



2018

MARICOPA COUNTY

MARKET REPORT

January 2018



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	Jan 2018	Jan 2017	+ / -	YTD 2018	YTD 2017	+ / -
Listing Activity Charts Metrics						
New Listing Count	7,184	9,749	-26.3%	111,019	120,746	-8.1%
New Listing Volume	\$3,030,336,229	\$3,358,446,127	-9.8%	\$39,751,690,313	\$37,644,058,507	+5.6%
Active Listing Count	2	20,432	-100%	216,877	280,832	-22.8%
Active Listing Volume	\$5,095	\$10,093,675,836	-100%	\$115,987,069,412	\$130,894,357,295	-11.4%
Average Listing Price	\$2,548	\$494,013	-99.5%	\$534,806	\$466,095	+14.7%
Median Listing Price	\$2,548	\$299,900	-99.2%	\$324,551	\$295,502	+9.8%
Average Listing Price per Sq Ft	–	\$182	–	\$185	\$174	+6.3%
Median Listing Price per Sq Ft	–	\$154	–	\$158	\$149	+6.2%
Median Days in RPR	93.5	62	+50.8%	53.79	57.72	-6.8%
Months of Inventory	0	3.3	-100%	0	4.6	-100%
Absorption Rate	308,100%	29.92%	+308,070.1%	260,200%	21.91%	+260,178.1%
Sales Activity Charts Metrics						
New Pending Sales Count	7,319	8,103	-9.7%	104,147	104,804	-0.6%
New Pending Sales Volume	\$2,499,284,840	\$2,272,274,761	+10%	\$32,359,577,594	\$28,660,437,213	+12.9%
Pending Sales Count	1	6,613	-100%	82,741	90,449	-8.5%
Pending Sales Volume	\$575,000	\$2,044,447,736	-100%	\$28,080,357,421	\$27,527,615,783	+2%
Closed Sales Count	3,832	5,204	-26.4%	85,346	82,901	+2.9%
Closed Sales Volume	\$1,273,562,499	\$1,548,875,949	-17.8%	\$26,623,584,771	\$24,080,166,054	+10.6%
Average Sales Price	\$332,349	\$297,632	+11.7%	\$311,949	\$290,469	+7.4%
Median Sales Price	\$255,200	\$235,000	+8.6%	\$250,063	\$234,772	+6.5%
Average Sales Price per Sq Ft	\$163	\$149	+9.2%	\$155	\$145	+7%
Median Sales Price per Sq Ft	\$150	\$139	+7.9%	\$144	\$135	+7%
Distressed Charts Metrics						
Distressed Listing Count	–	723	–	7,249	12,916	-43.9%

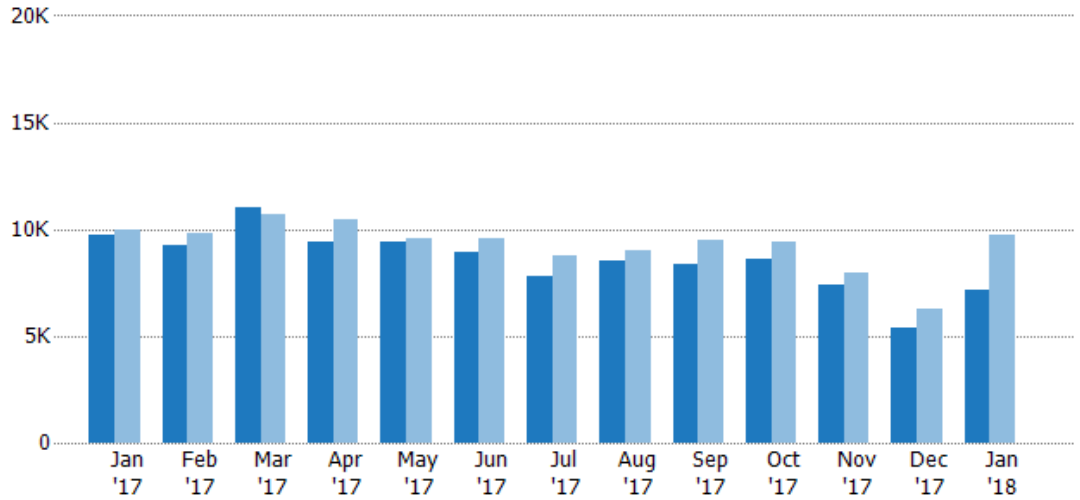
New Listings

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.
Jan '18	7.18K	-26.3%
Jan '17	9.75K	-2.4%
Jan '16	9.99K	2.3%



Current Year	9.75K	9.24K	11K	9.39K	9.42K	8.92K	7.76K	8.53K	8.39K	8.6K	7.4K	5.4K	7.18K
Prior Year	9.99K	9.79K	10.7K	10.5K	9.59K	9.6K	8.73K	9.01K	9.47K	9.43K	7.95K	6.3K	9.75K
Percent Change from Prior Year	-2%	-6%	3%	-10%	-2%	-7%	-11%	-5%	-11%	-9%	-7%	-14%	-26%

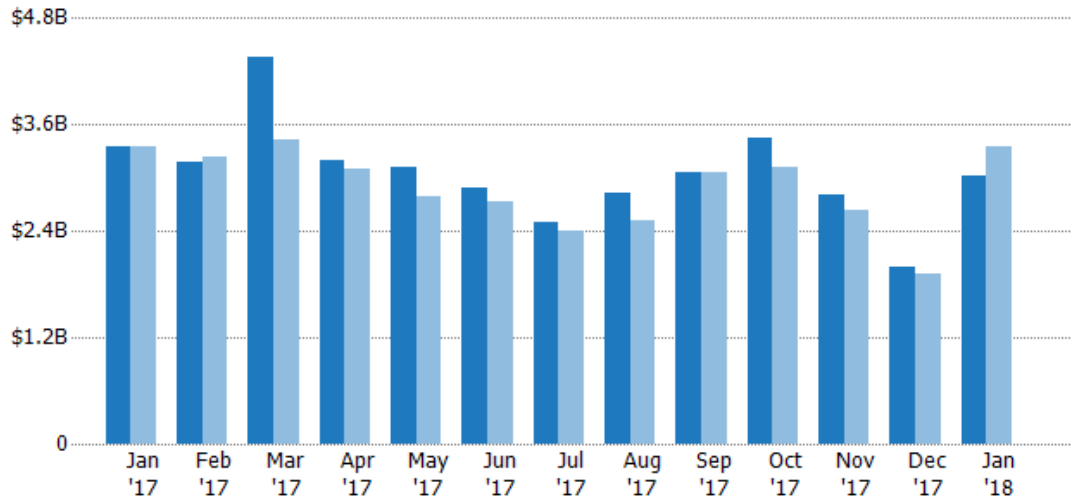
New Listing Volume

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.
Jan '18	\$3.03B	-9.8%
Jan '17	\$3.36B	0.2%
Jan '16	\$3.35B	1.9%



Current Year	\$3.36B	\$3.18B	\$4.36B	\$3.19B	\$3.13B	\$2.88B	\$2.49B	\$2.82B	\$3.06B	\$3.45B	\$2.82B	\$1.99B	\$3.03B
Prior Year	\$3.35B	\$3.24B	\$3.43B	\$3.1B	\$2.79B	\$2.74B	\$2.41B	\$2.51B	\$3.05B	\$3.13B	\$2.63B	\$1.91B	\$3.36B
Percent Change from Prior Year	0%	-2%	27%	3%	12%	5%	3%	13%	0%	10%	7%	4%	-10%

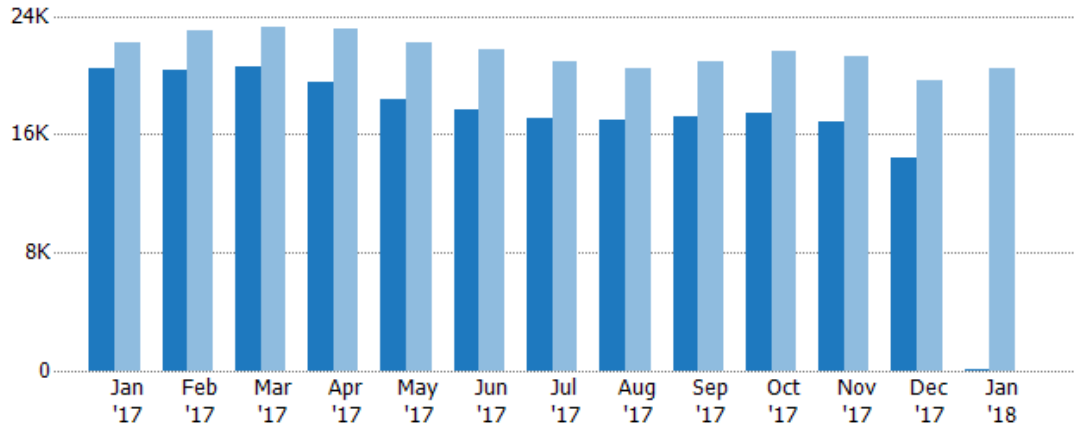
Active Listings

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.
Jan '18	2	-100%
Jan '17	20.4K	-7.8%
Jan '16	22.2K	10.5%



Current Year	20.4K	20.3K	20.6K	19.5K	18.4K	17.7K	17.1K	16.9K	17.2K	17.5K	16.8K	14.5K	2
Prior Year	22.2K	23K	23.2K	23.2K	22.2K	21.7K	20.9K	20.5K	21K	21.6K	21.3K	19.7K	20.4K
Percent Change from Prior Year	-8%	-12%	-11%	-16%	-17%	-19%	-18%	-17%	-18%	-19%	-21%	-27%	-100%

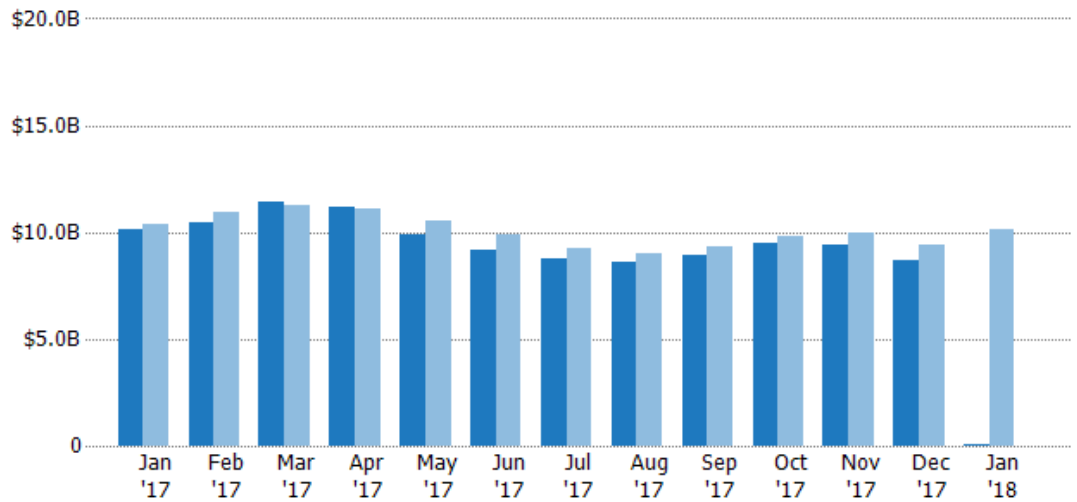
Active Listing Volume

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.
Jan '18	\$5.1K	-100%
Jan '17	\$10.1B	-2.6%
Jan '16	\$10.4B	-1.2%



