



2020

SCOTTSDALE MARKET REPORT February 2020



Scottsdale Area Association of REALTORS®
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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	Feb 2020	Feb 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	881	933	-5.6%	1,798	2,097	-14.3%
New Listing Volume	\$727,186,572	\$674,746,388	+7.8%	\$1,499,964,475	\$1,608,124,333	-6.7%
Active Listing Count	1,597	2,872	-44.4%	N/A	N/A	
Active Listing Volume	\$2,299,314,519	\$2,986,800,316	-23%	N/A	N/A	
Average Listing Price	\$1,439,771	\$1,039,972	+38.4%	\$1,367,475	\$1,041,196	+31.3%
Median Listing Price	\$949,000	\$682,703	+39%	\$894,324	\$678,913	+31.7%
Average Listing Price per Sq Ft	\$362	\$290	+24.9%	\$351	\$291	+20.8%
Median Listing Price per Sq Ft	\$314	\$252	+24.6%	\$301	\$252	+19.5%
Median Days in RPR	64	57	+12.3%	69.22	64.98	+6.5%
Months of Inventory	2.8	6	-53.8%	3.3	4.5	-27.3%
Absorption Rate	36.07%	16.68%	+19.4%	30.28%	22.01%	+8.3%
Sales Activity Charts Metrics						
New Pending Sales Count	1,148	843	+36.2%	2,008	1,594	+26%
New Pending Sales Volume	\$883,006,751	\$540,598,676	+63.3%	\$1,513,966,638	\$1,003,653,571	+50.8%
Pending Sales Count	1,193	704	+69.5%	N/A	N/A	
Pending Sales Volume	\$975,009,138	\$486,433,165	+100.4%	N/A	N/A	
Closed Sales Count	528	601	-12.1%	1,104	1,080	+2.2%
Closed Sales Volume	\$383,906,213	\$360,088,797	+6.6%	\$754,501,216	\$646,418,724	+16.7%
Average Sales Price	\$727,095	\$599,149	+21.4%	\$683,425	\$598,536	+14.2%
Median Sales Price	\$550,000	\$447,500	+22.9%	\$523,561	\$458,810	+14.1%
Average Sales Price per Sq Ft	\$279	\$252	+10.7%	\$273	\$253	+8%
Median Sales Price per Sq Ft	\$259	\$235	+10.2%	\$251	\$234	+7.4%
Distressed Charts Metrics						
Distressed Listing Count	6	24	-75%	N/A	N/A	

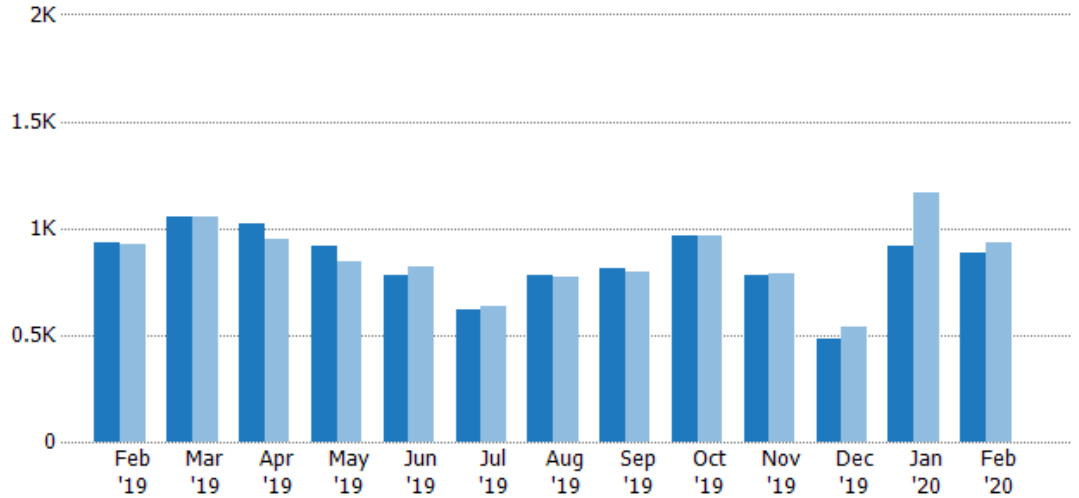
New Listings

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.
Feb '20	881	-5.6%
Feb '19	933	1%
Feb '18	924	2.5%



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	933	1.06K	1.02K	917	783	622	783	813	963	780	483	917	881
Prior Year	924	1.05K	946	841	822	633	769	795	961	785	540	1.16K	933
Percent Change from Prior Year	1%	0%	8%	9%	-5%	-2%	2%	2%	0%	-1%	-11%	-21%	-6%

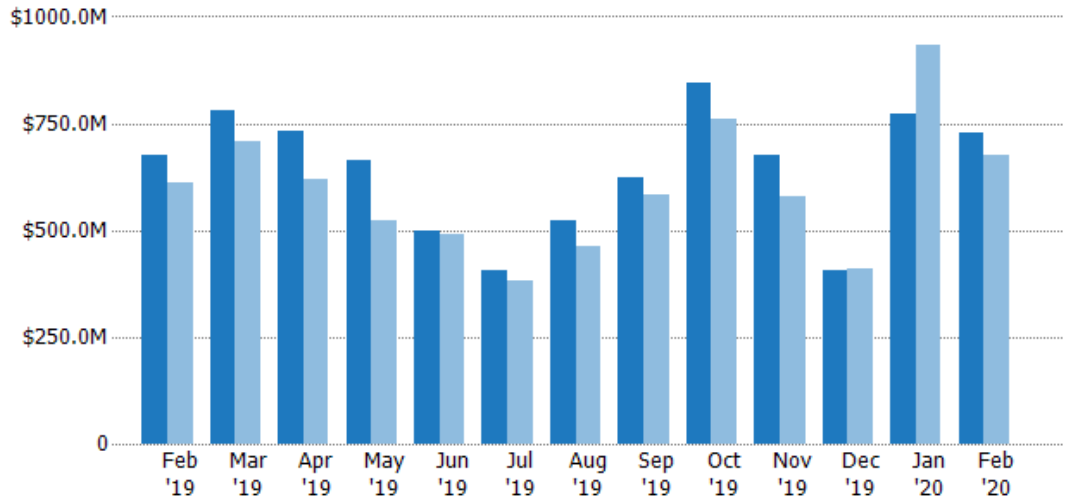
New Listing Volume

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.
Feb '20	\$727M	7.8%
Feb '19	\$675M	10.7%
Feb '18	\$609M	7%



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	\$675M	\$781M	\$734M	\$665M	\$497M	\$407M	\$521M	\$624M	\$843M	\$676M	\$405M	\$773M	\$727M
Prior Year	\$609M	\$708M	\$619M	\$522M	\$492M	\$381M	\$462M	\$584M	\$761M	\$580M	\$410M	\$933M	\$675M
Percent Change from Prior Year	11%	10%	19%	27%	1%	7%	13%	7%	11%	17%	-1%	-17%	8%

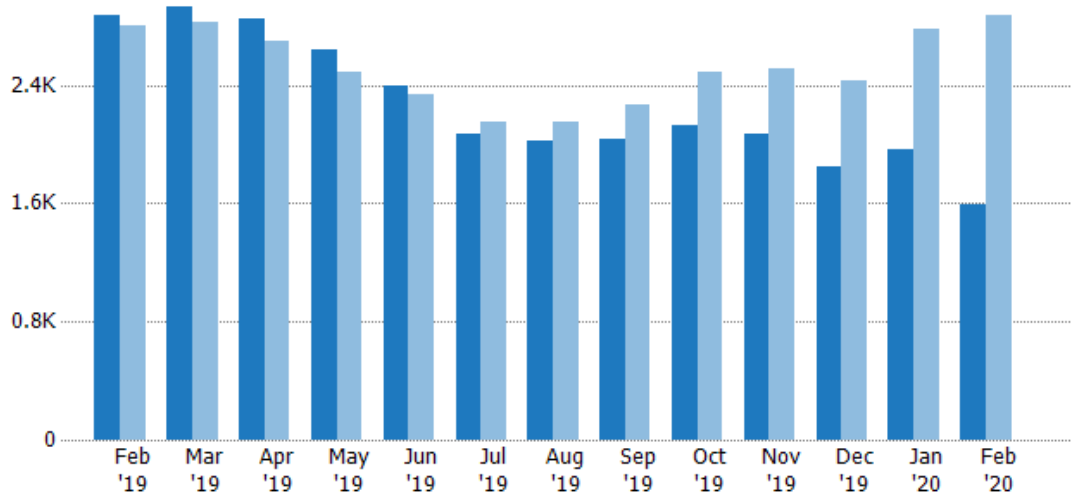
Active Listings

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.
Feb '20	1.6K	-44.4%
Feb '19	2.87K	2.6%
Feb '18	2.8K	5%



Current Year	2.87K	2.93K	2.85K	2.64K	2.39K	2.07K	2.03K	2.03K	2.13K	2.07K	1.85K	1.97K	1.6K
Prior Year	2.8K	2.82K	2.7K	2.49K	2.34K	2.15K	2.16K	2.27K	2.49K	2.51K	2.43K	2.78K	2.87K
Percent Change from Prior Year	3%	4%	5%	6%	2%	-3%	-6%	-10%	-14%	-18%	-24%	-29%	-44%

