

2019

FOUNTAIN HILLS

MARKET REPORT

July 2019



Scottsdale Area Association of REALTORS®
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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	Jul 2019	Jul 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	63	80	-21.3%	638	619	+3.1%
New Listing Volume	\$36,832,652	\$41,878,896	-12%	\$363,202,856	\$335,735,556	+8.2%
Active Listing Count	178	241	-26.1%	N/A	N/A	
Active Listing Volume	\$157,589,507	\$177,574,942	-11.3%	N/A	N/A	
Average Listing Price	\$885,334	\$736,825	+20.2%	\$788,121	\$729,765	+8%
Median Listing Price	\$648,500	\$549,000	+18.1%	\$565,348	\$533,852	+5.9%
Average Listing Price per Sq Ft	\$249	\$225	+10.3%	\$235	\$223	+5.4%
Median Listing Price per Sq Ft	\$224	\$207	+8%	\$218	\$205	+5.9%
Median Days in RPR	75.5	84	-10.1%	76.54	81.84	-6.5%
Months of Inventory	2.5	2.7	-9.7%	3.5	4.3	-20.6%
Absorption Rate	40.45%	36.51%	+3.9%	28.96%	23%	+6%
Sales Activity Charts Metrics						
New Pending Sales Count	90	57	+57.9%	765	646	+18.4%
New Pending Sales Volume	\$42,890,650	\$34,572,000	+24.1%	\$384,610,797	\$310,580,309	+23.8%
Pending Sales Count	87	47	+85.1%	N/A	N/A	
Pending Sales Volume	\$49,428,561	\$27,540,259	+79.5%	N/A	N/A	
Closed Sales Count	72	55	+30.9%	583	567	+2.8%
Closed Sales Volume	\$34,930,155	\$22,171,835	+57.5%	\$278,568,715	\$254,965,841	+9.3%
Average Sales Price	\$485,141	\$403,124	+20.3%	\$477,819	\$449,675	+6.3%
Median Sales Price	\$420,000	\$360,000	+16.7%	\$386,775	\$379,441	+1.9%
Average Sales Price per Sq Ft	\$209	\$193	+8.1%	\$212	\$200	+5.5%
Median Sales Price per Sq Ft	\$208	\$196	+6.1%	\$205	\$194	+5.3%
Distressed Charts Metrics						
Distressed Listing Count	1	3	-66.7%	N/A	N/A	

