



2016

# MARICOPA COUNTY MARKET REPORT

August 2016



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	Aug 2016	Aug 2015	+ / -	YTD 2016	YTD 2015	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	9,040	8,712	+3.8%	78,208	76,135	+2.7%
New Listing Volume	\$2,550,315,006	\$2,343,404,338	+8.8%	\$23,911,968,060	\$21,680,785,800	+10.3%
Active Listing Count	20,598	19,811	+4%	178,058	176,907	+0.7%
Active Listing Volume	\$9,109,268,341	\$8,216,299,815	+10.9%	\$83,372,830,376	\$76,418,542,135	+9.1%
Average Listing Price	\$442,240	\$414,734	+6.6%	\$468,234	\$431,970	+8.4%
Median Listing Price	\$289,999	\$277,000	+4.7%	\$298,903	\$271,995	+9.9%
Average Listing Price per Sq Ft	\$170	\$160	+6.1%	\$173	\$161	+6.9%
Median Listing Price per Sq Ft	\$147	\$138	+6.5%	\$148	\$137	+7.7%
Median Days in RPR	58.5	57	+2.6%	57.21	58.41	-2%
Months of Inventory	3.1	2.8	+8.5%	3.5	3.8	-9.6%
Absorption Rate	32.66%	35.44%	-2.8%	28.9%	26.11%	+2.8%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	8,233	7,104	+15.9%	68,688	62,689	+9.6%
New Pending Sales Volume	\$2,261,691,876	\$1,798,570,565	+25.7%	\$18,723,428,671	\$16,236,918,379	+15.3%
Pending Sales Count	6,700	6,633	+1%	60,204	57,837	+4.1%
Pending Sales Volume	\$2,096,057,187	\$1,901,736,864	+10.2%	\$18,355,125,609	\$16,659,180,690	+10.2%
Closed Sales Count	6,944	6,171	+12.5%	53,585	51,450	+4.1%
Closed Sales Volume	\$1,981,089,894	\$1,670,906,922	+18.6%	\$15,423,362,200	\$14,135,577,929	+9.1%
Average Sales Price	\$285,295	\$270,768	+5.4%	\$287,830	\$274,744	+4.8%
Median Sales Price	\$238,944	\$219,000	+9.1%	\$233,240	\$216,641	+7.7%
Average Sales Price per Sq Ft	\$143	\$134	+6.4%	\$143	\$134	+6.5%
Median Sales Price per Sq Ft	\$135	\$125	+8%	\$133	\$124	+7.5%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	1,040	1,398	-25.6%	8,909	12,666	-29.7%

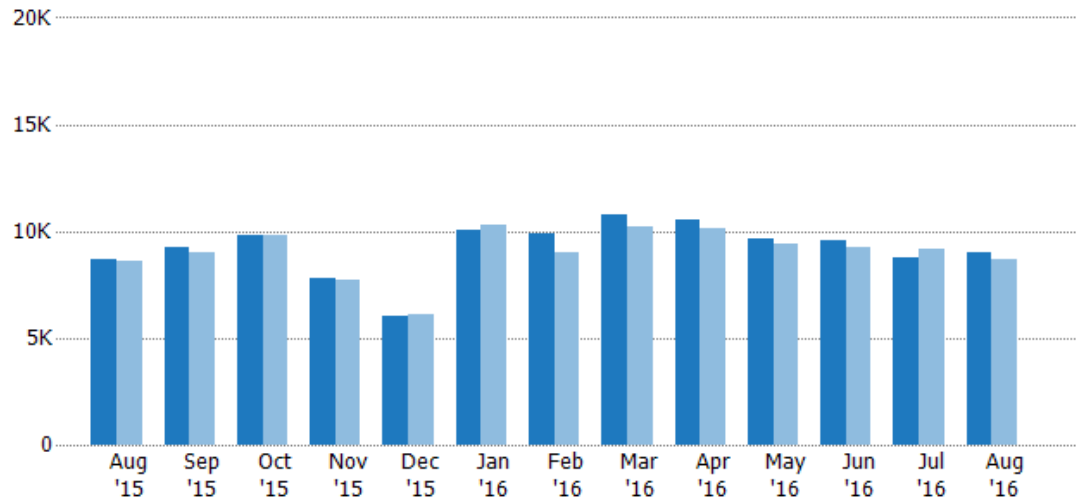
## New Listings

The number of new single-family, condominium and townhome listings that were added each month.

### Filters Used

State: AZ  
County: Maricopa County, Arizona  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Count	% Chg.
Aug '16	9.04K	3.8%
Aug '15	8.71K	1.5%
Aug '14	8.58K	21.6%



Current Year	8.71K	9.26K	9.84K	7.77K	6.05K	10.1K	9.86K	10.7K	10.5K	9.63K	9.6K	8.77K	9.04K
Prior Year	8.58K	8.97K	9.84K	7.68K	6.08K	10.3K	8.97K	10.2K	10.1K	9.4K	9.24K	9.19K	8.71K
Percent Change from Prior Year	2%	3%	0%	1%	0%	-2%	10%	5%	4%	2%	4%	-5%	4%

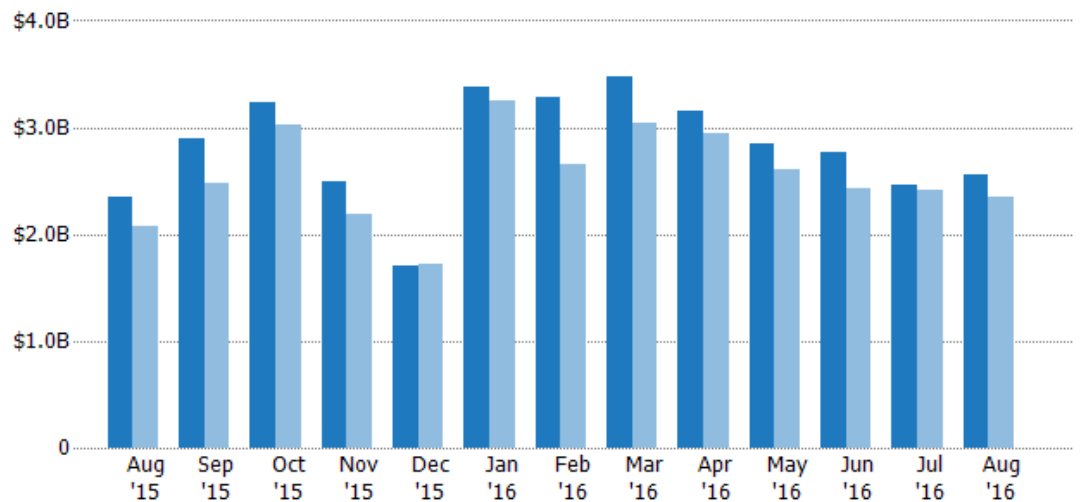
## New Listing Volume

The sum of the listing price of single-family, condominium and townhome listings that were added each month.

### Filters Used

State: AZ  
County: Maricopa County, Arizona  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Volume	% Chg.
Aug '16	\$2.55B	8.8%
Aug '15	\$2.34B	12.7%
Aug '14	\$2.08B	13.7%



Current Year	\$2.34B	\$2.89B	\$3.24B	\$2.49B	\$1.71B	\$3.38B	\$3.28B	\$3.48B	\$3.16B	\$2.84B	\$2.77B	\$2.45B	\$2.55B
Prior Year	\$2.08B	\$2.47B	\$3.03B	\$2.19B	\$1.71B	\$3.26B	\$2.66B	\$3.04B	\$2.94B	\$2.6B	\$2.42B	\$2.41B	\$2.34B
Percent Change from Prior Year	13%	17%	7%	14%	0%	4%	23%	14%	7%	9%	14%	2%	9%

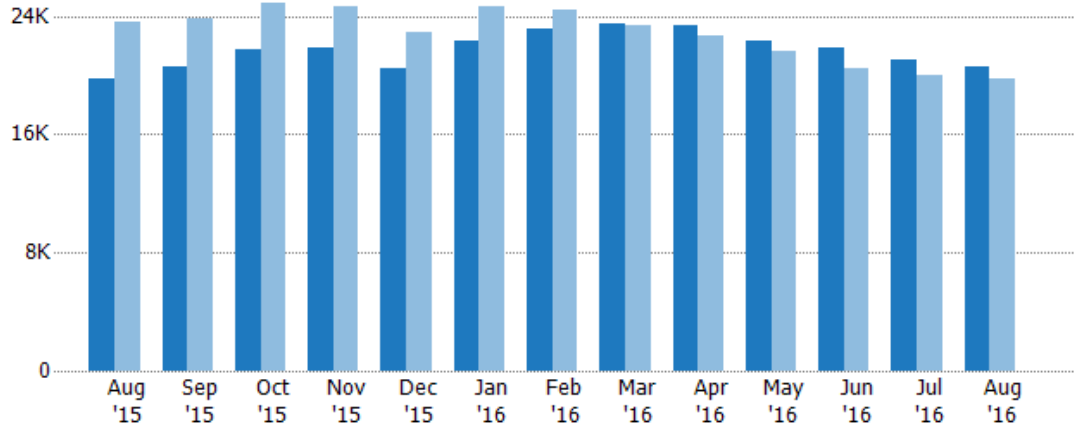
## Active Listings

The number of active single-family, condominium and townhome listings at the end of each month.