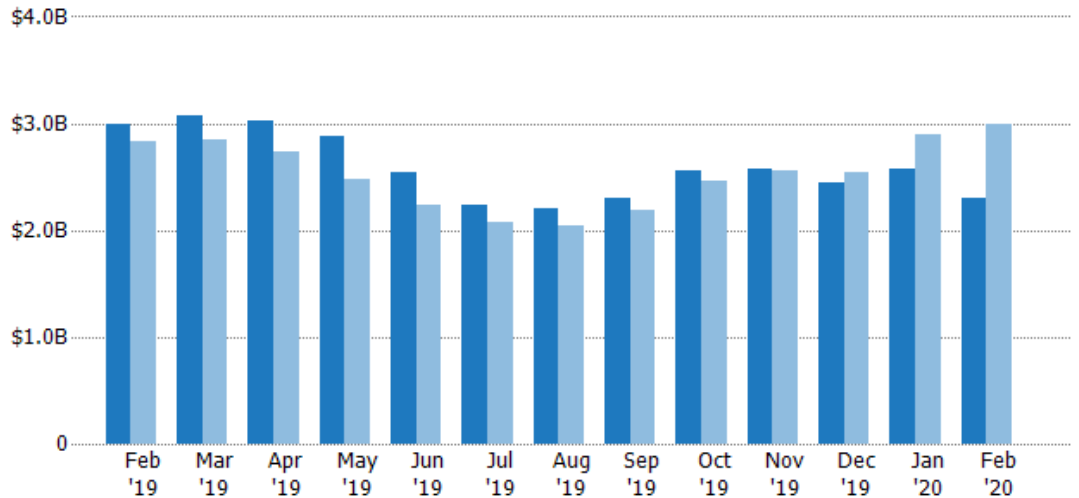
Active Listing Volume

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.
Feb '20	\$2.3B	-23%
Feb '19	\$2.99B	5.5%
Feb '18	\$2.83B	0.2%



Current Year	\$2.99B	\$3.08B	\$3.02B	\$2.88B	\$2.55B	\$2.24B	\$2.2B	\$2.3B	\$2.55B	\$2.57B	\$2.44B	\$2.58B	\$2.3B
Prior Year	\$2.83B	\$2.84B	\$2.73B	\$2.48B	\$2.24B	\$2.08B	\$2.05B	\$2.19B	\$2.46B	\$2.56B	\$2.54B	\$2.9B	\$2.99B
Percent Change from Prior Year	5%	8%	11%	16%	14%	8%	7%	5%	4%	0%	-4%	-11%	-23%

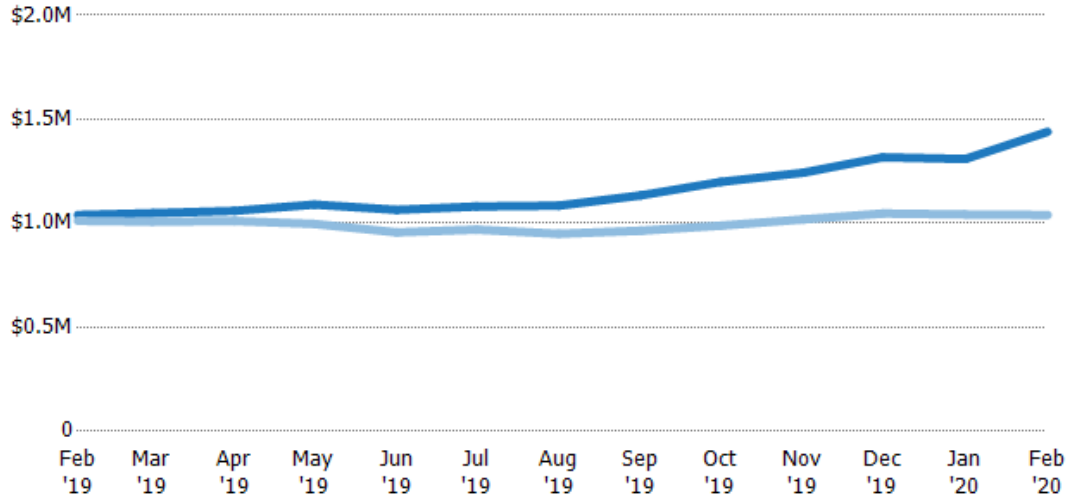
Average Listing Price

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.
Feb '20	\$1.44M	38.4%
Feb '19	\$1.04M	2.8%
Feb '18	\$1.01M	-4.6%



Current Year	\$1.04M	\$1.05M	\$1.06M	\$1.09M	\$1.06M	\$1.08M	\$1.08M	\$1.13M	\$1.2M	\$1.24M	\$1.32M	\$1.31M	\$1.44M
Prior Year	\$1.01M	\$1.01M	\$1.01M	\$997K	\$956K	\$970K	\$949K	\$964K	\$988K	\$1.02M	\$1.05M	\$1.04M	\$1.04M
Percent Change from Prior Year	3%	4%	5%	9%	11%	11%	14%	18%	21%	22%	26%	26%	38%

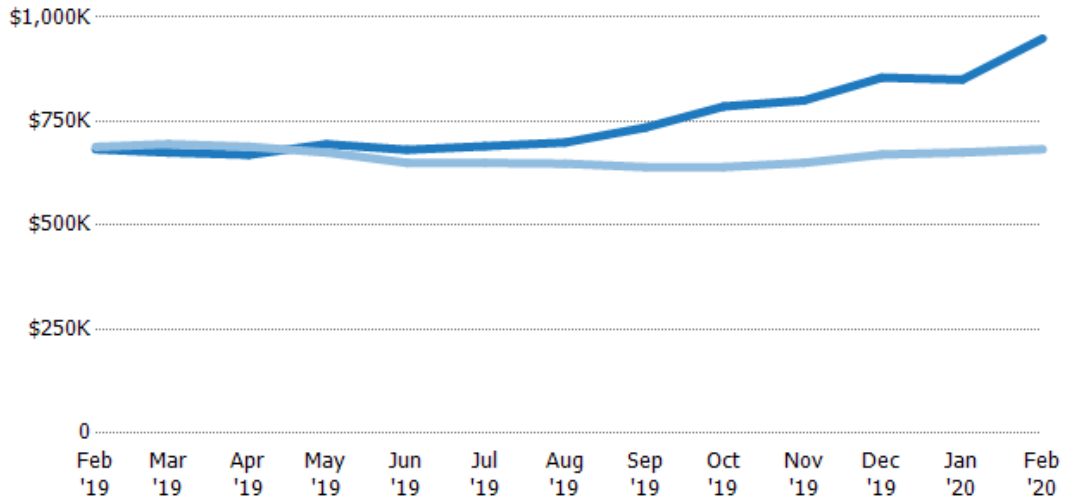
Median Listing Price

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.
Feb '20	\$949K	39%
Feb '19	\$683K	-0.8%
Feb '18	\$688K	-7.8%



Current Year	\$683K	\$675K	\$670K	\$695K	\$681K	\$690K	\$699K	\$735K	\$786K	\$800K	\$855K	\$850K	\$949K
Prior Year	\$688K	\$695K	\$689K	\$675K	\$650K	\$650K	\$648K	\$640K	\$640K	\$650K	\$670K	\$675K	\$683K
Percent Change from Prior Year	-1%	-3%	-3%	3%	5%	6%	8%	15%	23%	23%	28%	26%	39%

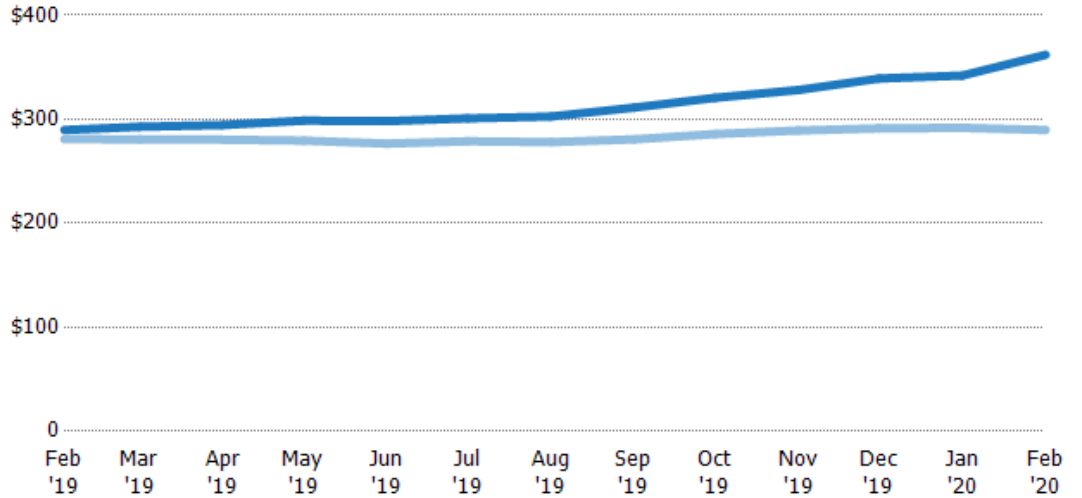
Average Listing Price per Sq Ft

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.
Feb '20	\$362	24.9%
Feb '19	\$290	3.1%
Feb '18	\$281	-3.8%



