$909K	\$916K	\$913K	\$925K	\$941K	\$923K	\$935K	\$946K	\$982K	\$1.02M	\$1.06M	\$1.14M
Avg Listing Price	\$1.05M	\$1.05M	\$1.04M	\$1.05M	\$1.06M	\$1.09M	\$1.07M	\$1.09M	\$1.09M	\$1.14M	\$1.2M	\$1.25M	\$1.38M
Avg Listing Price as a % of Avg Est Value	116%	115%	114%	115%	115%	116%	116%	116%	115%	116%	117%	118%	122%

## 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,  
 Mobile/Manufactured, Single Family  
 Residence



Median Est Value	\$655K	\$657K	\$670K	\$664K	\$663K	\$681K	\$672K	\$680K	\$688K	\$719K	\$744K	\$776K	\$863K
Median Listing Price	\$670K	\$675K	\$681K	\$672K	\$669K	\$693K	\$680K	\$695K	\$700K	\$736K	\$789K	\$818K	\$899K
Med Listing Price as a % of Med Est Value	102%	103%	102%	101%	101%	102%	101%	102%	102%	102%	106%	105%	104%

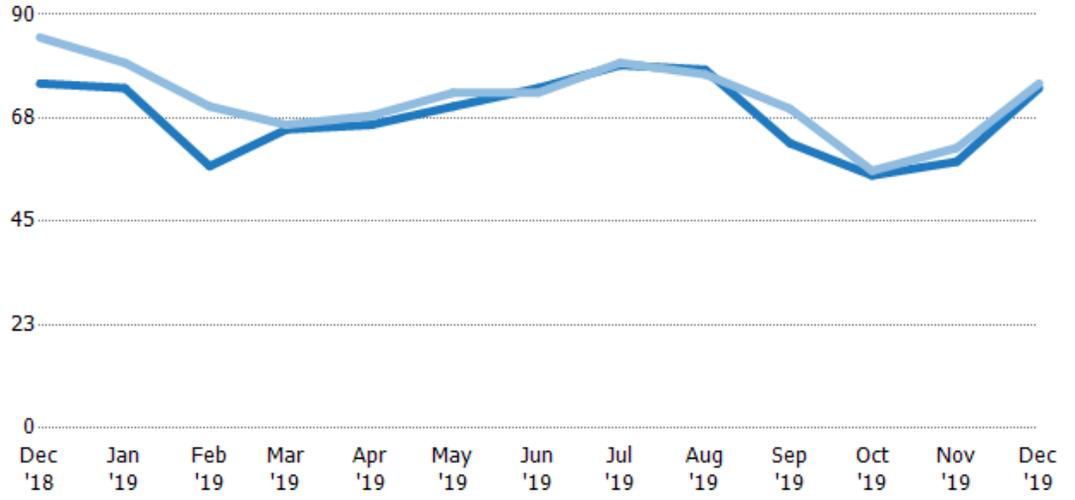
## Median Days in RPR

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Days	% Chg.
Dec '19	74	-1.3%
Dec '18	75	-11.8%
Dec '17	85	1.2%



	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	75	74	57	65	66	70	74	79	78	62	55	58	74
Prior Year	85	79.5	70	66	68	73	73	79.5	77	69.5	56	61	75
Percent Change from Prior Year	-12%	-7%	-19%	-2%	-3%	-4%	1%	-1%	1%	-11%	-2%	-5%	-1%

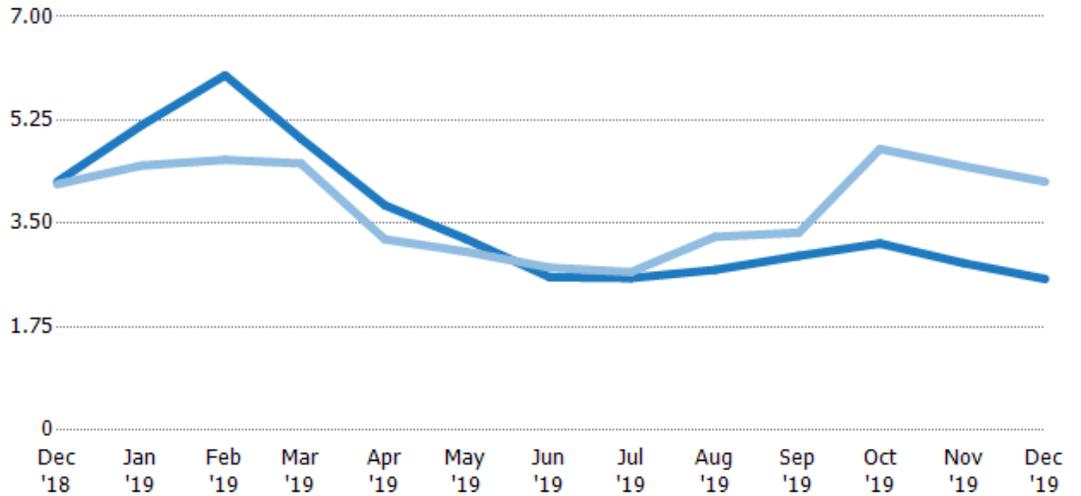
## Months of Inventory

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Months	% Chg.
Dec '19	2.56	-39.1%
Dec '18	4.21	1%
Dec '17	4.16	14.4%



