



2020

FOUNTAIN HILLS MARKET REPORT SEPTEMBER 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	Sep 2020	Sep 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	106	82	+29.3%	782	765	+2.2%
New Listing Volume	\$72,339,201	\$51,994,999	+39.1%	\$500,076,157	\$421,233,844	+18.7%
Active Listing Count	151	217	-30.4%	N/A	N/A	
Active Listing Volume	\$133,913,629	\$178,470,541	-25%	N/A	N/A	
Average Listing Price	\$886,845	\$822,445	+7.8%	\$894,782	\$760,792	+17.6%
Median Listing Price	\$625,000	\$598,000	+4.5%	\$661,486	\$551,561	+19.9%
Average Listing Price per Sq Ft	\$279	\$245	+13.7%	\$259	\$232	+11.7%
Median Listing Price per Sq Ft	\$251	\$227	+10.6%	\$238	\$216	+10.2%
Median Days in RPR	40	68	-41.2%	66.38	77	-13.8%
Months of Inventory	2.1	3.4	-39%	2.7	3.5	-22.6%
Absorption Rate	48.34%	29.49%	+18.9%	36.8%	28.48%	+8.3%
Sales Activity Charts Metrics						
New Pending Sales Count	121	83	+45.8%	957	909	+5.3%
New Pending Sales Volume	\$78,967,128	\$42,106,049	+87.5%	\$581,485,238	\$455,397,062	+27.7%
Pending Sales Count	131	57	+129.8%	N/A	N/A	
Pending Sales Volume	\$94,640,615	\$30,999,544	+205.3%	N/A	N/A	
Closed Sales Count	76	69	+10.1%	664	693	-4.2%
Closed Sales Volume	\$48,167,228	\$33,691,263	+43%	\$383,050,926	\$332,486,462	+15.2%
Average Sales Price	\$633,779	\$488,279	+29.8%	\$576,884	\$479,778	+20.2%
Median Sales Price	\$522,500	\$404,495	+29.2%	\$453,578	\$389,162	+16.6%
Average Sales Price per Sq Ft	\$239	\$210	+13.8%	\$233	\$211	+10%
Median Sales Price per Sq Ft	\$226	\$208	+8.7%	\$222	\$205	+7.9%
Distressed Charts Metrics						
Distressed Listing Count	-	1	-	N/A	N/A	

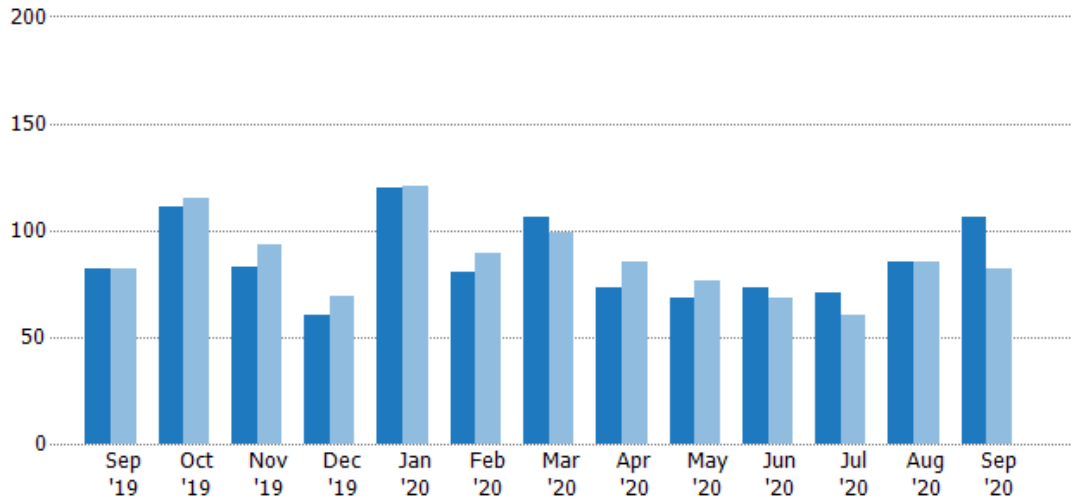
New Listings

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

Filters Used

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

Month/ Year	Count	% Chg.
Sep '20	106	29.3%
Sep '19	82	0%
Sep '18	82	26.8%



Current Year	82	111	83	60	120	80	106	73	68	73	71	85	106
Prior Year	82	115	93	69	121	89	99	85	76	68	60	85	82
Percent Change from Prior Year	0%	-3%	-11%	-13%	-1%	-10%	7%	-14%	-11%	7%	18%	0%	29%

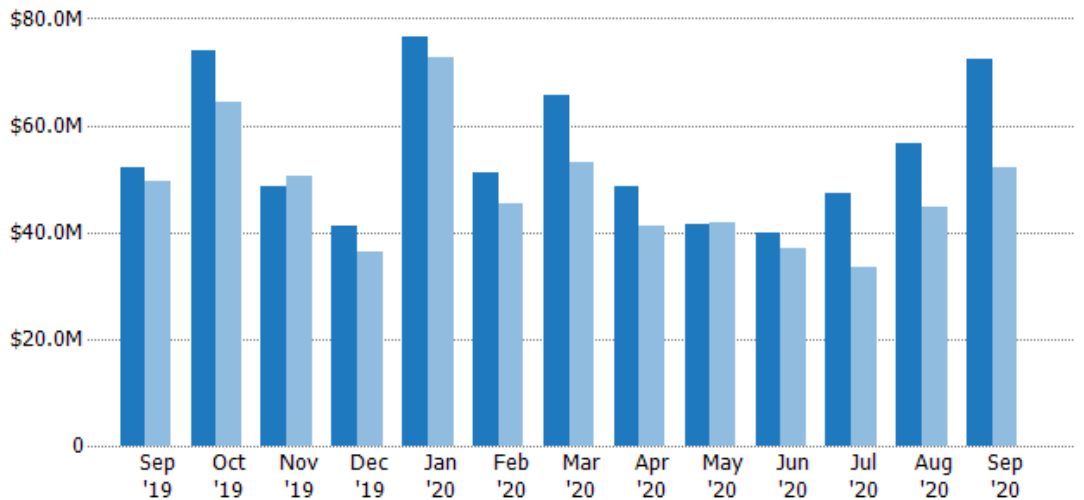
New Listing Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
Sep '20	\$72.3M	39.1%
Sep '19	\$52M	5.3%
Sep '18	\$49.4M	7.9%



Current Year	\$52M	\$74M	\$48.5M	\$41.2M	\$76.7M	\$51.3M	\$65.7M	\$48.6M	\$41.6M	\$39.9M	\$47.3M	\$56.6M	\$72.3M
Prior Year	\$49.4M	\$64.3M	\$50.6M	\$36.4M	\$72.6M	\$45.3M	\$53.1M	\$41.2M	\$41.9M	\$37.1M	\$33.5M	\$44.6M	\$52M
Percent Change from Prior Year	5%	15%	-4%	13%	6%	13%	24%	18%	-1%	8%	41%	27%	39%

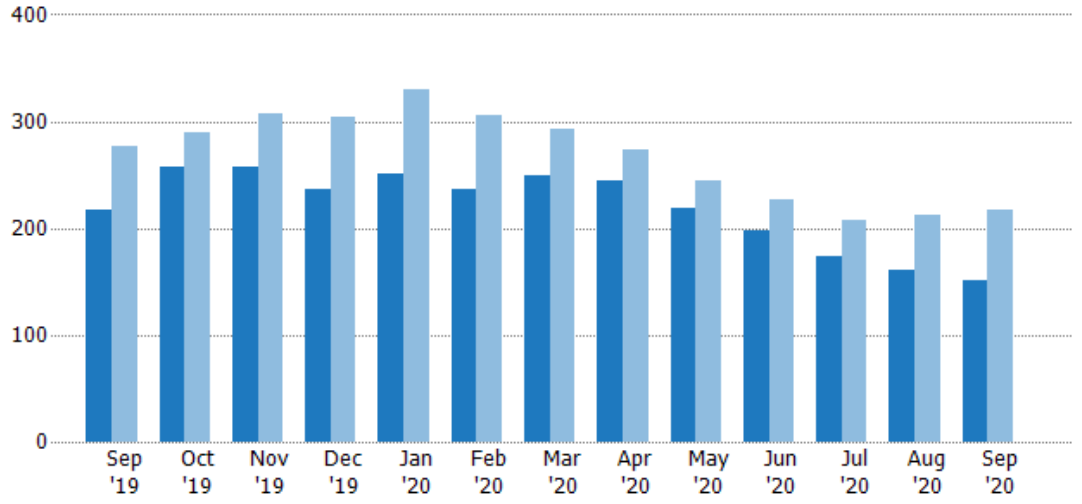
Active Listings

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

Filters Used

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

Month/ Year	Count	% Chg.
Sep '20	151	-30.4%
Sep '19	217	-21.7%
Sep '18	277	5.8%



Current Year	217	258	258	236	251	236	249	245	219	198	174	160	151
Prior Year	277	290	307	304	330	306	293	273	245	226	208	212	217
Percent Change from Prior Year	-22%	-11%	-16%	-22%	-24%	-23%	-15%	-10%	-11%	-12%	-16%	-25%	-30%