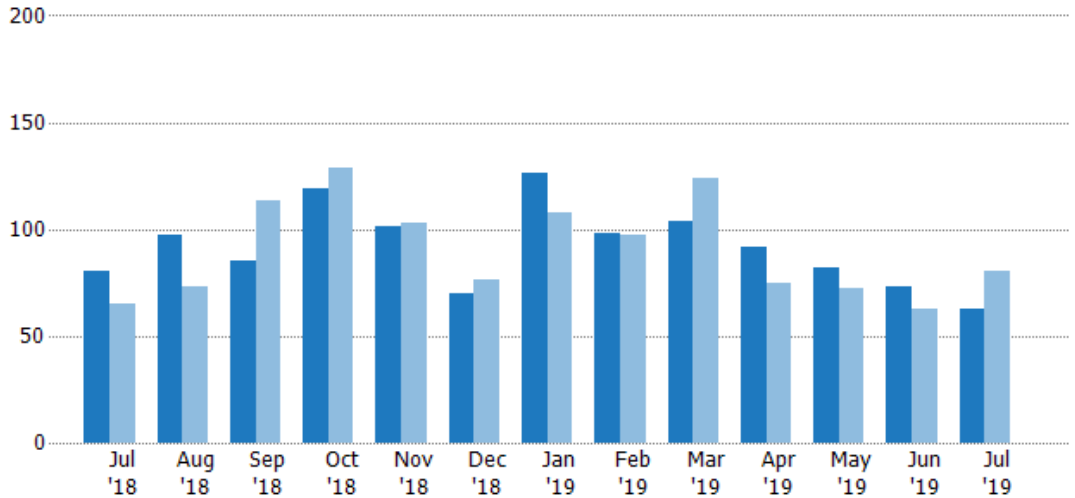
New Listings

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

Filters Used

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

Month/Year	Count	% Chg.
Jul '19	63	-21.3%
Jul '18	80	23.1%
Jul '17	65	1.5%



	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	80	97	85	119	101	70	126	98	104	92	82	73	63
Prior Year	65	73	113	129	103	76	108	97	124	75	72	63	80
Percent Change from Prior Year	23%	33%	-25%	-8%	-2%	-8%	17%	1%	-16%	23%	14%	16%	-21%

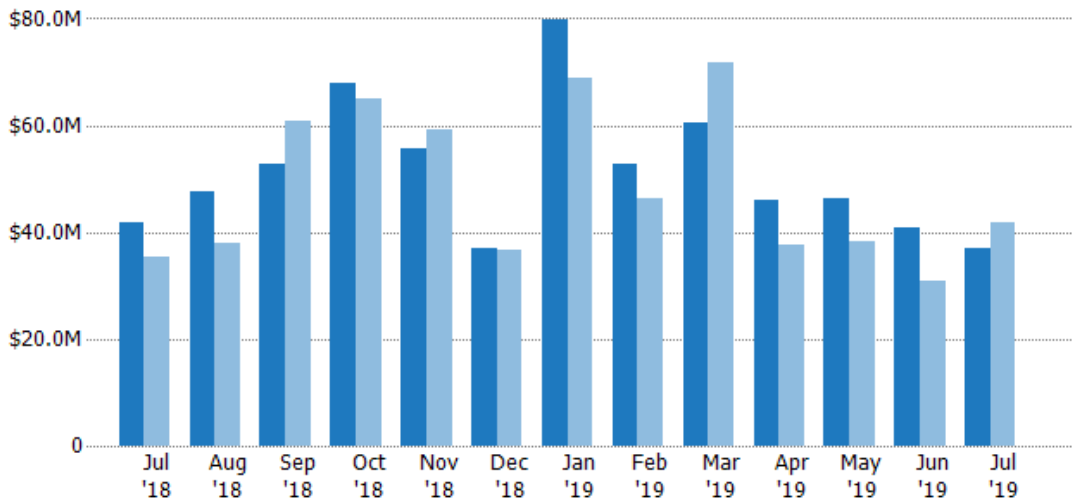
New Listing Volume

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

Filters Used

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

Month/Year	Volume	% Chg.
Jul '19	\$36.8M	-12%
Jul '18	\$41.9M	18.8%
Jul '17	\$35.2M	-8.3%



	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	\$41.9M	\$47.6M	\$52.6M	\$67.8M	\$55.6M	\$37M	\$79.9M	\$52.6M	\$60.6M	\$46.1M	\$46.3M	\$40.8M	\$36.8M
Prior Year	\$35.2M	\$38M	\$60.8M	\$65M	\$59.2M	\$36.8M	\$68.8M	\$46.5M	\$71.6M	\$37.7M	\$38.4M	\$30.8M	\$41.9M
Percent Change from Prior Year	19%	25%	-13%	4%	-6%	1%	16%	13%	-15%	22%	21%	32%	-12%