Current Year	\$10.1B	\$10.4B	\$11.4B	\$11.2B	\$9.87B	\$9.14B	\$8.73B	\$8.6B	\$8.93B	\$9.48B	\$9.43B	\$8.66B	\$5.1K
Prior Year	\$10.4B	\$10.9B	\$11.2B	\$11.1B	\$10.5B	\$9.86B	\$9.28B	\$8.97B	\$9.34B	\$9.82B	\$9.94B	\$9.41B	\$10.1B
Percent Change from Prior Year	-3%	-5%	1%	1%	-6%	-7%	-6%	-4%	-4%	-3%	-5%	-8%	-100%

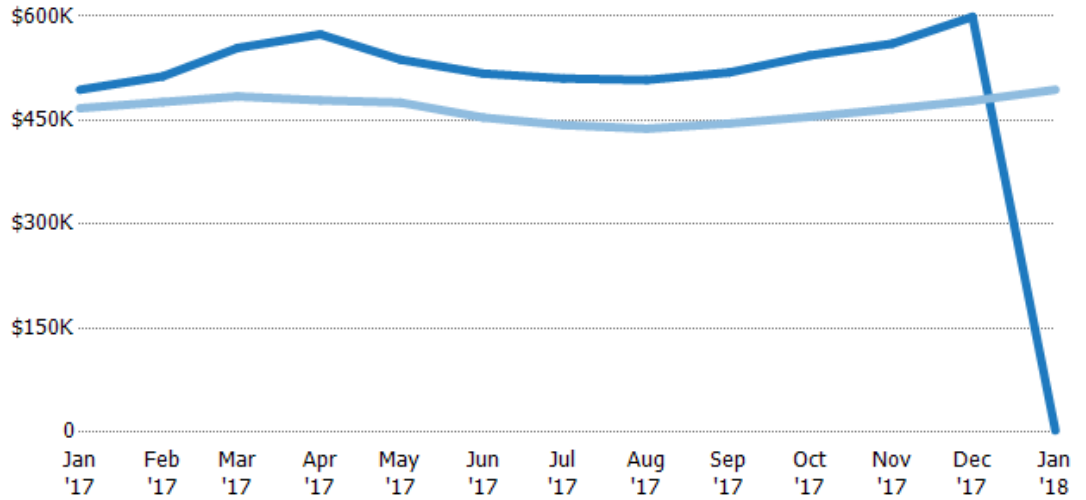
Average Listing Price

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.
Jan '18	\$2.55K	-99.5%
Jan '17	\$494K	5.7%
Jan '16	\$467K	-10.6%



Current Year	\$494K	\$513K	\$554K	\$574K	\$537K	\$517K	\$510K	\$508K	\$519K	\$543K	\$560K	\$599K	\$2.55K
Prior Year	\$467K	\$476K	\$484K	\$479K	\$476K	\$454K	\$443K	\$438K	\$445K	\$455K	\$466K	\$478K	\$494K
Percent Change from Prior Year	6%	8%	14%	20%	13%	14%	15%	16%	17%	19%	20%	25%	-99%

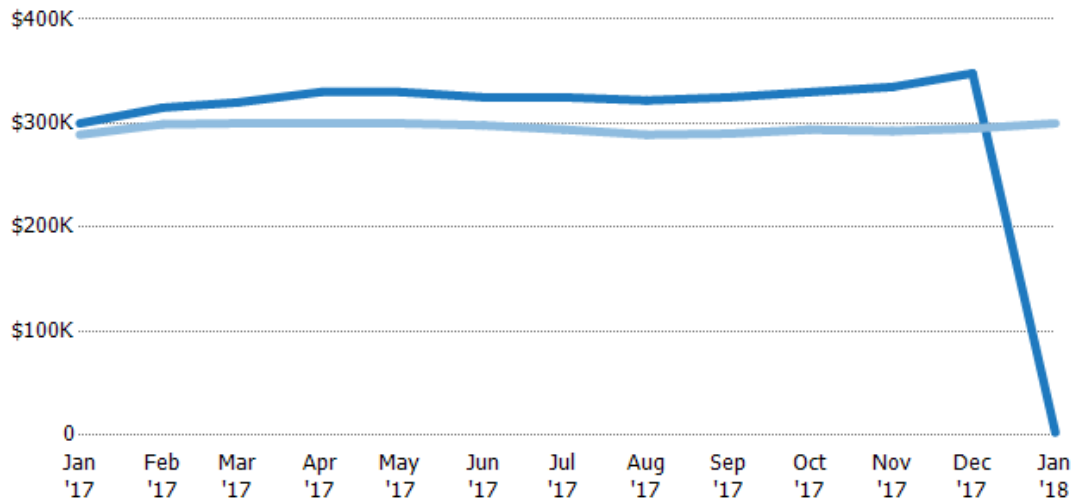
Median Listing Price

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.
Jan '18	\$2.55K	-99.2%
Jan '17	\$300K	3.8%
Jan '16	\$289K	-13.8%



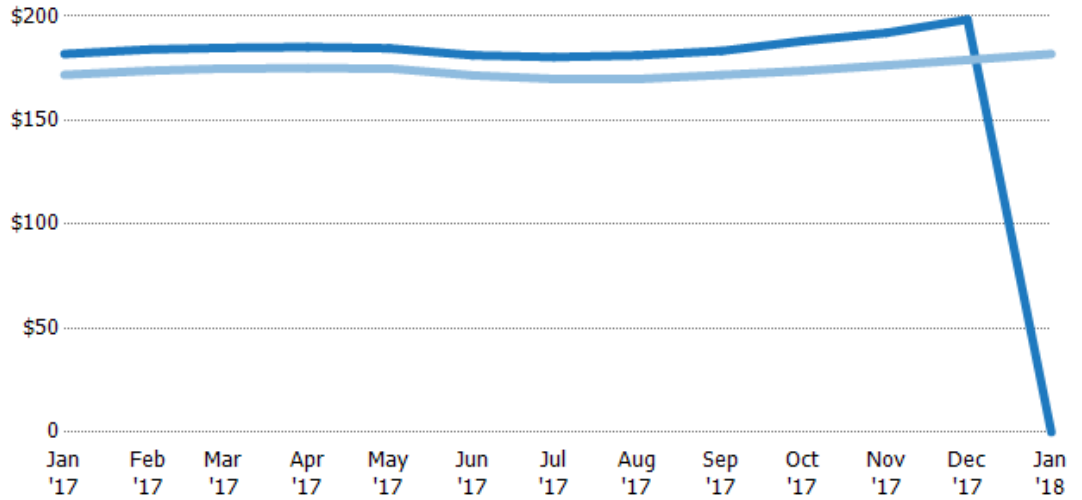
Current Year	\$300K	\$315K	\$320K	\$330K	\$330K	\$325K	\$325K	\$322K	\$325K	\$330K	\$335K	\$348K	\$2.55K
Prior Year	\$289K	\$299K	\$300K	\$300K	\$300K	\$298K	\$294K	\$289K	\$290K	\$294K	\$293K	\$295K	\$300K
Percent Change from Prior Year	4%	5%	7%	10%	10%	9%	11%	11%	12%	12%	14%	18%	-99%

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.
Jan '18	–	-100%
Jan '17	\$182	5.8%
Jan '16	\$172	-7.6%

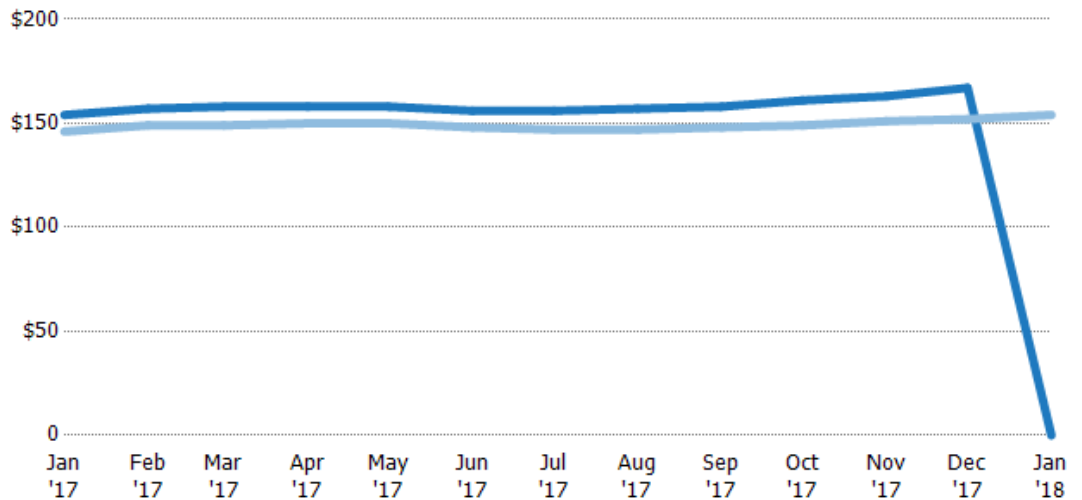
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	\$182	\$184	\$185	\$185	\$185	\$181	\$180	\$181	\$183	\$188	\$192	\$198	\$0
Prior Year	\$172	\$174	\$175	\$175	\$175	\$172	\$170	\$170	\$172	\$174	\$176	\$179	\$182
Percent Change from Prior Year	6%	6%	6%	6%	6%	6%	6%	7%	7%	8%	9%	11%	-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

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



Month/Year	Price/sq ft	% Chg.
Jan '18	–	-100%
Jan '17	\$154	5.5%
Jan '16	\$146	-8.2%

