

2021

SCOTTSDALE
MARKET REPORT
February 2021



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 2021	Feb 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	822	903	-9%	1,759	1,873	-6.1%
New Listing Volume	\$790,872,649	\$725,917,501	+8.9%	\$1,716,590,025	\$1,504,523,202	+14.1%
Active Listing Count	1,175	2,049	-42.7%	N/A	N/A	
Active Listing Volume	\$1,780,215,881	\$2,625,847,728	-32.2%	N/A	N/A	
Average Listing Price	\$1,515,077	\$1,281,526	+18.2%	\$1,464,766	\$1,266,216	+15.7%
Median Listing Price	\$850,000	\$850,000	+/-	\$836,097	\$838,580	-0.3%
Average Listing Price per Sq Ft	\$407	\$340	+19.8%	\$397	\$337	+17.8%
Median Listing Price per Sq Ft	\$349	\$292	+19.5%	\$340	\$288	+17.7%
Median Days in RPR	33	58	-43.1%	36.91	66.61	-44.6%
Months of Inventory	1.5	3.5	-58.2%	2.1	3.9	-46.8%
Absorption Rate	67.83%	28.34%	+39.5%	48.43%	25.75%	+22.7%
Sales Activity Charts Metrics						
New Pending Sales Count	985	1,149	-14.3%	1,813	2,127	-14.8%
New Pending Sales Volume	\$924,664,026	\$869,470,907	+6.3%	\$1,644,442,074	\$1,575,589,973	+4.4%
Pending Sales Count	-	772	-	N/A	N/A	
Pending Sales Volume	-	\$601,049,639	-	N/A	N/A	
Closed Sales Count	835	701	+19.1%	1,632	1,282	+27.3%
Closed Sales Volume	\$749,089,267	\$495,945,454	+51%	\$1,421,712,084	\$868,746,357	+63.7%
Average Sales Price	\$897,113	\$707,483	+26.8%	\$871,147	\$677,649	+28.6%
Median Sales Price	\$639,000	\$540,000	+18.3%	\$619,954	\$520,966	+19%
Average Sales Price per Sq Ft	\$331	\$277	+19.7%	\$322	\$273	+18%
Median Sales Price per Sq Ft	\$303	\$256	+18.4%	\$293	\$251	+16.7%
Distressed Charts Metrics						
Distressed Listing Count	-	1	-	N/A	N/A	

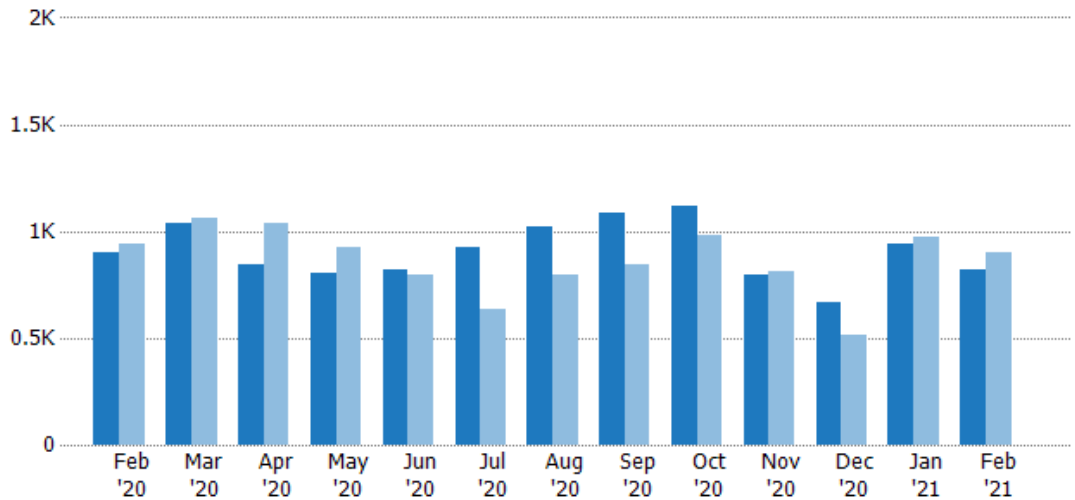
New Listings

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

Filters Used

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

Month/Year	Count	% Chg.
Feb '21	822	-9%
Feb '20	903	-3.8%
Feb '19	939	0.3%



Current Year	903	1.04K	843	804	823	922	1.02K	1.09K	1.12K	794	663	937	822
Prior Year	939	1.06K	1.03K	923	794	633	793	842	982	812	517	970	903
Percent Change from Prior Year	-4%	-2%	-18%	-13%	4%	46%	29%	29%	14%	-2%	28%	-3%	-9%

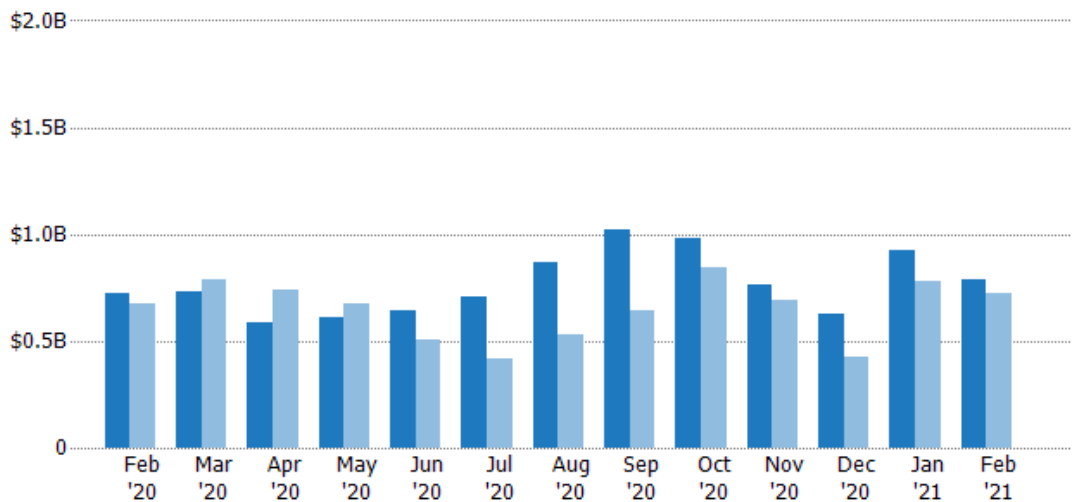
New Listing Volume

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

Month/Year	Volume	% Chg.
Feb '21	\$791M	8.9%
Feb '20	\$726M	7.4%
Feb '19	\$676M	-6.8%



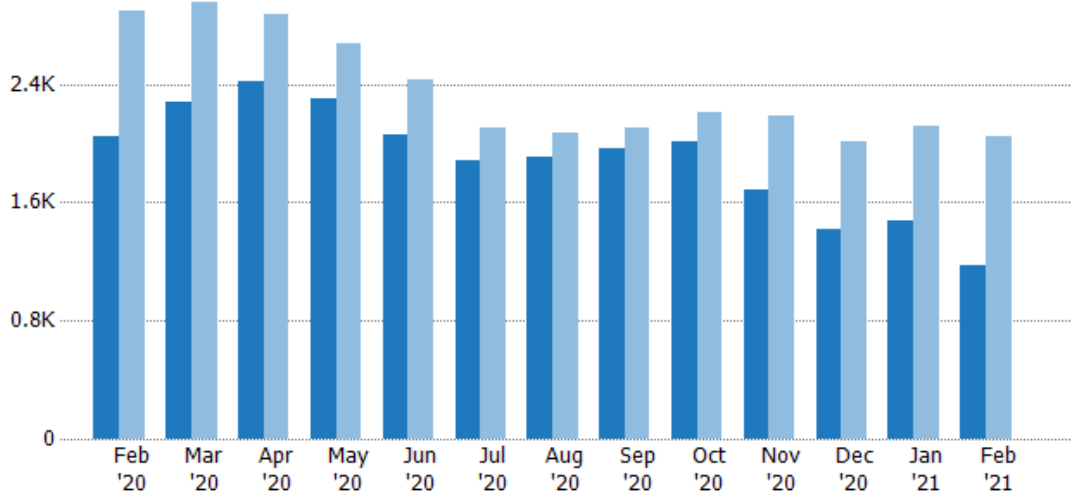
Current Year	\$726M	\$732M	\$583M	\$609M	\$645M	\$709M	\$871M	\$1.02B	\$979M	\$762M	\$628M	\$926M	\$791M
Prior Year	\$676M	\$788M	\$740M	\$674M	\$508M	\$416M	\$530M	\$645M	\$842M	\$692M	\$422M	\$779M	\$726M
Percent Change from Prior Year	7%	-7%	-21%	-10%	27%	70%	64%	58%	16%	10%	49%	19%	9%

