



2020

SCOTTSDALE MARKET REPORT April 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	Apr 2020	Apr 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	798	1,005	-20.6%	3,538	4,118	-14.1%
New Listing Volume	\$556,009,026	\$725,115,261	-23.3%	\$2,710,515,631	\$3,079,445,216	-12%
Active Listing Count	1,839	2,800	-34.3%	N/A	N/A	
Active Listing Volume	\$2,231,713,962	\$2,939,641,390	-24.1%	N/A	N/A	
Average Listing Price	\$1,213,548	\$1,049,872	+15.6%	\$1,251,965	\$1,036,834	+20.7%
Median Listing Price	\$769,000	\$668,250	+15.1%	\$819,500	\$671,781	+22%
Average Listing Price per Sq Ft	\$339	\$294	+15.5%	\$339	\$291	+16.4%
Median Listing Price per Sq Ft	\$292	\$254	+15%	\$291	\$253	+15.1%
Median Days in RPR	55	66	-16.7%	59.04	64.27	-8.1%
Months of Inventory	2.5	3.8	-34.4%	2.9	3.9	-24.7%
Absorption Rate	40.57%	26.61%	+14%	34.19%	25.73%	+8.5%
Sales Activity Charts Metrics						
New Pending Sales Count	717	1,167	-38.6%	3,520	3,828	-8%
New Pending Sales Volume	\$460,506,935	\$801,823,755	-42.6%	\$2,541,183,485	\$2,505,574,394	+1.4%
Pending Sales Count	831	783	+6.1%	N/A	N/A	
Pending Sales Volume	\$631,798,053	\$561,137,843	+12.6%	N/A	N/A	
Closed Sales Count	443	809	-45.2%	2,337	2,619	-10.8%
Closed Sales Volume	\$302,151,338	\$514,326,514	-41.3%	\$1,602,371,798	\$1,595,713,474	+0.4%
Average Sales Price	\$682,057	\$635,756	+7.3%	\$685,653	\$609,283	+12.5%
Median Sales Price	\$525,000	\$487,000	+7.8%	\$523,807	\$467,545	+12%
Average Sales Price per Sq Ft	\$280	\$257	+9%	\$276	\$255	+8.2%
Median Sales Price per Sq Ft	\$259	\$237	+9.3%	\$255	\$235	+8.6%
Distressed Charts Metrics						
Distressed Listing Count	5	27	-81.5%	N/A	N/A	

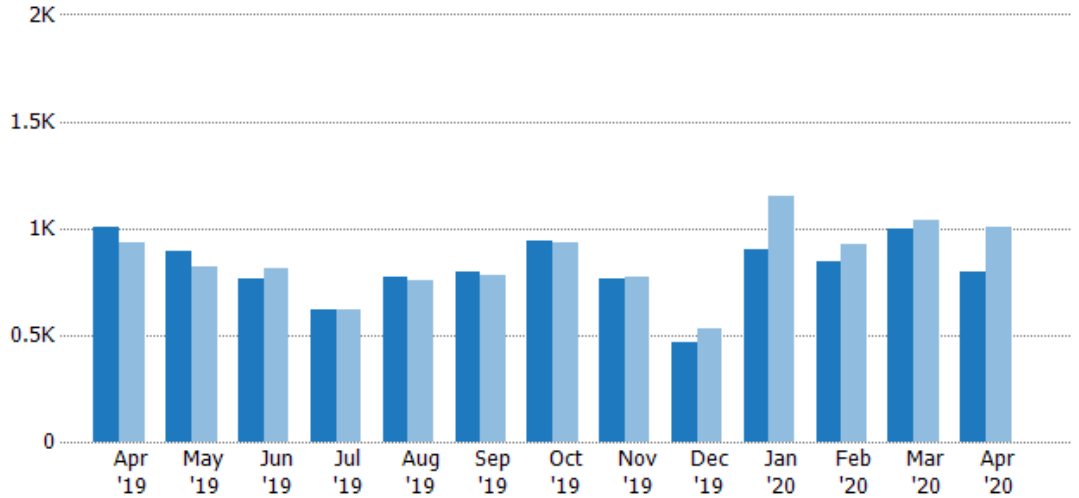
New Listings

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.
Apr '20	798	-20.6%
Apr '19	1.01K	7.8%
Apr '18	932	-6.3%



Current Year	1.01K	896	765	617	773	799	937	761	466	901	845	994	798
Prior Year	932	823	815	618	755	782	933	768	533	1.15K	926	1.03K	1.01K
Percent Change from Prior Year	8%	9%	-6%	0%	2%	2%	0%	-1%	-13%	-22%	-9%	-4%	-21%

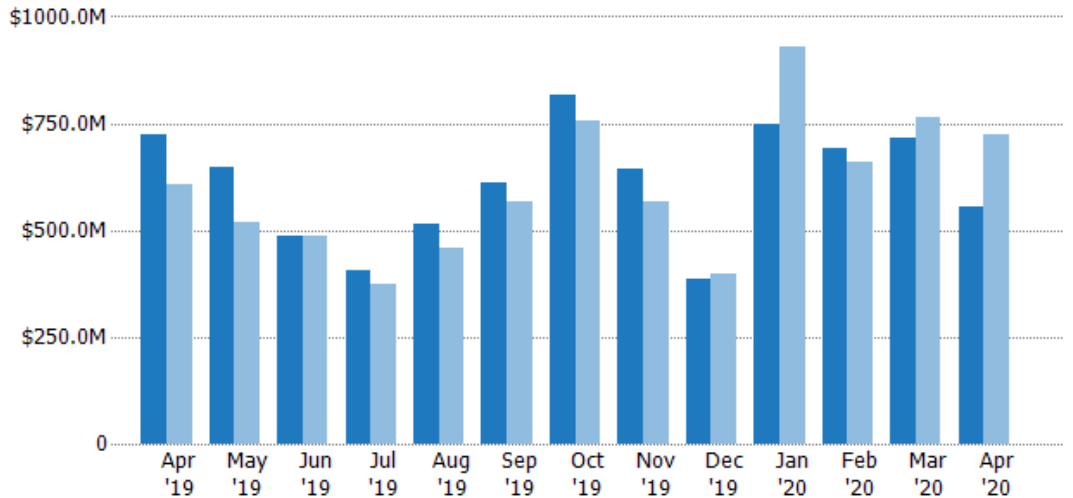
New Listing Volume

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.
Apr '20	\$556M	-23.3%
Apr '19	\$725M	19.7%
Apr '18	\$606M	-15.5%



Current Year	\$725M	\$648M	\$488M	\$404M	\$514M	\$612M	\$818M	\$643M	\$386M	\$746M	\$693M	\$715M	\$556M
Prior Year	\$606M	\$518M	\$488M	\$372M	\$459M	\$566M	\$756M	\$566M	\$397M	\$929M	\$661M	\$764M	\$725M
Percent Change from Prior Year	20%	25%	0%	9%	12%	8%	8%	13%	-3%	-20%	5%	-6%	-23%

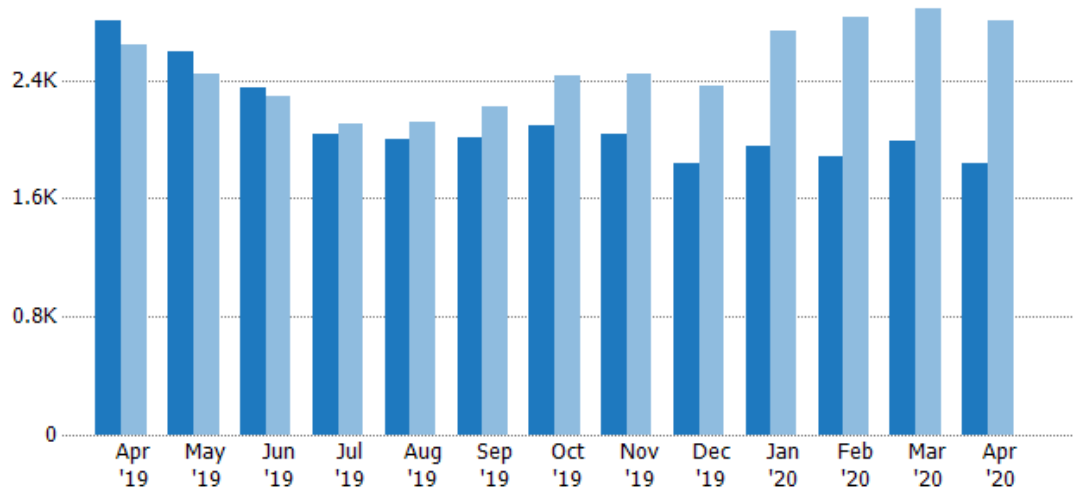
Active Listings

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.
Apr '20	1.84K	-34.3%
Apr '19	2.8K	6.2%
Apr '18	2.64K	9.2%



Current Year	2.8K	2.6K	2.35K	2.04K	2K	2.01K	2.1K	2.04K	1.83K	1.96K	1.88K	1.98K	1.84K
Prior Year	2.64K	2.44K	2.29K	2.1K	2.12K	2.22K	2.43K	2.44K	2.37K	2.73K	2.83K	2.88K	2.8K
Percent Change from Prior Year	6%	6%	3%	-3%	-5%	-10%	-14%	-17%	-22%	-28%	-33%	-31%	-34%

