

2019

SCOTTSDALE **MARKET REPORT**

May 2019



Scottsdale Area Association of REALTORS®
8600 E Anderson Dr., Suite 200 Scottsdale, AZ 85255
ScottsdaleREALTORS.org
480-945-2651



Summary of Key Listing and Sales Metrics

A summary of the key metrics selected to be included in the report. MLS sources where licensed.

Key Metrics	May 2019	May 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	930	868	+7.1%	5,297	5,001	+5.9%
New Listing Volume	\$654,754,026	\$545,378,189	+20.1%	\$3,969,947,163	\$3,326,787,801	+19.3%
Active Listing Count	2,320	2,529	-8.3%	N/A	N/A	
Active Listing Volume	\$2,780,688,559	\$2,520,638,744	+10.3%	N/A	N/A	
Average Listing Price	\$1,198,573	\$996,694	+20.3%	\$1,097,828	\$1,013,733	+8.3%
Median Listing Price	\$772,000	\$675,000	+14.4%	\$708,872	\$683,842	+3.7%
Average Listing Price per Sq Ft	\$315	\$281	+12.1%	\$300	\$282	+6.6%
Median Listing Price per Sq Ft	\$268	\$245	+9.4%	\$259	\$245	+5.7%
Median Days in RPR	71	71	+/-	65.85	68.75	-4.2%
Months of Inventory	2.8	3	-7.8%	3.7	3.8	-1%
Absorption Rate	36.21%	33.37%	+2.8%	26.82%	26.56%	+0.3%
Sales Activity Charts Metrics						
New Pending Sales Count	1,229	943	+30.3%	5,248	4,638	+13.2%
New Pending Sales Volume	\$818,867,668	\$611,401,662	+33.9%	\$3,464,317,930	\$2,853,078,864	+21.4%
Pending Sales Count	1,172	753	+55.6%	N/A	N/A	
Pending Sales Volume	\$854,943,749	\$532,174,587	+60.7%	N/A	N/A	
Closed Sales Count	947	859	+10.2%	3,664	3,804	-3.7%
Closed Sales Volume	\$606,089,273	\$523,226,782	+15.8%	\$2,267,572,790	\$2,206,830,314	+2.8%
Average Sales Price	\$640,010	\$609,112	+5.1%	\$618,879	\$580,134	+6.7%
Median Sales Price	\$495,000	\$452,000	+9.5%	\$474,487	\$447,658	+6%
Average Sales Price per Sq Ft	\$256	\$247	+3.8%	\$256	\$242	+5.7%
Median Sales Price per Sq Ft	\$238	\$227	+4.8%	\$236	\$225	+5.2%
Distressed Charts Metrics						
Distressed Listing Count	17	30	-43.3%	N/A	N/A	

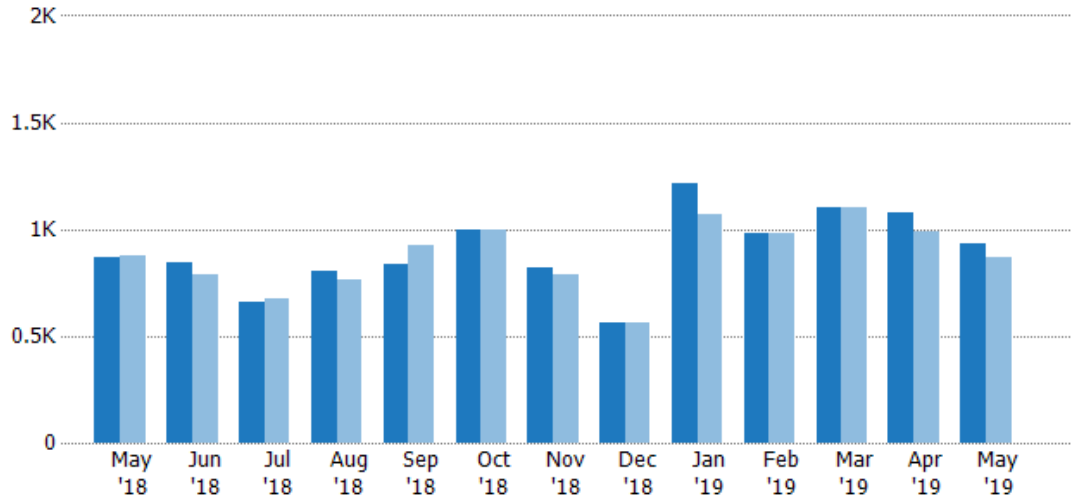
New Listings

The number of new residential listings that were added each month.

Filters Used

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

Month/Year	Count	% Chg.
May '19	930	7.1%
May '18	868	-0.8%
May '17	875	-1%



	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	868	848	656	804	834	998	823	562	1.22K	977	1.1K	1.07K	930
Prior Year	875	784	677	766	924	999	785	566	1.07K	982	1.1K	986	868
Percent Change from Prior Year	-1%	8%	-3%	5%	-10%	0%	5%	-1%	14%	-1%	0%	9%	7%

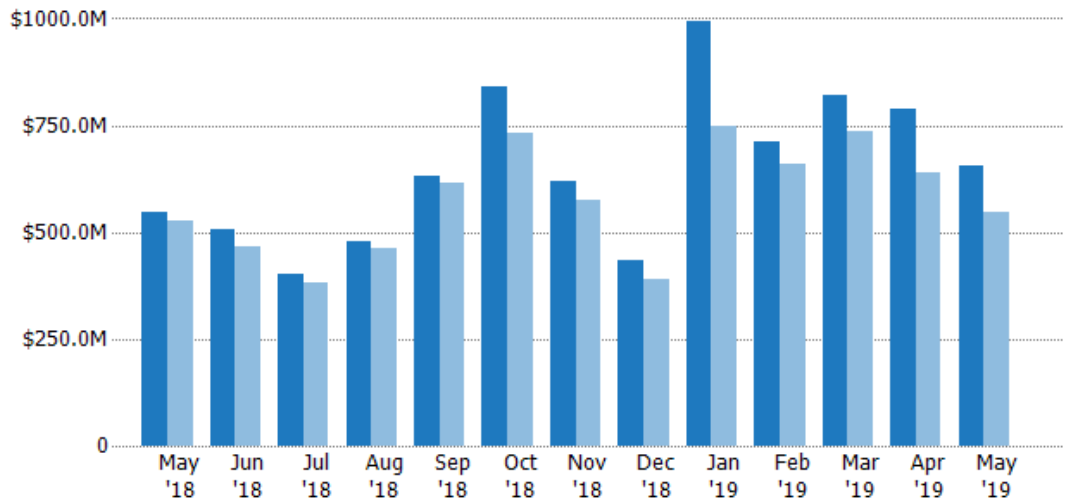
New Listing Volume

The sum of the listing price of residential listings that were added each month.

Filters Used

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

Month/Year	Volume	% Chg.
May '19	\$655M	20.1%
May '18	\$545M	3.2%
May '17	\$528M	-4.9%



	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	\$545M	\$506M	\$402M	\$480M	\$633M	\$839M	\$621M	\$432M	\$992M	\$714M	\$820M	\$790M	\$655M
Prior Year	\$528M	\$467M	\$383M	\$463M	\$614M	\$733M	\$576M	\$389M	\$747M	\$660M	\$736M	\$638M	\$545M
Percent Change from Prior Year		3%	8%	5%	4%	3%	14%	8%	11%	33%	8%	11%	24%

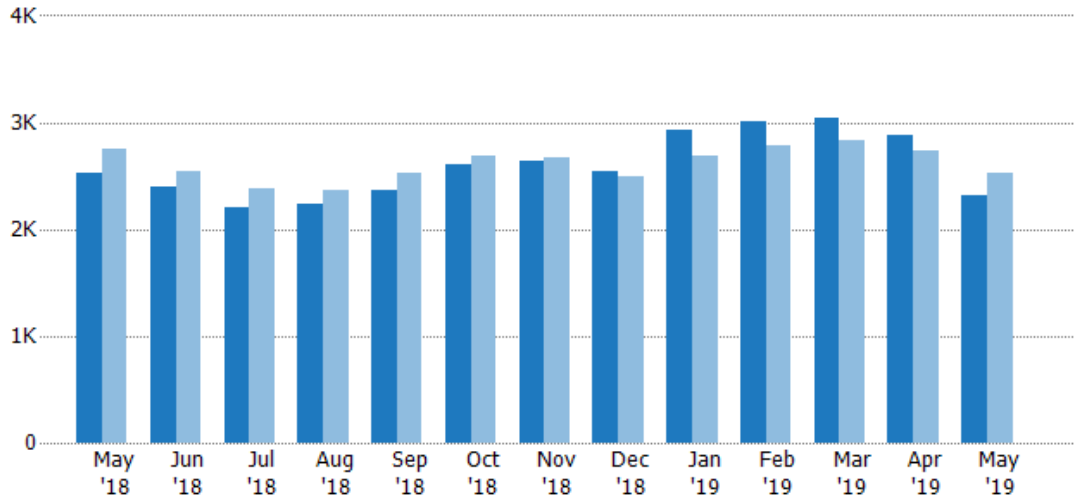
Active Listings

The number of active residential listings at the end of each month.