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



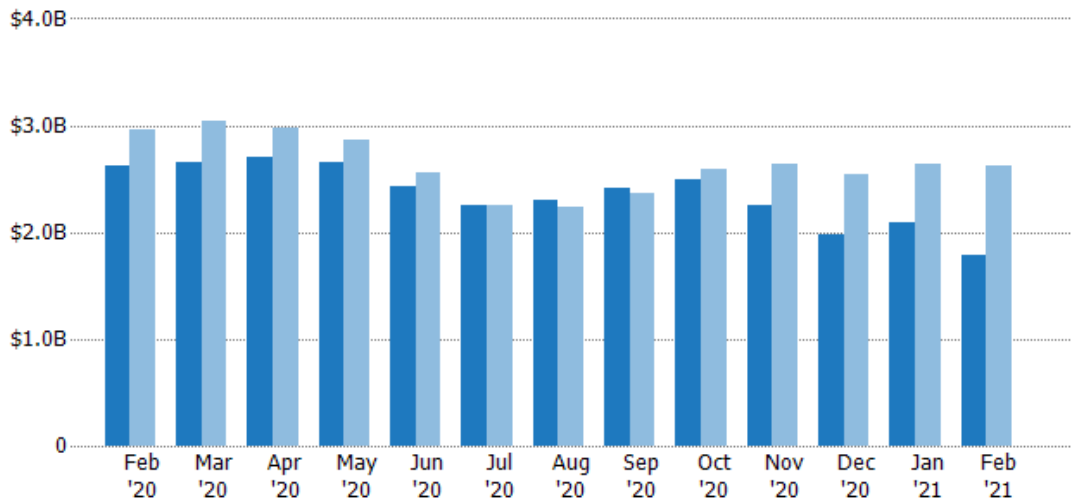
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Feb '21	1.18K	2.05K	-42.7%
Feb '20	2.05K	2.9K	-29.4%
Feb '19	2.9K	2.9K	-5.7%

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



Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Feb '21	\$1.78B	\$2.63B	-32.2%
Feb '20	\$2.63B	\$2.95B	-11.1%
Feb '19	\$2.95B	\$2.95B	-9.9%

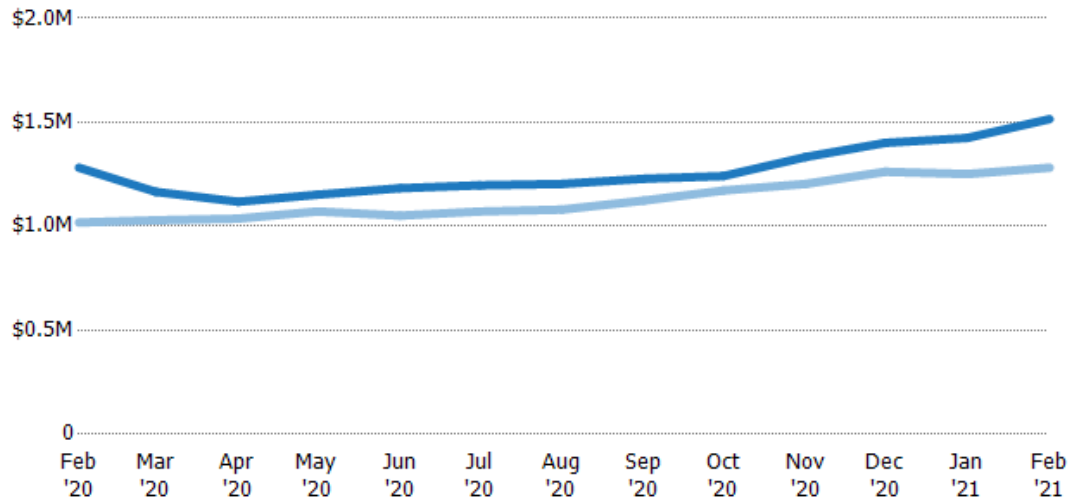
Average Listing Price

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

Month/ Year	Price	% Chg.
Feb '21	\$1.52M	18.2%
Feb '20	\$1.28M	25.9%
Feb '19	\$1.02M	-4.5%



Current Year	\$1.28M	\$1.17M	\$1.12M	\$1.15M	\$1.18M	\$1.2M	\$1.2M	\$1.23M	\$1.24M	\$1.33M	\$1.4M	\$1.42M	\$1.52M
Prior Year	\$1.02M	\$1.03M	\$1.04M	\$1.07M	\$1.05M	\$1.07M	\$1.08M	\$1.12M	\$1.17M	\$1.2M	\$1.26M	\$1.25M	\$1.28M
Percent Change from Prior Year	26%	13%	8%	8%	13%	12%	11%	9%	6%	11%	11%	14%	18%

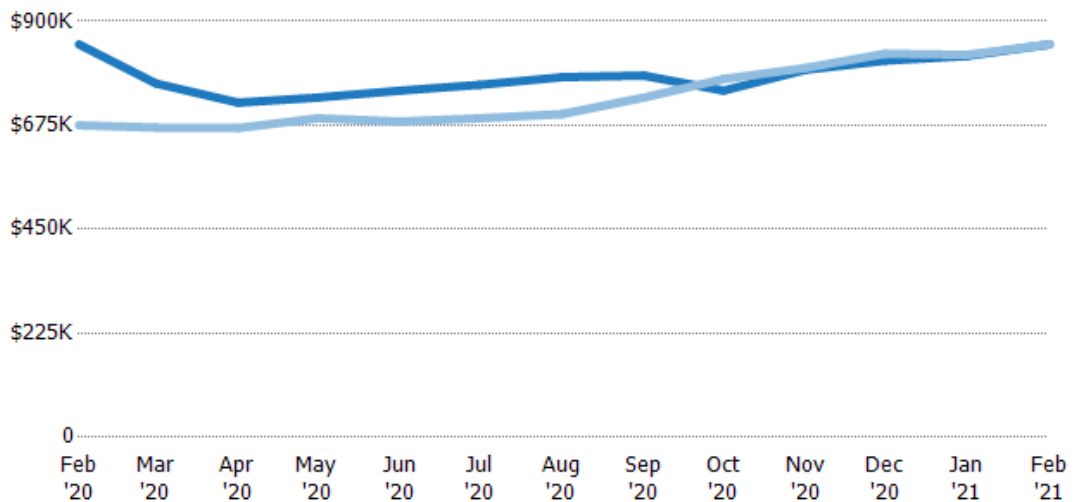
Median Listing Price

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

Month/ Year	Price	% Chg.
Feb '21	\$850K	0%
Feb '20	\$850K	25.9%
Feb '19	\$675K	0%



Current Year	\$850K	\$765K	\$724K	\$735K	\$750K	\$762K	\$779K	\$783K	\$750K	\$795K	\$815K	\$825K	\$850K
Prior Year	\$675K	\$670K	\$669K	\$690K	\$683K	\$690K	\$699K	\$735K	\$775K	\$799K	\$830K	\$828K	\$850K
Percent Change from Prior Year	26%	14%	8%	7%	10%	11%	11%	6%	-3%	-1%	-2%	0%	0%

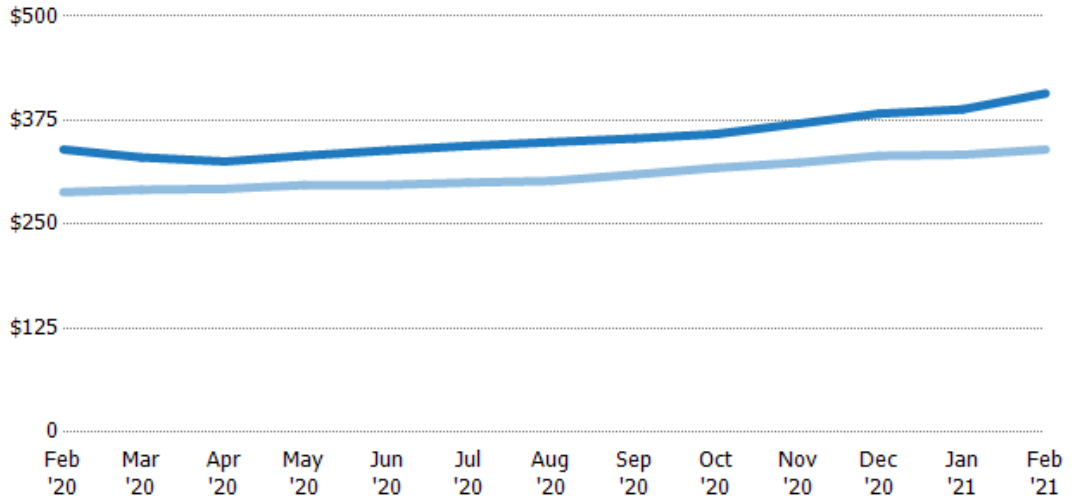
Average Listing Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Feb '21	\$407	19.8%
Feb '20	\$340	17.8%
Feb '19	\$289	-3.9%