### Filters Used

State: AZ  
 County: Maricopa County, Arizona  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Count	% Chg.
Aug '16	20.6K	4%
Aug '15	19.8K	-16.1%
Aug '14	23.6K	-13.8%



Current Year	19.8K	20.6K	21.8K	21.9K	20.4K	22.3K	23.2K	23.4K	23.3K	22.3K	21.8K	21K	20.6K
Prior Year	23.6K	23.9K	24.9K	24.7K	22.9K	24.7K	24.4K	23.4K	22.6K	21.6K	20.4K	19.9K	19.8K
Percent Change from Prior Year	-16%	-14%	-12%	-11%	-11%	-9%	-5%	0%	3%	3%	7%	5%	4%

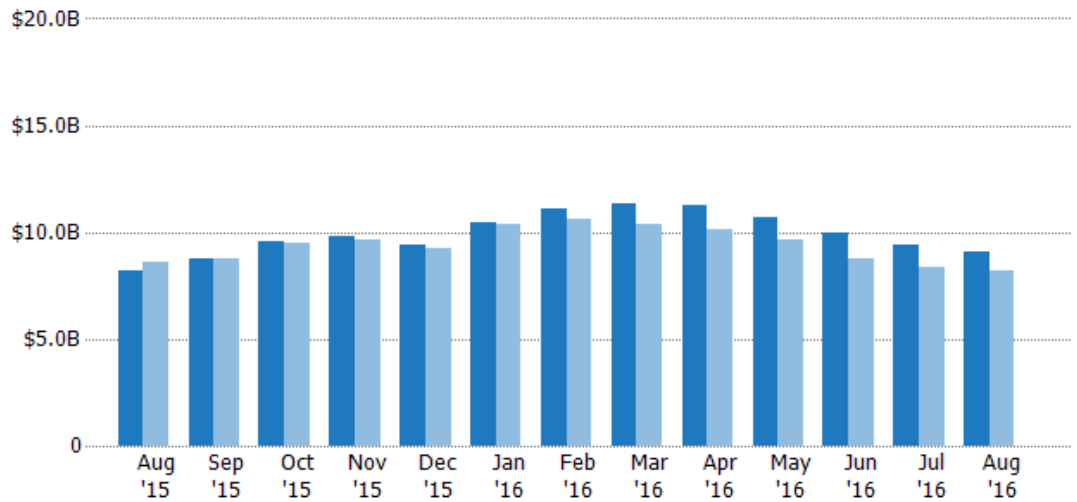
## Active Listing Volume

The sum of the listing price of active single-family, condominium and townhome listings at the end of each month.

### Filters Used

State: AZ  
 County: Maricopa County, Arizona  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Volume	% Chg.
Aug '16	\$9.11B	10.9%
Aug '15	\$8.22B	-4.4%
Aug '14	\$8.59B	-21.1%



Current Year	\$8.22B	\$8.73B	\$9.56B	\$9.84B	\$9.37B	\$10.5B	\$11.1B	\$11.4B	\$11.2B	\$10.7B	\$9.99B	\$9.41B	\$9.11B
Prior Year	\$8.59B	\$8.77B	\$9.49B	\$9.65B	\$9.26B	\$10.4B	\$10.6B	\$10.4B	\$10.1B	\$9.62B	\$8.73B	\$8.36B	\$8.22B
Percent Change from Prior Year	-4%	0%	1%	2%	1%	1%	5%	9%	11%	11%	14%	13%	11%

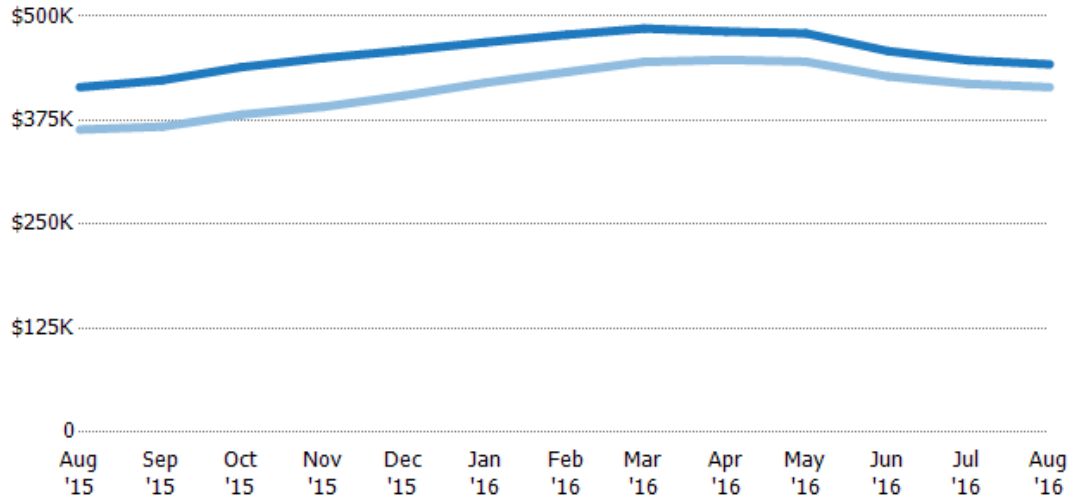
## Average Listing Price

The average listing price of active single-family, condominium and townhome listings at the end of each month.

### Filters Used

State: AZ  
 County: Maricopa County, Arizona  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Price	% Chg.
Aug '16	\$442K	6.6%
Aug '15	\$415K	14%
Aug '14	\$364K	-8.5%



Current Year	\$415K	\$423K	\$439K	\$450K	\$459K	\$469K	\$478K	\$485K	\$482K	\$479K	\$458K	\$447K	\$442K
Prior Year	\$364K	\$367K	\$382K	\$391K	\$404K	\$420K	\$433K	\$445K	\$448K	\$445K	\$428K	\$419K	\$415K
Percent Change from Prior Year	14%	15%	15%	15%	13%	12%	10%	9%	8%	8%	7%	7%	7%

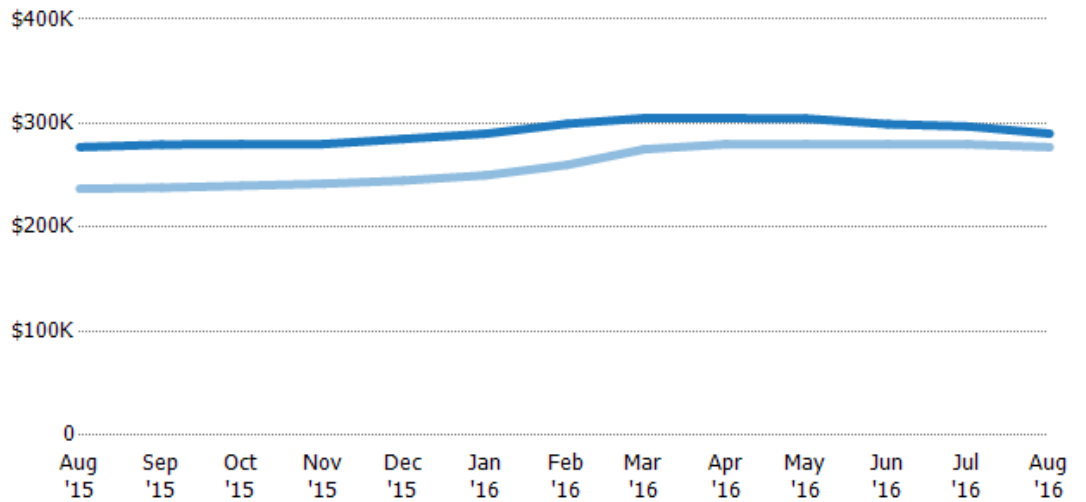
## Median Listing Price

The median listing price of active single-family, condominium and townhome listings at the end of each month.

### Filters Used

State: AZ  
 County: Maricopa County, Arizona  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Price	% Chg.
Aug '16	\$290K	4.7%
Aug '15	\$277K	16.9%
Aug '14	\$237K	-15.6%



Current Year	\$277K	\$280K	\$280K	\$280K	\$285K	\$290K	\$300K	\$305K	\$305K	\$305K	\$299K	\$297K	\$290K
Prior Year	\$237K	\$238K	\$240K	\$242K	\$245K	\$250K	\$260K	\$275K	\$280K	\$280K	\$280K	\$280K	\$277K
Percent Change from Prior Year	17%	17%	17%	16%	16%	16%	15%	11%	9%	9%	7%	6%	5%

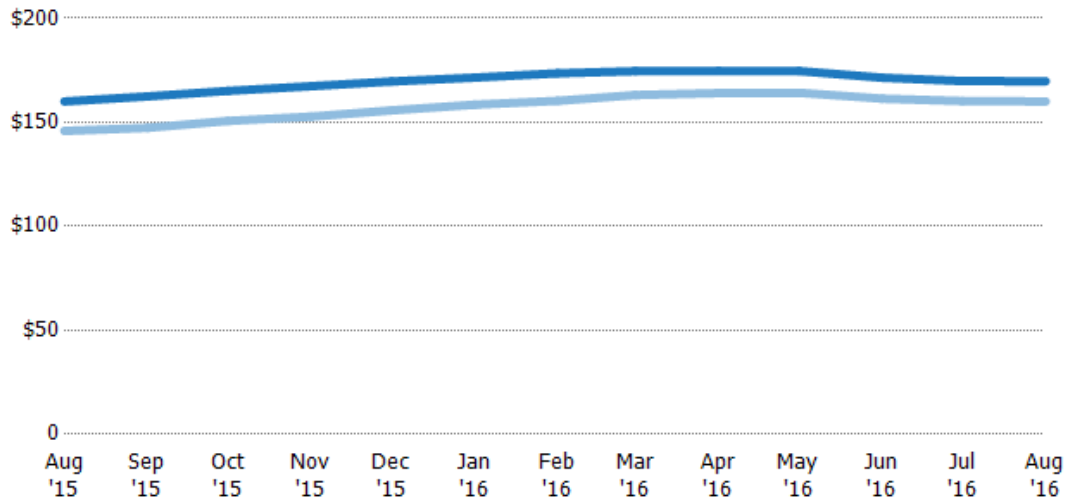
## Average Listing Price per Sq Ft

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

### Filters Used

State: AZ  
County: Maricopa County, Arizona  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Price/sq ft	% Chg.
Aug '16	\$170	6.1%
Aug '15	\$160	9.7%
Aug '14	\$146	-3.3%