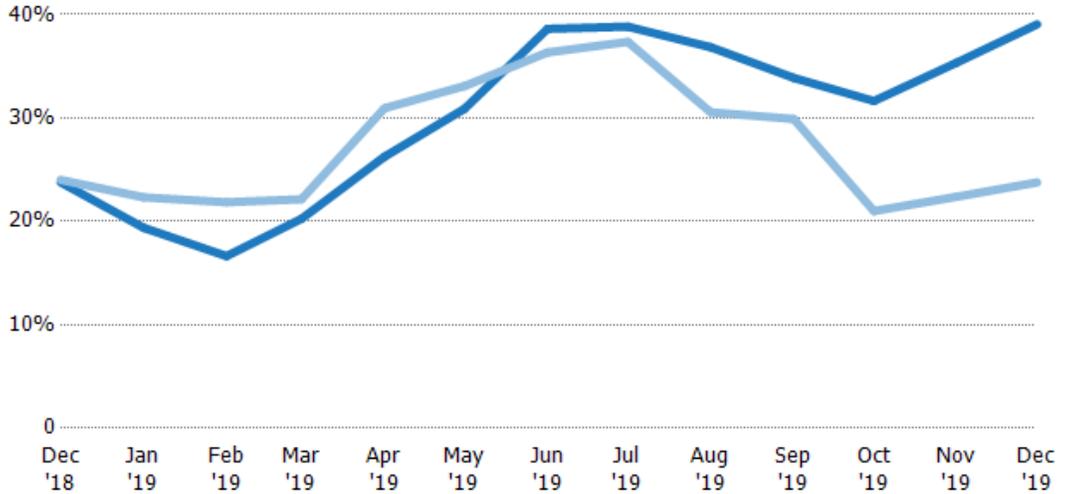
	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Current Year	4.21	5.16	6.01	4.94	3.81	3.24	2.59	2.58	2.71	2.95	3.16	2.83	2.56
Prior Year	4.16	4.48	4.58	4.52	3.23	3.02	2.75	2.68	3.27	3.34	4.76	4.47	4.21
Percent Change from Prior Year	1%	15%	31%	9%	18%	7%	-6%	-4%	-17%	-12%	-34%	-37%	-39%

## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

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



Month/Year	Rate	Chg.
Dec '19	39%	-15.3%
Dec '18	24%	0.2%
Dec '17	24%	-12.5%

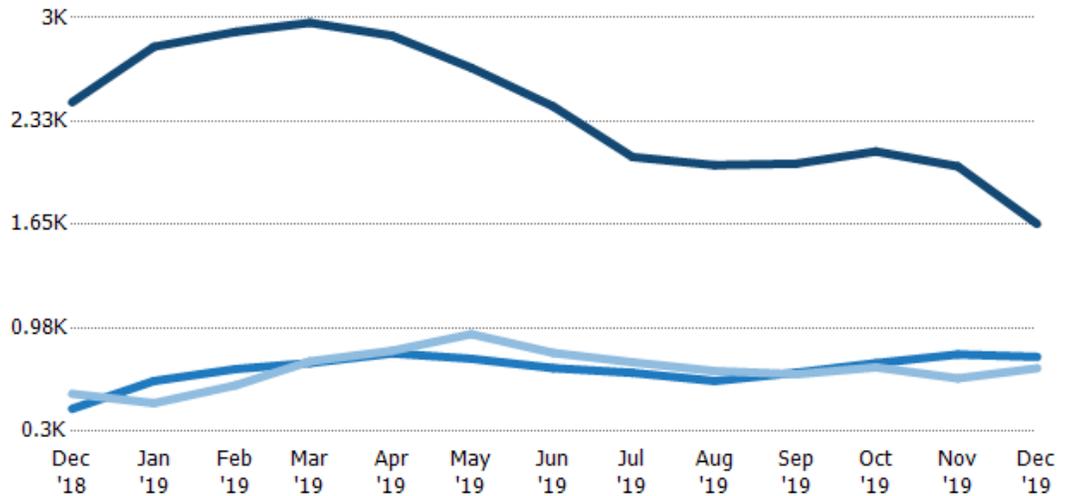
	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Current Year	24%	19%	17%	20%	26%	31%	39%	39%	37%	34%	32%	35%	39%
Prior Year	24%	22%	22%	22%	31%	33%	36%	37%	31%	30%	21%	22%	24%
Change from Prior Year	0%	3%	5%	2%	5%	2%	-2%	-1%	-6%	-4%	-11%	-13%	-15%

## 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,  
 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
Active	2.45K	2.81K	2.91K	2.97K	2.88K	2.67K	2.42K	2.09K	2.04K	2.05K	2.13K	2.03K	1.65K
Pending	447	629	707	746	809	774	713	682	629	683	745	802	786
Sold	545	484	601	757	826	935	812	751	694	673	718	646	712

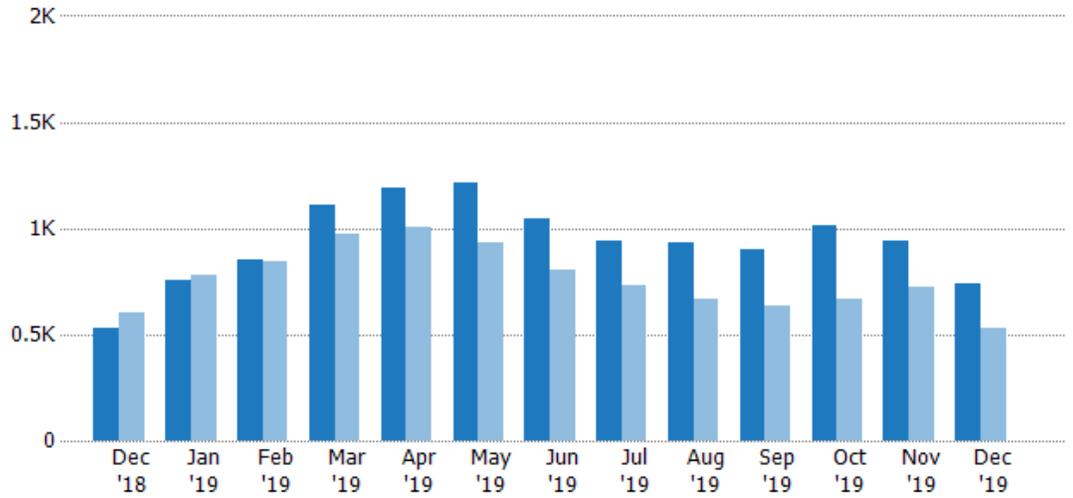
## New Pending Sales

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/Year	Count	% Chg.
Dec '19	740	38.8%
Dec '18	533	-11.5%
Dec '17	602	-1.2%



	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	533	753	851	1.11K	1.19K	1.21K	1.04K	938	932	900	1.01K	937	740
Prior Year	602	780	842	975	1K	932	802	734	663	632	664	726	533
Percent Change from Prior Year	-11%	-3%	1%	14%	19%	30%	30%	28%	41%	42%	52%	29%	39%