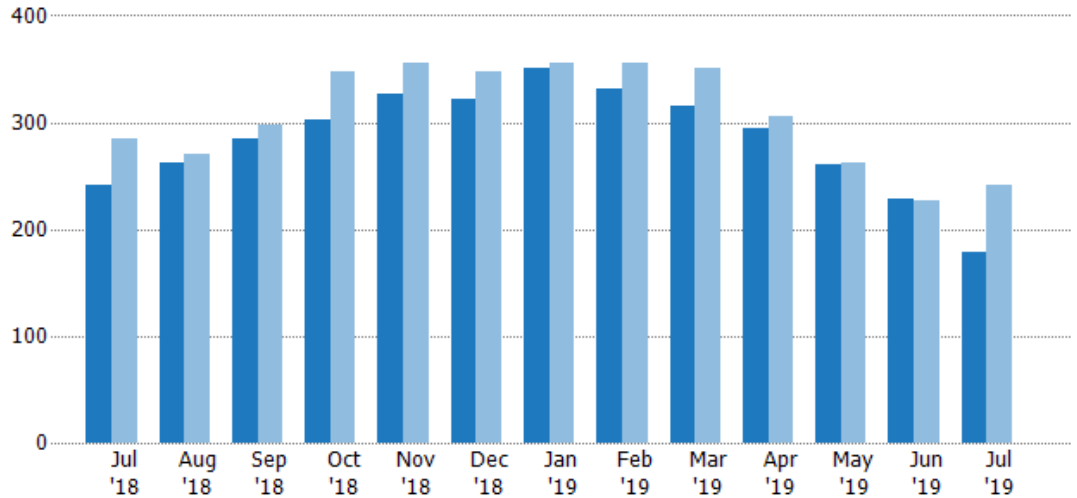
Active Listings

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

Filters Used

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

Month/ Year	Count	% Chg.
Jul '19	178	-26.1%
Jul '18	241	-15.1%
Jul '17	284	-1.1%



Current Year	241	263	284	303	326	321	350	331	315	295	260	229	178
Prior Year	284	271	298	348	356	347	355	355	350	306	262	227	241
Percent Change from Prior Year	-15%	-3%	-5%	-13%	-8%	-7%	-1%	-7%	-10%	-4%	-1%	1%	-26%

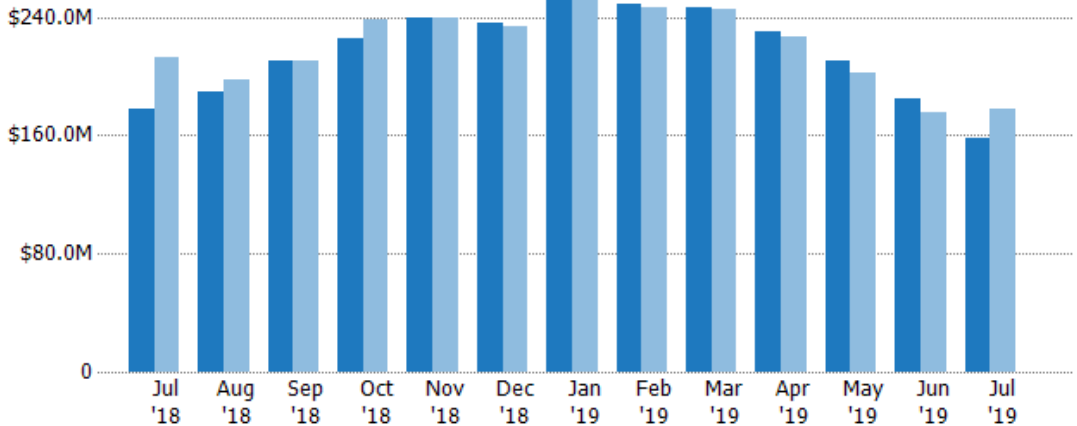
Active Listing Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
Jul '19	\$158M	-11.3%
Jul '18	\$178M	-16.4%
Jul '17	\$212M	-16.4%



Current Year	\$178M	\$190M	\$210M	\$225M	\$239M	\$236M	\$265M	\$248M	\$247M	\$230M	\$211M	\$184M	\$158M
Prior Year	\$212M	\$197M	\$211M	\$238M	\$240M	\$234M	\$256M	\$246M	\$245M	\$226M	\$202M	\$176M	\$178M
Percent Change from Prior Year	-16%	-4%	0%	-5%	0%	1%	3%	1%	1%	2%	4%	5%	-11%