Current Year	\$160	\$162	\$165	\$167	\$170	\$172	\$174	\$175	\$175	\$175	\$171	\$170	\$170
Prior Year	\$146	\$147	\$151	\$153	\$156	\$158	\$160	\$163	\$164	\$164	\$161	\$160	\$160
Percent Change from Prior Year	10%	10%	10%	10%	9%	8%	8%	7%	7%	6%	6%	6%	6%

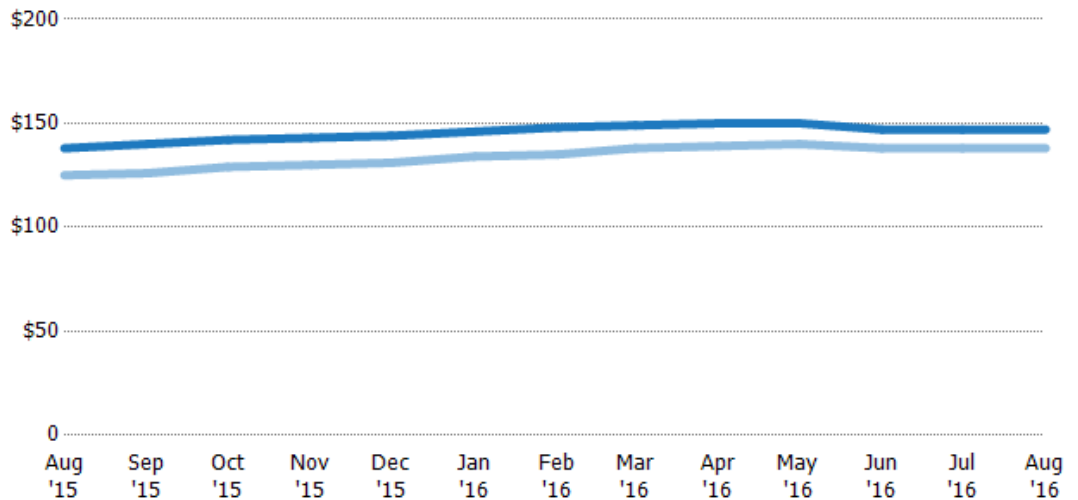
## Median Listing Price per Sq Ft

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

### Filters Used

State: AZ  
County: Maricopa County, Arizona  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence

Month/ Year	Price/sq ft	% Chg.
Aug '16	\$147	6.5%
Aug '15	\$138	10.4%
Aug '14	\$125	-4%



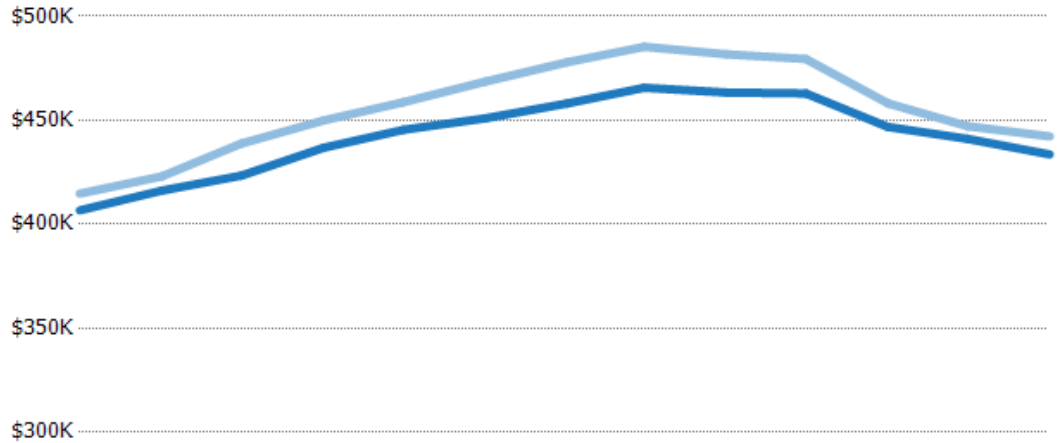
Current Year	\$138	\$140	\$142	\$143	\$144	\$146	\$148	\$149	\$150	\$150	\$147	\$147	\$147
Prior Year	\$125	\$126	\$129	\$130	\$131	\$134	\$135	\$138	\$139	\$140	\$138	\$138	\$138
Percent Change from Prior Year	10%	11%	10%	10%	10%	9%	10%	8%	8%	7%	7%	7%	7%

## 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

State: AZ  
 County: Maricopa County, Arizona  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



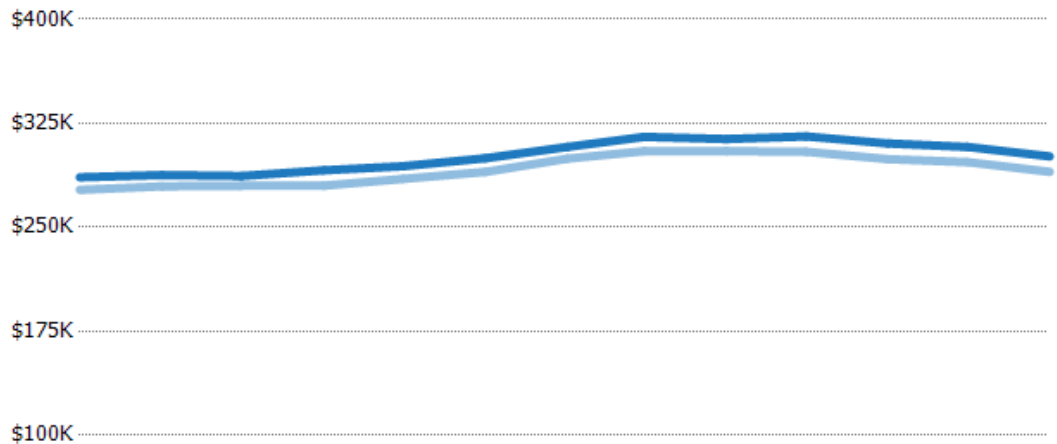
	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16
Avg Est Value	\$407K	\$416K	\$423K	\$437K	\$445K	\$451K	\$458K	\$466K	\$463K	\$463K	\$447K	\$441K	\$434K
Avg Listing Price	\$415K	\$423K	\$439K	\$450K	\$459K	\$469K	\$478K	\$485K	\$482K	\$479K	\$458K	\$447K	\$442K
Avg Listing Price as a % of Avg Est Value	102%	102%	104%	103%	103%	104%	104%	104%	104%	104%	103%	101%	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

State: AZ  
 County: Maricopa County, Arizona  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16
Median Est Value	\$286K	\$288K	\$287K	\$291K	\$294K	\$300K	\$308K	\$315K	\$314K	\$316K	\$310K	\$308K	\$301K
Median Listing Price	\$277K	\$280K	\$280K	\$280K	\$285K	\$290K	\$300K	\$305K	\$305K	\$305K	\$299K	\$297K	\$290K
Med Listing Price as a % of Med Est Value	97%	97%	98%	96%	97%	97%	97%	97%	97%	96%	96%	96%	96%

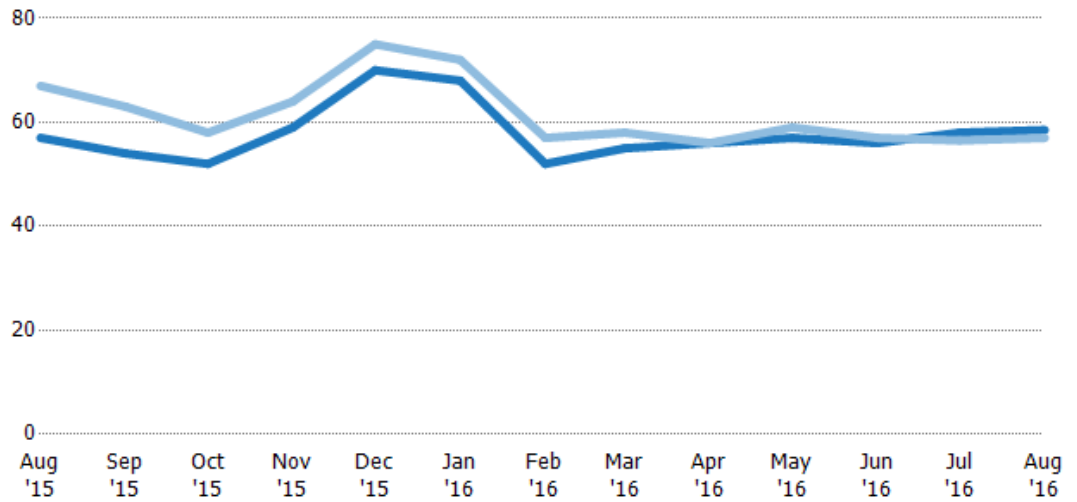
## Median Days in RPR

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

State: AZ  
 County: Maricopa County, Arizona  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Days	% Chg.
Aug '16	58.5	2.6%
Aug '15	57	-14.9%
Aug '14	67	-29.9%



Current Year	57	54	52	59	70	68	52	55	56	57	56	58	58.5
Prior Year	67	63	58	64	75	72	57	58	56	59	57	56.5	57
Percent Change from Prior Year	-15%	-14%	-10%	-8%	-7%	-6%	-9%	-5%	0%	-3%	-2%	3%	3%