	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$340	\$330	\$325	\$332	\$339	\$344	\$349	\$353	\$358	\$371	\$383	\$388	\$407
Prior Year	\$289	\$292	\$293	\$297	\$297	\$300	\$302	\$310	\$318	\$324	\$332	\$334	\$340
Percent Change from Prior Year	18%	13%	11%	12%	14%	15%	15%	14%	13%	14%	15%	16%	20%

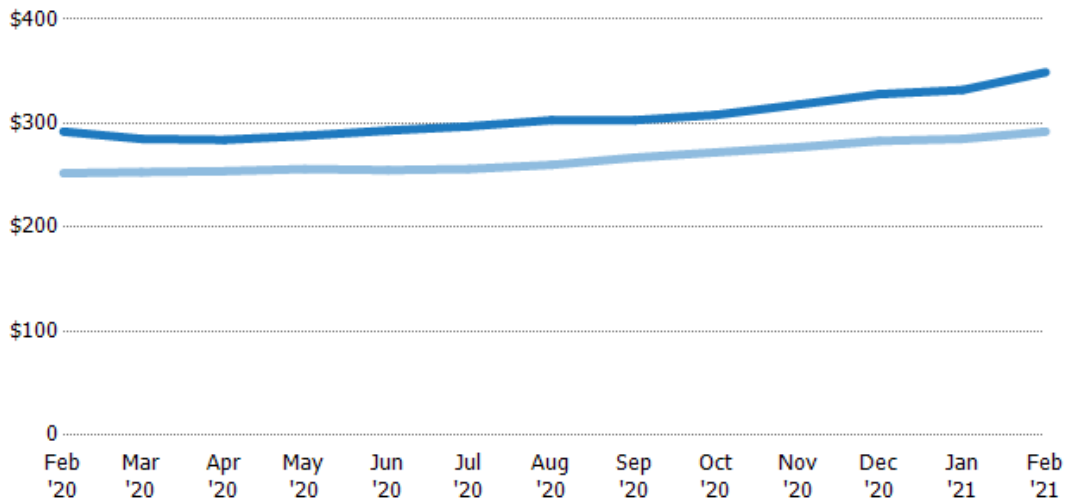
Median Listing Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Feb '21	\$349	19.5%
Feb '20	\$292	15.9%
Feb '19	\$252	-2.8%



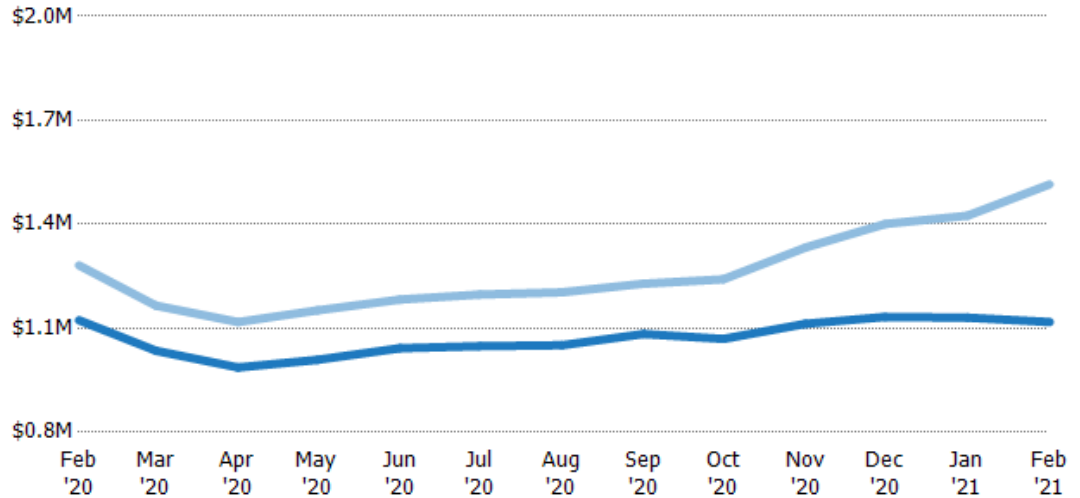
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$292	\$285	\$284	\$288	\$293	\$297	\$303	\$303	\$308	\$318	\$328	\$332	\$349
Prior Year	\$252	\$253	\$254	\$256	\$255	\$256	\$260	\$267	\$272	\$277	\$283	\$285	\$292
Percent Change from Prior Year	16%	13%	12%	13%	15%	16%	17%	13%	13%	15%	16%	16%	20%

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



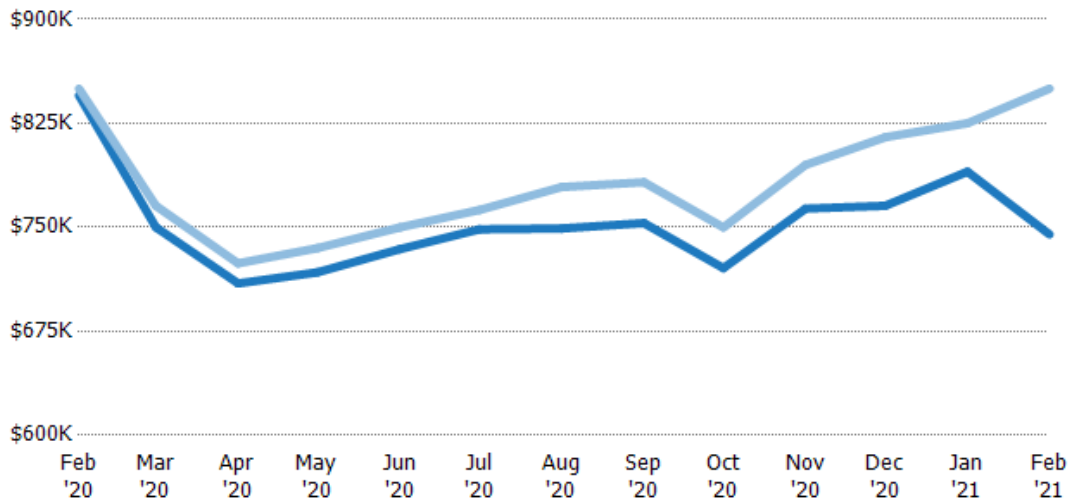
Avg Est Value	\$1.12M	\$1.04M	\$987K	\$1.01M	\$1.04M	\$1.05M	\$1.05M	\$1.08M	\$1.07M	\$1.11M	\$1.13M	\$1.13M	\$1.12M
Avg Listing Price	\$1.28M	\$1.17M	\$1.12M	\$1.15M	\$1.18M	\$1.2M	\$1.2M	\$1.23M	\$1.24M	\$1.33M	\$1.4M	\$1.42M	\$1.52M
Avg Listing Price as a % of Avg Est Value	114%	113%	113%	114%	113%	114%	115%	113%	116%	120%	124%	126%	135%

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



Median Est Value	\$845K	\$750K	\$710K	\$718K	\$734K	\$749K	\$749K	\$753K	\$721K	\$763K	\$766K	\$790K	\$745K
Median Listing Price	\$850K	\$765K	\$724K	\$735K	\$750K	\$762K	\$779K	\$783K	\$750K	\$795K	\$815K	\$825K	\$850K
Med Listing Price as a % of Med Est Value	101%	102%	102%	102%	102%	102%	104%	104%	104%	104%	106%	104%	114%

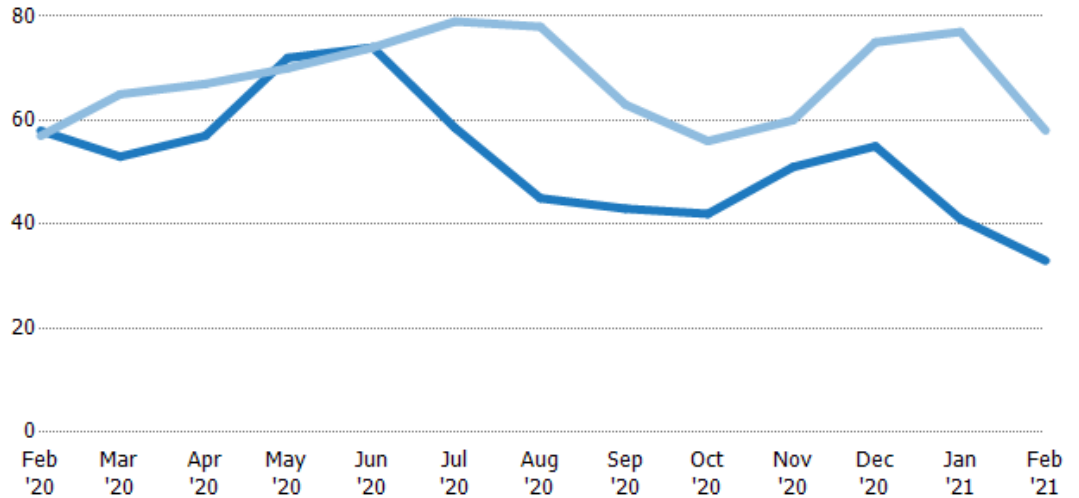
Median Days in RPR

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

Month/Year	Days	% Chg.
Feb '21	33	-43.1%
Feb '20	58	1.8%
Feb '19	57	4.4%



	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	58	53	57	72	74	58.5	45	43	42	51	55	41	33
Prior Year	57	65	67	70	74	79	78	63	56	60	75	77	58
Percent Change from Prior Year	2%	-18%	-15%	3%	0%	-26%	-42%	-32%	-25%	-15%	-27%	-47%	-43%