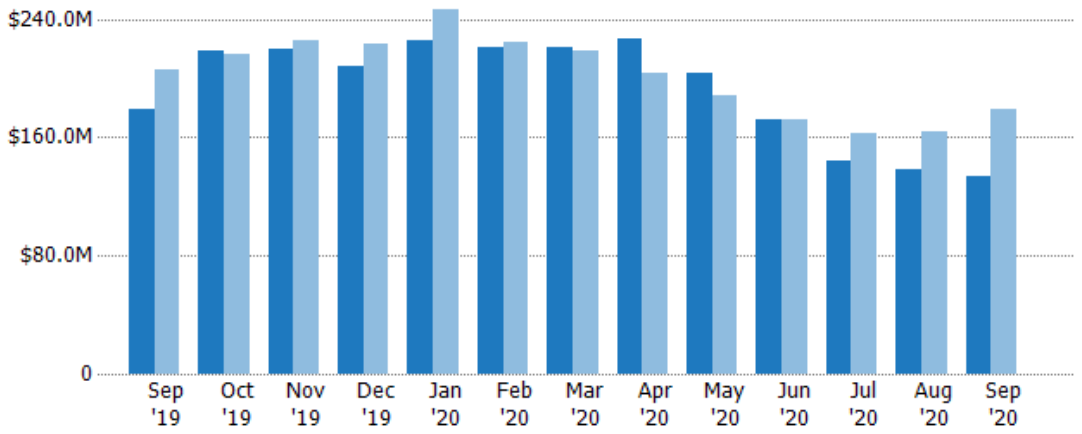
Active Listing Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
Sep '20	\$134M	-25%
Sep '19	\$178M	-13.3%
Sep '18	\$206M	5%



Current Year	\$178M	\$219M	\$220M	\$208M	\$226M	\$221M	\$221M	\$227M	\$203M	\$172M	\$144M	\$139M	\$134M
Prior Year	\$206M	\$216M	\$225M	\$223M	\$246M	\$224M	\$218M	\$203M	\$189M	\$172M	\$163M	\$163M	\$178M
Percent Change from Prior Year	-13%	1%	-2%	-7%	-8%	-1%	1%	12%	7%	-1%	-12%	-15%	-25%

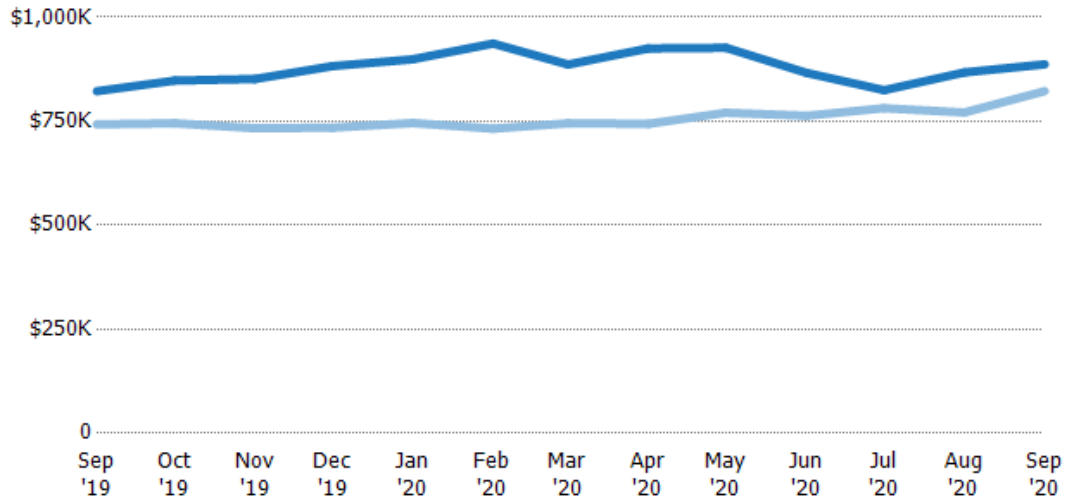
Average Listing Price

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

Filters Used

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

Month/ Year	Price	% Chg.
Sep '20	\$887K	7.8%
Sep '19	\$822K	10.7%
Sep '18	\$743K	-0.8%



Current Year	\$822K	\$848K	\$852K	\$883K	\$899K	\$937K	\$886K	\$925K	\$927K	\$866K	\$825K	\$867K	\$887K
Prior Year	\$743K	\$745K	\$733K	\$735K	\$746K	\$732K	\$745K	\$744K	\$771K	\$763K	\$782K	\$771K	\$822K
Percent Change from Prior Year	11%	14%	16%	20%	21%	28%	19%	24%	20%	14%	6%	12%	8%

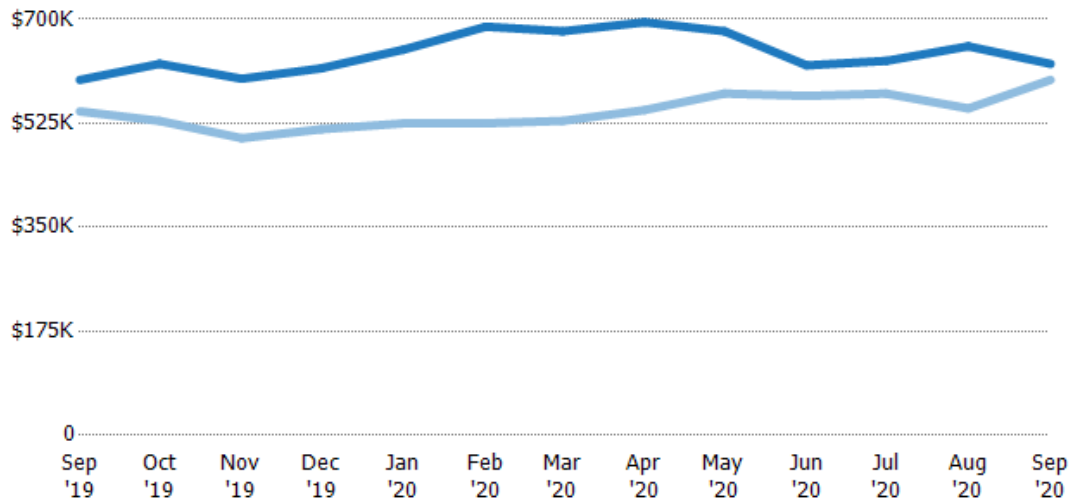
Median Listing Price

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

Filters Used

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

Month/ Year	Price	% Chg.
Sep '20	\$625K	4.5%
Sep '19	\$598K	9.7%
Sep '18	\$545K	-5.5%



Current Year	\$598K	\$625K	\$600K	\$618K	\$649K	\$688K	\$680K	\$695K	\$680K	\$622K	\$630K	\$655K	\$625K
Prior Year	\$545K	\$529K	\$500K	\$515K	\$525K	\$525K	\$529K	\$547K	\$575K	\$571K	\$575K	\$550K	\$598K
Percent Change from Prior Year	10%	18%	20%	20%	24%	31%	29%	27%	18%	9%	10%	19%	5%

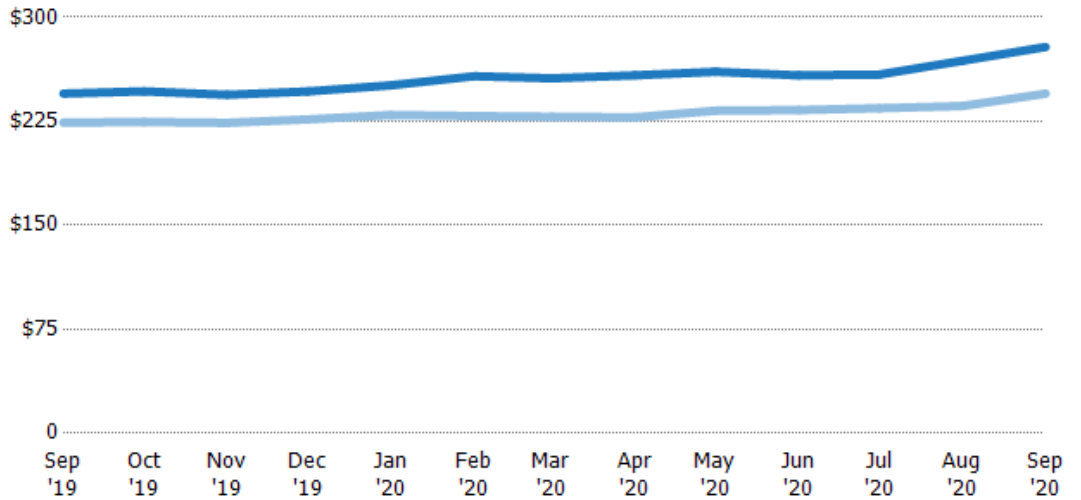
Average Listing Price per Sq Ft

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

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Sep '20	\$279	13.7%
Sep '19	\$245	9.3%
Sep '18	\$224	-1.7%



