



2016

# MARICOPA COUNTY MARKET REPORT

September 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	Sep 2016	Sep 2015	+ / -	YTD 2016	YTD 2015	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	9,514	9,255	+2.8%	87,722	85,390	+2.7%
New Listing Volume	\$3,092,842,564	\$2,888,478,198	+7.1%	\$27,004,810,624	\$24,569,263,998	+9.9%
Active Listing Count	21,102	20,633	+2.3%	199,160	197,540	+0.8%
Active Listing Volume	\$9,485,591,111	\$8,728,680,480	+8.7%	\$92,858,421,487	\$85,147,222,615	+9.1%
Average Listing Price	\$449,511	\$423,045	+6.3%	\$466,250	\$431,038	+8.2%
Median Listing Price	\$295,000	\$279,500	+5.5%	\$298,489	\$272,779	+9.4%
Average Listing Price per Sq Ft	\$172	\$162	+5.7%	\$173	\$162	+6.8%
Median Listing Price per Sq Ft	\$148	\$140	+5.7%	\$148	\$138	+7.5%
Median Days in RPR	54	54	±	56.87	57.94	-1.9%
Months of Inventory	3	3.3	-9.1%	3.5	3.8	-9.4%
Absorption Rate	32.91%	29.91%	+3%	28.9%	26.17%	+2.7%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	8,053	6,754	+19.2%	76,741	69,443	+10.5%
New Pending Sales Volume	\$2,220,178,023	\$1,738,857,884	+27.7%	\$20,943,606,694	\$17,975,776,263	+16.5%
Pending Sales Count	6,613	6,145	+7.6%	66,817	63,982	+4.4%
Pending Sales Volume	\$2,052,372,208	\$1,806,542,828	+13.6%	\$20,407,497,817	\$18,465,723,518	+10.5%
Closed Sales Count	6,496	6,104	+6.4%	60,081	57,554	+4.4%
Closed Sales Volume	\$1,910,049,458	\$1,653,533,675	+15.5%	\$17,333,411,658	\$15,789,111,604	+9.8%
Average Sales Price	\$294,035	\$270,893	+8.5%	\$288,501	\$274,336	+5.2%
Median Sales Price	\$242,000	\$222,000	+9%	\$234,187	\$217,209	+7.8%
Average Sales Price per Sq Ft	\$145	\$136	+6.9%	\$143	\$134	+6.6%
Median Sales Price per Sq Ft	\$136	\$127	+7.1%	\$134	\$124	+7.4%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	938	1,386	-32.3%	9,847	14,052	-29.9%

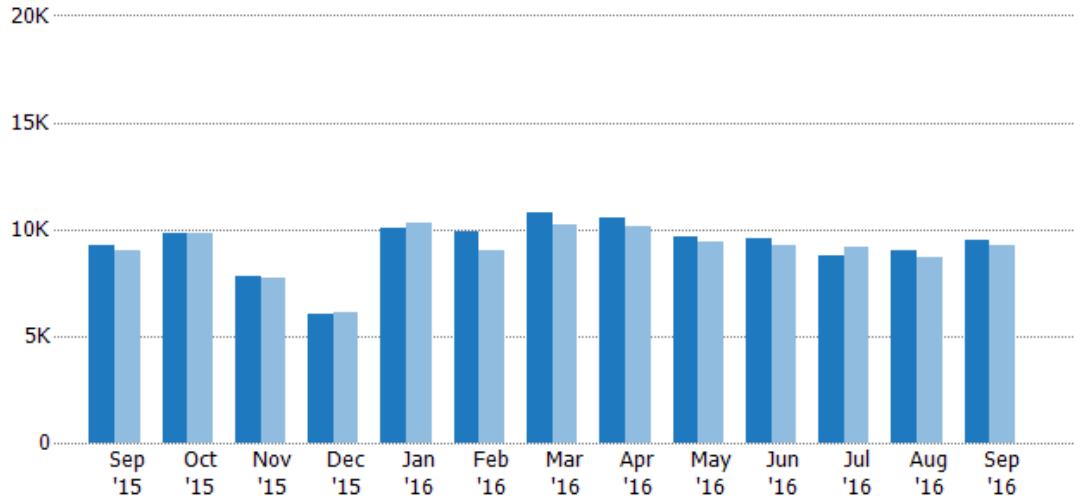
## New Listings

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.
Sep '16	9.51K	2.8%
Sep '15	9.26K	3.2%
Sep '14	8.97K	12%



Current Year	9.26K	9.84K	7.77K	6.05K	10.1K	9.86K	10.7K	10.5K	9.63K	9.6K	8.77K	9.04K	9.51K
Prior Year	8.97K	9.84K	7.68K	6.08K	10.3K	8.97K	10.2K	10.1K	9.4K	9.24K	9.19K	8.71K	9.26K
Percent Change from Prior Year	3%	0%	1%	0%	-2%	10%	5%	4%	2%	4%	-5%	4%	3%

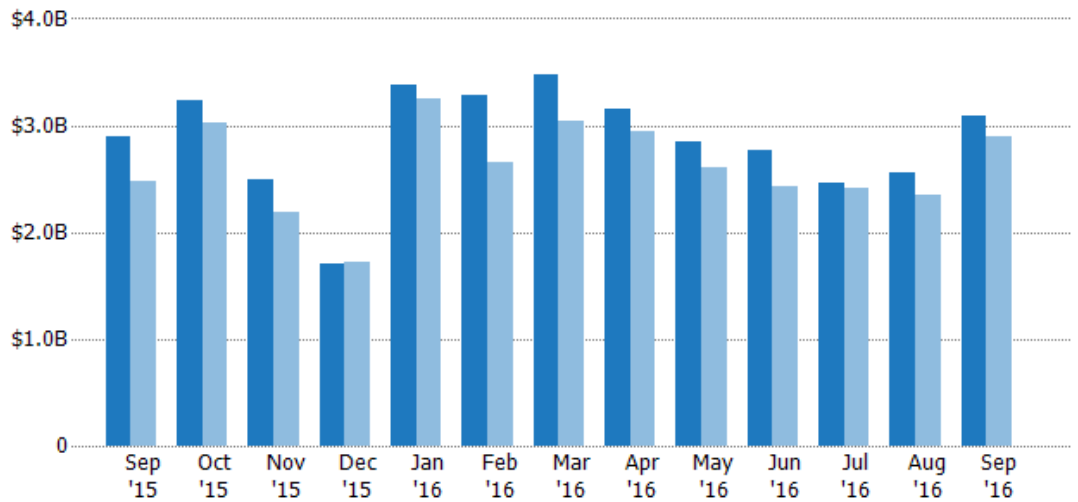
## New Listing Volume

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.
Sep '16	\$3.09B	7.1%
Sep '15	\$2.89B	16.8%
Sep '14	\$2.47B	2.3%



Current Year	\$2.89B	\$3.24B	\$2.49B	\$1.71B	\$3.38B	\$3.28B	\$3.48B	\$3.16B	\$2.84B	\$2.77B	\$2.45B	\$2.55B	\$3.09B
Prior Year	\$2.47B	\$3.03B	\$2.19B	\$1.71B	\$3.26B	\$2.66B	\$3.04B	\$2.94B	\$2.6B	\$2.42B	\$2.41B	\$2.34B	\$2.89B
Percent Change from Prior Year	17%	7%	14%	0%	4%	23%	14%	7%	9%	14%	2%	9%	7%

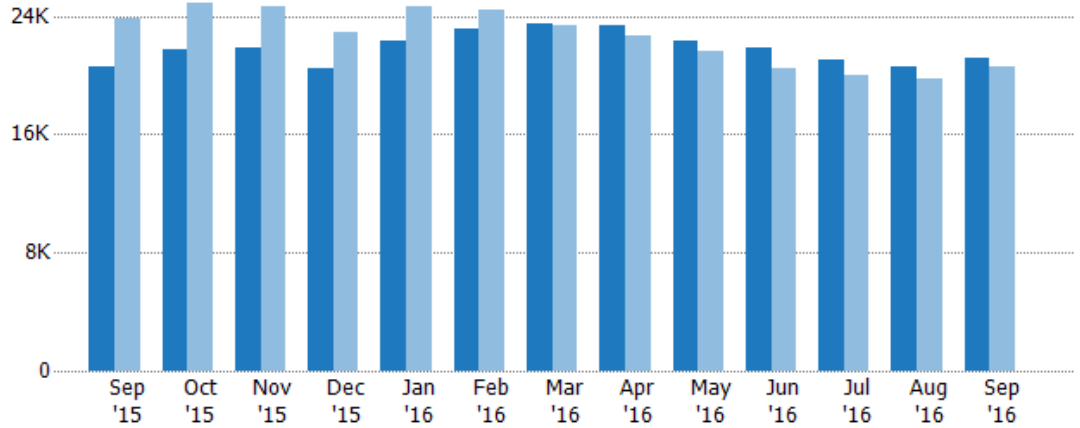
## Active Listings

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.
Sep '16	21.1K	2.3%
Sep '15	20.6K	-13.5%
Sep '14	23.9K	-7.2%