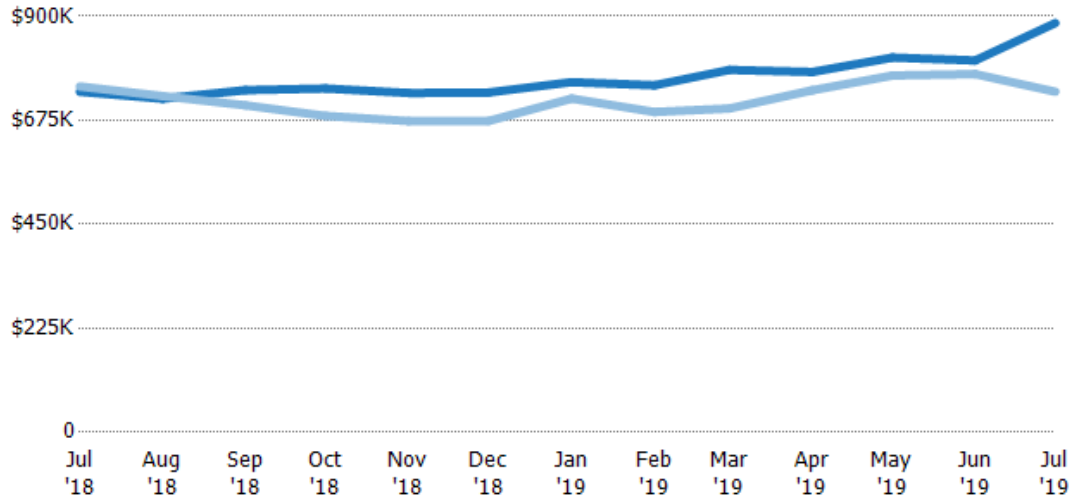
Average Listing Price

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

Filters Used

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

Month/ Year	Price	% Chg.
Jul '19	\$885K	20.2%
Jul '18	\$737K	-1.5%
Jul '17	\$748K	-15.5%



Current Year	\$737K	\$722K	\$740K	\$744K	\$734K	\$735K	\$758K	\$751K	\$784K	\$780K	\$811K	\$804K	\$885K
Prior Year	\$748K	\$727K	\$707K	\$684K	\$673K	\$674K	\$722K	\$693K	\$701K	\$740K	\$772K	\$775K	\$737K
Percent Change from Prior Year	-2%	-1%	5%	9%	9%	9%	5%	8%	12%	5%	5%	4%	20%

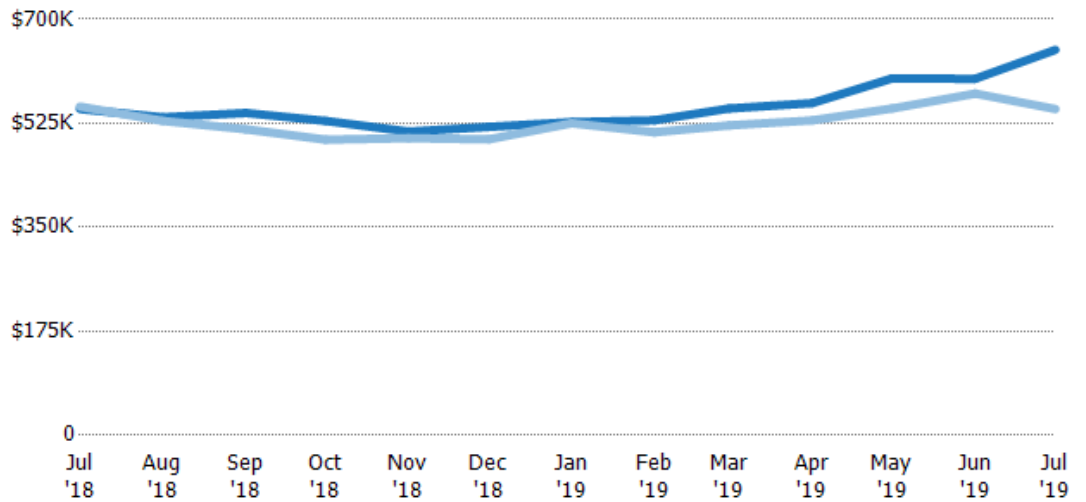
Median Listing Price

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

Filters Used

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

Month/ Year	Price	% Chg.
Jul '19	\$648K	18.1%
Jul '18	\$549K	-0.7%
Jul '17	\$553K	-15.6%