Current Year	\$245	\$247	\$244	\$247	\$251	\$257	\$256	\$258	\$261	\$258	\$259	\$269	\$279
Prior Year	\$224	\$225	\$224	\$226	\$230	\$229	\$228	\$228	\$233	\$233	\$234	\$236	\$245
Percent Change from Prior Year	9%	10%	9%	9%	9%	13%	12%	13%	12%	11%	10%	14%	14%

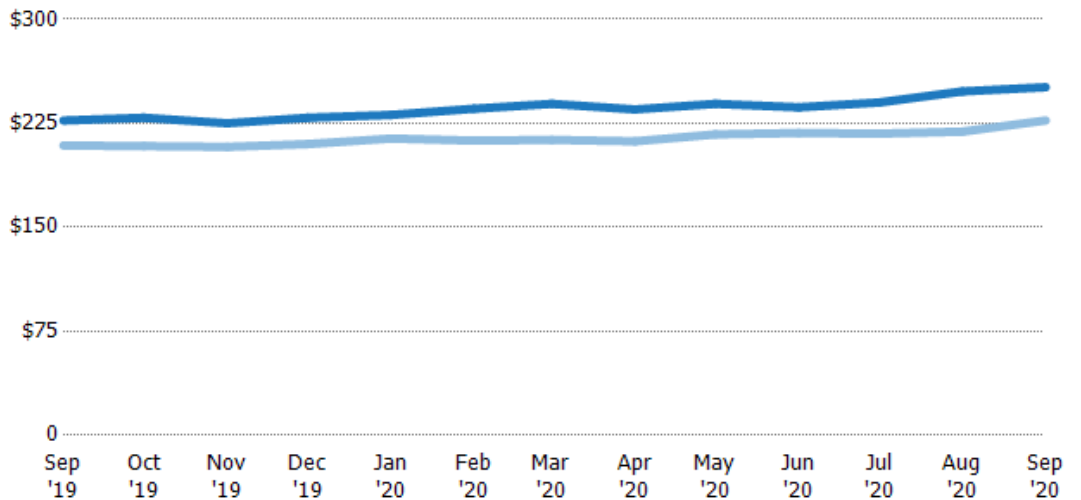
Median Listing Price per Sq Ft

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

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Sep '20	\$251	10.6%
Sep '19	\$227	8.6%
Sep '18	\$209	-4.3%



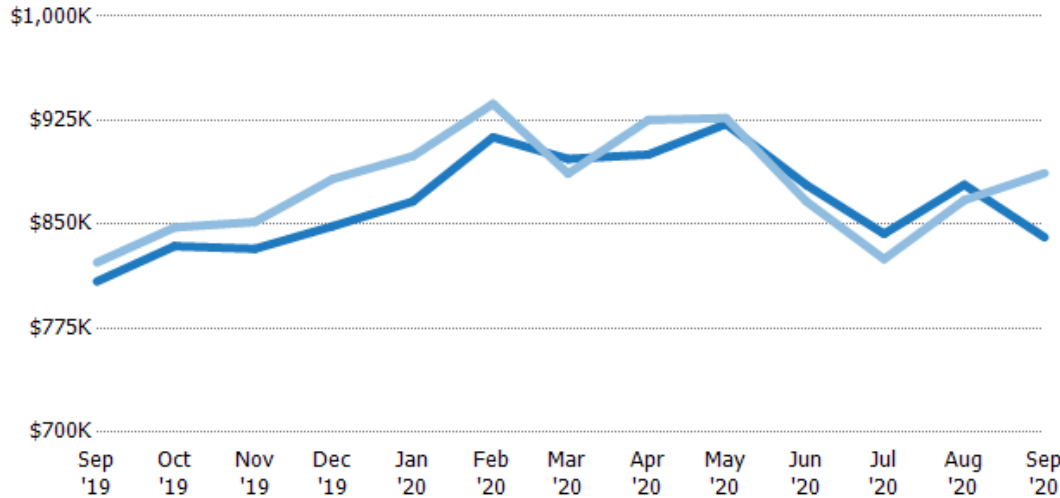
Current Year	\$227	\$229	\$225	\$229	\$231	\$236	\$239	\$235	\$239	\$237	\$240	\$248	\$251
Prior Year	\$209	\$209	\$208	\$210	\$214	\$213	\$213	\$212	\$217	\$218	\$218	\$219	\$227
Percent Change from Prior Year	9%	10%	8%	9%	8%	11%	12%	11%	10%	8%	10%	13%	11%

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



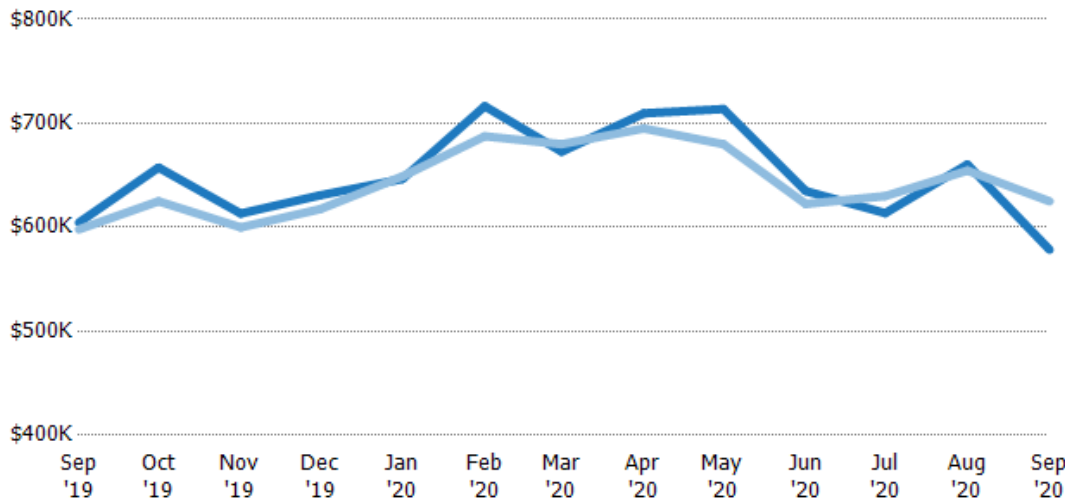
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Avg Est Value	\$809K	\$834K	\$832K	\$849K	\$866K	\$913K	\$897K	\$900K	\$922K	\$878K	\$843K	\$879K	\$841K
Avg Listing Price	\$822K	\$848K	\$852K	\$883K	\$899K	\$937K	\$886K	\$925K	\$927K	\$866K	\$825K	\$867K	\$887K
Avg Listing Price as a % of Avg Est Value	102%	102%	102%	104%	104%	103%	99%	103%	100%	99%	98%	99%	106%

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



	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Median Est Value	\$605K	\$657K	\$613K	\$631K	\$646K	\$716K	\$673K	\$710K	\$714K	\$635K	\$614K	\$660K	\$578K
Median Listing Price	\$598K	\$625K	\$600K	\$618K	\$649K	\$688K	\$680K	\$695K	\$680K	\$622K	\$630K	\$655K	\$625K
Med Listing Price as a % of Med Est Value	99%	95%	98%	98%	100%	96%	101%	98%	95%	98%	103%	99%	108%

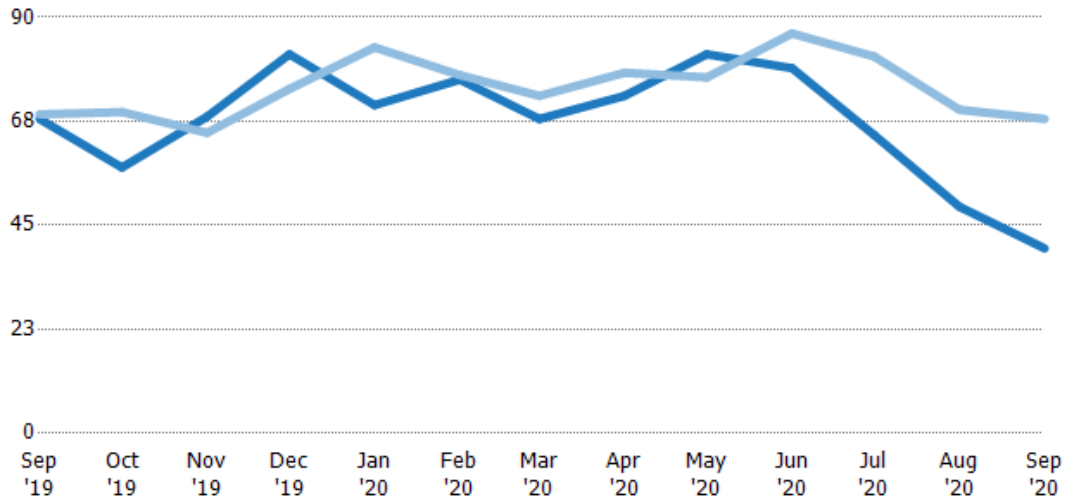
Median Days in RPR

The median number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR.

