

2019

FOUNTAIN HILLS

MARKET REPORT

April 2019



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 2019	Apr 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	51	76	-32.9%	380	401	-5.2%
New Listing Volume	\$23,659,340	\$38,312,956	-38.2%	\$219,819,028	\$220,658,244	-0.4%
Active Listing Count	–	311	–	N/A	N/A	
Active Listing Volume	–	\$227,291,579	–	N/A	N/A	
Average Listing Price	–	\$730,841	–	\$771,428	\$704,861	+9.4%
Median Listing Price	–	\$529,900	–	\$537,149	\$518,082	+3.7%
Average Listing Price per Sq Ft	–	\$222	–	\$234	\$220	+6.1%
Median Listing Price per Sq Ft	–	\$204	–	\$217	\$203	+6.6%
Median Days in RPR	–	81	–	64.59	79.19	-18.4%
Months of Inventory	–	3.1	-100%	2.9	5	-41.5%
Absorption Rate	–	32.15%	–	33.92%	19.86%	+14.1%
Sales Activity Charts Metrics						
New Pending Sales Count	77	115	-33%	435	414	+5.1%
New Pending Sales Volume	\$39,107,168	\$46,450,909	-15.8%	\$217,644,914	\$196,098,828	+11%
Pending Sales Count	–	90	–	N/A	N/A	
Pending Sales Volume	–	\$41,324,746	–	N/A	N/A	
Closed Sales Count	43	90	-52.2%	283	328	-13.7%
Closed Sales Volume	\$21,745,375	\$50,147,500	-56.6%	\$136,095,927	\$154,581,735	-12%
Average Sales Price	\$505,706	\$557,194	-9.2%	\$480,904	\$471,286	+2%
Median Sales Price	\$422,500	\$390,000	+8.3%	\$390,247	\$376,052	+3.8%
Average Sales Price per Sq Ft	\$220	\$221	-0.1%	\$214	\$203	+5.4%
Median Sales Price per Sq Ft	\$218	\$205	+6.6%	\$207	\$195	+6.2%
Distressed Charts Metrics						
Distressed Listing Count	–	1	–	N/A	N/A	

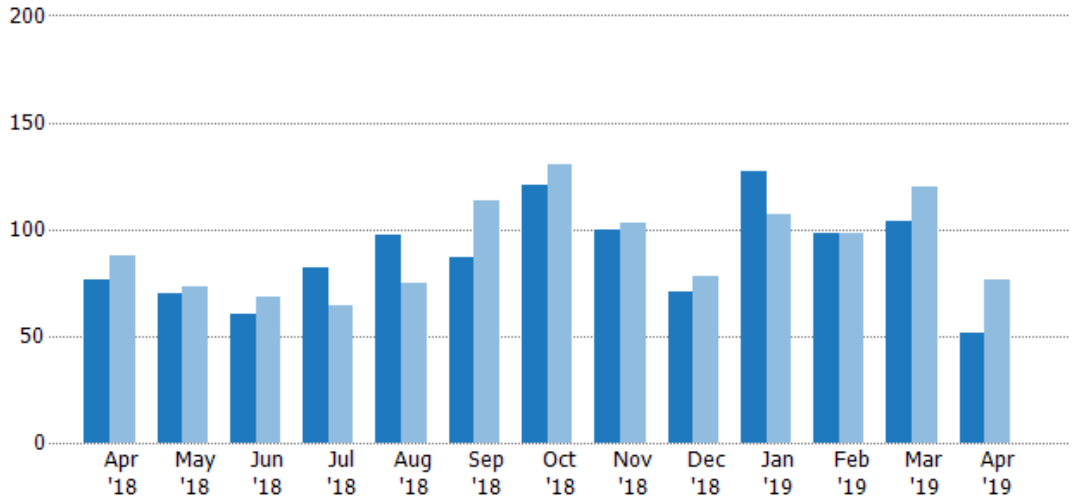
New Listings

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, Single Family Residence

Month/Year	Count	% Chg.
Apr '19	51	-32.9%
Apr '18	76	-13.6%
Apr '17	88	-5.7%



	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	76	70	60	82	97	87	121	100	71	127	98	104	51
Prior Year	88	73	68	64	75	113	130	103	78	107	98	120	76
Percent Change from Prior Year	-14%	-4%	-12%	28%	29%	-23%	-7%	-3%	-9%	19%	0%	-13%	-33%

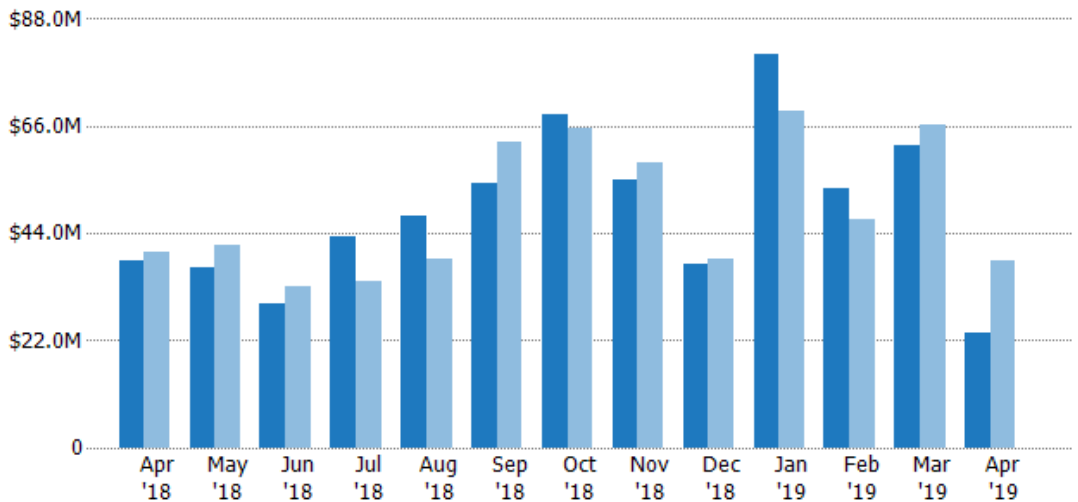
New Listing Volume

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, Single Family Residence

Month/Year	Volume	% Chg.
Apr '19	\$23.7M	-38.2%
Apr '18	\$38.3M	-5%
Apr '17	\$40.3M	4.4%



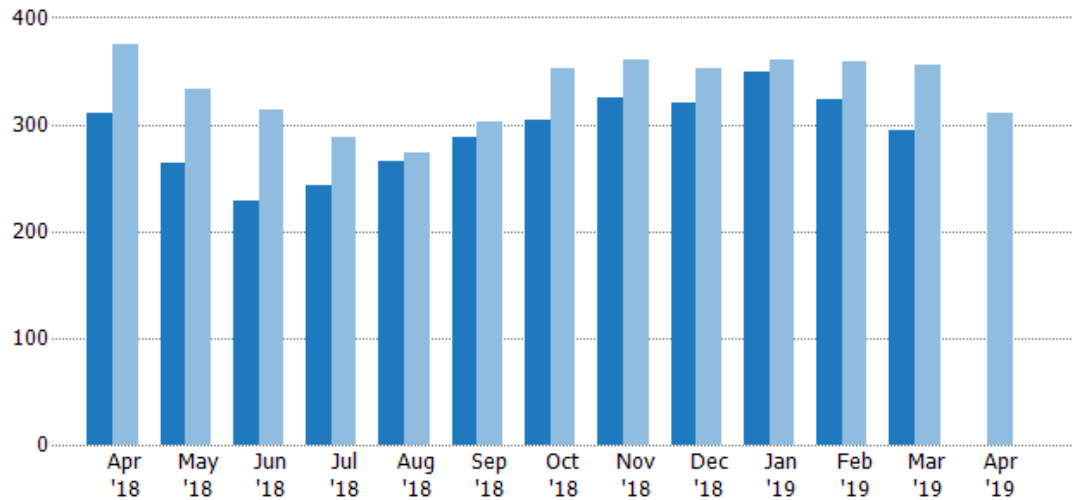
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$38.3M	\$37M	\$29.7M	\$43.3M	\$47.5M	\$54.2M	\$68.5M	\$55.2M	\$37.6M	\$80.9M	\$53.1M	\$62.1M	\$23.7M
Prior Year	\$40.3M	\$41.6M	\$33.1M	\$34.1M	\$38.8M	\$62.8M	\$65.6M	\$58.6M	\$38.9M	\$69.2M	\$46.8M	\$66.3M	\$38.3M
Percent Change from Prior Year	-5%	-11%	-10%	27%	23%	-14%	5%	-6%	-3%	17%	13%	-6%	-38%