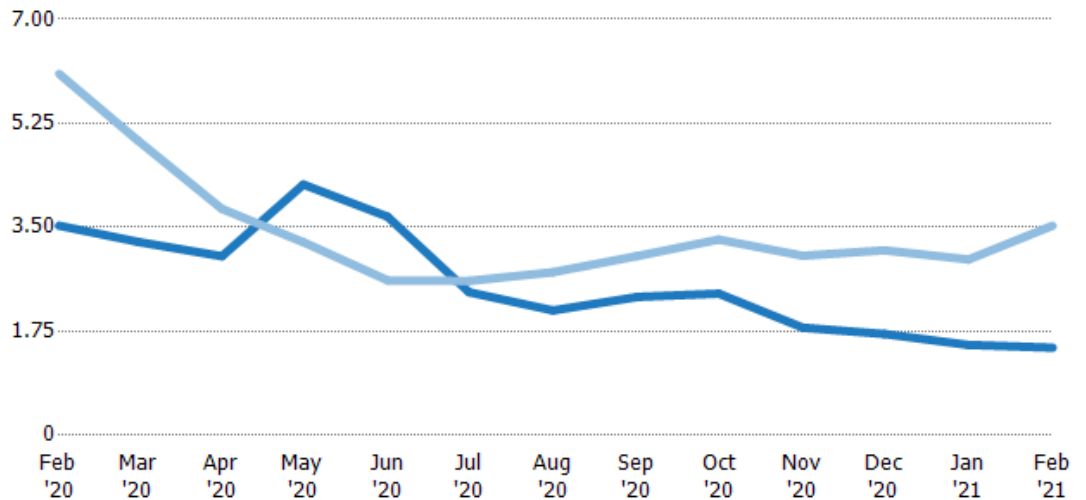
Months of Inventory

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

Month/Year	Months	% Chg.
Feb '21	1.47	-58.2%
Feb '20	3.53	-42%
Feb '19	6.08	-25.3%



	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	3.53	3.26	3.01	4.22	3.68	2.41	2.1	2.33	2.38	1.81	1.7	1.52	1.47
Prior Year	6.08	4.96	3.81	3.25	2.61	2.6	2.74	3.02	3.29	3.02	3.11	2.96	3.53
Percent Change from Prior Year	-42%	-34%	-21%	30%	41%	-7%	-23%	-23%	-28%	-40%	-45%	-49%	-58%

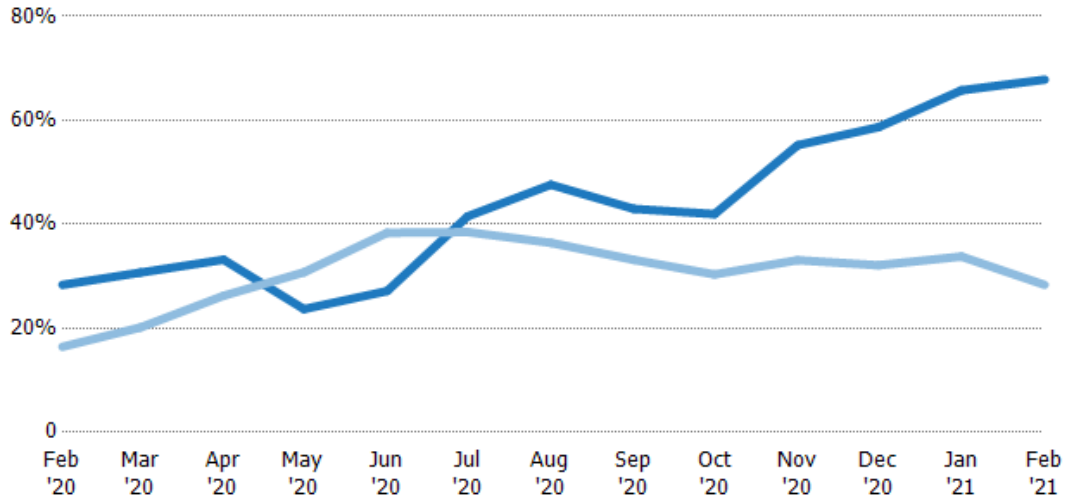
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/Year	Rate	Chg.
Feb '21	68%	-39.5%
Feb '20	28%	-11.9%
Feb '19	16%	33.8%



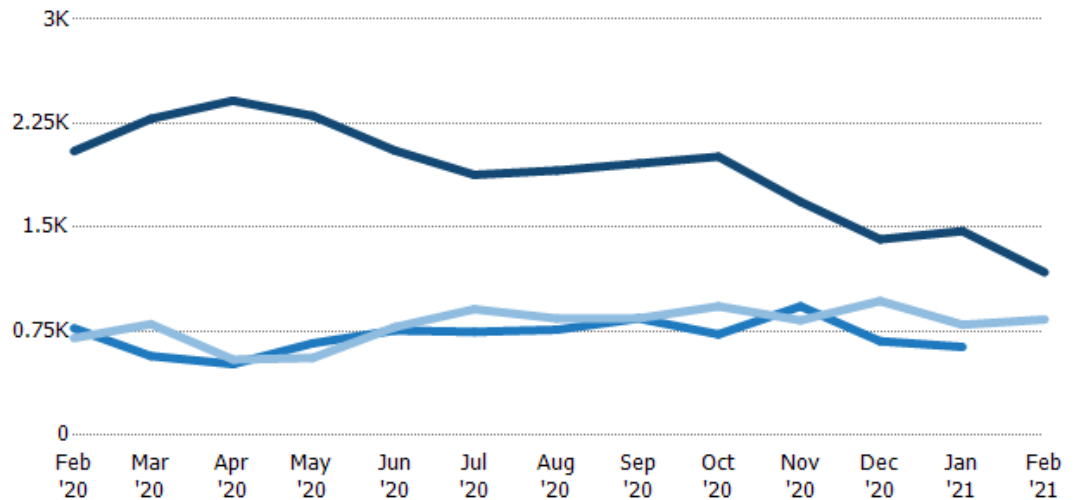
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	28%	31%	33%	24%	27%	42%	48%	43%	42%	55%	59%	66%	68%
Prior Year	16%	20%	26%	31%	38%	39%	36%	33%	30%	33%	32%	34%	28%
Change from Prior Year	-12%	-11%	-7%	7%	11%	-3%	-11%	-10%	-12%	-22%	-27%	-32%	-39%

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



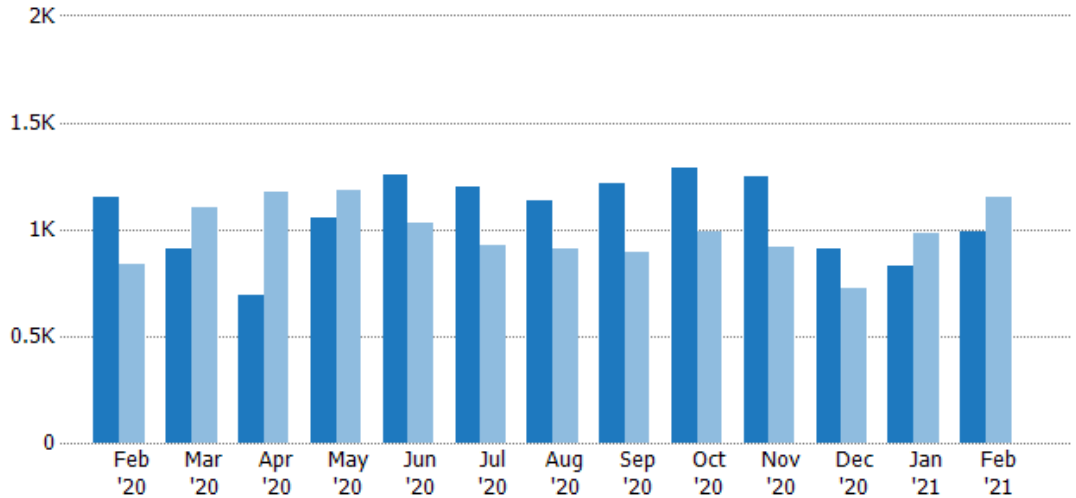
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Active	2.05K	2.28K	2.41K	2.3K	2.05K	1.88K	1.91K	1.96K	2.01K	1.68K	1.41K	1.47K	1.18K
Pending	772	571	513	663	756	746	761	842	728	930	678	637	-
Sold	701	801	546	558	780	909	842	843	930	829	968	797	835