Filters Used

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

Month/ Year	Days	% Chg.
Sep '20	40	-41.2%
Sep '19	68	-1.4%
Sep '18	69	13%



	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	68	57.5	68.5	82	71	76.5	68	73	82	79	64.5	49	40
Prior Year	69	69.5	65	74.5	83.5	77.5	73	78	77	86.5	81.5	70	68
Percent Change from Prior Year	-1%	-17%	5%	10%	-15%	-1%	-7%	-6%	6%	-9%	-21%	-30%	-41%

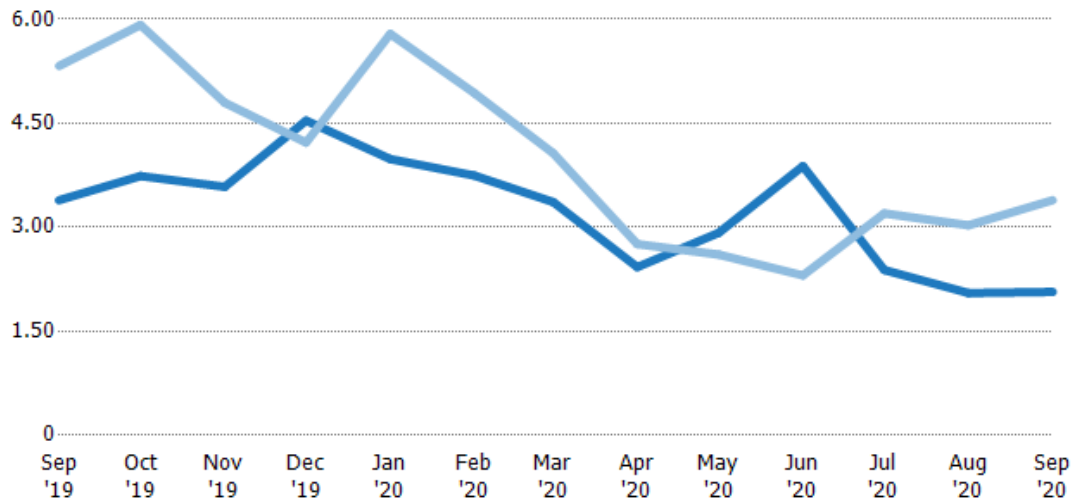
Months of Inventory

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

Filters Used

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

Month/ Year	Months	% Chg.
Sep '20	2.07	-39%
Sep '19	3.39	-36.3%
Sep '18	5.33	-17.9%



	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	3.39	3.74	3.58	4.54	3.98	3.75	3.36	2.43	2.92	3.88	2.38	2.05	2.07
Prior Year	5.33	5.92	4.8	4.22	5.79	4.94	4.07	2.76	2.61	2.31	3.2	3.03	3.39
Percent Change from Prior Year	-36%	-37%	-25%	7%	-31%	-24%	-17%	-12%	12%	68%	-26%	-32%	-39%

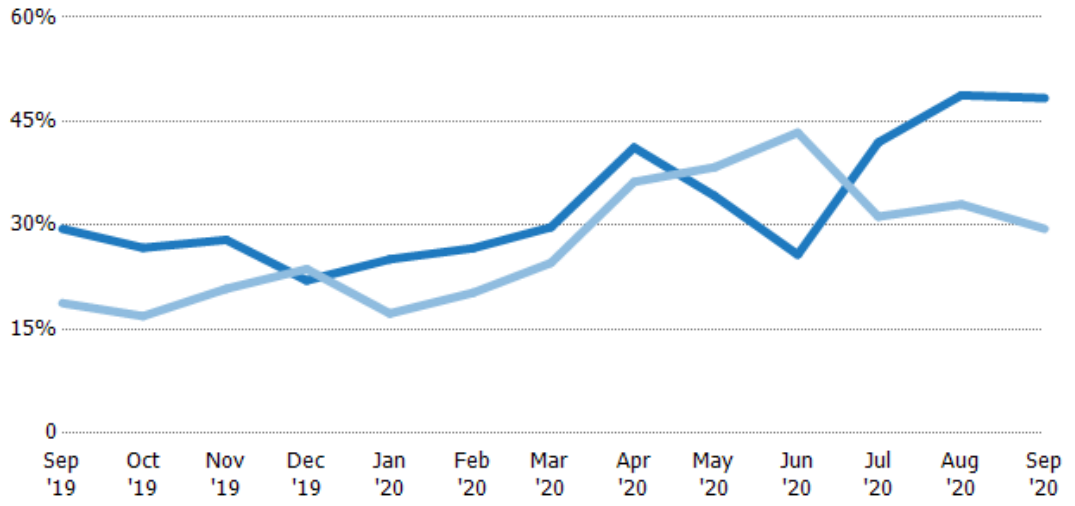
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/ Year	Rate	Chg.
Sep '20	48%	-18.9%
Sep '19	29%	-10.7%
Sep '18	19%	21.8%



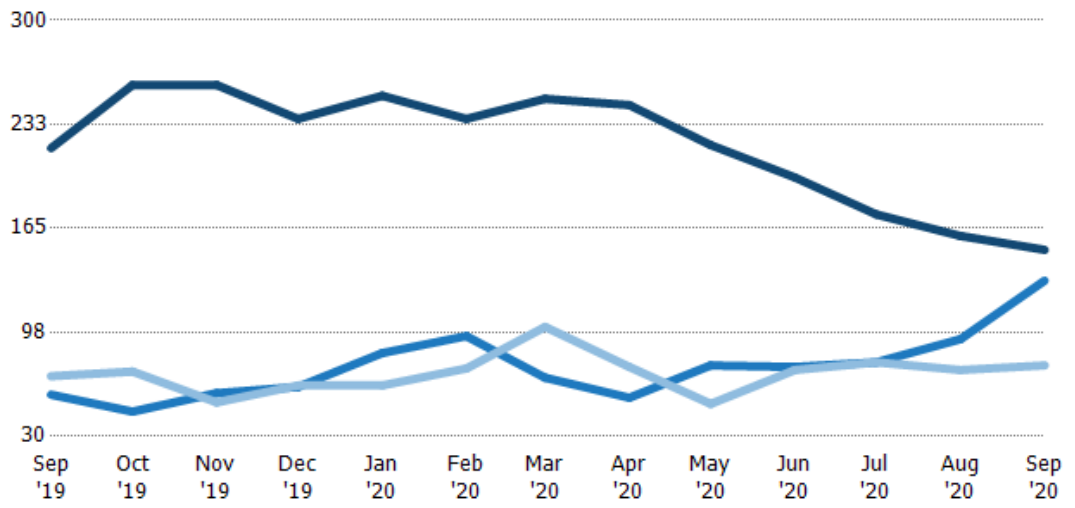
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	29%	27%	28%	22%	25%	27%	30%	41%	34%	26%	42%	49%	48%
Prior Year	19%	17%	21%	24%	17%	20%	25%	36%	38%	43%	31%	33%	29%
Change from Prior Year	-11%	-10%	-7%	2%	-8%	-6%	-5%	-5%	4%	18%	-11%	-16%	-19%

Active/Pending/Sold Units

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

Filters Used

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



	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Active	217	258	258	236	251	236	249	245	219	198	174	160	151
Pending	57	46	58	62	84	95	68	55	76	75	78	93	131
Sold	69	72	52	63	63	74	101	75	51	73	78	73	76

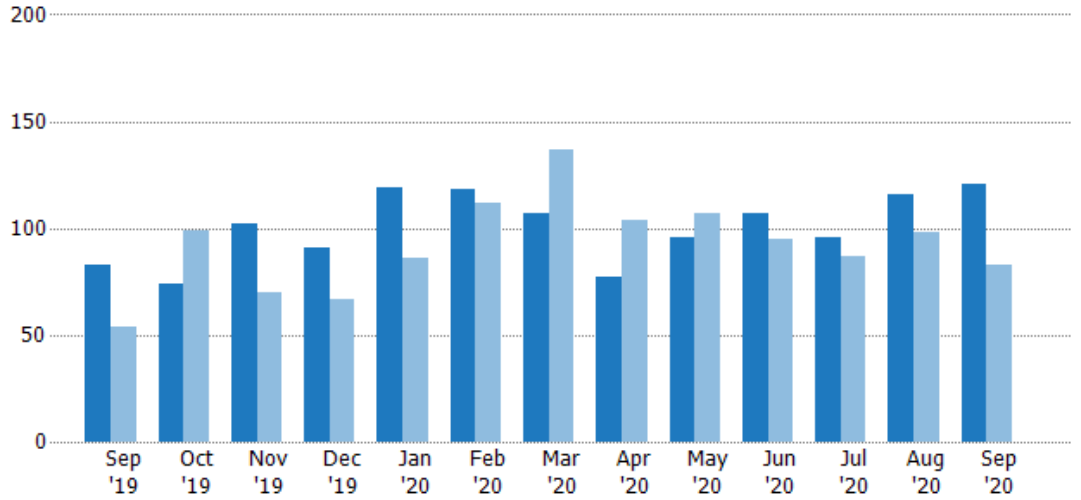
New Pending Sales

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

Filters Used

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

Month/Year	Count	% Chg.
Sep '20	121	45.8%
Sep '19	83	53.7%
Sep '18	54	18.5%



Current Year	83	74	102	91	119	118	107	77	96	107	96	116	121
Prior Year	54	99	70	67	86	112	137	104	107	95	87	98	83
Percent Change from Prior Year	54%	-25%	46%	36%	38%	5%	-22%	-26%	-10%	13%	10%	18%	46%