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, Single
Family Residence



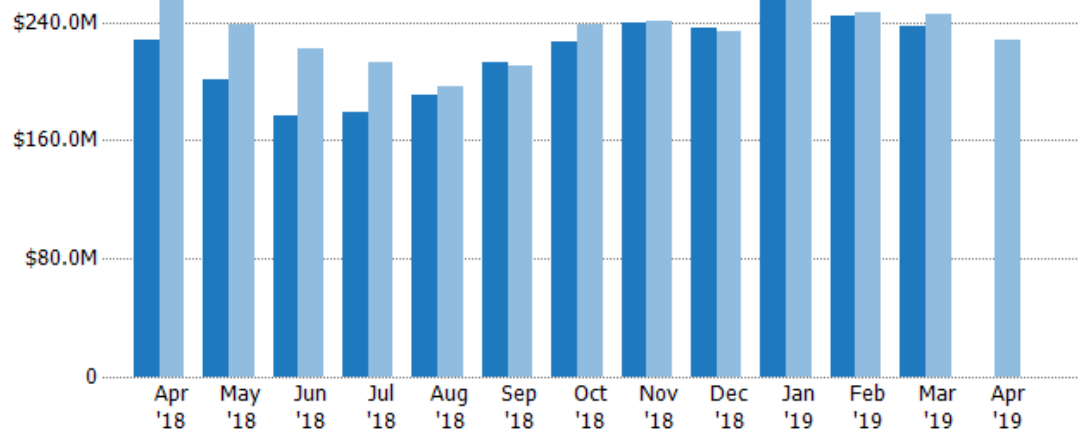
Current Year	311	264	229	243	265	288	304	325	320	349	324	294	-
Prior Year	375	333	313	288	274	302	353	361	352	360	359	355	311
Percent Change from Prior Year	-17%	-21%	-27%	-16%	-3%	-5%	-14%	-10%	-9%	-3%	-10%	-17%	-100%

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, Single
Family Residence



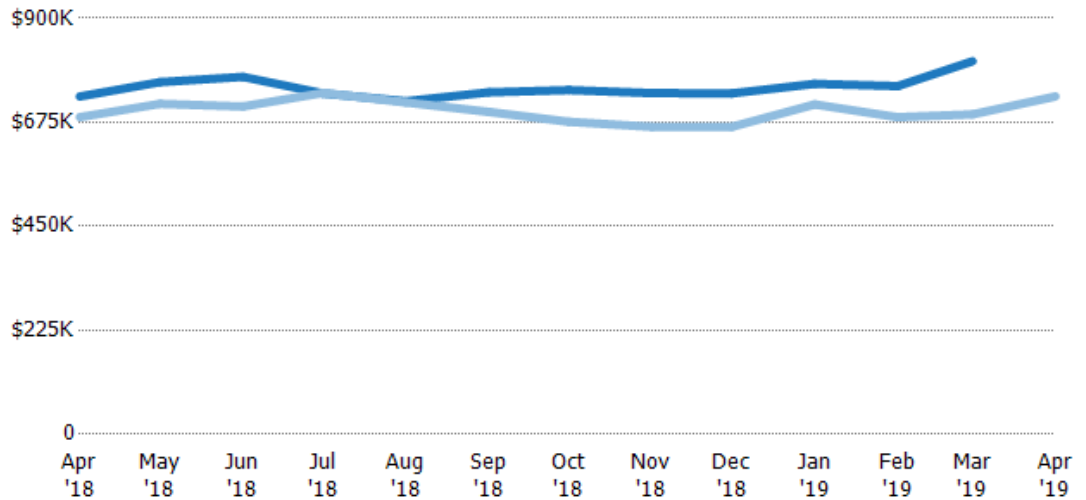
Current Year	\$227M	\$201M	\$177M	\$179M	\$191M	\$213M	\$226M	\$240M	\$236M	\$265M	\$244M	\$237M	-
Prior Year	\$257M	\$238M	\$222M	\$213M	\$197M	\$211M	\$239M	\$240M	\$234M	\$257M	\$246M	\$246M	\$227M
Percent Change from Prior Year	-12%	-16%	-20%	-16%	-3%	1%	-5%	0%	1%	3%	-1%	-3%	-100%

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, Single
 Family Residence



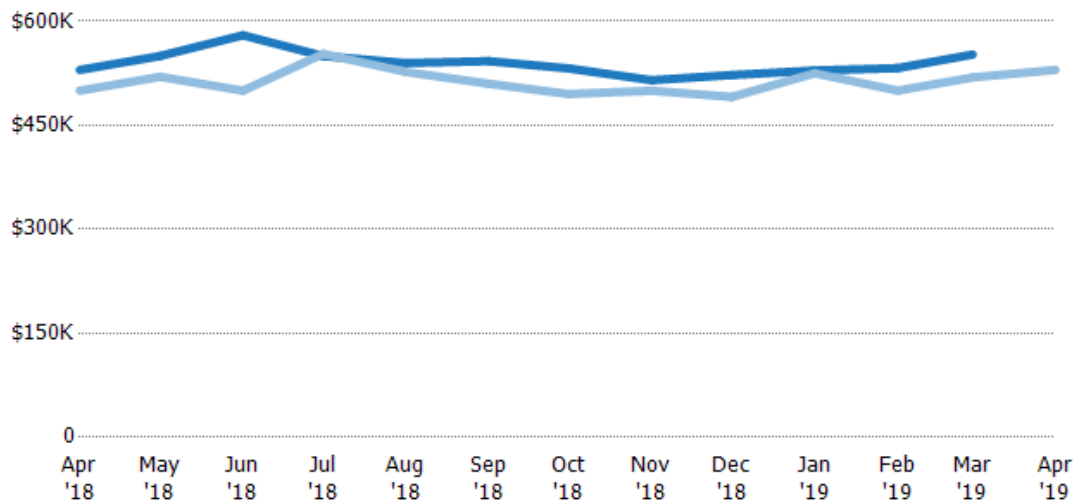
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$731K	\$762K	\$773K	\$737K	\$720K	\$740K	\$745K	\$738K	\$738K	\$758K	\$753K	\$807K	-
Prior Year	\$686K	\$715K	\$709K	\$739K	\$718K	\$697K	\$676K	\$665K	\$665K	\$714K	\$686K	\$692K	\$731K
Percent Change from Prior Year	6%	7%	9%	0%	0%	6%	10%	11%	11%	6%	10%	17%	-100%

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, Single
 Family Residence



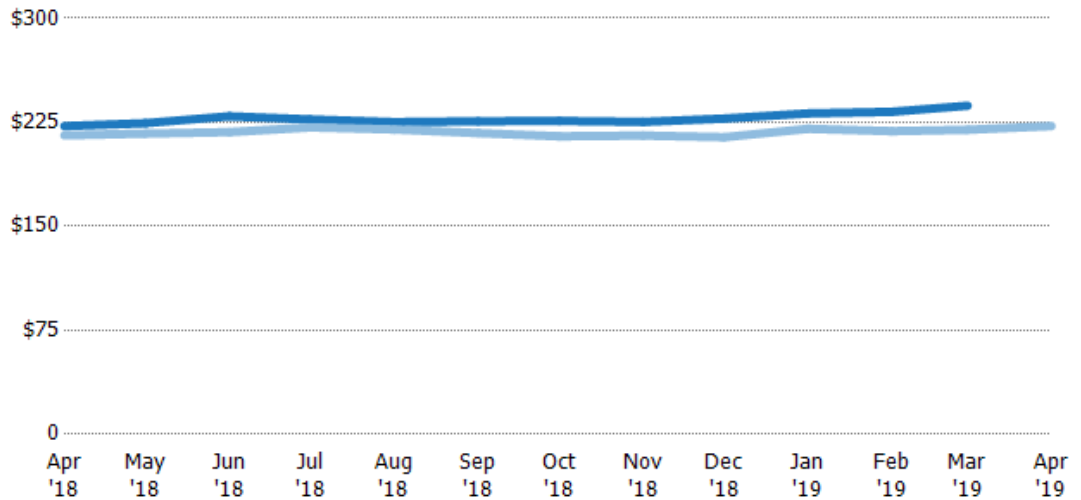
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$530K	\$550K	\$580K	\$550K	\$540K	\$543K	\$532K	\$515K	\$522K	\$529K	\$532K	\$552K	-
Prior Year	\$500K	\$520K	\$500K	\$553K	\$527K	\$510K	\$495K	\$500K	\$491K	\$525K	\$500K	\$519K	\$530K
Percent Change from Prior Year	6%	6%	16%	-1%	2%	6%	7%	3%	6%	1%	6%	6%	-100%