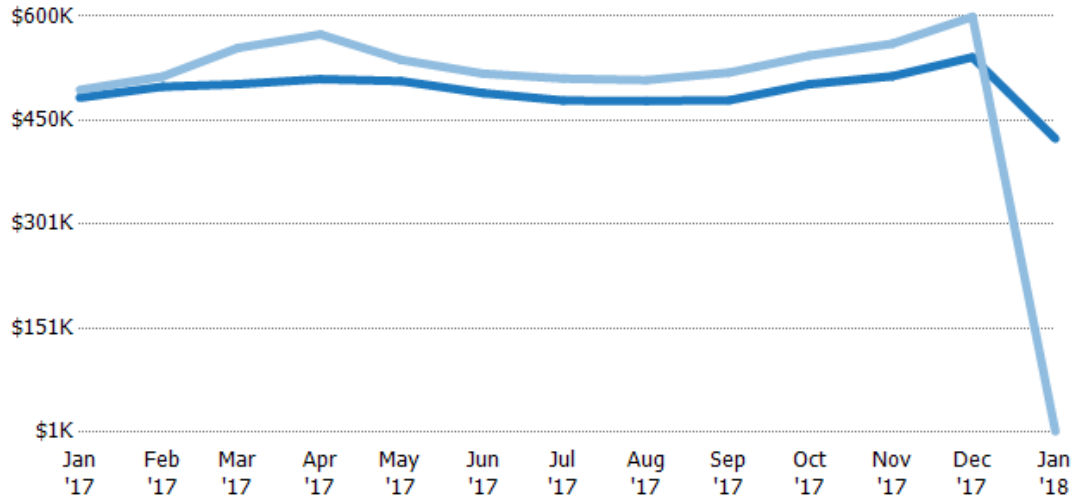
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	\$154	\$157	\$158	\$158	\$158	\$156	\$156	\$157	\$158	\$161	\$163	\$167	\$0
Prior Year	\$146	\$149	\$149	\$150	\$150	\$148	\$147	\$147	\$148	\$149	\$151	\$152	\$154
Percent Change from Prior Year	5%	5%	6%	5%	5%	5%	6%	7%	7%	8%	8%	10%	-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

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



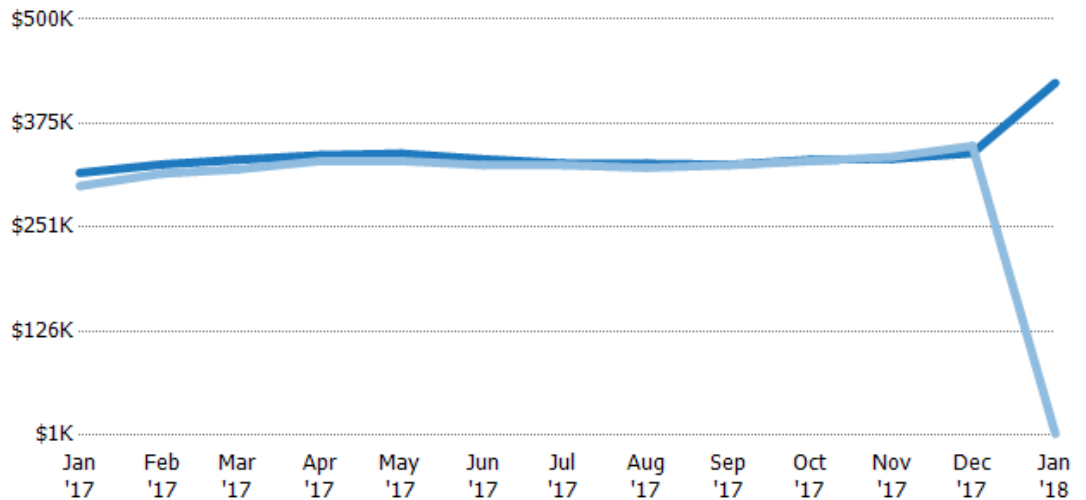
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Avg Est Value	\$483K	\$499K	\$502K	\$510K	\$507K	\$489K	\$479K	\$478K	\$479K	\$502K	\$514K	\$541K	\$424K
Avg Listing Price	\$494K	\$513K	\$554K	\$574K	\$537K	\$517K	\$510K	\$508K	\$519K	\$543K	\$560K	\$599K	\$2.55K
Avg Listing Price as a % of Avg Est Value	102%	103%	110%	113%	106%	106%	107%	106%	108%	108%	109%	111%	1%

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



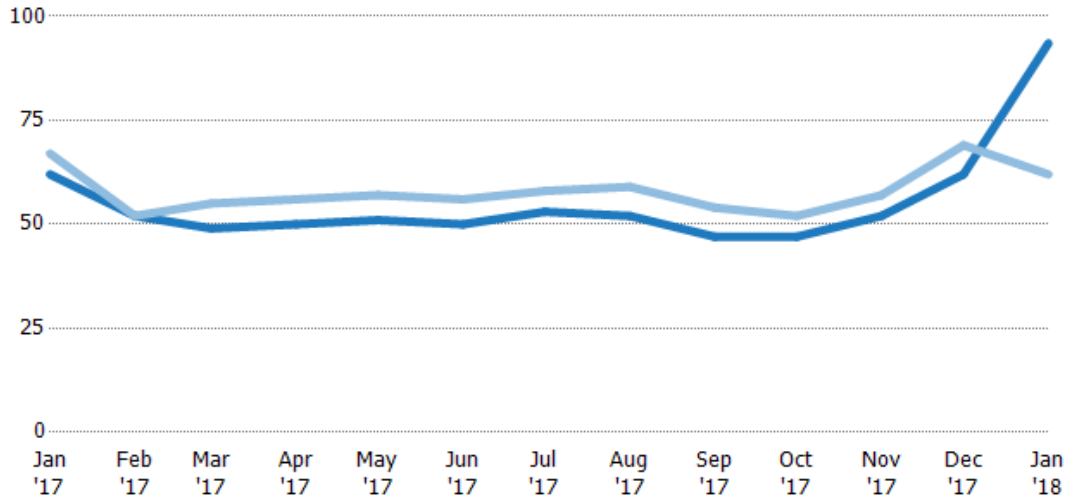
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Median Est Value	\$316K	\$326K	\$331K	\$337K	\$339K	\$332K	\$327K	\$327K	\$326K	\$331K	\$333K	\$340K	\$424K
Median Listing Price	\$300K	\$315K	\$320K	\$330K	\$330K	\$325K	\$325K	\$322K	\$325K	\$330K	\$335K	\$348K	\$2.55K
Med Listing Price as a % of Med Est Value	95%	97%	97%	98%	97%	98%	99%	99%	100%	100%	101%	102%	1%

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.
Jan '18	93.5	50.8%
Jan '17	62	-7.5%
Jan '16	67	7.5%

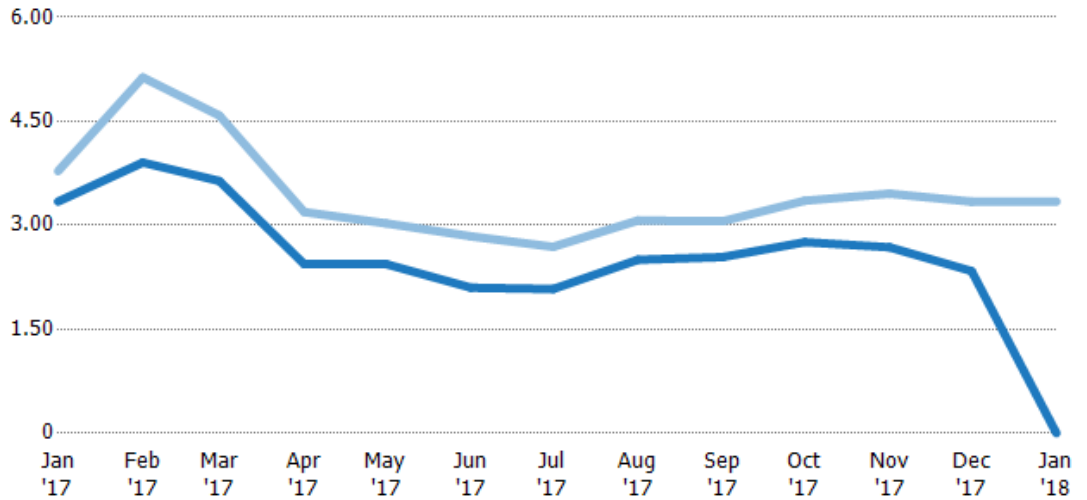
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	62	52	49	50	51	50	53	52	47	47	52	62	93.5
Prior Year	67	52	55	56	57	56	58	59	54	52	57	69	62
Percent Change from Prior Year	-7%	0%	-11%	-11%	-11%	-11%	-9%	-12%	-13%	-10%	-9%	-10%	51%

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.
Jan '18	0	-100%
Jan '17	3.34	-11.6%
Jan '16	3.78	15%

	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	3.34	3.9	3.64	2.44	2.44	2.1	2.08	2.5	2.54	2.76	2.68	2.34	0
Prior Year	3.78	5.13	4.58	3.19	3.03	2.84	2.69	3.07	3.06	3.35	3.46	3.34	3.34
Percent Change from Prior Year	-12%	-24%	-21%	-24%	-19%	-26%	-23%	-18%	-17%	-18%	-22%	-30%	-100%

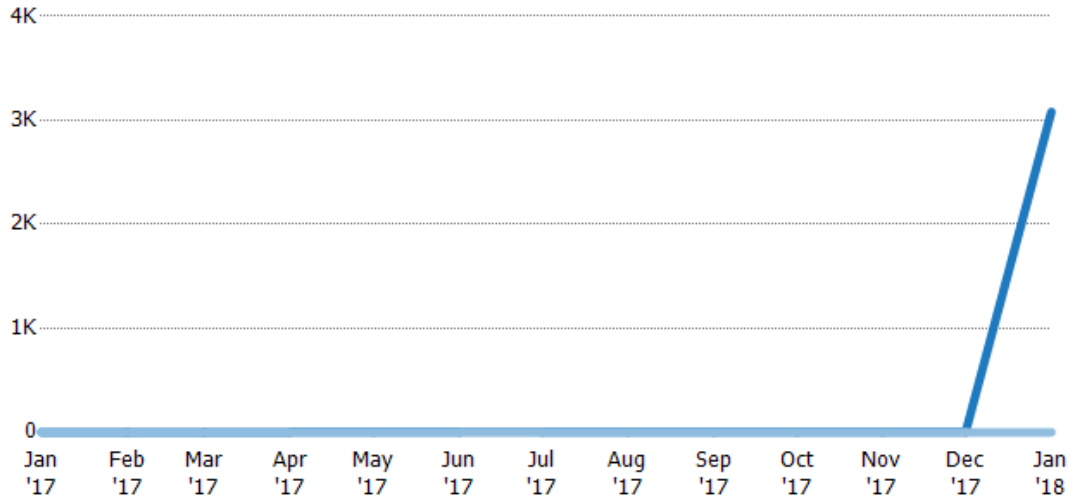
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/ Year	Rate	Chg.
Jan '18	308,100%	-308,070.1%
Jan '17	30%	-3.5%
Jan '16	26%	-13%