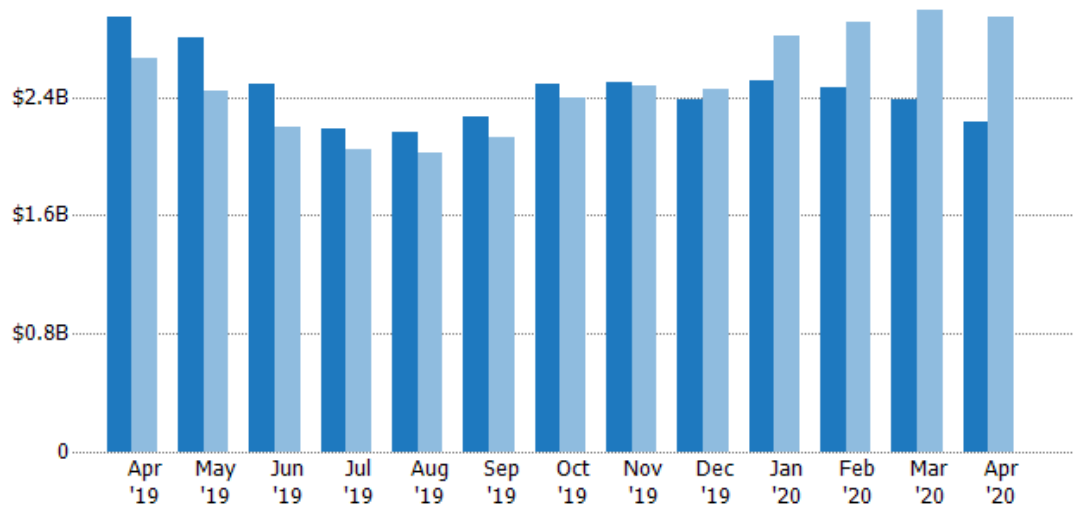
Active Listing Volume

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.
Apr '20	\$2.23B	-24.1%
Apr '19	\$2.94B	10.3%
Apr '18	\$2.66B	2%



Current Year	\$2.94B	\$2.81B	\$2.49B	\$2.19B	\$2.16B	\$2.27B	\$2.49B	\$2.5B	\$2.38B	\$2.51B	\$2.47B	\$2.38B	\$2.23B
Prior Year	\$2.66B	\$2.44B	\$2.19B	\$2.04B	\$2.02B	\$2.13B	\$2.39B	\$2.47B	\$2.45B	\$2.82B	\$2.91B	\$2.99B	\$2.94B
Percent Change from Prior Year	10%	15%	13%	7%	7%	6%	4%	1%	-3%	-11%	-15%	-20%	-24%

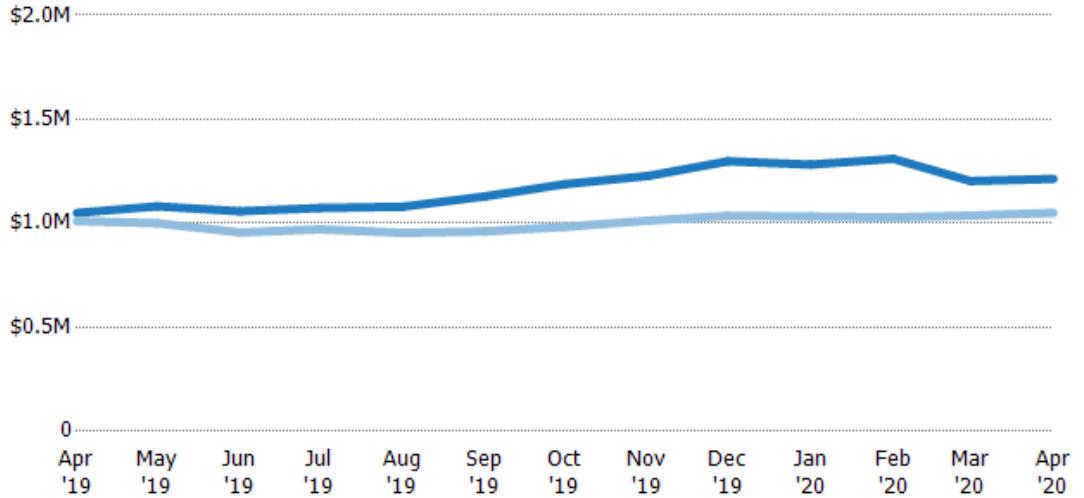
Average Listing Price

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.
Apr '20	\$1.21M	15.6%
Apr '19	\$1.05M	3.9%
Apr '18	\$1.01M	-6.6%



Current Year	\$1.05M	\$1.08M	\$1.06M	\$1.07M	\$1.08M	\$1.13M	\$1.19M	\$1.23M	\$1.3M	\$1.28M	\$1.31M	\$1.2M	\$1.21M
Prior Year	\$1.01M	\$1M	\$956K	\$971K	\$954K	\$961K	\$983K	\$1.01M	\$1.04M	\$1.03M	\$1.03M	\$1.04M	\$1.05M
Percent Change from Prior Year	4%	8%	11%	11%	13%	18%	21%	21%	25%	24%	27%	16%	16%

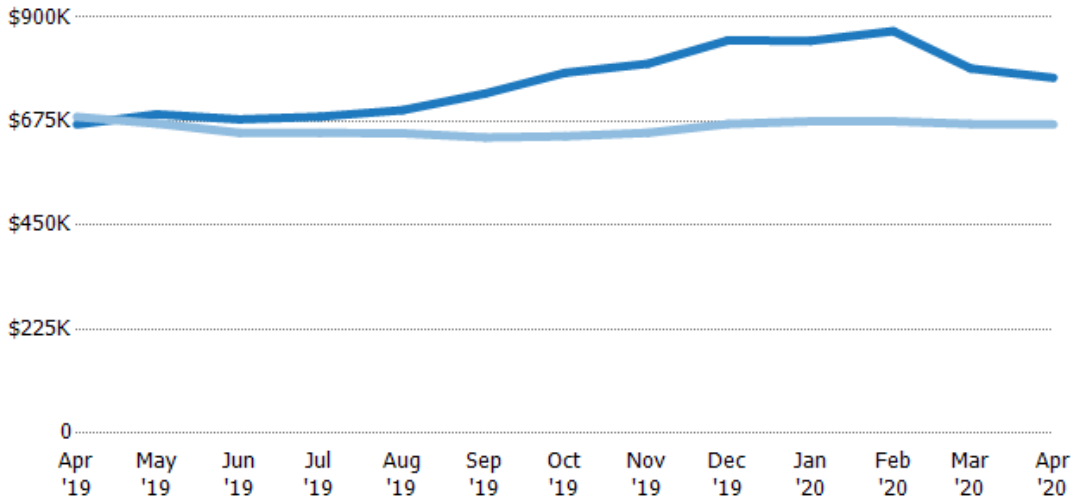
Median Listing Price

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.
Apr '20	\$769K	15.1%
Apr '19	\$668K	-2.4%
Apr '18	\$684K	-7.2%



Current Year	\$668K	\$690K	\$679K	\$685K	\$699K	\$735K	\$780K	\$800K	\$850K	\$849K	\$870K	\$789K	\$769K
Prior Year	\$684K	\$670K	\$650K	\$650K	\$649K	\$640K	\$643K	\$650K	\$669K	\$675K	\$675K	\$669K	\$668K
Percent Change from Prior Year	-2%	3%	4%	5%	8%	15%	21%	23%	27%	26%	29%	18%	15%

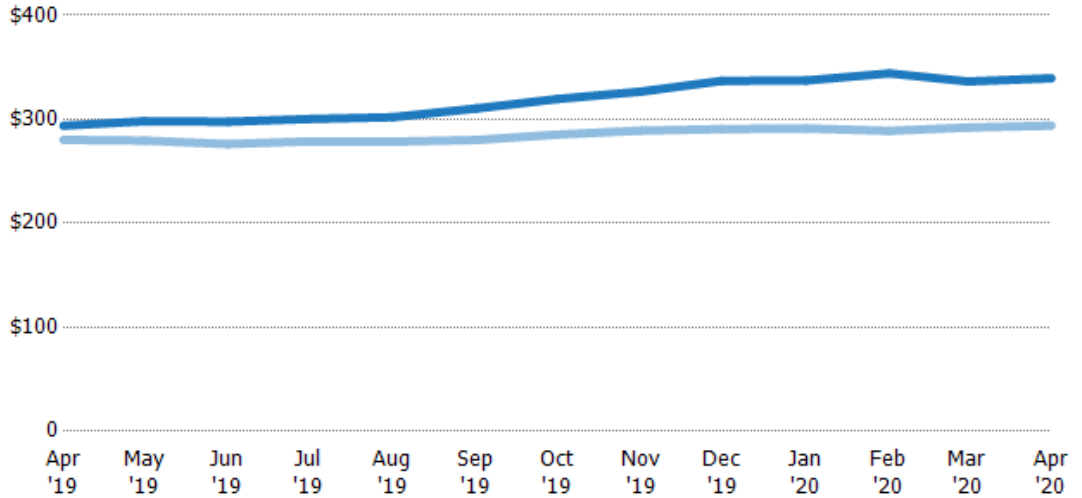
Average Listing Price per Sq Ft

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

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Apr '20	\$339	15.5%
Apr '19	\$294	4.8%
Apr '18	\$280	-4%