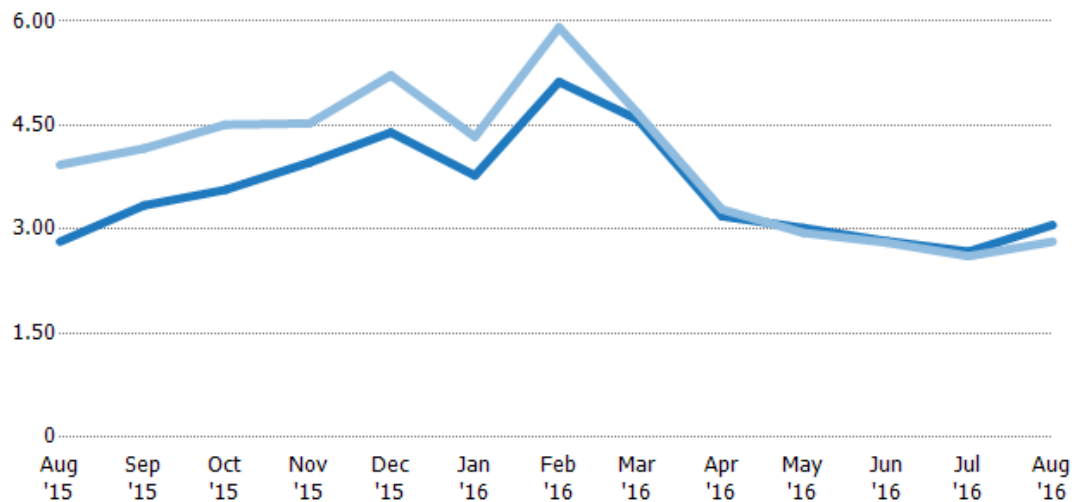
## Months of Inventory

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

### Filters Used

State: AZ  
 County: Maricopa County, Arizona  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Months	% Chg.
Aug '16	3.06	8.5%
Aug '15	2.82	-28.2%
Aug '14	3.93	-26.5%



Current Year	2.82	3.34	3.57	3.96	4.4	3.78	5.13	4.58	3.19	3.02	2.83	2.68	3.06
Prior Year	3.93	4.17	4.51	4.53	5.22	4.33	5.91	4.67	3.29	2.95	2.81	2.61	2.82
Percent Change from Prior Year	-28%	-20%	-21%	-12%	-16%	-13%	-13%	-2%	-3%	2%	1%	3%	9%

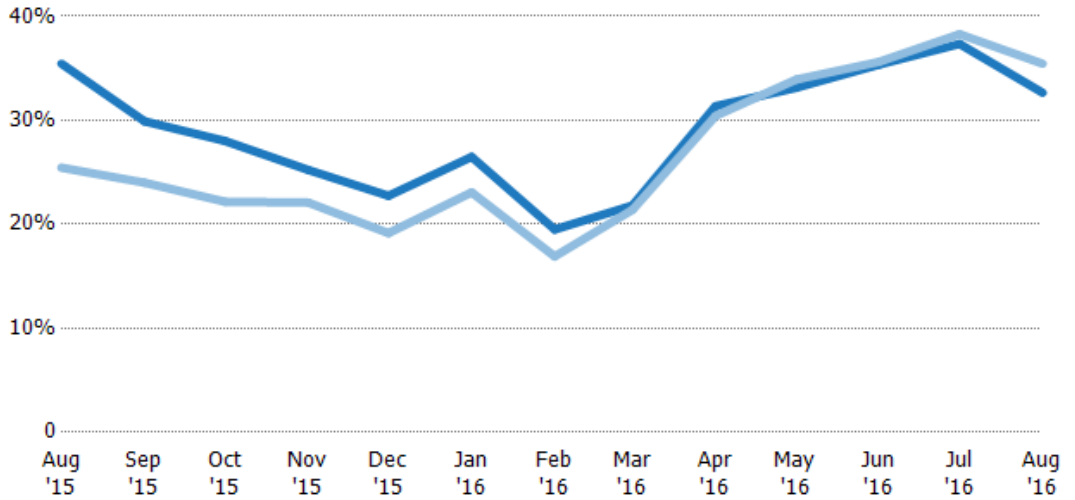


## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

State: AZ  
 County: Maricopa County, Arizona  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



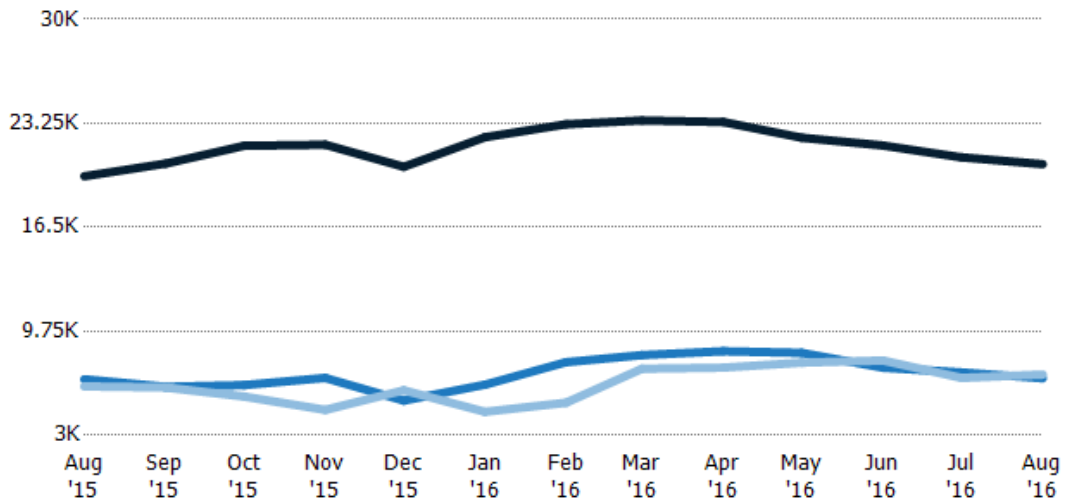
	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16
Current Year	35%	30%	28%	25%	23%	26%	20%	22%	31%	33%	35%	37%	33%
Prior Year	25%	24%	22%	22%	19%	23%	17%	21%	30%	34%	36%	38%	35%
Change from Prior Year	-10%	-6%	-6%	-3%	-4%	-3%	-3%	0%	-1%	1%	0%	1%	3%

## Active/Pending/Sold Units

The number of single-family, condominium and townhome properties that were Active, Pending and Sold each month.

### Filters Used

State: AZ  
 County: Maricopa County, Arizona  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16
Active	19.8K	20.6K	21.8K	21.9K	20.4K	22.3K	23.2K	23.4K	23.3K	22.3K	21.8K	21K	20.6K
Pending	6.63K	6.15K	6.26K	6.72K	5.25K	6.28K	7.75K	8.2K	8.45K	8.35K	7.39K	7.08K	6.7K
Sold	6.17K	6.1K	5.52K	4.65K	5.92K	4.52K	5.11K	7.32K	7.39K	7.71K	7.86K	6.73K	6.94K

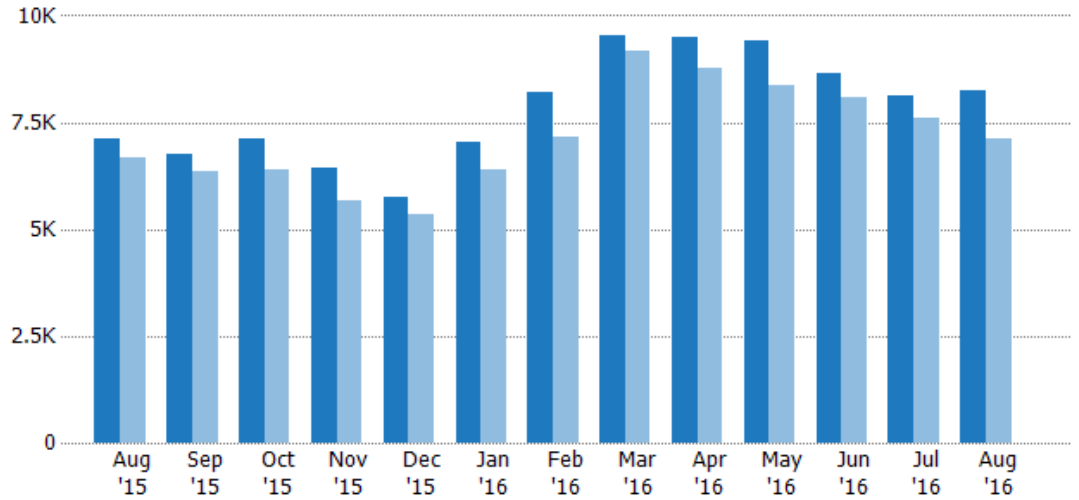
## New Pending Sales

The number of single-family, condominium and townhome properties with accepted offers that were added each month.