Current Year	\$290	\$293	\$294	\$299	\$298	\$301	\$303	\$311	\$321	\$328	\$339	\$342	\$362
Prior Year	\$281	\$281	\$280	\$279	\$277	\$279	\$278	\$281	\$286	\$289	\$291	\$292	\$290
Percent Change from Prior Year	3%	4%	5%	7%	8%	8%	9%	11%	12%	13%	16%	17%	25%

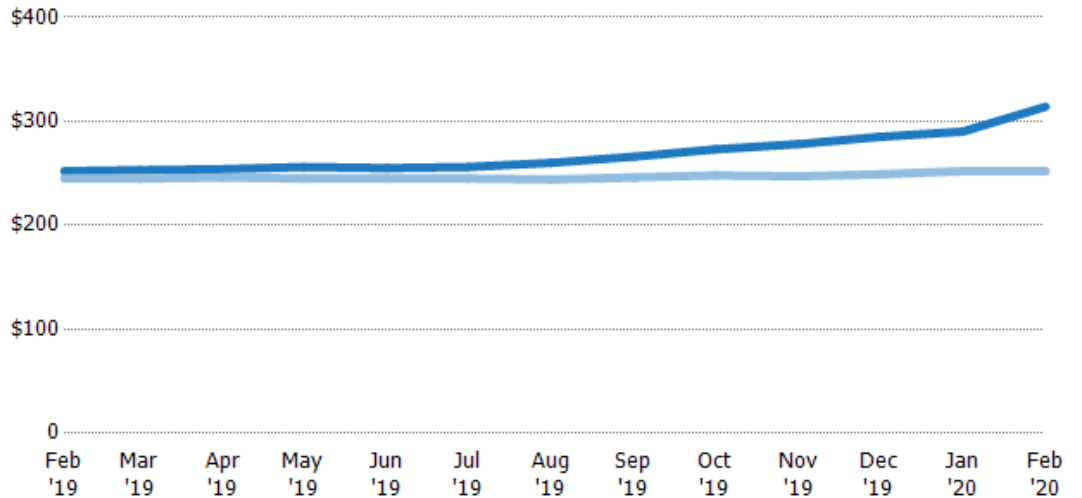
Median Listing Price per Sq Ft

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.
Feb '20	\$314	24.6%
Feb '19	\$252	2.9%
Feb '18	\$245	-4.1%



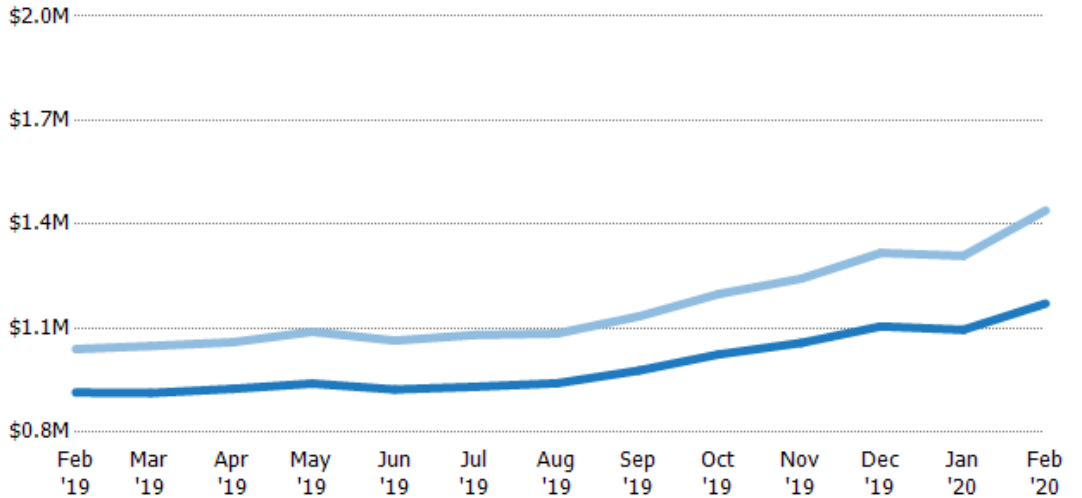
Current Year	\$252	\$253	\$254	\$256	\$255	\$256	\$260	\$266	\$273	\$278	\$285	\$290	\$314
Prior Year	\$245	\$245	\$246	\$245	\$245	\$245	\$244	\$246	\$248	\$247	\$249	\$252	\$252
Percent Change from Prior Year	3%	3%	3%	4%	4%	4%	7%	8%	10%	13%	14%	15%	25%

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



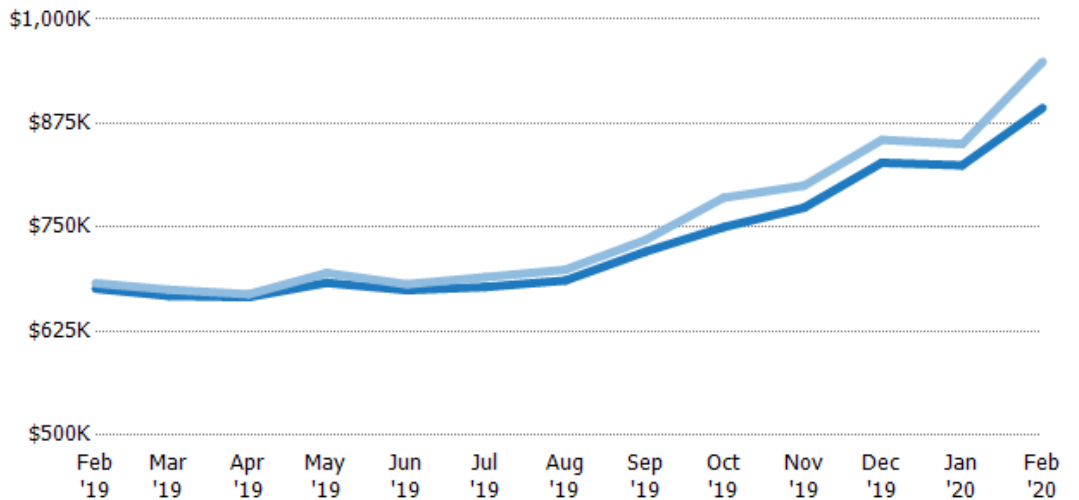
Avg Est Value	\$915K	\$913K	\$925K	\$940K	\$923K	\$931K	\$941K	\$978K	\$1.02M	\$1.06M	\$1.11M	\$1.1M	\$1.17M
Avg Listing Price	\$1.04M	\$1.05M	\$1.06M	\$1.09M	\$1.06M	\$1.08M	\$1.08M	\$1.13M	\$1.2M	\$1.24M	\$1.32M	\$1.31M	\$1.44M
Avg Listing Price as a % of Avg Est Value	114%	115%	115%	116%	115%	116%	115%	116%	117%	118%	119%	119%	123%

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



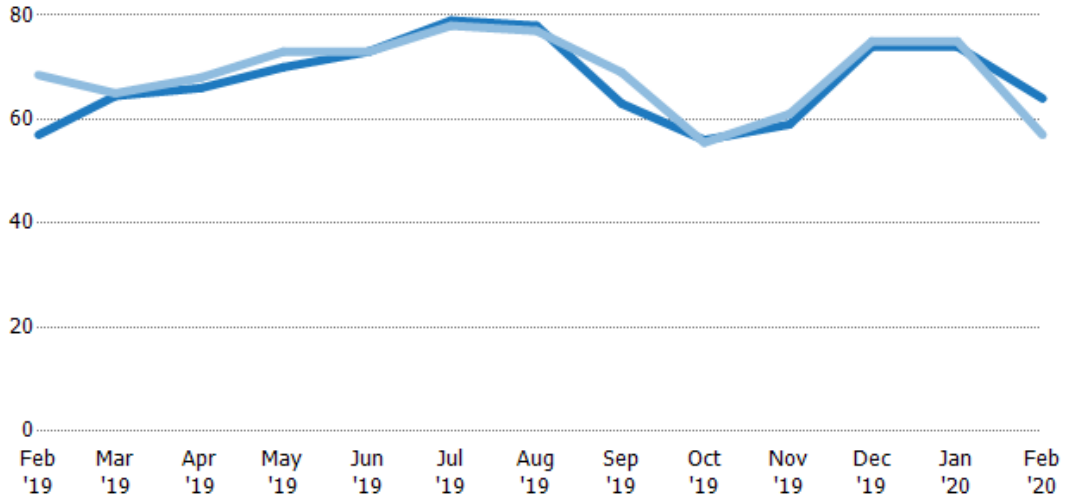
Median Est Value	\$676K	\$668K	\$666K	\$683K	\$674K	\$678K	\$686K	\$721K	\$750K	\$774K	\$828K	\$824K	\$893K
Median Listing Price	\$683K	\$675K	\$670K	\$695K	\$681K	\$690K	\$699K	\$735K	\$786K	\$800K	\$855K	\$850K	\$949K
Med Listing Price as a % of Med Est Value	101%	101%	101%	102%	101%	102%	102%	102%	105%	103%	103%	103%	106%