Current Year	\$294	\$298	\$298	\$300	\$302	\$310	\$319	\$327	\$337	\$337	\$344	\$336	\$339
Prior Year	\$280	\$279	\$276	\$279	\$278	\$280	\$285	\$289	\$291	\$291	\$289	\$292	\$294
Percent Change from Prior Year	5%	7%	8%	8%	8%	11%	12%	13%	16%	16%	19%	15%	16%

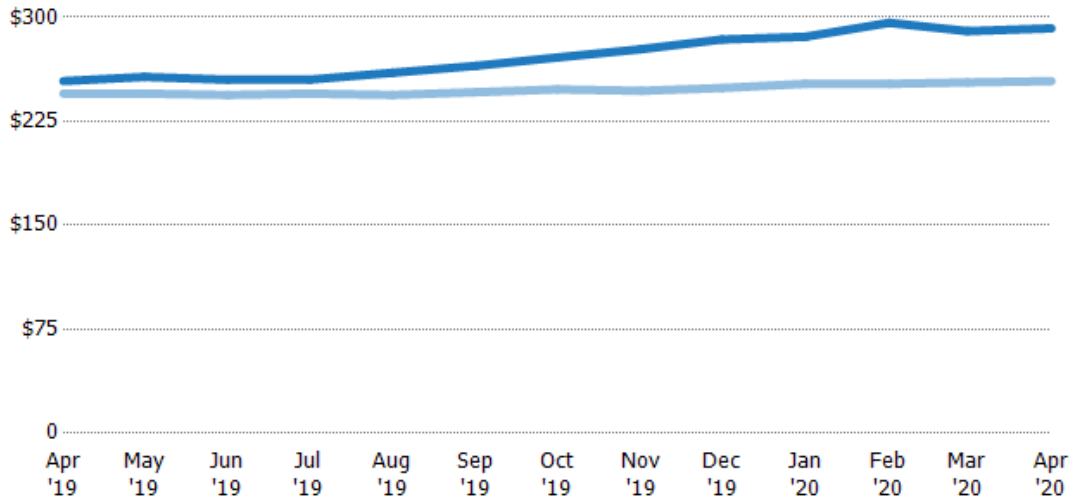
Median Listing Price per Sq Ft

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.
Apr '20	\$292	15%
Apr '19	\$254	3.7%
Apr '18	\$245	-4.1%



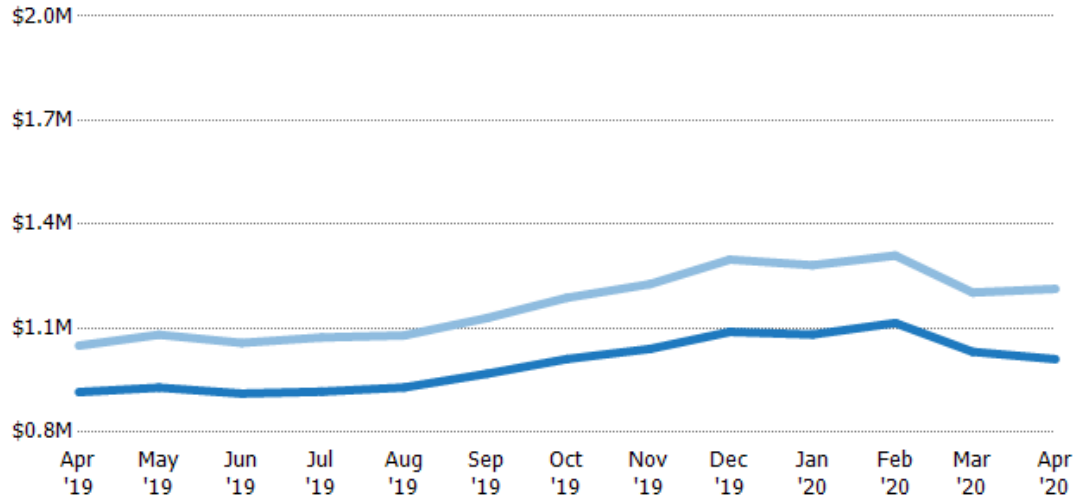
Current Year	\$254	\$257	\$255	\$255	\$260	\$265	\$271	\$277	\$284	\$286	\$296	\$290	\$292
Prior Year	\$245	\$245	\$244	\$245	\$244	\$246	\$248	\$247	\$249	\$252	\$252	\$253	\$254
Percent Change from Prior Year	4%	5%	5%	4%	7%	8%	9%	12%	14%	13%	17%	15%	15%

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



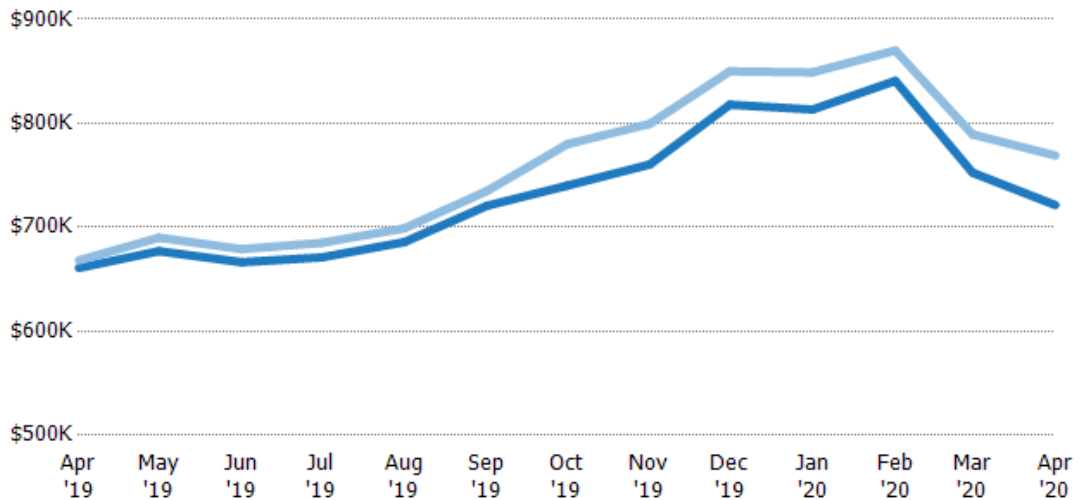
Avg Est Value	\$916K	\$929K	\$912K	\$917K	\$929K	\$969K	\$1.01M	\$1.04M	\$1.09M	\$1.08M	\$1.12M	\$1.03M	\$1.01M
Avg Listing Price	\$1.05M	\$1.08M	\$1.06M	\$1.07M	\$1.08M	\$1.13M	\$1.19M	\$1.23M	\$1.3M	\$1.28M	\$1.31M	\$1.2M	\$1.21M
Avg Listing Price as a % of Avg Est Value	115%	116%	116%	117%	116%	117%	117%	118%	119%	118%	117%	117%	120%

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	\$661K	\$677K	\$666K	\$671K	\$686K	\$721K	\$740K	\$760K	\$818K	\$813K	\$841K	\$752K	\$721K
Median Listing Price	\$668K	\$690K	\$679K	\$685K	\$699K	\$735K	\$780K	\$800K	\$850K	\$849K	\$870K	\$789K	\$769K
Med Listing Price as a % of Med Est Value	101%	102%	102%	102%	102%	102%	105%	105%	104%	104%	103%	105%	107%

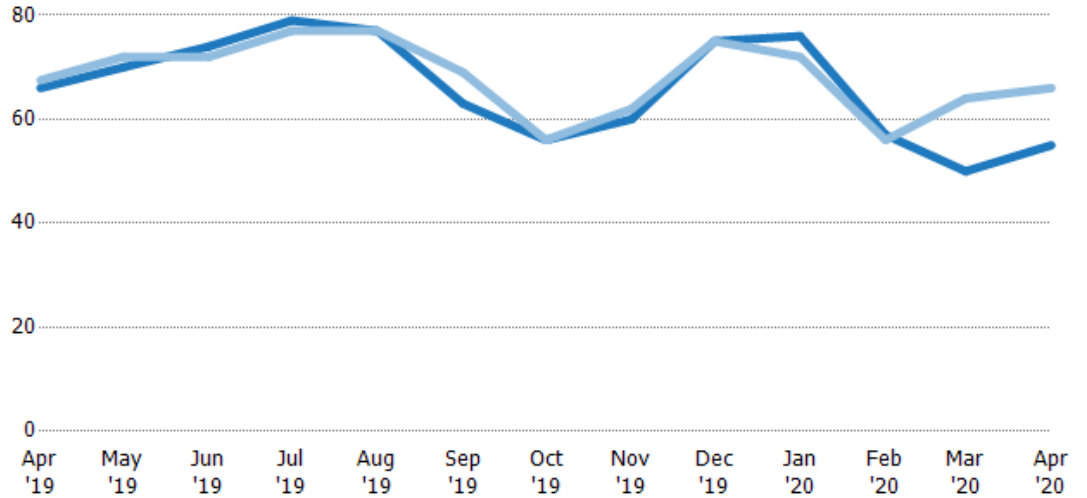
Median Days in RPR

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.
Apr '20	55	-16.7%
Apr '19	66	-2.2%
Apr '18	67.5	8.1%