Filters Used

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

Month/Year	Count	% Chg.
May '19	2.32K	-8.3%
May '18	2.53K	-8.2%
May '17	2.76K	15.8%



Current Year	2.53K	2.4K	2.2K	2.23K	2.37K	2.6K	2.63K	2.55K	2.93K	3.01K	3.04K	2.88K	2.32K
Prior Year	2.76K	2.54K	2.39K	2.36K	2.52K	2.68K	2.67K	2.5K	2.69K	2.79K	2.84K	2.73K	2.53K
Percent Change from Prior Year	-8%	-5%	-8%	-5%	-6%	-3%	-1%	2%	9%	8%	7%	5%	-8%

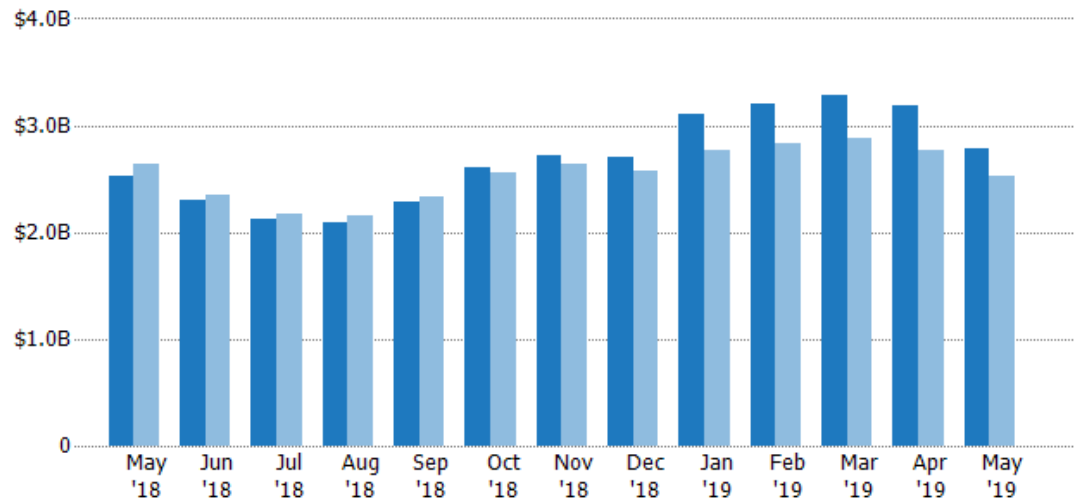
Active Listing Volume

The sum of the listing price of active residential listings at the end of each month.

Filters Used

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

Month/Year	Volume	% Chg.
May '19	\$2.78B	10.3%
May '18	\$2.52B	-4.4%
May '17	\$2.64B	5.7%



Current Year	\$2.52B	\$2.29B	\$2.12B	\$2.09B	\$2.28B	\$2.6B	\$2.71B	\$2.69B	\$3.11B	\$3.21B	\$3.29B	\$3.19B	\$2.78B
Prior Year	\$2.64B	\$2.35B	\$2.18B	\$2.16B	\$2.32B	\$2.56B	\$2.64B	\$2.57B	\$2.76B	\$2.84B	\$2.87B	\$2.77B	\$2.52B
Percent Change from Prior Year	-4%	-2%	-2%	-3%	-2%	1%	3%	5%	13%	13%	14%	15%	10%

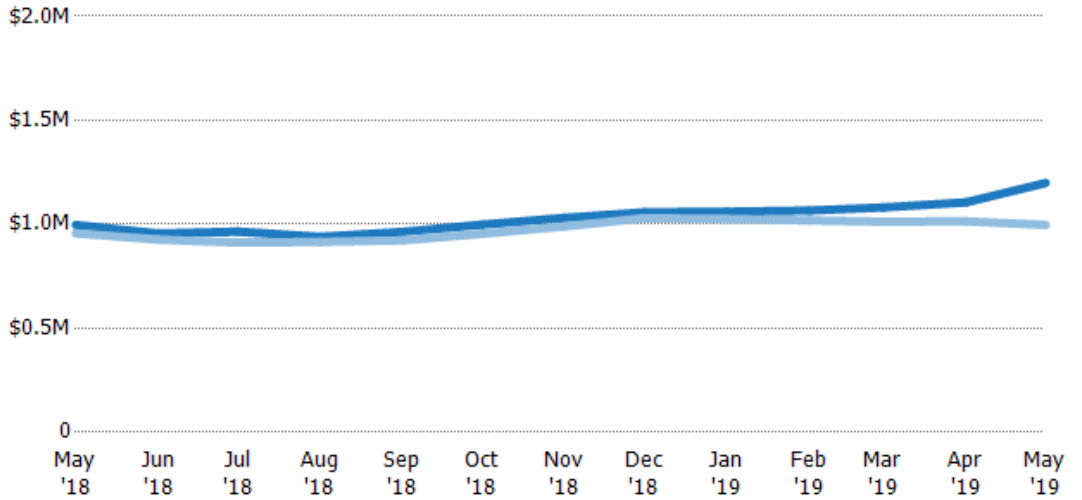
Average Listing Price

The average listing price of active residential listings at the end of each month.

Filters Used

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

Month/ Year	Price	% Chg.
May '19	\$1.2M	20.3%
May '18	\$997K	4.2%
May '17	\$957K	-8.7%



Current Year	\$997K	\$956K	\$965K	\$939K	\$963K	\$998K	\$1.03M	\$1.06M	\$1.06M	\$1.07M	\$1.08M	\$1.11M	\$1.2M
Prior Year	\$957K	\$927K	\$912K	\$915K	\$923K	\$955K	\$990K	\$1.03M	\$1.03M	\$1.02M	\$1.01M	\$1.01M	\$997K
Percent Change from Prior Year	4%	3%	6%	3%	4%	5%	4%	3%	3%	5%	7%	9%	20%

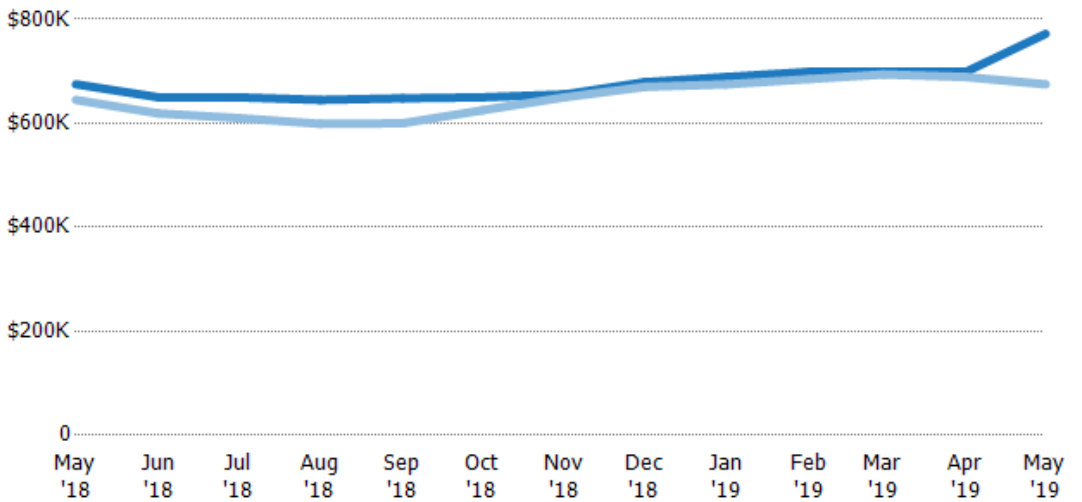
Median Listing Price

The median listing price of active residential listings at the end of each month.

Filters Used

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

Month/ Year	Price	% Chg.
May '19	\$772K	14.4%
May '18	\$675K	4.7%
May '17	\$645K	-10.8%



Current Year	\$675K	\$650K	\$650K	\$645K	\$648K	\$650K	\$656K	\$679K	\$689K	\$699K	\$699K	\$699K	\$772K
Prior Year	\$645K	\$619K	\$610K	\$599K	\$600K	\$625K	\$650K	\$670K	\$675K	\$685K	\$694K	\$689K	\$675K
Percent Change from Prior Year	5%	5%	7%	8%	8%	4%	1%	1%	2%	2%	1%	1%	14%

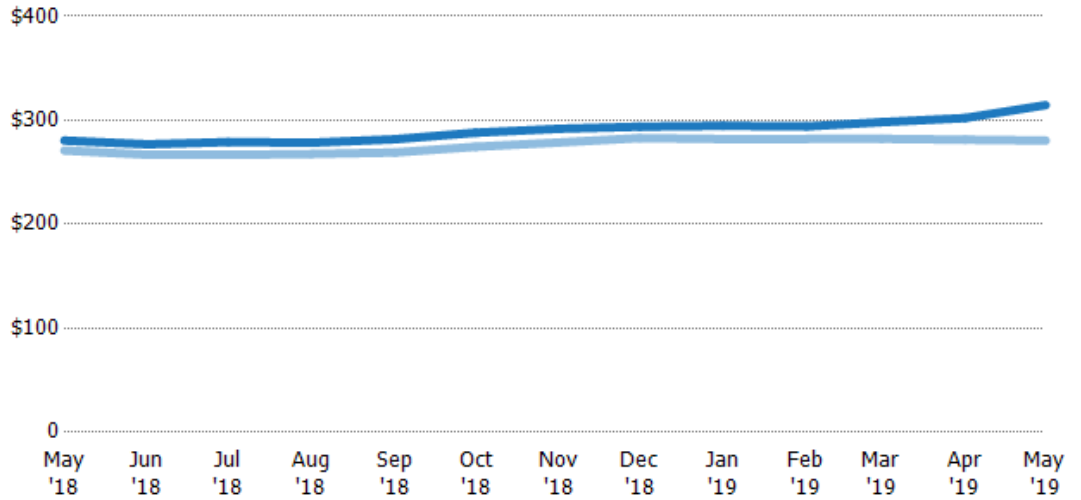
Average Listing Price per Sq Ft

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

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
May '19	\$315	12.1%
May '18	\$281	3.6%
May '17	\$271	-6.2%