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.
Feb '20	64	12.3%
Feb '19	57	-16.8%
Feb '18	68.5	12.4%

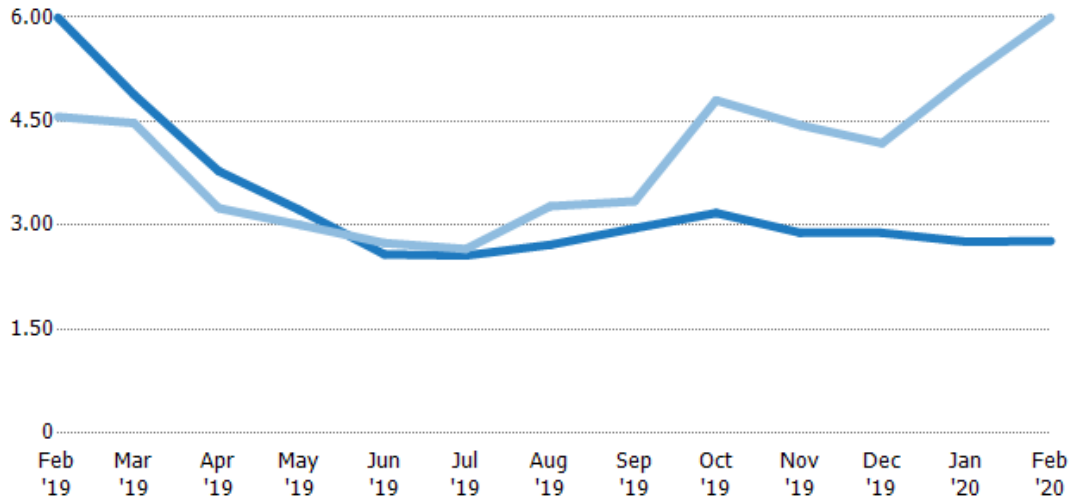
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	57	64.5	66	70	73	79	78	63	56	59	74	74	64
Prior Year	68.5	65	68	73	73	78	77	69	55.5	61	75	75	57
Percent Change from Prior Year	-17%	-1%	-3%	-4%	0%	1%	1%	-9%	1%	-3%	-1%	-1%	12%

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.
Feb '20	2.77	-53.8%
Feb '19	6	31.4%
Feb '18	4.56	22.8%

	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	6	4.88	3.78	3.22	2.58	2.56	2.72	2.96	3.18	2.89	2.89	2.76	2.77
Prior Year	4.56	4.47	3.25	3	2.74	2.66	3.28	3.35	4.8	4.44	4.18	5.13	6
Percent Change from Prior Year	31%	9%	17%	7%	-6%	-4%	-17%	-12%	-34%	-35%	-31%	-46%	-54%

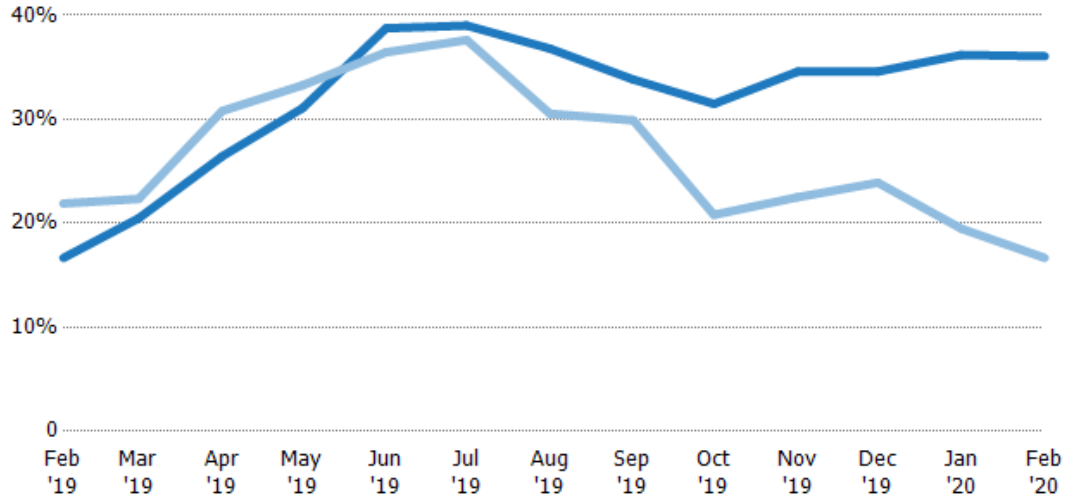
Absorption Rate

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.
Feb '20	36%	-19.4%
Feb '19	17%	5.2%
Feb '18	22%	-18.5%



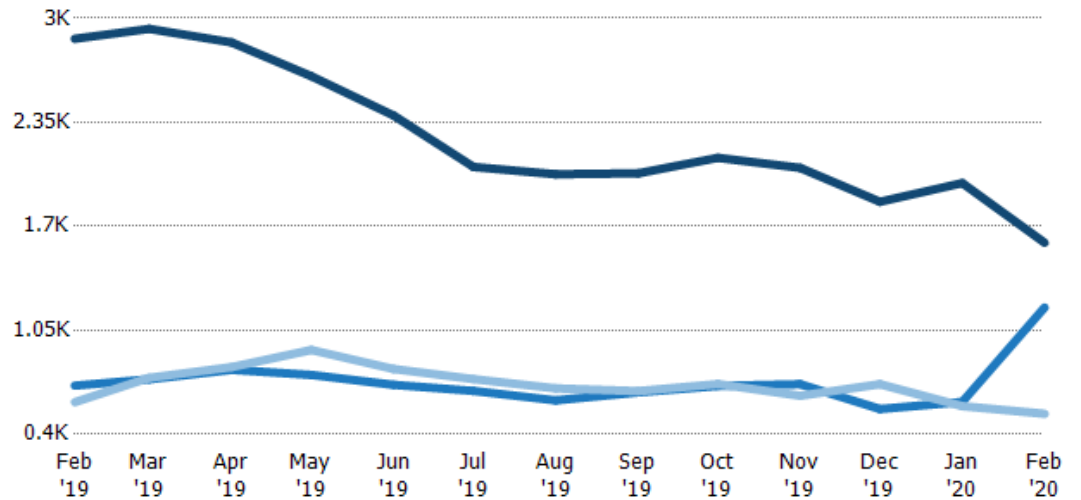
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	17%	20%	26%	31%	39%	39%	37%	34%	31%	35%	35%	36%	36%
Prior Year	22%	22%	31%	33%	36%	38%	31%	30%	21%	23%	24%	19%	17%
Change from Prior Year	5%	2%	4%	2%	-2%	-1%	-6%	-4%	-11%	-12%	-11%	-17%	-19%

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



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Active	2.87K	2.93K	2.85K	2.64K	2.39K	2.07K	2.03K	2.03K	2.13K	2.07K	1.85K	1.97K	1.6K
Pending	704	744	803	771	709	671	612	662	702	713	558	602	1.19K
Sold	601	753	820	927	808	745	687	670	714	641	713	576	528

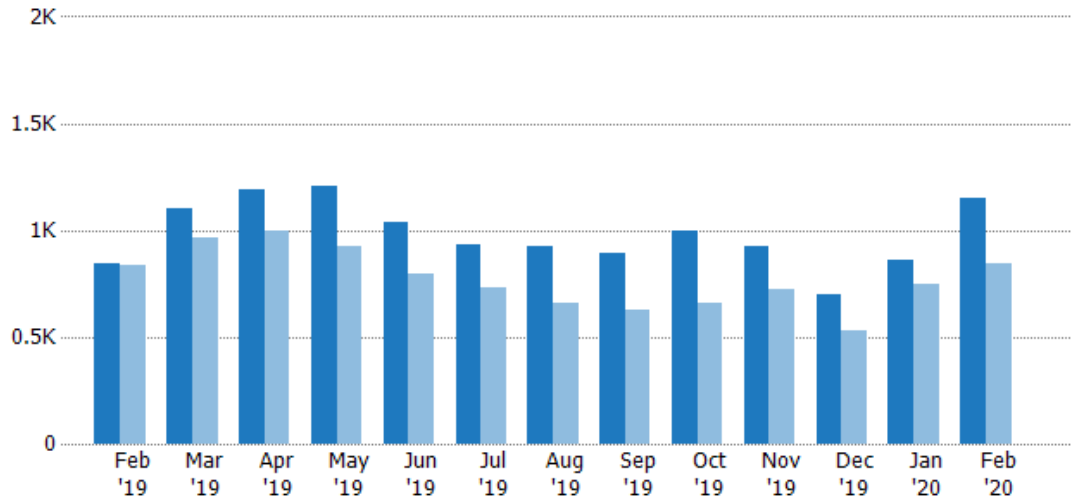
New Pending Sales

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.
Feb '20	1.15K	36.2%
Feb '19	843	0.6%
Feb '18	838	-1.6%



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	843	1.11K	1.19K	1.21K	1.04K	929	925	892	1K	921	699	860	1.15K
Prior Year	838	967	998	926	797	731	658	627	656	721	531	751	843
Percent Change from Prior Year	1%	14%	19%	30%	30%	27%	41%	42%	52%	28%	32%	15%	36%

