

2019

FOUNTAIN HILLS

MARKET REPORT

May 2019



Scottsdale Area Association of REALTORS®
8600 E Anderson Dr., Suite 200 Scottsdale, AZ 85255
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	May 2019	May 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	80	71	+12.7%	502	476	+5.5%
New Listing Volume	\$45,987,318	\$37,398,800	+23%	\$288,052,777	\$263,241,233	+9.4%
Active Listing Count	228	264	-13.6%	N/A	N/A	
Active Listing Volume	\$193,321,994	\$204,323,382	-5.4%	N/A	N/A	
Average Listing Price	\$847,903	\$773,952	+9.6%	\$786,921	\$724,425	+8.6%
Median Listing Price	\$639,950	\$549,900	+16.4%	\$557,972	\$525,318	+6.2%
Average Listing Price per Sq Ft	\$242	\$225	+7.5%	\$234	\$222	+5.7%
Median Listing Price per Sq Ft	\$223	\$208	+7.2%	\$217	\$205	+6.2%
Median Days in RPR	79.5	85.5	-7%	77.23	80.18	-3.7%
Months of Inventory	2.4	2.9	-19%	3.6	4.4	-19.9%
Absorption Rate	42.54%	34.47%	+8.1%	28.08%	22.49%	+5.6%
Sales Activity Charts Metrics						
New Pending Sales Count	111	90	+23.3%	577	503	+14.7%
New Pending Sales Volume	\$52,892,249	\$42,386,252	+24.8%	\$288,804,857	\$238,075,080	+21.3%
Pending Sales Count	95	69	+37.7%	N/A	N/A	
Pending Sales Volume	\$52,713,203	\$33,760,055	+56.1%	N/A	N/A	
Closed Sales Count	102	100	+2%	439	428	+2.6%
Closed Sales Volume	\$48,323,237	\$42,294,050	+14.3%	\$209,253,750	\$196,769,785	+6.3%
Average Sales Price	\$473,757	\$422,941	+12%	\$476,660	\$459,742	+3.7%
Median Sales Price	\$353,000	\$372,500	-5.2%	\$385,008	\$375,759	+2.5%
Average Sales Price per Sq Ft	\$208	\$196	+6%	\$212	\$202	+5.2%
Median Sales Price per Sq Ft	\$199	\$192	+3.7%	\$205	\$194	+5.4%
Distressed Charts Metrics						
Distressed Listing Count	1	2	-50%	N/A	N/A	

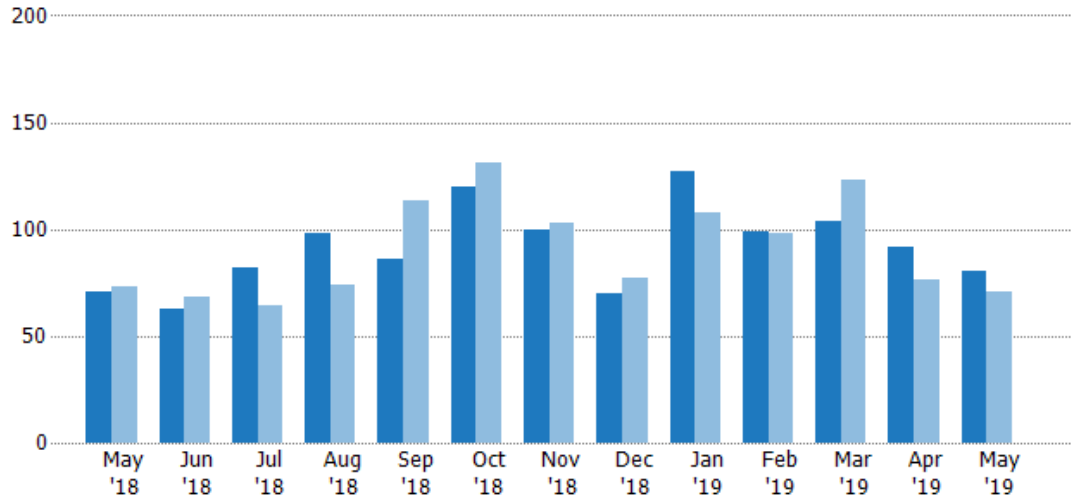
New Listings

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.
May '19	80	12.7%
May '18	71	-2.7%
May '17	73	-15.1%



Current Year	71	63	82	98	86	120	100	70	127	99	104	92	80
Prior Year	73	68	64	74	113	131	103	77	108	98	123	76	71
Percent Change from Prior Year	-3%	-7%	28%	32%	-24%	-8%	-3%	-9%	18%	1%	-15%	21%	13%

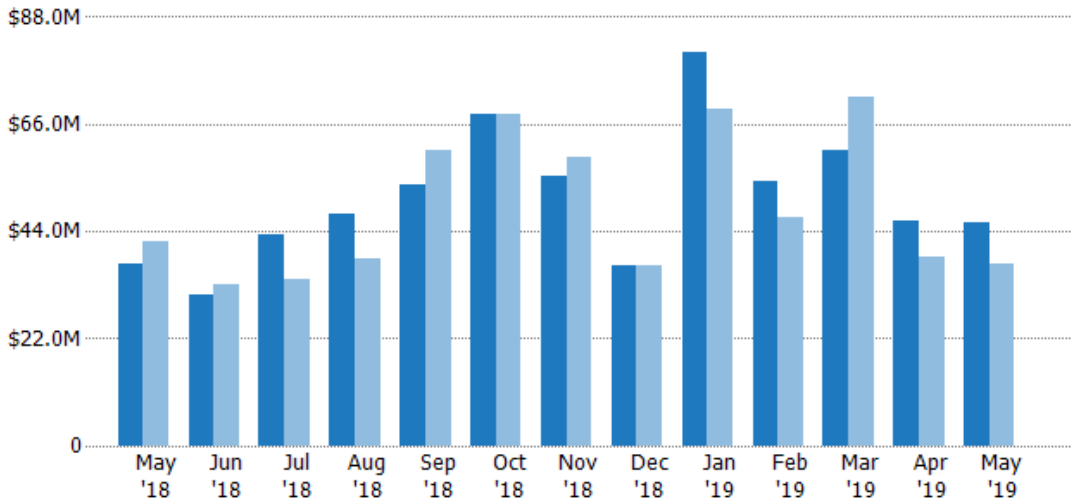
New Listing Volume

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.
May '19	\$46M	23%
May '18	\$37.4M	-10.8%
May '17	\$41.9M	-17.1%



Current Year	\$37.4M	\$31.1M	\$43.3M	\$47.7M	\$53.6M	\$68.2M	\$55.2M	\$37M	\$80.6M	\$54.4M	\$60.7M	\$46.3M	\$46M
Prior Year	\$41.9M	\$33.1M	\$34.2M	\$38.6M	\$60.8M	\$68.2M	\$59.2M	\$37M	\$68.9M	\$46.8M	\$71.4M	\$38.6M	\$37.4M
Percent Change from Prior Year	-11%	-6%	27%	24%	-12%	0%	-7%	0%	17%	16%	-15%	20%	23%

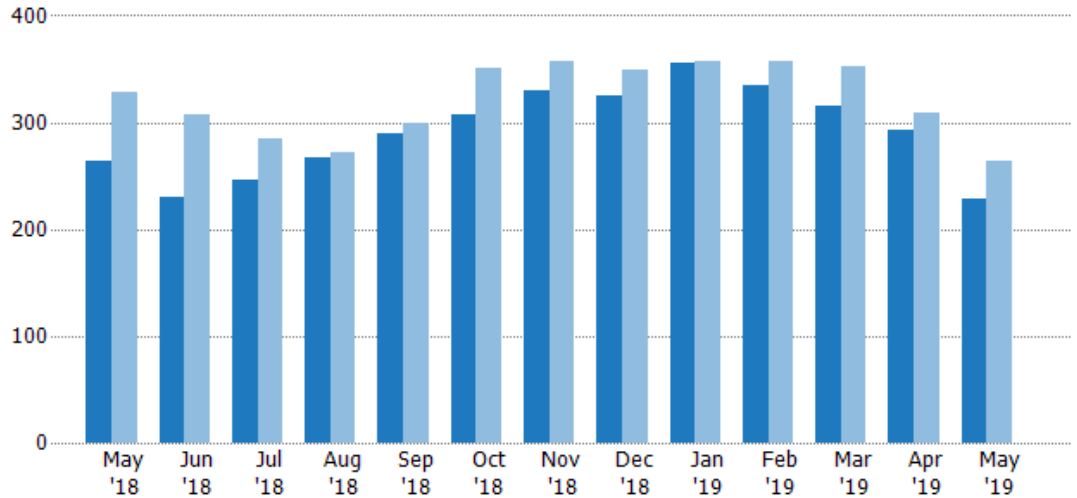
Active Listings

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

Month/Year	Count	% Chg.
May '19	228	-13.6%
May '18	264	-19.5%
May '17	328	6.1%



Current Year	264	230	246	267	289	307	330	325	355	334	315	292	228
Prior Year	328	308	285	272	300	351	358	349	357	358	353	309	264
Percent Change from Prior Year	-20%	-25%	-14%	-2%	-4%	-13%	-8%	-7%	-1%	-7%	-11%	-6%	-14%