### Filters Used

State: AZ  
 County: Maricopa County, Arizona  
 Property Type:  
 Condo/Townhouse/Apt, Single Family Residence

Month/Year	Count	% Chg.
Aug '16	8.23K	15.9%
Aug '15	7.1K	6.2%
Aug '14	6.69K	2.2%



Current Year	7.1K	6.75K	7.13K	6.44K	5.77K	7.04K	8.2K	9.55K	9.51K	9.41K	8.64K	8.11K	8.23K
Prior Year	6.69K	6.36K	6.39K	5.69K	5.36K	6.41K	7.18K	9.17K	8.75K	8.37K	8.1K	7.61K	7.1K
Percent Change from Prior Year	6%	6%	12%	13%	8%	10%	14%	4%	9%	12%	7%	7%	16%

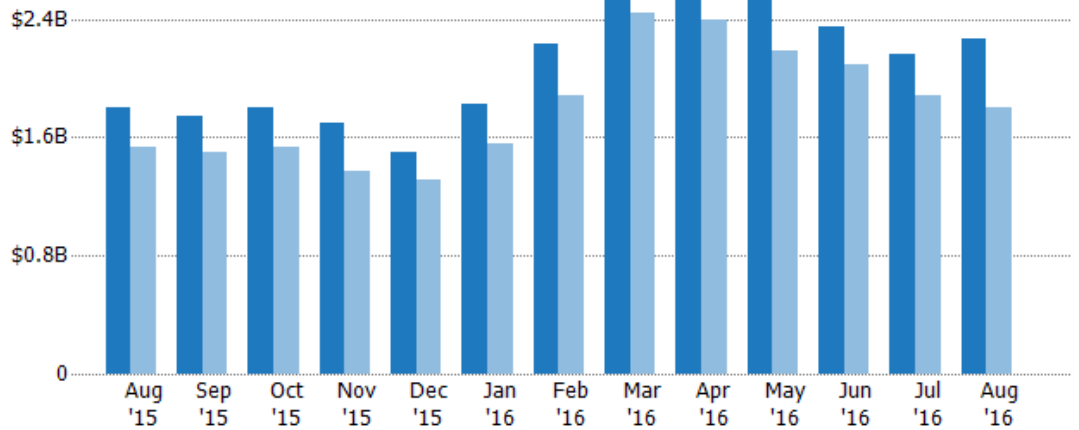
## New Pending Sales Volume

The sum of the sales price of single-family, condominium and townhome properties with accepted offers that were added each month.

### Filters Used

State: AZ  
 County: Maricopa County, Arizona  
 Property Type:  
 Condo/Townhouse/Apt, Single Family Residence

Month/Year	Volume	% Chg.
Aug '16	\$2.26B	25.7%
Aug '15	\$1.8B	16.8%
Aug '14	\$1.54B	-3.8%



Current Year	\$1.8B	\$1.74B	\$1.8B	\$1.7B	\$1.5B	\$1.82B	\$2.23B	\$2.62B	\$2.68B	\$2.59B	\$2.35B	\$2.17B	\$2.26B
Prior Year	\$1.54B	\$1.5B	\$1.53B	\$1.38B	\$1.32B	\$1.56B	\$1.88B	\$2.44B	\$2.4B	\$2.18B	\$2.09B	\$1.89B	\$1.8B
Percent Change from Prior Year	17%	16%	18%	24%	14%	17%	19%	7%	12%	19%	13%	15%	26%

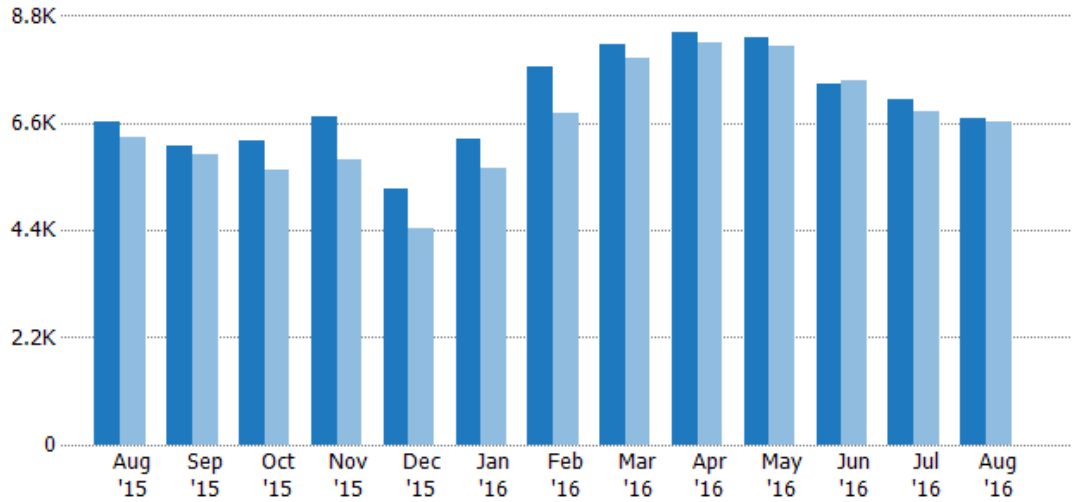
## Pending Sales

The number of single-family, condominium and townhome properties with accepted offers that were available at the end each month.

### Filters Used

State: AZ  
 County: Maricopa County, Arizona  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Count	% Chg.
Aug '16	6.7K	1%
Aug '15	6.63K	5%
Aug '14	6.32K	13.5%



	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16
Current Year	6.63K	6.15K	6.26K	6.72K	5.25K	6.28K	7.75K	8.2K	8.45K	8.35K	7.39K	7.08K	6.7K
Prior Year	6.32K	5.97K	5.64K	5.85K	4.44K	5.69K	6.8K	7.94K	8.26K	8.18K	7.48K	6.86K	6.63K
Percent Change from Prior Year	5%	3%	11%	15%	18%	10%	14%	3%	2%	2%	-1%	3%	1%

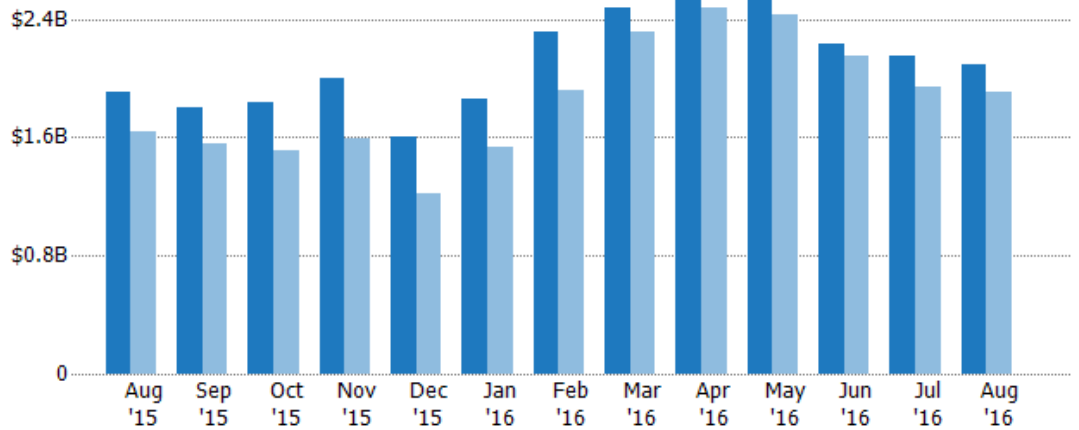
## Pending Sales Volume

The sum of the sales price of single-family, condominium and townhome properties with accepted offers that were available at the end of each month.

### Filters Used

State: AZ  
 County: Maricopa County, Arizona  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Volume	% Chg.
Aug '16	\$2.1B	10.2%
Aug '15	\$1.9B	16.4%
Aug '14	\$1.63B	2.1%



	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16
Current Year	\$1.9B	\$1.81B	\$1.84B	\$2B	\$1.6B	\$1.86B	\$2.31B	\$2.47B	\$2.66B	\$2.59B	\$2.23B	\$2.15B	\$2.1B
Prior Year	\$1.63B	\$1.56B	\$1.51B	\$1.59B	\$1.22B	\$1.54B	\$1.91B	\$2.31B	\$2.48B	\$2.43B	\$2.15B	\$1.94B	\$1.9B
Percent Change from Prior Year	16%	16%	22%	26%	31%	21%	21%	7%	7%	7%	4%	11%	10%

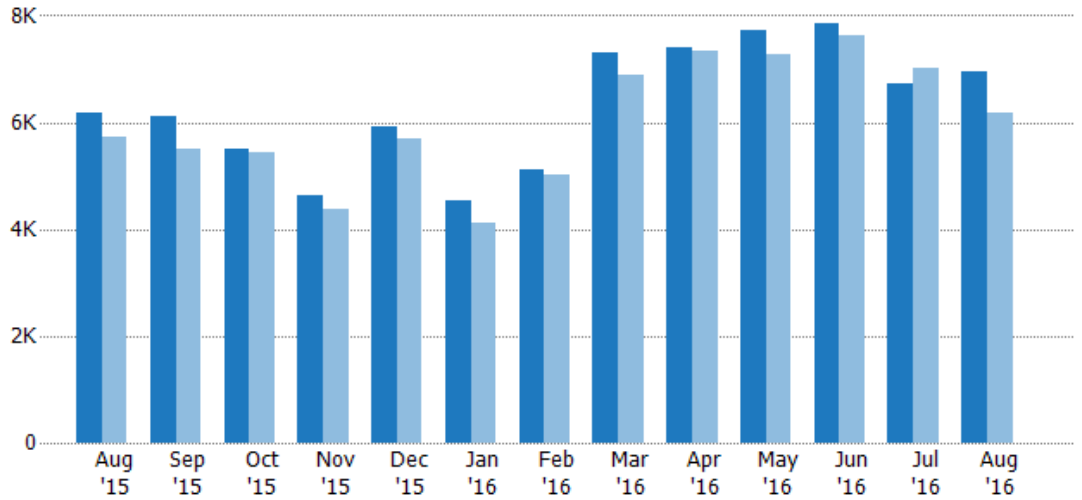
## Closed Sales

The total number of single-family, condominium and townhome properties sold each month.