Current Year	20.6K	21.8K	21.9K	20.4K	22.3K	23.2K	23.4K	23.3K	22.3K	21.8K	21K	20.6K	21.1K
Prior Year	23.9K	24.9K	24.7K	22.9K	24.7K	24.4K	23.4K	22.6K	21.6K	20.4K	19.9K	19.8K	20.6K
Percent Change from Prior Year	-14%	-12%	-11%	-11%	-9%	-5%	0%	3%	3%	7%	5%	4%	2%

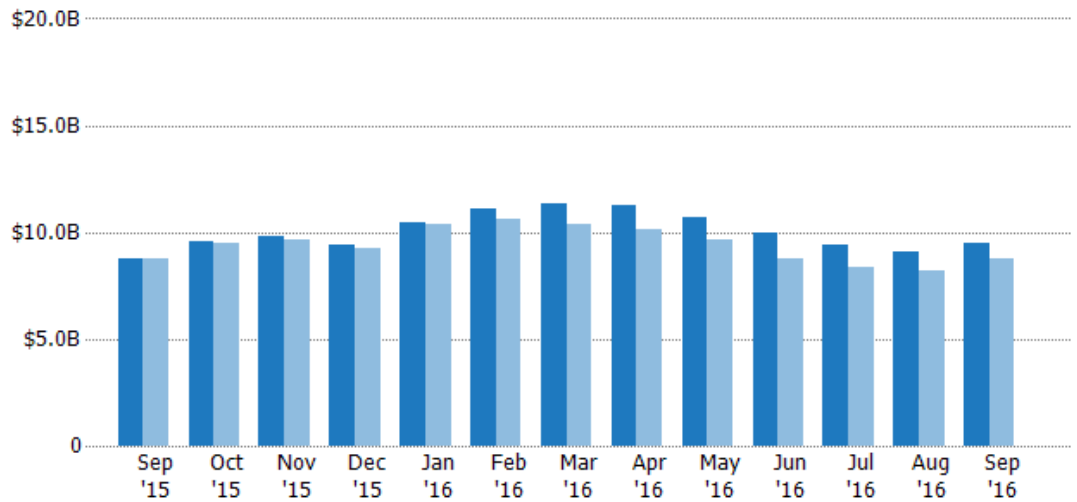
## Active Listing Volume

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.
Sep '16	\$9.49B	8.7%
Sep '15	\$8.73B	-0.4%
Sep '14	\$8.77B	-14.9%



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

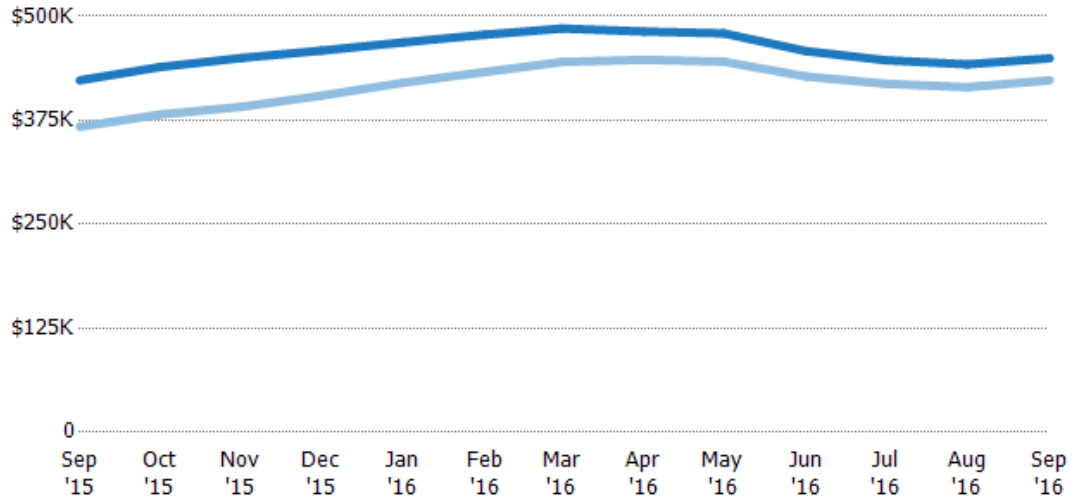
## Average Listing Price

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.
Sep '16	\$450K	6.3%
Sep '15	\$423K	15.2%
Sep '14	\$367K	-8.3%



Current Year	\$423K	\$439K	\$450K	\$459K	\$469K	\$478K	\$485K	\$482K	\$479K	\$458K	\$447K	\$442K	\$450K
Prior Year	\$367K	\$382K	\$391K	\$404K	\$420K	\$433K	\$445K	\$448K	\$445K	\$428K	\$419K	\$415K	\$423K
Percent Change from Prior Year	15%	15%	15%	13%	12%	10%	9%	8%	8%	7%	7%	7%	6%

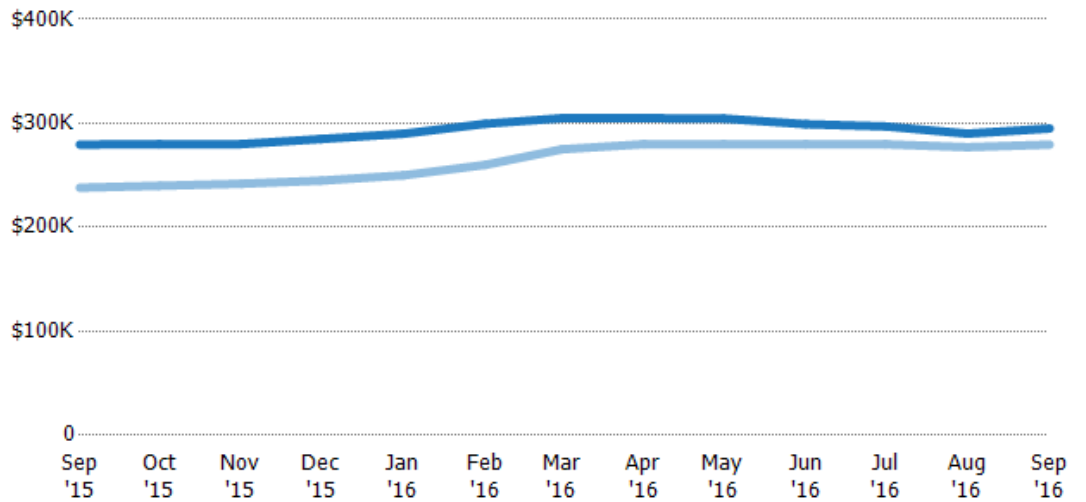
## Median Listing Price

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.
Sep '16	\$295K	5.5%
Sep '15	\$280K	17.4%
Sep '14	\$238K	-16%



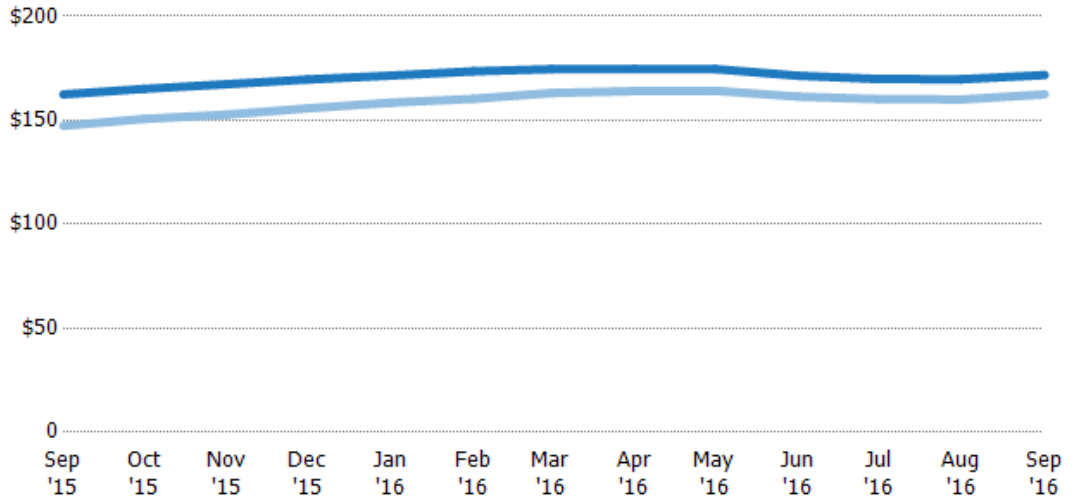
Current Year	\$280K	\$280K	\$280K	\$285K	\$290K	\$300K	\$305K	\$305K	\$305K	\$299K	\$297K	\$290K	\$295K
Prior Year	\$238K	\$240K	\$242K	\$245K	\$250K	\$260K	\$275K	\$280K	\$280K	\$280K	\$280K	\$277K	\$280K
Percent Change from Prior Year	17%	17%	16%	16%	16%	15%	11%	9%	9%	7%	6%	5%	6%