	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	66	70	74	79	77	63	56	60	75	76	57	50	55
Prior Year	67.5	72	72	77	77	69	56	62	75	72	56	64	66
Percent Change from Prior Year	-2%	-3%	3%	3%	0%	-9%	0%	-3%	0%	6%	2%	-22%	-17%

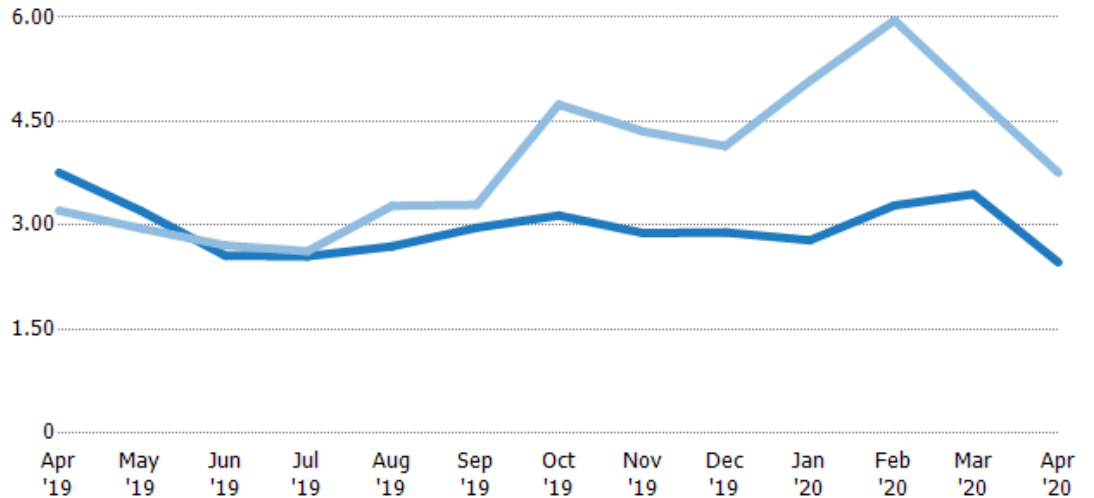
Months of Inventory

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.
Apr '20	2.47	-34.4%
Apr '19	3.76	17.1%
Apr '18	3.21	10%



	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	3.76	3.21	2.56	2.55	2.7	2.96	3.14	2.89	2.9	2.78	3.29	3.45	2.47
Prior Year	3.21	2.96	2.71	2.63	3.28	3.3	4.74	4.35	4.14	5.08	5.96	4.88	3.76
Percent Change from Prior Year	17%	9%	-6%	-3%	-18%	-10%	-34%	-34%	-30%	-45%	-45%	-29%	-34%

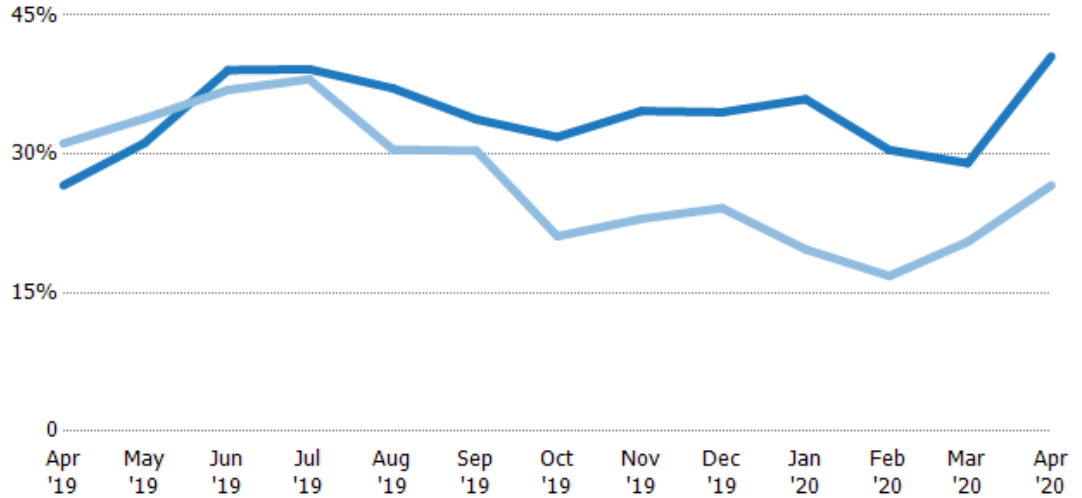
Absorption Rate

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.
Apr '20	41%	-14%
Apr '19	27%	4.5%
Apr '18	31%	-9.1%



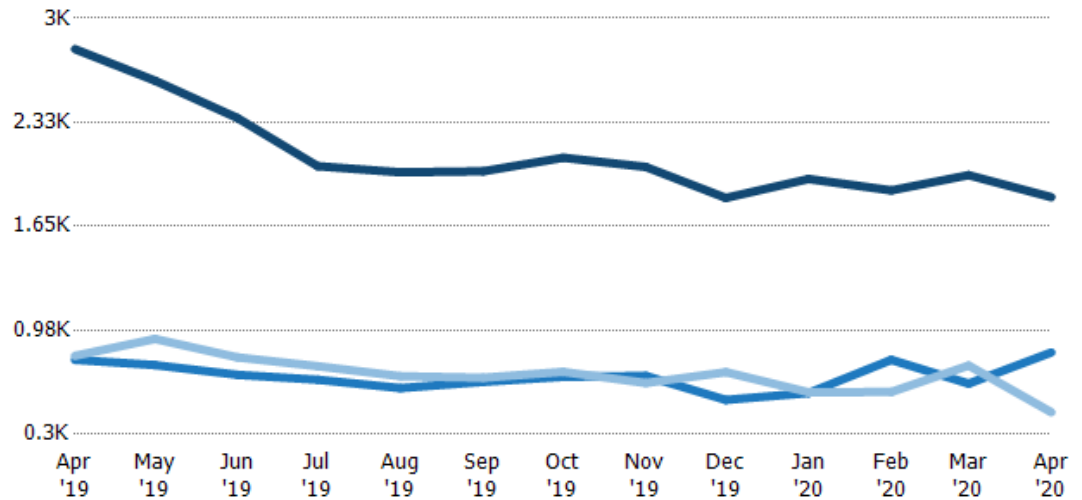
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	27%	31%	39%	39%	37%	34%	32%	35%	35%	36%	30%	29%	41%
Prior Year	31%	34%	37%	38%	30%	30%	21%	23%	24%	20%	17%	20%	27%
Change from Prior Year	5%	3%	-2%	-1%	-7%	-3%	-11%	-12%	-10%	-16%	-14%	-9%	-14%

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



	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Active	2.8K	2.6K	2.35K	2.04K	2K	2.01K	2.1K	2.04K	1.83K	1.96K	1.88K	1.98K	1.84K
Pending	783	749	686	654	600	640	673	679	523	568	783	629	831
Sold	809	919	799	742	677	667	705	633	703	573	575	746	443

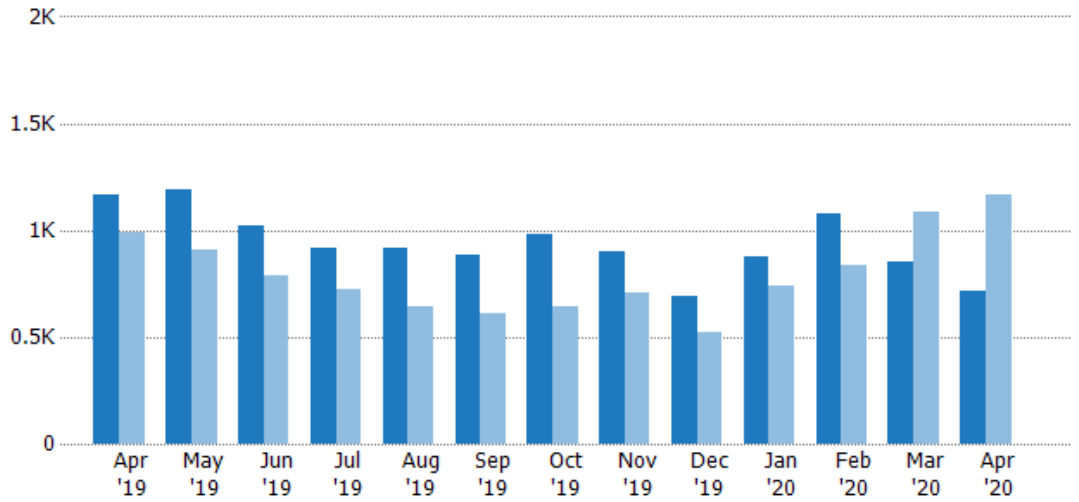
New Pending Sales

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.
Apr '20	717	-38.6%
Apr '19	1.17K	18.4%
Apr '18	986	-10.9%



Current Year	1.17K	1.19K	1.02K	917	917	881	983	904	693	873	1.07K	856	717
Prior Year	986	910	790	720	644	613	639	709	518	736	838	1.09K	1.17K
Percent Change from Prior Year	18%	31%	29%	27%	42%	44%	54%	28%	34%	19%	28%	-21%	-39%