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, Single
Family Residence



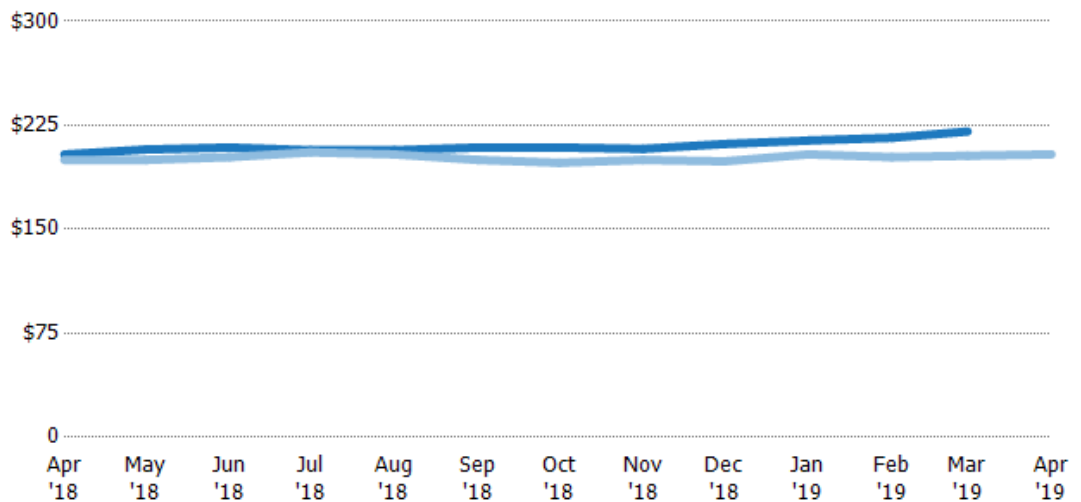
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$222	\$224	\$229	\$227	\$225	\$226	\$226	\$225	\$228	\$231	\$233	\$237	-
Prior Year	\$216	\$217	\$218	\$221	\$220	\$217	\$215	\$215	\$214	\$220	\$219	\$220	\$222
Percent Change from Prior Year	3%	3%	5%	3%	2%	4%	5%	5%	6%	5%	6%	8%	-100%

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, Single
Family Residence



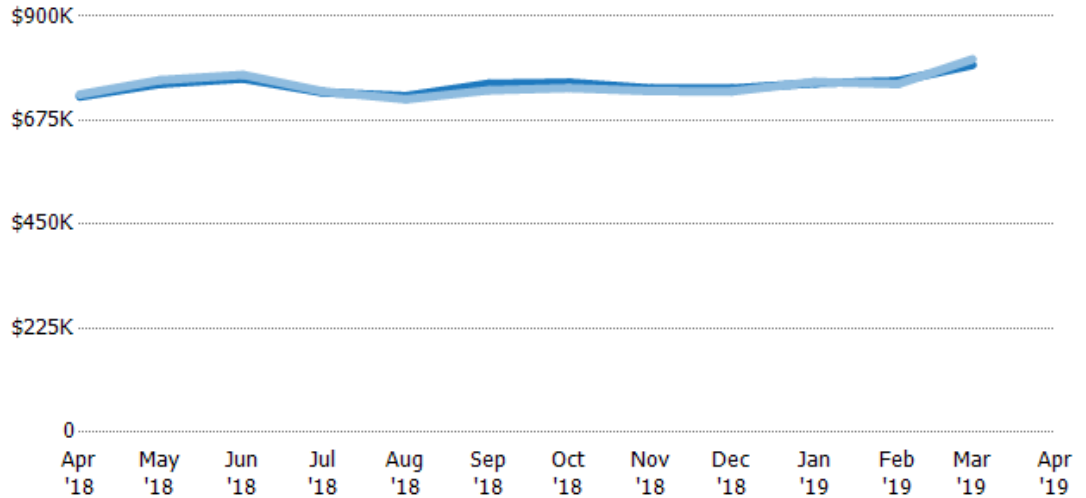
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$204	\$208	\$209	\$207	\$207	\$209	\$209	\$208	\$212	\$214	\$216	\$221	-
Prior Year	\$200	\$200	\$202	\$206	\$204	\$200	\$198	\$200	\$199	\$204	\$202	\$203	\$204
Percent Change from Prior Year	2%	4%	3%	1%	1%	5%	6%	4%	6%	5%	7%	9%	-100%

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, Single
 Family Residence



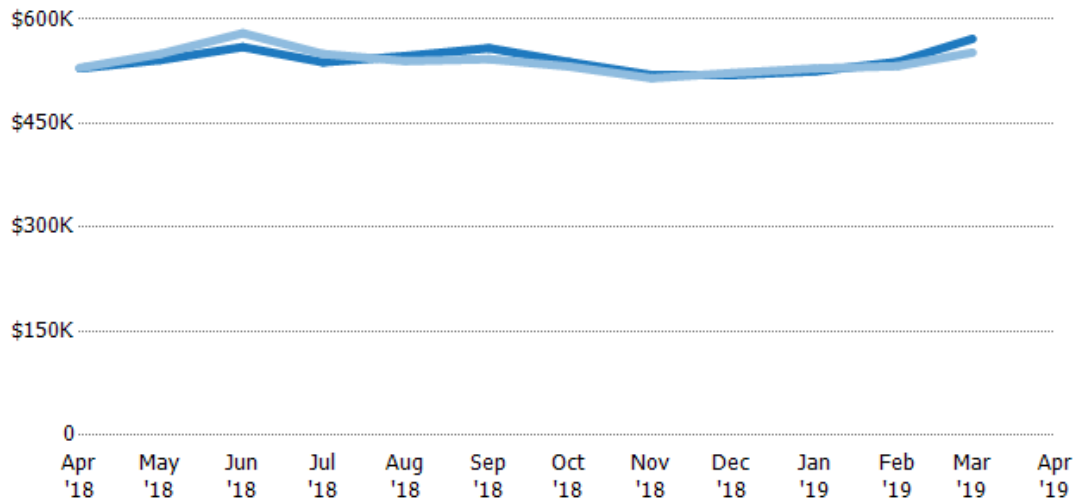
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Avg Est Value	\$726K	\$754K	\$765K	\$735K	\$727K	\$754K	\$756K	\$744K	\$744K	\$755K	\$760K	\$795K	-
Avg Listing Price	\$731K	\$762K	\$773K	\$737K	\$720K	\$740K	\$745K	\$738K	\$738K	\$758K	\$753K	\$807K	-
Avg Listing Price as a % of Avg Est Value	101%	101%	101%	100%	99%	98%	98%	99%	99%	100%	99%	102%	-

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, Single
 Family Residence



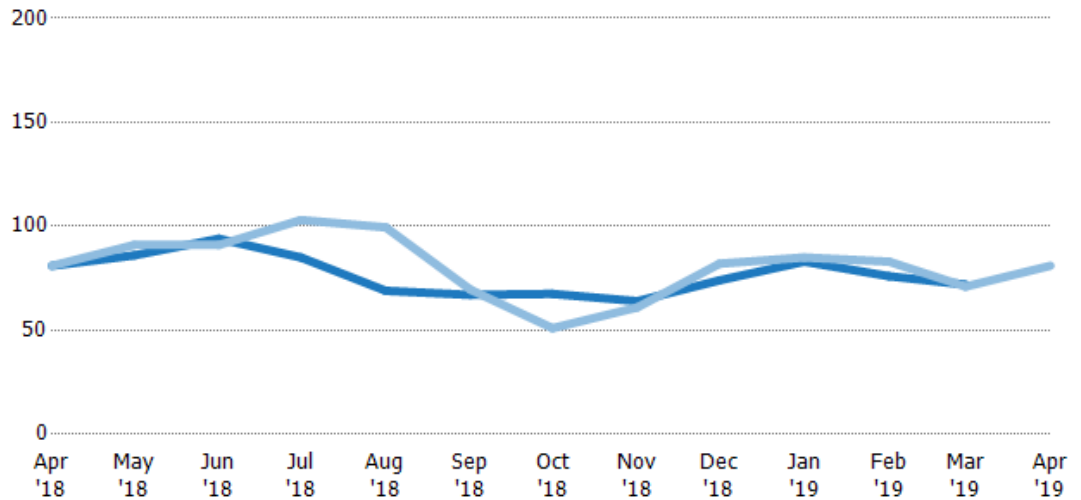
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Median Est Value	\$529K	\$541K	\$560K	\$538K	\$547K	\$558K	\$538K	\$520K	\$520K	\$525K	\$538K	\$572K	-
Median Listing Price	\$530K	\$550K	\$580K	\$550K	\$540K	\$543K	\$532K	\$515K	\$522K	\$529K	\$532K	\$552K	-
Med Listing Price as a % of Med Est Value	100%	102%	104%	102%	99%	97%	99%	99%	101%	101%	99%	97%	-