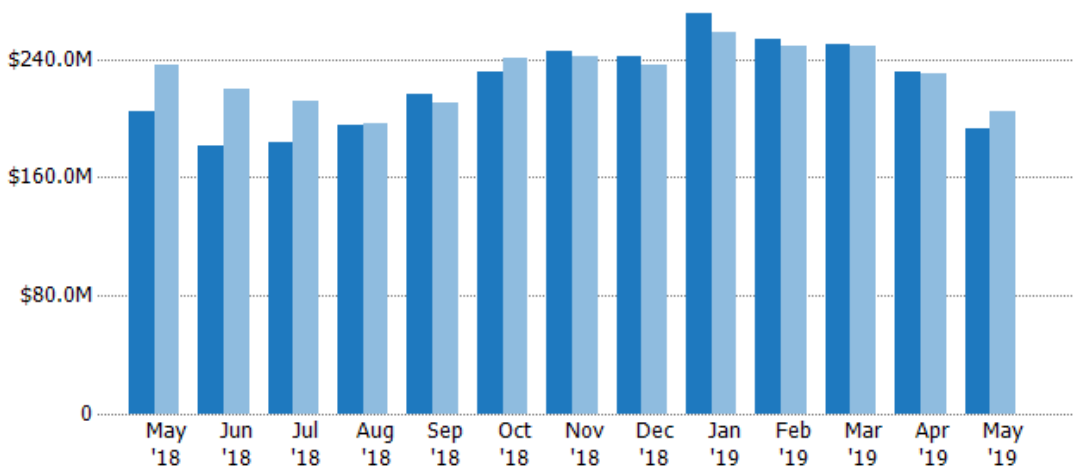
Active Listing Volume

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

Month/Year	Volume	% Chg.
May '19	\$193M	-5.4%
May '18	\$204M	-13.4%
May '17	\$236M	-1.4%



Current Year	\$204M	\$181M	\$184M	\$195M	\$217M	\$231M	\$245M	\$241M	\$271M	\$253M	\$250M	\$231M	\$193M
Prior Year	\$236M	\$220M	\$212M	\$196M	\$210M	\$240M	\$242M	\$236M	\$258M	\$248M	\$248M	\$230M	\$204M
Percent Change from Prior Year	-13%	-18%	-13%	0%	3%	-4%	1%	3%	5%	2%	1%	1%	-5%

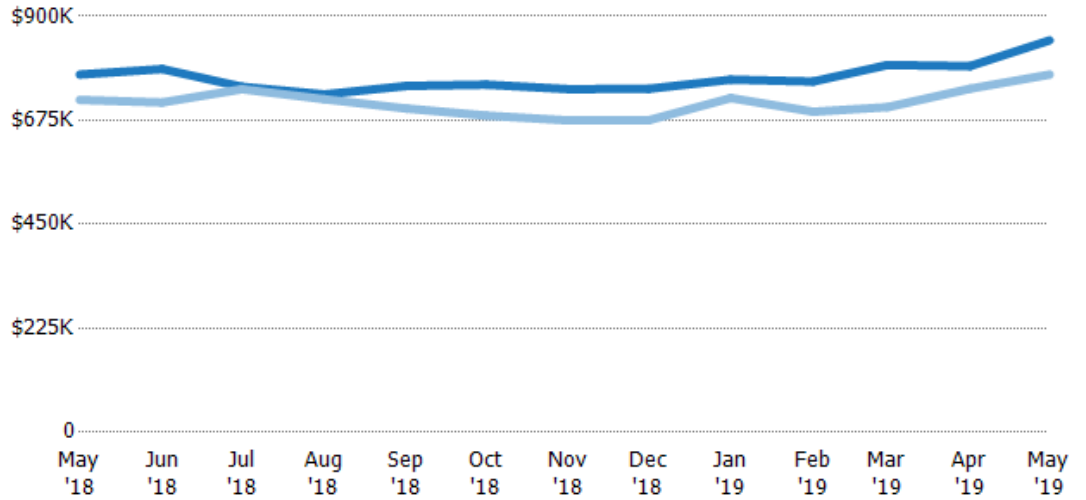
Average Listing Price

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

Month/ Year	Price	% Chg.
May '19	\$848K	9.6%
May '18	\$774K	7.6%
May '17	\$719K	-7.1%



Current Year	\$774K	\$786K	\$747K	\$731K	\$749K	\$752K	\$742K	\$743K	\$763K	\$759K	\$795K	\$792K	\$848K
Prior Year	\$719K	\$714K	\$742K	\$721K	\$700K	\$685K	\$675K	\$675K	\$723K	\$694K	\$703K	\$743K	\$774K
Percent Change from Prior Year	8%	10%	1%	1%	7%	10%	10%	10%	5%	9%	13%	7%	10%

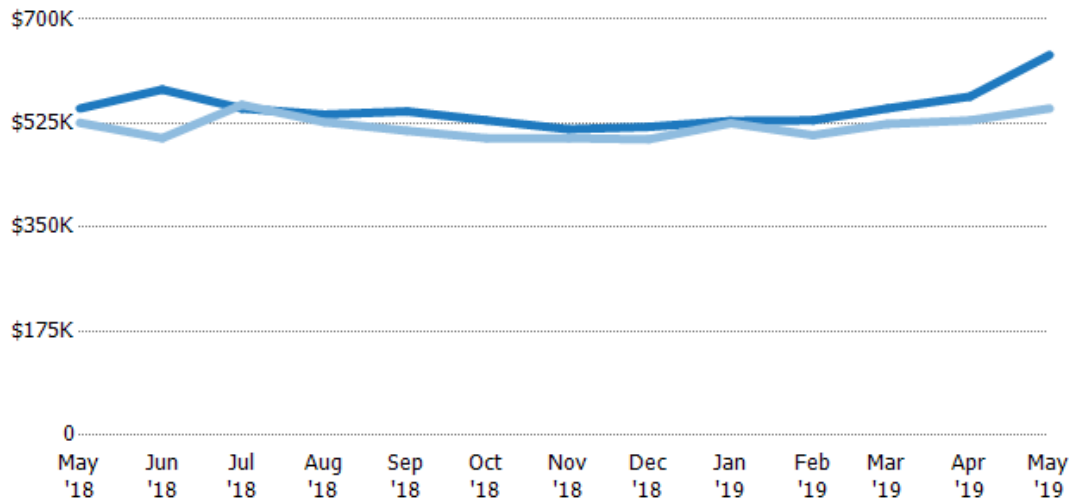
Median Listing Price

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

Month/ Year	Price	% Chg.
May '19	\$640K	16.4%
May '18	\$550K	4.6%
May '17	\$526K	-7%



Current Year	\$550K	\$582K	\$550K	\$540K	\$545K	\$530K	\$515K	\$519K	\$529K	\$530K	\$550K	\$570K	\$640K
Prior Year	\$526K	\$500K	\$556K	\$527K	\$512K	\$500K	\$500K	\$498K	\$525K	\$505K	\$524K	\$530K	\$550K
Percent Change from Prior Year	5%	16%	-1%	2%	6%	6%	3%	4%	1%	5%	5%	8%	16%

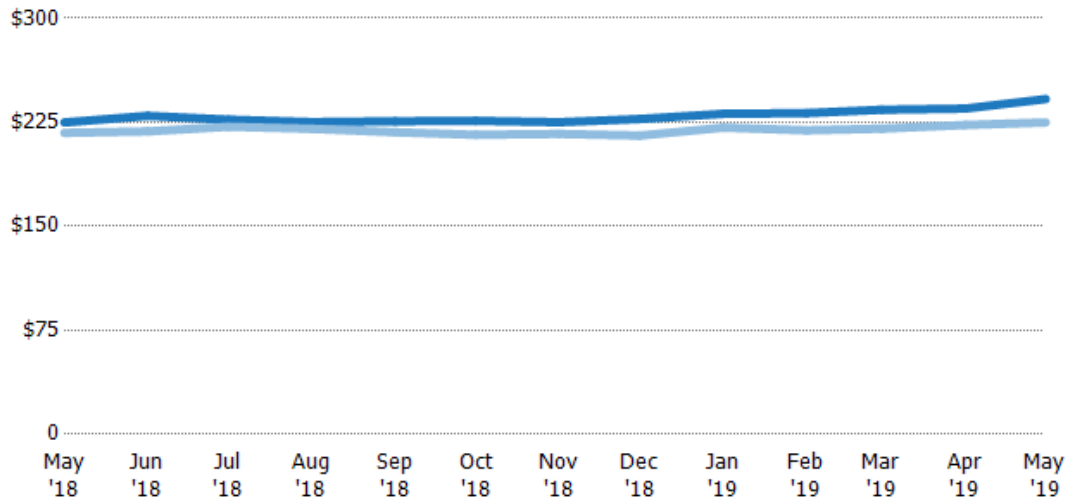
Average Listing Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
May '19	\$242	7.5%
May '18	\$225	3.5%
May '17	\$217	-5.6%