Current Year	\$281	\$277	\$279	\$278	\$282	\$288	\$292	\$294	\$295	\$294	\$298	\$302	\$315
Prior Year	\$271	\$267	\$267	\$268	\$269	\$275	\$279	\$283	\$282	\$282	\$282	\$281	\$281
Percent Change from Prior Year	4%	4%	5%	4%	5%	5%	5%	4%	5%	4%	6%	7%	12%

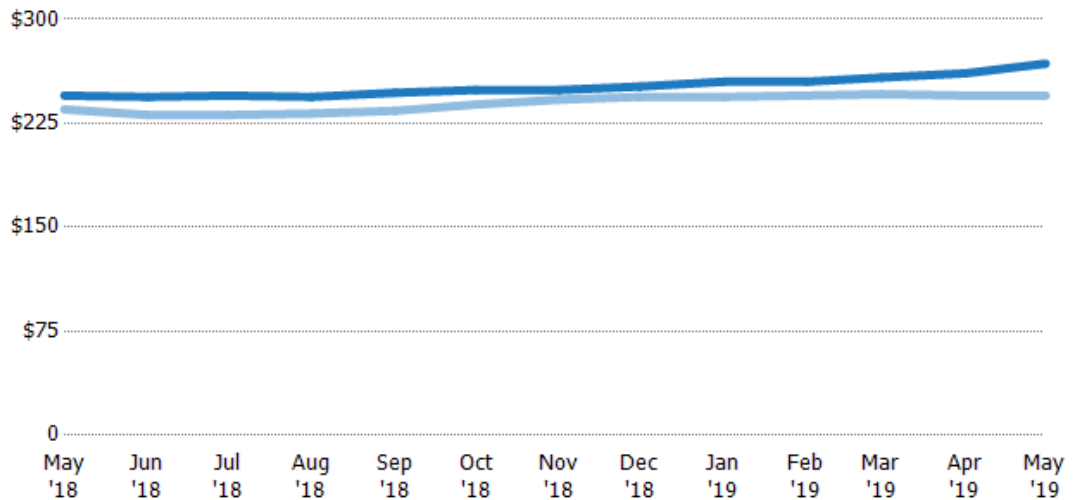
Median Listing Price per Sq Ft

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

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
May '19	\$268	9.4%
May '18	\$245	4.3%
May '17	\$235	-4.9%



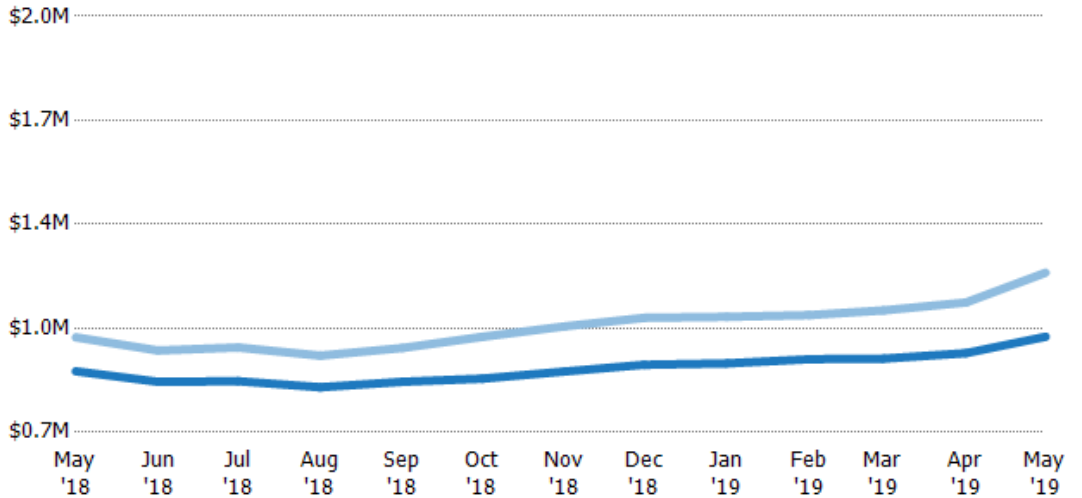
Current Year	\$245	\$244	\$245	\$244	\$247	\$249	\$249	\$252	\$255	\$255	\$258	\$261	\$268
Prior Year	\$235	\$231	\$231	\$232	\$234	\$239	\$242	\$244	\$244	\$245	\$246	\$245	\$245
Percent Change from Prior Year	4%	6%	6%	5%	6%	4%	3%	3%	5%	4%	5%	7%	9%

Average Listing Price vs Average Est Value

The average listing price as a percentage of the average AVM or RVM® valuation estimate for active listings each month.

Filters Used

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



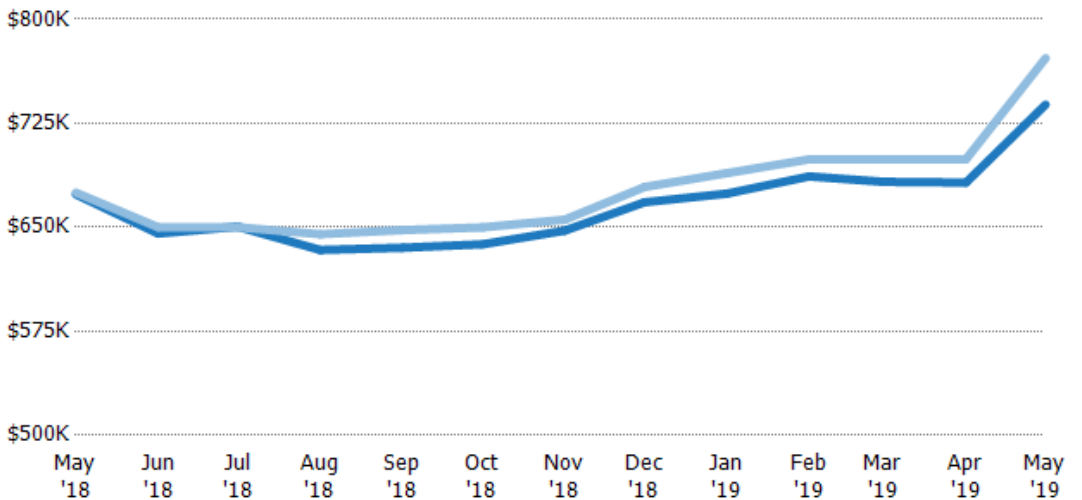
Avg Est Value	\$891K	\$858K	\$860K	\$841K	\$858K	\$868K	\$890K	\$911K	\$915K	\$928K	\$930K	\$947K	\$999K
Avg Listing Price	\$997K	\$956K	\$965K	\$939K	\$963K	\$998K	\$1.03M	\$1.06M	\$1.06M	\$1.07M	\$1.08M	\$1.11M	\$1.2M
Avg Listing Price as a % of Avg Est Value	112%	111%	112%	112%	112%	115%	116%	116%	116%	115%	116%	117%	120%

Median Listing Price vs Median Est Value

The median listing price as a percentage of the median AVM or RVM® valuation estimate for active listings each month.

Filters Used

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



Median Est Value	\$674K	\$645K	\$650K	\$634K	\$635K	\$638K	\$648K	\$668K	\$674K	\$687K	\$683K	\$682K	\$738K
Median Listing Price	\$675K	\$650K	\$650K	\$645K	\$648K	\$650K	\$656K	\$679K	\$689K	\$699K	\$699K	\$699K	\$772K
Med Listing Price as a % of Med Est Value	100%	101%	100%	102%	102%	102%	101%	102%	102%	102%	102%	102%	105%

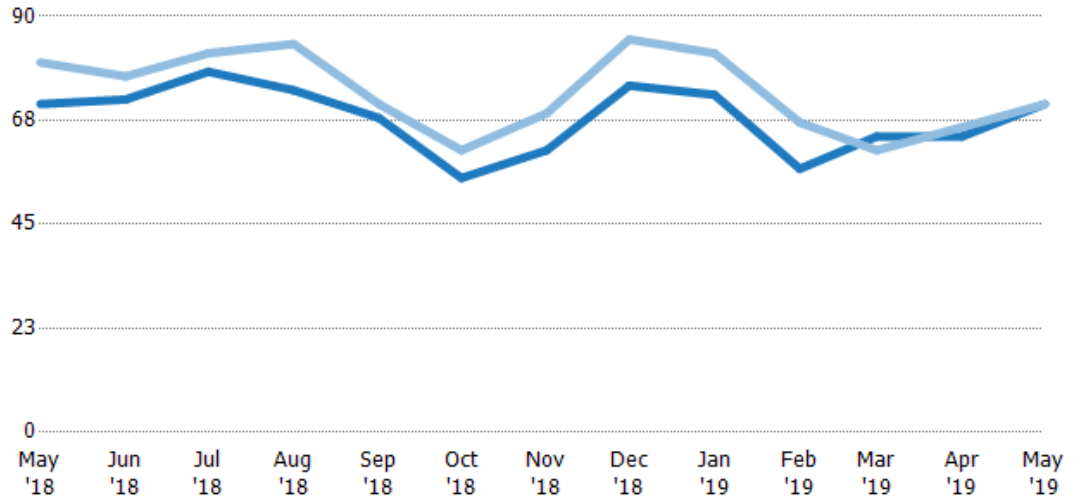
Median Days in RPR

The median number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR.