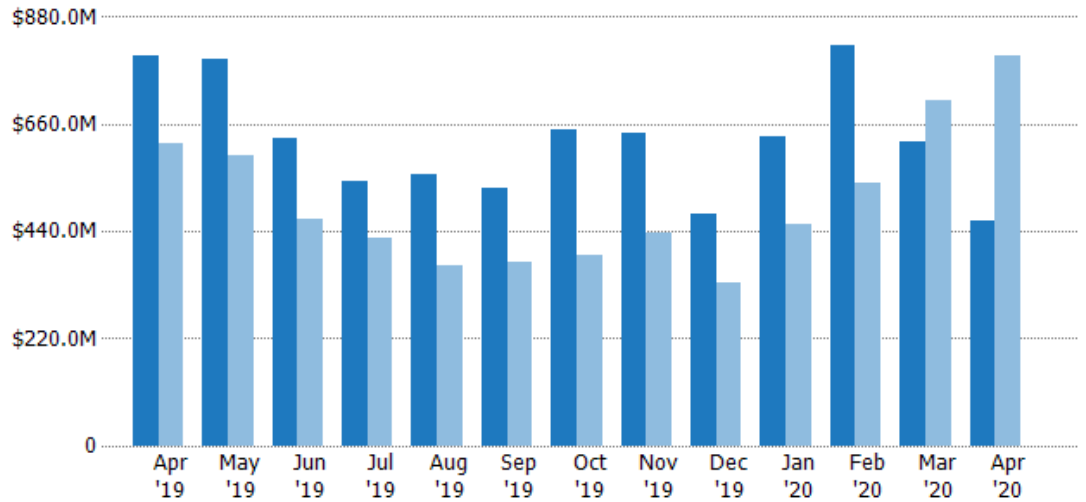
New Pending Sales Volume

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.
Apr '20	\$461M	-42.6%
Apr '19	\$802M	29.3%
Apr '18	\$620M	-18.7%



Current Year	\$802M	\$794M	\$630M	\$542M	\$558M	\$527M	\$648M	\$640M	\$477M	\$635M	\$821M	\$624M	\$461M
Prior Year	\$620M	\$597M	\$465M	\$426M	\$372M	\$376M	\$392M	\$438M	\$333M	\$456M	\$538M	\$710M	\$802M
Percent Change from Prior Year	29%	33%	35%	27%	50%	40%	66%	46%	43%	39%	53%	-12%	-43%

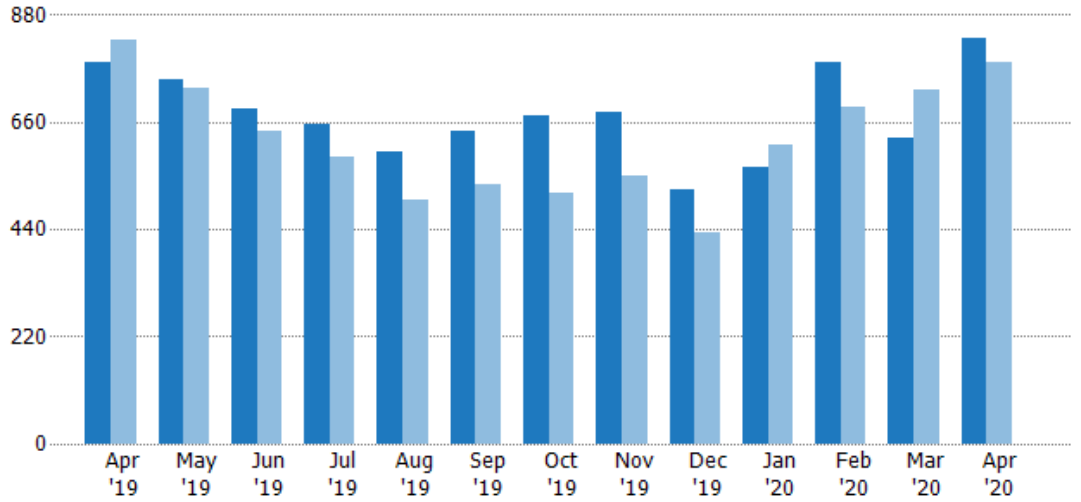
Pending Sales

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.
Apr '20	831	6.1%
Apr '19	783	-5.5%
Apr '18	829	-4.6%



Current Year	783	749	686	654	600	640	673	679	523	568	783	629	831
Prior Year	829	730	642	588	499	532	516	550	432	613	691	726	783
Percent Change from Prior Year	-6%	3%	7%	11%	20%	20%	30%	23%	21%	-7%	13%	-13%	6%

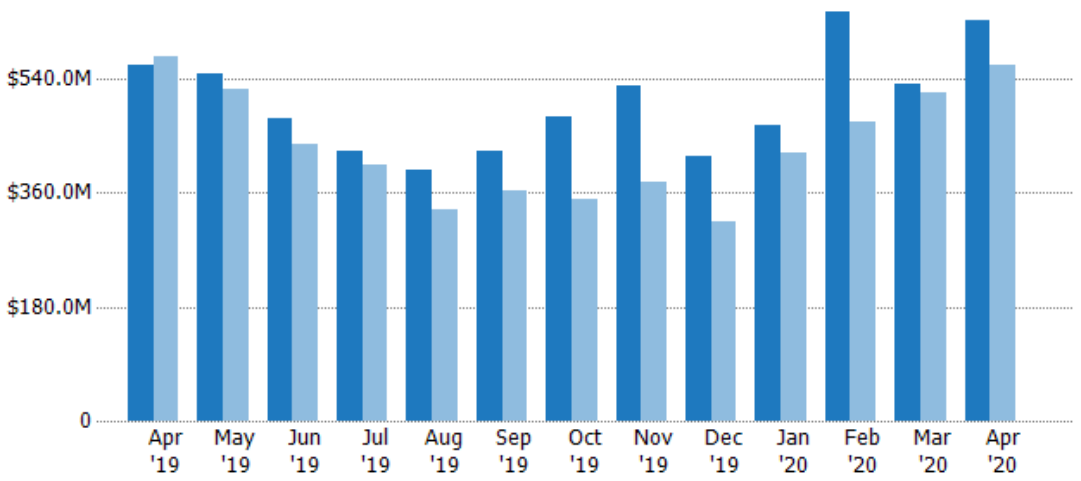
Pending Sales Volume

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.
Apr '20	\$632M	12.6%
Apr '19	\$561M	-2.3%
Apr '18	\$575M	-14.4%



Current Year	\$561M	\$549M	\$478M	\$426M	\$397M	\$426M	\$480M	\$528M	\$418M	\$466M	\$646M	\$533M	\$632M
Prior Year	\$575M	\$523M	\$436M	\$405M	\$335M	\$363M	\$350M	\$378M	\$314M	\$424M	\$473M	\$518M	\$561M
Percent Change from Prior Year	-2%	5%	10%	5%	19%	17%	37%	40%	33%	10%	37%	3%	13%

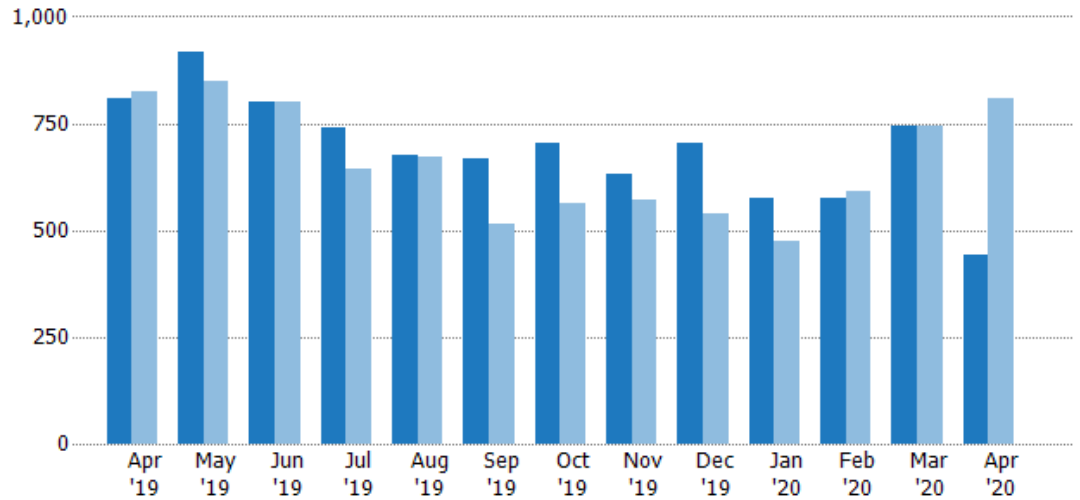
Closed Sales

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.
Apr '20	443	-45.2%
Apr '19	809	-1.9%
Apr '18	825	-7.6%



Current Year	809	919	799	742	677	667	705	633	703	573	575	746	443
Prior Year	825	847	801	645	673	513	561	571	537	475	590	745	809
Percent Change from Prior Year	-2%	9%	0%	15%	1%	30%	26%	11%	31%	21%	-3%	0%	-45%