Current Year	\$225	\$230	\$227	\$225	\$226	\$226	\$225	\$227	\$231	\$232	\$234	\$235	\$242
Prior Year	\$217	\$218	\$222	\$220	\$218	\$216	\$217	\$215	\$221	\$219	\$220	\$223	\$225
Percent Change from Prior Year	3%	5%	2%	2%	4%	5%	4%	6%	5%	6%	6%	5%	7%

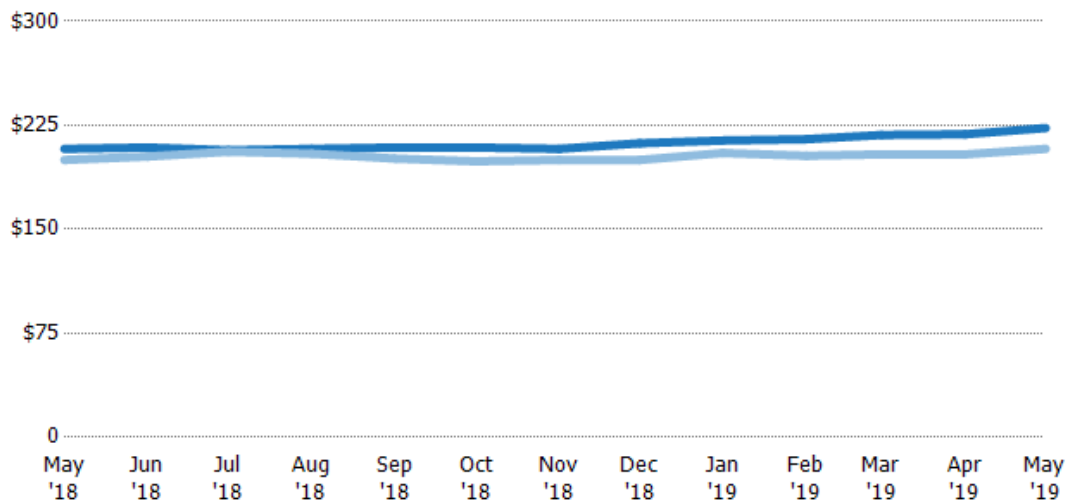
Median Listing Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
May '19	\$223	7.2%
May '18	\$208	4%
May '17	\$200	-4.8%



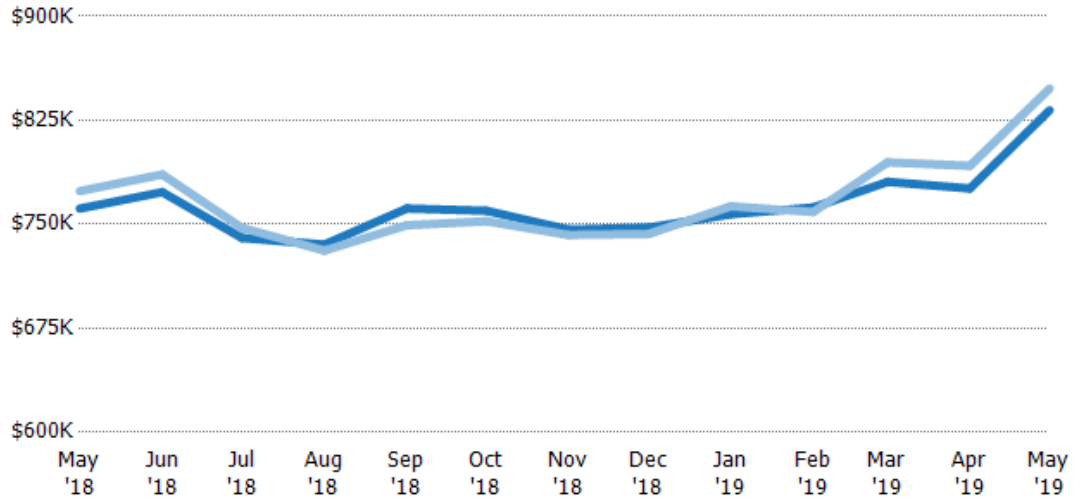
Current Year	\$208	\$209	\$207	\$208	\$209	\$209	\$208	\$212	\$214	\$215	\$218	\$219	\$223
Prior Year	\$200	\$203	\$206	\$205	\$201	\$199	\$200	\$200	\$205	\$203	\$204	\$204	\$208
Percent Change from Prior Year	4%	3%	0%	2%	4%	5%	4%	6%	4%	6%	7%	7%	7%

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



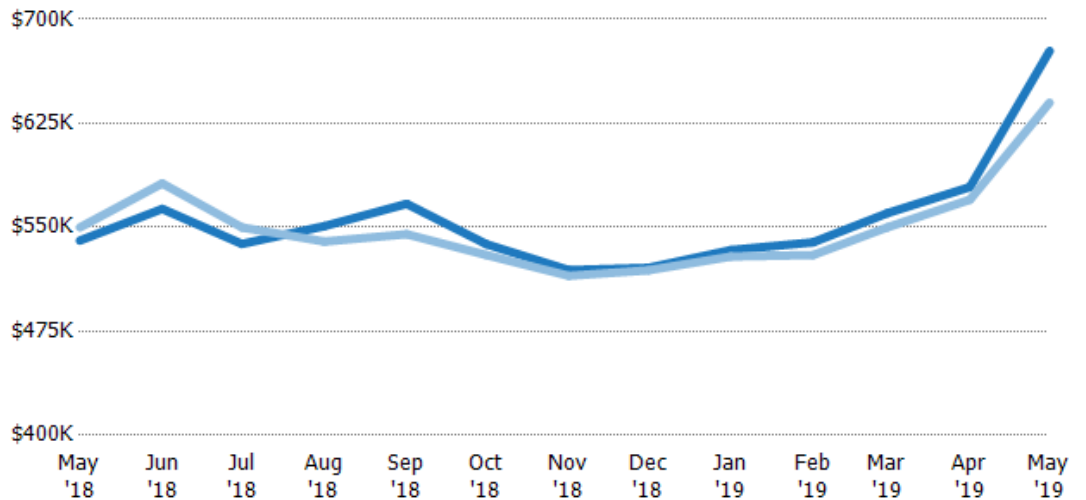
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Avg Est Value	\$761K	\$773K	\$740K	\$735K	\$761K	\$760K	\$746K	\$748K	\$757K	\$762K	\$781K	\$776K	\$832K
Avg Listing Price	\$774K	\$786K	\$747K	\$731K	\$749K	\$752K	\$742K	\$743K	\$763K	\$759K	\$795K	\$792K	\$848K
Avg Listing Price as a % of Avg Est Value	102%	102%	101%	99%	98%	99%	99%	99%	101%	100%	102%	102%	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



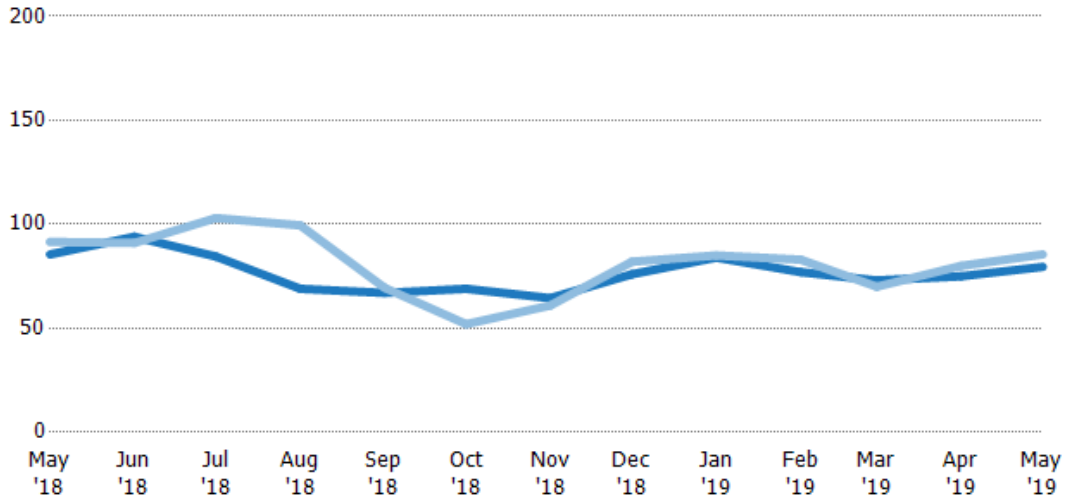
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Median Est Value	\$540K	\$563K	\$538K	\$551K	\$567K	\$538K	\$519K	\$521K	\$534K	\$539K	\$560K	\$579K	\$677K
Median Listing Price	\$550K	\$582K	\$550K	\$540K	\$545K	\$530K	\$515K	\$519K	\$529K	\$530K	\$550K	\$570K	\$640K
Med Listing Price as a % of Med Est Value	102%	103%	102%	98%	96%	99%	99%	100%	99%	98%	98%	98%	94%