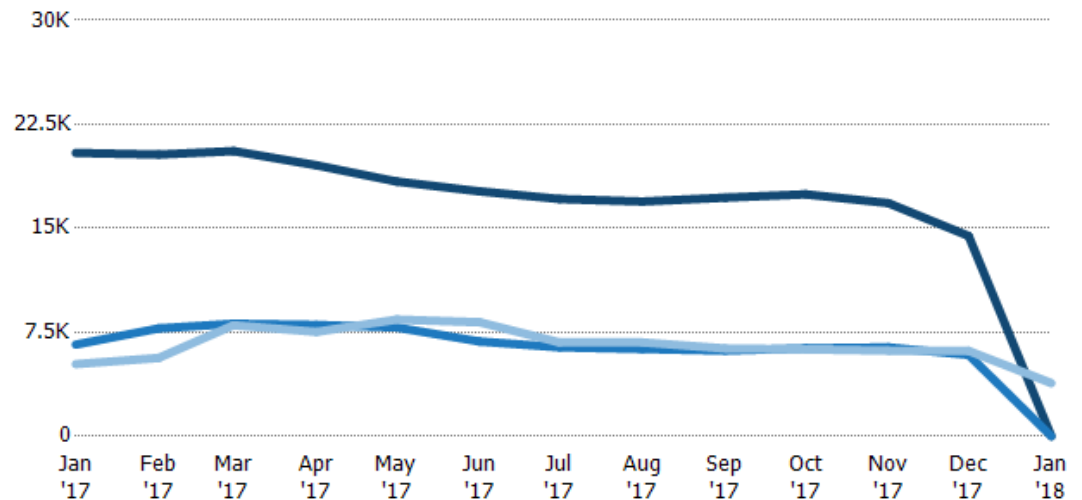
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	30%	26%	27%	41%	41%	48%	48%	40%	39%	36%	37%	43%	308,100%
Prior Year	26%	19%	22%	31%	33%	35%	37%	33%	33%	30%	29%	30%	30%
Change from Prior Year	-3%	-6%	-6%	-10%	-8%	-12%	-11%	-7%	-7%	-6%	-8%	-13%	-308,070.1%

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



	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Active	20.4K	20.3K	20.6K	19.5K	18.4K	17.7K	17.1K	16.9K	17.2K	17.5K	16.8K	14.5K	2
Pending	6.61K	7.78K	8.11K	8.03K	7.85K	6.84K	6.42K	6.3K	6.17K	6.34K	6.41K	5.87K	1
Sold	5.2K	5.65K	8.01K	7.53K	8.42K	8.23K	6.77K	6.77K	6.33K	6.27K	6.18K	6.16K	3.83K

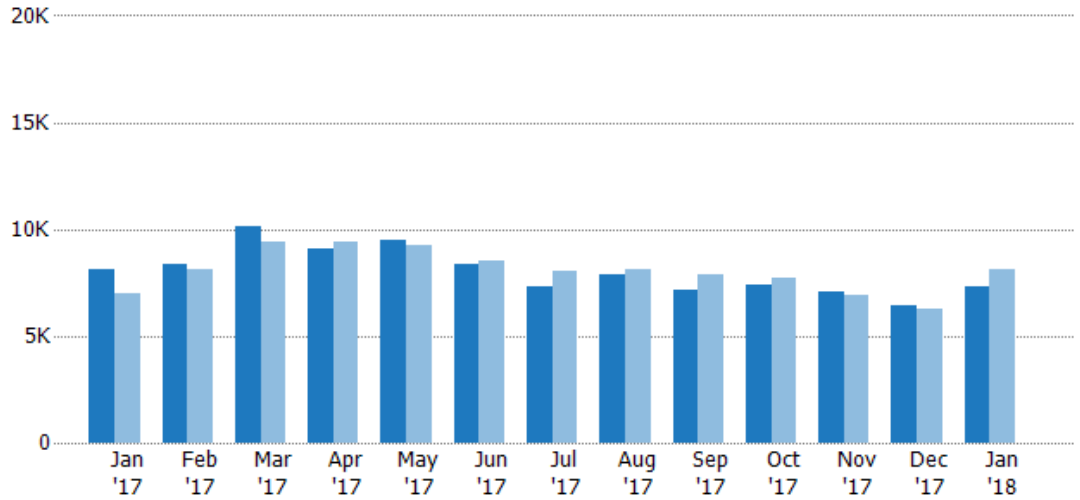
New Pending Sales

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.
Jan '18	7.32K	-9.7%
Jan '17	8.1K	16.5%
Jan '16	6.95K	-8.1%



Current Year	8.1K	8.35K	10.1K	9.11K	9.49K	8.38K	7.35K	7.86K	7.18K	7.43K	7.07K	6.39K	7.32K
Prior Year	6.95K	8.1K	9.43K	9.39K	9.28K	8.53K	8.02K	8.14K	7.91K	7.71K	6.94K	6.29K	8.1K
Percent Change from Prior Year	17%	3%	7%	-3%	2%	-2%	-8%	-3%	-9%	-4%	2%	2%	-10%

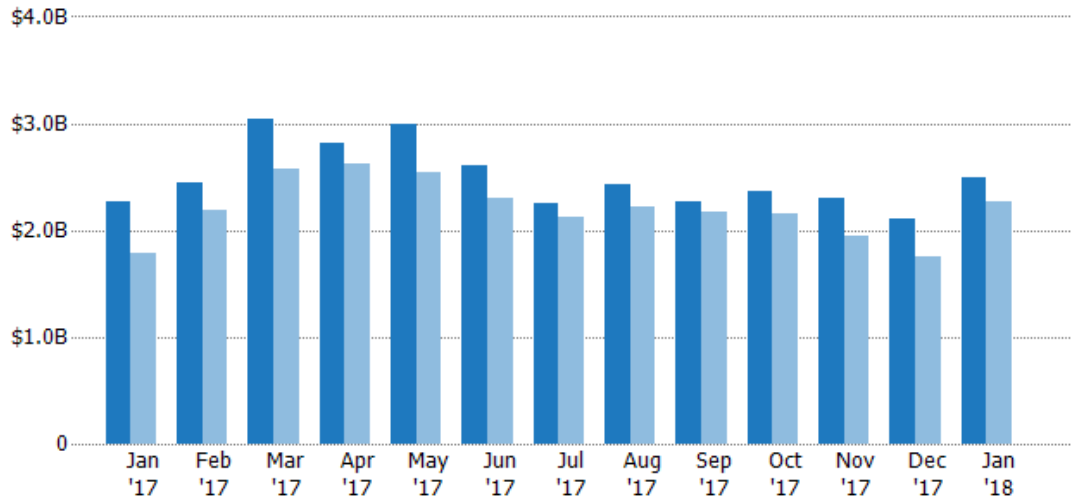
New Pending Sales Volume

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.
Jan '18	\$2.5B	10%
Jan '17	\$2.27B	26.8%
Jan '16	\$1.79B	-14.1%



Current Year	\$2.27B	\$2.44B	\$3.04B	\$2.82B	\$2.98B	\$2.6B	\$2.25B	\$2.42B	\$2.26B	\$2.37B	\$2.3B	\$2.11B	\$2.5B
Prior Year	\$1.79B	\$2.19B	\$2.58B	\$2.63B	\$2.54B	\$2.3B	\$2.13B	\$2.22B	\$2.17B	\$2.15B	\$1.94B	\$1.75B	\$2.27B
Percent Change from Prior Year	27%	11%	18%	7%	18%	13%	6%	9%	4%	10%	18%	21%	10%

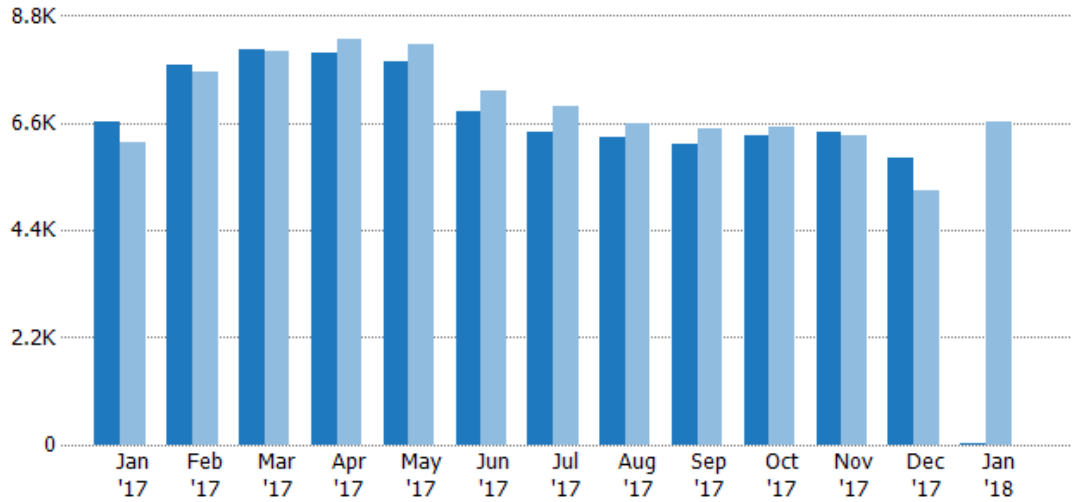
Pending Sales

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.
Jan '18	1	-100%
Jan '17	6.61K	6.8%
Jan '16	6.19K	-8.7%



Current Year	6.61K	7.78K	8.11K	8.03K	7.85K	6.84K	6.42K	6.3K	6.17K	6.34K	6.41K	5.87K	1
Prior Year	6.19K	7.63K	8.07K	8.33K	8.21K	7.26K	6.96K	6.6K	6.49K	6.54K	6.34K	5.22K	6.61K
Percent Change from Prior Year	7%	2%	1%	-4%	-4%	-6%	-8%	-5%	-5%	-3%	1%	12%	-100%