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



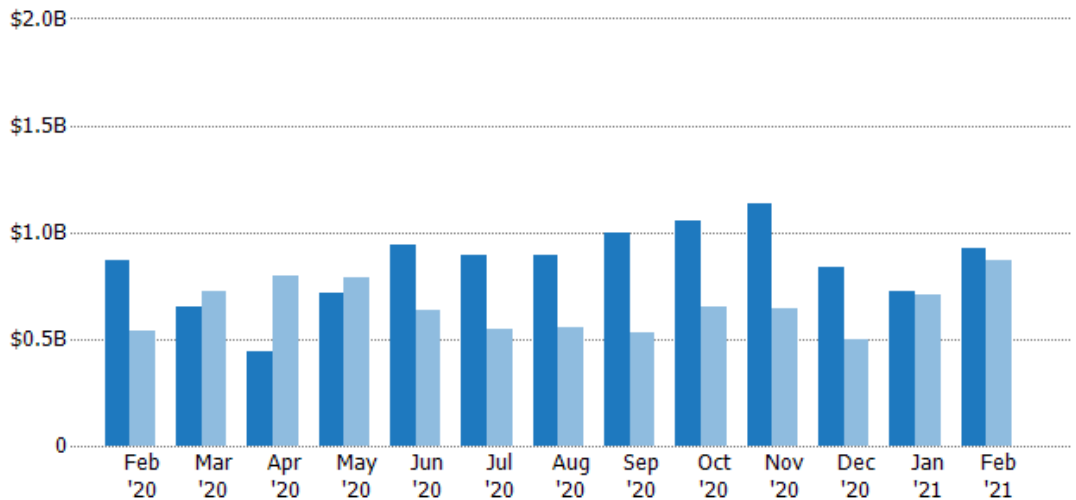
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Feb '21	985	1,150	-14%
Mar '21	907	1,100	-18%
Apr '21	692	1,170	-41%
May '21	1,050	1,190	-11%
Jun '21	1,260	1,030	22%
Jul '21	1,200	923	30%
Aug '21	1,130	908	25%
Sep '21	1,220	889	37%
Oct '21	1,290	986	31%
Nov '21	1,250	914	36%
Dec '21	906	726	25%
Jan '21	828	978	-15%
Feb '21	985	1,150	-14%

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



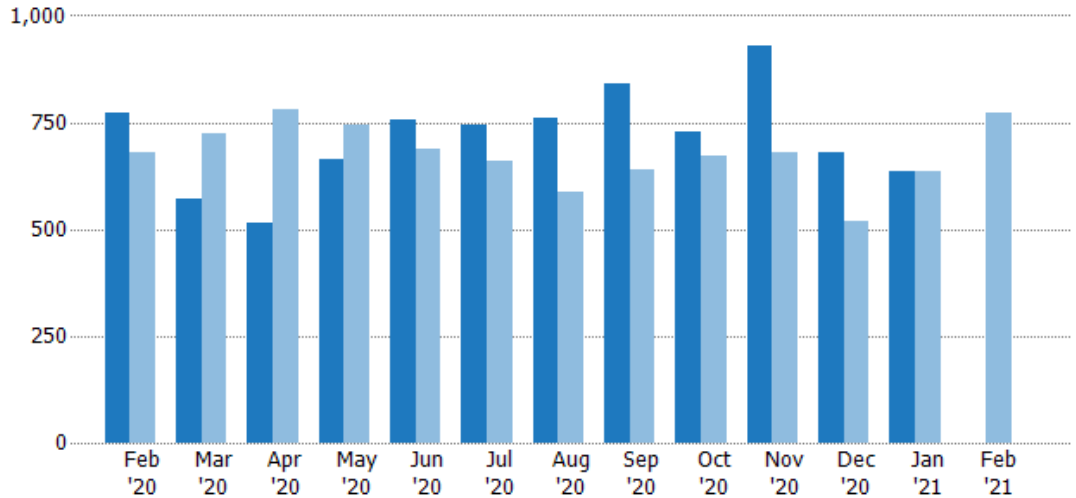
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Feb '21	\$925M	\$539M	61%
Mar '21	\$649M	\$721M	-10%
Apr '21	\$441M	\$799M	-45%
May '21	\$719M	\$789M	-9%
Jun '21	\$942M	\$638M	48%
Jul '21	\$895M	\$547M	63%
Aug '21	\$895M	\$554M	61%
Sep '21	\$1B	\$532M	88%
Oct '21	\$1.06B	\$648M	63%
Nov '21	\$1.13B	\$645M	76%
Dec '21	\$840M	\$498M	69%
Jan '21	\$720M	\$706M	2%
Feb '21	\$925M	\$869M	6%

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



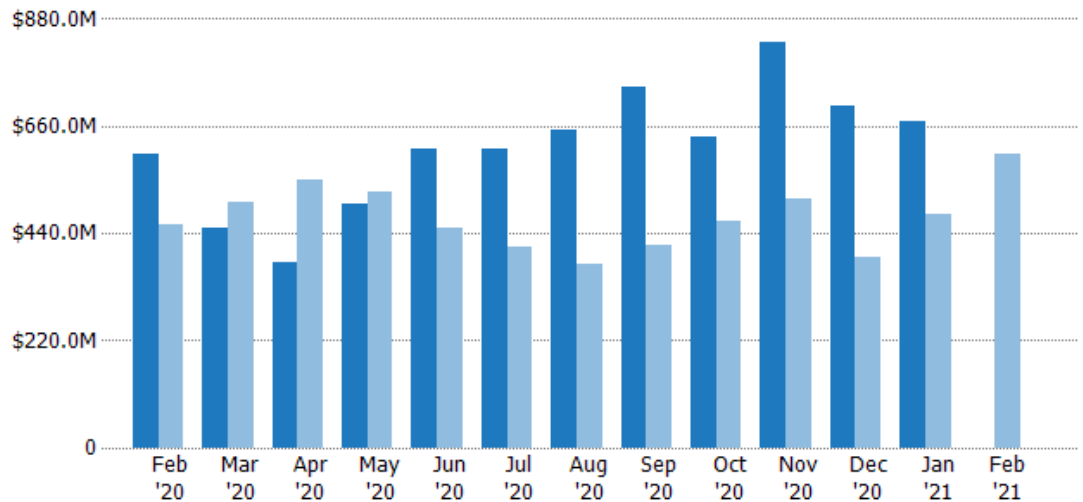
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	772	571	513	663	756	746	761	842	728	930	678	637	-
Prior Year	680	722	781	745	688	660	589	639	671	680	519	635	772
Percent Change from Prior Year	14%	-21%	-34%	-11%	10%	13%	29%	32%	8%	37%	31%	0%	-100%

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



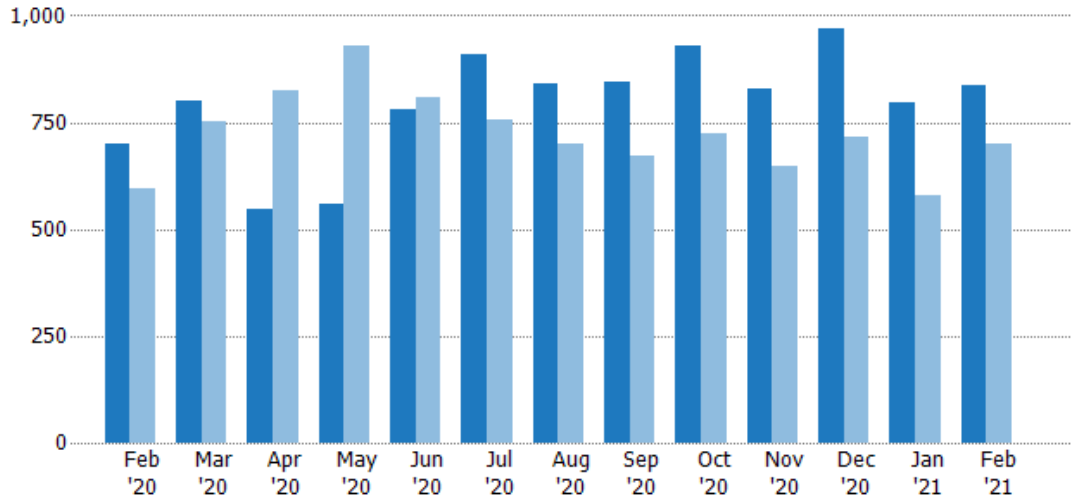
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$601M	\$451M	\$380M	\$501M	\$615M	\$613M	\$654M	\$740M	\$637M	\$832M	\$700M	\$671M	-
Prior Year	\$457M	\$505M	\$549M	\$527M	\$453M	\$413M	\$377M	\$414M	\$466M	\$510M	\$392M	\$481M	\$601M
Percent Change from Prior Year	31%	-11%	-31%	-5%	36%	49%	73%	79%	37%	63%	79%	39%	-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