## 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



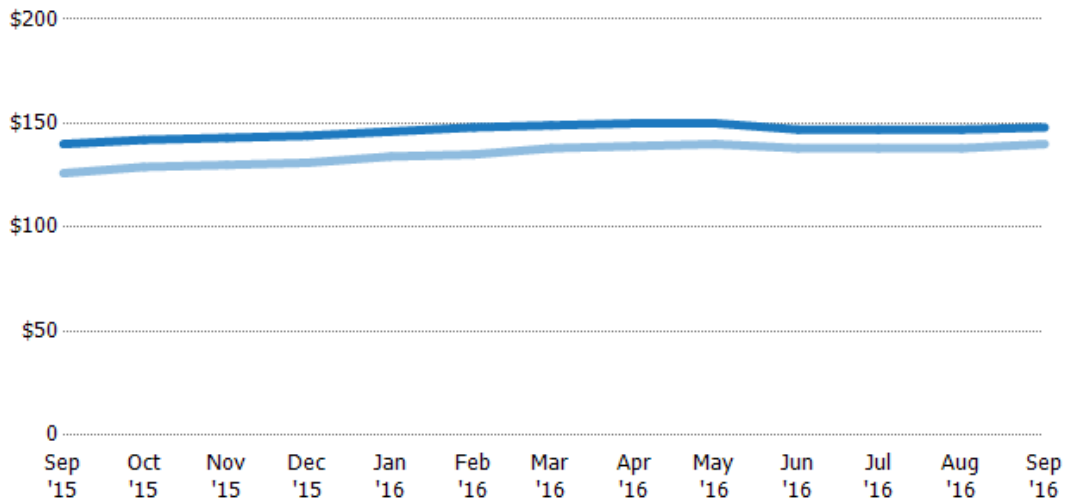
	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Current Year	\$162	\$165	\$167	\$170	\$172	\$174	\$175	\$175	\$175	\$171	\$170	\$170	\$172
Prior Year	\$147	\$151	\$153	\$156	\$158	\$160	\$163	\$164	\$164	\$161	\$160	\$160	\$162
Percent Change from Prior Year	10%	10%	10%	9%	8%	8%	7%	7%	6%	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



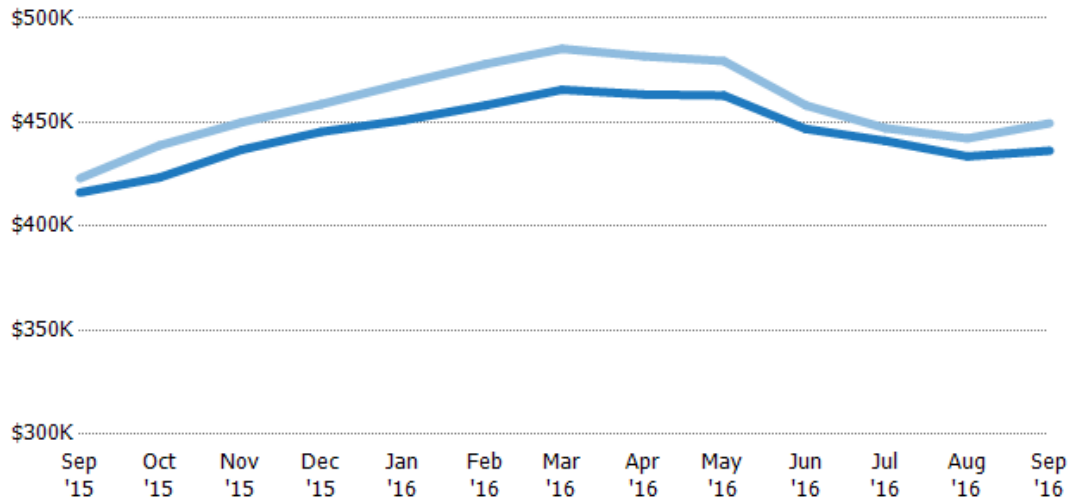
	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Current Year	\$140	\$142	\$143	\$144	\$146	\$148	\$149	\$150	\$150	\$147	\$147	\$147	\$148
Prior Year	\$126	\$129	\$130	\$131	\$134	\$135	\$138	\$139	\$140	\$138	\$138	\$138	\$140
Percent Change from Prior Year	11%	10%	10%	10%	9%	10%	8%	8%	7%	7%	7%	7%	6%

## 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



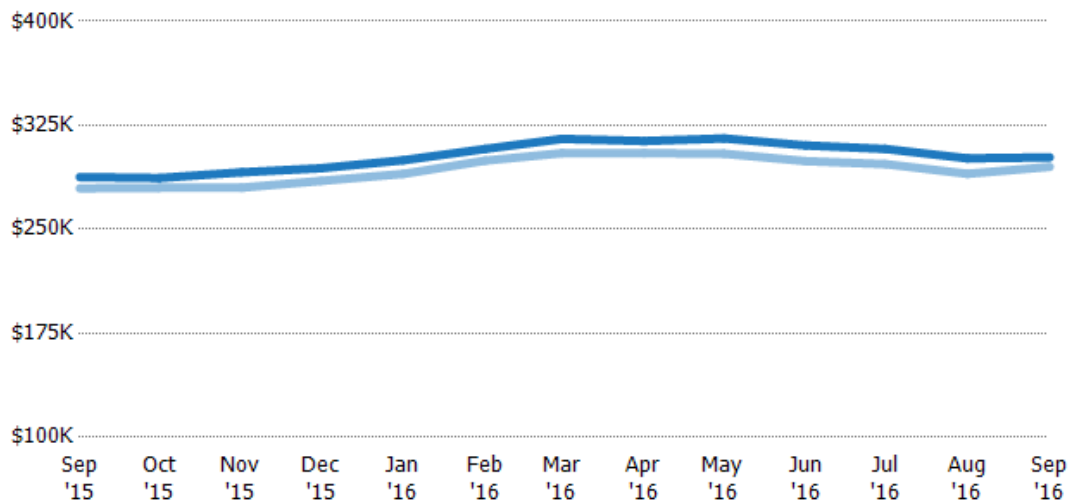
	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Avg Est Value	\$416K	\$423K	\$437K	\$445K	\$451K	\$458K	\$466K	\$463K	\$463K	\$447K	\$441K	\$434K	\$436K
Avg Listing Price	\$423K	\$439K	\$450K	\$459K	\$469K	\$478K	\$485K	\$482K	\$479K	\$458K	\$447K	\$442K	\$450K
Avg Listing Price as a % of Avg Est Value	102%	104%	103%	103%	104%	104%	104%	104%	104%	103%	101%	102%	103%

## 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



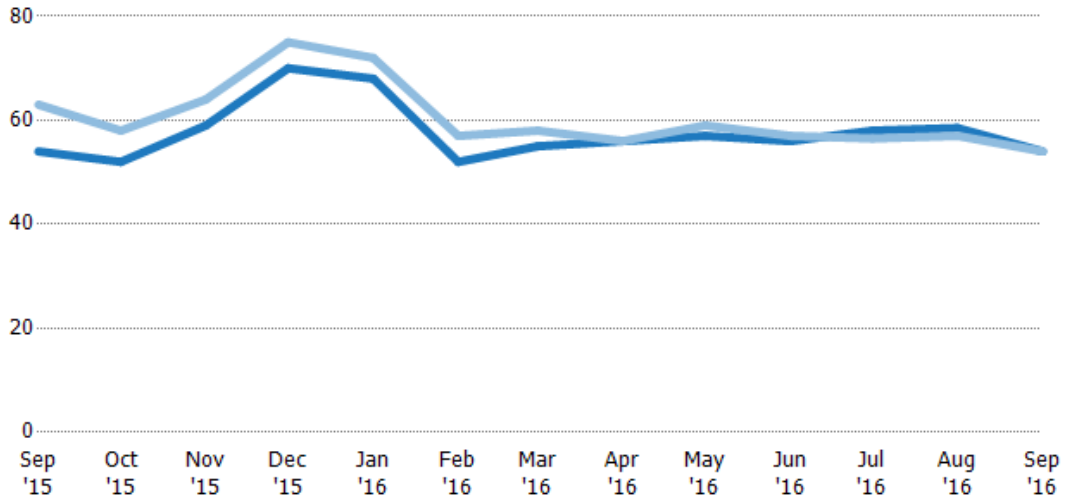
	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Median Est Value	\$288K	\$287K	\$291K	\$294K	\$300K	\$308K	\$315K	\$314K	\$316K	\$310K	\$308K	\$301K	\$302K
Median Listing Price	\$280K	\$280K	\$280K	\$285K	\$290K	\$300K	\$305K	\$305K	\$305K	\$299K	\$297K	\$290K	\$295K
Med Listing Price as a % of Med Est Value	97%	98%	96%	97%	97%	97%	97%	97%	96%	96%	96%	96%	98%