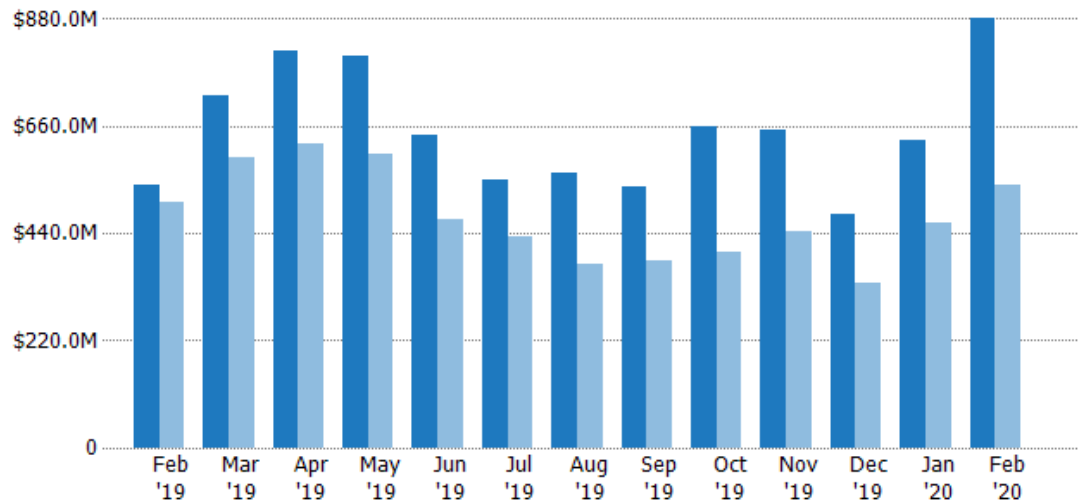
New Pending Sales Volume

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.
Feb '20	\$883M	63.3%
Feb '19	\$541M	7.4%
Feb '18	\$503M	-11.8%



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	\$541M	\$722M	\$815M	\$804M	\$642M	\$551M	\$564M	\$535M	\$658M	\$651M	\$481M	\$631M	\$883M
Prior Year	\$503M	\$595M	\$625M	\$602M	\$468M	\$432M	\$379M	\$383M	\$401M	\$444M	\$339M	\$463M	\$541M
Percent Change from Prior Year	7%	21%	30%	34%	37%	27%	49%	40%	64%	47%	42%	36%	63%

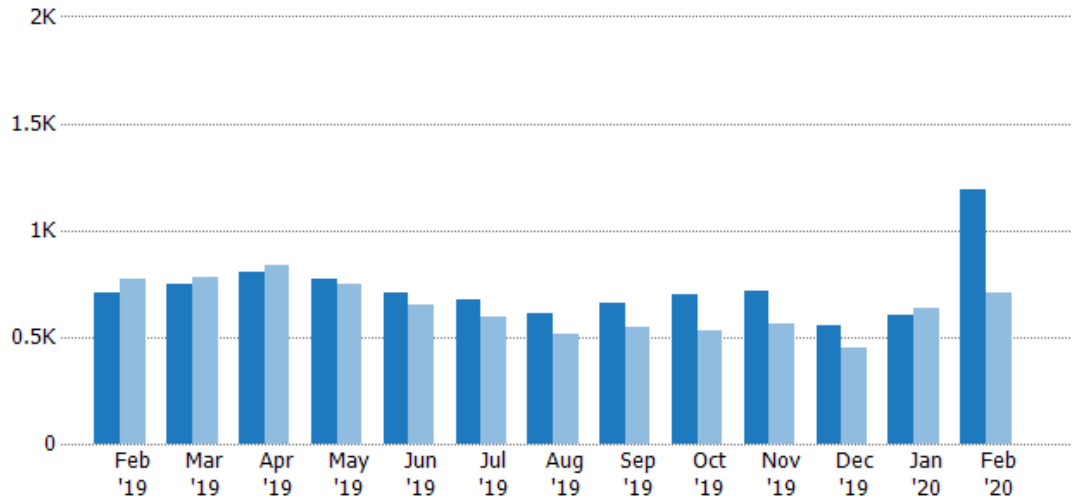
Pending Sales

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.
Feb '20	1.19K	69.5%
Feb '19	704	-8.8%
Feb '18	772	2.1%



Current Year	704	744	803	771	709	671	612	662	702	713	558	602	1.19K
Prior Year	772	777	836	747	654	598	512	548	531	565	446	634	704
Percent Change from Prior Year	-9%	-4%	-4%	3%	8%	12%	20%	21%	32%	26%	25%	-5%	69%

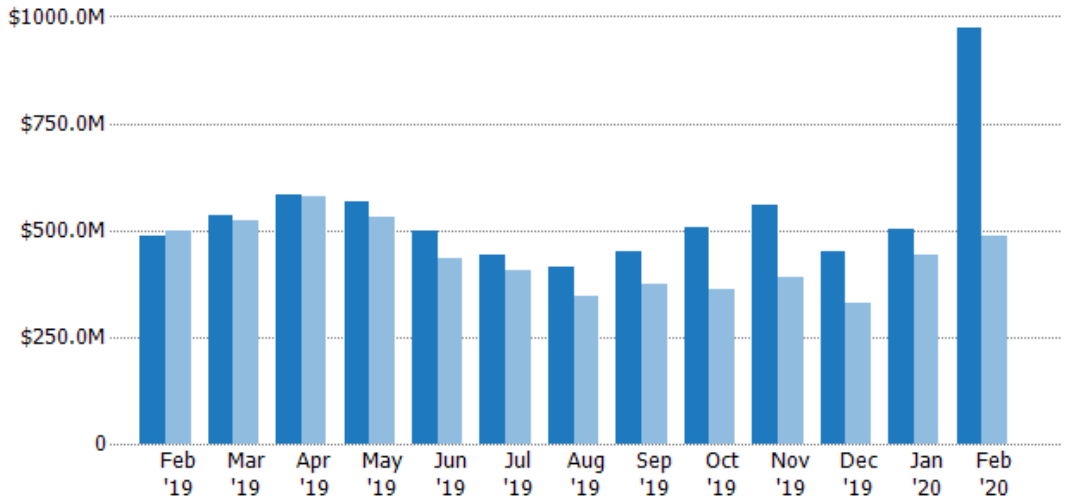
Pending Sales Volume

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.
Feb '20	\$975M	100.4%
Feb '19	\$486M	-2.6%
Feb '18	\$499M	-9.2%



Current Year	\$486M	\$533M	\$582M	\$568M	\$499M	\$441M	\$412M	\$450M	\$506M	\$558M	\$448M	\$502M	\$975M
Prior Year	\$499M	\$521M	\$578M	\$531M	\$435M	\$405M	\$346M	\$376M	\$360M	\$391M	\$328M	\$443M	\$486M
Percent Change from Prior Year	-3%	2%	1%	7%	15%	9%	19%	20%	40%	43%	37%	13%	100%

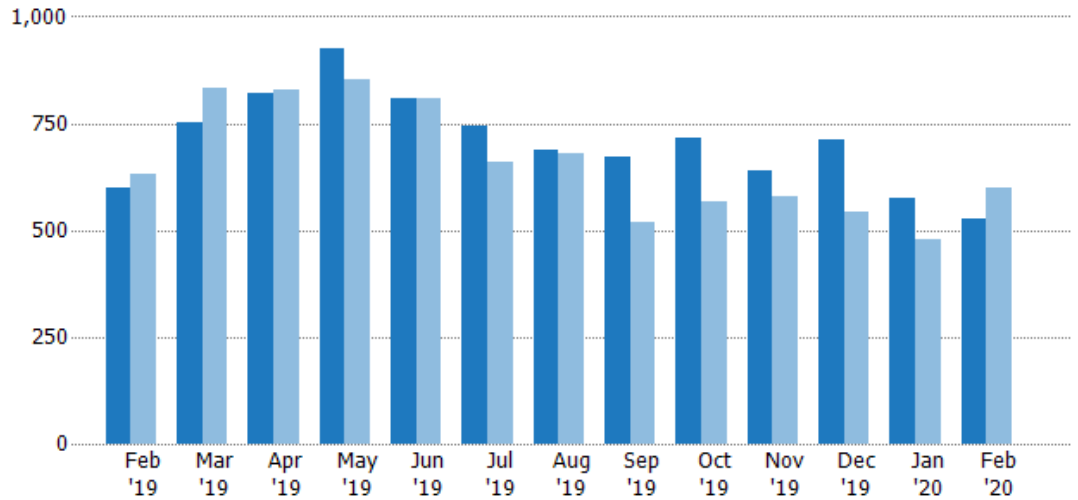
Closed Sales

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.
Feb '20	528	-12.1%
Feb '19	601	-4.8%
Feb '18	631	-3.3%



Current Year	601	753	820	927	808	745	687	670	714	641	713	576	528
Prior Year	631	832	828	852	807	658	678	518	565	580	542	479	601
Percent Change from Prior Year	-5%	-9%	-1%	9%	0%	13%	1%	29%	26%	11%	32%	20%	-12%