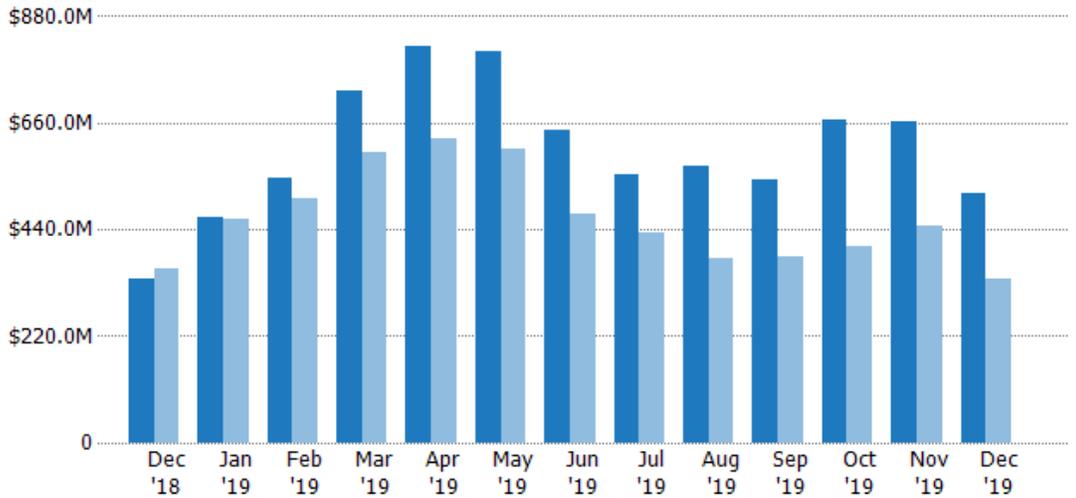
## New Pending Sales Volume

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/Year	Volume	% Chg.
Dec '19	\$513M	51%
Dec '18	\$340M	-5.2%
Dec '17	\$358M	-9.9%



	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	\$340M	\$465M	\$547M	\$726M	\$817M	\$808M	\$645M	\$555M	\$570M	\$541M	\$665M	\$663M	\$513M
Prior Year	\$358M	\$463M	\$505M	\$601M	\$628M	\$607M	\$472M	\$433M	\$381M	\$384M	\$404M	\$447M	\$340M
Percent Change from Prior Year	-5%	1%	8%	21%	30%	33%	37%	28%	50%	41%	65%	48%	51%

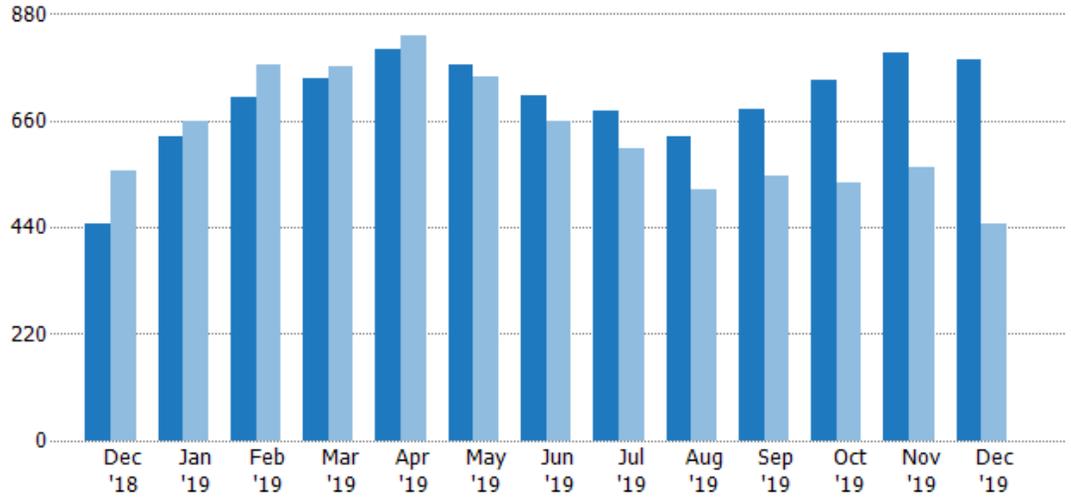
## Pending Sales

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Count	% Chg.
Dec '19	786	75.8%
Dec '18	447	-19.9%
Dec '17	558	-8.6%



Current Year	447	629	707	746	809	774	713	682	629	683	745	802	786
Prior Year	558	660	775	771	836	752	661	604	517	546	531	563	447
Percent Change from Prior Year	-20%	-5%	-9%	-3%	-3%	3%	8%	13%	22%	25%	40%	42%	76%

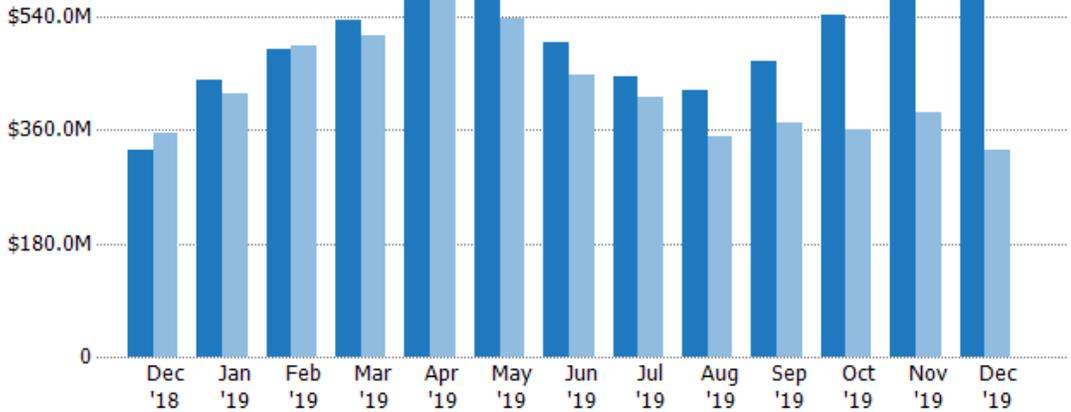
## Pending Sales Volume

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/ Year	Volume	% Chg.
Dec '19	\$609M	85.4%
Dec '18	\$328M	-7.5%
Dec '17	\$355M	-14.2%