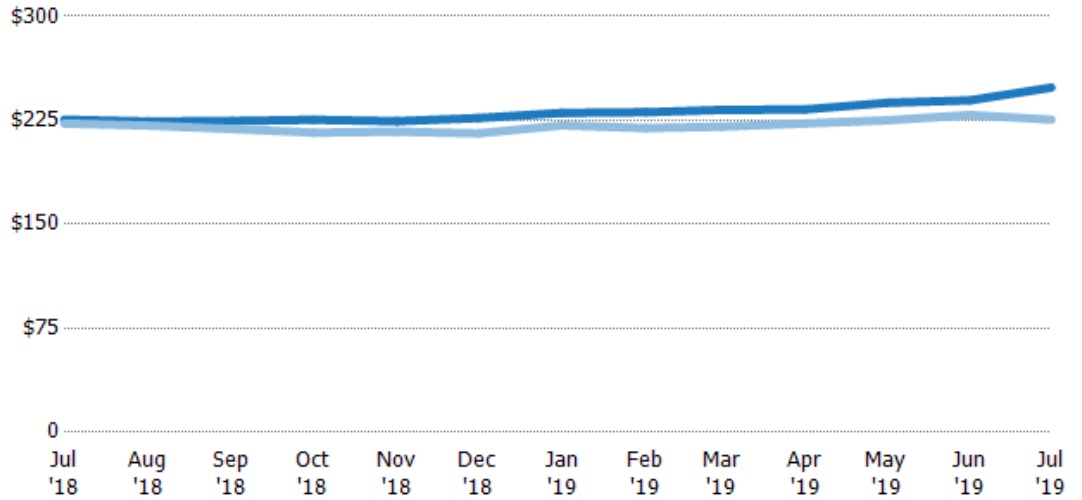
Current Year	\$549K	\$535K	\$542K	\$529K	\$511K	\$519K	\$527K	\$530K	\$550K	\$559K	\$601K	\$600K	\$648K
Prior Year	\$553K	\$529K	\$515K	\$497K	\$500K	\$498K	\$525K	\$510K	\$521K	\$530K	\$550K	\$575K	\$549K
Percent Change from Prior Year	-1%	1%	5%	6%	2%	4%	0%	4%	5%	5%	9%	4%	18%

Average Listing Price per Sq Ft

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

Filters Used

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



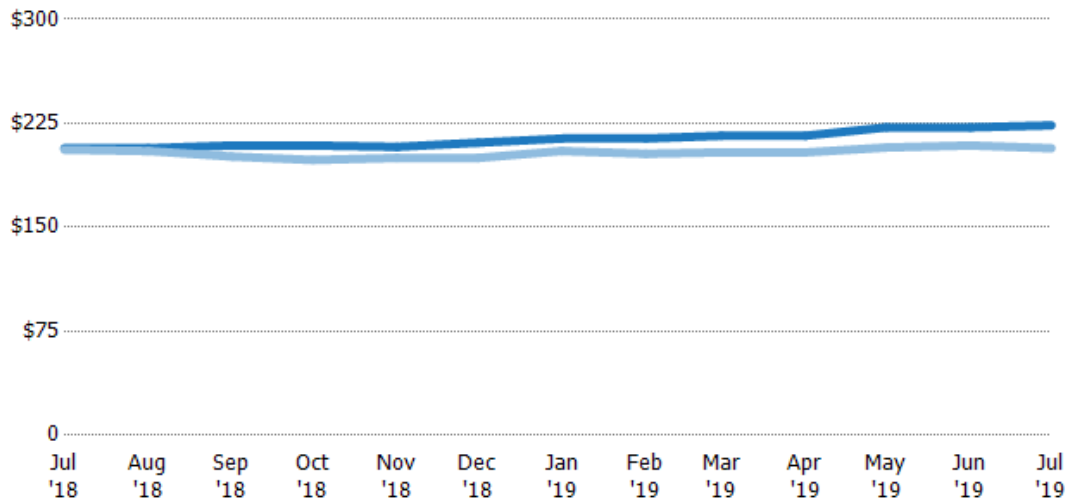
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	\$225	\$224	\$224	\$225	\$224	\$227	\$230	\$231	\$233	\$233	\$238	\$239	\$249
Prior Year	\$223	\$221	\$219	\$216	\$217	\$216	\$221	\$219	\$220	\$223	\$225	\$229	\$225
Percent Change from Prior Year	1%	1%	3%	4%	4%	5%	4%	5%	5%	5%	6%	5%	10%