## 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



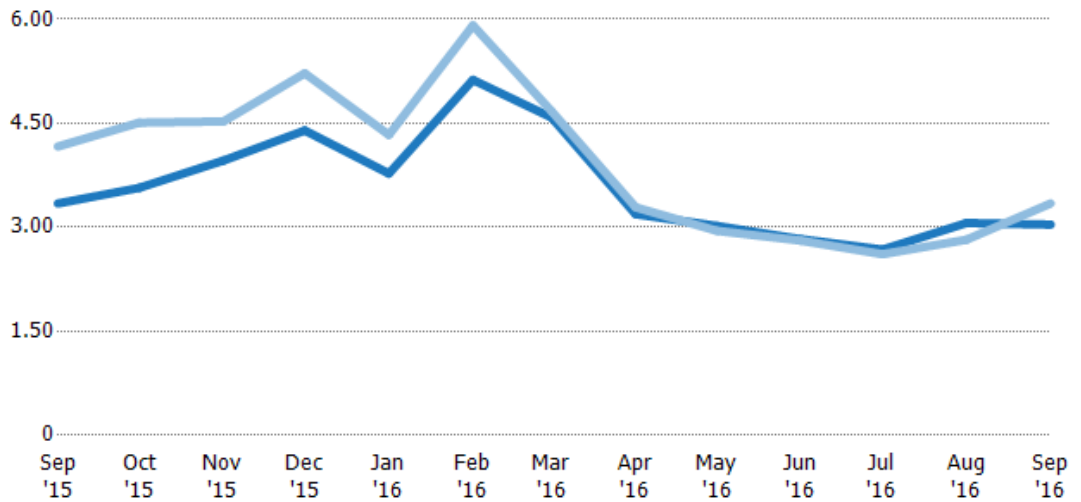
	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Current Year	54	52	59	70	68	52	55	56	57	56	58	58.5	54
Prior Year	63	58	64	75	72	57	58	56	59	57	56.5	57	54
Percent Change from Prior Year	-14%	-10%	-8%	-7%	-6%	-9%	-5%	0%	-3%	-2%	3%	3%	0%

## 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



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Current Year	3.34	3.57	3.96	4.4	3.78	5.13	4.58	3.19	3.02	2.83	2.68	3.06	3.04
Prior Year	4.17	4.51	4.53	5.22	4.33	5.91	4.67	3.29	2.95	2.81	2.61	2.82	3.34
Percent Change from Prior Year	-20%	-21%	-12%	-16%	-13%	-13%	-2%	-3%	2%	1%	3%	9%	-9%

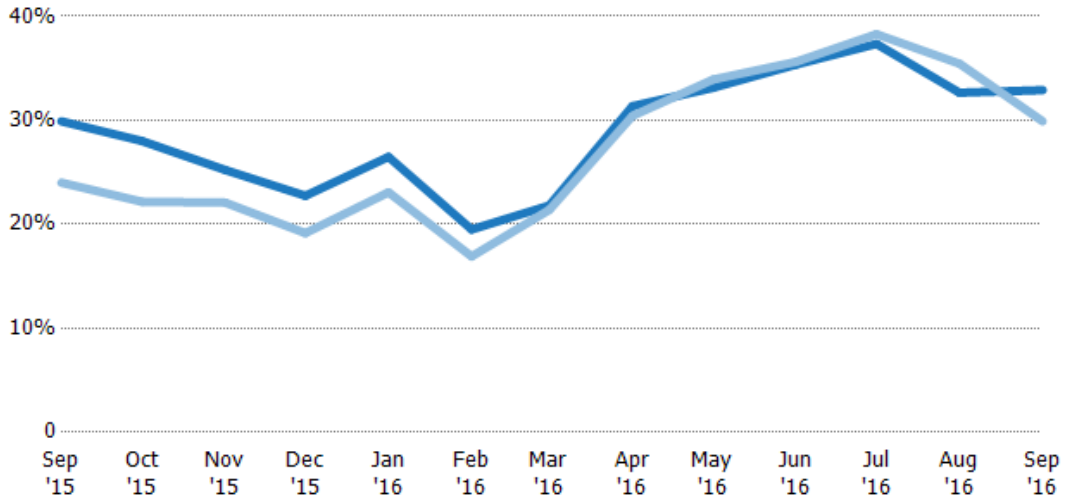


## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

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



Month/Year	Rate	Chg.
Sep '16	33%	-3%
Sep '15	30%	-5.9%
Sep '14	24%	15.4%

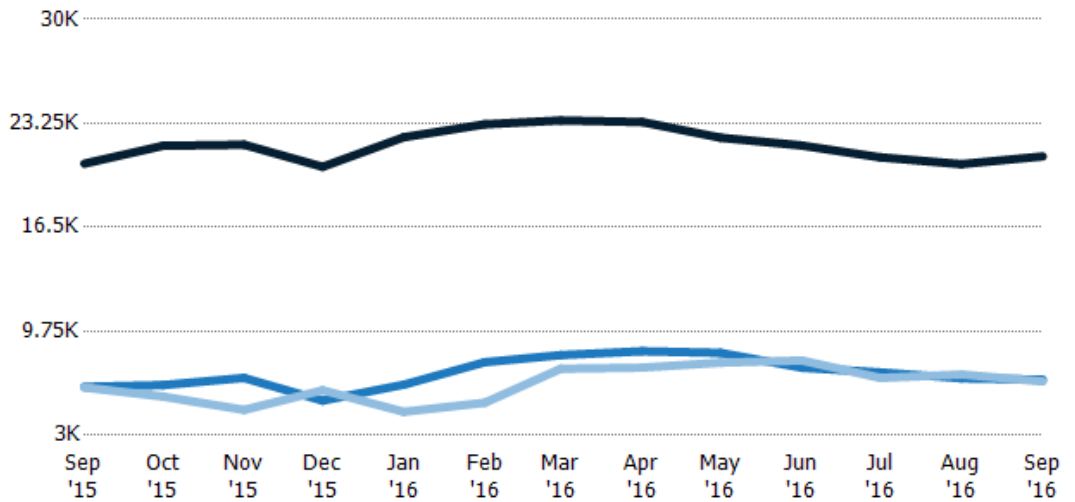
	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Current Year	30%	28%	25%	23%	26%	20%	22%	31%	33%	35%	37%	33%	33%
Prior Year	24%	22%	22%	19%	23%	17%	21%	30%	34%	36%	38%	35%	30%
Change from Prior Year	-6%	-6%	-3%	-4%	-3%	-3%	0%	-1%	1%	0%	1%	3%	-3%

## 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



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Active	20.6K	21.8K	21.9K	20.4K	22.3K	23.2K	23.4K	23.3K	22.3K	21.8K	21K	20.6K	21.1K
Pending	6.15K	6.26K	6.72K	5.25K	6.28K	7.75K	8.2K	8.45K	8.35K	7.39K	7.08K	6.7K	6.61K
Sold	6.1K	5.52K	4.65K	5.92K	4.52K	5.11K	7.32K	7.39K	7.71K	7.86K	6.73K	6.94K	6.5K

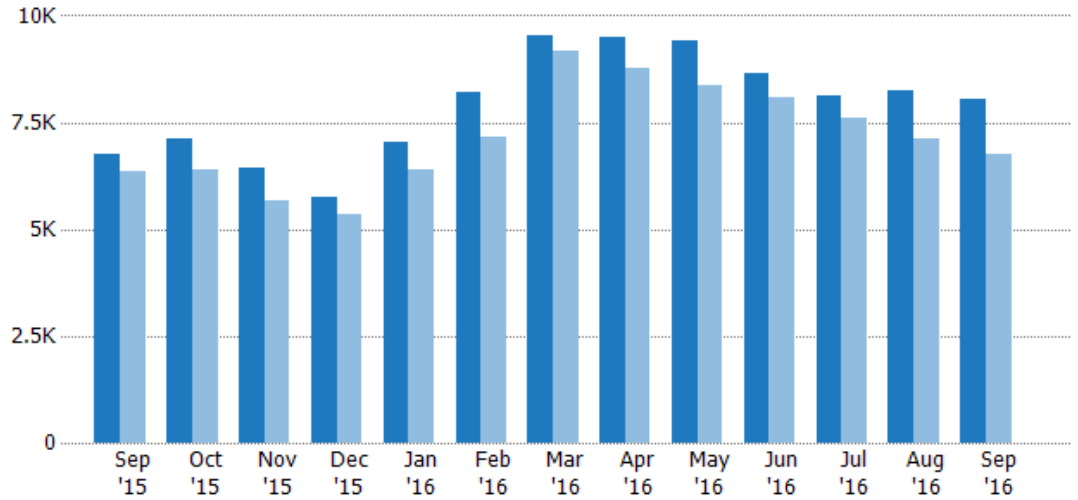
## New Pending Sales

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.
Sep '16	8.05K	19.2%
Sep '15	6.75K	6.2%
Sep '14	6.36K	-2%



Current Year	6.75K	7.13K	6.44K	5.77K	7.04K	8.2K	9.55K	9.51K	9.41K	8.64K	8.11K	8.23K	8.05K
Prior Year	6.36K	6.39K	5.69K	5.36K	6.41K	7.18K	9.17K	8.75K	8.37K	8.1K	7.61K	7.1K	6.75K
Percent Change from Prior Year	6%	12%	13%	8%	10%	14%	4%	9%	12%	7%	7%	16%	19%