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, Single
Family Residence



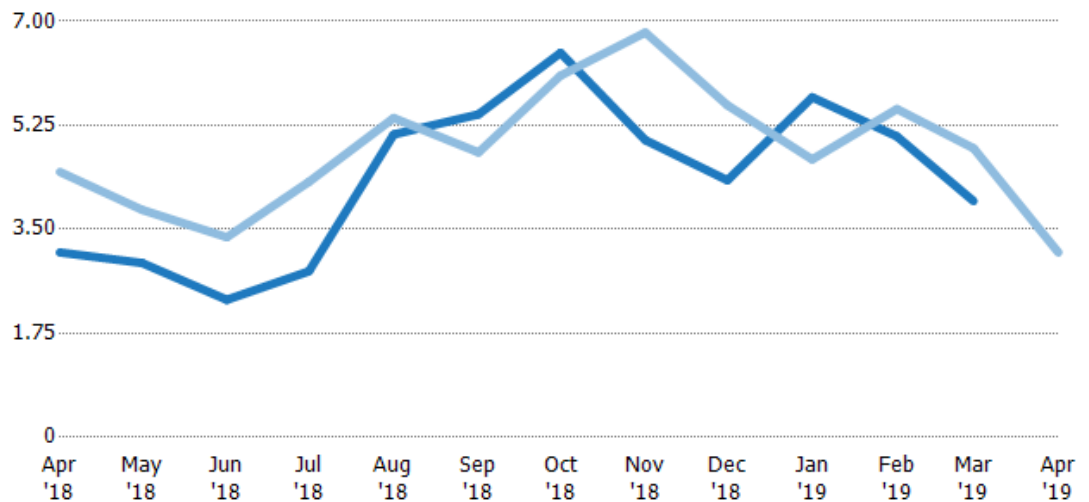
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	81	86	94	85	69	67	67.5	64	74	83	76	72	-
Prior Year	81	91	91	103	100	69.5	51	61	82	85	83	71	81
Percent Change from Prior Year	0%	-5%	3%	-17%	-31%	-4%	32%	5%	-10%	-2%	-8%	1%	-100%

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, Single
Family Residence



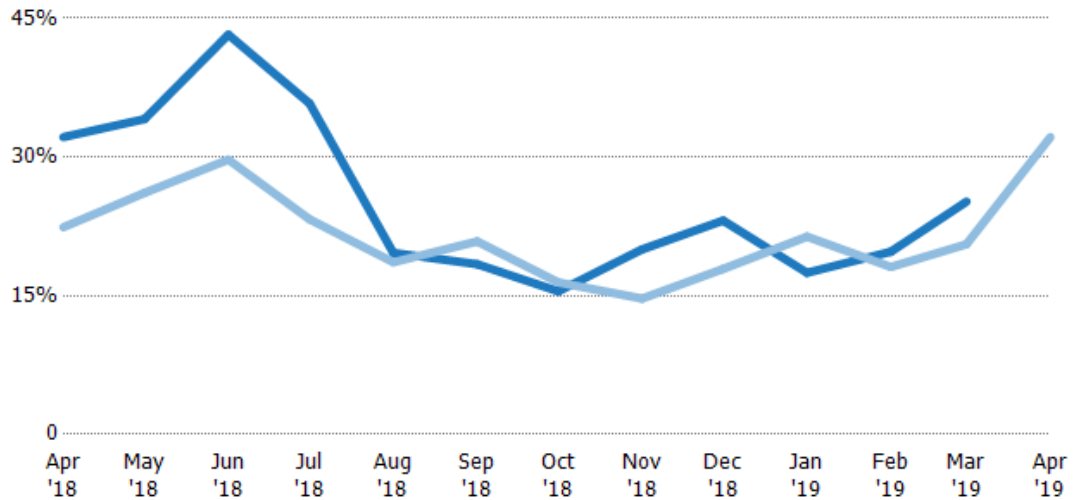
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	3.11	2.93	2.31	2.79	5.1	5.43	6.47	5	4.32	5.72	5.06	3.97	-
Prior Year	4.46	3.83	3.37	4.3	5.37	4.79	6.09	6.81	5.59	4.68	5.52	4.86	3.11
Percent Change from Prior Year	-30%	-23%	-31%	-35%	-5%	13%	6%	-27%	-23%	22%	-8%	-18%	-100%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

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



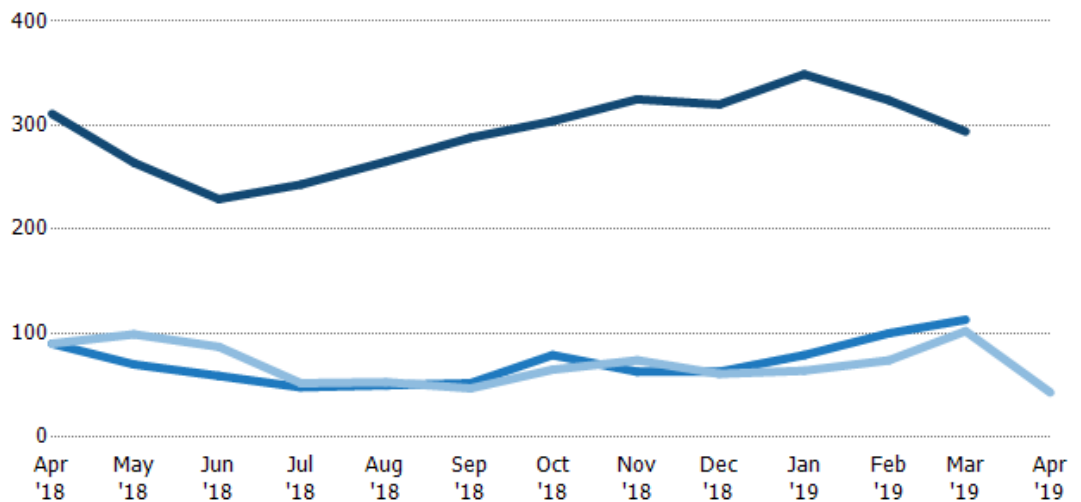
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	32%	34%	43%	36%	20%	18%	15%	20%	23%	17%	20%	25%	-
Prior Year	22%	26%	30%	23%	19%	21%	16%	15%	18%	21%	18%	21%	32%
Change from Prior Year	-10%	-8%	-14%	-13%	-1%	2%	1%	-5%	-5%	4%	-2%	-5%	32%

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, Single
 Family Residence



	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Active	311	264	229	243	265	288	304	325	320	349	324	294	-
Pending	90	70	59	48	50	52	79	63	63	79	100	113	-
Sold	90	99	87	52	53	47	65	74	61	64	74	102	43

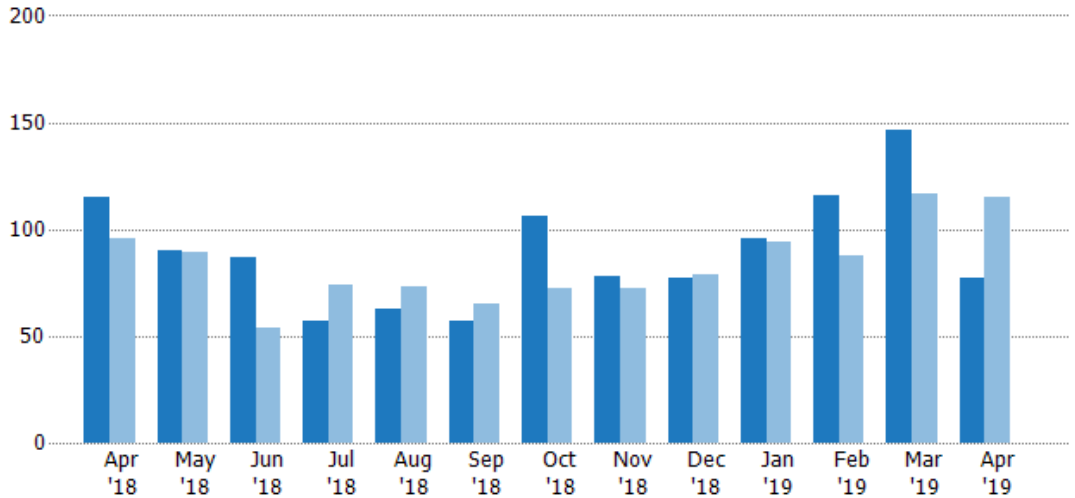
New Pending Sales

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, Single
 Family Residence

Month/ Year	Count	% Chg.
Apr '19	77	-33%
Apr '18	115	19.8%
Apr '17	96	-31.3%



Current Year	115	90	87	57	63	57	106	78	77	96	116	146	77
Prior Year	96	89	54	74	73	65	72	72	79	94	88	117	115
Percent Change from Prior Year	20%	1%	61%	-23%	-14%	-12%	47%	8%	-3%	2%	32%	25%	-33%