Median Listing Price per Sq Ft

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

Filters Used

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



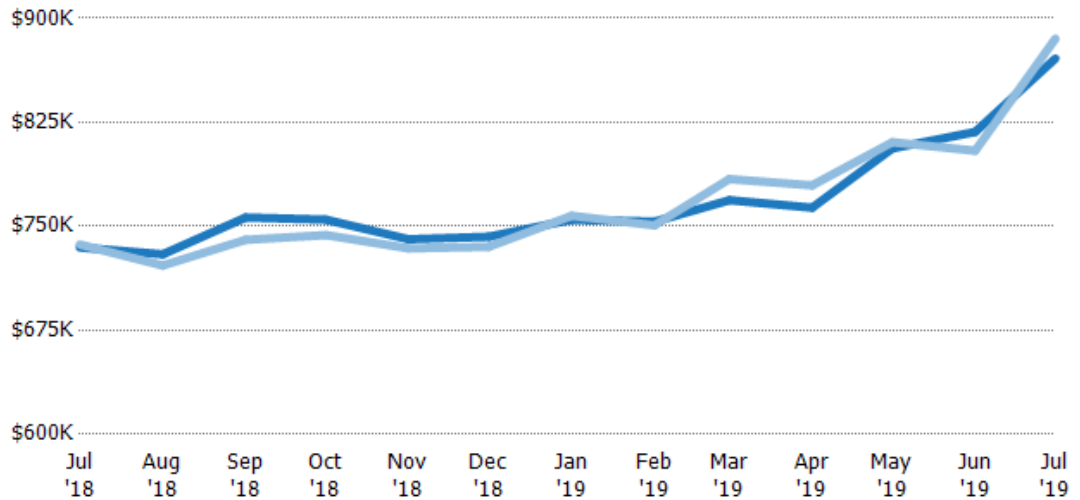
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	\$207	\$207	\$209	\$209	\$208	\$211	\$214	\$214	\$216	\$216	\$222	\$222	\$224
Prior Year	\$206	\$205	\$201	\$199	\$200	\$200	\$205	\$203	\$204	\$204	\$208	\$209	\$207
Percent Change from Prior Year	0%	1%	4%	5%	4%	6%	4%	5%	6%	6%	7%	6%	8%