Current Year	\$328M	\$440M	\$488M	\$536M	\$585M	\$567M	\$499M	\$445M	\$423M	\$468M	\$543M	\$620M	\$609M
Prior Year	\$355M	\$417M	\$494M	\$511M	\$575M	\$538M	\$447M	\$413M	\$350M	\$373M	\$360M	\$388M	\$328M
Percent Change from Prior Year	-8%	5%	-1%	5%	2%	5%	12%	8%	21%	26%	51%	60%	85%

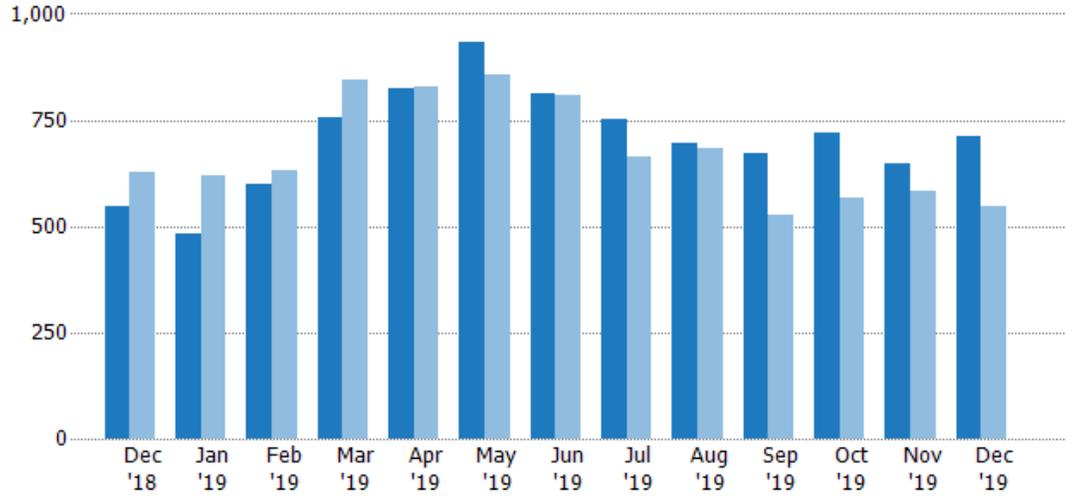
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

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

Month/Year	Count	% Chg.
Dec '19	712	30.6%
Dec '18	545	-12.9%
Dec '17	626	-2.1%



Current Year	545	484	601	757	826	935	812	751	694	673	718	646	712
Prior Year	626	620	633	844	829	856	807	663	683	526	567	582	545
Percent Change from Prior Year	-13%	-22%	-5%	-10%	0%	9%	1%	13%	2%	28%	27%	11%	31%

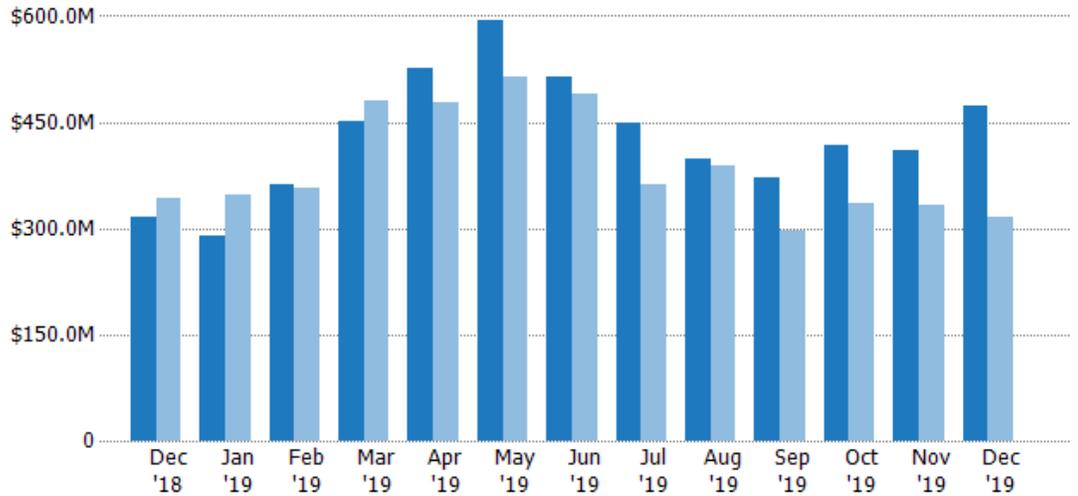
## Closed Sales Volume

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/Year	Volume	% Chg.
Dec '19	\$473M	50%
Dec '18	\$315M	-7.6%
Dec '17	\$341M	-9.7%



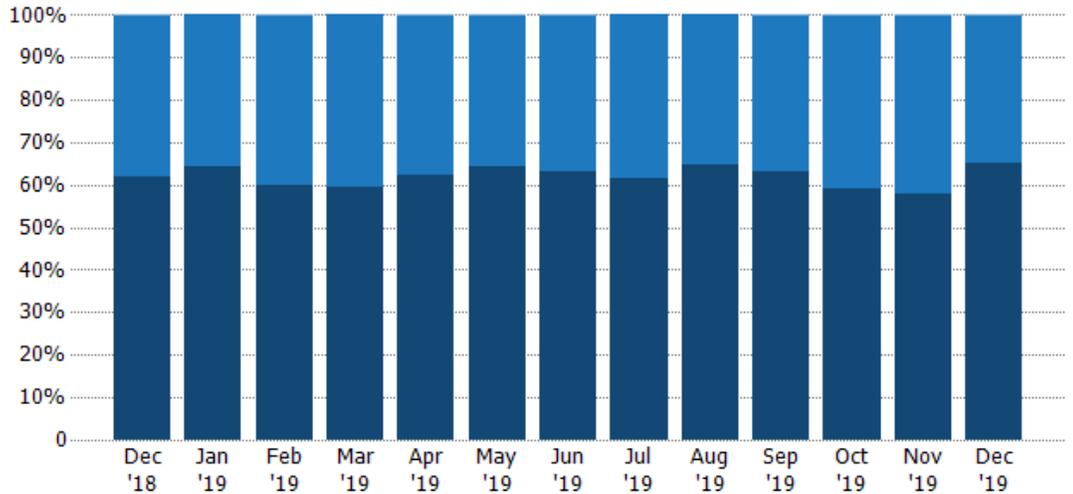
Current Year	\$315M	\$290M	\$361M	\$452M	\$526M	\$593M	\$513M	\$449M	\$399M	\$371M	\$418M	\$410M	\$473M
Prior Year	\$341M	\$348M	\$357M	\$479M	\$477M	\$515M	\$491M	\$363M	\$388M	\$298M	\$336M	\$332M	\$315M
Percent Change from Prior Year	-8%	-17%	1%	-6%	10%	15%	4%	24%	3%	25%	24%	23%	50%