### Filters Used

State: AZ  
 County: Maricopa County, Arizona  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Count	% Chg.
Aug '16	6.94K	12.5%
Aug '15	6.17K	7.7%
Aug '14	5.73K	7%



Current Year	6.17K	6.1K	5.52K	4.65K	5.92K	4.52K	5.11K	7.32K	7.39K	7.71K	7.86K	6.73K	6.94K
Prior Year	5.73K	5.51K	5.45K	4.39K	5.7K	4.13K	5.01K	6.89K	7.33K	7.27K	7.64K	7.02K	6.17K
Percent Change from Prior Year	8%	11%	1%	6%	4%	9%	2%	6%	1%	6%	3%	-4%	13%

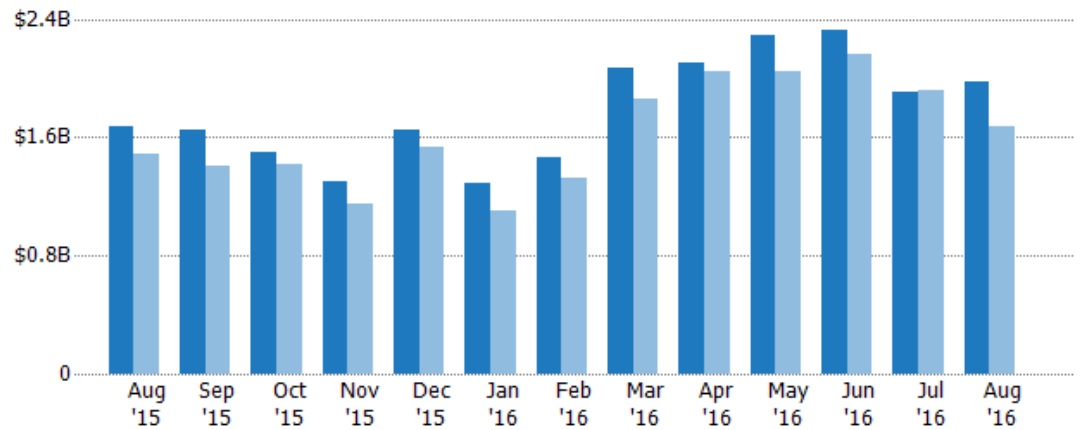
## Closed Sales Volume

The sum of the sales price of single-family, condominium and townhome properties sold each month.

### Filters Used

State: AZ  
 County: Maricopa County, Arizona  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Volume	% Chg.
Aug '16	\$1.98B	18.6%
Aug '15	\$1.67B	12.7%
Aug '14	\$1.48B	2.7%



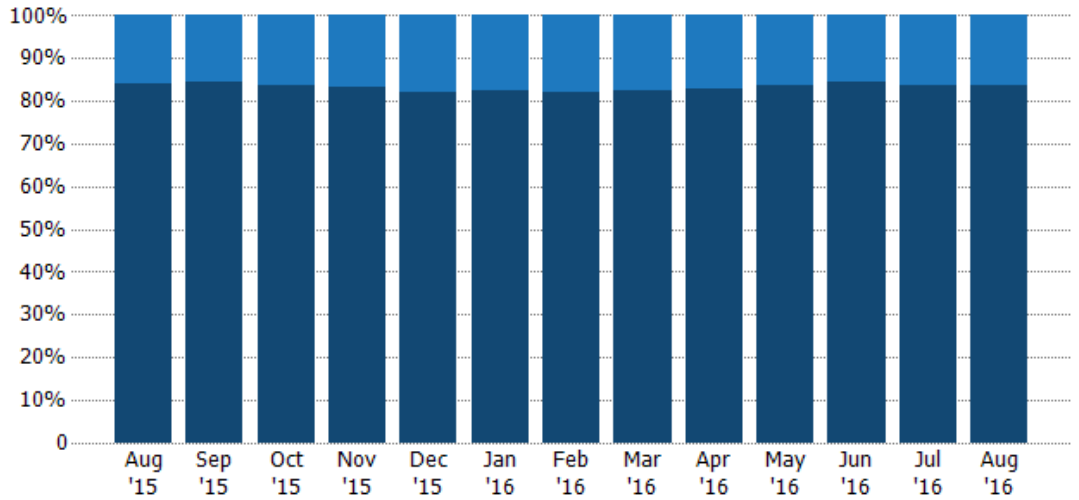
Current Year	\$1.67B	\$1.65B	\$1.5B	\$1.3B	\$1.66B	\$1.29B	\$1.46B	\$2.07B	\$2.1B	\$2.29B	\$2.33B	\$1.91B	\$1.98B
Prior Year	\$1.48B	\$1.41B	\$1.42B	\$1.15B	\$1.54B	\$1.11B	\$1.33B	\$1.86B	\$2.04B	\$2.05B	\$2.17B	\$1.92B	\$1.67B
Percent Change from Prior Year	13%	18%	6%	13%	8%	16%	10%	12%	3%	12%	7%	0%	19%

## Closed Sales by Property Type

The percentage of single-family, condominium and townhome properties sold each month by property type.

### Filters Used

State: AZ  
 County: Maricopa County, Arizona  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



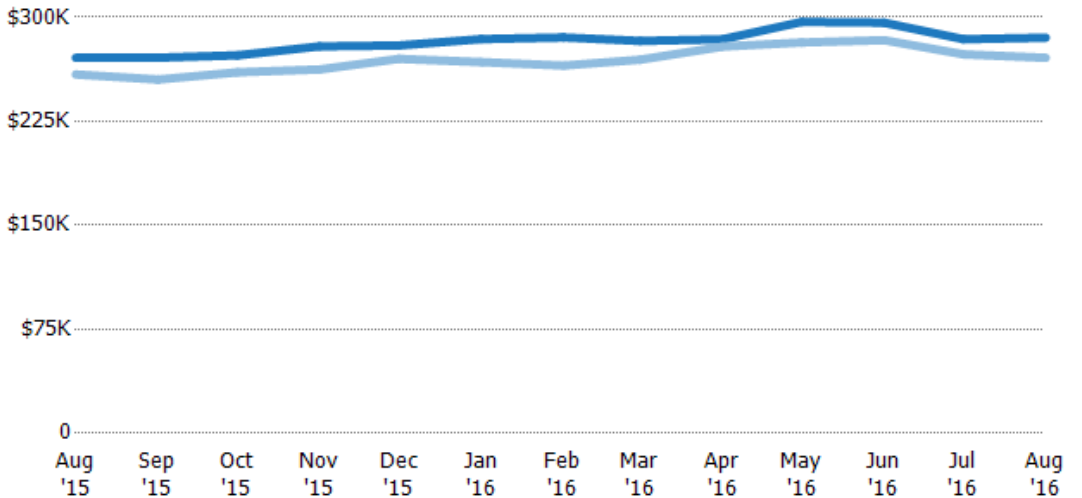
Condo/Townhouse	16%	15%	16%	17%	18%	18%	18%	17%	17%	16%	16%	16%	16%
Single Family Residence	84%	85%	84%	83%	82%	82%	82%	83%	83%	84%	84%	84%	84%

## Average Sales Price

The average sales price of the single-family, condominium and townhome properties sold each month.

### Filters Used

State: AZ  
 County: Maricopa County, Arizona  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



Current Year	\$271K	\$271K	\$273K	\$279K	\$280K	\$284K	\$285K	\$283K	\$284K	\$297K	\$296K	\$284K	\$285K
Prior Year	\$259K	\$255K	\$260K	\$262K	\$270K	\$268K	\$265K	\$269K	\$279K	\$282K	\$284K	\$273K	\$271K
Percent Change from Prior Year	5%	6%	5%	6%	4%	6%	8%	5%	2%	5%	4%	4%	5%

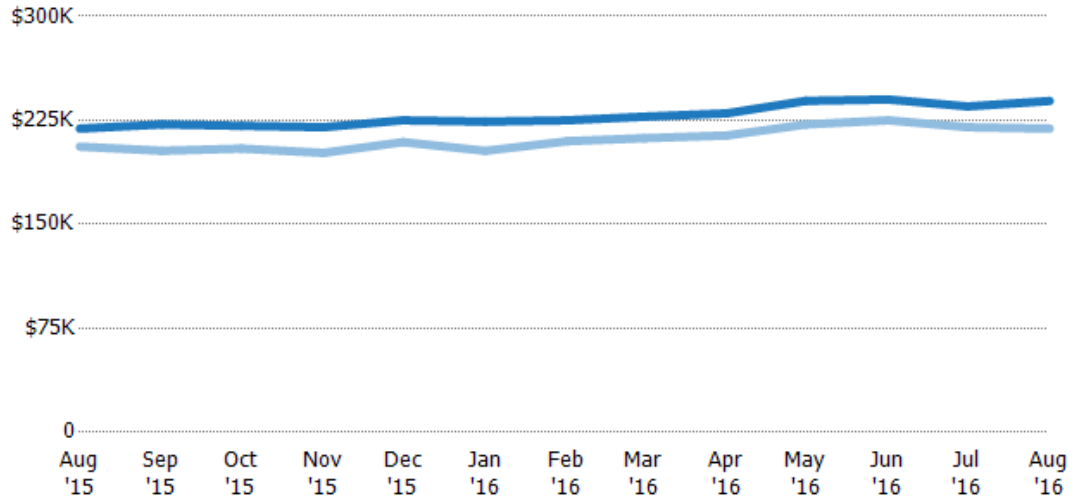
## Median Sales Price

The median sales price of the single-family, condominium and townhome properties sold each month.