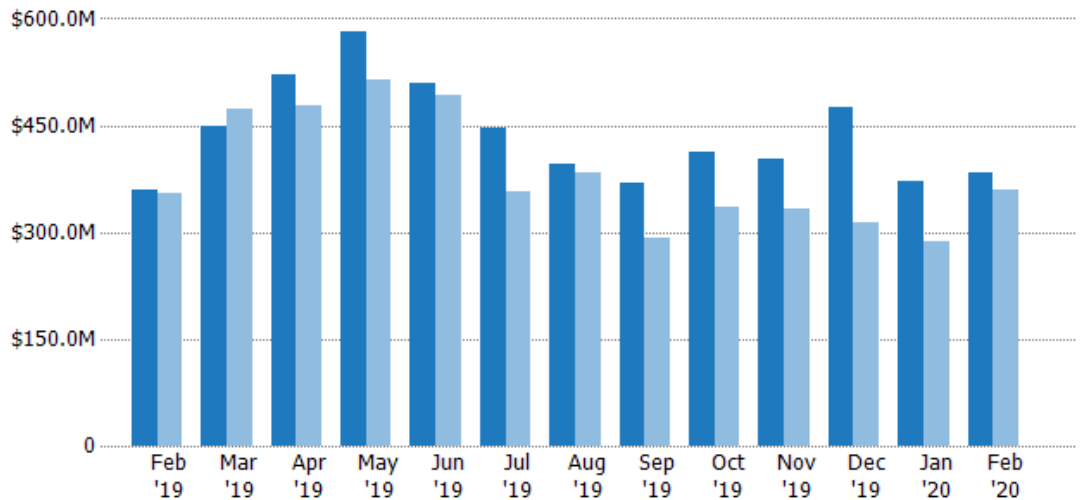
Closed Sales Volume

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.
Feb '20	\$384M	6.6%
Feb '19	\$360M	1.5%
Feb '18	\$355M	-14.9%



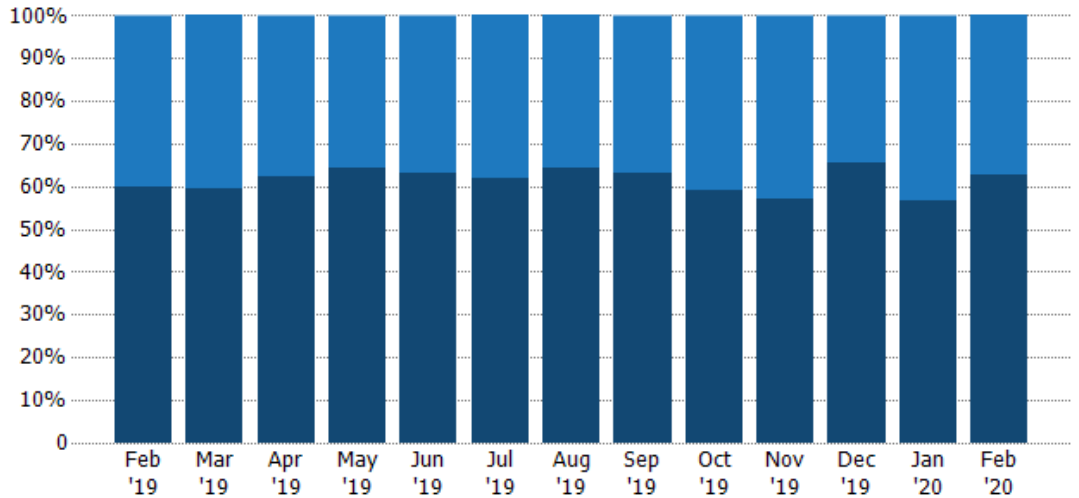
Current Year	\$360M	\$450M	\$522M	\$582M	\$510M	\$447M	\$395M	\$370M	\$414M	\$404M	\$475M	\$371M	\$384M
Prior Year	\$355M	\$474M	\$477M	\$514M	\$492M	\$357M	\$383M	\$293M	\$335M	\$333M	\$314M	\$286M	\$360M
Percent Change from Prior Year	1%	-5%	9%	13%	4%	25%	3%	26%	23%	21%	51%	29%	7%

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



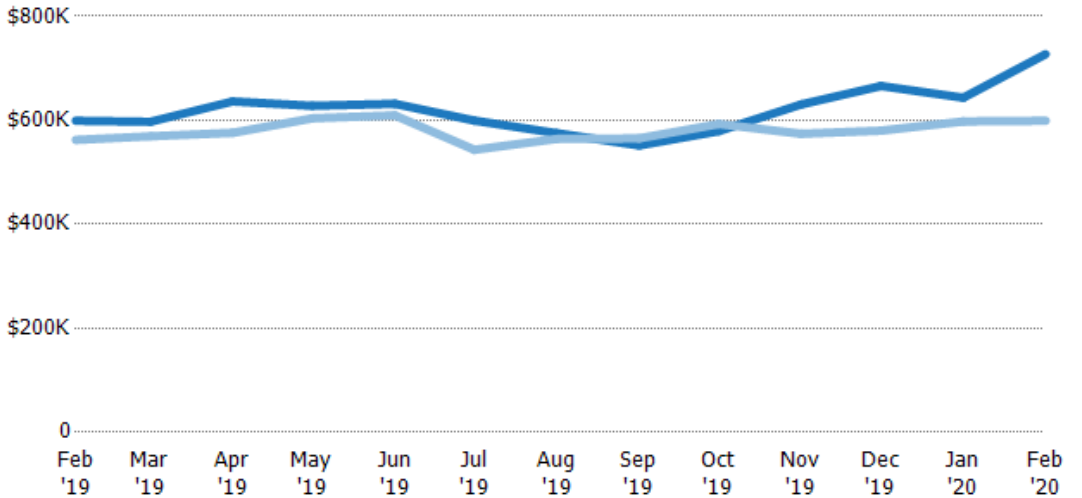
Property Type	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Mobile/Manufactured	0%	-	0%	0%	0%	-	-	0%	0%	0%	0%	0%	-
Condo/Townhouse	40%	40%	38%	35%	37%	38%	36%	37%	41%	43%	34%	43%	37%
Single Family Residence	60%	60%	62%	64%	63%	62%	64%	63%	59%	57%	65%	57%	63%

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.
Feb '20	\$727K	21.4%
Feb '19	\$599K	6.5%
Feb '18	\$562K	-11.9%

Property Type	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	\$599K	\$597K	\$636K	\$628K	\$632K	\$599K	\$575K	\$552K	\$579K	\$630K	\$666K	\$643K	\$727K
Prior Year	\$562K	\$569K	\$576K	\$604K	\$610K	\$543K	\$564K	\$565K	\$593K	\$574K	\$580K	\$598K	\$599K
Percent Change from Prior Year	7%	5%	10%	4%	4%	10%	2%	-2%	-2%	10%	15%	8%	21%

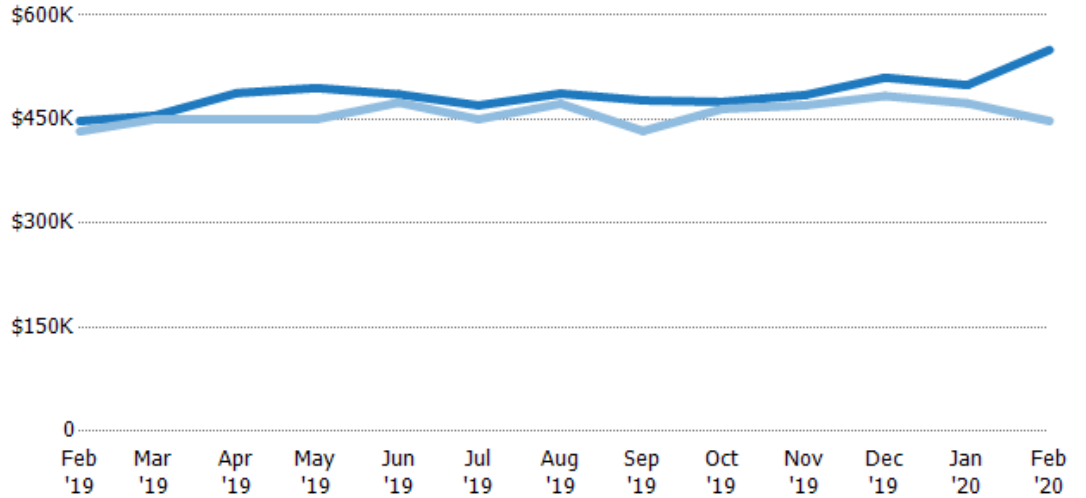
Median Sales Price

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.
Feb '20	\$550K	22.9%
Feb '19	\$448K	3.5%
Feb '18	\$433K	-8.6%



Current Year	\$448K	\$455K	\$488K	\$495K	\$486K	\$470K	\$487K	\$477K	\$475K	\$485K	\$510K	\$499K	\$550K
Prior Year	\$433K	\$450K	\$450K	\$450K	\$474K	\$450K	\$472K	\$433K	\$465K	\$470K	\$484K	\$473K	\$448K
Percent Change from Prior Year	3%	1%	8%	10%	3%	4%	3%	10%	2%	3%	5%	6%	23%