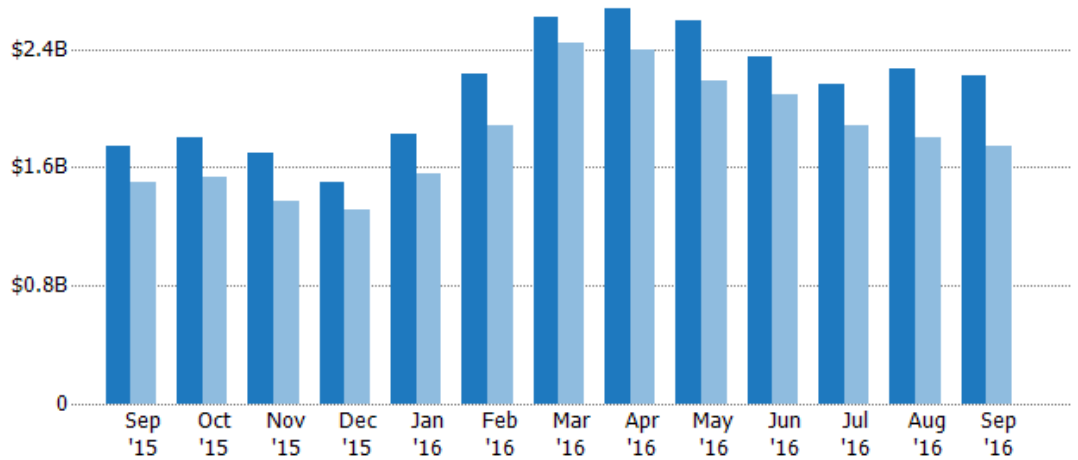
## New Pending Sales Volume

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.
Sep '16	\$2.22B	27.7%
Sep '15	\$1.74B	16.2%
Sep '14	\$1.5B	-8.1%



Current Year	\$1.74B	\$1.8B	\$1.7B	\$1.5B	\$1.82B	\$2.23B	\$2.62B	\$2.68B	\$2.59B	\$2.35B	\$2.17B	\$2.26B	\$2.22B
Prior Year	\$1.5B	\$1.53B	\$1.38B	\$1.32B	\$1.56B	\$1.88B	\$2.44B	\$2.4B	\$2.18B	\$2.09B	\$1.89B	\$1.8B	\$1.74B
Percent Change from Prior Year	16%	18%	24%	14%	17%	19%	7%	12%	19%	13%	15%	26%	28%

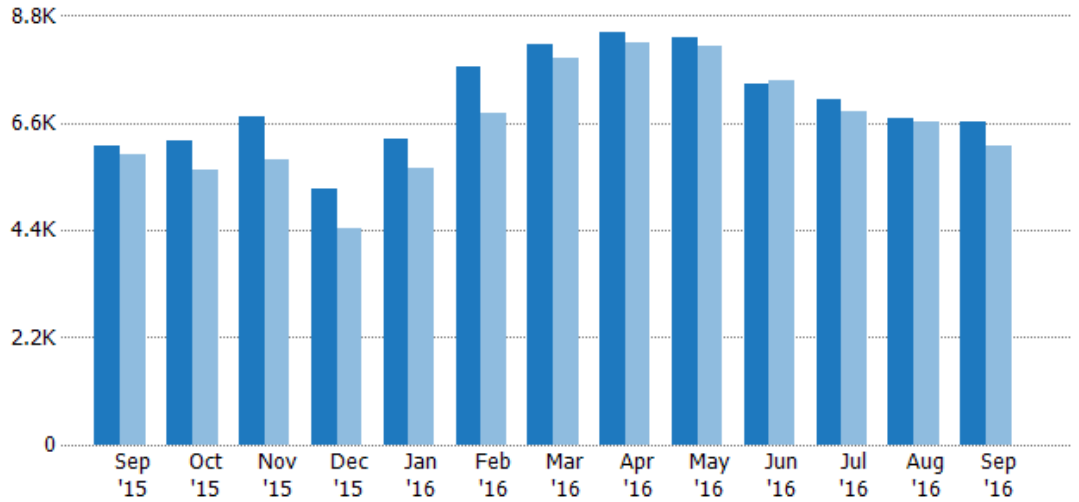
## Pending Sales

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.
Sep '16	6.61K	7.6%
Sep '15	6.15K	3%
Sep '14	5.97K	7.1%



Current Year	6.15K	6.26K	6.72K	5.25K	6.28K	7.75K	8.2K	8.45K	8.35K	7.39K	7.08K	6.7K	6.61K
Prior Year	5.97K	5.64K	5.85K	4.44K	5.69K	6.8K	7.94K	8.26K	8.18K	7.48K	6.86K	6.63K	6.15K
Percent Change from Prior Year	3%	11%	15%	18%	10%	14%	3%	2%	2%	-1%	3%	1%	8%

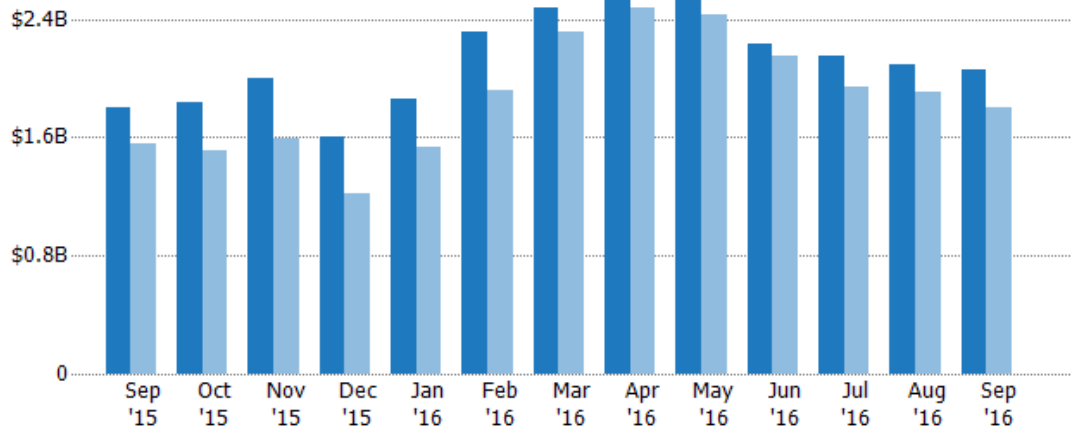
## Pending Sales Volume

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.
Sep '16	\$2.05B	13.6%
Sep '15	\$1.81B	16%
Sep '14	\$1.56B	-0.8%



Current Year	\$1.81B	\$1.84B	\$2B	\$1.6B	\$1.86B	\$2.31B	\$2.47B	\$2.66B	\$2.59B	\$2.23B	\$2.15B	\$2.1B	\$2.05B
Prior Year	\$1.56B	\$1.51B	\$1.59B	\$1.22B	\$1.54B	\$1.91B	\$2.31B	\$2.48B	\$2.43B	\$2.15B	\$1.94B	\$1.9B	\$1.81B
Percent Change from Prior Year	16%	22%	26%	31%	21%	21%	7%	7%	7%	4%	11%	10%	14%

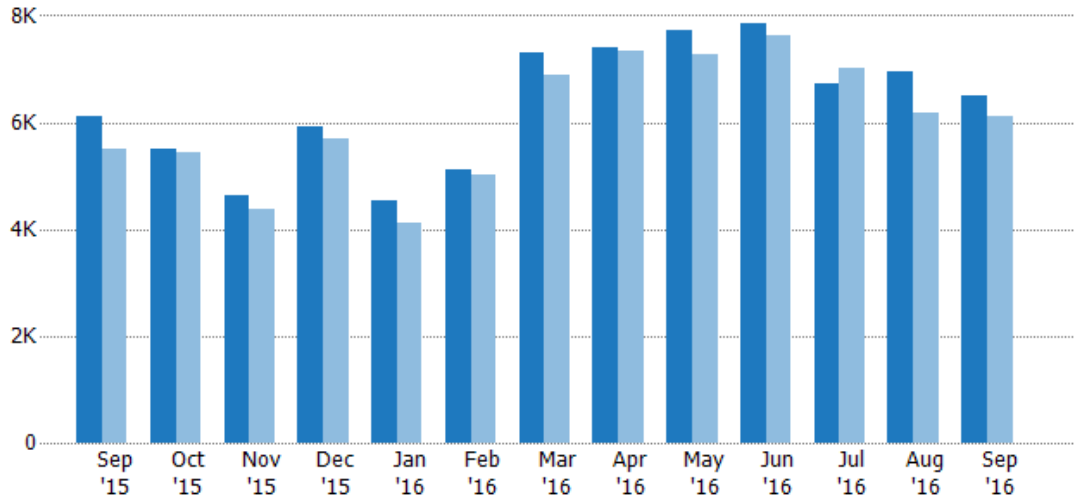
## Closed Sales

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.
Sep '16	6.5K	6.4%
Sep '15	6.1K	10.7%
Sep '14	5.51K	-0.1%