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



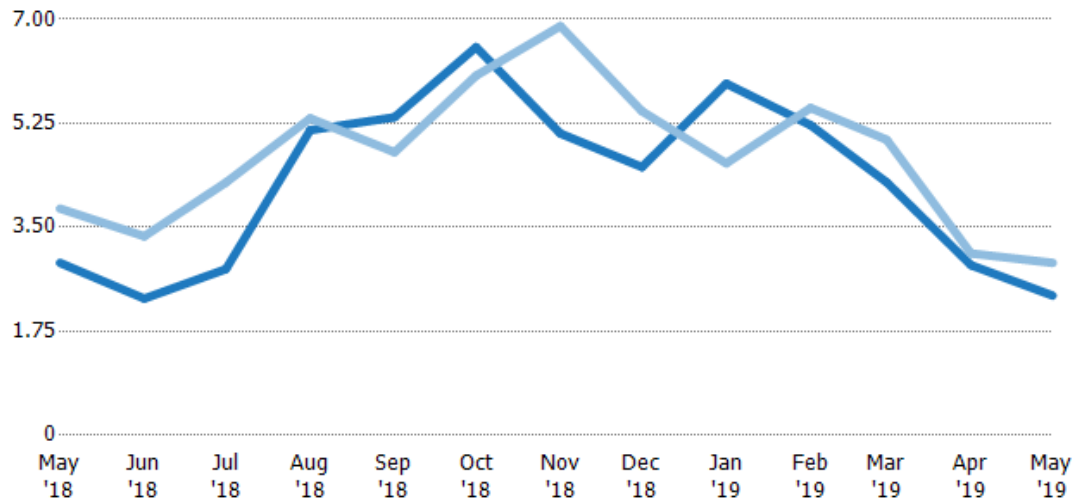
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	85.5	94	84.5	69	67	69	64.5	76	84	77	73	75	79.5
Prior Year	91.5	91	103	100	69.5	52	61	82	85	83	70	80	85.5
Percent Change from Prior Year	-7%	3%	-18%	-31%	-4%	33%	6%	-7%	-1%	-7%	4%	-6%	-7%

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



	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	2.9	2.3	2.8	5.13	5.35	6.53	5.08	4.51	5.92	5.22	4.26	2.86	2.35
Prior Year	3.81	3.35	4.25	5.33	4.76	6.05	6.88	5.45	4.58	5.51	4.97	3.06	2.9
Percent Change from Prior Year	-24%	-31%	-34%	-4%	12%	8%	-26%	-17%	29%	-5%	-14%	-6%	-19%

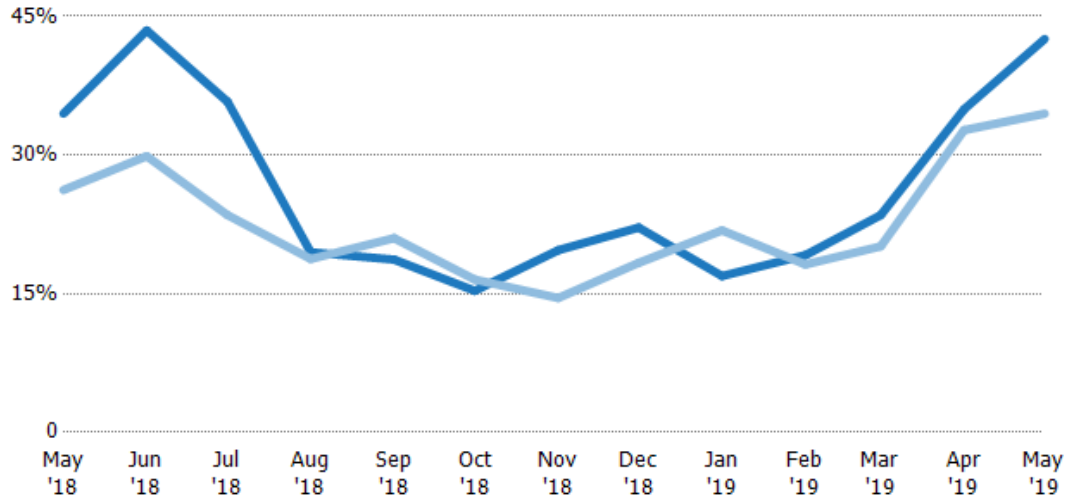
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/ Year	Rate	Chg.
May '19	43%	-8.1%
May '18	34%	-8.3%
May '17	26%	-24.4%



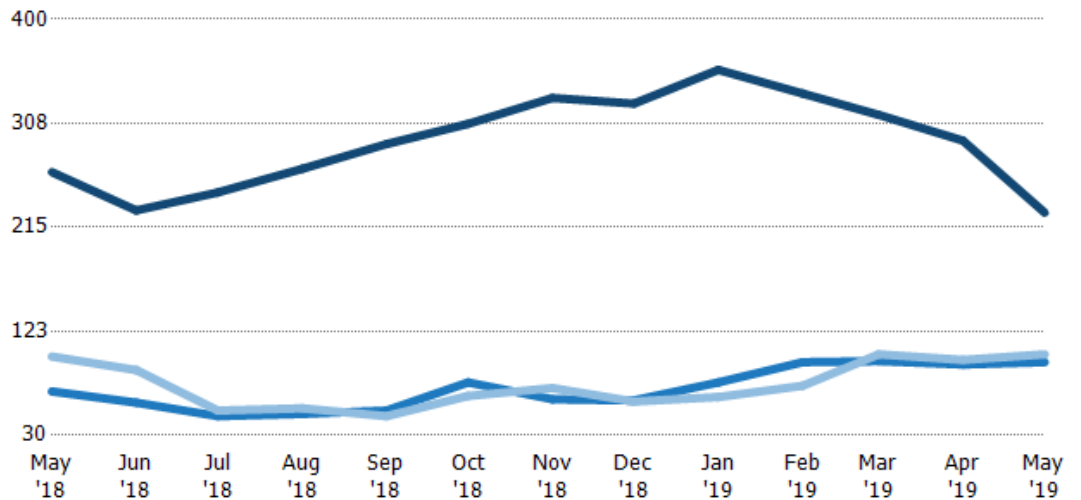
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	34%	43%	36%	19%	19%	15%	20%	22%	17%	19%	23%	35%	43%
Prior Year	26%	30%	24%	19%	21%	17%	15%	18%	22%	18%	20%	33%	34%
Change from Prior Year	-8%	-14%	-12%	-1%	2%	1%	-5%	-4%	5%	-1%	-3%	-2%	-8%

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



	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Active	264	230	246	267	289	307	330	325	355	334	315	292	228
Pending	69	59	47	49	52	77	62	61	77	95	96	93	95
Sold	100	88	52	54	47	65	72	60	64	74	102	97	102

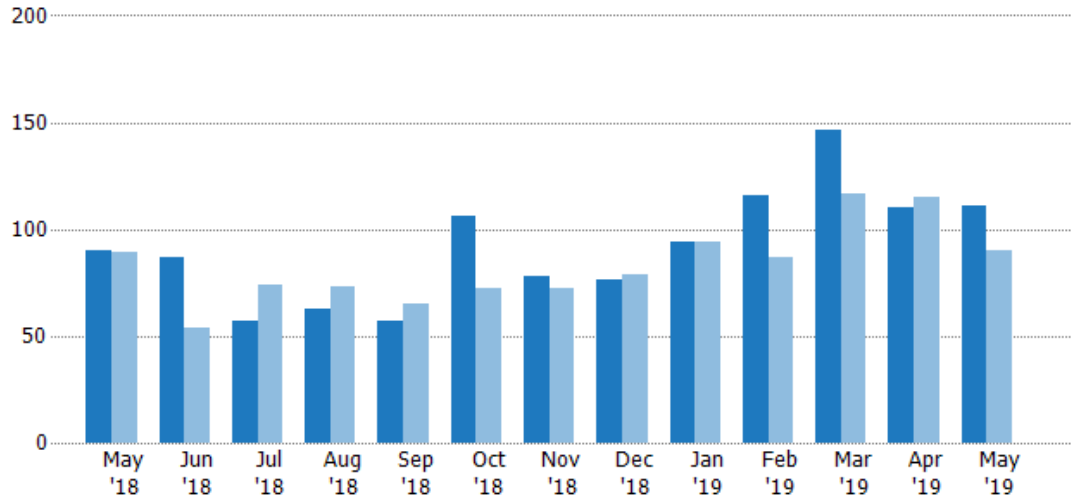
New Pending Sales

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.
May '19	111	23.3%
May '18	90	1.1%
May '17	89	-10.1%



Current Year	90	87	57	63	57	106	78	76	94	116	146	110	111
Prior Year	89	54	74	73	65	72	72	79	94	87	117	115	90
Percent Change from Prior Year	1%	61%	-23%	-14%	-12%	47%	8%	-4%	0%	33%	25%	-4%	23%