### Filters Used

State: AZ  
 County: Maricopa County, Arizona  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Price	% Chg.
Aug '16	\$239K	9.1%
Aug '15	\$219K	6.3%
Aug '14	\$206K	-5.3%



Current Year	\$219K	\$222K	\$221K	\$220K	\$225K	\$224K	\$225K	\$228K	\$230K	\$239K	\$240K	\$235K	\$239K
Prior Year	\$206K	\$203K	\$205K	\$202K	\$209K	\$203K	\$210K	\$212K	\$214K	\$222K	\$225K	\$220K	\$219K
Percent Change from Prior Year	6%	9%	8%	9%	8%	10%	7%	7%	7%	8%	7%	7%	9%

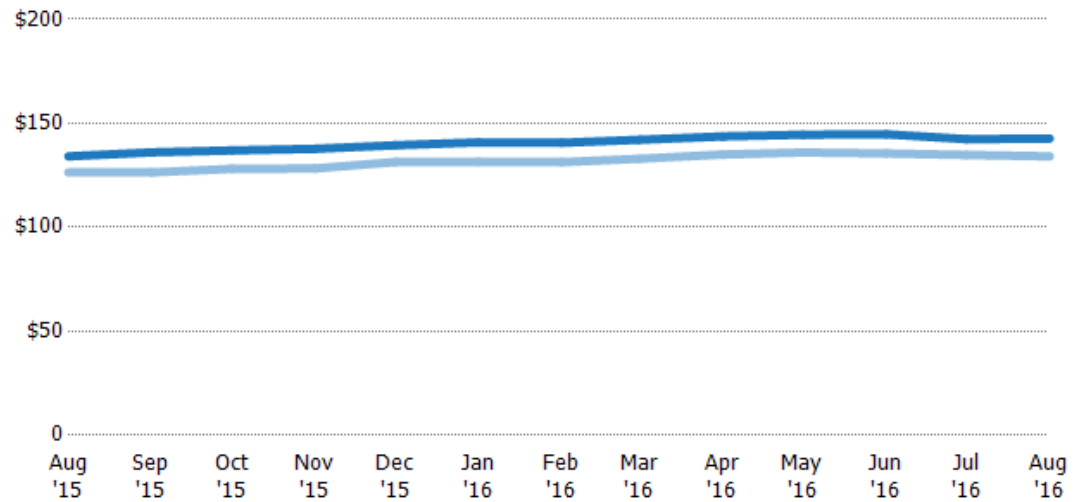
## Average Sales Price per Sq Ft

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

### Filters Used

State: AZ  
 County: Maricopa County, Arizona  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/ Year	Price/sq ft	% Chg.
Aug '16	\$143	6.4%
Aug '15	\$134	6.1%
Aug '14	\$126	-5.3%



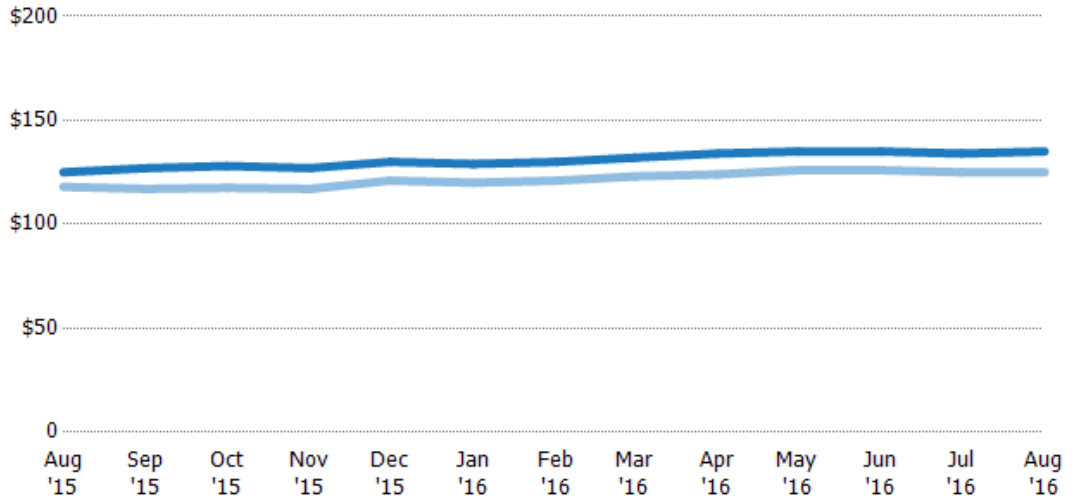
Current Year	\$134	\$136	\$137	\$138	\$139	\$141	\$141	\$142	\$144	\$144	\$145	\$142	\$143
Prior Year	\$126	\$126	\$128	\$128	\$131	\$131	\$131	\$133	\$135	\$136	\$136	\$135	\$134
Percent Change from Prior Year	6%	8%	7%	7%	6%	7%	7%	7%	6%	6%	7%	6%	6%

## Median Sales Price per Sq Ft

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

### Filters Used

State: AZ  
 County: Maricopa County, Arizona  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



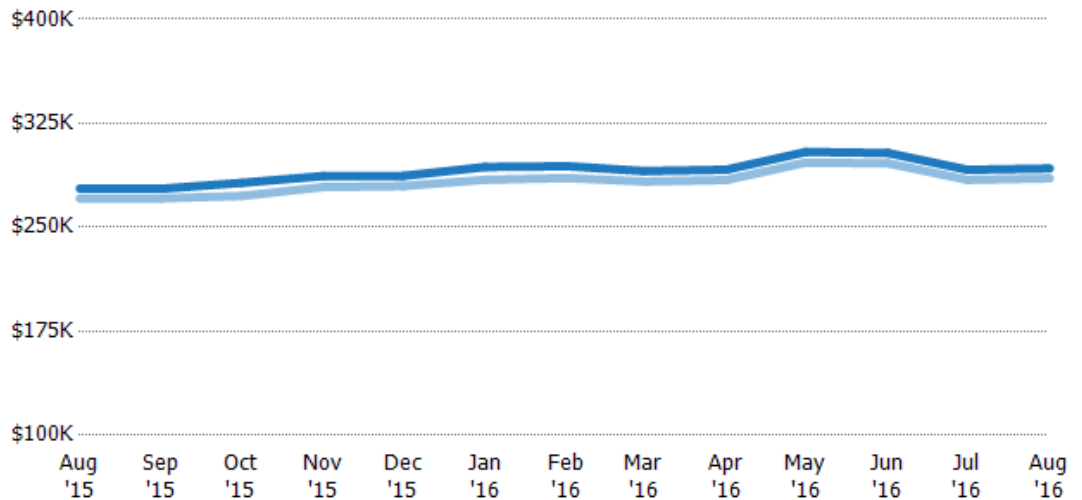
	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16
Current Year	\$125	\$127	\$128	\$127	\$130	\$129	\$130	\$132	\$134	\$135	\$135	\$134	\$135
Prior Year	\$118	\$117	\$118	\$117	\$121	\$120	\$121	\$123	\$124	\$126	\$126	\$125	\$125
Percent Change from Prior Year	6%	9%	9%	9%	7%	8%	7%	7%	8%	7%	7%	7%	8%

## 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

State: AZ  
 County: Maricopa County, Arizona  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



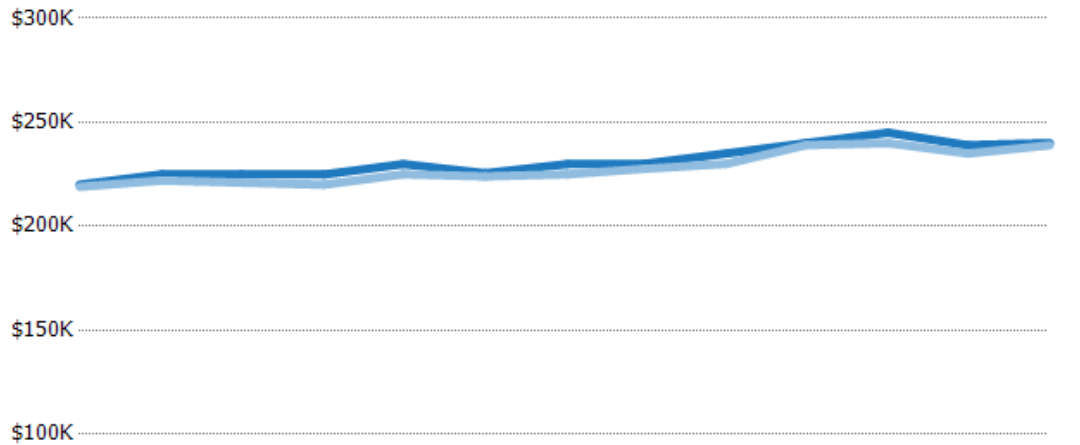
	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16
Avg List Price	\$278K	\$278K	\$282K	\$287K	\$287K	\$293K	\$294K	\$291K	\$292K	\$304K	\$304K	\$291K	\$292K
Avg Sales Price	\$271K	\$271K	\$273K	\$279K	\$280K	\$284K	\$285K	\$283K	\$284K	\$297K	\$296K	\$284K	\$285K
Avg Sales Price as a % of Avg List Price	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	98%	98%	98%

## 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

State: AZ  
County: Maricopa County, Arizona  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