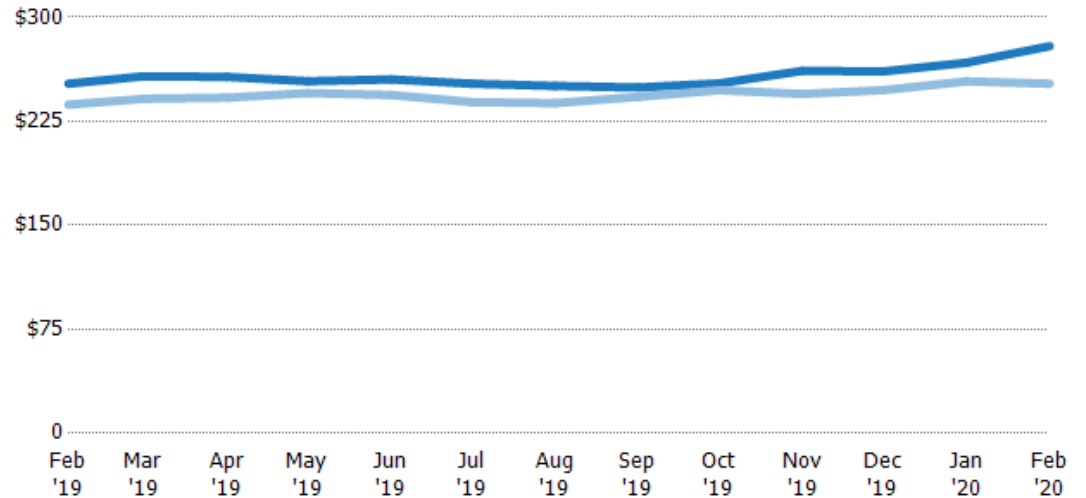
Average Sales Price per Sq Ft

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.
Feb '20	\$279	10.7%
Feb '19	\$252	6.4%
Feb '18	\$237	-6.4%



Current Year	\$252	\$257	\$257	\$254	\$255	\$252	\$250	\$249	\$252	\$261	\$261	\$267	\$279
Prior Year	\$237	\$241	\$242	\$245	\$244	\$239	\$238	\$243	\$247	\$245	\$247	\$254	\$252
Percent Change from Prior Year	6%	7%	6%	3%	5%	6%	5%	3%	2%	7%	5%	5%	11%

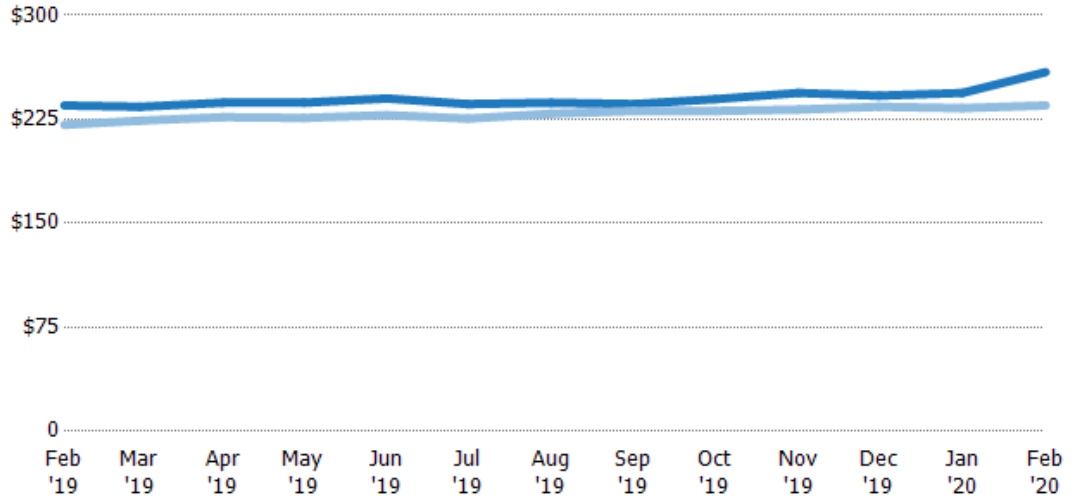
Median Sales Price per Sq Ft

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.
Feb '20	\$259	10.2%
Feb '19	\$235	6.3%
Feb '18	\$221	-6.8%



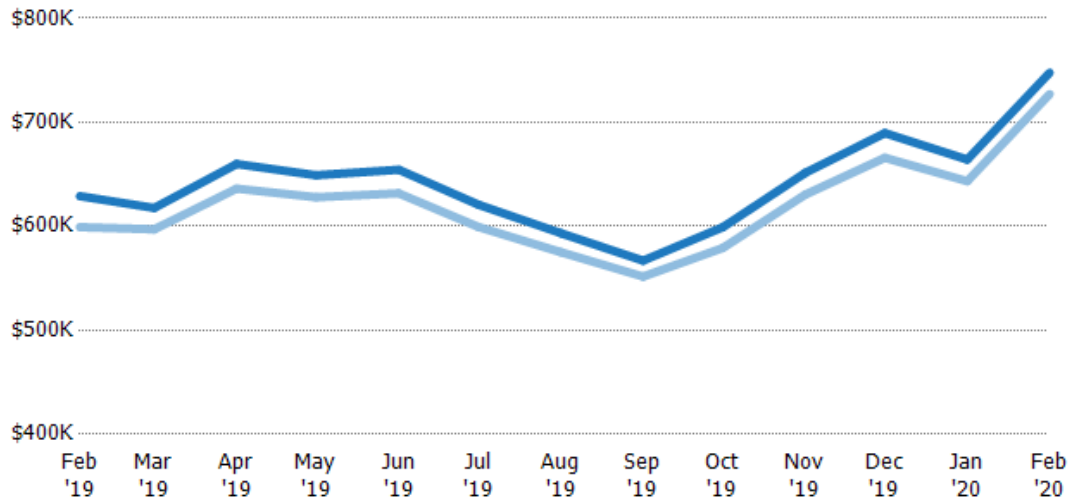
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	\$235	\$234	\$237	\$237	\$240	\$236	\$237	\$236	\$240	\$244	\$242	\$244	\$259
Prior Year	\$221	\$224	\$227	\$226	\$228	\$226	\$229	\$231	\$231	\$232	\$234	\$233	\$235
Percent Change from Prior Year	6%	4%	5%	5%	5%	5%	3%	2%	4%	5%	3%	5%	10%

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



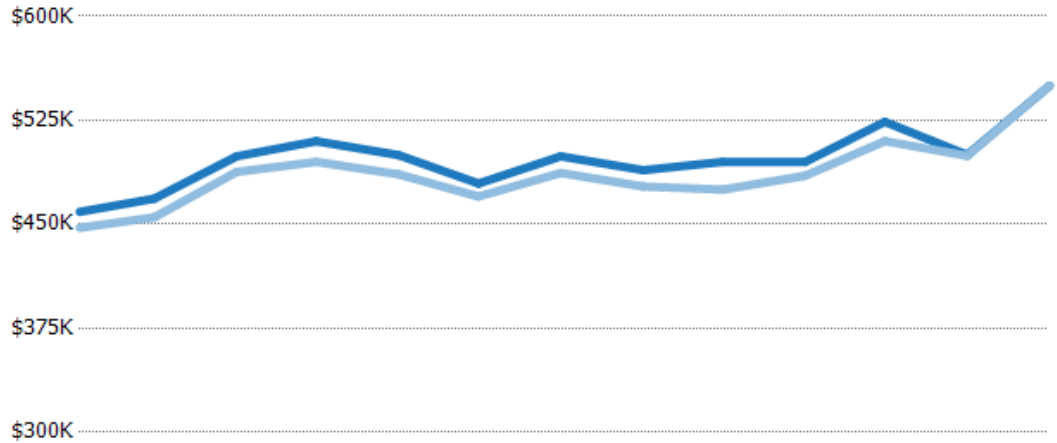
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Avg List Price	\$629K	\$618K	\$660K	\$649K	\$654K	\$621K	\$593K	\$567K	\$599K	\$651K	\$690K	\$664K	\$748K
Avg Sales Price	\$599K	\$597K	\$636K	\$628K	\$632K	\$599K	\$575K	\$552K	\$579K	\$630K	\$666K	\$643K	\$727K
Avg Sales Price as a % of Avg List Price	95%	97%	96%	97%	97%	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



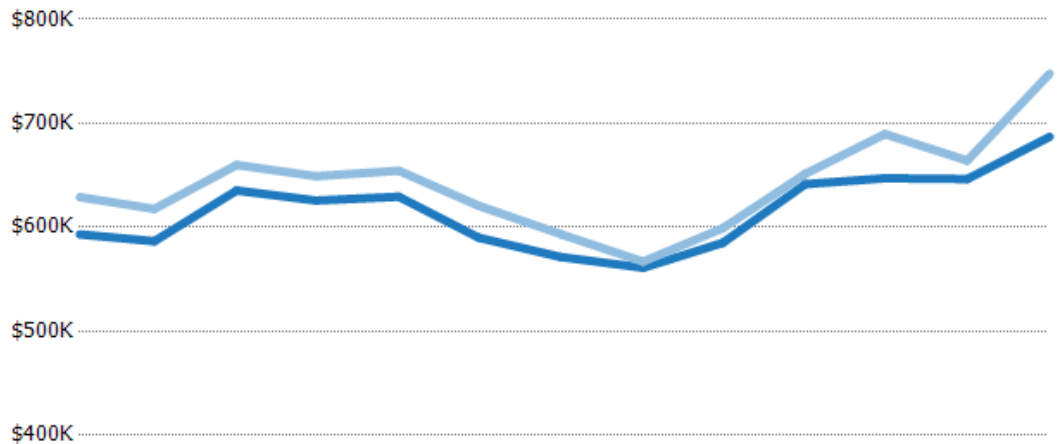
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Median List Price	\$459K	\$469K	\$499K	\$510K	\$500K	\$479K	\$499K	\$489K	\$495K	\$495K	\$524K	\$500K	\$550K
Median Sales Price	\$448K	\$455K	\$488K	\$495K	\$486K	\$470K	\$487K	\$477K	\$475K	\$485K	\$510K	\$499K	\$550K
Med Sales Price as a % of Med List Price	97%	97%	98%	97%	97%	98%	98%	98%	96%	98%	97%	100%	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