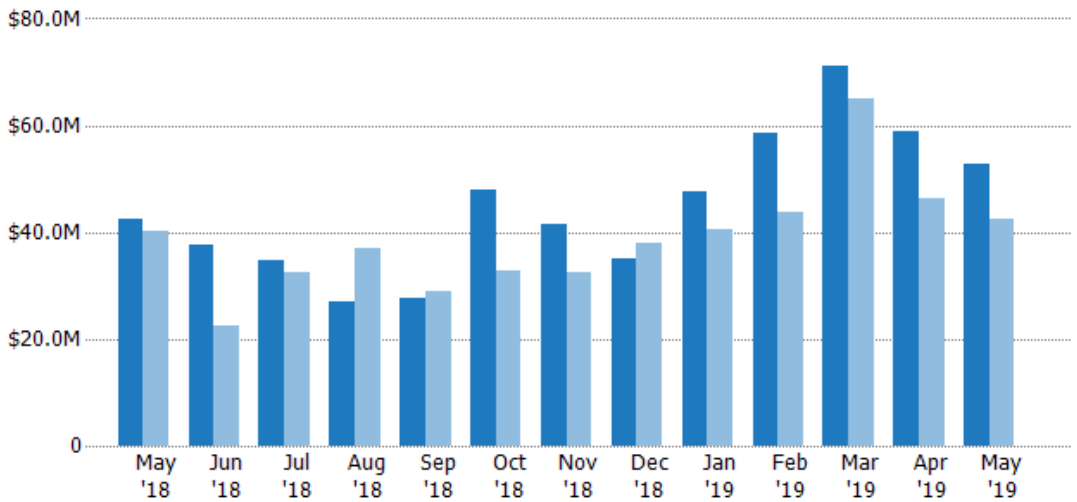
New Pending Sales Volume

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.
May '19	\$52.9M	24.8%
May '18	\$42.4M	5%
May '17	\$40.4M	-23.3%



Current Year	\$42.4M	\$37.5M	\$34.6M	\$26.9M	\$27.6M	\$48M	\$41.4M	\$35.2M	\$47.5M	\$58.6M	\$71.1M	\$58.7M	\$52.9M
Prior Year	\$40.4M	\$22.4M	\$32.6M	\$37.1M	\$29M	\$32.8M	\$32.4M	\$37.9M	\$40.4M	\$43.9M	\$65M	\$46.5M	\$42.4M
Percent Change from Prior Year	5%	67%	6%	-28%	-5%	47%	28%	-7%	18%	33%	9%	26%	25%

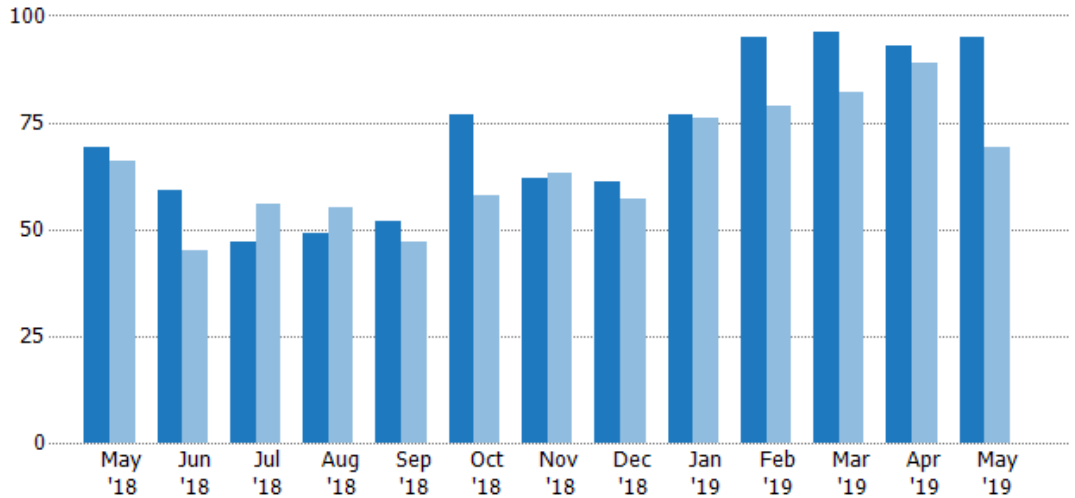
Pending Sales

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

Month/Year	Count	% Chg.
May '19	95	37.7%
May '18	69	4.5%
May '17	66	22.7%



Current Year	69	59	47	49	52	77	62	61	77	95	96	93	95
Prior Year	66	45	56	55	47	58	63	57	76	79	82	89	69
Percent Change from Prior Year	5%	31%	-16%	-11%	11%	33%	-2%	7%	1%	20%	17%	4%	38%

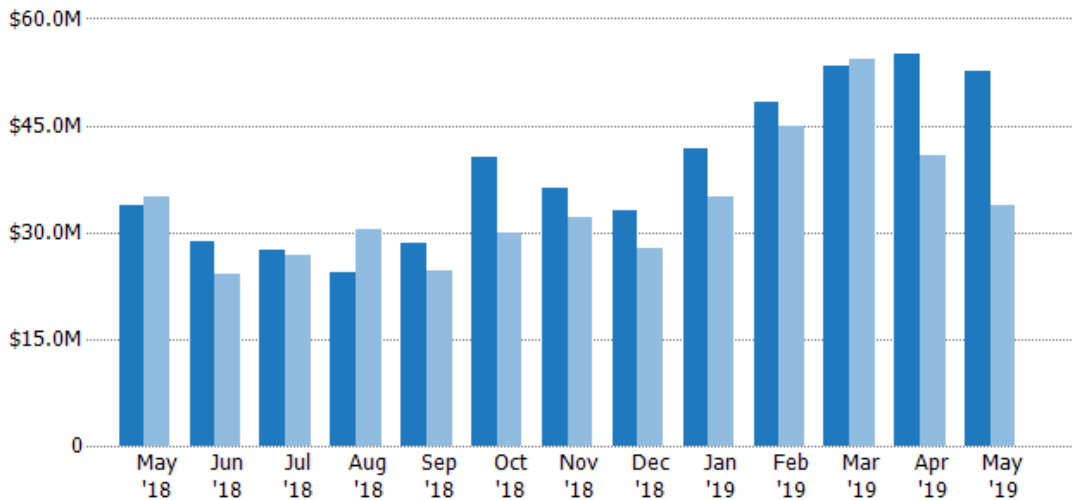
Pending Sales Volume

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

Month/Year	Volume	% Chg.
May '19	\$52.7M	56.1%
May '18	\$33.8M	-3.6%
May '17	\$35M	1%



Current Year	\$33.8M	\$28.6M	\$27.5M	\$24.4M	\$28.4M	\$40.4M	\$36.2M	\$33M	\$41.7M	\$48.3M	\$53.4M	\$55M	\$52.7M
Prior Year	\$35M	\$24.2M	\$26.8M	\$30.4M	\$24.5M	\$30M	\$32M	\$27.8M	\$34.9M	\$44.9M	\$54.3M	\$40.8M	\$33.8M
Percent Change from Prior Year	-4%	18%	3%	-20%	16%	35%	13%	19%	19%	8%	-2%	35%	56%

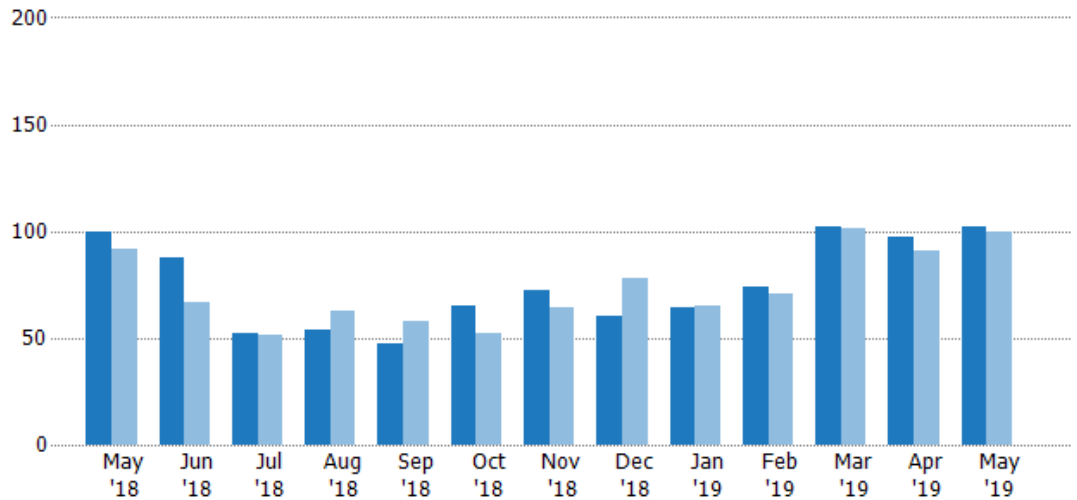
Closed Sales

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.
May '19	102	2%
May '18	100	8.7%
May '17	92	-41.3%