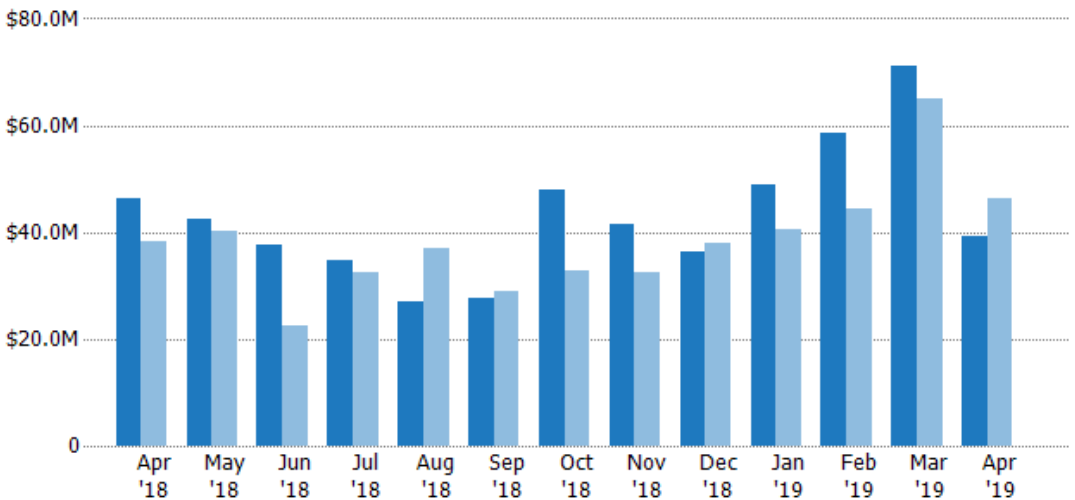
New Pending Sales Volume

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, Single
 Family Residence

Month/ Year	Volume	% Chg.
Apr '19	\$39.1M	-15.8%
Apr '18	\$46.5M	21.7%
Apr '17	\$38.2M	-26.2%



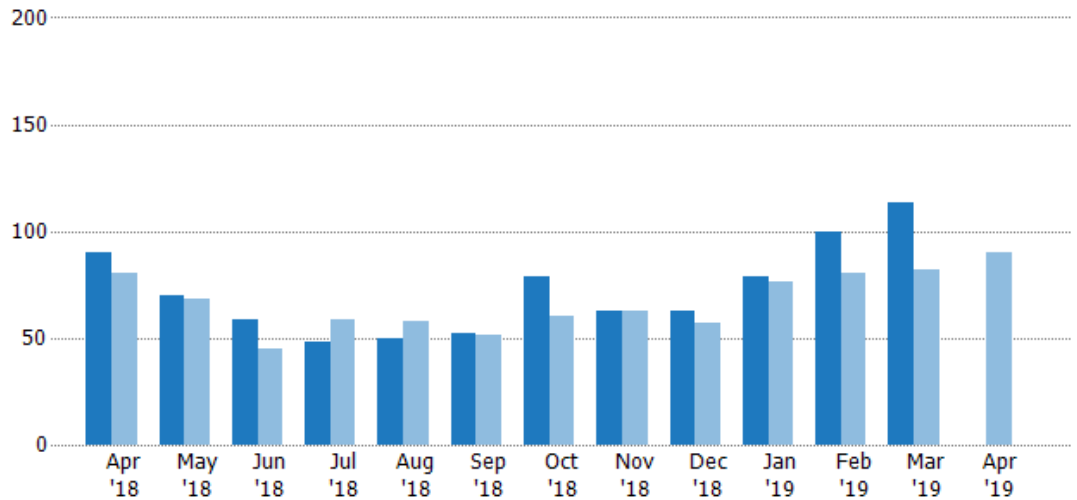
Current Year	\$46.5M	\$42.4M	\$37.5M	\$34.6M	\$26.9M	\$27.6M	\$48M	\$41.4M	\$36.3M	\$48.9M	\$58.6M	\$71.1M	\$39.1M
Prior Year	\$38.2M	\$40.4M	\$22.4M	\$32.6M	\$37.1M	\$29M	\$32.8M	\$32.4M	\$37.9M	\$40.4M	\$44.3M	\$65M	\$46.5M
Percent Change from Prior Year	22%	5%	67%	6%	-28%	-5%	47%	28%	-4%	21%	32%	9%	-16%

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, Single
Family Residence



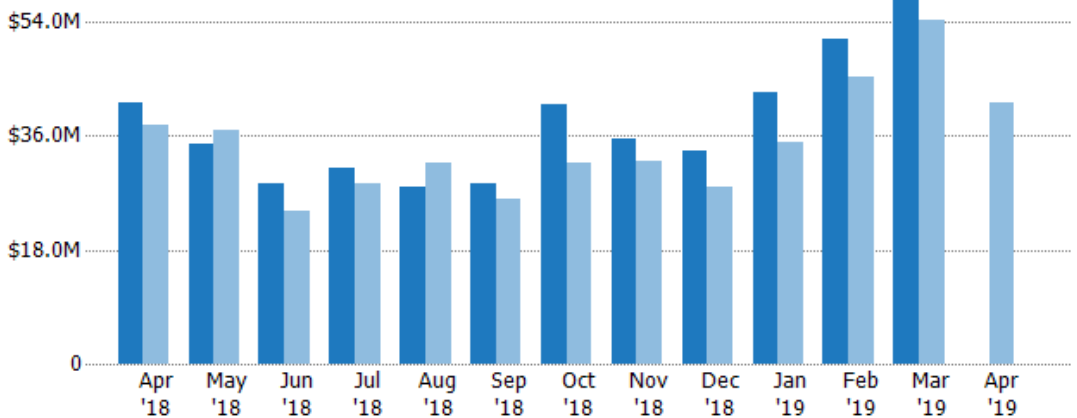
Current Year	90	70	59	48	50	52	79	63	63	79	100	113	-
Prior Year	80	68	45	59	58	51	60	63	57	76	80	82	90
Percent Change from Prior Year	13%	3%	31%	-19%	-14%	2%	32%	0%	11%	4%	25%	38%	-100%

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



Current Year	\$41.3M	\$34.6M	\$28.6M	\$30.9M	\$27.8M	\$28.4M	\$40.9M	\$35.6M	\$33.6M	\$42.8M	\$51.3M	\$61.9M	-
Prior Year	\$37.7M	\$36.8M	\$24.2M	\$28.5M	\$31.6M	\$25.9M	\$31.7M	\$32M	\$27.8M	\$34.9M	\$45.3M	\$54.3M	\$41.3M
Percent Change from Prior Year	10%	-6%	18%	9%	-12%	10%	29%	11%	21%	23%	13%	14%	-100%

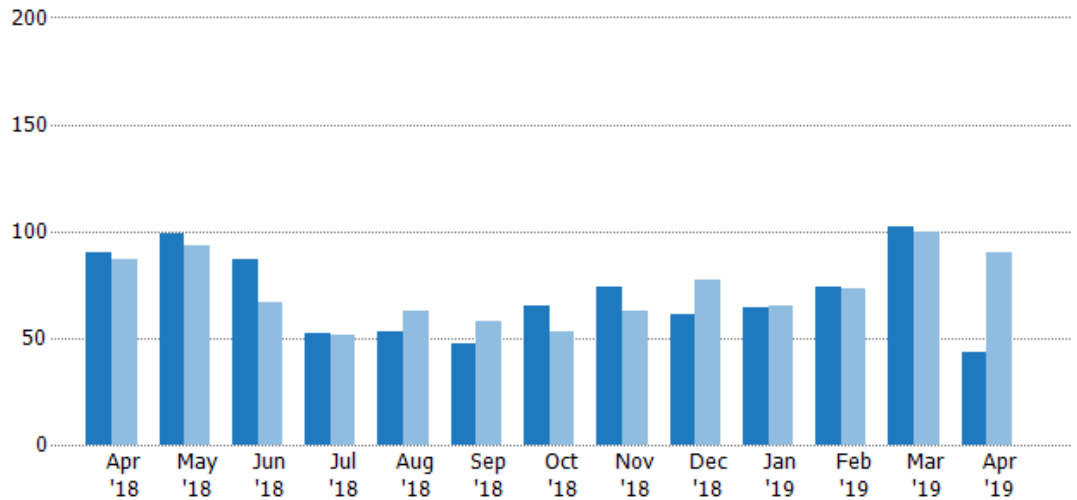
Closed Sales

The total number of residential properties sold each month.