Filters Used

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

Month/ Year	Days	% Chg.
May '19	71	0%
May '18	71	-11.3%
May '17	80	0%



	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	71	72	78	74	68	55	61	75	73	57	64	64	71
Prior Year	80	77	82	84	71	61	69	85	82	67	61	66	71
Percent Change from Prior Year	-11%	-6%	-5%	-12%	-4%	-10%	-12%	-12%	-11%	-15%	5%	-3%	0%

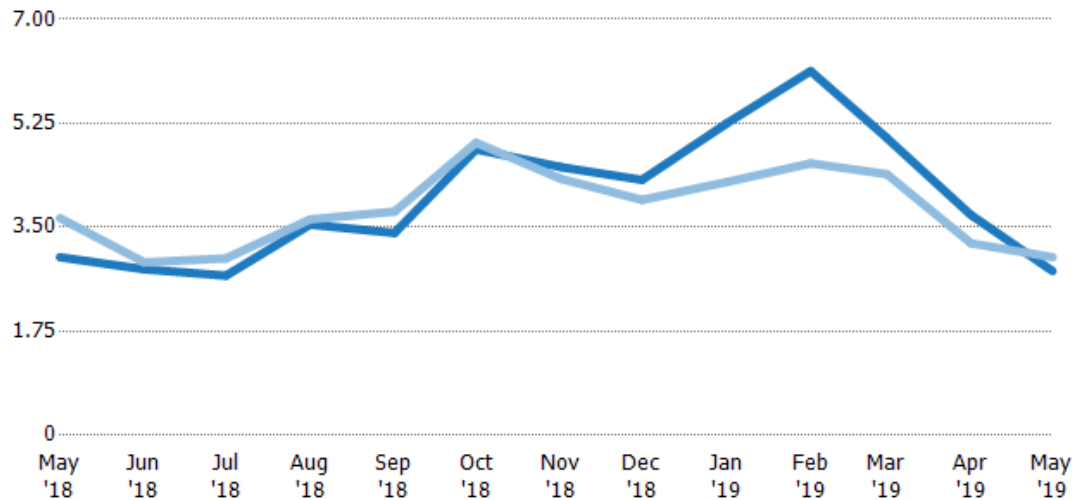
Months of Inventory

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

Filters Used

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

Month/ Year	Months	% Chg.
May '19	2.76	-7.8%
May '18	3	-18%
May '17	3.65	21.3%



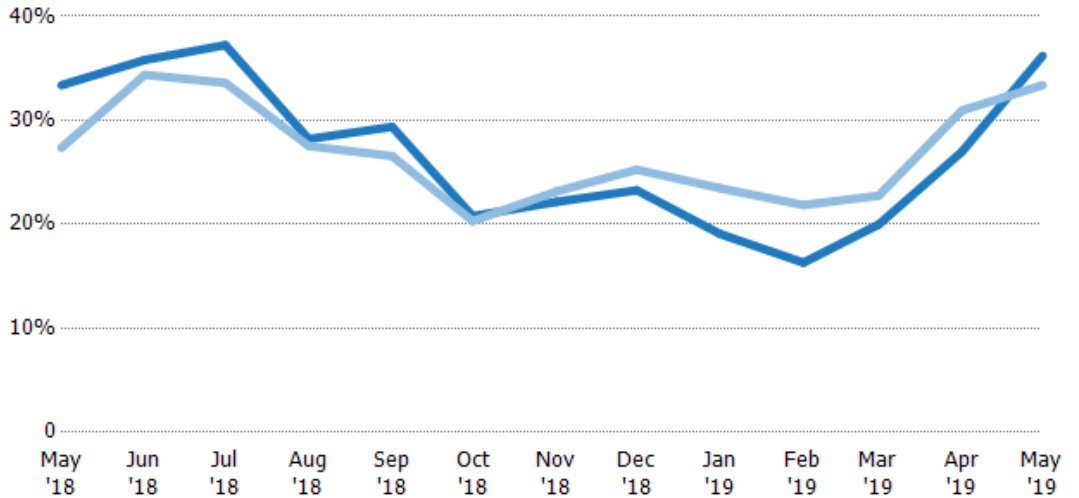
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	3	2.79	2.69	3.55	3.4	4.81	4.51	4.3	5.24	6.13	5	3.71	2.76
Prior Year	3.65	2.91	2.98	3.63	3.76	4.92	4.32	3.96	4.26	4.57	4.39	3.23	3
Percent Change from Prior Year	-18%	-4%	-10%	-2%	-10%	-2%	5%	8%	23%	34%	14%	15%	-8%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

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



Month/Year	Rate	Chg.
May '19	36%	-2.8%
May '18	33%	-6%
May '17	27%	-17.5%

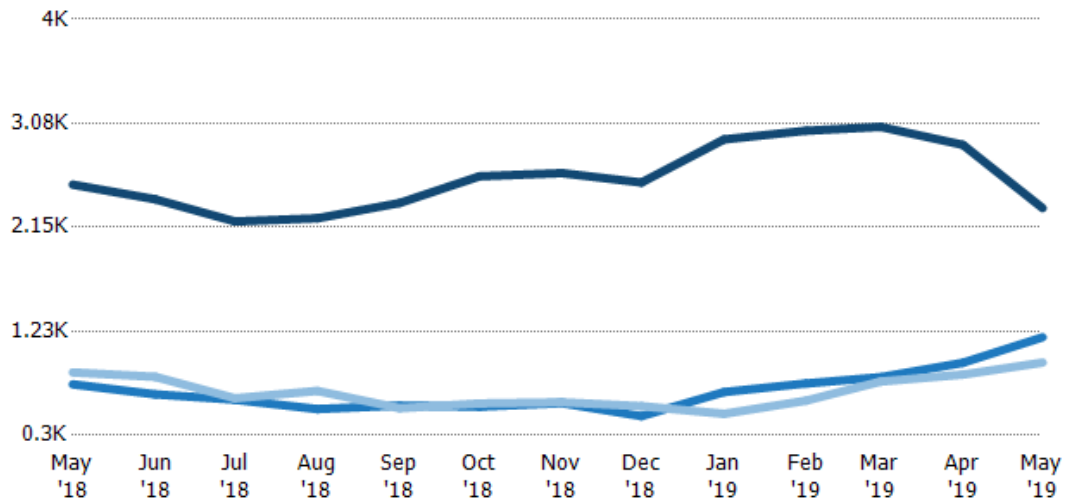
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	33%	36%	37%	28%	29%	21%	22%	23%	19%	16%	20%	27%	36%
Prior Year	27%	34%	34%	28%	27%	20%	23%	25%	23%	22%	23%	31%	33%
Change from Prior Year	-6%	-1%	-4%	-1%	-3%	0%	1%	2%	4%	6%	3%	4%	-3%

Active/Pending/Sold Units

The number of residential properties that were Active, Pending and Sold each month.

Filters Used

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



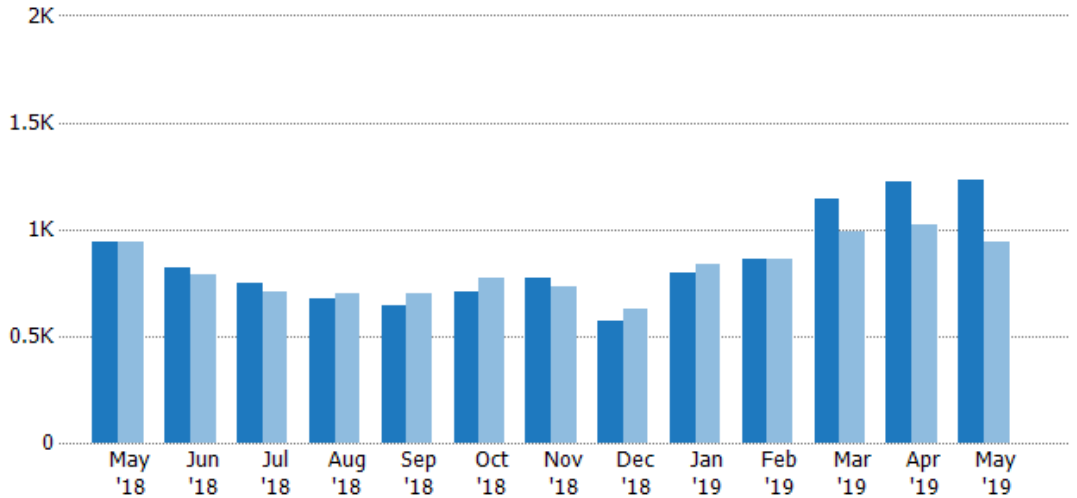
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Active	2.53K	2.4K	2.2K	2.23K	2.37K	2.6K	2.63K	2.55K	2.93K	3.01K	3.04K	2.88K	2.32K
Pending	753	664	616	533	565	554	586	470	684	761	817	945	1.17K
Sold	859	820	629	695	541	583	593	559	491	608	778	840	947

New Pending Sales

The number of residential properties with accepted offers that were added each month.