Current Year	100	88	52	54	47	65	72	60	64	74	102	97	102
Prior Year	92	67	51	63	58	52	64	78	65	71	101	91	100
Percent Change from Prior Year	9%	31%	2%	-14%	-19%	25%	13%	-23%	-2%	4%	1%	7%	2%

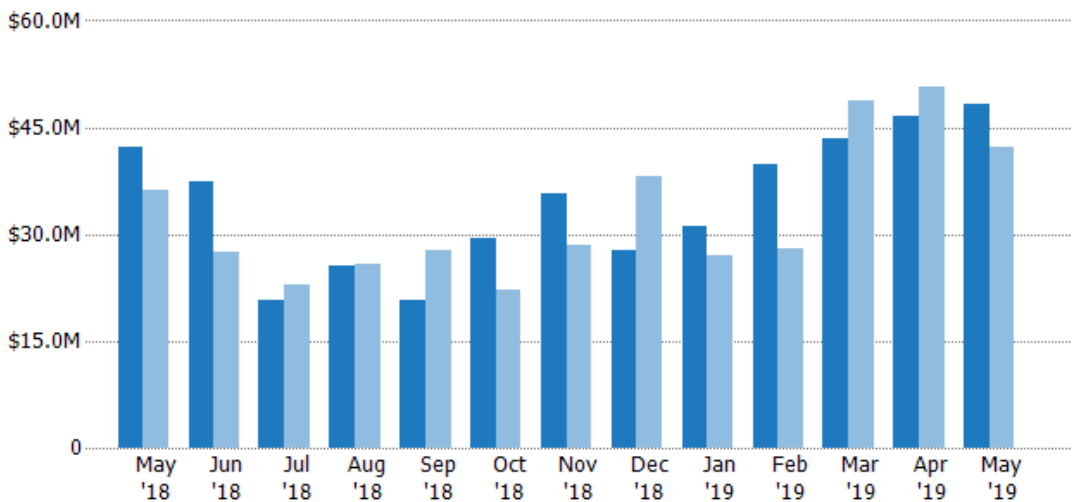
Closed Sales Volume

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.
May '19	\$48.3M	14.3%
May '18	\$42.3M	17.1%
May '17	\$36.1M	-34.8%



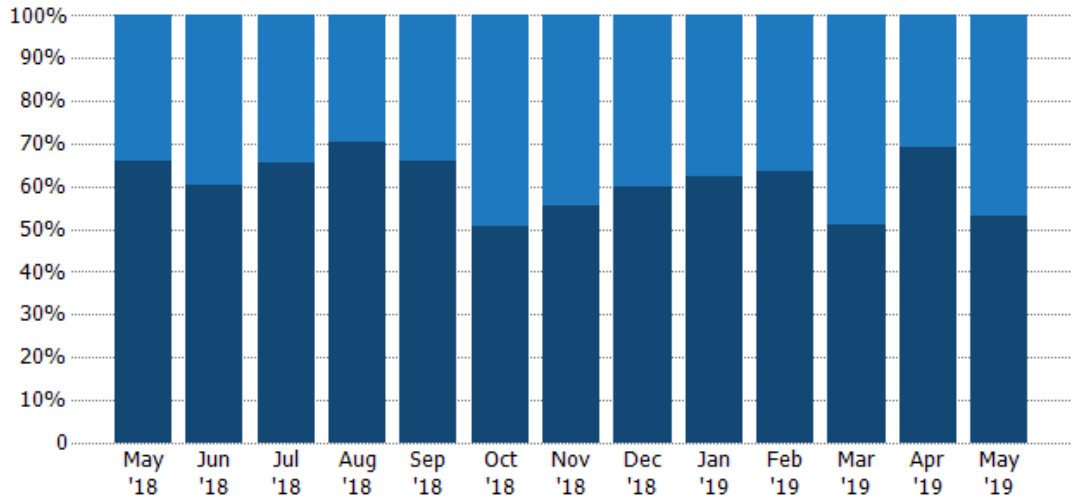
Current Year	\$42.3M	\$37.3M	\$20.8M	\$25.5M	\$20.7M	\$29.5M	\$35.7M	\$27.7M	\$31.1M	\$39.9M	\$43.4M	\$46.6M	\$48.3M
Prior Year	\$36.1M	\$27.5M	\$23M	\$25.9M	\$27.7M	\$22.2M	\$28.4M	\$38.1M	\$27.1M	\$28M	\$48.7M	\$50.6M	\$42.3M
Percent Change from Prior Year	17%	36%	-9%	-2%	-26%	33%	26%	-27%	15%	42%	-11%	-8%	14%

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



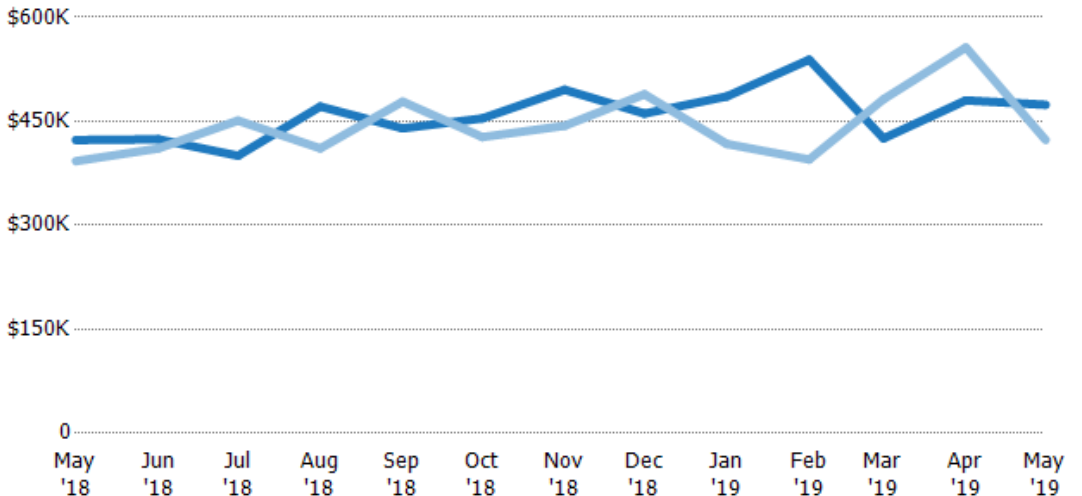
Condo/Townhouse	34%	40%	35%	30%	34%	49%	44%	40%	38%	36%	49%	31%	47%
Single Family Residence	66%	60%	65%	70%	66%	51%	56%	60%	63%	64%	51%	69%	53%

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	\$423K	\$424K	\$400K	\$471K	\$440K	\$454K	\$495K	\$461K	\$486K	\$539K	\$425K	\$480K	\$474K
Prior Year	\$393K	\$411K	\$451K	\$411K	\$478K	\$427K	\$444K	\$489K	\$417K	\$395K	\$482K	\$557K	\$423K
Percent Change from Prior Year	8%	3%	-11%	15%	-8%	6%	12%	-6%	16%	36%	-12%	-14%	12%

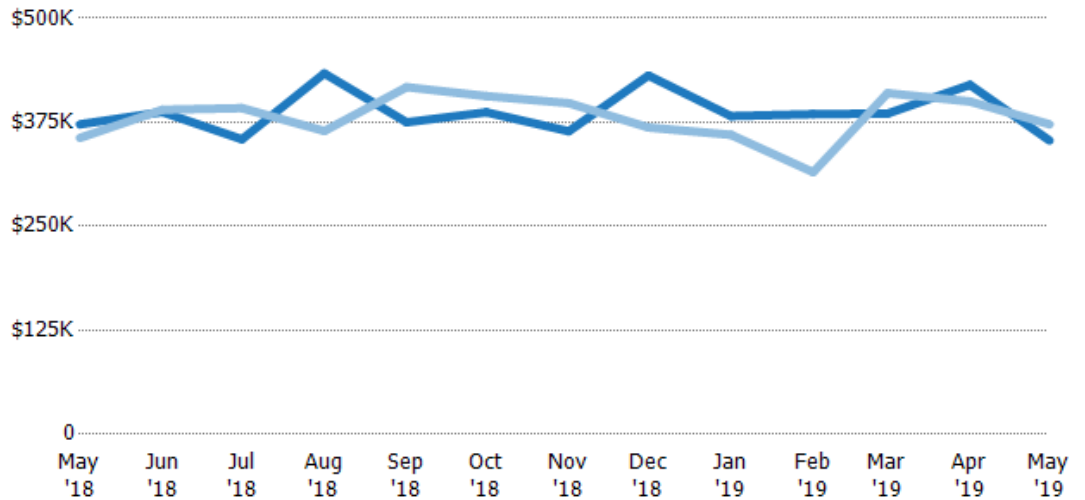
Median Sales Price

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.
May '19	\$353K	-5.2%
May '18	\$373K	4.6%
May '17	\$356K	-16.2%