Average Listing Price vs Average Est Value

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

Filters Used

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

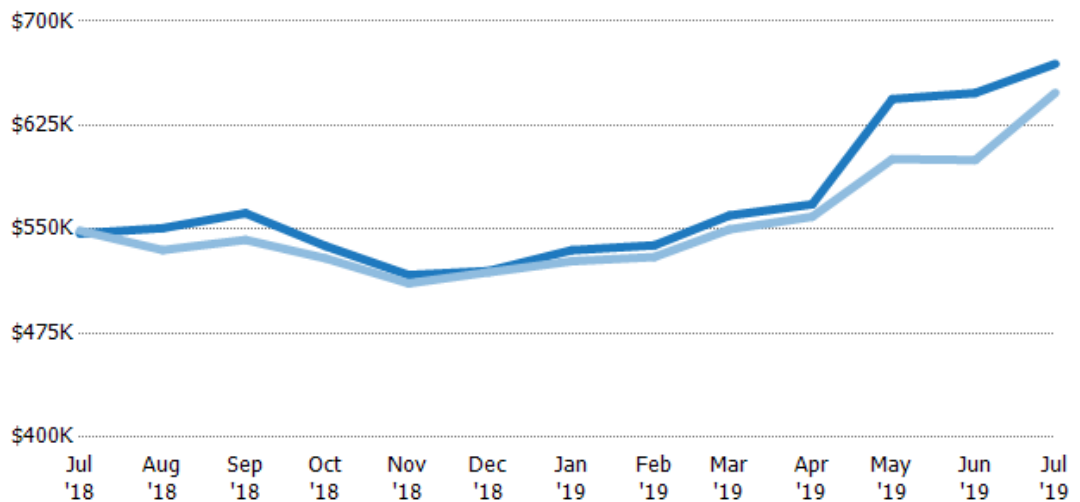


Median Listing Price vs Median Est Value

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

Filters Used

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



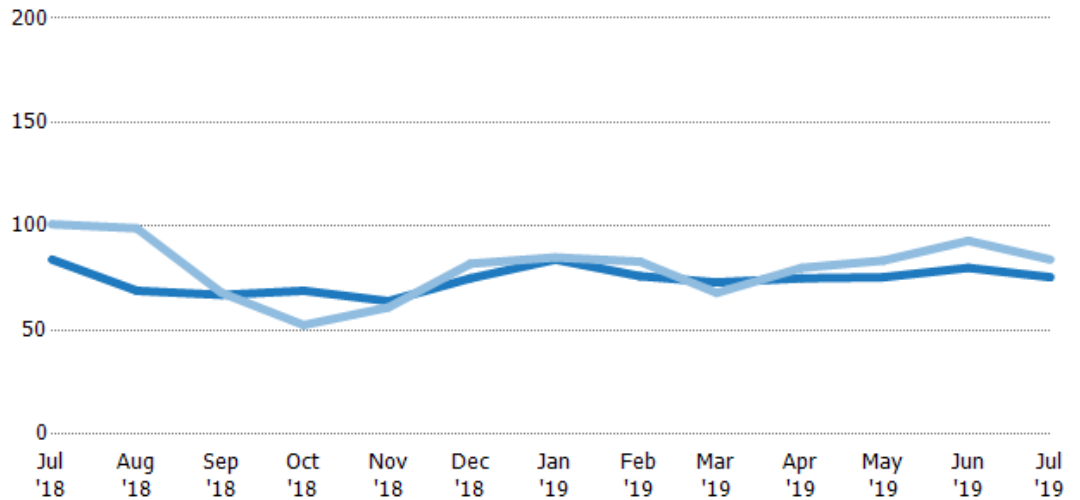
Median Days in RPR

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

Filters Used

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

Month/ Year	Days	% Chg.
Jul '19	75.5	-10.1%
Jul '18	84	-16.8%
Jul '17	101	7.9%



Current Year	84	69	67	69	64	75	84	76	73	75	75.5	80	75.5
Prior Year	101	99	68	52.5	61	82	85	83	68	80	83.5	93	84
Percent Change from Prior Year	-17%	-30%	-1%	31%	5%	-9%	-1%	-8%	7%	-6%	-10%	-14%	-10%