Filters Used

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



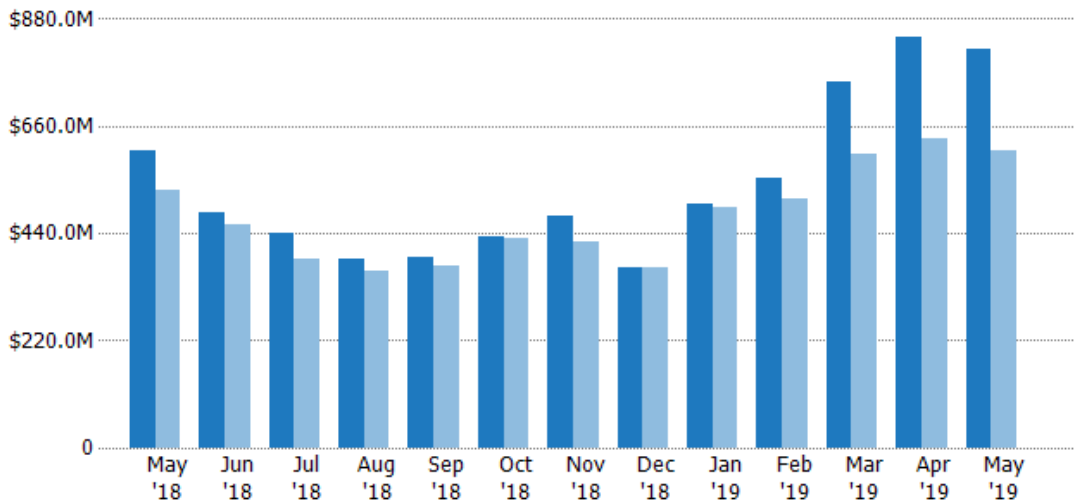
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	943	821	751	671	643	707	772	572	796	858	1.14K	1.22K	1.23K
Prior Year	944	788	711	700	698	768	735	629	832	857	985	1.02K	943
Percent Change from Prior Year	0%	4%	6%	-4%	-8%	-8%	5%	-9%	-4%	0%	16%	20%	30%

New Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were added each month.

Filters Used

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



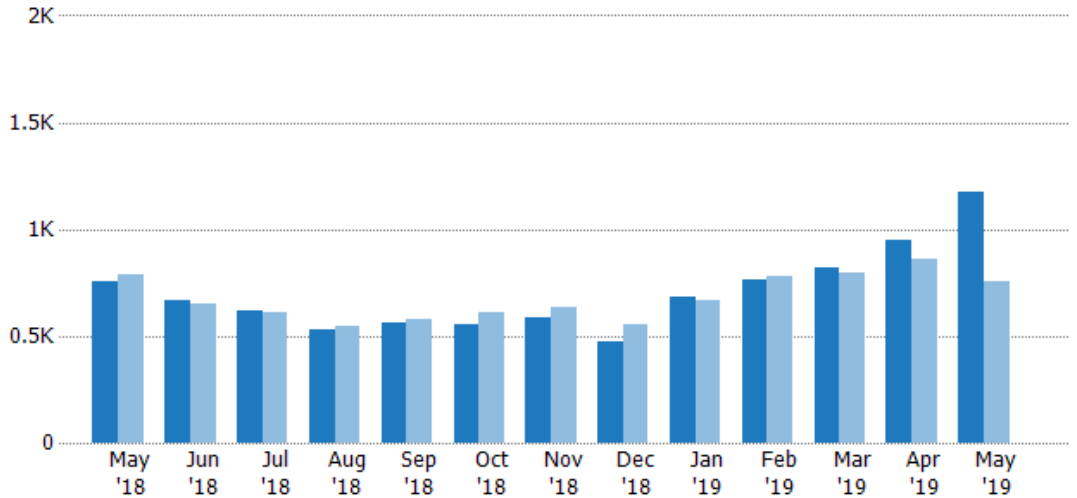
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	\$611M	\$482M	\$442M	\$388M	\$390M	\$433M	\$474M	\$369M	\$502M	\$553M	\$749M	\$841M	\$819M
Prior Year	\$529M	\$457M	\$388M	\$364M	\$373M	\$431M	\$422M	\$371M	\$492M	\$511M	\$603M	\$635M	\$611M
Percent Change from Prior Year	16%	5%	14%	6%	5%	0%	12%	-1%	2%	8%	24%	32%	34%

Pending Sales

The number of residential properties with accepted offers that were available at the end each month.

Filters Used

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



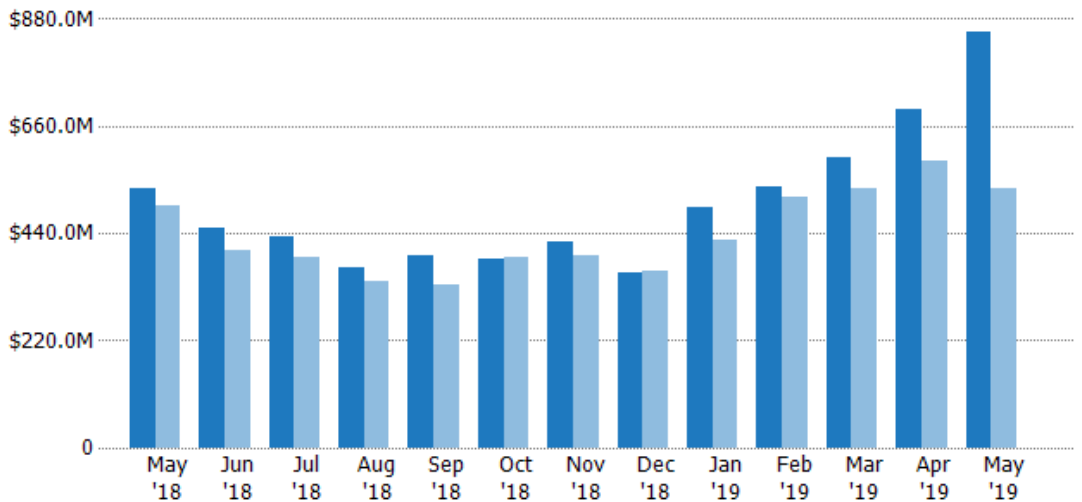
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	753	664	616	533	565	554	586	470	684	761	817	945	1.17K
Prior Year	788	654	614	548	582	613	631	558	665	783	793	860	753
Percent Change from Prior Year	-4%	2%	0%	-3%	-3%	-10%	-7%	-16%	3%	-3%	3%	10%	56%

Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

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



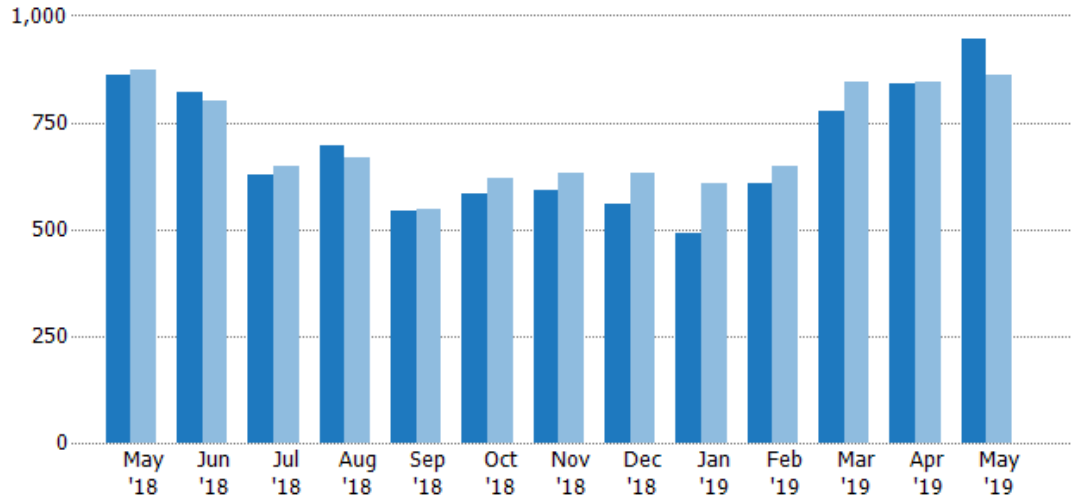
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	\$532M	\$450M	\$433M	\$370M	\$395M	\$389M	\$422M	\$360M	\$495M	\$536M	\$598M	\$696M	\$855M
Prior Year	\$498M	\$405M	\$390M	\$341M	\$335M	\$391M	\$395M	\$361M	\$427M	\$513M	\$533M	\$589M	\$532M
Percent Change from Prior Year	7%	11%	11%	8%	18%	-1%	7%	0%	16%	5%	12%	18%	61%

Closed Sales

The total number of residential properties sold each month.