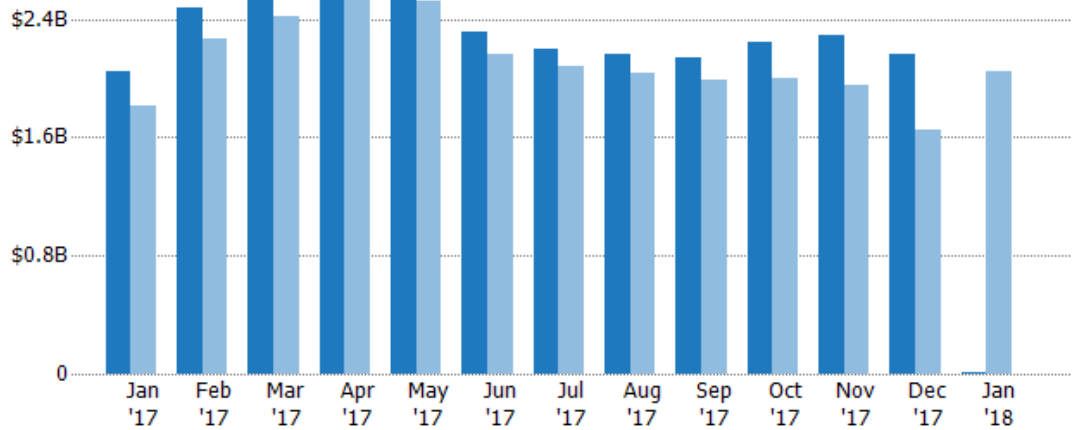
Pending Sales Volume

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.
Jan '18	\$575K	-100%
Jan '17	\$2.04B	12.6%
Jan '16	\$1.82B	-16.8%



Current Year	\$2.04B	\$2.47B	\$2.64B	\$2.73B	\$2.68B	\$2.31B	\$2.2B	\$2.16B	\$2.14B	\$2.24B	\$2.29B	\$2.17B	\$575K
Prior Year	\$1.82B	\$2.26B	\$2.42B	\$2.6B	\$2.52B	\$2.16B	\$2.09B	\$2.04B	\$1.99B	\$2B	\$1.95B	\$1.65B	\$2.04B
Percent Change from Prior Year	13%	9%	9%	5%	6%	7%	5%	6%	8%	12%	17%	32%	-100%

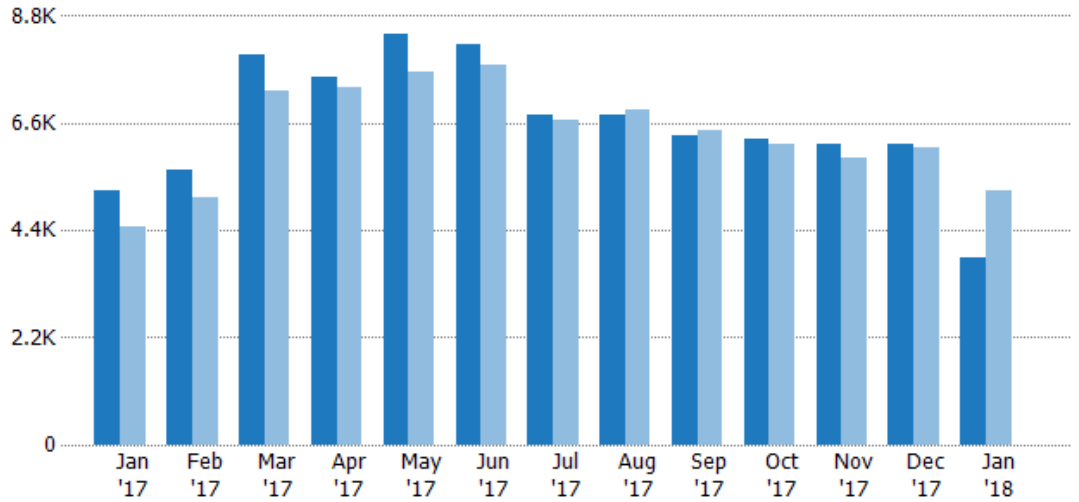
Closed Sales

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.
Jan '18	3.83K	-26.4%
Jan '17	5.2K	16.3%
Jan '16	4.48K	-8.6%



Current Year	5.2K	5.65K	8.01K	7.53K	8.42K	8.23K	6.77K	6.77K	6.33K	6.27K	6.18K	6.16K	3.83K
Prior Year	4.48K	5.07K	7.26K	7.32K	7.65K	7.79K	6.67K	6.86K	6.44K	6.17K	5.89K	6.11K	5.2K
Percent Change from Prior Year	16%	12%	10%	3%	10%	6%	1%	-1%	-2%	2%	5%	1%	-26%

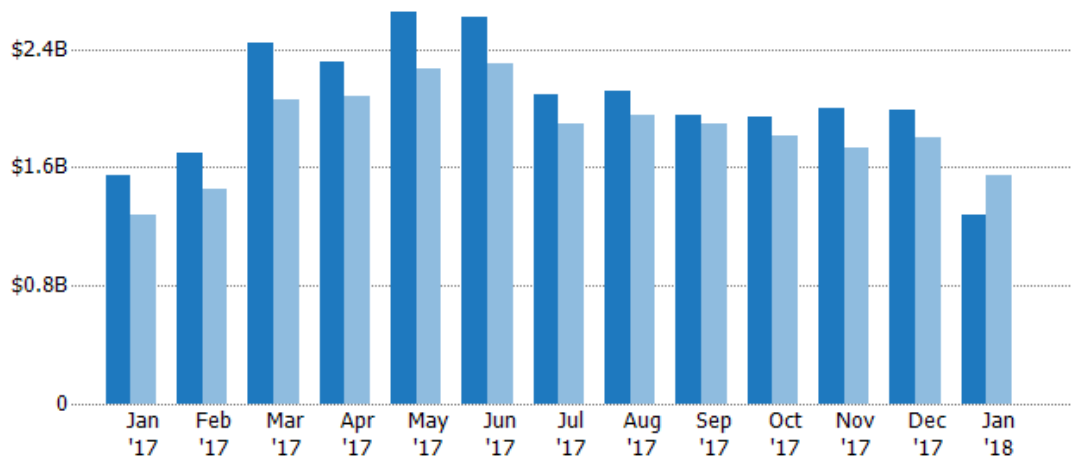
Closed Sales Volume

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.
Jan '18	\$1.27B	-17.8%
Jan '17	\$1.55B	21.7%
Jan '16	\$1.27B	-13.8%



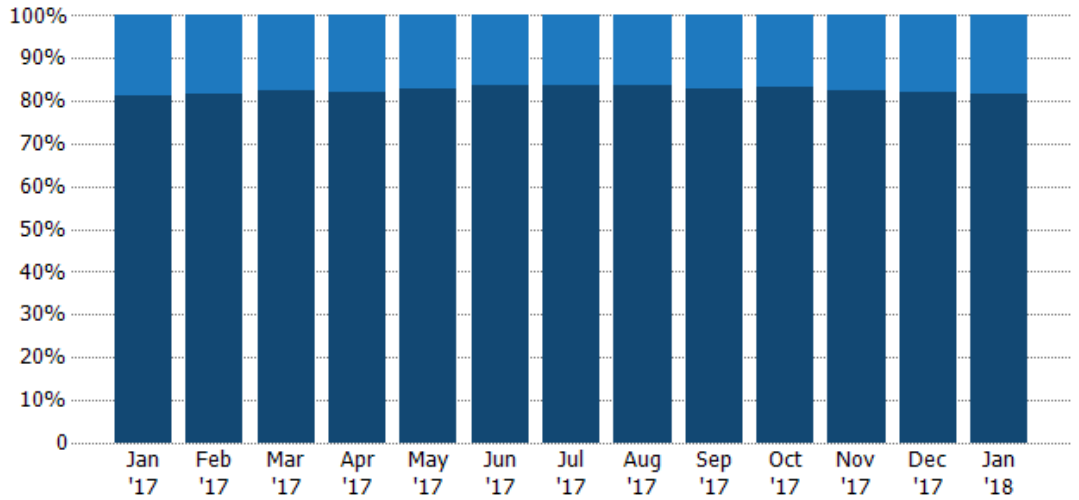
Current Year	\$1.55B	\$1.69B	\$2.44B	\$2.32B	\$2.65B	\$2.62B	\$2.09B	\$2.11B	\$1.95B	\$1.94B	\$2B	\$1.98B	\$1.27B
Prior Year	\$1.27B	\$1.45B	\$2.05B	\$2.08B	\$2.27B	\$2.31B	\$1.9B	\$1.96B	\$1.89B	\$1.82B	\$1.73B	\$1.8B	\$1.55B
Percent Change from Prior Year	22%	17%	19%	11%	17%	14%	10%	8%	3%	7%	15%	10%	-18%

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



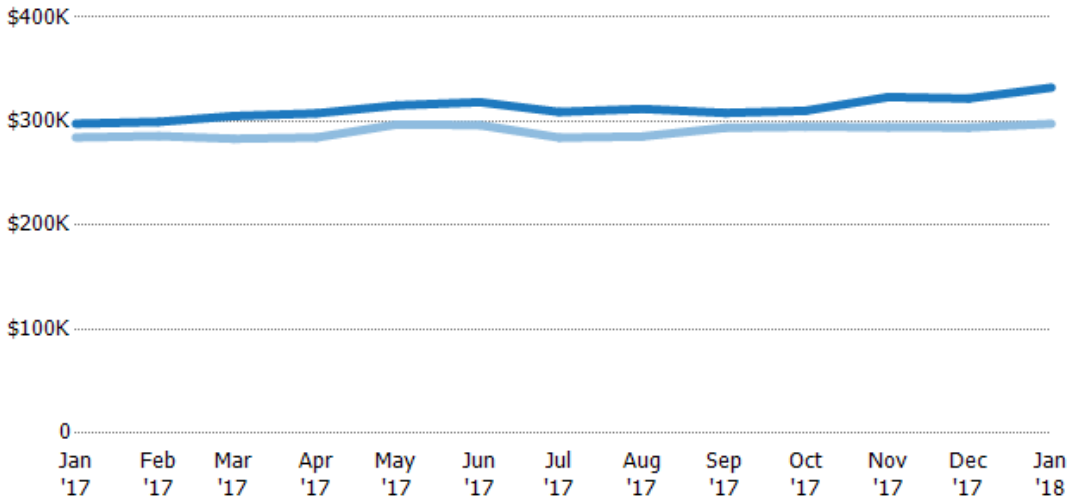
Property Type	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Condo/Townhouse	19%	18%	18%	18%	17%	16%	16%	16%	17%	17%	17%	18%	18%
Single Family Residence	81%	82%	82%	82%	83%	84%	84%	84%	83%	83%	83%	82%	82%

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



Month/Year	Price	% Chg.
Jan '18	\$332K	11.7%
Jan '17	\$298K	4.6%
Jan '16	\$284K	-5.7%