## 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,  
 Mobile/Manufactured, Single Family  
 Residence



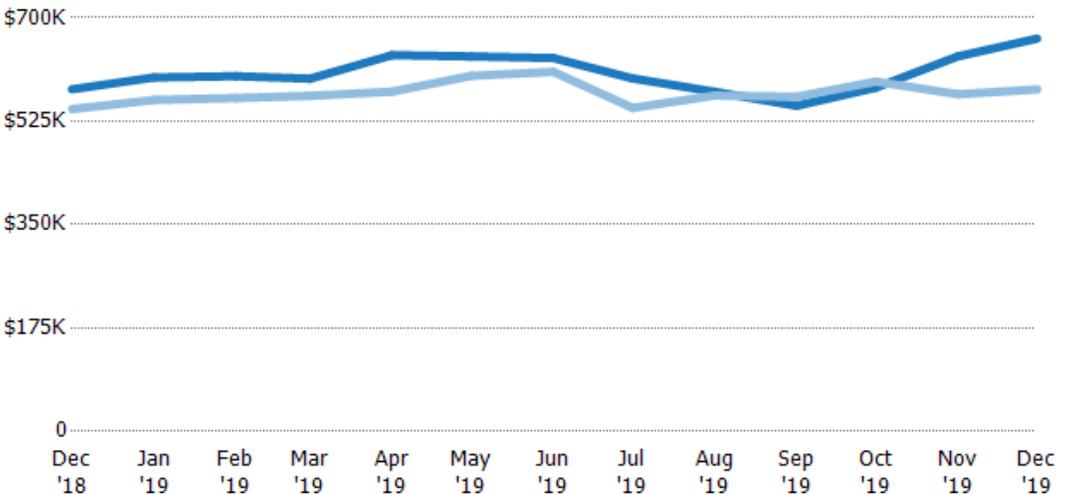
Property Type	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Mobile/Manufactured	0%	-	0%	-	0%	0%	0%	-	-	0%	0%	0%	0%
Condo/Townhouse	38%	36%	40%	40%	38%	36%	37%	39%	35%	37%	41%	42%	34%
Single Family Residence	62%	64%	60%	60%	62%	64%	63%	61%	65%	63%	59%	58%	65%

## 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,  
 Mobile/Manufactured, Single Family  
 Residence



Month/Year	Price	% Chg.
Dec '19	\$665K	14.8%
Dec '18	\$579K	6.1%
Dec '17	\$545K	-7.8%

Property Type	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	\$579K	\$599K	\$601K	\$597K	\$637K	\$635K	\$632K	\$597K	\$575K	\$551K	\$582K	\$635K	\$665K
Prior Year	\$545K	\$561K	\$564K	\$568K	\$575K	\$602K	\$609K	\$547K	\$568K	\$566K	\$592K	\$571K	\$579K
Percent Change from Prior Year	6%	7%	7%	5%	11%	5%	4%	9%	1%	-3%	-2%	11%	15%

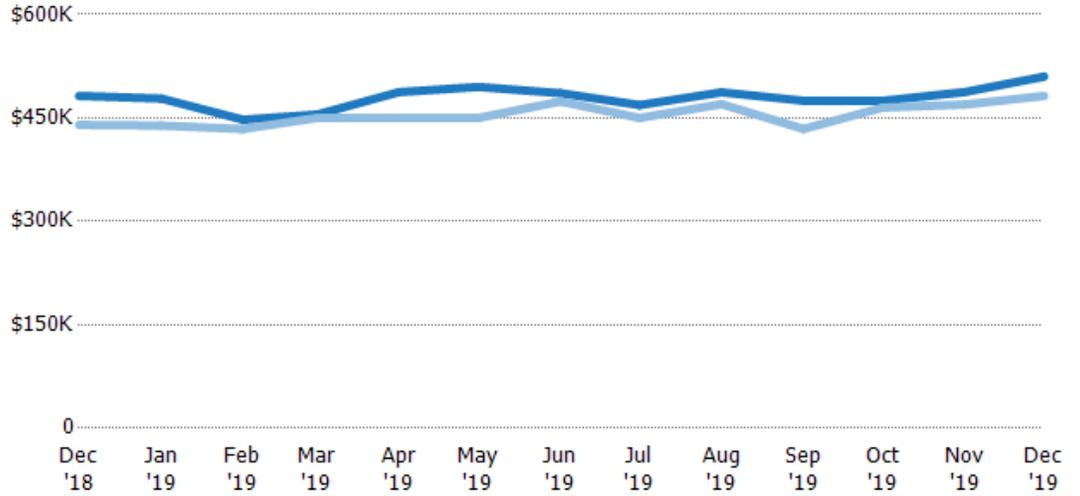
## Median Sales Price

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

### Filters Used

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

Month/Year	Price	% Chg.
Dec '19	\$510K	5.8%
Dec '18	\$482K	9.6%
Dec '17	\$440K	-10.3%



	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	\$482K	\$478K	\$448K	\$455K	\$488K	\$495K	\$486K	\$469K	\$487K	\$475K	\$475K	\$488K	\$510K
Prior Year	\$440K	\$439K	\$434K	\$450K	\$450K	\$450K	\$474K	\$450K	\$470K	\$434K	\$465K	\$470K	\$482K
Percent Change from Prior Year	10%	9%	3%	1%	8%	10%	3%	4%	4%	9%	2%	4%	6%