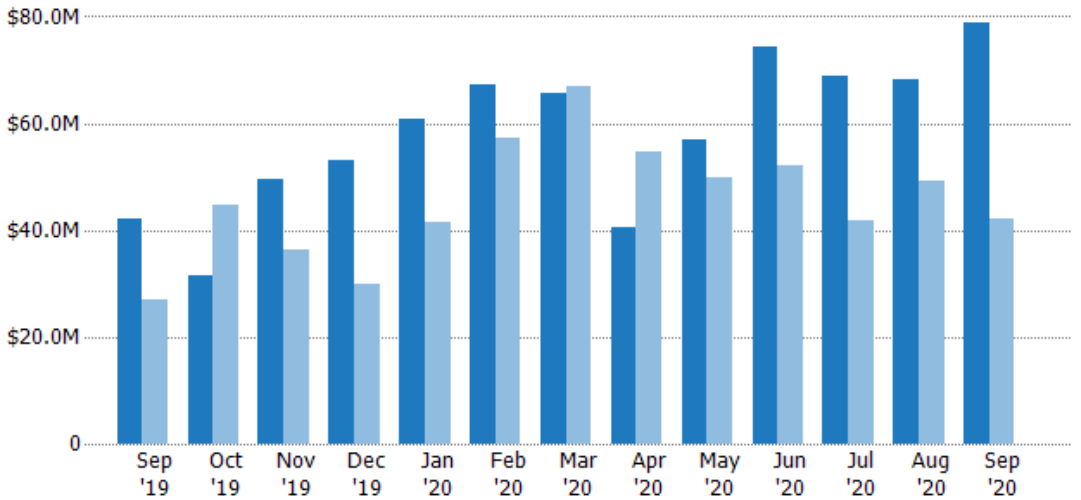
New Pending Sales Volume

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

Filters Used

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

Month/Year	Volume	% Chg.
Sep '20	\$79M	87.5%
Sep '19	\$42.1M	55.3%
Sep '18	\$27.1M	6.1%



Current Year	\$42.1M	\$31.6M	\$49.6M	\$53.2M	\$60.8M	\$67.3M	\$65.5M	\$40.5M	\$57M	\$74.4M	\$68.7M	\$68.1M	\$79M
Prior Year	\$27.1M	\$44.8M	\$36.3M	\$29.8M	\$41.5M	\$57.1M	\$66.8M	\$54.6M	\$49.9M	\$52.1M	\$41.8M	\$49.4M	\$42.1M
Percent Change from Prior Year	55%	-29%	36%	78%	47%	18%	-2%	-26%	14%	43%	64%	38%	88%

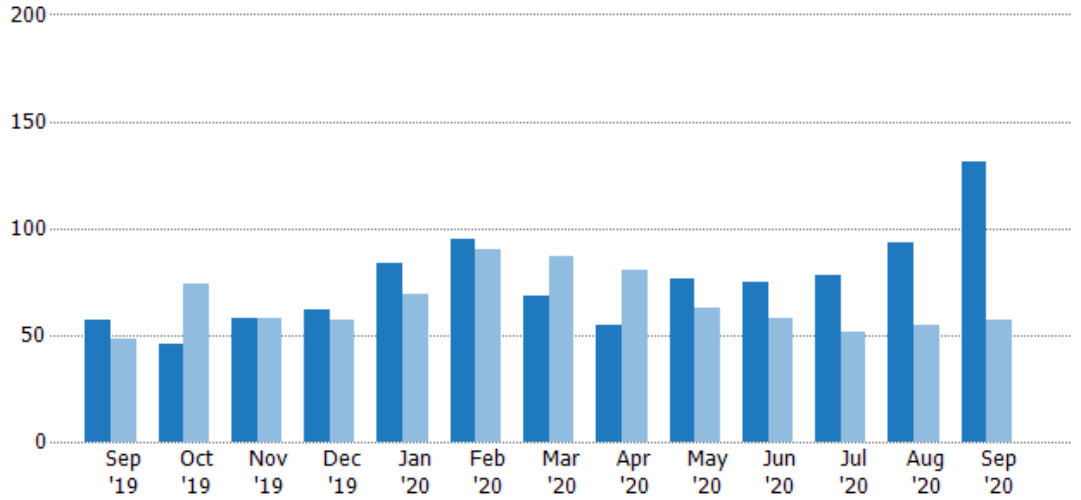
Pending Sales

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

Filters Used

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

Month/ Year	Count	% Chg.
Sep '20	131	129.8%
Sep '19	57	18.8%
Sep '18	48	-2.1%



Current Year	57	46	58	62	84	95	68	55	76	75	78	93	131
Prior Year	48	74	58	57	69	90	87	80	63	58	51	55	57
Percent Change from Prior Year	19%	-38%	0%	9%	22%	6%	-22%	-31%	21%	29%	53%	69%	130%

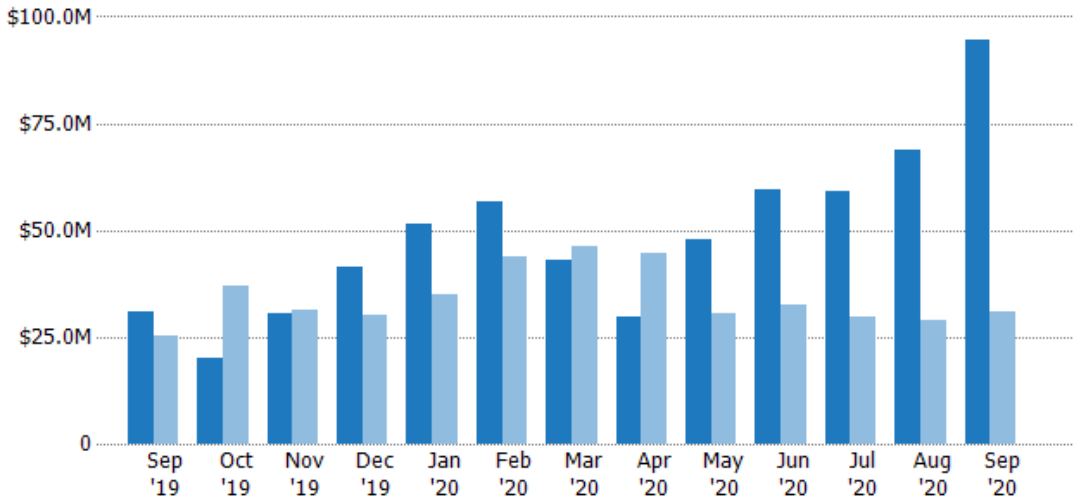
Pending Sales Volume

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

Month/ Year	Volume	% Chg.
Sep '20	\$94.6M	205.3%
Sep '19	\$31M	22.8%
Sep '18	\$25.2M	-7.2%



Current Year	\$31M	\$19.9M	\$30.6M	\$41.4M	\$51.3M	\$56.5M	\$43.1M	\$29.8M	\$47.7M	\$59.5M	\$59M	\$68.6M	\$94.6M
Prior Year	\$25.2M	\$37.2M	\$31.4M	\$30M	\$35.1M	\$43.6M	\$46.3M	\$44.6M	\$30.4M	\$32.7M	\$29.7M	\$29M	\$31M
Percent Change from Prior Year	23%	-46%	-3%	38%	46%	30%	-7%	-33%	57%	82%	99%	137%	205%

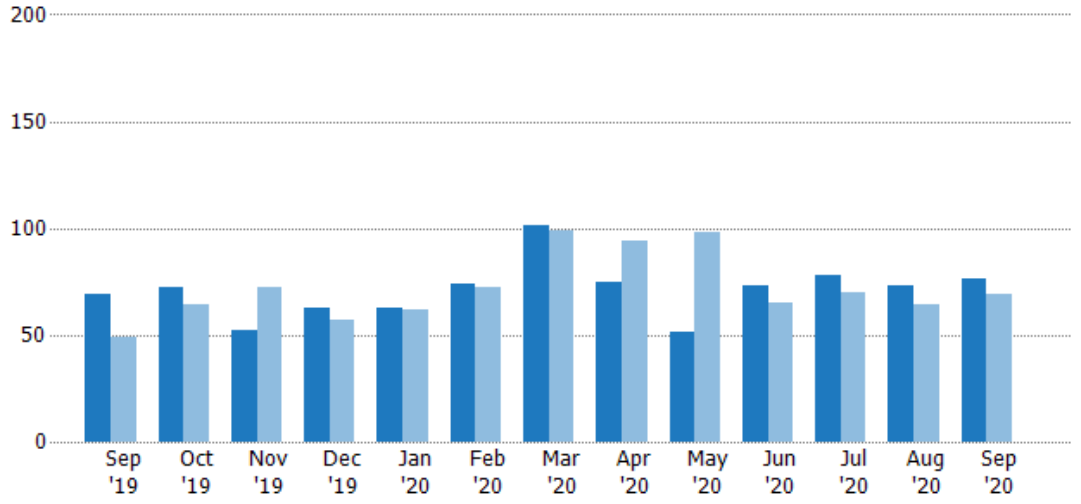
Closed Sales

The total number of residential properties sold each month.