Current Year	6.1K	5.52K	4.65K	5.92K	4.52K	5.11K	7.32K	7.39K	7.71K	7.86K	6.73K	6.94K	6.5K
Prior Year	5.51K	5.45K	4.39K	5.7K	4.13K	5.01K	6.89K	7.33K	7.27K	7.64K	7.02K	6.17K	6.1K
Percent Change from Prior Year	11%	1%	6%	4%	9%	2%	6%	1%	6%	3%	-4%	13%	6%

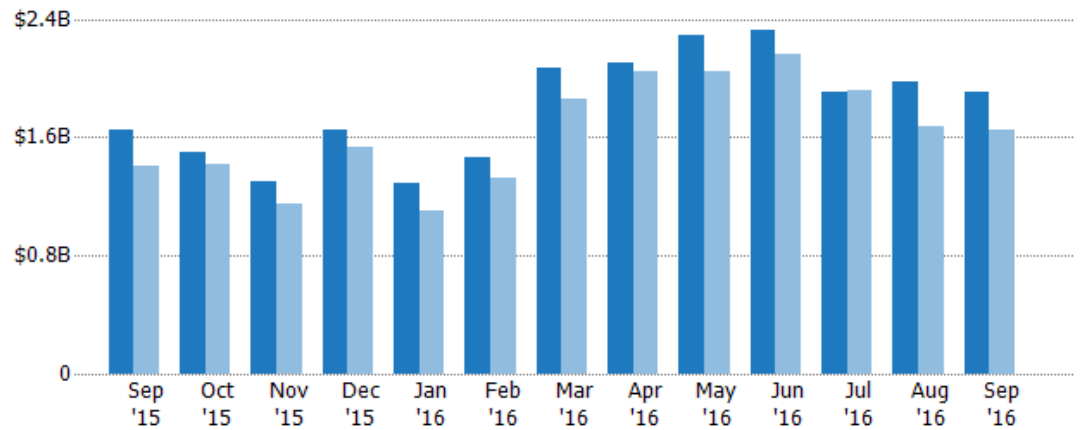
## Closed Sales Volume

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.
Sep '16	\$1.91B	15.5%
Sep '15	\$1.65B	17.6%
Sep '14	\$1.41B	-3.5%



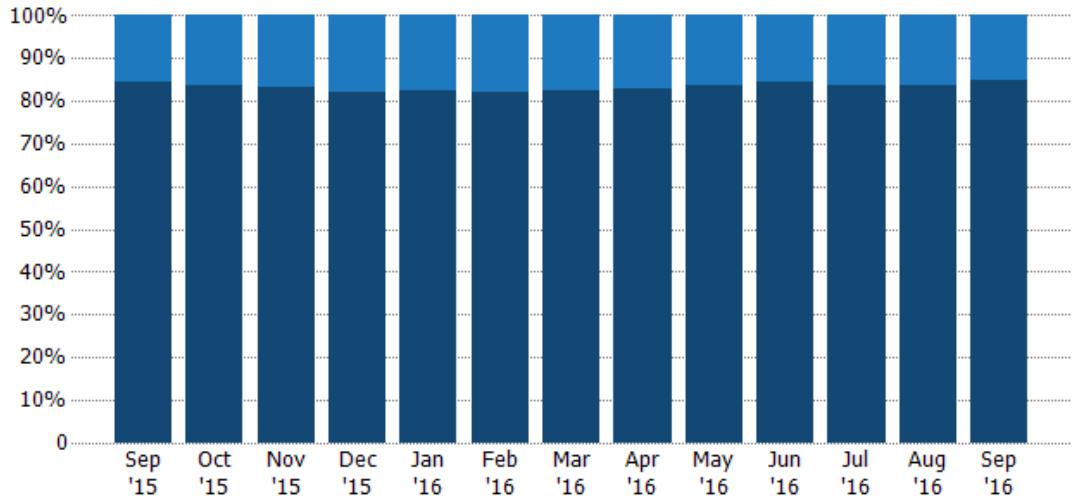
Current Year	\$1.65B	\$1.5B	\$1.3B	\$1.66B	\$1.29B	\$1.46B	\$2.07B	\$2.1B	\$2.29B	\$2.33B	\$1.91B	\$1.98B	\$1.91B
Prior Year	\$1.41B	\$1.42B	\$1.15B	\$1.54B	\$1.11B	\$1.33B	\$1.86B	\$2.04B	\$2.05B	\$2.17B	\$1.92B	\$1.67B	\$1.65B
Percent Change from Prior Year	18%	6%	13%	8%	16%	10%	12%	3%	12%	7%	0%	19%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

## 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



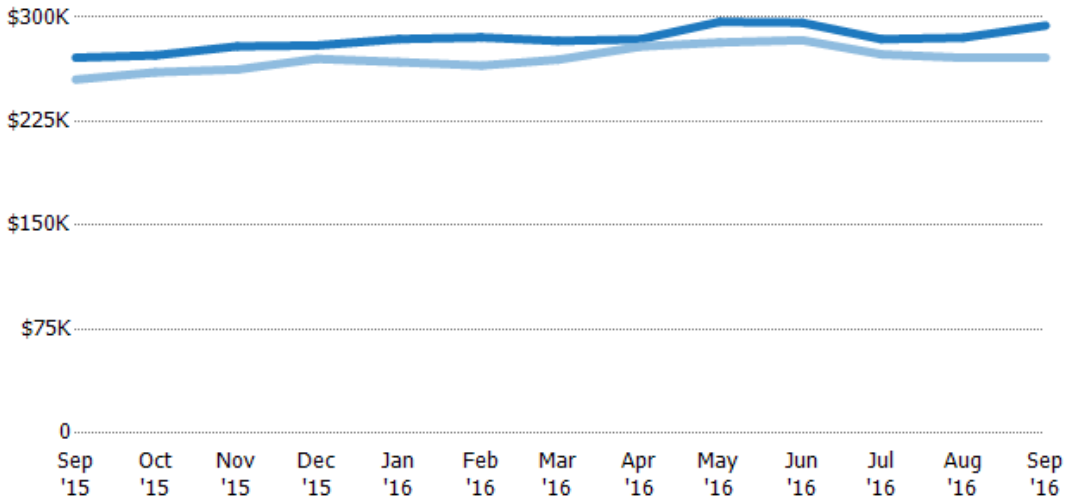
Condo/Townhouse	15%	16%	17%	18%	18%	18%	17%	17%	16%	16%	16%	16%	15%
Single Family Residence	85%	84%	83%	82%	82%	82%	83%	83%	84%	84%	84%	84%	85%

## 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	\$273K	\$279K	\$280K	\$284K	\$285K	\$283K	\$284K	\$297K	\$296K	\$284K	\$285K	\$294K
Prior Year	\$255K	\$260K	\$262K	\$270K	\$268K	\$265K	\$269K	\$279K	\$282K	\$284K	\$273K	\$271K	\$271K
Percent Change from Prior Year	6%	5%	6%	4%	6%	8%	5%	2%	5%	4%	4%	5%	9%

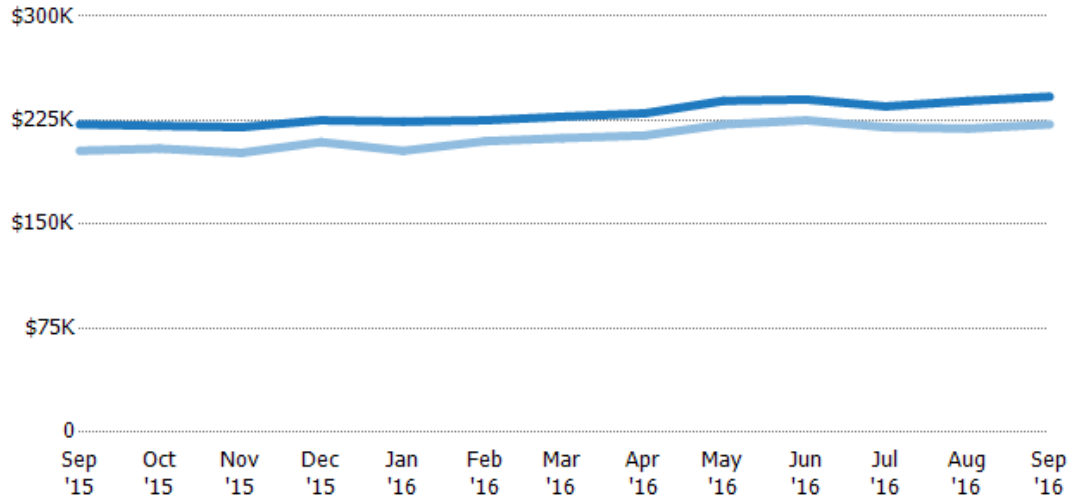
## Median Sales Price

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.
Sep '16	\$242K	9%
Sep '15	\$222K	9.4%
Sep '14	\$203K	-3.9%



Current Year	\$222K	\$221K	\$220K	\$225K	\$224K	\$225K	\$228K	\$230K	\$239K	\$240K	\$235K	\$239K	\$242K
Prior Year	\$203K	\$205K	\$202K	\$209K	\$203K	\$210K	\$212K	\$214K	\$222K	\$225K	\$220K	\$219K	\$222K
Percent Change from Prior Year	9%	8%	9%	8%	10%	7%	7%	7%	8%	7%	7%	9%	9%