Property Type	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	\$298K	\$299K	\$305K	\$308K	\$315K	\$318K	\$309K	\$312K	\$308K	\$310K	\$323K	\$322K	\$332K
Prior Year	\$284K	\$286K	\$283K	\$284K	\$297K	\$296K	\$284K	\$285K	\$294K	\$295K	\$294K	\$294K	\$298K
Percent Change from Prior Year	5%	5%	8%	8%	6%	7%	9%	9%	5%	5%	10%	9%	12%

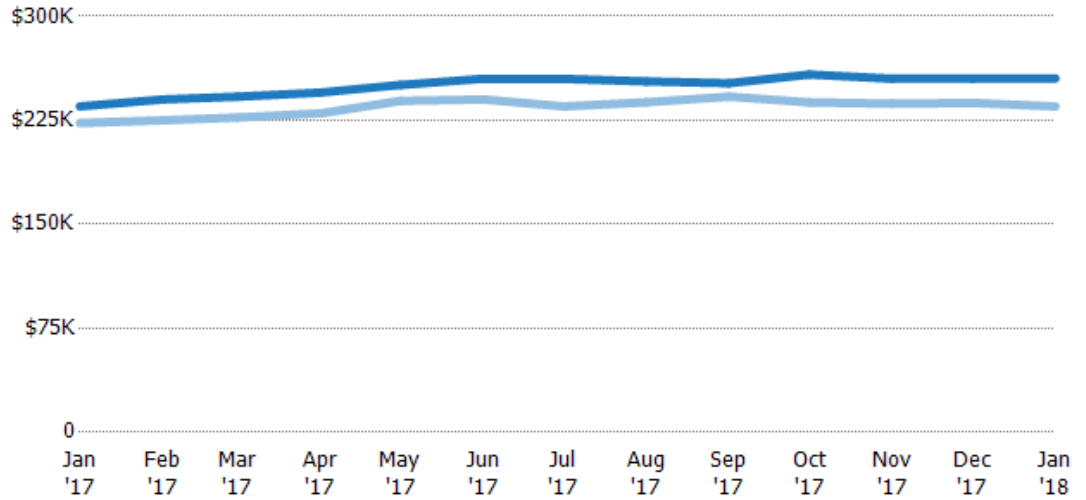
Median Sales Price

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.
Jan '18	\$255K	8.6%
Jan '17	\$235K	5.4%
Jan '16	\$223K	-8.5%



Current Year	\$235K	\$240K	\$242K	\$245K	\$251K	\$255K	\$255K	\$253K	\$252K	\$258K	\$255K	\$255K	\$255K
Prior Year	\$223K	\$225K	\$227K	\$230K	\$239K	\$240K	\$235K	\$238K	\$242K	\$238K	\$237K	\$238K	\$235K
Percent Change from Prior Year	5%	7%	7%	7%	5%	6%	8%	6%	4%	8%	8%	7%	9%

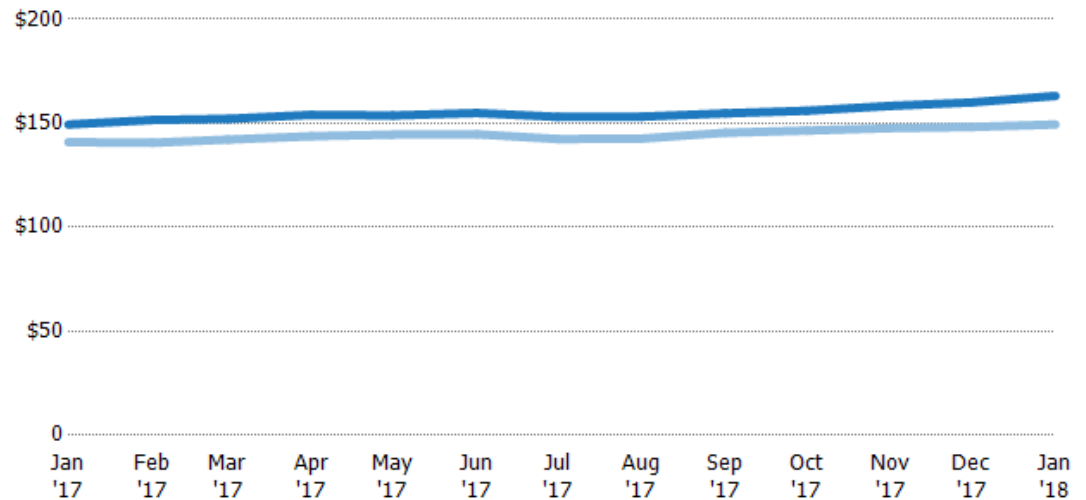
Average Sales Price per Sq Ft

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.
Jan '18	\$163	9.2%
Jan '17	\$149	6%
Jan '16	\$141	-6.6%



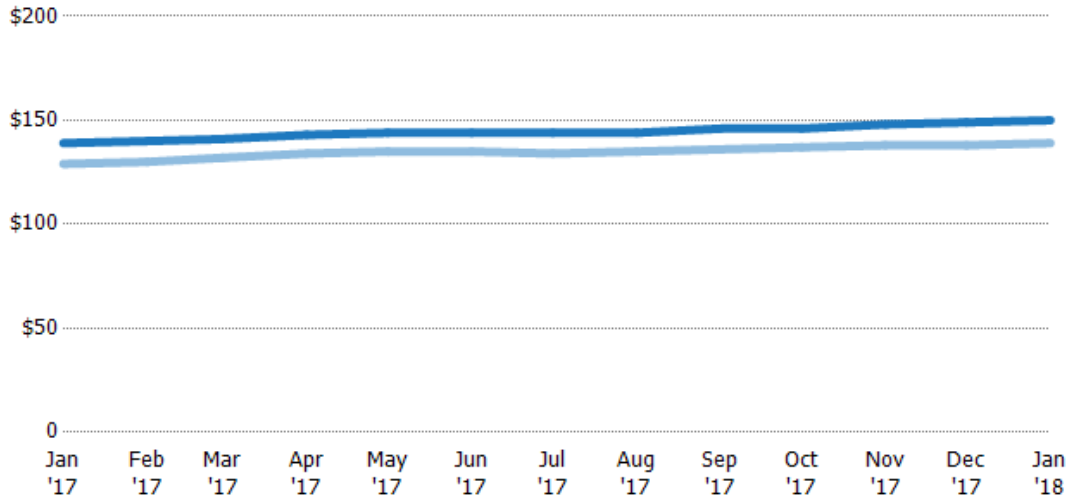
Current Year	\$149	\$152	\$152	\$154	\$154	\$155	\$153	\$153	\$155	\$156	\$158	\$160	\$163
Prior Year	\$141	\$141	\$142	\$144	\$145	\$145	\$142	\$143	\$145	\$147	\$148	\$148	\$149
Percent Change from Prior Year	6%	8%	7%	7%	6%	7%	7%	7%	6%	6%	7%	8%	9%

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



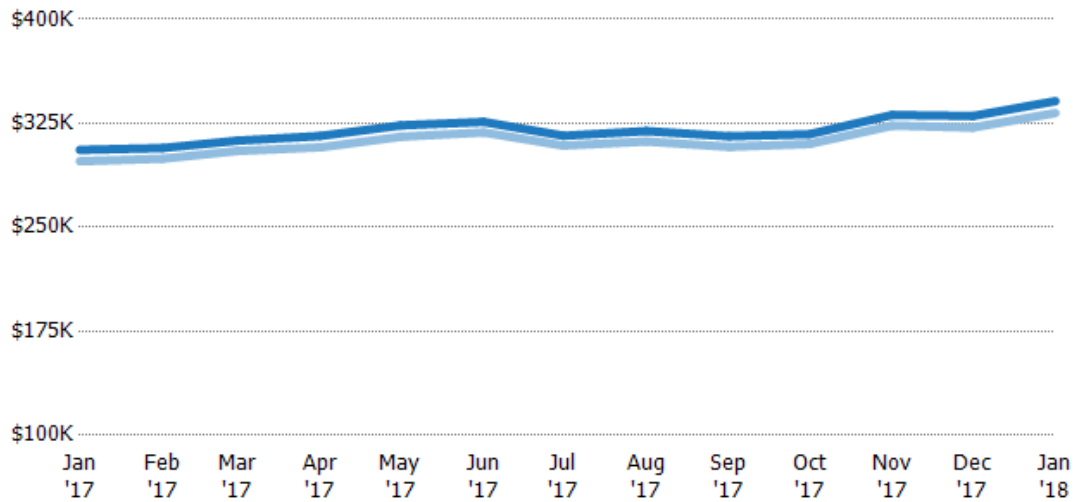
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	\$139	\$140	\$141	\$143	\$144	\$144	\$144	\$144	\$146	\$146	\$148	\$149	\$150
Prior Year	\$129	\$130	\$132	\$134	\$135	\$135	\$134	\$135	\$136	\$137	\$138	\$138	\$139
Percent Change from Prior Year	8%	8%	7%	7%	7%	7%	7%	7%	7%	7%	7%	8%	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



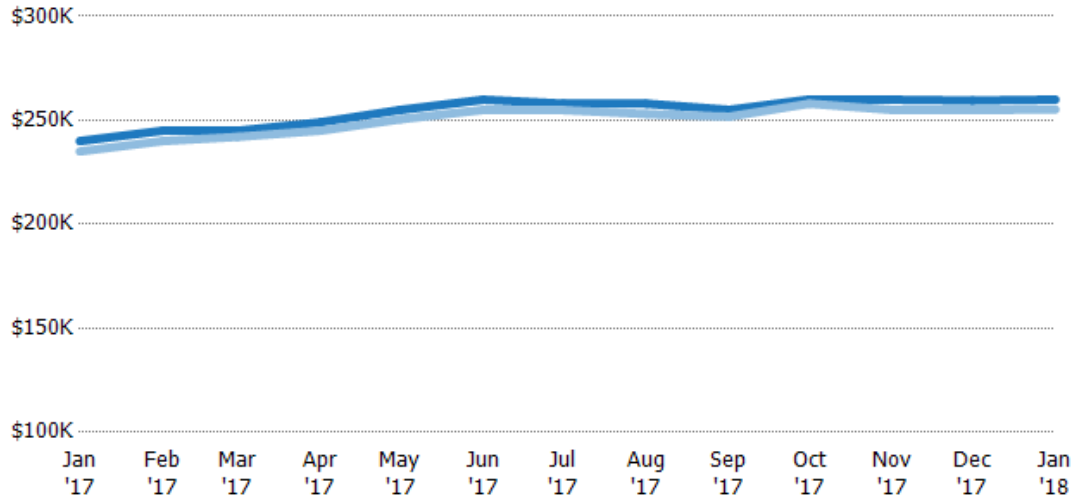
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Avg List Price	\$306K	\$307K	\$312K	\$316K	\$323K	\$326K	\$316K	\$319K	\$316K	\$317K	\$331K	\$330K	\$341K
Avg Sales Price	\$298K	\$299K	\$305K	\$308K	\$315K	\$318K	\$309K	\$312K	\$308K	\$310K	\$323K	\$322K	\$332K
Avg Sales Price as a % of Avg List Price	97%	97%	98%	97%	97%	98%	98%	98%	98%	98%	98%	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