Filters Used

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

Month/Year	Count	% Chg.
Sep '20	76	10.1%
Sep '19	69	40.8%
Sep '18	49	18.4%



Current Year	69	72	52	63	63	74	101	75	51	73	78	73	76
Prior Year	49	64	72	57	62	72	99	94	98	65	70	64	69
Percent Change from Prior Year	41%	13%	-28%	11%	2%	3%	2%	-20%	-48%	12%	11%	14%	10%

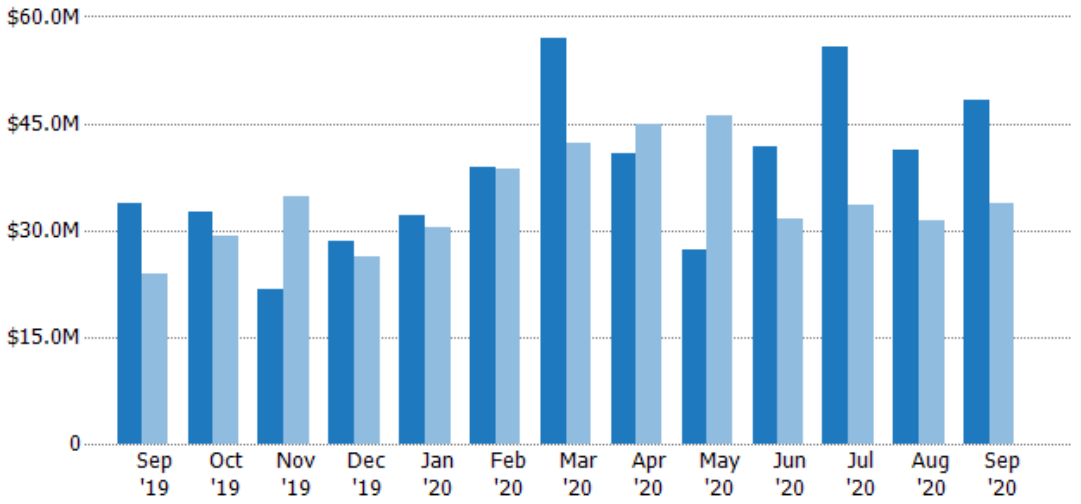
Closed Sales Volume

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

Filters Used

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

Month/Year	Volume	% Chg.
Sep '20	\$48.2M	43%
Sep '19	\$33.7M	40.7%
Sep '18	\$24M	14.5%



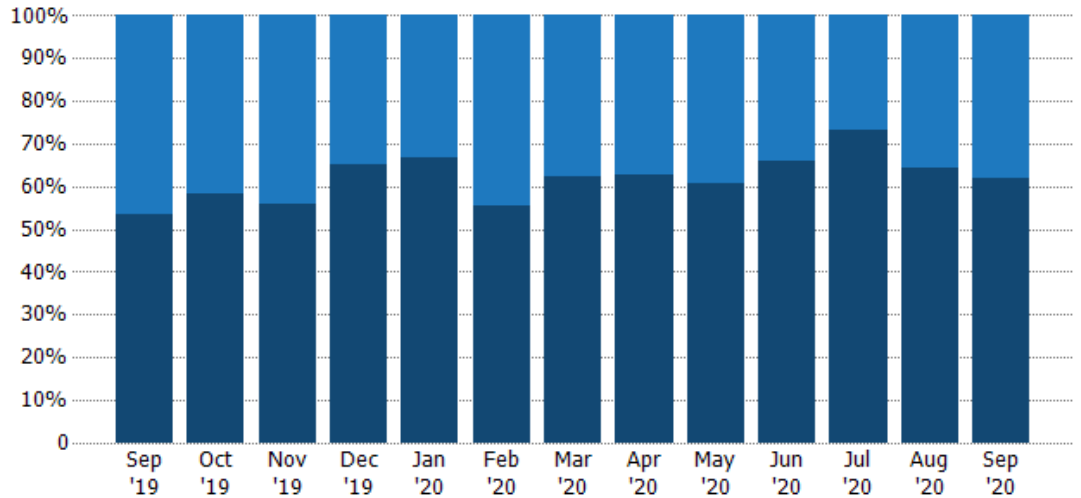
Current Year	\$33.7M	\$32.6M	\$21.7M	\$28.4M	\$32.1M	\$38.9M	\$57M	\$40.8M	\$27.2M	\$41.7M	\$55.8M	\$41.4M	\$48.2M
Prior Year	\$24M	\$29.2M	\$34.8M	\$26.2M	\$30.3M	\$38.7M	\$42.2M	\$44.9M	\$46.2M	\$31.5M	\$33.7M	\$31.4M	\$33.7M
Percent Change from Prior Year	41%	12%	-38%	8%	6%	1%	35%	-9%	-41%	32%	66%	32%	43%

Closed Sales by Property Type

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

Filters Used

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



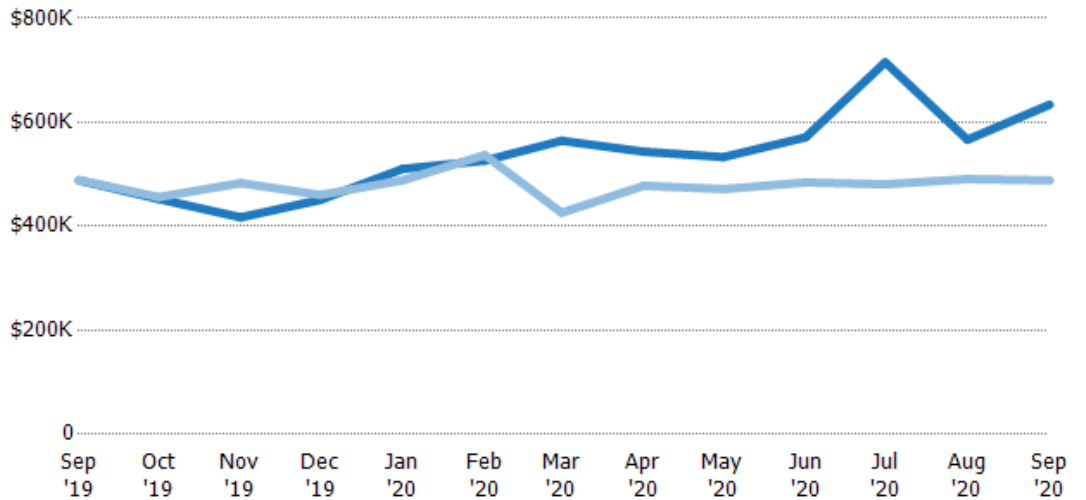
Condo/Townhouse	46%	42%	44%	35%	33%	45%	38%	37%	39%	34%	27%	36%	38%
Single Family Residence	54%	58%	56%	65%	67%	55%	62%	63%	61%	66%	73%	64%	62%

Average Sales Price

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

Filters Used

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



Current Year	\$488K	\$452K	\$417K	\$451K	\$510K	\$526K	\$564K	\$543K	\$533K	\$571K	\$715K	\$566K	\$634K
Prior Year	\$489K	\$456K	\$483K	\$460K	\$488K	\$537K	\$426K	\$478K	\$471K	\$484K	\$481K	\$491K	\$488K
Percent Change from Prior Year	0%	-1%	-14%	-2%	4%	-2%	32%	14%	13%	18%	49%	15%	30%

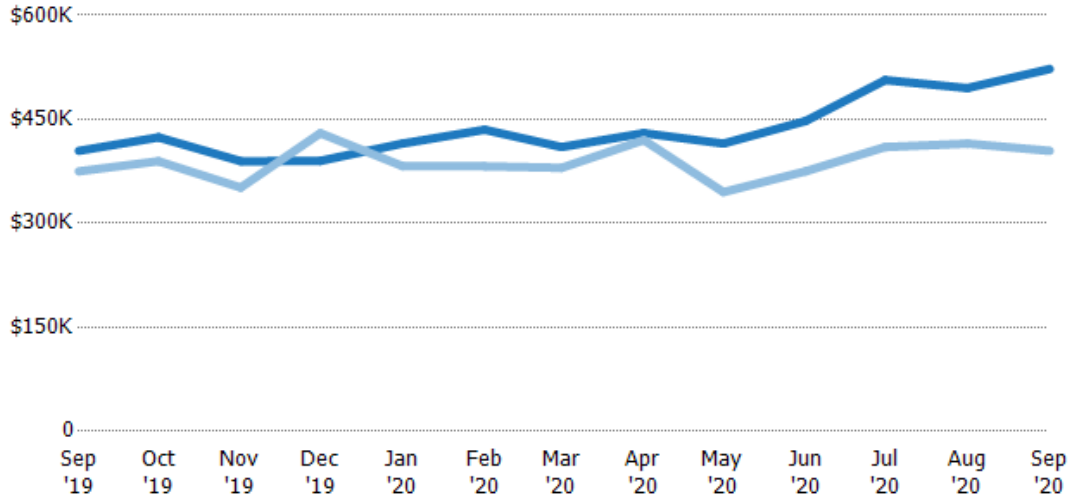
Median Sales Price

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

Filters Used

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

Month/Year	Price	% Chg.
Sep '20	\$523K	29.2%
Sep '19	\$404K	7.9%
Sep '18	\$375K	10.9%