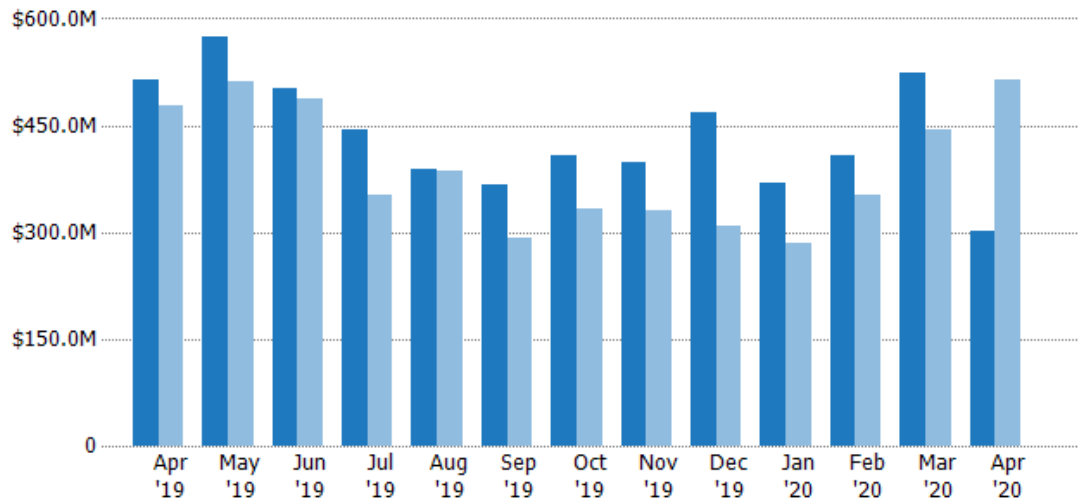
Closed Sales Volume

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.
Apr '20	\$302M	-41.3%
Apr '19	\$514M	7.8%
Apr '18	\$477M	-15.9%



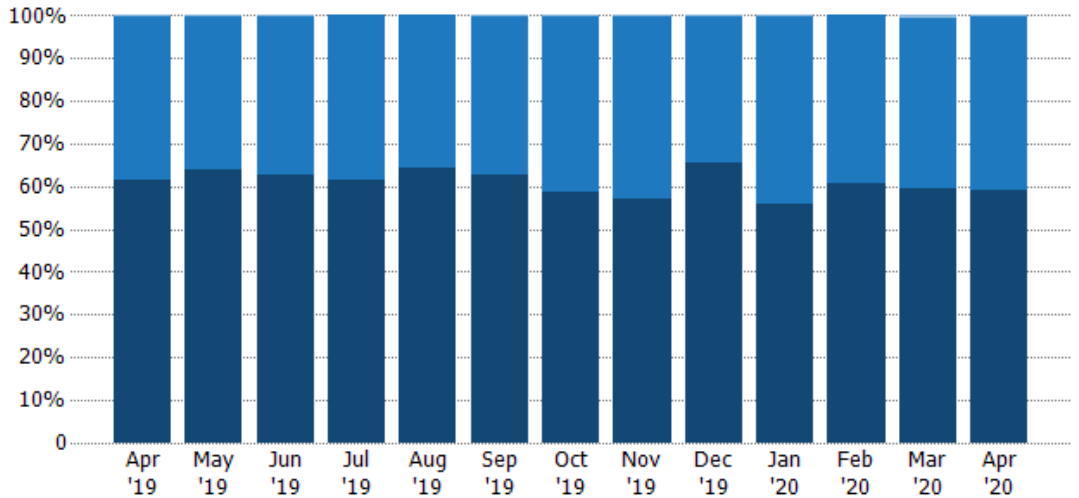
Current Year	\$514M	\$574M	\$503M	\$444M	\$389M	\$367M	\$408M	\$399M	\$469M	\$369M	\$408M	\$523M	\$302M
Prior Year	\$477M	\$512M	\$488M	\$352M	\$386M	\$292M	\$333M	\$330M	\$310M	\$284M	\$353M	\$444M	\$514M
Percent Change from Prior Year	8%	12%	3%	26%	1%	26%	23%	21%	51%	30%	16%	18%	-41%

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



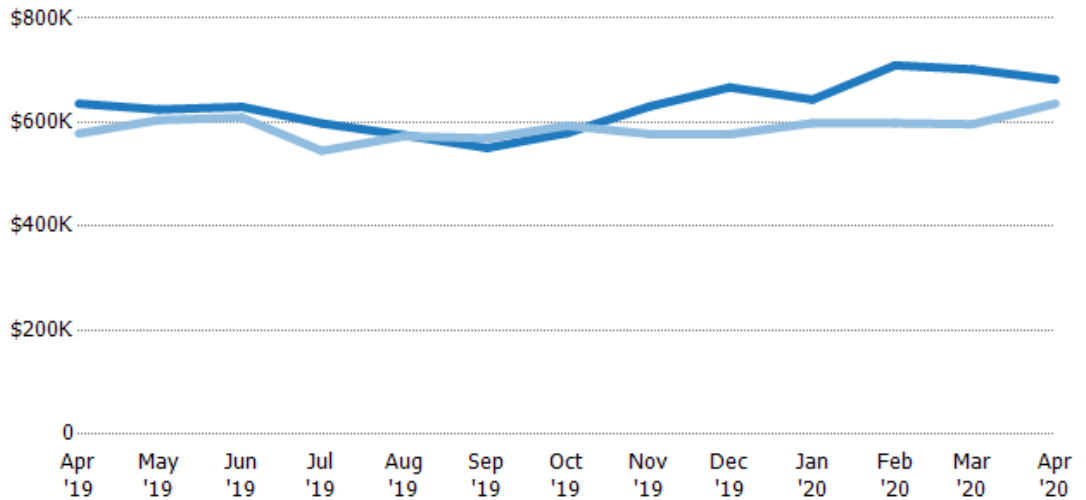
Property Type	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Mobile/Manufactured	0%	0%	0%	-	-	0%	0%	0%	0%	0%	-	1%	0%
Condo/Townhouse	38%	36%	37%	39%	36%	37%	41%	43%	34%	44%	39%	40%	41%
Single Family Residence	62%	64%	63%	61%	64%	63%	59%	57%	65%	56%	61%	60%	59%

Average Sales Price

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

Filters Used

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



Month/Year	Price	% Chg.
Apr '20	\$682K	7.3%
Apr '19	\$636K	9.9%
Apr '18	\$578K	-8.9%

Property Type	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	\$636K	\$625K	\$630K	\$598K	\$575K	\$551K	\$579K	\$631K	\$667K	\$644K	\$709K	\$702K	\$682K
Prior Year	\$578K	\$604K	\$609K	\$545K	\$573K	\$569K	\$593K	\$577K	\$577K	\$598K	\$598K	\$596K	\$636K
Percent Change from Prior Year	10%	3%	3%	10%	0%	-3%	-2%	9%	16%	8%	19%	18%	7%

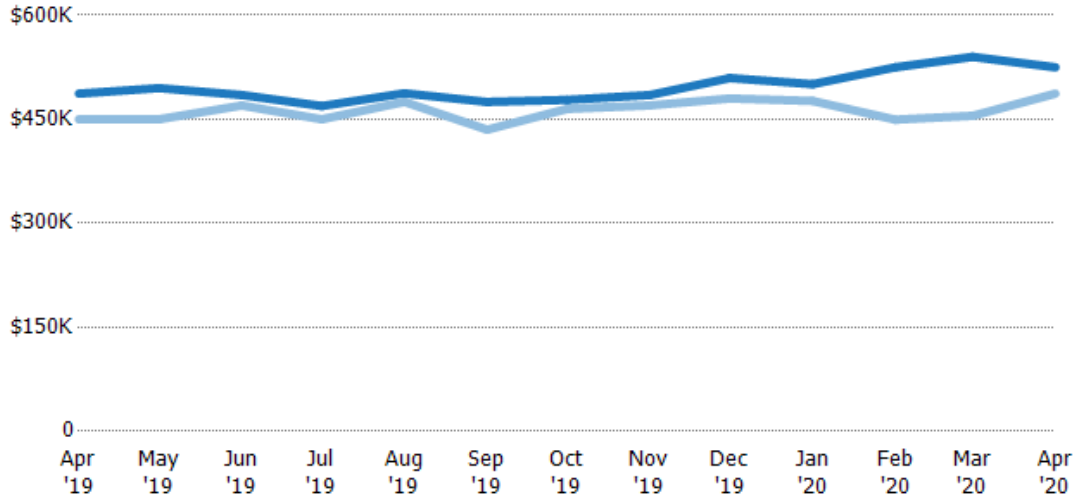
Median Sales Price

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.
Apr '20	\$525K	7.8%
Apr '19	\$487K	8.2%
Apr '18	\$450K	-7.5%



Current Year	\$487K	\$495K	\$485K	\$469K	\$488K	\$475K	\$478K	\$485K	\$510K	\$501K	\$525K	\$540K	\$525K
Prior Year	\$450K	\$450K	\$470K	\$450K	\$475K	\$435K	\$465K	\$470K	\$480K	\$477K	\$450K	\$455K	\$487K
Percent Change from Prior Year	8%	10%	3%	4%	3%	9%	3%	3%	6%	5%	17%	19%	8%