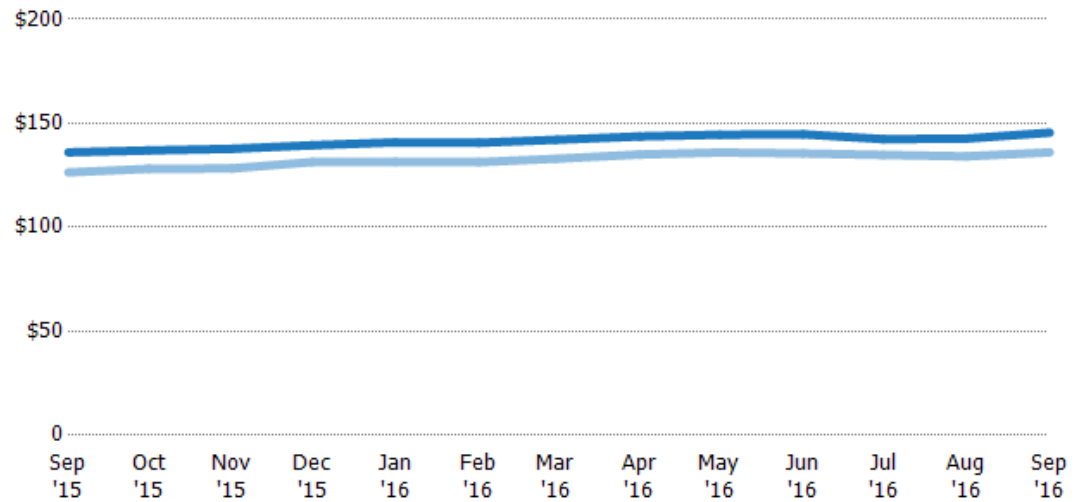
## Average Sales Price per Sq Ft

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.
Sep '16	\$145	6.9%
Sep '15	\$136	7.6%
Sep '14	\$126	-4.2%



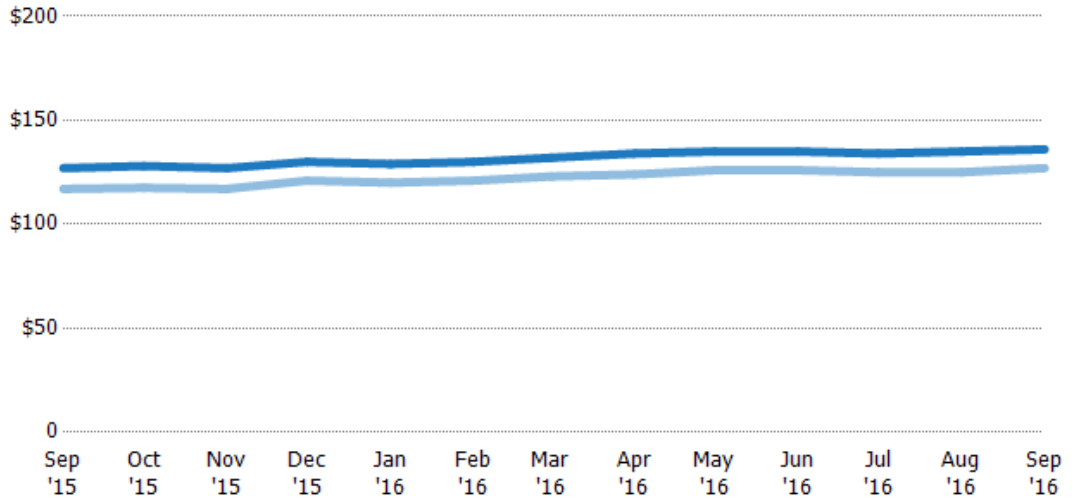
Current Year	\$136	\$137	\$138	\$139	\$141	\$141	\$142	\$144	\$144	\$145	\$142	\$143	\$145
Prior Year	\$126	\$128	\$128	\$131	\$131	\$131	\$133	\$135	\$136	\$136	\$135	\$134	\$136
Percent Change from Prior Year	8%	7%	7%	6%	7%	7%	7%	6%	6%	7%	6%	6%	7%

## 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



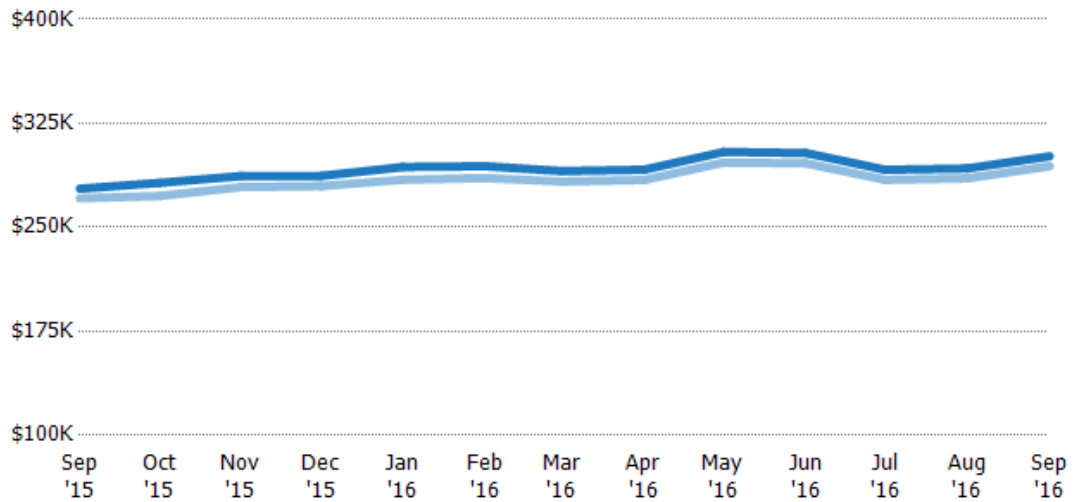
	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Current Year	\$127	\$128	\$127	\$130	\$129	\$130	\$132	\$134	\$135	\$135	\$134	\$135	\$136
Prior Year	\$117	\$118	\$117	\$121	\$120	\$121	\$123	\$124	\$126	\$126	\$125	\$125	\$127
Percent Change from Prior Year	9%	9%	9%	7%	8%	7%	7%	8%	7%	7%	7%	8%	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

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



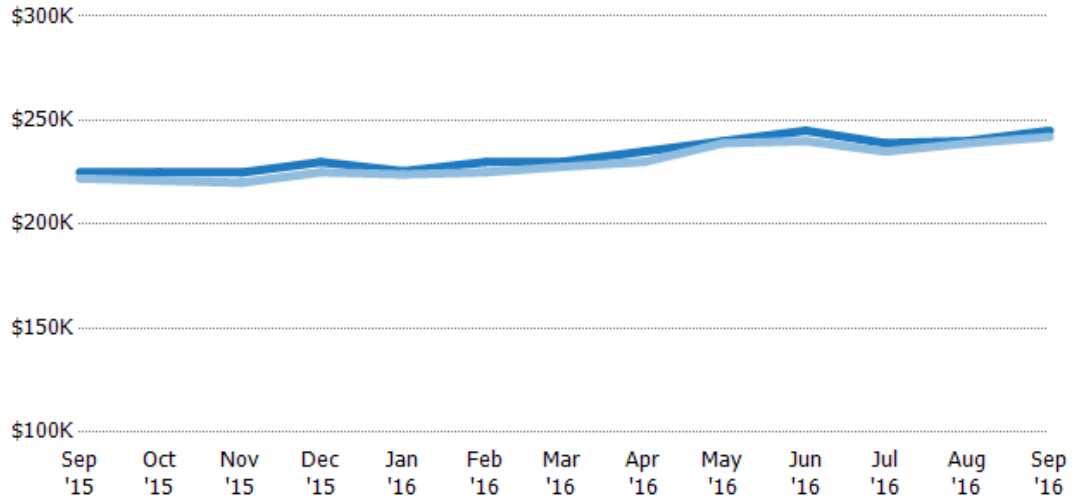
	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Avg List Price	\$278K	\$282K	\$287K	\$287K	\$293K	\$294K	\$291K	\$292K	\$304K	\$304K	\$291K	\$292K	\$301K
Avg Sales Price	\$271K	\$273K	\$279K	\$280K	\$284K	\$285K	\$283K	\$284K	\$297K	\$296K	\$284K	\$285K	\$294K
Avg Sales Price as a % of Avg List Price	97%	97%	97%	97%	97%	97%	97%	97%	97%	98%	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