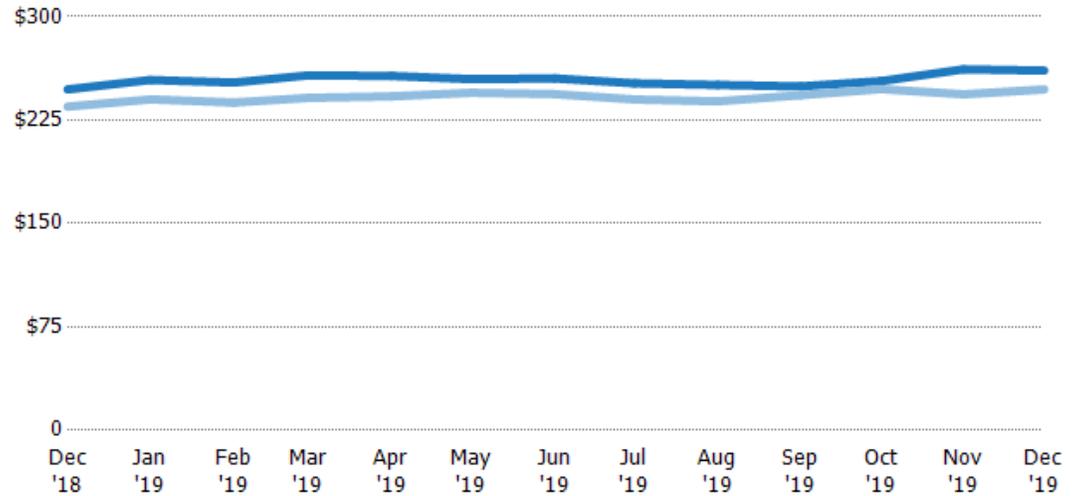
## Average Sales Price per Sq Ft

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/Year	Price/sq ft	% Chg.
Dec '19	\$261	5.5%
Dec '18	\$247	5.3%
Dec '17	\$235	-5.5%



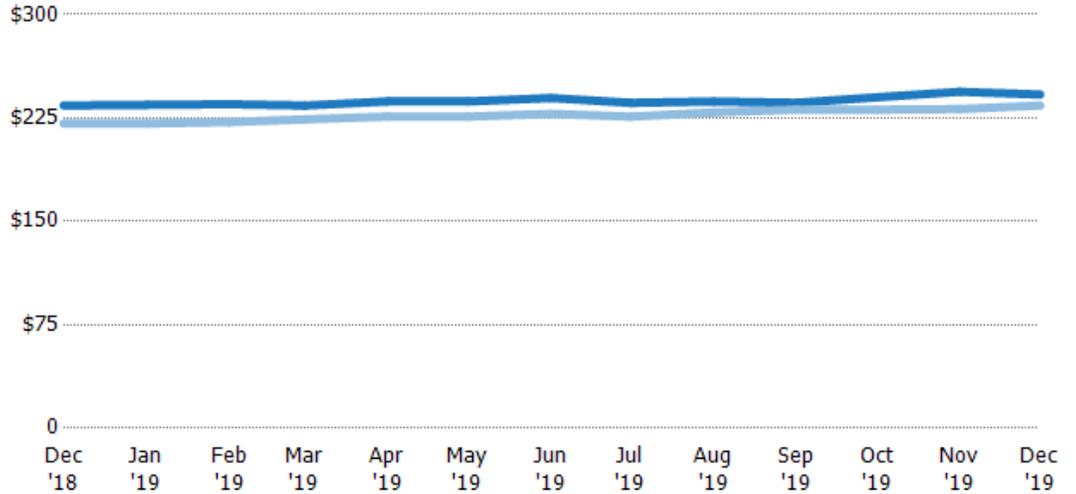
	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Current Year	\$247	\$254	\$252	\$257	\$257	\$255	\$255	\$252	\$251	\$249	\$253	\$262	\$261
Prior Year	\$235	\$240	\$238	\$241	\$242	\$245	\$244	\$240	\$239	\$243	\$247	\$244	\$247
Percent Change from Prior Year	5%	6%	6%	7%	6%	4%	5%	5%	5%	3%	2%	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

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



Month/Year	Price/sq ft	% Chg.
Dec '19	\$242	3.4%
Dec '18	\$234	5.9%
Dec '17	\$221	-5.4%

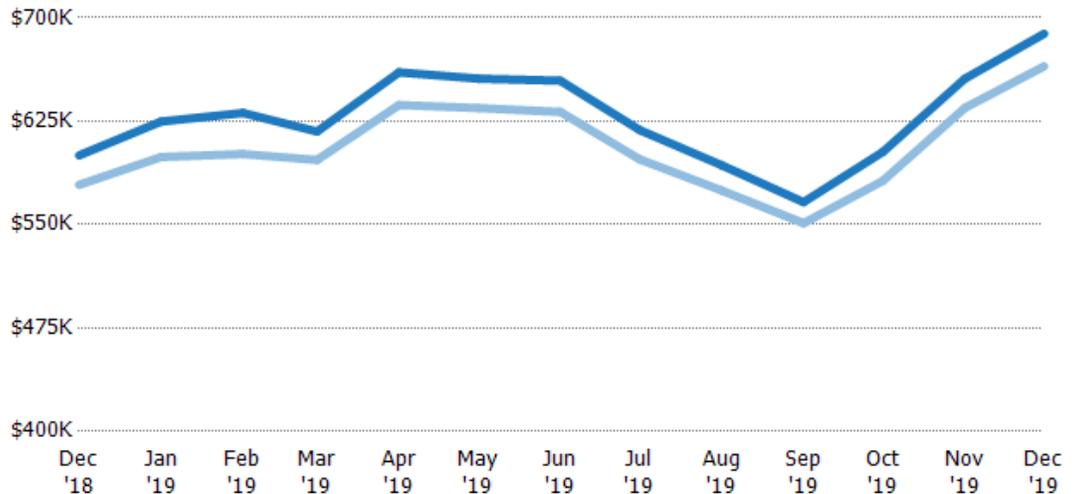
	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Current Year	\$234	\$235	\$235	\$234	\$237	\$237	\$240	\$236	\$237	\$236	\$240	\$244	\$242
Prior Year	\$221	\$221	\$222	\$224	\$226	\$226	\$228	\$226	\$229	\$231	\$231	\$232	\$234
Percent Change from Prior Year	6%	6%	6%	4%	5%	5%	5%	4%	3%	2%	4%	5%	3%