Current Year	\$373K	\$387K	\$355K	\$434K	\$375K	\$387K	\$364K	\$431K	\$383K	\$385K	\$386K	\$420K	\$353K
Prior Year	\$356K	\$390K	\$392K	\$365K	\$417K	\$407K	\$398K	\$369K	\$360K	\$315K	\$410K	\$400K	\$373K
Percent Change from Prior Year	5%	-1%	-10%	19%	-10%	-5%	-8%	17%	6%	22%	-6%	5%	-5%

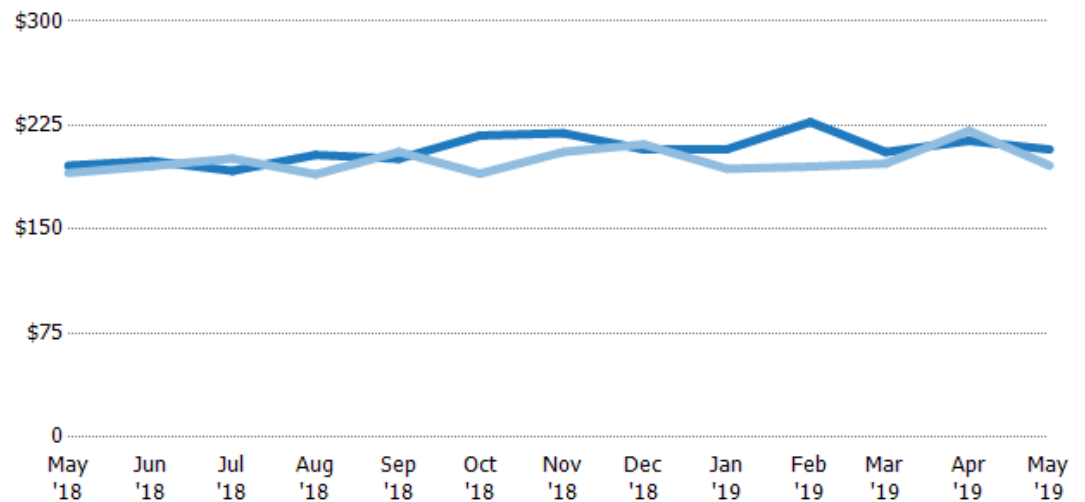
Average Sales Price per Sq Ft

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.
May '19	\$208	6%
May '18	\$196	2.7%
May '17	\$191	-1.7%



Current Year	\$196	\$199	\$192	\$204	\$201	\$218	\$219	\$208	\$208	\$227	\$206	\$214	\$208
Prior Year	\$191	\$196	\$201	\$190	\$206	\$190	\$206	\$211	\$194	\$195	\$197	\$221	\$196
Percent Change from Prior Year	3%	2%	-4%	7%	-2%	14%	7%	-2%	7%	16%	4%	-3%	6%

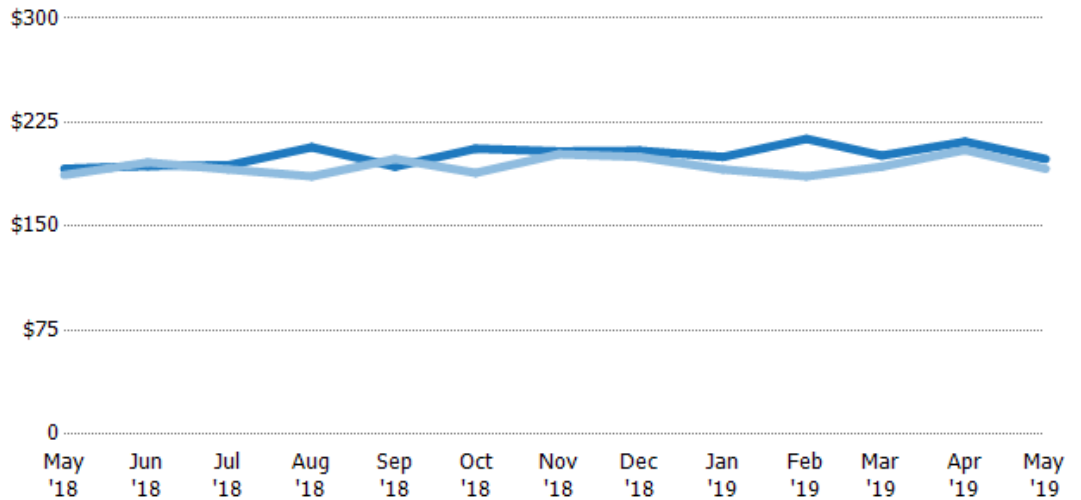
Median Sales Price per Sq Ft

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	Price/sq ft	% Chg.
May '19	\$199	3.7%
May '18	\$192	2.4%
May '17	\$187	-6.7%



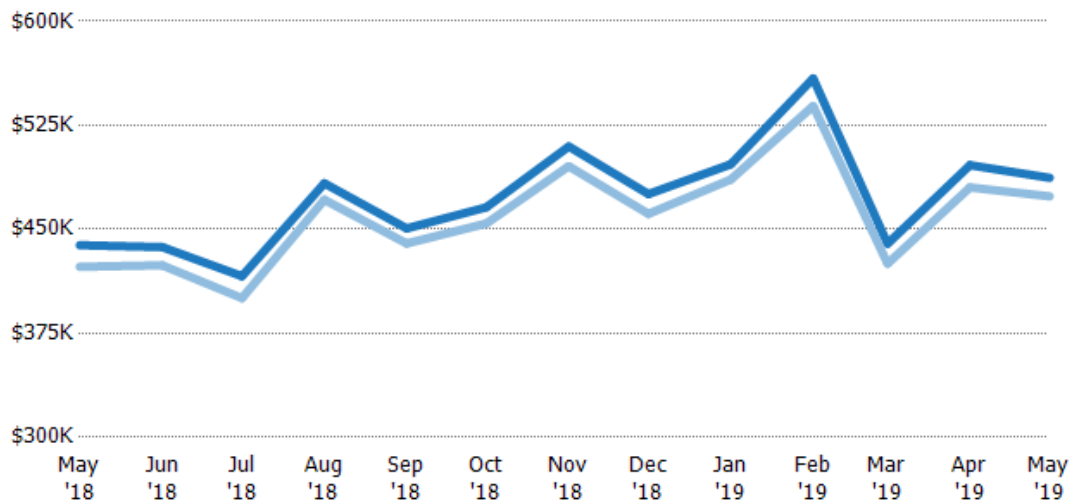
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	\$192	\$194	\$194	\$207	\$193	\$206	\$204	\$205	\$200	\$213	\$201	\$211	\$199
Prior Year	\$187	\$196	\$191	\$186	\$199	\$189	\$202	\$200	\$191	\$186	\$193	\$205	\$192
Percent Change from Prior Year	2%	-1%	2%	11%	-3%	9%	1%	2%	5%	15%	4%	3%	4%

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



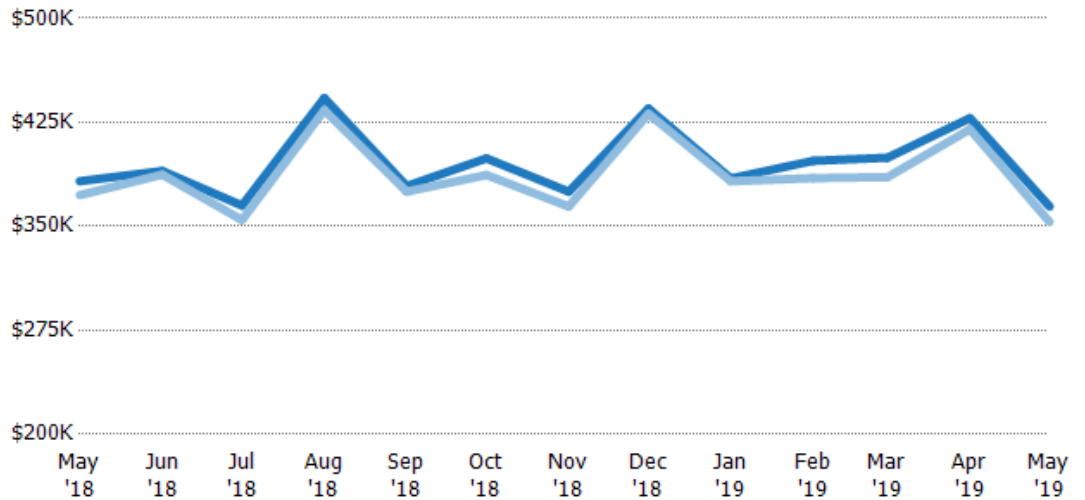
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Avg List Price	\$438K	\$437K	\$416K	\$483K	\$451K	\$466K	\$510K	\$475K	\$497K	\$559K	\$440K	\$496K	\$487K
Avg Sales Price	\$423K	\$424K	\$400K	\$471K	\$440K	\$454K	\$495K	\$461K	\$486K	\$539K	\$425K	\$480K	\$474K
Avg Sales Price as a % of Avg List Price	96%	97%	96%	98%	98%	97%	97%	97%	98%	96%	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: Fountain Hills, Arizona
Saved Area
Property Type:
Condo/Townhouse/Apt, Single
Family Residence