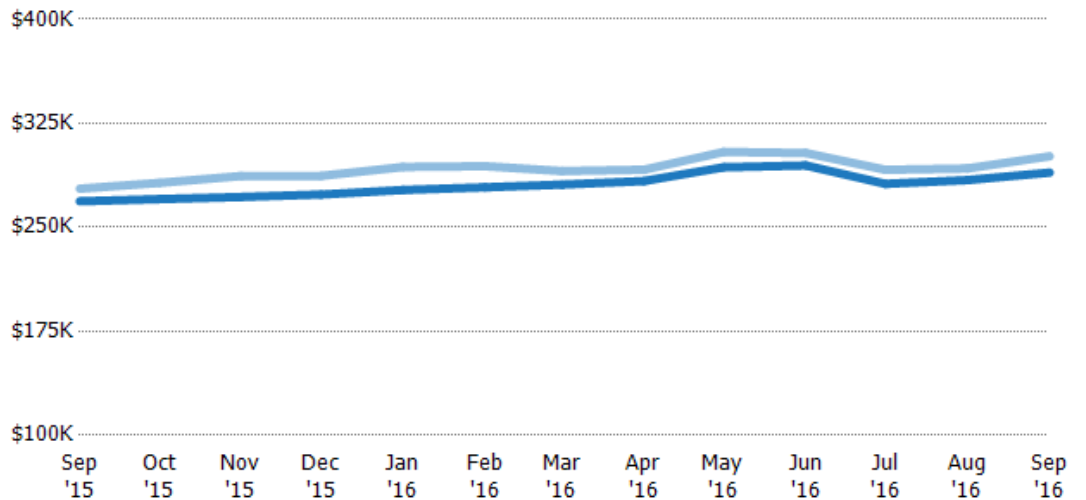
	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Median List Price	\$225K	\$225K	\$225K	\$230K	\$226K	\$230K	\$230K	\$235K	\$240K	\$245K	\$239K	\$240K	\$245K
Median Sales Price	\$222K	\$221K	\$220K	\$225K	\$224K	\$225K	\$228K	\$230K	\$239K	\$240K	\$235K	\$239K	\$242K
Med Sales Price as a % of Med List Price	99%	98%	98%	98%	99%	98%	99%	98%	100%	98%	98%	100%	99%

## 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



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Avg Est Value	\$269K	\$270K	\$272K	\$274K	\$277K	\$279K	\$281K	\$283K	\$293K	\$295K	\$281K	\$284K	\$289K
Avg Sales Price	\$278K	\$282K	\$287K	\$287K	\$293K	\$294K	\$291K	\$292K	\$304K	\$304K	\$291K	\$292K	\$301K
Avg Sales Price as a % of Avg Est Value	103%	104%	106%	105%	106%	105%	103%	103%	104%	103%	104%	103%	104%

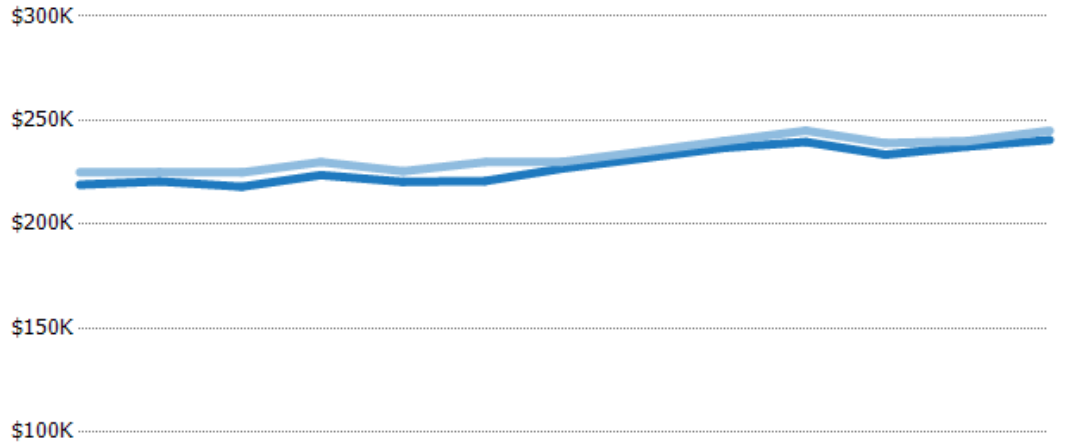


## Median Sales Price vs Median Est Value

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



	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Median Est Value	\$219K	\$221K	\$218K	\$224K	\$220K	\$221K	\$227K	\$232K	\$237K	\$240K	\$233K	\$237K	\$241K
Median Sales Price	\$225K	\$225K	\$225K	\$230K	\$226K	\$230K	\$230K	\$235K	\$240K	\$245K	\$239K	\$240K	\$245K
Med Sales Price as a % of Med Est Value	103%	102%	103%	103%	102%	104%	101%	101%	101%	102%	102%	101%	102%

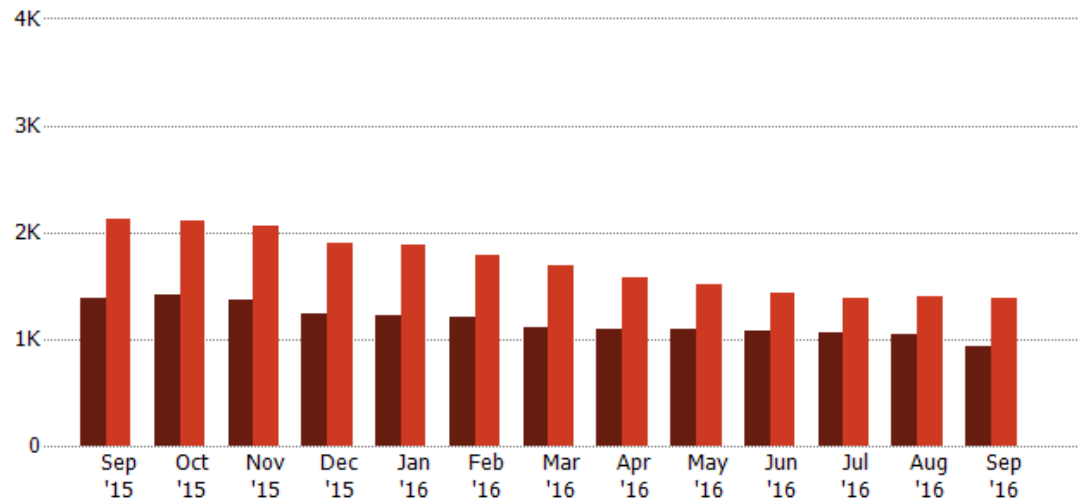
## Distressed Listings

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.
Sep '16	938	-32.3%
Sep '15	1.39K	-34.8%
Sep '14	2.13K	53.3%



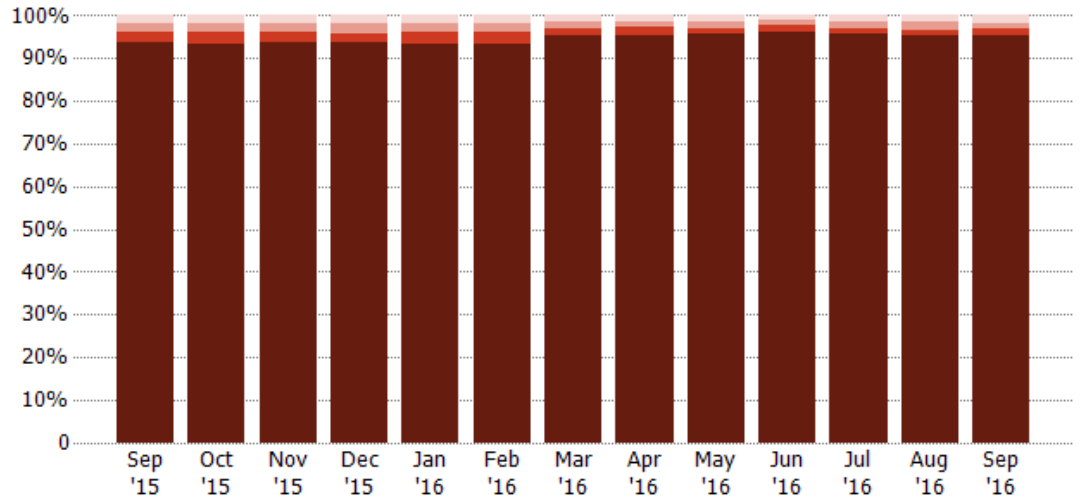
	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Current Year	1.39K	1.41K	1.36K	1.24K	1.22K	1.21K	1.11K	1.09K	1.09K	1.08K	1.07K	1.04K	938
Prior Year	2.13K	2.11K	2.06K	1.9K	1.89K	1.79K	1.69K	1.57K	1.51K	1.44K	1.39K	1.4K	1.39K
Percent Change from Prior Year	-35%	-33%	-34%	-35%	-35%	-32%	-34%	-31%	-28%	-25%	-23%	-26%	-32%

## 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	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16
Pre-Foreclosure	2%	2%	2%	2%	2%	2%	1%	1%	1%	1%	2%	2%	2%
Short Sale	2%	2%	2%	2%	2%	2%	2%	1%	1%	1%	1%	2%	1%
Foreclosure	2%	3%	2%	2%	3%	3%	2%	2%	1%	1%	1%	2%	2%
Non-Distressed	94%	93%	94%	94%	93%	93%	95%	95%	96%	96%	96%	95%	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