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



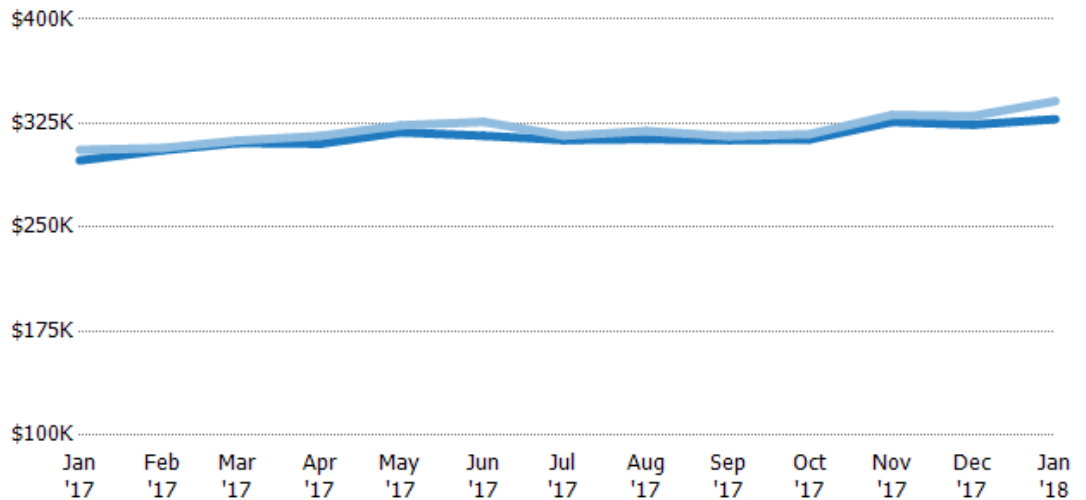
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Median List Price	\$240K	\$245K	\$245K	\$249K	\$255K	\$260K	\$258K	\$258K	\$255K	\$260K	\$260K	\$260K	\$260K
Median Sales Price	\$235K	\$240K	\$242K	\$245K	\$251K	\$255K	\$255K	\$253K	\$252K	\$258K	\$255K	\$255K	\$255K
Med Sales Price as a % of Med List Price	98%	98%	99%	98%	98%	98%	99%	98%	99%	99%	98%	98%	98%

Average Sales Price vs Average Est Value

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

Filters Used

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



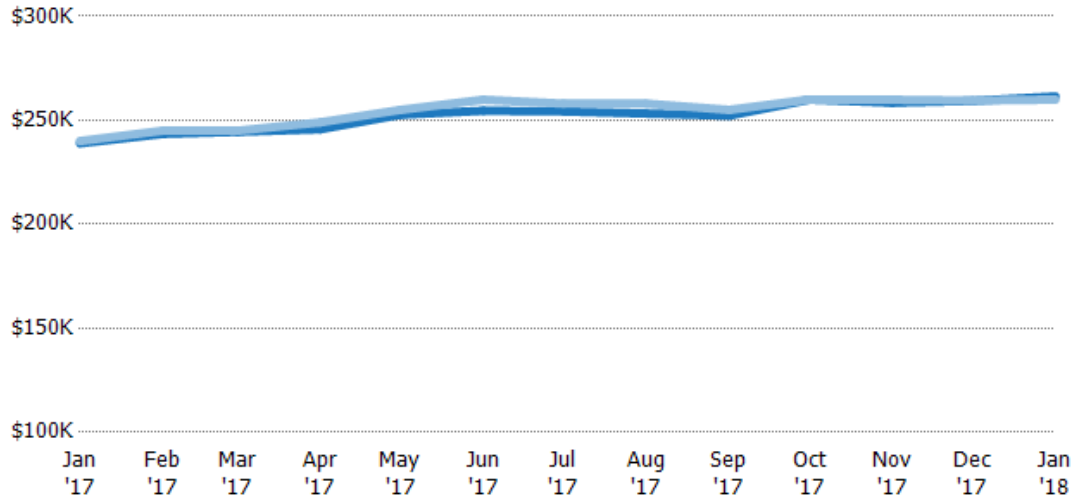
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Avg Est Value	\$298K	\$306K	\$311K	\$310K	\$318K	\$316K	\$313K	\$314K	\$313K	\$313K	\$326K	\$324K	\$328K
Avg Sales Price	\$306K	\$307K	\$312K	\$316K	\$323K	\$326K	\$316K	\$319K	\$316K	\$317K	\$331K	\$330K	\$341K
Avg Sales Price as a % of Avg Est Value	103%	101%	101%	102%	102%	103%	101%	102%	101%	101%	102%	102%	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

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



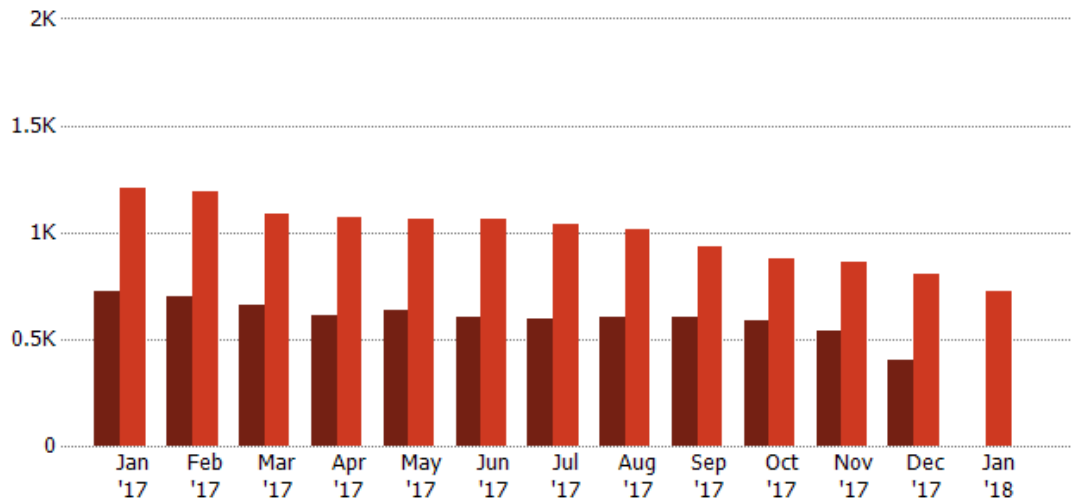
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Median Est Value	\$239K	\$243K	\$244K	\$246K	\$253K	\$255K	\$254K	\$253K	\$252K	\$260K	\$258K	\$259K	\$261K
Median Sales Price	\$240K	\$245K	\$245K	\$249K	\$255K	\$260K	\$258K	\$258K	\$255K	\$260K	\$260K	\$260K	\$260K
Med Sales Price as a % of Med Est Value	100%	101%	100%	101%	101%	102%	101%	102%	101%	100%	101%	100%	99%

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



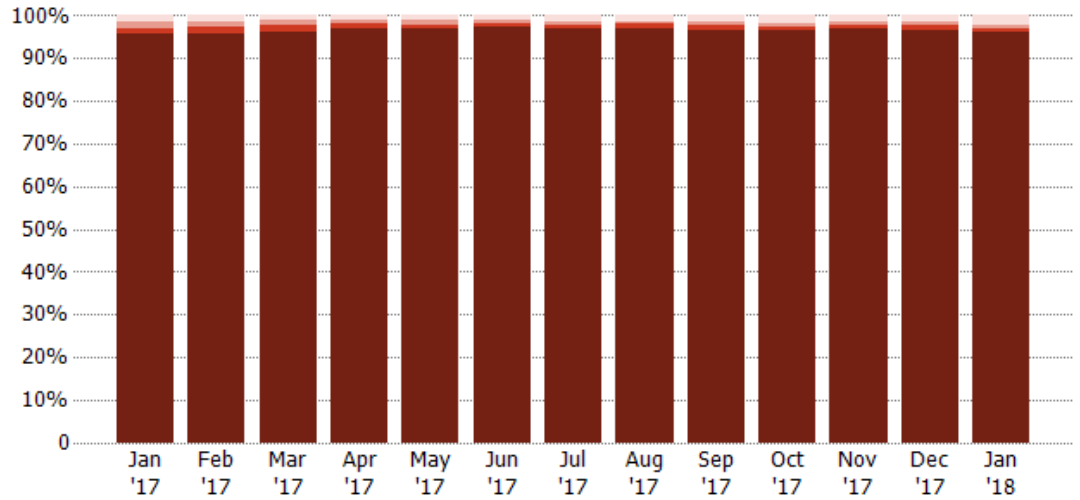
	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	723	696	657	610	632	606	592	603	605	583	542	400	-
Prior Year	1.21K	1.19K	1.08K	1.07K	1.06K	1.06K	1.04K	1.02K	930	876	861	805	723
Percent Change from Prior Year	-40%	-42%	-39%	-43%	-40%	-43%	-43%	-41%	-35%	-33%	-37%	-50%	-100%

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



Sales Type	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Pre-Foreclosure	2%	1%	1%	1%	1%	1%	1%	1%	2%	2%	2%	2%	2%
Short Sale	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Foreclosure	1%	2%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Non-Distressed	96%	96%	96%	97%	97%	97%	97%	97%	97%	96%	97%	97%	96%



Listing Activity by ZIP

Jan 2018

ZIP	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 %
85016	1	\$3,100	\$3,100	\$3,100			0	100.00 %
85331	1	\$1,995	\$1,995	\$1,995			0	100.00 %