Filters Used

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



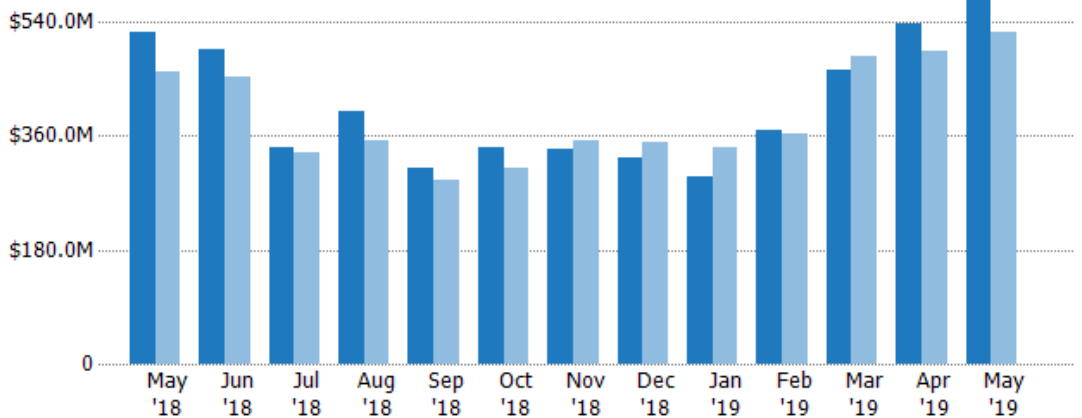
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	859	820	629	694	541	583	593	559	491	608	778	840	947
Prior Year	872	802	649	669	545	618	631	632	609	646	846	844	859
Percent Change from Prior Year	-1%	2%	-3%	4%	-1%	-6%	-6%	-12%	-19%	-6%	-8%	0%	10%

Closed Sales Volume

The sum of the sales price of residential properties sold each month.

Filters Used

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



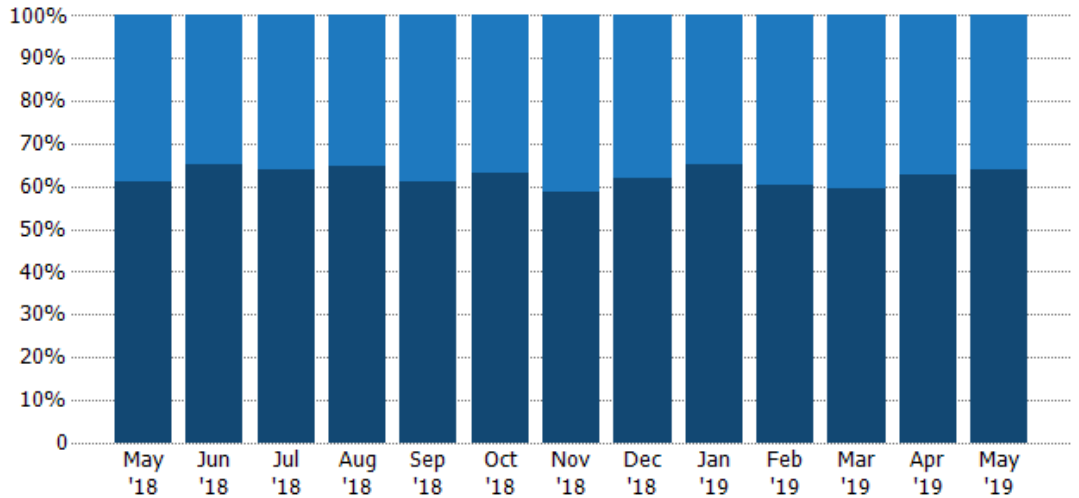
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	\$523M	\$497M	\$343M	\$400M	\$308M	\$342M	\$339M	\$325M	\$295M	\$367M	\$463M	\$536M	\$606M
Prior Year	\$462M	\$452M	\$334M	\$354M	\$289M	\$308M	\$353M	\$349M	\$342M	\$363M	\$487M	\$492M	\$523M
Percent Change from Prior Year	13%	10%	3%	13%	6%	11%	-4%	-7%	-14%	1%	-5%	9%	16%

Closed Sales by Property Type

The percentage of residential properties sold each month by property type.

Filters Used

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



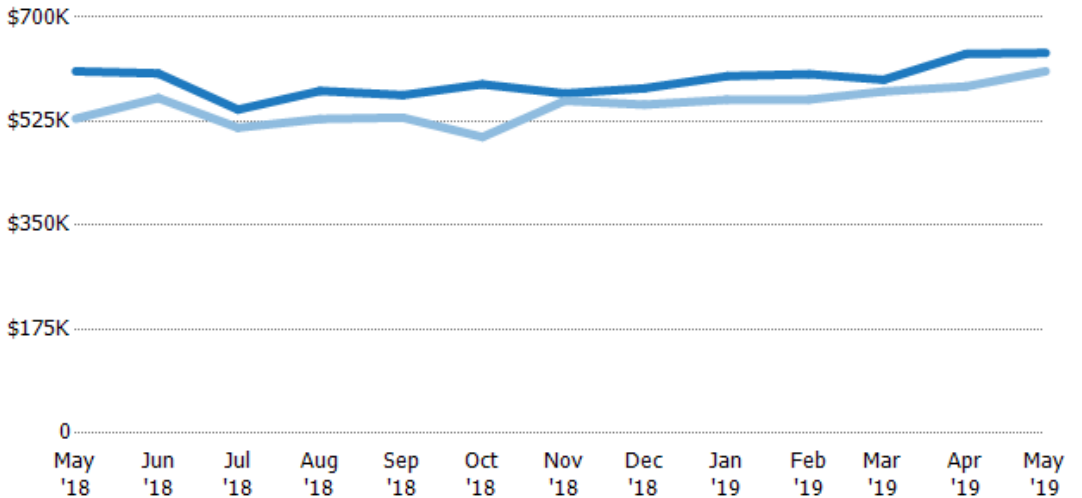
Condo/Townhouse	39%	35%	36%	35%	39%	37%	41%	38%	35%	40%	40%	37%	36%
Single Family Residence	61%	65%	64%	65%	61%	63%	59%	62%	65%	60%	60%	63%	64%

Average Sales Price

The average sales price of the residential properties sold each month.

Filters Used

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



Current Year	\$609K	\$606K	\$545K	\$576K	\$569K	\$587K	\$572K	\$581K	\$601K	\$604K	\$595K	\$638K	\$640K
Prior Year	\$530K	\$564K	\$514K	\$529K	\$531K	\$498K	\$559K	\$553K	\$561K	\$562K	\$575K	\$584K	\$609K
Percent Change from Prior Year	15%	7%	6%	9%	7%	18%	2%	5%	7%	8%	3%	9%	5%

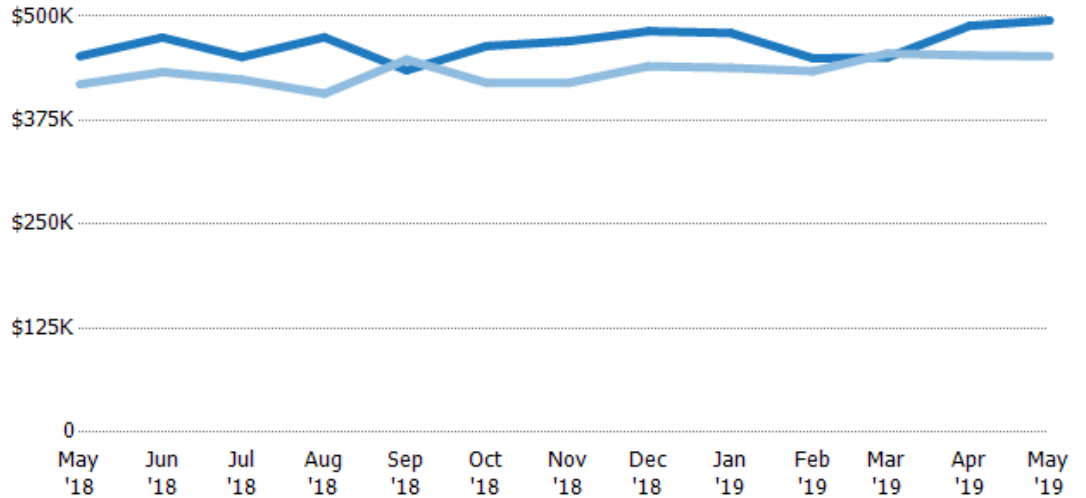
Median Sales Price

The median sales price of the residential properties sold each month.