Current Year	\$404K	\$424K	\$390K	\$390K	\$415K	\$435K	\$410K	\$430K	\$415K	\$448K	\$507K	\$495K	\$523K
Prior Year	\$375K	\$390K	\$352K	\$430K	\$383K	\$382K	\$380K	\$420K	\$345K	\$375K	\$410K	\$415K	\$404K
Percent Change from Prior Year	8%	9%	11%	-9%	8%	14%	8%	2%	20%	19%	24%	19%	29%

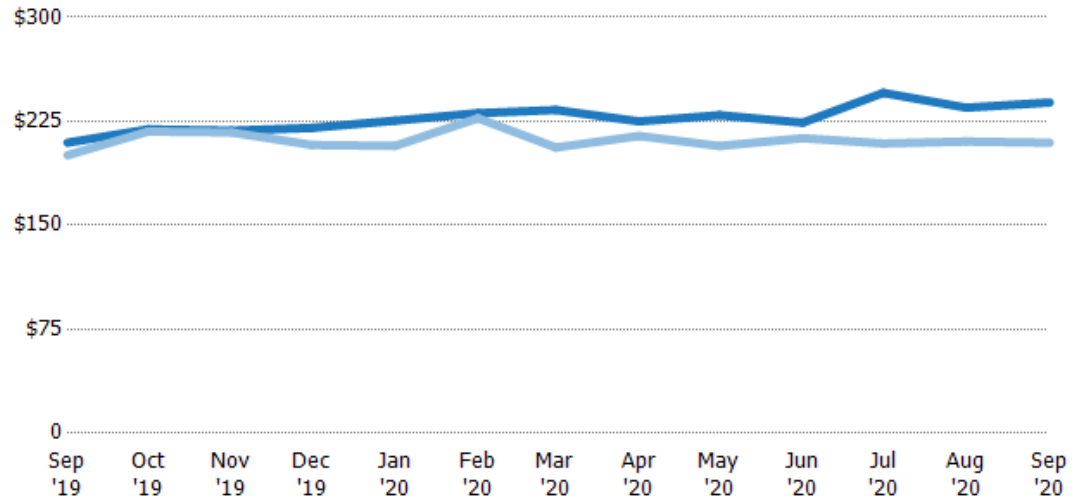
Average Sales Price per Sq Ft

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

Filters Used

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

Month/Year	Price/sq ft	% Chg.
Sep '20	\$239	13.8%
Sep '19	\$210	4.5%
Sep '18	\$201	1.5%



Current Year	\$210	\$219	\$218	\$220	\$225	\$231	\$233	\$225	\$229	\$224	\$245	\$235	\$239
Prior Year	\$201	\$218	\$217	\$208	\$207	\$227	\$206	\$214	\$207	\$213	\$209	\$210	\$210
Percent Change from Prior Year	5%	1%	1%	6%	9%	2%	13%	5%	11%	5%	17%	12%	14%

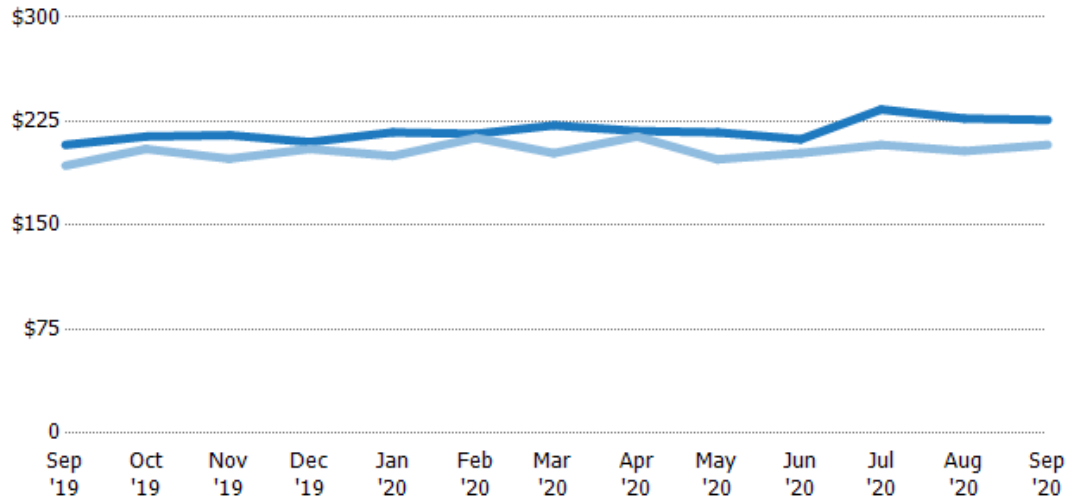
Median Sales Price per Sq Ft

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

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Sep '20	\$226	8.7%
Sep '19	\$208	7.8%
Sep '18	\$193	2.8%



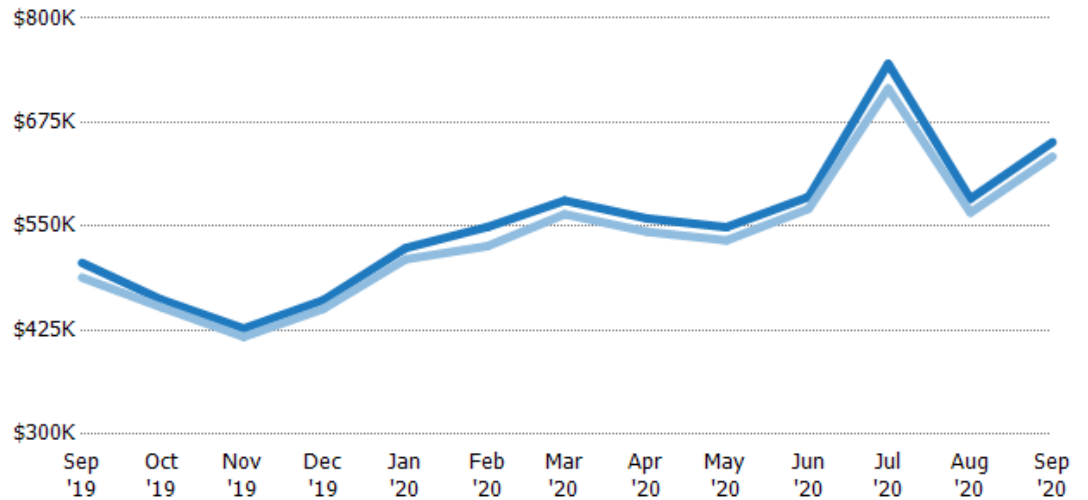
Current Year	\$208	\$214	\$215	\$210	\$217	\$216	\$222	\$218	\$217	\$212	\$234	\$227	\$226
Prior Year	\$193	\$205	\$198	\$205	\$200	\$213	\$202	\$214	\$198	\$202	\$208	\$204	\$208
Percent Change from Prior Year	8%	4%	9%	2%	9%	1%	10%	2%	10%	5%	12%	12%	9%

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



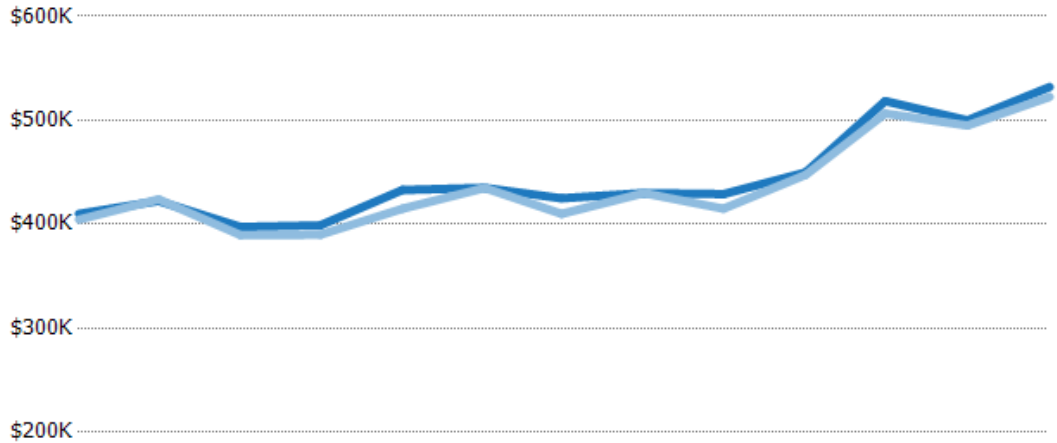
Avg List Price	\$506K	\$462K	\$427K	\$461K	\$524K	\$549K	\$581K	\$559K	\$549K	\$585K	\$745K	\$583K	\$651K
Avg Sales Price	\$488K	\$452K	\$417K	\$451K	\$510K	\$526K	\$564K	\$543K	\$533K	\$571K	\$715K	\$566K	\$634K
Avg Sales Price as a % of Avg List Price	97%	98%	98%	98%	97%	96%	97%	97%	97%	98%	96%	97%	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: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