Sales Activity by ZIP

Jan 2018

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
85003			6	\$2,674,500	\$456,150	\$319,950	\$300	\$250	91
85004			5	\$1,457,500	\$290,580	\$269,900	\$249	\$247	17
85006			11	\$2,254,900	\$218,477	\$210,000	\$182	\$175	43
85007			7	\$1,894,900	\$278,414	\$269,000	\$187	\$188	51
85008			18	\$3,617,500	\$210,011	\$169,000	\$157	\$146	45
85009			15	\$2,149,449	\$145,840	\$130,000	\$117	\$119	22
85012			10	\$5,413,350	\$569,558	\$477,000	\$236	\$229	44
85013			11	\$3,025,100	\$279,536	\$278,000	\$189	\$185	58
85014			12	\$3,070,000	\$257,483	\$219,950	\$180	\$179	7
85015			30	\$5,582,100	\$189,990	\$204,950	\$120	\$118	41
85016			28	\$11,460,299	\$425,261	\$292,500	\$224	\$210	57
85017			17	\$2,011,765	\$120,459	\$126,500	\$93	\$85	41
85018			35	\$24,959,225	\$748,179	\$679,900	\$266	\$262	58
85019			13	\$2,253,794	\$174,138	\$170,000	\$120	\$119	40
85020			36	\$10,639,100	\$308,386	\$244,450	\$178	\$180	29
85021			11	\$3,900,298	\$365,617	\$275,000	\$164	\$172	83
85022			47	\$12,336,775	\$267,714	\$279,500	\$154	\$151	39
85023			31	\$7,434,303	\$242,232	\$240,000	\$142	\$141	45
85024			37	\$10,964,905	\$300,607	\$288,500	\$172	\$174	43
85027			18	\$3,592,900	\$203,319	\$199,425	\$140	\$141	48
85028			13	\$4,980,000	\$394,100	\$378,000	\$198	\$210	49
85029			23	\$4,469,099	\$197,626	\$198,750	\$131	\$129	54
85031			12	\$1,792,600	\$149,867	\$166,450	\$110	\$119	49
85032			65	\$15,885,275	\$250,209	\$259,900	\$147	\$156	43
85033			30	\$4,548,100	\$150,980	\$169,450	\$105	\$108	47
85034			1	\$215,000	\$215,000	\$215,000	\$216	\$216	7
85035			16	\$2,519,451	\$161,600	\$171,000	\$106	\$100	39
85037			36	\$6,343,200	\$178,064	\$193,950	\$112	\$112	46
85040			11	\$1,753,400	\$159,464	\$158,000	\$129	\$131	23
85041			30	\$6,528,402	\$217,391	\$199,945	\$127	\$131	39
85042			38	\$9,207,300	\$245,715	\$214,500	\$133	\$139	55
85043			33	\$6,086,600	\$186,029	\$185,000	\$118	\$124	41
85044			37	\$12,958,750	\$357,084	\$279,900	\$173	\$175	23
85045			13	\$4,819,900	\$373,407	\$339,900	\$151	\$148	47
85048			41	\$14,854,950	\$369,124	\$339,900	\$165	\$166	42
85050			41	\$17,248,530	\$428,840	\$349,000	\$179	\$184	56
85051			28	\$5,108,740	\$187,875	\$190,500	\$116	\$118	47
85053			19	\$4,063,400	\$220,837	\$219,900	\$125	\$122	31

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Sales Activity by ZIP

Jan 2018

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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
85054			13	\$5,493,875	\$432,646	\$455,000	\$219	\$213	33
85083			15	\$5,163,000	\$353,863	\$339,000	\$141	\$139	51
85085			27	\$8,497,622	\$319,157	\$319,000	\$152	\$152	46
85086			49	\$16,723,250	\$349,947	\$319,900	\$152	\$149	39
85087			14	\$4,580,300	\$335,436	\$312,500	\$153	\$151	86
85120			2	\$399,000	\$201,000	\$201,000	\$130	\$130	127
85142			38	\$12,834,848	\$344,734	\$339,900	\$138	\$129	44
85201			31	\$5,597,750	\$182,615	\$185,000	\$138	\$137	23
85202			22	\$4,888,800	\$225,459	\$232,000	\$154	\$153	26
85203			10	\$2,307,900	\$235,670	\$239,950	\$136	\$132	27
85204			30	\$6,118,580	\$206,983	\$214,950	\$144	\$149	22
85205			48	\$12,495,080	\$265,150	\$233,000	\$144	\$144	26
85206			45	\$9,906,300	\$225,060	\$220,000	\$140	\$137	33
85207			48	\$17,023,795	\$362,659	\$344,450	\$161	\$156	42
85208			25	\$5,590,675	\$226,787	\$220,000	\$144	\$142	25
85209			43	\$10,803,200	\$255,433	\$250,000	\$142	\$139	33
85210			25	\$5,379,977	\$218,143	\$234,900	\$145	\$142	31
85212			42	\$13,085,797	\$313,963	\$294,450	\$134	\$134	45
85213			25	\$7,676,150	\$310,912	\$296,500	\$150	\$154	43
85215			16	\$3,904,690	\$248,481	\$238,450	\$145	\$140	27
85224			36	\$10,381,300	\$293,897	\$263,450	\$164	\$159	42
85225			48	\$12,352,595	\$261,193	\$255,000	\$162	\$163	28
85226			25	\$7,289,800	\$296,250	\$265,000	\$169	\$166	25
85233			37	\$10,919,655	\$298,159	\$289,900	\$160	\$155	30
85234			43	\$13,368,800	\$316,025	\$299,000	\$159	\$155	26
85248			54	\$23,449,074	\$439,995	\$379,900	\$175	\$170	47
85249			45	\$20,670,977	\$469,128	\$438,900	\$153	\$155	31
85250			32	\$12,837,400	\$412,388	\$339,450	\$224	\$202	52
85251			71	\$27,183,166	\$395,136	\$208,000	\$225	\$188	47
85253			33	\$65,191,760	\$2,054,937	\$1,795,000	\$426	\$426	43
85254			58	\$25,855,550	\$455,337	\$451,000	\$217	\$210	39
85255			64	\$57,312,250	\$933,084	\$680,000	\$268	\$247	69
85257			41	\$13,873,652	\$344,936	\$324,000	\$213	\$211	38
85258			61	\$28,373,359	\$482,233	\$464,900	\$232	\$222	48
85259			21	\$14,561,388	\$712,466	\$449,500	\$223	\$208	76
85260			46	\$18,091,310	\$404,743	\$354,950	\$216	\$210	52
85262	1	\$575,000	43	\$47,521,830	\$1,187,779	\$759,000	\$288	\$256	77

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Sales Activity by ZIP

Jan 2018

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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
85263			10	\$4,802,400	\$499,270	\$466,950	\$179	\$177	71
85266			26	\$19,463,250	\$780,312	\$734,250	\$247	\$233	47
85268			45	\$20,436,100	\$471,118	\$385,000	\$186	\$179	70
85281			22	\$5,979,000	\$279,509	\$249,950	\$199	\$163	38
85282			34	\$8,926,942	\$264,806	\$262,450	\$164	\$159	31
85283			31	\$9,046,200	\$296,774	\$280,000	\$163	\$159	39
85284			16	\$7,543,900	\$482,115	\$439,000	\$167	\$166	30
85286			35	\$12,054,687	\$351,834	\$339,500	\$154	\$155	34
85295			36	\$11,325,233	\$321,239	\$303,945	\$146	\$147	26
85296			45	\$14,071,356	\$316,810	\$287,900	\$149	\$149	26
85297			30	\$10,313,575	\$349,513	\$305,000	\$153	\$156	37
85298			37	\$15,283,990	\$422,789	\$370,000	\$158	\$165	42
85301			29	\$4,398,000	\$154,261	\$158,000	\$107	\$103	47
85302			37	\$7,465,550	\$206,189	\$209,000	\$121	\$122	39
85303			34	\$7,603,470	\$228,408	\$209,700	\$125	\$125	41
85304			31	\$7,389,783	\$243,339	\$229,900	\$127	\$123	32
85305			8	\$2,030,500	\$260,519	\$248,375	\$121	\$124	38
85306			23	\$5,732,100	\$254,789	\$225,000	\$147	\$147	39
85307			4	\$844,000	\$214,125	\$211,750	\$132	\$135	33
85308			51	\$14,333,756	\$285,732	\$288,000	\$154	\$155	44
85310			17	\$7,671,150	\$457,462	\$319,000	\$152	\$154	37
85323			16	\$3,564,850	\$225,350	\$230,750	\$119	\$121	34
85326			76	\$15,699,090	\$207,615	\$193,400	\$109	\$108	36
85331			42	\$19,459,450	\$479,483	\$442,950	\$204	\$195	51
85335			29	\$5,379,450	\$187,140	\$180,000	\$128	\$125	27
85337			1	\$92,000	\$92,000	\$92,000	\$65	\$65	31
85338			47	\$12,101,440	\$260,816	\$237,500	\$130	\$129	42
85339			29	\$6,957,100	\$243,558	\$234,900	\$108	\$102	40
85340			39	\$13,714,414	\$359,787	\$299,900	\$133	\$128	51
85345			47	\$9,376,258	\$204,331	\$204,900	\$130	\$131	37
85351			86	\$13,704,922	\$164,030	\$151,950	\$110	\$109	33
85353			22	\$4,612,100	\$212,300	\$209,495	\$106	\$112	48
85354			2	\$272,049	\$139,950	\$139,950	\$108	\$108	143
85355			8	\$1,971,000	\$254,069	\$227,500	\$118	\$118	41
85361			4	\$1,279,000	\$322,725	\$296,500	\$152	\$152	130
85363			5	\$661,950	\$131,530	\$129,950	\$120	\$118	44
85373			27	\$5,527,100	\$210,181	\$205,000	\$115	\$118	18

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Sales Activity by ZIP

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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
85374			67	\$16,242,871	\$247,402	\$234,900	\$144	\$143	26
85375			76	\$17,601,735	\$237,640	\$214,950	\$130	\$130	30
85377			10	\$6,210,500	\$663,540	\$522,450	\$204	\$207	61
85378			8	\$1,871,800	\$237,962	\$249,948	\$150	\$148	43
85379			62	\$15,258,807	\$249,271	\$237,000	\$121	\$119	28
85381			25	\$5,957,950	\$242,012	\$240,000	\$140	\$140	30
85382			46	\$12,205,050	\$268,159	\$265,000	\$146	\$141	26
85383			61	\$22,675,185	\$379,806	\$359,900	\$151	\$147	54
85387			21	\$6,349,380	\$309,160	\$278,000	\$155	\$169	39
85388			31	\$7,593,691	\$247,985	\$240,000	\$116	\$115	35
85390			14	\$3,907,400	\$288,212	\$287,250	\$145	\$148	91
85392			35	\$8,384,550	\$241,589	\$239,900	\$123	\$124	51
85395			36	\$12,402,291	\$352,032	\$349,450	\$156	\$156	45
85396			48	\$14,034,359	\$296,059	\$279,900	\$129	\$134	37