## 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,  
 Mobile/Manufactured, Single Family  
 Residence



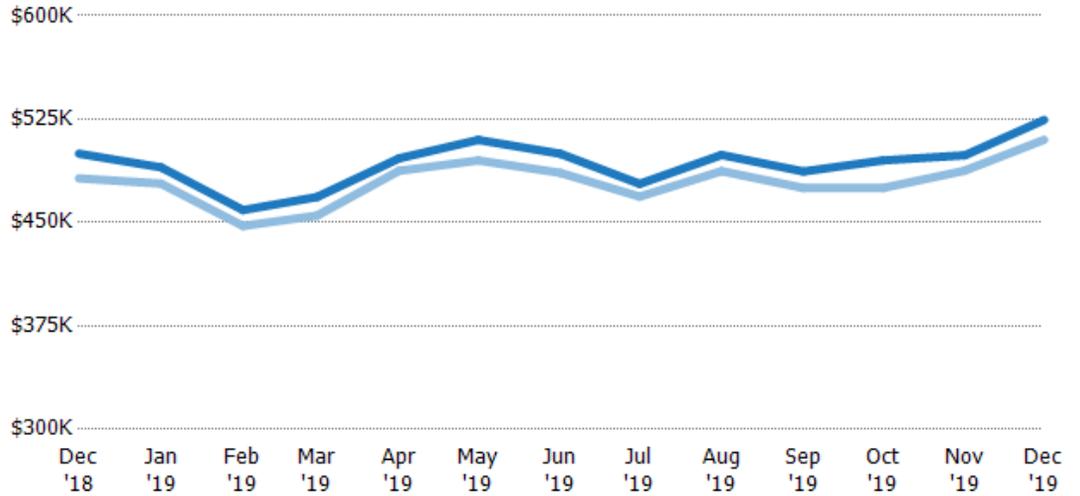
	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Avg List Price	\$600K	\$625K	\$631K	\$617K	\$660K	\$656K	\$654K	\$619K	\$593K	\$566K	\$603K	\$656K	\$688K
Avg Sales Price	\$579K	\$599K	\$601K	\$597K	\$637K	\$635K	\$632K	\$597K	\$575K	\$551K	\$582K	\$635K	\$665K
Avg Sales Price as a % of Avg List Price	96%	96%	95%	97%	96%	97%	97%	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,  
 Mobile/Manufactured, Single Family  
 Residence



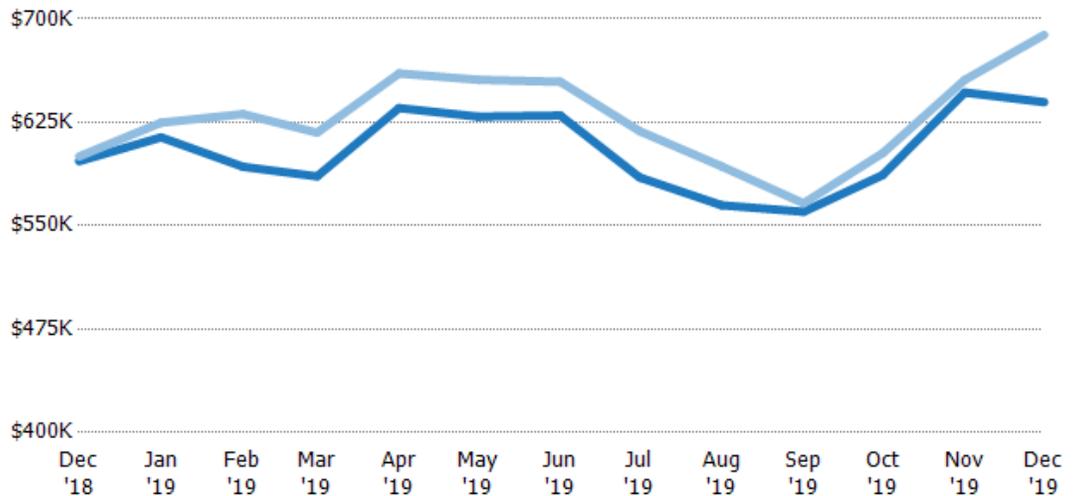
	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Median List Price	\$500K	\$490K	\$459K	\$469K	\$497K	\$510K	\$500K	\$478K	\$499K	\$487K	\$495K	\$499K	\$524K
Median Sales Price	\$482K	\$478K	\$448K	\$455K	\$488K	\$495K	\$486K	\$469K	\$487K	\$475K	\$475K	\$488K	\$510K
Med Sales Price as a % of Med List Price	96%	98%	97%	97%	98%	97%	97%	98%	98%	98%	96%	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,  
 Mobile/Manufactured, Single Family  
 Residence



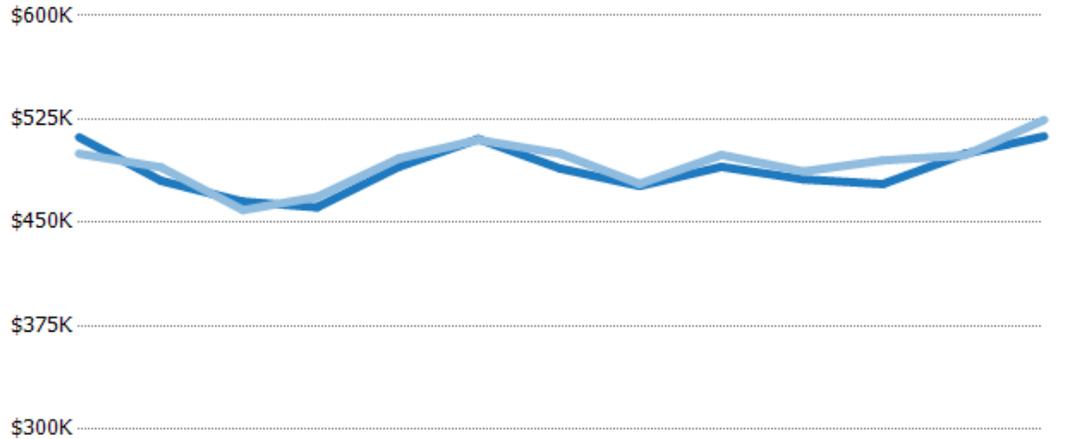
	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19
Avg Est Value	\$597K	\$614K	\$593K	\$586K	\$635K	\$629K	\$630K	\$585K	\$565K	\$560K	\$587K	\$647K	\$640K
Avg Sales Price	\$600K	\$625K	\$631K	\$617K	\$660K	\$656K	\$654K	\$619K	\$593K	\$566K	\$603K	\$656K	\$688K
Avg Sales Price as a % of Avg Est Value	101%	102%	106%	105%	104%	104%	104%	106%	105%	101%	103%	101%	108%