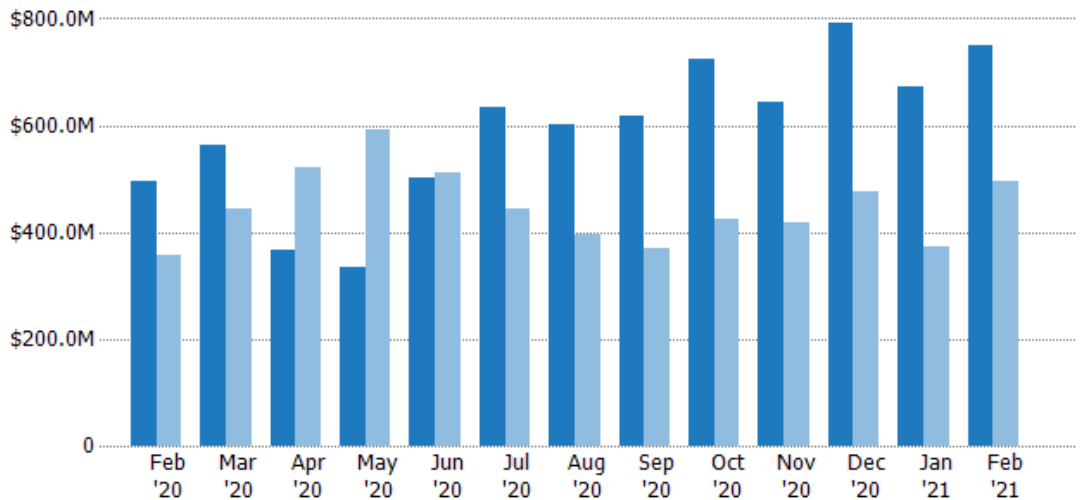
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	701	801	546	558	780	909	842	843	930	829	968	797	835
Prior Year	595	753	823	931	809	755	698	671	724	646	714	581	701
Percent Change from Prior Year	18%	6%	-34%	-40%	-4%	20%	21%	26%	28%	28%	36%	37%	19%

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



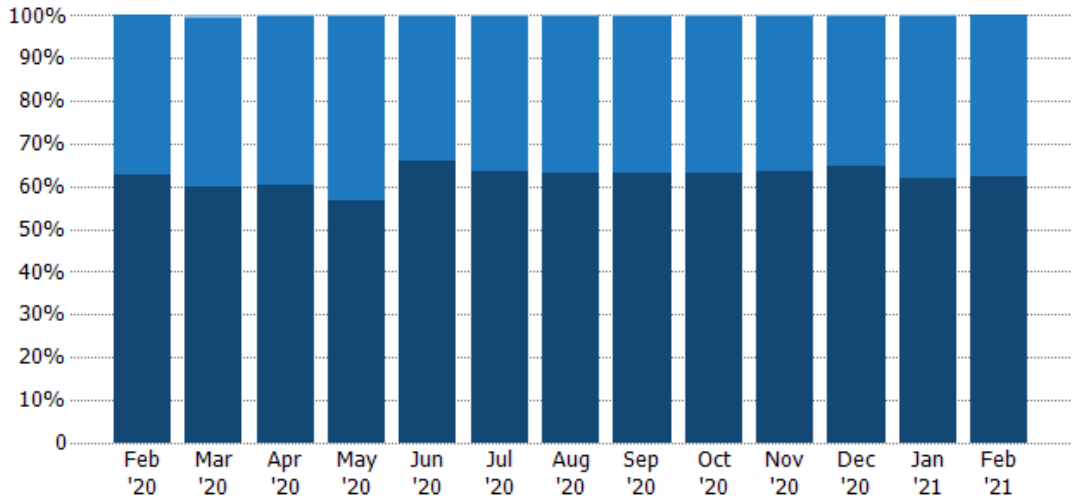
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$496M	\$562M	\$366M	\$335M	\$501M	\$635M	\$602M	\$618M	\$724M	\$645M	\$790M	\$673M	\$749M
Prior Year	\$357M	\$445M	\$522M	\$593M	\$512M	\$443M	\$395M	\$370M	\$426M	\$418M	\$475M	\$373M	\$496M
Percent Change from Prior Year	39%	26%	-30%	-44%	-2%	43%	52%	67%	70%	54%	66%	80%	51%

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



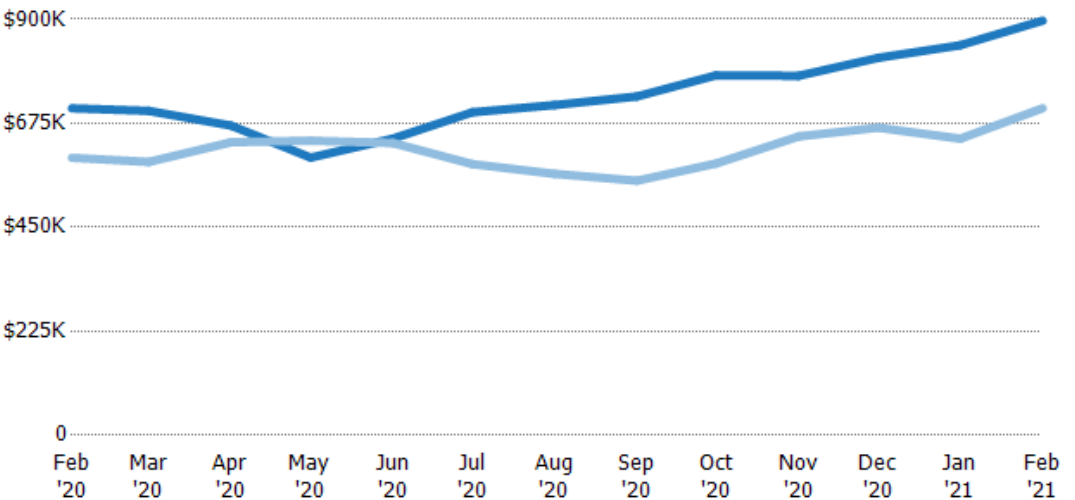
Property Type	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Mobile/Manufactured	-	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	-
Condo/Townhouse	37%	39%	40%	43%	34%	36%	37%	37%	36%	36%	35%	38%	38%
Single Family Residence	63%	60%	60%	57%	66%	63%	63%	63%	63%	63%	65%	62%	62%

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



Month/Year	Price	% Chg.
Feb '21	\$897K	26.8%
Feb '20	\$707K	17.8%
Feb '19	\$600K	-8.6%

Property Type	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$707K	\$702K	\$670K	\$601K	\$642K	\$699K	\$714K	\$733K	\$779K	\$778K	\$817K	\$844K	\$897K
Prior Year	\$600K	\$591K	\$634K	\$637K	\$632K	\$587K	\$566K	\$551K	\$588K	\$646K	\$665K	\$642K	\$707K
Percent Change from Prior Year	18%	19%	6%	-6%	2%	19%	26%	33%	32%	20%	23%	32%	27%

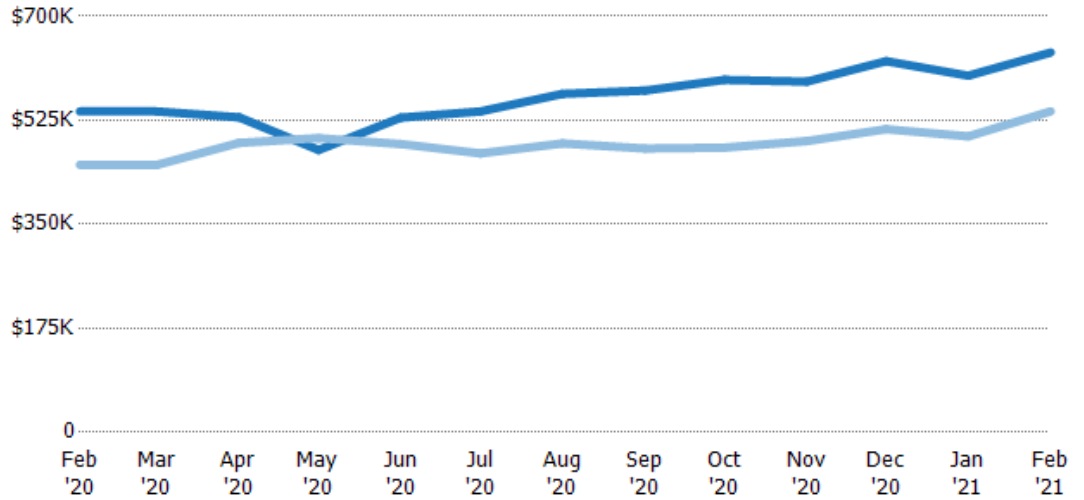
Median Sales Price

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

Month/ Year	Price	% Chg.
Feb '21	\$639K	18.3%
Feb '20	\$540K	20%
Feb '19	\$450K	-4.6%