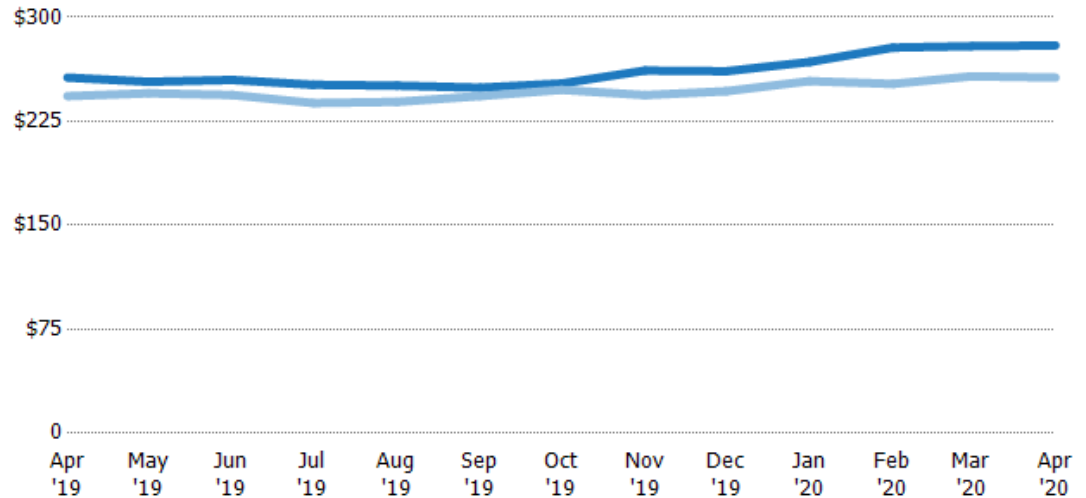
Average Sales Price per Sq Ft

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

Filters Used

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

Month/Year	Price/sq ft	% Chg.
Apr '20	\$280	9%
Apr '19	\$257	5.5%
Apr '18	\$243	-5.8%



Current Year	\$257	\$254	\$255	\$251	\$251	\$249	\$252	\$262	\$261	\$268	\$278	\$279	\$280
Prior Year	\$243	\$245	\$244	\$238	\$239	\$243	\$248	\$244	\$247	\$254	\$252	\$257	\$257
Percent Change from Prior Year	6%	3%	4%	6%	5%	3%	2%	7%	6%	5%	10%	8%	9%

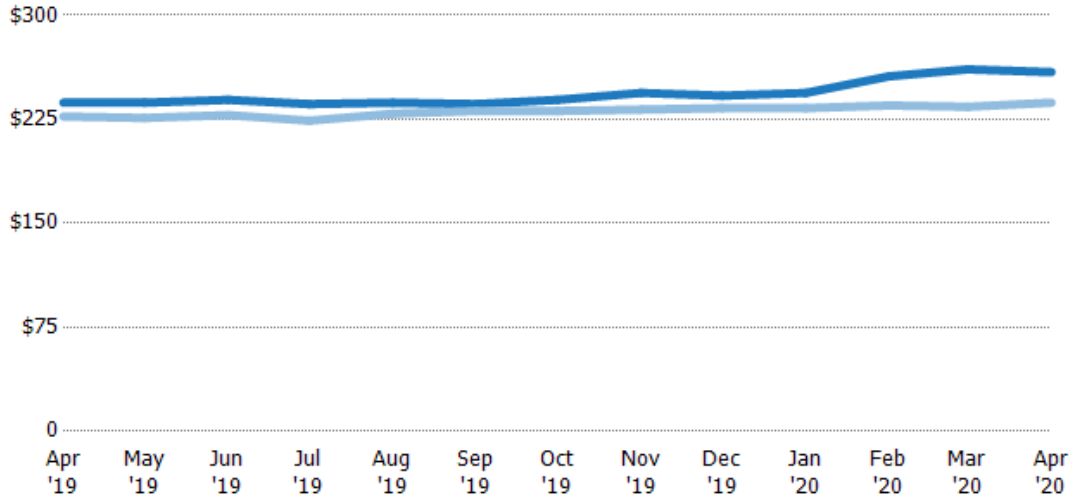
Median Sales Price per Sq Ft

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.
Apr '20	\$259	9.3%
Apr '19	\$237	4.4%
Apr '18	\$227	-5.3%



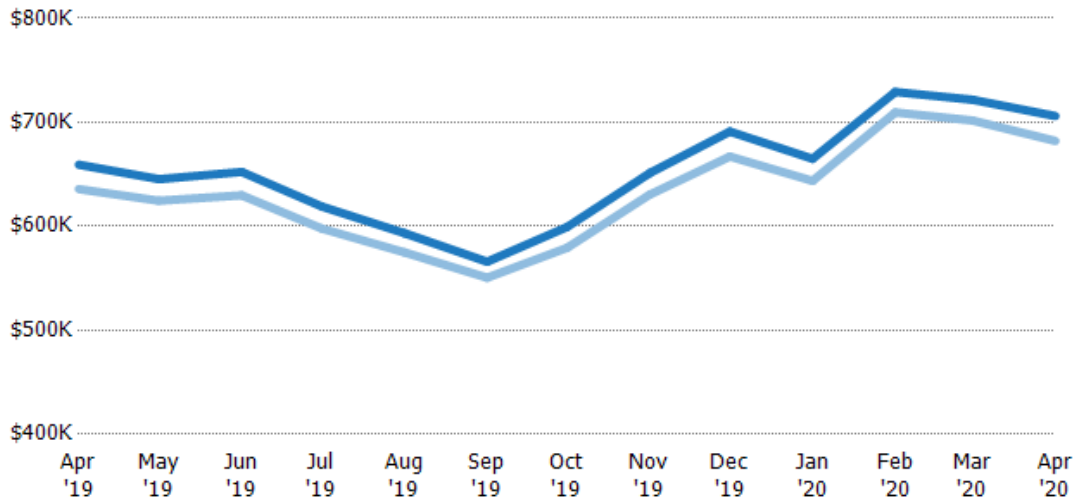
Current Year	\$237	\$237	\$239	\$236	\$237	\$236	\$239	\$244	\$242	\$244	\$256	\$261	\$259
Prior Year	\$227	\$226	\$228	\$224	\$229	\$231	\$231	\$232	\$233	\$233	\$235	\$234	\$237
Percent Change from Prior Year	4%	5%	5%	5%	3%	2%	3%	5%	4%	5%	9%	12%	9%

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



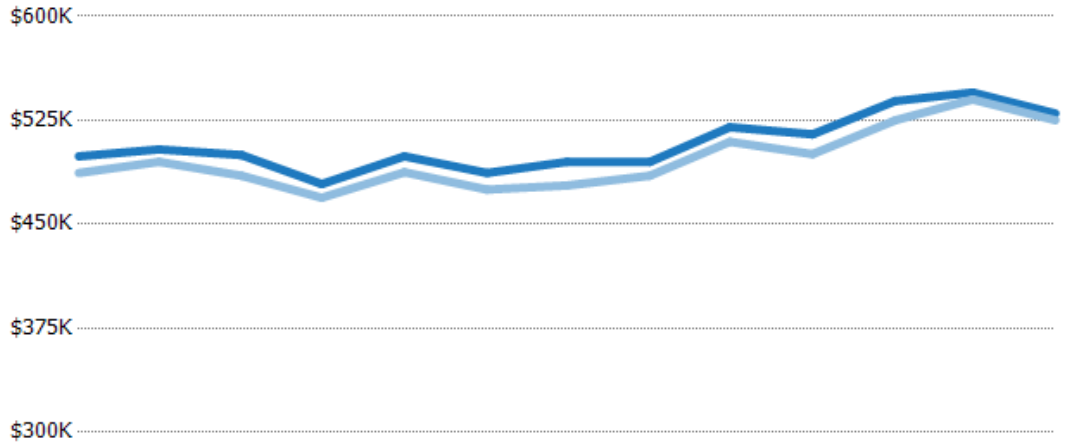
Avg List Price	\$659K	\$645K	\$652K	\$619K	\$593K	\$566K	\$599K	\$651K	\$691K	\$665K	\$729K	\$722K	\$706K
Avg Sales Price	\$636K	\$625K	\$630K	\$598K	\$575K	\$551K	\$579K	\$631K	\$667K	\$644K	\$709K	\$702K	\$682K
Avg Sales Price as a % of Avg List Price	96%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	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



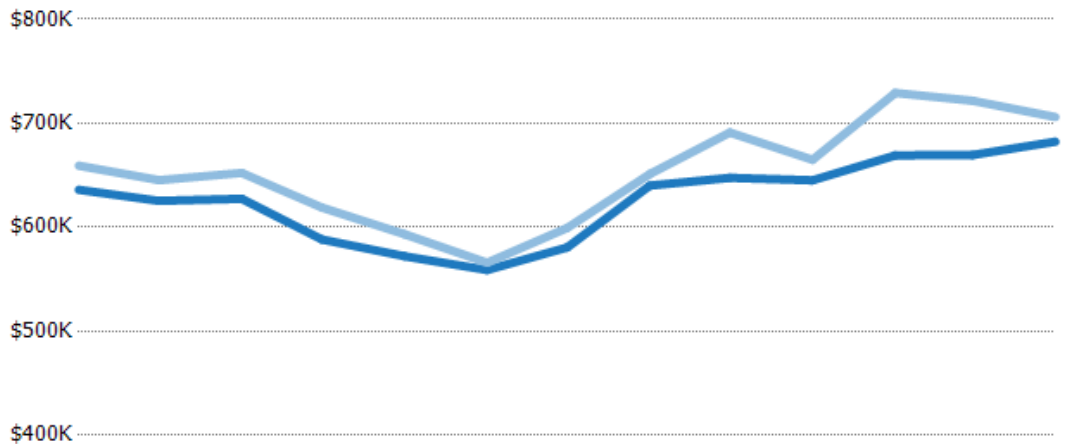
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Median List Price	\$499K	\$504K	\$500K	\$479K	\$499K	\$487K	\$495K	\$495K	\$520K	\$515K	\$539K	\$545K	\$530K
Median Sales Price	\$487K	\$495K	\$485K	\$469K	\$488K	\$475K	\$478K	\$485K	\$510K	\$501K	\$525K	\$540K	\$525K
Med Sales Price as a % of Med List Price	98%	98%	97%	98%	98%	98%	97%	98%	98%	97%	97%	99%	99%