## 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,  
 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	\$512K	\$480K	\$465K	\$461K	\$490K	\$511K	\$489K	\$476K	\$490K	\$481K	\$478K	\$500K	\$512K
Median Sales Price	\$500K	\$490K	\$459K	\$469K	\$497K	\$510K	\$500K	\$478K	\$499K	\$487K	\$495K	\$499K	\$524K
Med Sales Price as a % of Med Est Value	98%	102%	99%	102%	101%	100%	102%	100%	102%	101%	104%	100%	102%

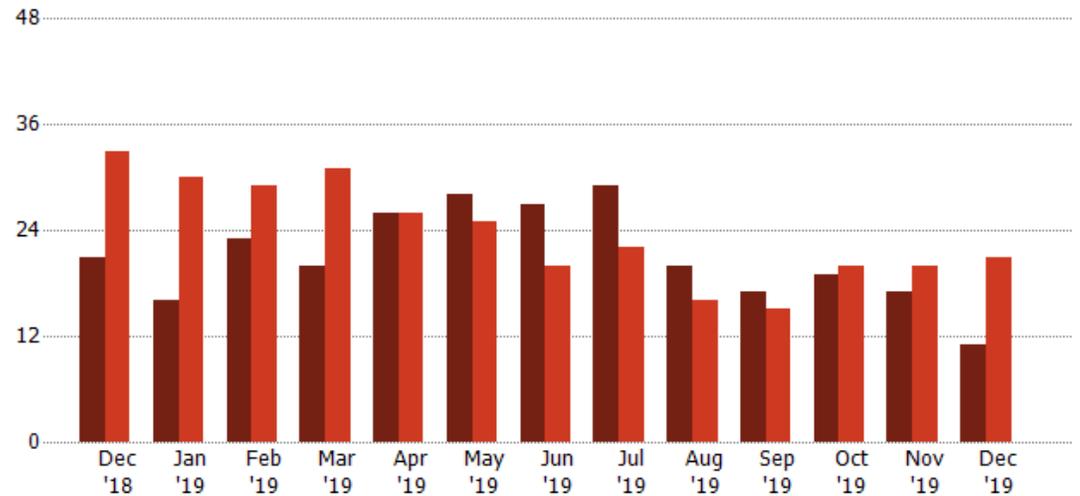
## Distressed Listings

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,  
 Mobile/Manufactured, Single Family  
 Residence

Month/Year	Count	% Chg.
Dec '19	11	-47.6%
Dec '18	21	-36.4%
Dec '17	33	21.2%



Current Year	21	16	23	20	26	28	27	29	20	17	19	17	11
Prior Year	33	30	29	31	26	25	20	22	16	15	20	20	21
Percent Change from Prior Year	-36%	-47%	-21%	-35%	0%	12%	35%	32%	25%	13%	-5%	-15%	-48%

## Distressed Sales

The count of distressed residential properties sold each month.

### Filters Used

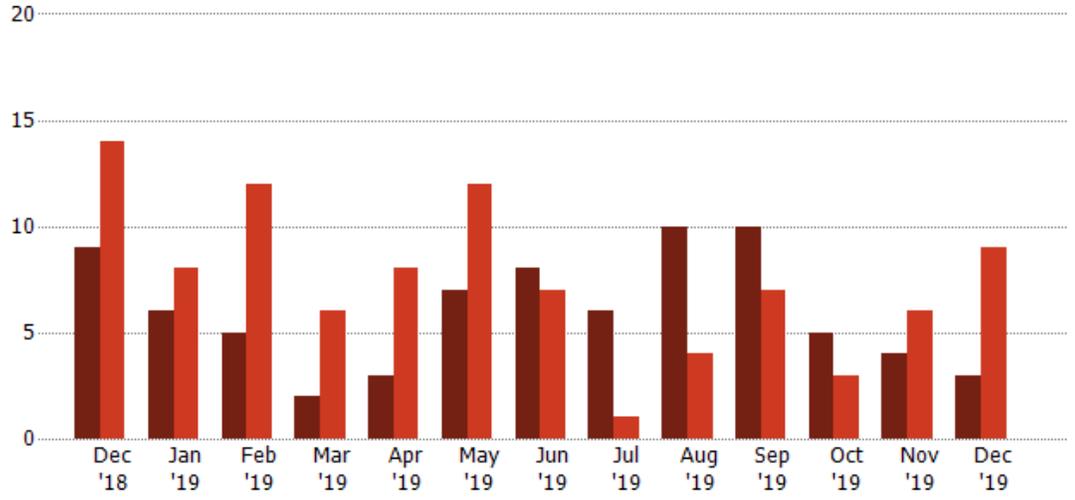
Custom Area: Scottsdale, Arizona

Saved Area

Property Type:

Condo/Townhouse/Apt,  
Mobile/Manufactured, Single Family  
Residence

Month/ Year	Count	% Chg.
Dec '19	3	-66.7%
Dec '18	9	-35.7%
Dec '17	14	-35.7%



Current Year	9	6	5	2	3	7	8	6	10	10	5	4	3
Prior Year	14	8	12	6	8	12	7	1	4	7	3	6	9
Percent Change from Prior Year	-36%	-25%	-58%	-67%	-63%	-42%	14%	500%	150%	43%	67%	-33%	-67%

## 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
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
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
85266	39	\$41,395,877	35	\$35,357,413	\$1,010,212	\$850,000	\$284	\$283	33