Filters Used

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

Month/ Year	Price	% Chg.
May '19	\$495K	9.5%
May '18	\$452K	8.1%
May '17	\$418K	-2.3%



Current Year	\$452K	\$475K	\$451K	\$475K	\$435K	\$464K	\$470K	\$482K	\$480K	\$450K	\$451K	\$489K	\$495K
Prior Year	\$418K	\$433K	\$424K	\$407K	\$448K	\$420K	\$420K	\$440K	\$438K	\$434K	\$455K	\$453K	\$452K
Percent Change from Prior Year	8%	10%	6%	17%	-3%	10%	12%	10%	10%	4%	-1%	8%	10%

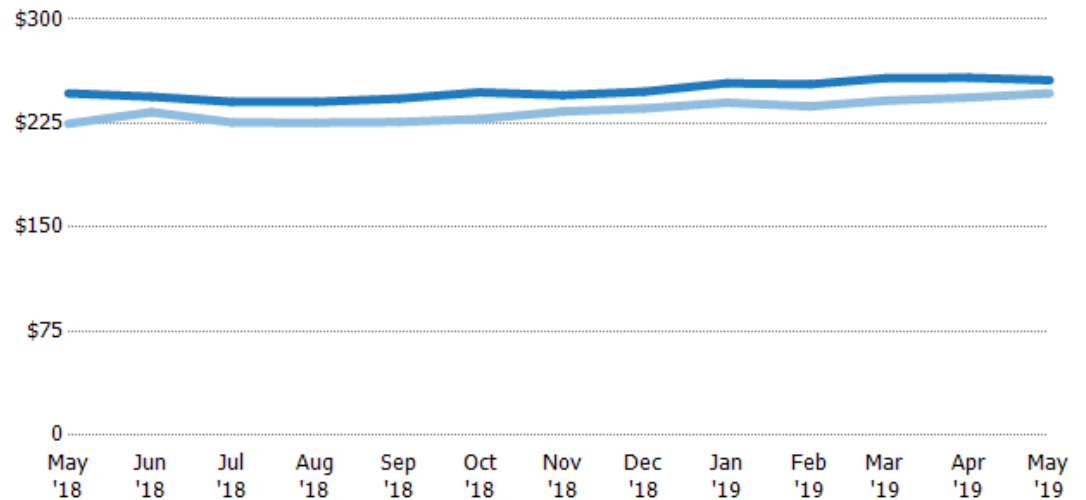
Average Sales Price per Sq Ft

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

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
May '19	\$256	3.8%
May '18	\$247	9.7%
May '17	\$225	-3.2%



Current Year	\$247	\$244	\$240	\$240	\$243	\$247	\$245	\$248	\$254	\$253	\$258	\$258	\$256
Prior Year	\$225	\$233	\$226	\$225	\$226	\$228	\$234	\$236	\$240	\$237	\$241	\$244	\$247
Percent Change from Prior Year	10%	5%	7%	7%	7%	8%	5%	5%	6%	7%	7%	6%	4%

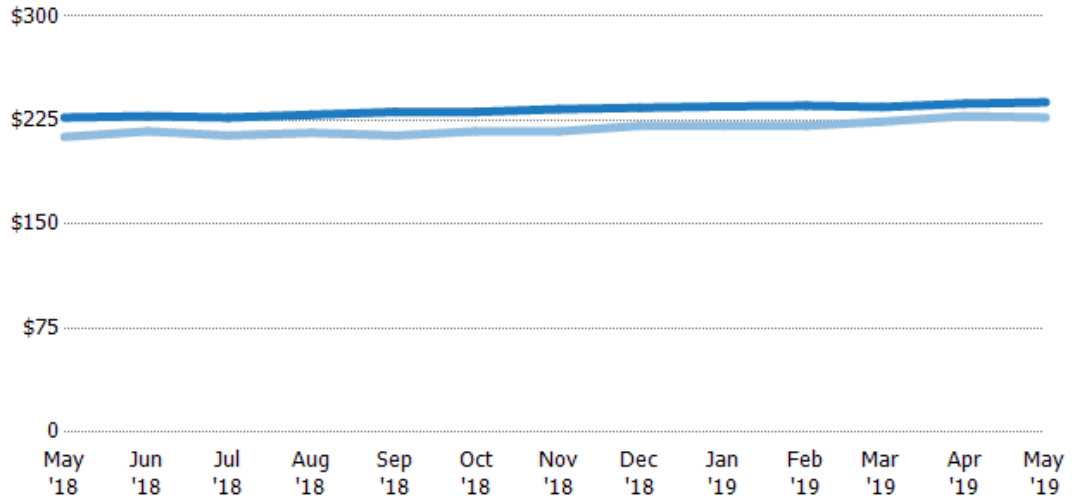
Median Sales Price per Sq Ft

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

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
May '19	\$238	4.8%
May '18	\$227	6.6%
May '17	\$213	-3.8%



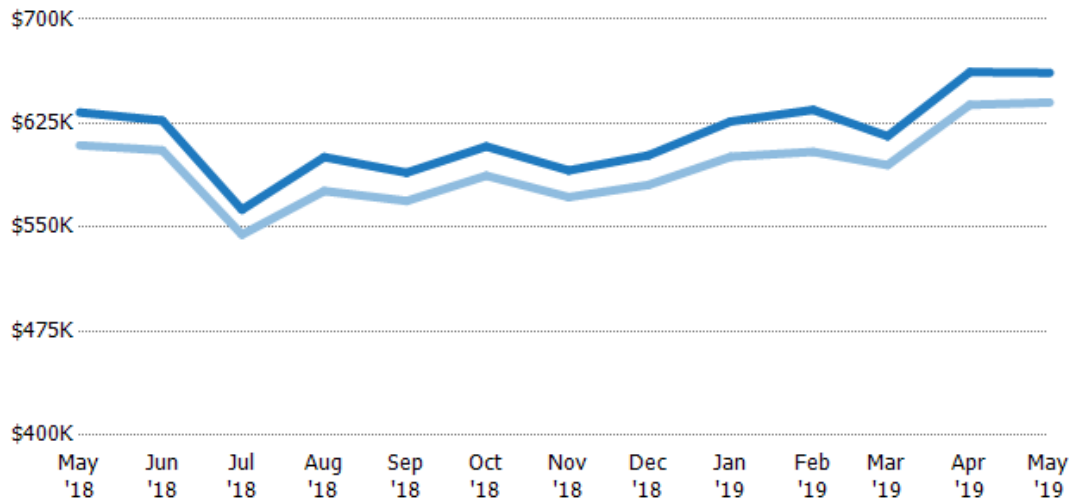
Current Year	\$227	\$228	\$227	\$229	\$231	\$231	\$233	\$234	\$235	\$236	\$235	\$237	\$238
Prior Year	\$213	\$217	\$214	\$216	\$214	\$217	\$221	\$221	\$221	\$221	\$224	\$228	\$227
Percent Change from Prior Year	7%	5%	6%	6%	8%	6%	7%	6%	6%	7%	5%	4%	5%

Average Sales Price vs Average Listing Price

The average sales price as a percentage of the average listing price for properties sold each month.

Filters Used

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



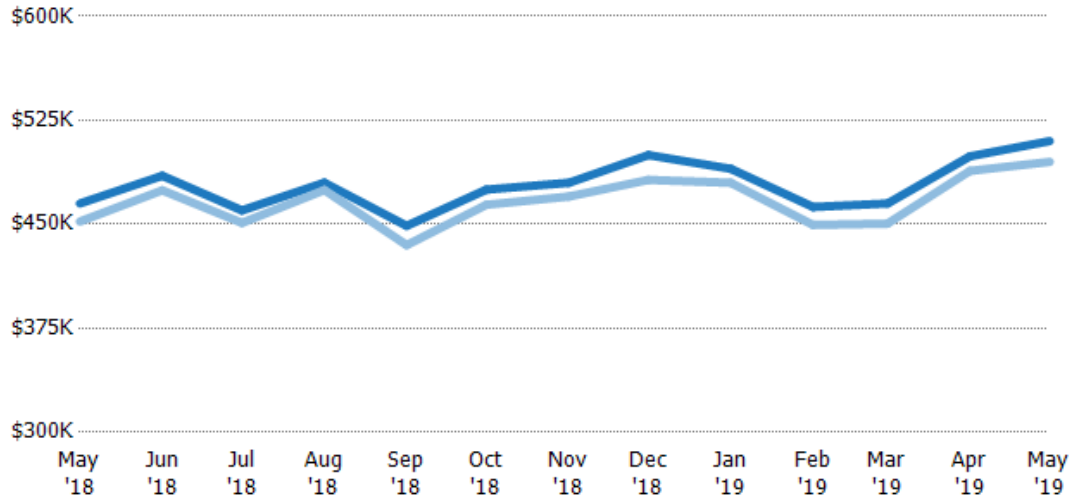
Avg List Price	\$633K	\$627K	\$563K	\$601K	\$589K	\$608K	\$591K	\$602K	\$626K	\$635K	\$616K	\$662K	\$661K
Avg Sales Price	\$609K	\$606K	\$545K	\$576K	\$569K	\$587K	\$572K	\$581K	\$601K	\$604K	\$595K	\$638K	\$640K
Avg Sales Price as a % of Avg List Price	96%	97%	97%	96%	97%	97%	97%	96%	96%	95%	97%	96%	97%

Median Sales Price vs Median Listing Price

The median sales price as a percentage of the median listing price for properties sold each month.