Current Year	\$540K	\$540K	\$530K	\$475K	\$530K	\$540K	\$570K	\$575K	\$593K	\$590K	\$625K	\$600K	\$639K
Prior Year	\$450K	\$450K	\$487K	\$495K	\$485K	\$469K	\$486K	\$478K	\$479K	\$490K	\$510K	\$498K	\$540K
Percent Change from Prior Year	20%	20%	9%	-4%	9%	15%	17%	20%	24%	20%	22%	20%	18%

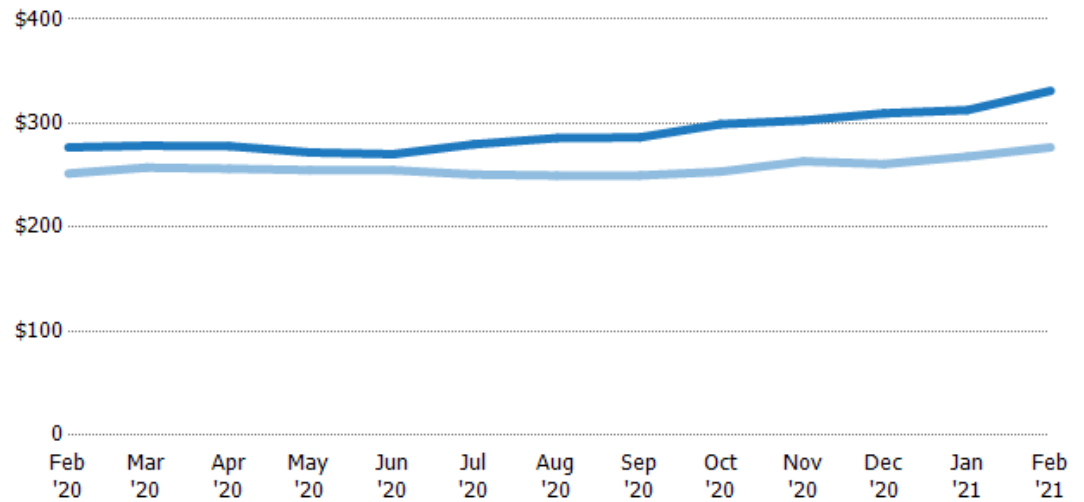
Average Sales Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Feb '21	\$331	19.7%
Feb '20	\$277	10%
Feb '19	\$252	-6.4%



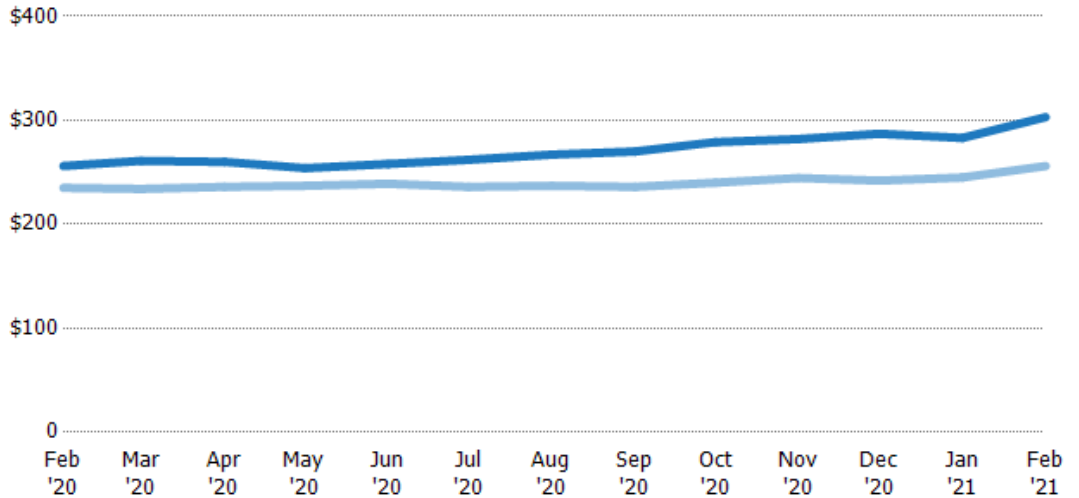
Current Year	\$277	\$278	\$278	\$272	\$270	\$280	\$286	\$286	\$299	\$303	\$310	\$313	\$331
Prior Year	\$252	\$257	\$256	\$255	\$255	\$251	\$250	\$250	\$253	\$263	\$261	\$268	\$277
Percent Change from Prior Year	10%	8%	8%	7%	6%	12%	14%	15%	18%	15%	19%	17%	20%

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



Month/Year	Price/sq ft	% Chg.
Feb '21	\$303	18.4%
Feb '20	\$256	8.9%
Feb '19	\$235	-6%

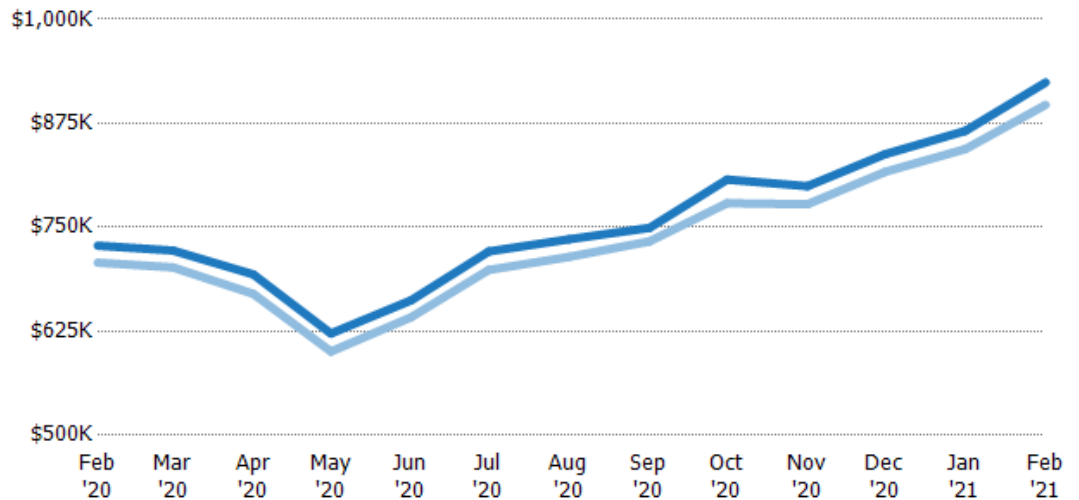
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$256	\$261	\$260	\$254	\$258	\$262	\$267	\$270	\$279	\$282	\$287	\$283	\$303
Prior Year	\$235	\$234	\$236	\$237	\$239	\$236	\$237	\$236	\$240	\$245	\$242	\$245	\$256
Percent Change from Prior Year	9%	12%	10%	7%	8%	11%	13%	14%	16%	15%	19%	16%	18%

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



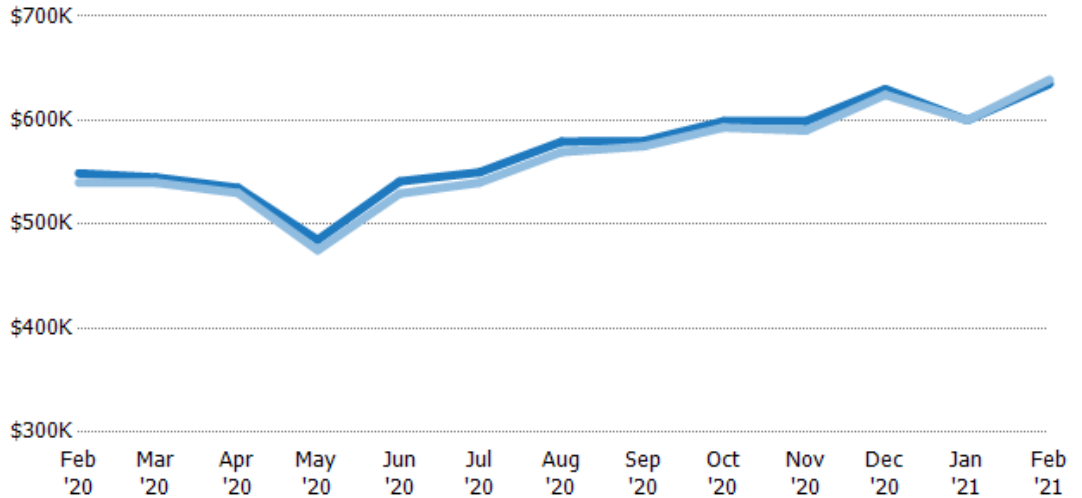
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Avg List Price	\$728K	\$722K	\$693K	\$622K	\$662K	\$721K	\$736K	\$749K	\$807K	\$799K	\$838K	\$866K	\$924K
Avg Sales Price	\$707K	\$702K	\$670K	\$601K	\$642K	\$699K	\$714K	\$733K	\$779K	\$778K	\$817K	\$844K	\$897K
Avg Sales Price as a % of Avg List Price	97%	97%	97%	97%	97%	97%	97%	98%	96%	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