Filters Used

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

Month/Year	Count	% Chg.
Apr '19	43	-52.2%
Apr '18	90	3.4%
Apr '17	87	-17.2%



Current Year	90	99	87	52	53	47	65	74	61	64	74	102	43
Prior Year	87	93	67	51	63	58	53	63	77	65	73	100	90
Percent Change from Prior Year	3%	6%	30%	2%	-16%	-19%	23%	17%	-21%	-2%	1%	2%	-52%

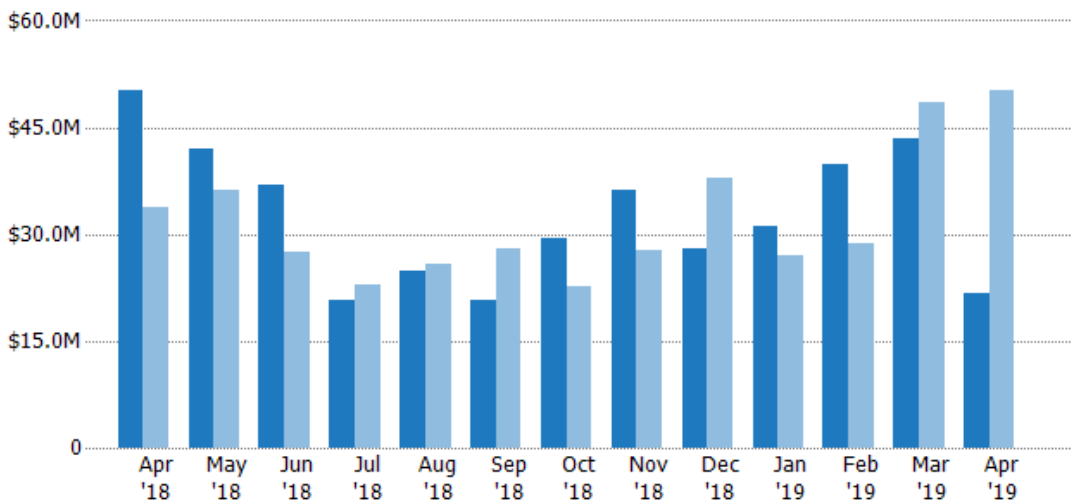
Closed Sales Volume

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, Single
 Family Residence

Month/Year	Volume	% Chg.
Apr '19	\$21.7M	-56.6%
Apr '18	\$50.1M	48.2%
Apr '17	\$33.8M	-17%



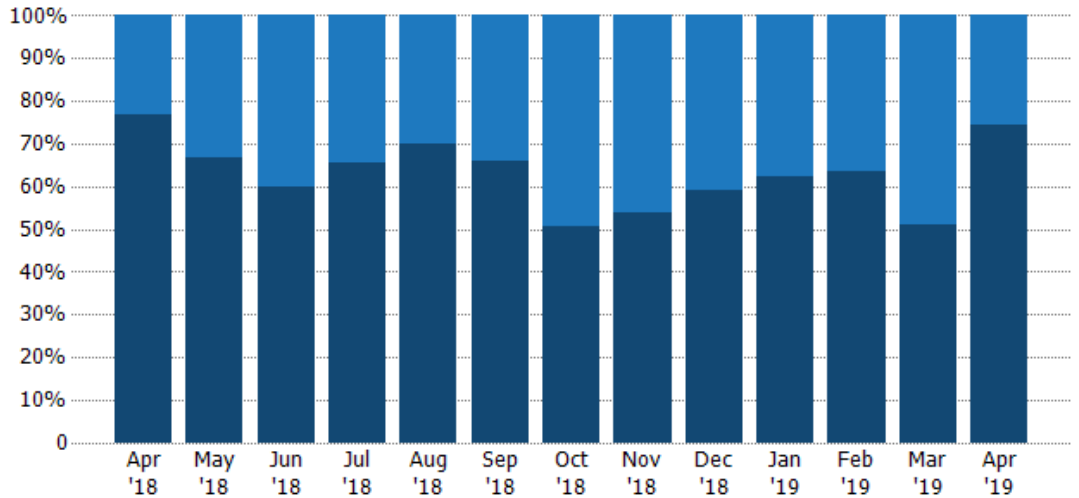
Current Year	\$50.1M	\$42M	\$36.9M	\$20.8M	\$24.8M	\$20.7M	\$29.5M	\$36.2M	\$28.1M	\$31.1M	\$39.9M	\$43.4M	\$21.7M
Prior Year	\$33.8M	\$36.3M	\$27.5M	\$23M	\$25.9M	\$28M	\$22.6M	\$27.6M	\$38M	\$27.1M	\$28.8M	\$48.5M	\$50.1M
Percent Change from Prior Year	48%	16%	34%	-9%	-4%	-26%	30%	31%	-26%	15%	39%	-11%	-57%

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, Single
 Family Residence



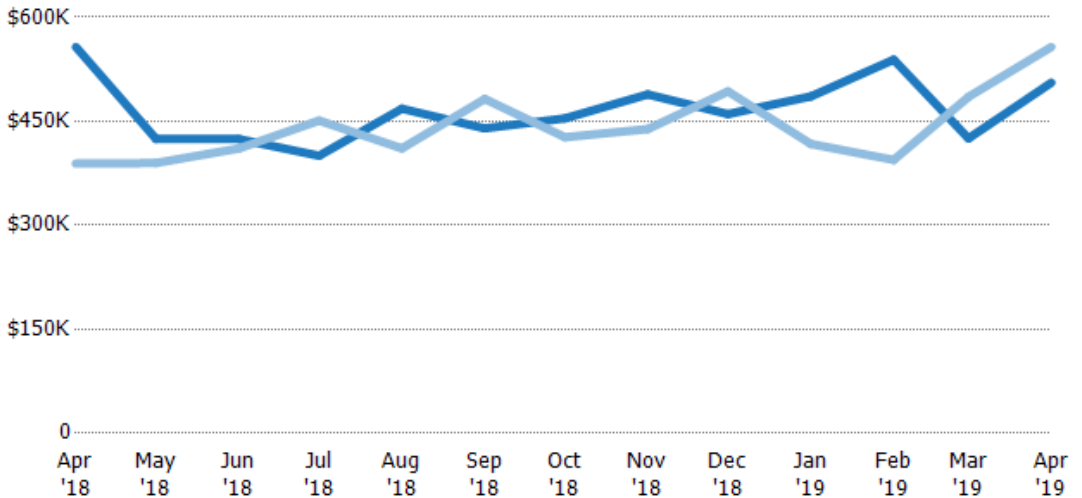
Condo/Townhouse	23%	33%	40%	35%	30%	34%	49%	46%	41%	38%	36%	49%	26%
Single Family Residence	77%	67%	60%	65%	70%	66%	51%	54%	59%	63%	64%	51%	74%

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, Single
 Family Residence



Current Year	\$557K	\$425K	\$424K	\$400K	\$468K	\$440K	\$454K	\$489K	\$460K	\$486K	\$539K	\$425K	\$506K
Prior Year	\$389K	\$390K	\$411K	\$451K	\$411K	\$482K	\$427K	\$439K	\$493K	\$417K	\$394K	\$485K	\$557K
Percent Change from Prior Year	43%	9%	3%	-11%	14%	-9%	6%	11%	-7%	16%	37%	-12%	-9%

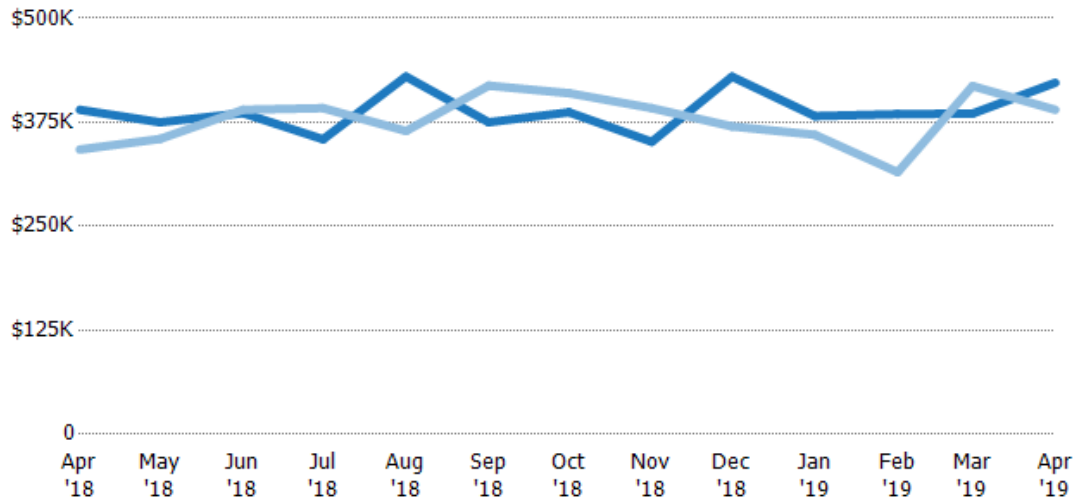
Median Sales Price

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, Single
 Family Residence

Month/ Year	Price	% Chg.
Apr '19	\$423K	8.3%
Apr '18	\$390K	14%
Apr '17	\$342K	-0.7%



Current Year	\$390K	\$375K	\$386K	\$355K	\$430K	\$375K	\$387K	\$352K	\$430K	\$383K	\$385K	\$386K	\$423K
Prior Year	\$342K	\$355K	\$390K	\$392K	\$365K	\$419K	\$410K	\$392K	\$370K	\$360K	\$315K	\$419K	\$390K
Percent Change from Prior Year	14%	6%	-1%	-10%	18%	-11%	-6%	-10%	16%	6%	22%	-8%	8%