Average Sales Price vs Average Est Value

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

Filters Used

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



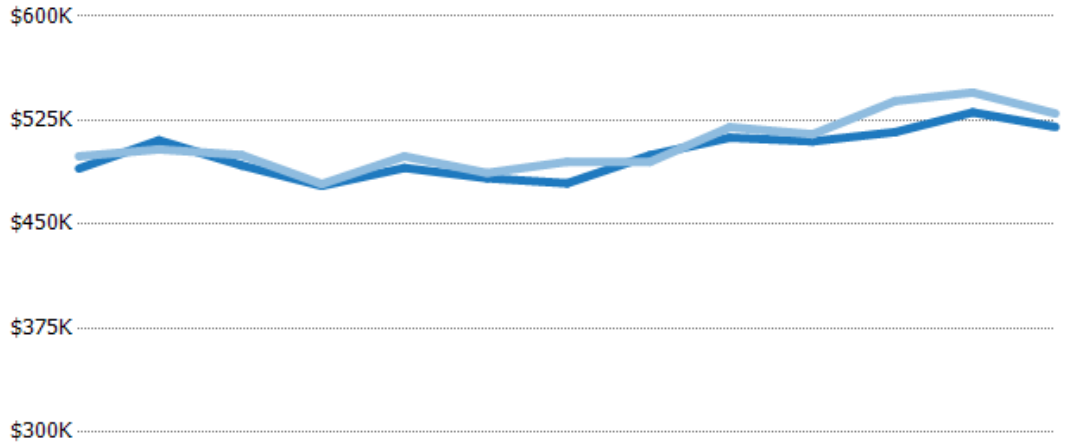
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Avg Est Value	\$636K	\$625K	\$627K	\$588K	\$572K	\$559K	\$581K	\$640K	\$648K	\$645K	\$669K	\$670K	\$682K
Avg Sales Price	\$659K	\$645K	\$652K	\$619K	\$593K	\$566K	\$599K	\$651K	\$691K	\$665K	\$729K	\$722K	\$706K
Avg Sales Price as a % of Avg Est Value	104%	103%	104%	105%	104%	101%	103%	102%	107%	103%	109%	108%	103%

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



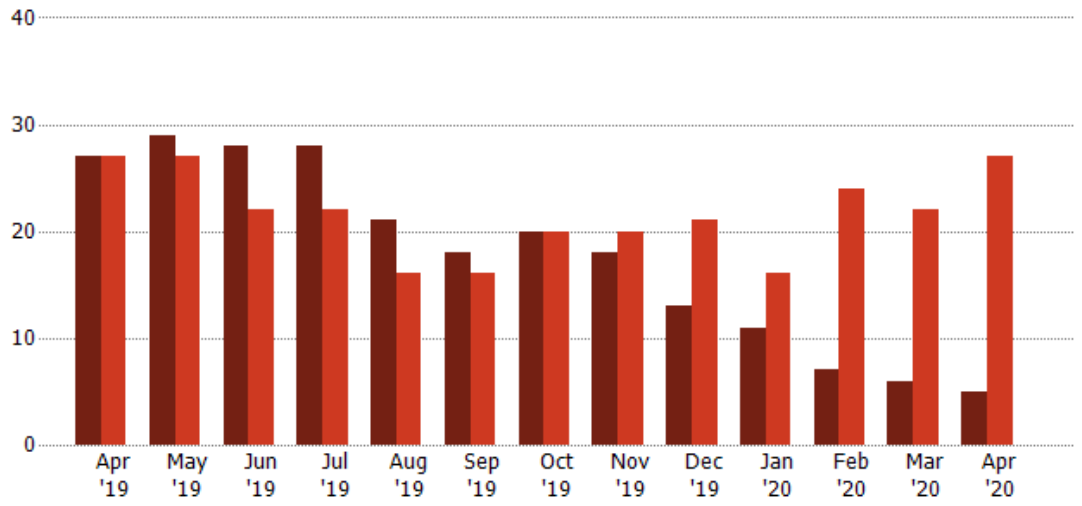
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Median Est Value	\$490K	\$511K	\$492K	\$478K	\$491K	\$483K	\$480K	\$500K	\$512K	\$510K	\$516K	\$531K	\$520K
Median Sales Price	\$499K	\$504K	\$500K	\$479K	\$499K	\$487K	\$495K	\$495K	\$520K	\$515K	\$539K	\$545K	\$530K
Med Sales Price as a % of Med Est Value	102%	99%	102%	100%	102%	101%	103%	99%	101%	101%	104%	103%	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.
Apr '20	5	-81.5%
Apr '19	27	0%
Apr '18	27	37%

Current Year	27	29	28	28	21	18	20	18	13	11	7	6	5
Prior Year	27	27	22	22	16	16	20	20	21	16	24	22	27
Percent Change from Prior Year	0%	7%	27%	27%	31%	13%	0%	-10%	-38%	-31%	-71%	-73%	-81%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

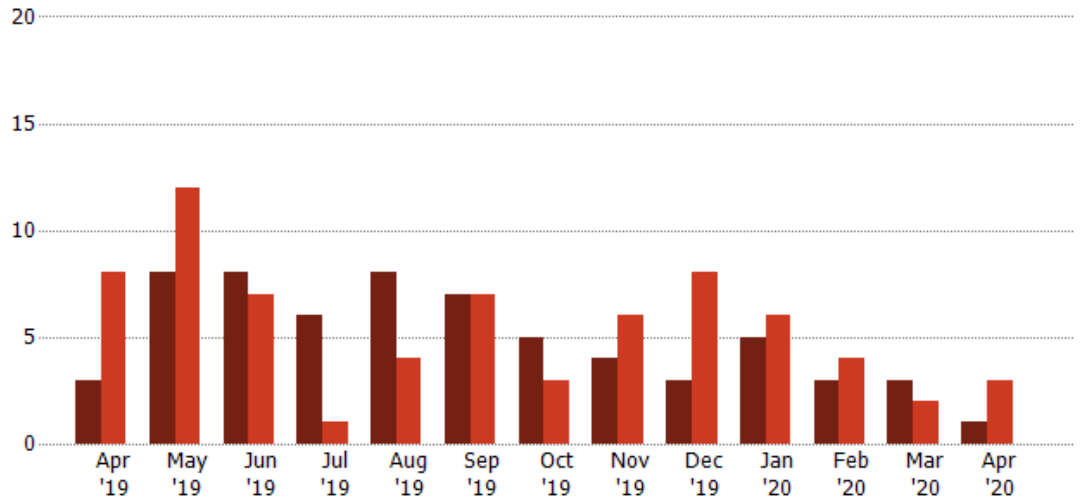
Custom Area: Scottsdale, Arizona

Saved Area

Property Type:

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

Month/ Year	Count	% Chg.
Apr '20	1	-66.7%
Apr '19	3	-62.5%
Apr '18	8	-37.5%



Current Year	3	8	8	6	8	7	5	4	3	5	3	3	1
Prior Year	8	12	7	1	4	7	3	6	8	6	4	2	3
Percent Change from Prior Year	-63%	-33%	14%	500%	100%	0%	67%	-33%	-63%	-17%	-25%	50%	-67%

Sales Activity by ZIP

Apr 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	58	\$24,683,310	32	\$13,710,190	\$428,443	\$361,500	\$250	\$250	38
85251	127	\$68,316,959	56	\$25,583,300	\$456,845	\$362,500	\$287	\$262	25
85254	103	\$65,550,874	42	\$22,095,800	\$526,090	\$522,500	\$257	\$242	19
85255	133	\$148,052,319	83	\$80,703,704	\$972,334	\$710,000	\$299	\$268	38
85257	57	\$20,617,731	32	\$10,437,050	\$326,158	\$337,500	\$216	\$222	29
85258	79	\$58,439,129	62	\$33,072,351	\$533,425	\$517,526	\$267	\$251	21
85259	56	\$48,047,470	31	\$27,914,231	\$900,459	\$855,000	\$254	\$253	33
85260	71	\$32,444,490	49	\$29,418,499	\$600,378	\$405,900	\$252	\$253	17
85262	88	\$107,651,287	36	\$41,586,732	\$1,155,187	\$892,500	\$317	\$279	67
85266	54	\$55,750,684	19	\$17,334,491	\$912,342	\$735,000	\$310	\$279	25
Other	3	\$1,537,800	1	\$294,990	\$294,990	\$294,990	\$195	\$195	17