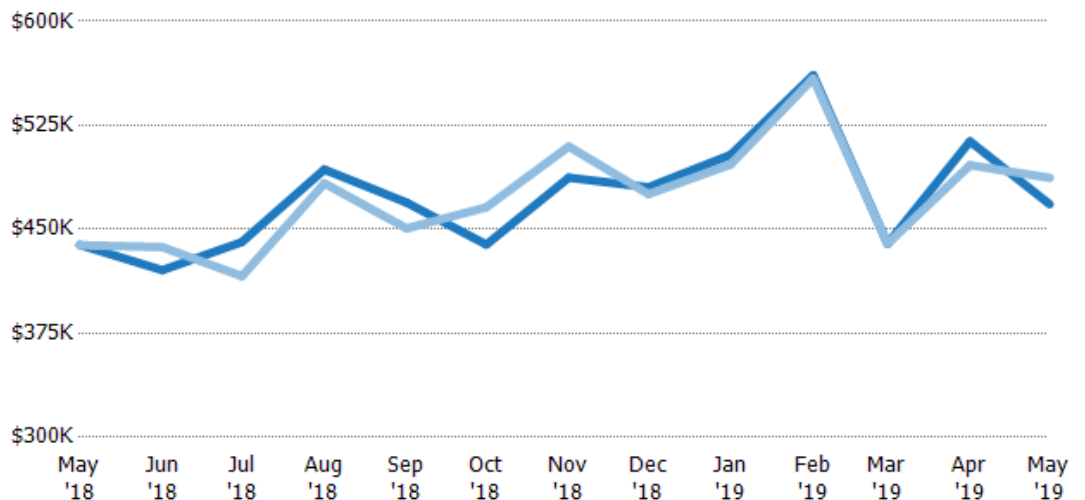
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Median List Price	\$383K	\$390K	\$365K	\$443K	\$379K	\$399K	\$375K	\$435K	\$385K	\$397K	\$399K	\$428K	\$364K
Median Sales Price	\$373K	\$387K	\$355K	\$434K	\$375K	\$387K	\$364K	\$431K	\$383K	\$385K	\$386K	\$420K	\$353K
Med Sales Price as a % of Med List Price	97%	99%	97%	98%	99%	97%	97%	99%	99%	97%	97%	98%	97%

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



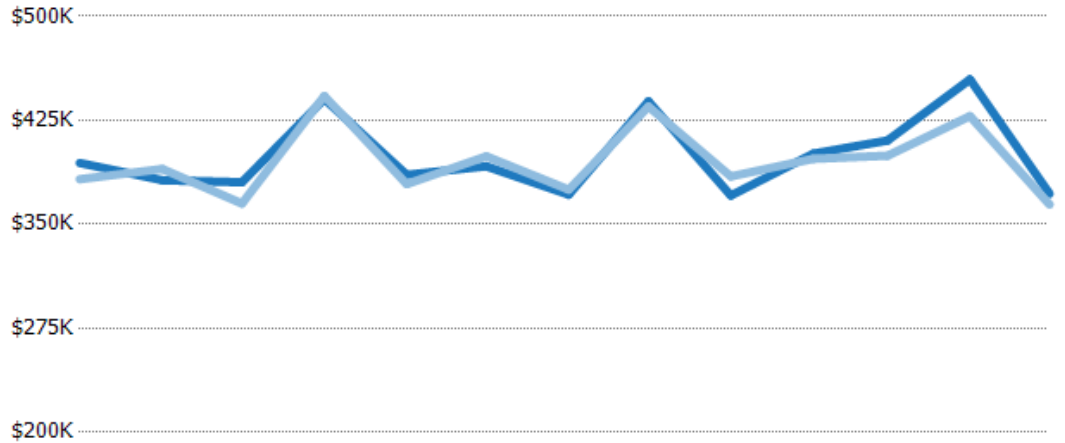
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Avg Est Value	\$439K	\$421K	\$441K	\$493K	\$469K	\$439K	\$487K	\$480K	\$504K	\$561K	\$440K	\$513K	\$468K
Avg Sales Price	\$438K	\$437K	\$416K	\$483K	\$451K	\$466K	\$510K	\$475K	\$497K	\$559K	\$440K	\$496K	\$487K
Avg Sales Price as a % of Avg Est Value	100%	104%	94%	98%	96%	106%	105%	99%	99%	100%	100%	97%	104%

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



	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Median Est Value	\$394K	\$382K	\$380K	\$440K	\$386K	\$392K	\$371K	\$439K	\$371K	\$401K	\$410K	\$454K	\$372K
Median Sales Price	\$383K	\$390K	\$365K	\$443K	\$379K	\$399K	\$375K	\$435K	\$385K	\$397K	\$399K	\$428K	\$364K
Med Sales Price as a % of Med Est Value	97%	102%	96%	100%	98%	102%	101%	99%	104%	99%	97%	94%	98%

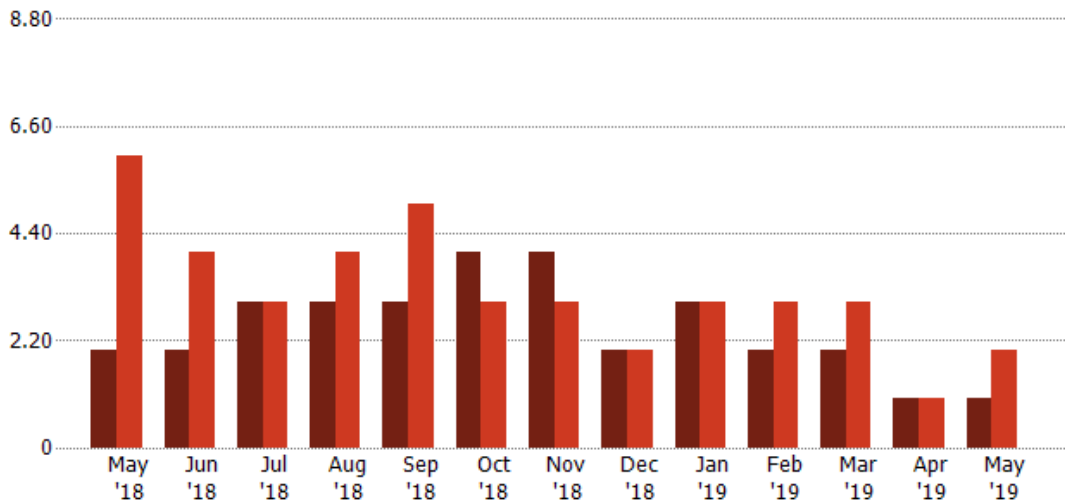
Distressed Listings

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

Month/Year	Count	% Chg.
May '19	1	-50%
May '18	2	-66.7%
May '17	6	33.3%



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

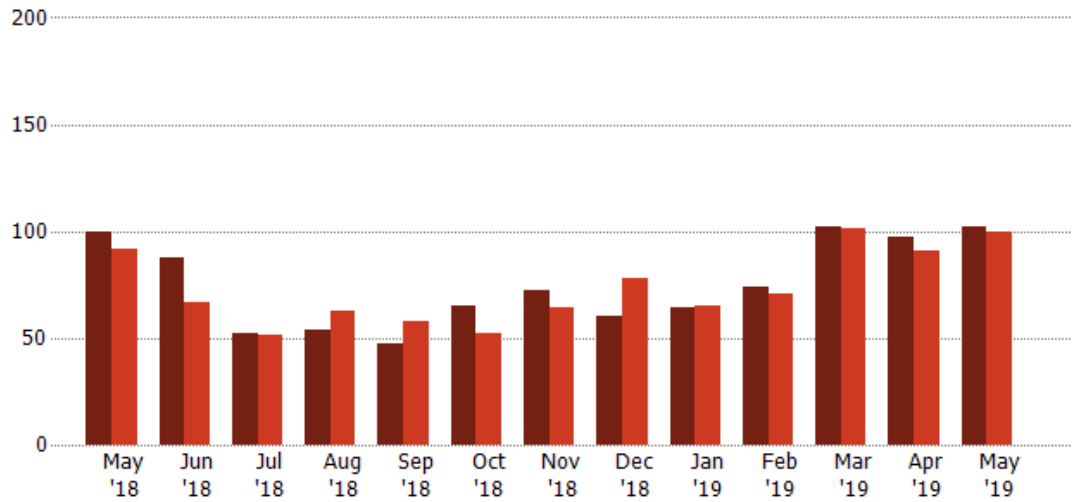
Distressed Sales

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.
May '19	102	2%
May '18	100	8.7%
May '17	92	-41.3%



Current Year	100	88	52	54	47	65	72	60	64	74	102	97	102
Prior Year	92	67	51	63	58	52	64	78	65	71	101	91	100
Percent Change from Prior Year	9%	31%	2%	-14%	-19%	25%	13%	-23%	-2%	4%	1%	7%	2%



Sales Activity by ZIP

May 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	95	\$52,713,203	102	\$48,323,237	\$473,757	\$353,000	\$203	\$197	45