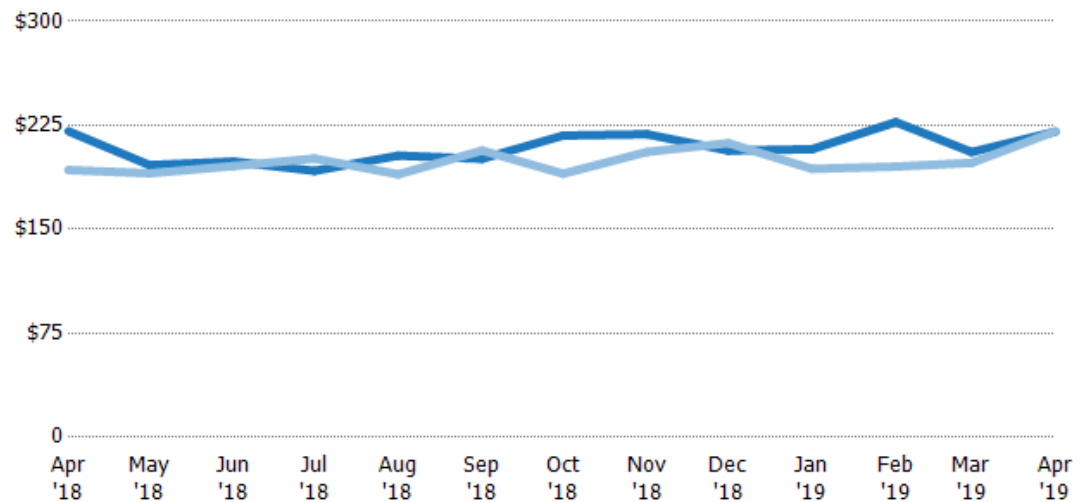
Average Sales Price per Sq Ft

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

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Apr '19	\$220	-0.1%
Apr '18	\$221	14.5%
Apr '17	\$193	-2.8%



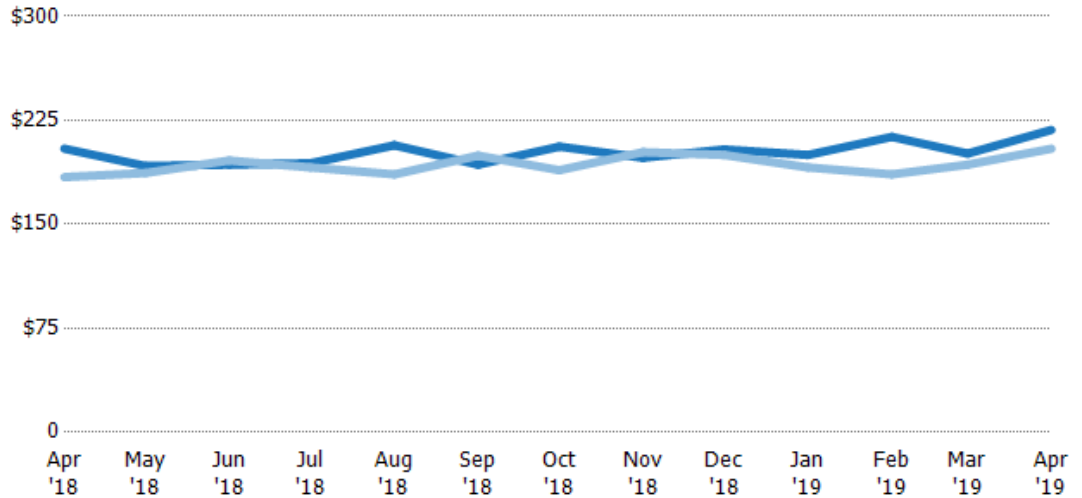
Current Year	\$221	\$196	\$199	\$192	\$203	\$201	\$218	\$219	\$207	\$208	\$227	\$206	\$220
Prior Year	\$193	\$190	\$196	\$201	\$190	\$207	\$190	\$206	\$212	\$194	\$195	\$198	\$221
Percent Change from Prior Year	15%	3%	2%	-4%	7%	-3%	14%	6%	-3%	7%	16%	4%	0%

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, Single
 Family Residence



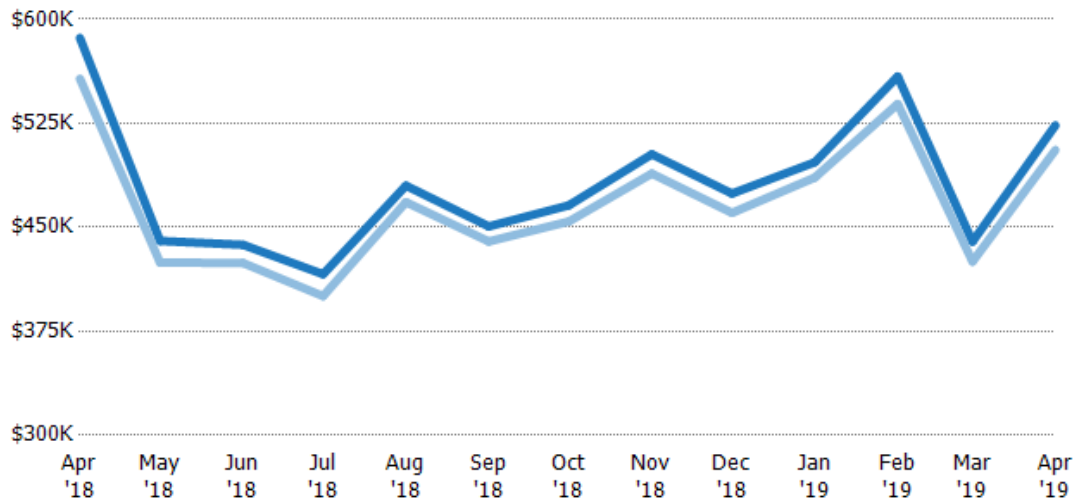
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Apr '18	\$205	\$184	11%
May '18	\$192	\$187	3%
Jun '18	\$193	\$196	-2%
Jul '18	\$194	\$191	2%
Aug '18	\$207	\$186	11%
Sep '18	\$193	\$200	-3%
Oct '18	\$206	\$189	9%
Nov '18	\$198	\$202	-2%
Dec '18	\$204	\$200	2%
Jan '19	\$200	\$191	5%
Feb '19	\$213	\$186	15%
Mar '19	\$201	\$193	4%
Apr '19	\$218	\$205	7%

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, Single
 Family Residence



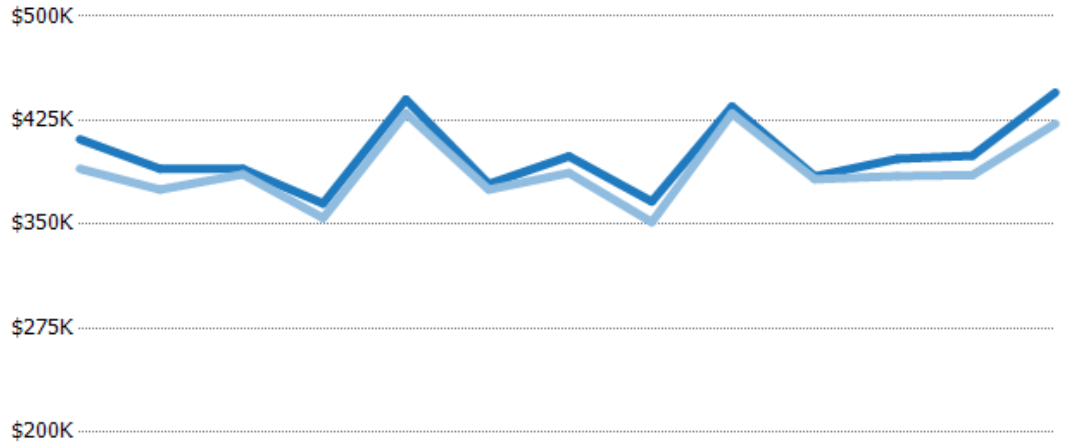
Month/Year	Avg List Price	Avg Sales Price	Avg Sales Price as a % of Avg List Price
Apr '18	\$587K	\$557K	95%
May '18	\$440K	\$425K	96%
Jun '18	\$437K	\$424K	97%
Jul '18	\$416K	\$400K	96%
Aug '18	\$480K	\$468K	98%
Sep '18	\$451K	\$440K	98%
Oct '18	\$466K	\$454K	97%
Nov '18	\$503K	\$489K	97%
Dec '18	\$474K	\$460K	97%
Jan '19	\$497K	\$486K	98%
Feb '19	\$559K	\$539K	96%
Mar '19	\$440K	\$425K	97%
Apr '19	\$524K	\$506K	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, Single
 Family Residence