Filters Used

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



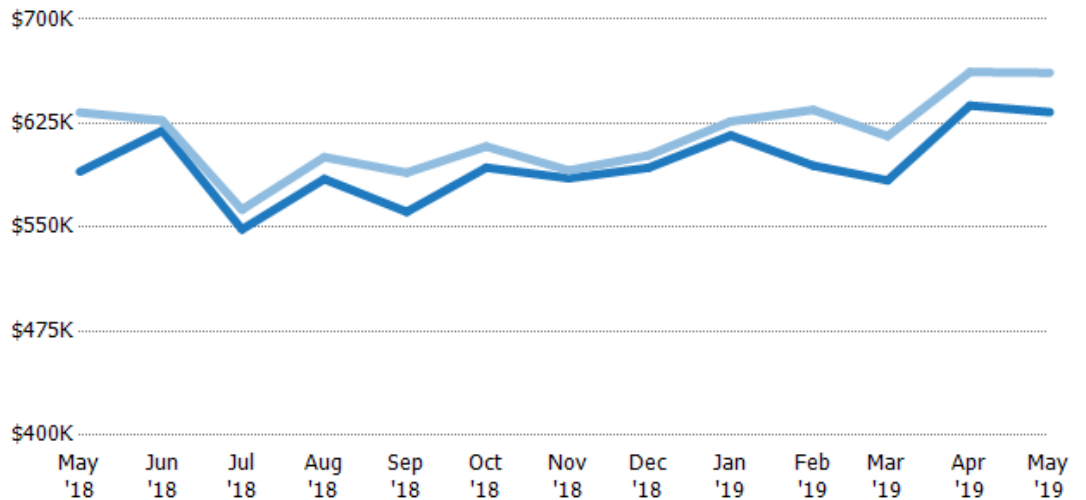
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Median List Price	\$465K	\$485K	\$460K	\$480K	\$449K	\$475K	\$480K	\$500K	\$490K	\$462K	\$465K	\$499K	\$510K
Median Sales Price	\$452K	\$475K	\$451K	\$475K	\$435K	\$464K	\$470K	\$482K	\$480K	\$450K	\$451K	\$489K	\$495K
Med Sales Price as a % of Med List Price	97%	98%	98%	99%	97%	98%	98%	96%	98%	97%	97%	98%	97%

Average Sales Price vs Average Est Value

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

Filters Used

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



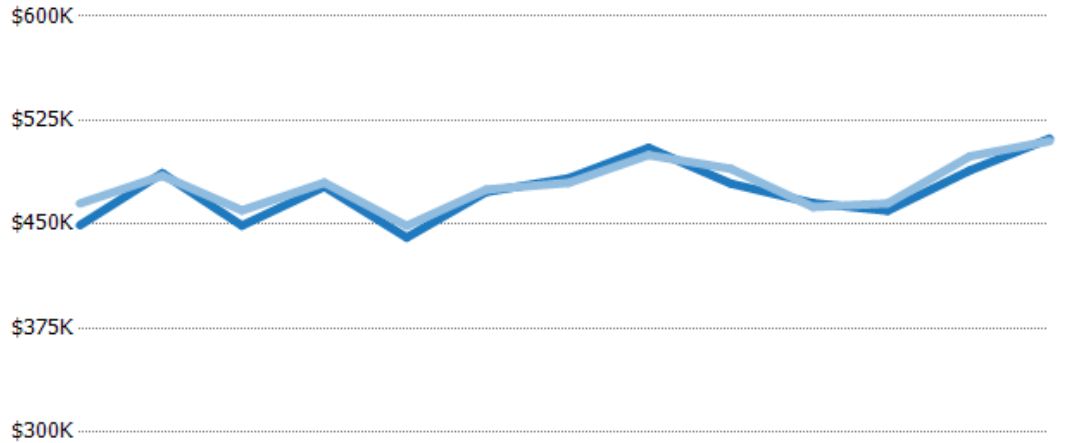
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Avg Est Value	\$590K	\$620K	\$548K	\$585K	\$561K	\$593K	\$585K	\$593K	\$616K	\$594K	\$584K	\$638K	\$633K
Avg Sales Price	\$633K	\$627K	\$563K	\$601K	\$589K	\$608K	\$591K	\$602K	\$626K	\$635K	\$616K	\$662K	\$661K
Avg Sales Price as a % of Avg Est Value	107%	101%	103%	103%	105%	103%	101%	102%	102%	107%	105%	104%	104%

Median Sales Price vs Median Est Value

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

Filters Used

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



	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Median Est Value	\$449K	\$487K	\$449K	\$477K	\$440K	\$473K	\$483K	\$505K	\$479K	\$465K	\$460K	\$489K	\$512K
Median Sales Price	\$465K	\$485K	\$460K	\$480K	\$449K	\$475K	\$480K	\$500K	\$490K	\$462K	\$465K	\$499K	\$510K
Med Sales Price as a % of Med Est Value	103%	100%	102%	101%	102%	100%	99%	99%	102%	99%	101%	102%	100%

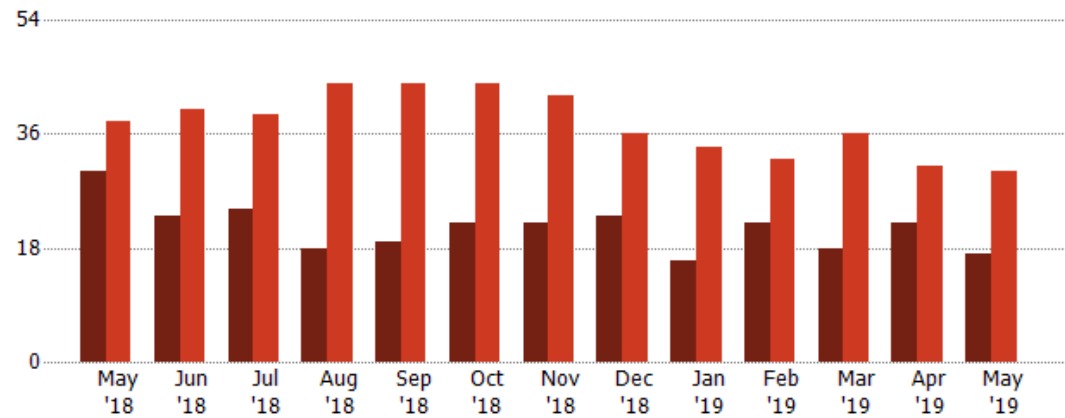
Distressed Listings

The number of distressed residential properties that were for sale at the end of each month.

Filters Used

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

Month/Year	Count	% Chg.
May '19	17	-43.3%
May '18	30	-21.1%
May '17	38	76.3%



	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	30	23	24	18	19	22	22	23	16	22	18	22	17
Prior Year	38	40	39	44	44	44	42	36	34	32	36	31	30
Percent Change from Prior Year	-21%	-43%	-38%	-59%	-57%	-50%	-48%	-36%	-53%	-31%	-50%	-29%	-43%

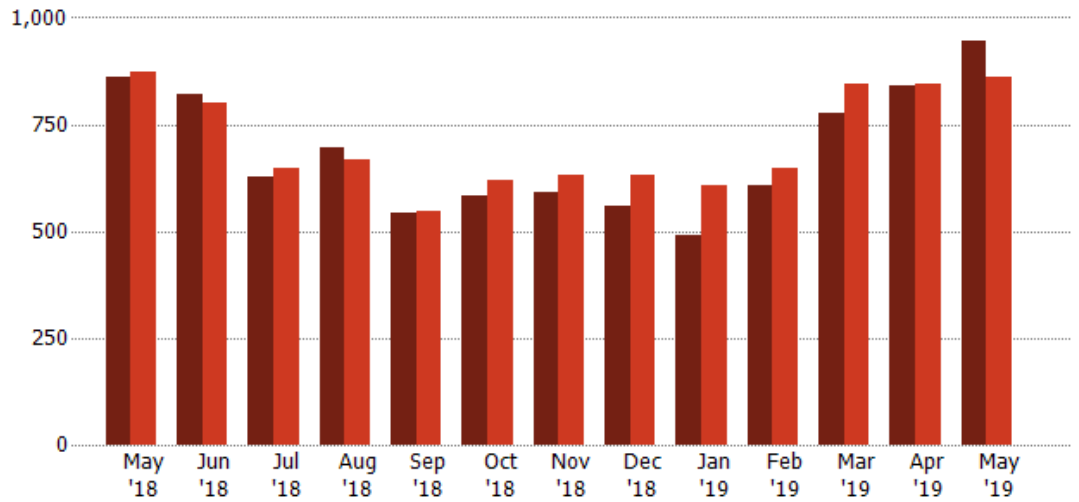
Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

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

Month/ Year	Count	% Chg.
May '19	947	10.2%
May '18	859	-1.5%
May '17	872	-18.8%



Current Year	859	820	629	694	541	583	593	559	491	608	778	840	947
Prior Year	872	802	649	669	545	618	631	632	609	646	846	844	859
Percent Change from Prior Year	-1%	2%	-3%	4%	-1%	-6%	-6%	-12%	-19%	-6%	-8%	0%	10%

Sales Activity by ZIP

May 2019

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85250	85	\$37,714,287	65	\$27,049,900	\$416,152	\$347,500	\$228	\$217	29
85251	162	\$80,801,730	136	\$51,589,440	\$379,334	\$306,000	\$249	\$228	43
85254	143	\$83,610,423	117	\$60,974,125	\$521,146	\$490,000	\$227	\$217	39
85255	190	\$192,486,274	140	\$121,018,116	\$864,415	\$649,500	\$278	\$253	51
85257	85	\$30,589,562	69	\$23,402,610	\$339,168	\$340,000	\$220	\$217	44
85258	121	\$59,493,298	100	\$53,522,275	\$535,223	\$524,000	\$251	\$244	41
85259	80	\$69,768,027	75	\$62,167,550	\$828,901	\$625,000	\$243	\$230	45
85260	118	\$69,355,444	102	\$48,161,664	\$472,173	\$421,500	\$229	\$220	30
85262	120	\$167,251,985	79	\$103,987,569	\$1,316,298	\$865,000	\$306	\$268	78
85266	68	\$63,872,719	64	\$54,216,024	\$847,125	\$760,000	\$247	\$241	61