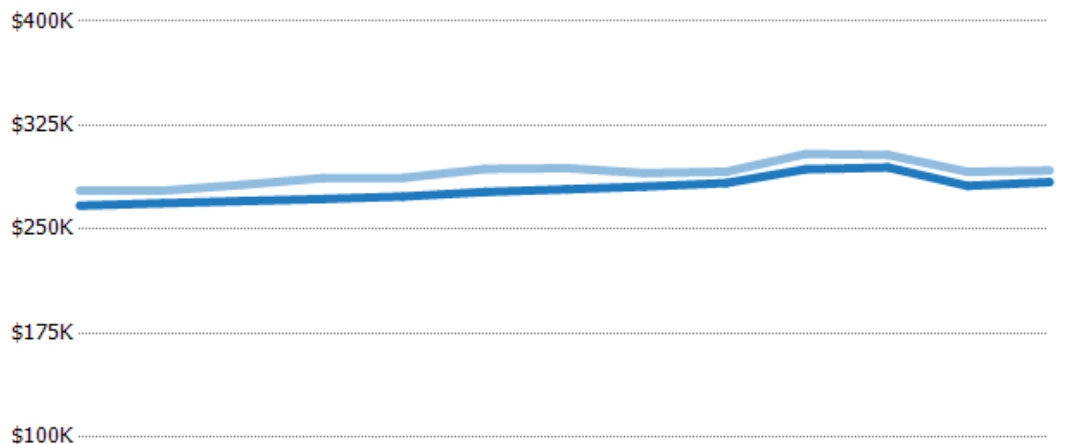
	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16
Median List Price	\$220K	\$225K	\$225K	\$225K	\$230K	\$226K	\$230K	\$230K	\$235K	\$240K	\$245K	\$239K	\$240K
Median Sales Price	\$219K	\$222K	\$221K	\$220K	\$225K	\$224K	\$225K	\$228K	\$230K	\$239K	\$240K	\$235K	\$239K
Med Sales Price as a % of Med List Price	100%	99%	98%	98%	98%	99%	98%	99%	98%	100%	98%	98%	100%

## 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

State: AZ  
County: Maricopa County, Arizona  
Property Type:  
Condo/Townhouse/Apt, Single  
Family Residence



	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16
Avg Est Value	\$267K	\$269K	\$270K	\$272K	\$274K	\$277K	\$279K	\$281K	\$283K	\$293K	\$295K	\$281K	\$284K
Avg Sales Price	\$278K	\$278K	\$282K	\$287K	\$287K	\$293K	\$294K	\$291K	\$292K	\$304K	\$304K	\$291K	\$292K
Avg Sales Price as a % of Avg Est Value	104%	103%	104%	106%	105%	106%	105%	103%	103%	104%	103%	104%	103%

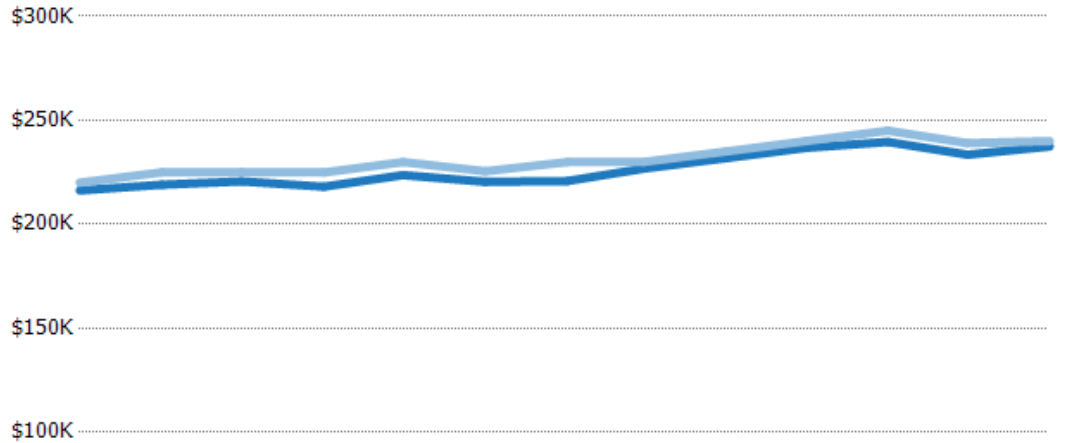


## Median Sales Price vs Median Est Value

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

### Filters Used

State: AZ  
 County: Maricopa County, Arizona  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16
Median Est Value	\$216K	\$219K	\$221K	\$218K	\$224K	\$220K	\$221K	\$227K	\$232K	\$237K	\$240K	\$233K	\$237K
Median Sales Price	\$220K	\$225K	\$225K	\$225K	\$230K	\$226K	\$230K	\$230K	\$235K	\$240K	\$245K	\$239K	\$240K
Med Sales Price as a % of Med Est Value	102%	103%	102%	103%	103%	102%	104%	101%	101%	101%	102%	102%	101%

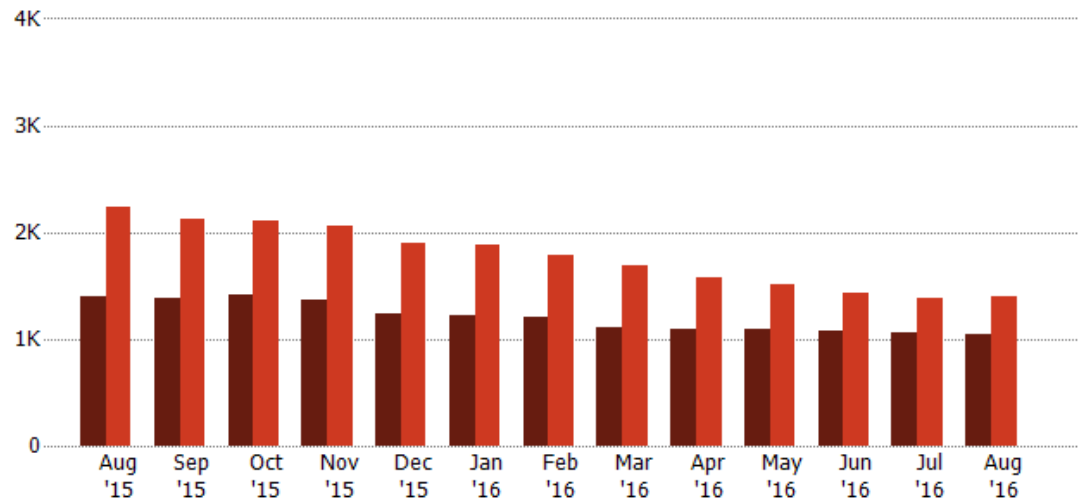
## Distressed Listings

The number of distressed single-family, condominium and townhome properties that were for sale at the end of each month.

### Filters Used

State: AZ  
 County: Maricopa County, Arizona  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence

Month/Year	Count	% Chg.
Aug '16	1.04K	-25.6%
Aug '15	1.4K	-37.3%
Aug '14	2.23K	45.8%



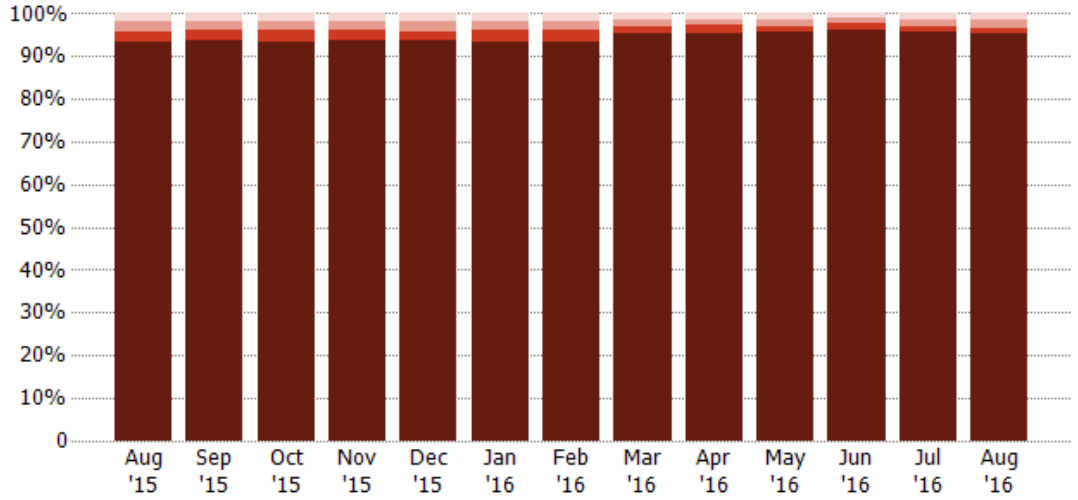
	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16
Current Year	1.4K	1.39K	1.41K	1.36K	1.24K	1.22K	1.21K	1.11K	1.09K	1.09K	1.08K	1.07K	1.04K
Prior Year	2.23K	2.13K	2.11K	2.06K	1.9K	1.89K	1.79K	1.69K	1.57K	1.51K	1.44K	1.39K	1.4K
Percent Change from Prior Year	-37%	-35%	-33%	-34%	-35%	-35%	-32%	-34%	-31%	-28%	-25%	-23%	-26%

## Distressed Sales by Sales Type

The percentage of single-family, condominium and townhome properties sold each month for each sales type.

### Filters Used

State: AZ  
 County: Maricopa County, Arizona  
 Property Type:  
 Condo/Townhouse/Apt, Single  
 Family Residence



Pre-Foreclosure	2%	2%	2%	2%	2%	2%	2%	1%	1%	1%	1%	2%	2%
Short Sale	2%	2%	2%	2%	2%	2%	2%	2%	1%	1%	1%	1%	2%
Foreclosure	2%	2%	3%	2%	2%	3%	3%	2%	2%	1%	1%	1%	2%
Non-Distressed	93%	94%	93%	94%	94%	93%	93%	95%	95%	96%	96%	96%	95%



# Listing Activity by Metro Area

May 2017

Metro	Listings (Month End)	Listing Volume (Month End)	Avg Listing Price	Median Listing Price	Avg Listing Price per Sq Ft	Median Listing Price per Sq Ft	Months of Inventory	Absorption Rate %
Phoenix-Mesa-Scottsdale, AZ	16,926	\$9,616,830,165	\$568,169	\$349,900	\$189	\$160	2	50.52 %



## Sales Activity by Metro Area

May 2017

Metro	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	Avg Days In RPR
Phoenix-Mesa- Scottsdale, AZ	9,795	\$3,367,291,903	8,552	\$2,690,520,100	\$322,714	\$255,000	\$151	\$142	55