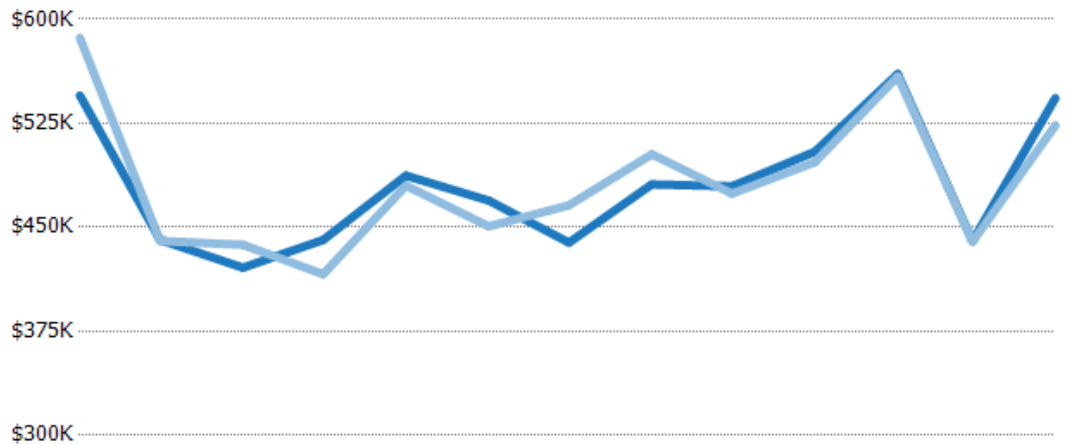
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Median List Price	\$411K	\$390K	\$390K	\$365K	\$440K	\$379K	\$399K	\$366K	\$435K	\$385K	\$397K	\$399K	\$445K
Median Sales Price	\$390K	\$375K	\$386K	\$355K	\$430K	\$375K	\$387K	\$352K	\$430K	\$383K	\$385K	\$386K	\$423K
Med Sales Price as a % of Med List Price	95%	96%	99%	97%	98%	99%	97%	96%	99%	99%	97%	97%	95%

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, Single
 Family Residence



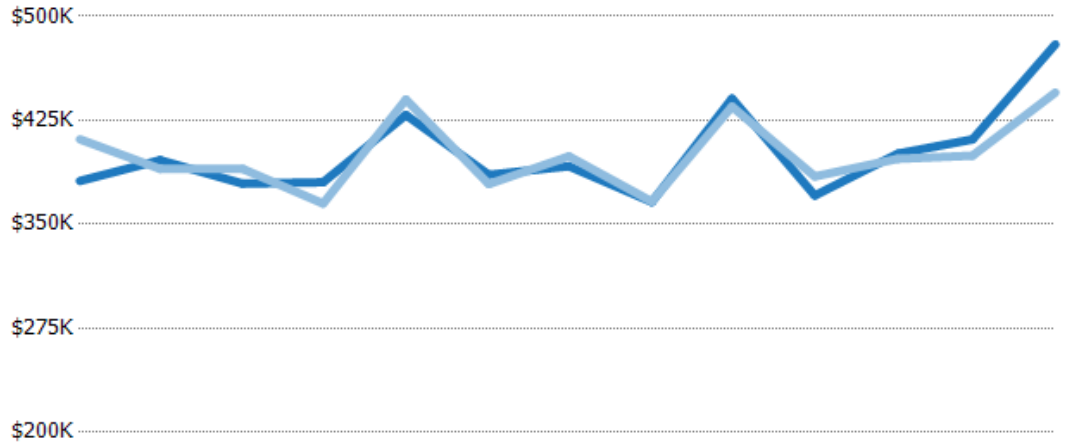
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Avg Est Value	\$545K	\$441K	\$421K	\$441K	\$487K	\$469K	\$439K	\$481K	\$480K	\$504K	\$561K	\$440K	\$543K
Avg Sales Price	\$587K	\$440K	\$437K	\$416K	\$480K	\$451K	\$466K	\$503K	\$474K	\$497K	\$559K	\$440K	\$524K
Avg Sales Price as a % of Avg Est Value	108%	100%	104%	94%	99%	96%	106%	105%	99%	98%	100%	100%	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, Single
 Family Residence



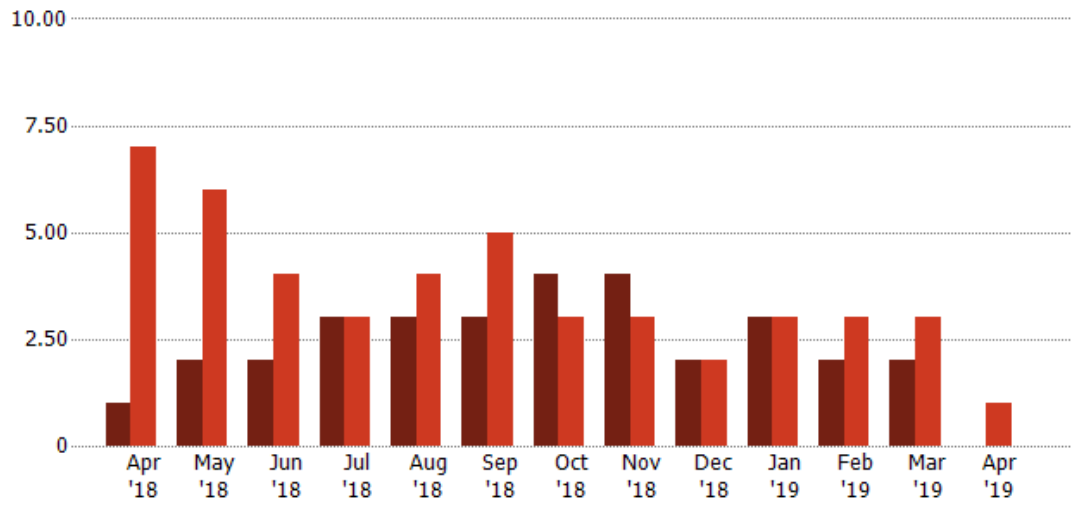
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Median Est Value	\$381K	\$396K	\$379K	\$380K	\$429K	\$386K	\$392K	\$366K	\$441K	\$371K	\$401K	\$411K	\$480K
Median Sales Price	\$411K	\$390K	\$390K	\$365K	\$440K	\$379K	\$399K	\$366K	\$435K	\$385K	\$397K	\$399K	\$445K
Med Sales Price as a % of Med Est Value	108%	98%	103%	96%	103%	98%	102%	100%	99%	104%	99%	97%	93%

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, Single
 Family Residence



	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	1	2	2	3	3	3	4	4	2	3	2	2	-
Prior Year	7	6	4	3	4	5	3	3	2	3	3	3	1
Percent Change from Prior Year	-86%	-67%	-50%	0%	-25%	-40%	33%	33%	0%	0%	-33%	-33%	-100%

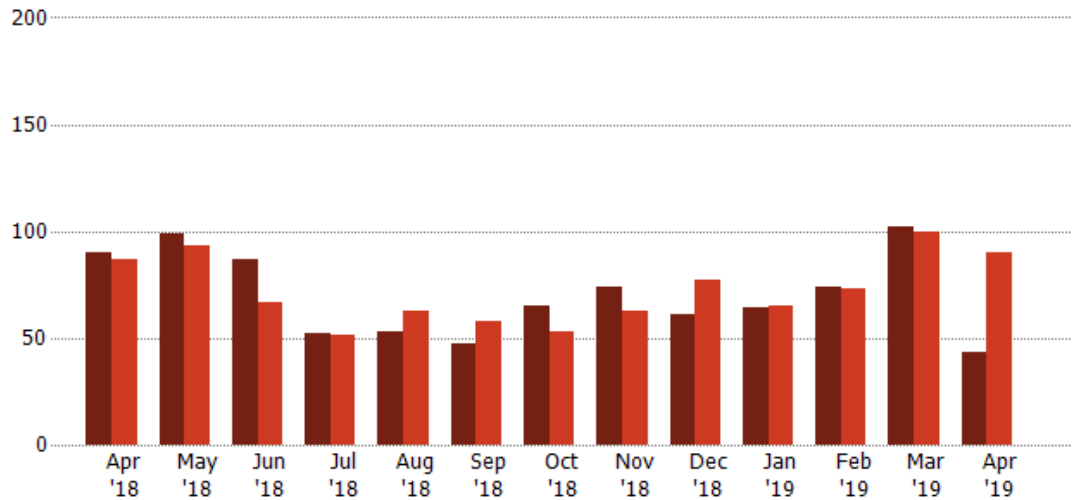
Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

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

Month/ Year	Count	% Chg.
Apr '19	43	-52.2%
Apr '18	90	3.4%
Apr '17	87	-17.2%



Current Year	90	99	87	52	53	47	65	74	61	64	74	102	43
Prior Year	87	93	67	51	63	58	53	63	77	65	73	100	90
Percent Change from Prior Year	3%	6%	30%	2%	-16%	-19%	23%	17%	-21%	-2%	1%	2%	-52%



Sales Activity by ZIP

Apr 2019

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85268			43	\$21,745,375	\$505,706	\$422,500	\$213	\$211	49