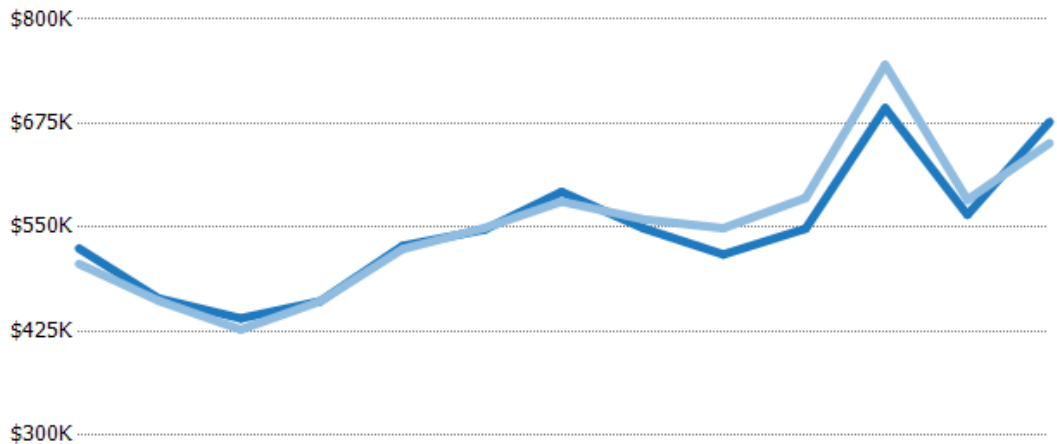
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Median List Price	\$410K	\$422K	\$397K	\$399K	\$433K	\$435K	\$425K	\$430K	\$429K	\$450K	\$518K	\$500K	\$532K
Median Sales Price	\$404K	\$424K	\$390K	\$390K	\$415K	\$435K	\$410K	\$430K	\$415K	\$448K	\$507K	\$495K	\$523K
Med Sales Price as a % of Med List Price	99%	100%	98%	98%	96%	100%	96%	100%	97%	99%	98%	99%	98%

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



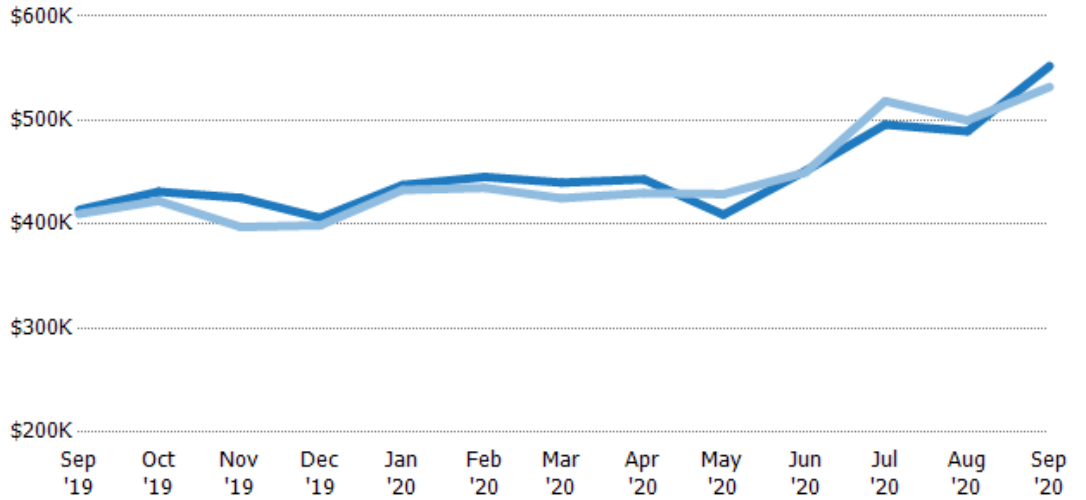
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Avg Est Value	\$525K	\$465K	\$440K	\$461K	\$528K	\$547K	\$593K	\$549K	\$517K	\$548K	\$693K	\$565K	\$677K
Avg Sales Price	\$506K	\$462K	\$427K	\$461K	\$524K	\$549K	\$581K	\$559K	\$549K	\$585K	\$745K	\$583K	\$651K
Avg Sales Price as a % of Avg Est Value	96%	99%	97%	100%	99%	100%	98%	102%	106%	107%	107%	103%	96%

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



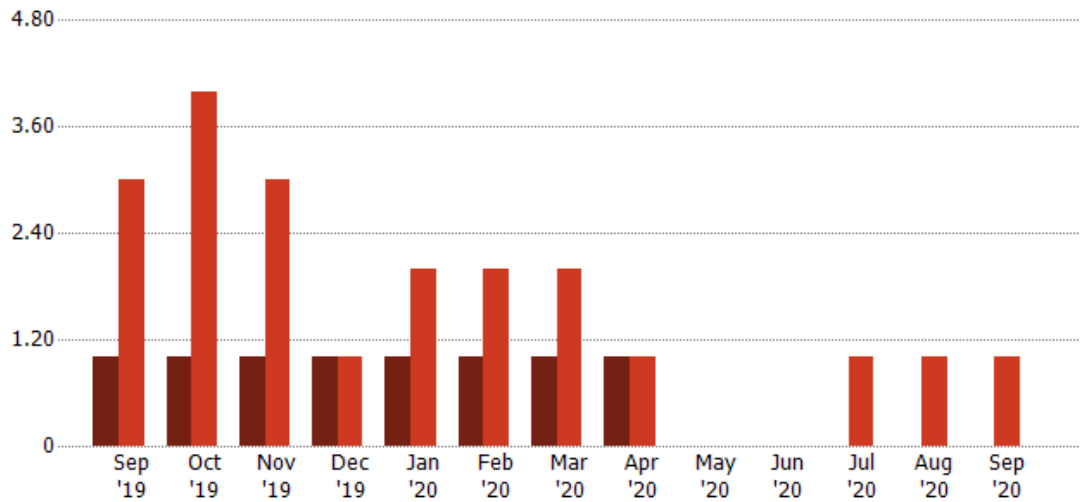
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Median Est Value	\$414K	\$431K	\$425K	\$406K	\$438K	\$445K	\$440K	\$443K	\$409K	\$451K	\$496K	\$489K	\$552K
Median Sales Price	\$410K	\$422K	\$397K	\$399K	\$433K	\$435K	\$425K	\$430K	\$429K	\$450K	\$518K	\$500K	\$532K
Med Sales Price as a % of Med Est Value	99%	98%	93%	98%	99%	98%	97%	97%	105%	100%	105%	102%	96%

Distressed Listings

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

Filters Used

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



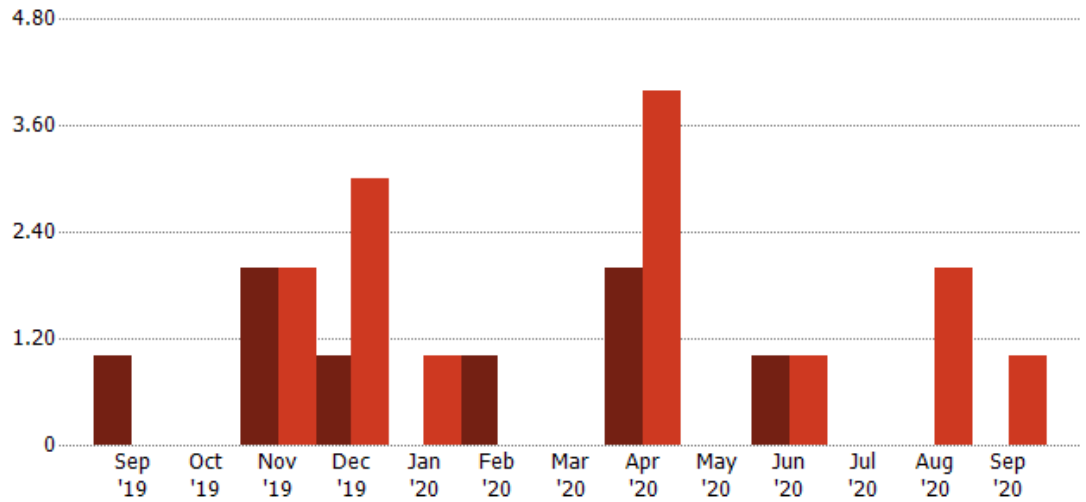
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	1	1	1	1	1	1	1	1	-	-	-	-	-
Prior Year	3	4	3	1	2	2	2	1	-	-	1	1	1
Percent Change from Prior Year	-67%	-75%	-67%	0%	-50%	-50%	-50%	0%	-	-	-100%	-100%	-100%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

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



Current Year	1	-	2	1	-	1	-	2	-	1	-	-	-
Prior Year	-	-	2	3	1	-	-	4	-	1	-	2	1
Percent Change from Prior Year	100%	-	0%	-67%	-100%	100%	-	-50%	-	0%	-	-100%	-100%



Sales Activity by ZIP

Sep 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
85268	131	\$94,640,615	76	\$48,167,228	\$633,779	\$522,500	\$234	\$220	47