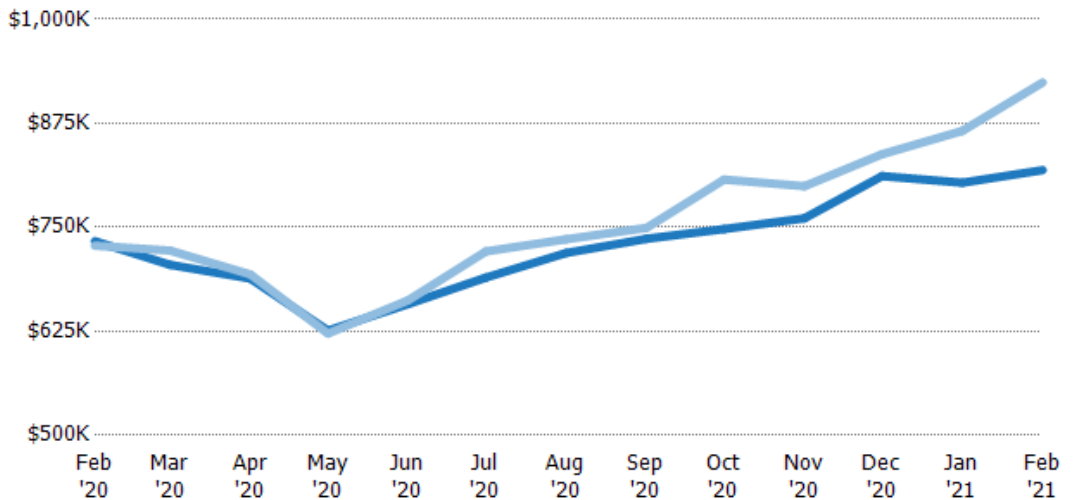


Average Sales Price vs Average Est Value

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

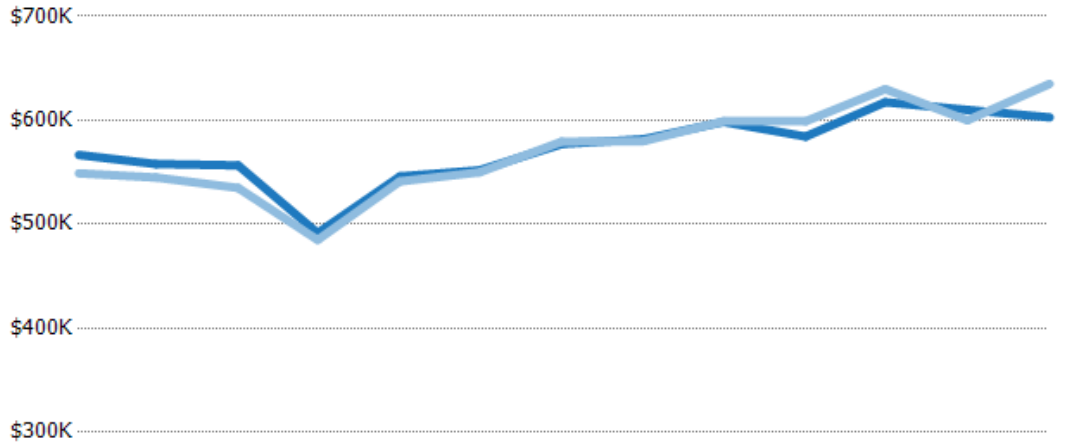


Median Sales Price vs Median Est Value

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



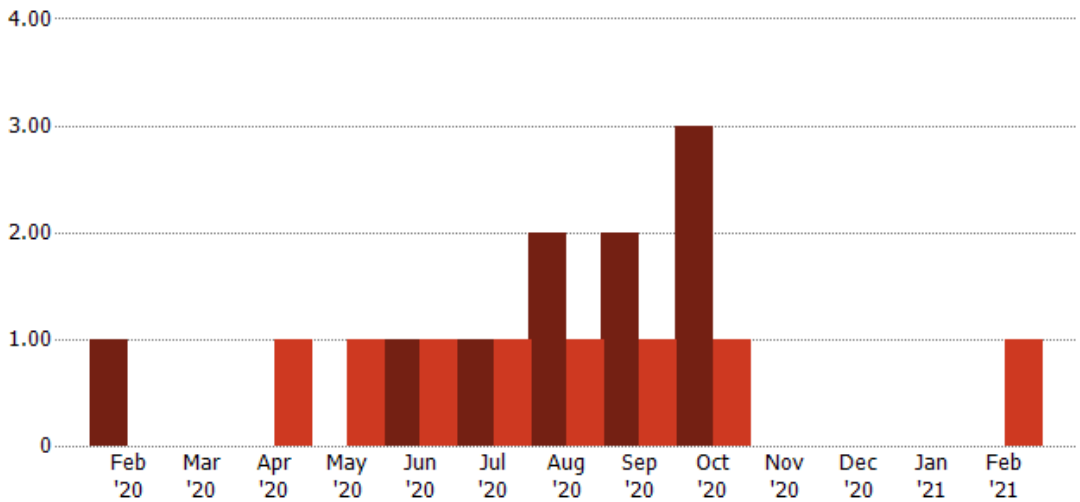
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Median Est Value	\$567K	\$558K	\$557K	\$492K	\$546K	\$552K	\$577K	\$582K	\$598K	\$584K	\$617K	\$610K	\$603K
Median Sales Price	\$549K	\$545K	\$535K	\$485K	\$541K	\$550K	\$579K	\$580K	\$599K	\$599K	\$630K	\$600K	\$635K
Med Sales Price as a % of Med Est Value	97%	98%	96%	99%	99%	100%	100%	100%	100%	103%	102%	98%	105%

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



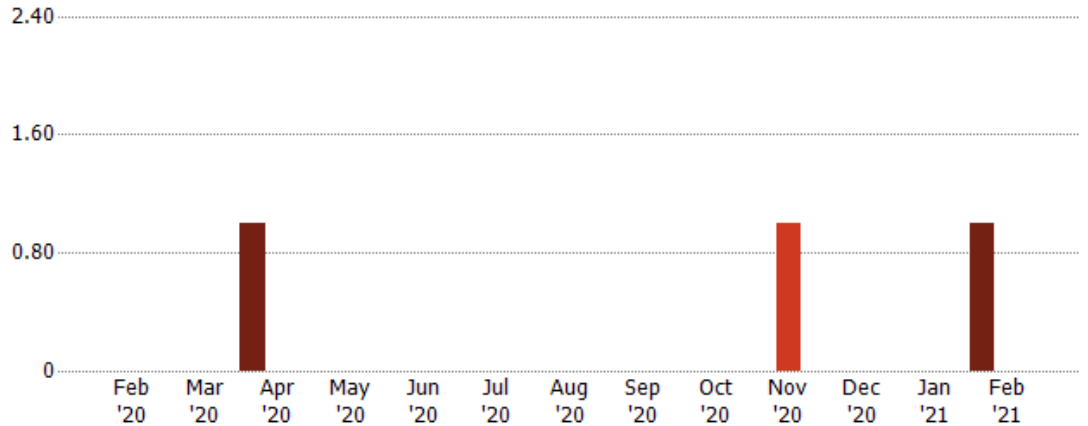
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	1	-	-	-	1	1	2	2	3	-	-	-	-
Prior Year	-	-	1	1	1	1	1	1	1	-	-	-	1
Percent Change from Prior Year	100%	-	-100%	-100%	0%	0%	100%	100%	200%	-	-	-	-100%

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



Current Year	-	-	1	-	-	-	-	-	-	-	-	-	1
Prior Year	-	-	-	-	-	-	-	-	-	1	-	-	-
Percent Change from Prior Year	-	-	100%	-	-	-	-	-	-	-100%	-	-	100%

Sales Activity by ZIP

Feb 2021

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			60	\$34,708,924	\$578,482	\$482,500	\$296	\$293	34
85251			119	\$62,268,950	\$523,268	\$441,000	\$330	\$308	42
85253			1	\$2,079,000	\$2,079,000	\$2,079,000	\$669	\$669	20
85254			76	\$54,697,346	\$719,702	\$647,500	\$333	\$292	35
85255			163	\$232,764,279	\$1,428,002	\$915,000	\$359	\$327	37
85257			61	\$26,754,833	\$438,604	\$450,000	\$268	\$277	29
85258			94	\$61,998,399	\$659,557	\$596,500	\$321	\$307	30
85259			54	\$55,890,708	\$1,035,013	\$746,500	\$301	\$282	41
85260			85	\$54,215,954	\$637,835	\$535,000	\$283	\$272	33
85262			81	\$118,006,051	\$1,456,865	\$1,025,000	\$375	\$327	48
85266			38	\$43,124,350	\$1,134,851	\$1,042,500	\$325	\$326	48
85268			1	\$544,473	\$544,473	\$544,473	\$220	\$220	292
Other			2	\$2,036,000	\$1,018,000	\$1,018,000	\$743	\$743	117