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



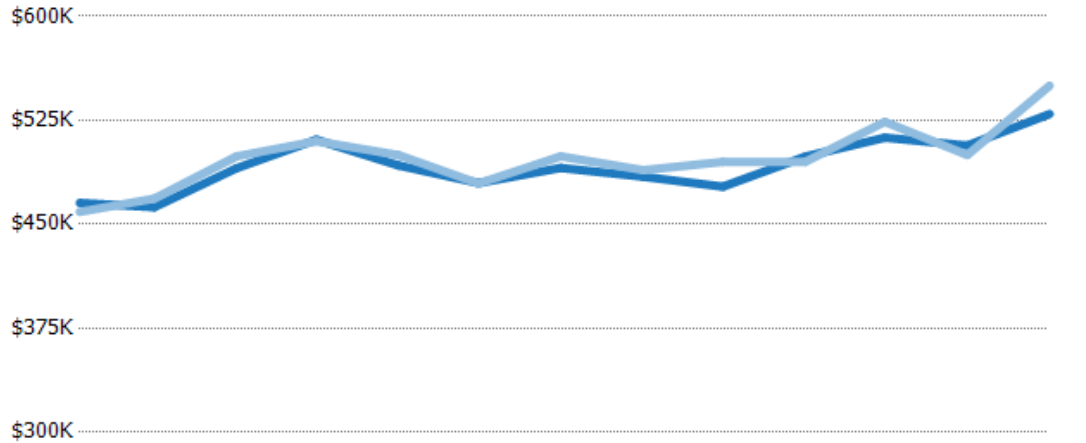
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Avg Est Value	\$593K	\$587K	\$635K	\$626K	\$629K	\$590K	\$571K	\$561K	\$585K	\$641K	\$647K	\$646K	\$687K
Avg Sales Price	\$629K	\$618K	\$660K	\$649K	\$654K	\$621K	\$593K	\$567K	\$599K	\$651K	\$690K	\$664K	\$748K
Avg Sales Price as a % of Avg Est Value	106%	105%	104%	104%	104%	105%	104%	101%	102%	102%	107%	103%	109%

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



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Median Est Value	\$465K	\$462K	\$490K	\$511K	\$492K	\$480K	\$491K	\$484K	\$477K	\$499K	\$512K	\$507K	\$529K
Median Sales Price	\$459K	\$469K	\$499K	\$510K	\$500K	\$479K	\$499K	\$489K	\$495K	\$495K	\$524K	\$500K	\$550K
Med Sales Price as a % of Med Est Value	99%	101%	102%	100%	102%	100%	102%	101%	104%	99%	102%	99%	104%

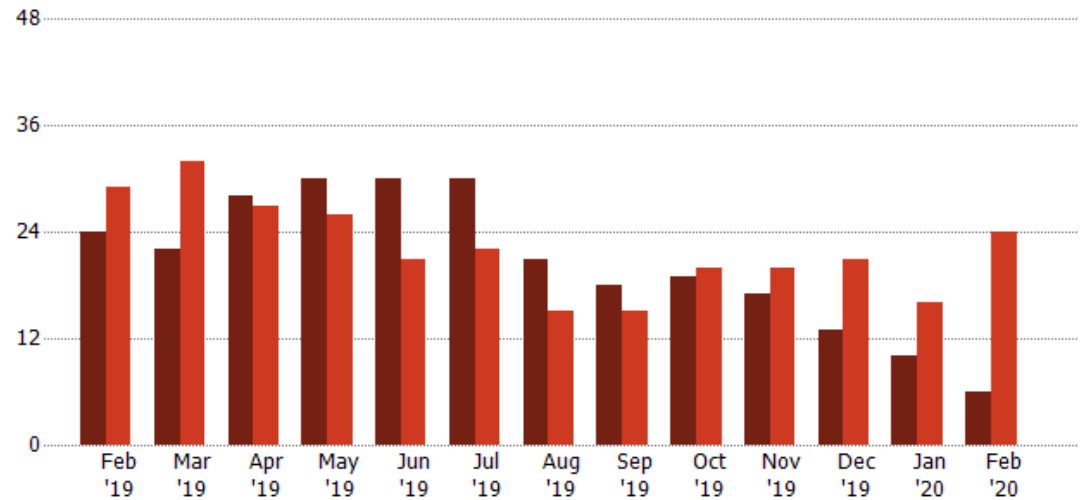
Distressed Listings

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,
 Mobile/Manufactured, Single Family
 Residence

Month/Year	Count	% Chg.
Feb '20	6	-75%
Feb '19	24	-17.2%
Feb '18	29	41.4%



Current Year	24	22	28	30	30	30	21	18	19	17	13	10	6
Prior Year	29	32	27	26	21	22	15	15	20	20	21	16	24
Percent Change from Prior Year	-17%	-31%	4%	15%	43%	36%	40%	20%	-5%	-15%	-38%	-38%	-75%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

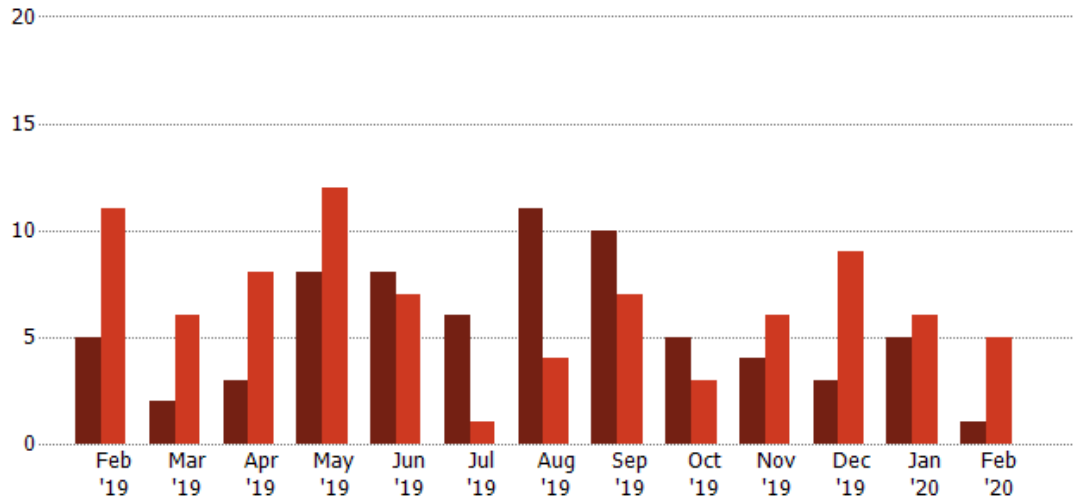
Custom Area: Scottsdale, Arizona

Saved Area

Property Type:

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

Month/ Year	Count	% Chg.
Feb '20	1	-80%
Feb '19	5	-54.5%
Feb '18	11	9.1%



Current Year	5	2	3	8	8	6	11	10	5	4	3	5	1
Prior Year	11	6	8	12	7	1	4	7	3	6	9	6	5
Percent Change from Prior Year	-55%	-67%	-63%	-33%	14%	500%	175%	43%	67%	-33%	-67%	-17%	-80%

Sales Activity by ZIP

Feb 2020

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	86	\$44,393,196	35	\$15,845,500	\$452,729	\$395,000	\$254	\$256	25
85251	154	\$92,551,670	64	\$26,523,050	\$414,423	\$302,500	\$254	\$249	32
85254	121	\$86,786,449	57	\$32,208,700	\$565,065	\$549,900	\$238	\$242	33
85255	228	\$256,452,509	99	\$111,744,980	\$1,128,737	\$776,000	\$331	\$296	53
85257	60	\$20,881,998	30	\$10,916,225	\$363,874	\$381,000	\$232	\$226	18
85258	110	\$73,414,474	65	\$35,171,250	\$541,096	\$520,000	\$268	\$256	31
85259	97	\$87,099,914	33	\$22,399,200	\$678,764	\$600,000	\$245	\$234	37
85260	112	\$63,209,477	60	\$31,366,181	\$522,770	\$419,750	\$241	\$241	25
85262	142	\$169,759,913	53	\$69,836,127	\$1,317,663	\$1,018,500	\$321	\$269	83
85266	81	\$79,753,538	32	\$27,895,000	\$871,719	\$762,500	\$275	\$282	34