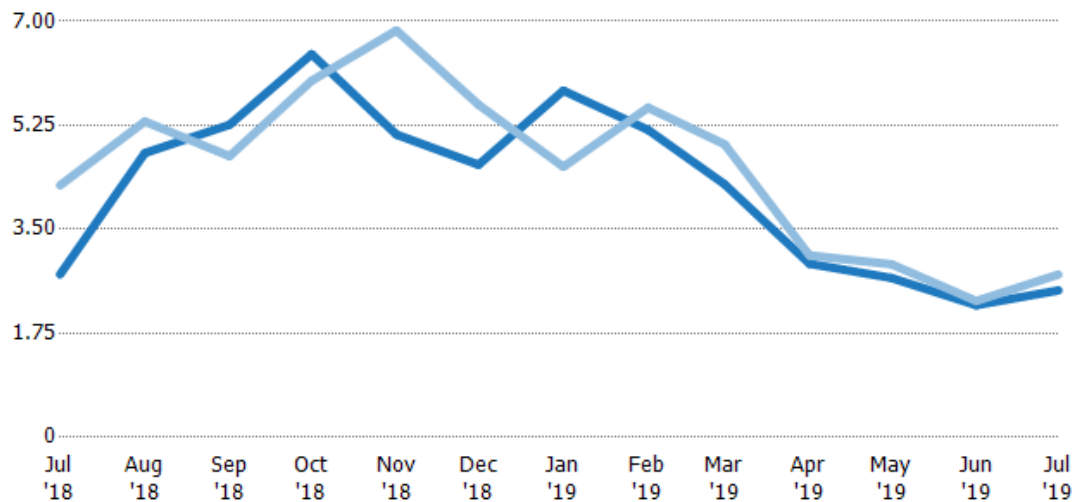
Months of Inventory

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

Filters Used

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

Month/ Year	Months	% Chg.
Jul '19	2.47	-9.7%
Jul '18	2.74	-35.4%
Jul '17	4.24	-7.9%



Current Year	2.74	4.78	5.26	6.45	5.09	4.59	5.83	5.17	4.26	2.92	2.68	2.22	2.47
Prior Year	4.24	5.31	4.73	6	6.85	5.6	4.55	5.55	4.93	3.06	2.91	2.29	2.74
Percent Change from Prior Year	-35%	-10%	11%	7%	-26%	-18%	28%	-7%	-14%	-5%	-8%	-3%	-10%

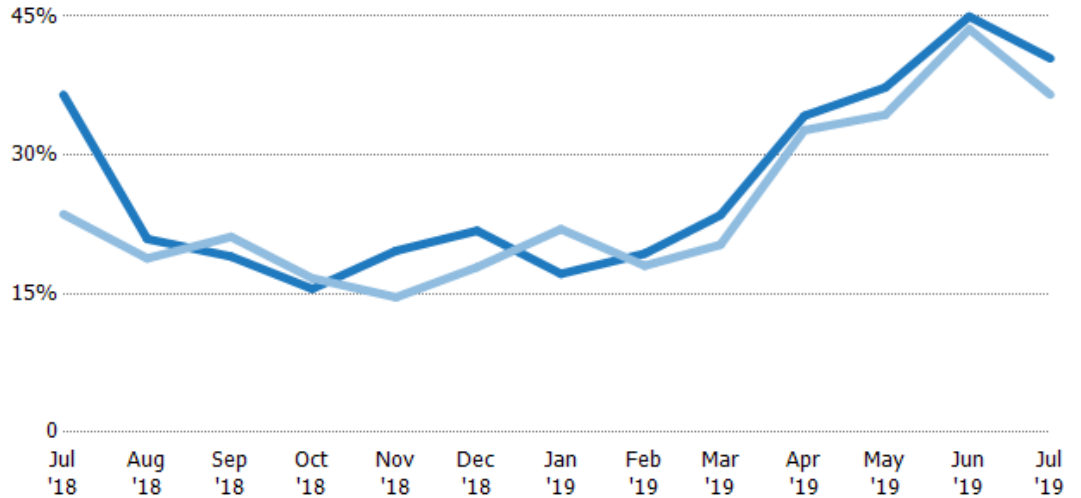
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/ Year	Rate	Chg.
Jul '19	40%	-3.9%
Jul '18	37%	-12.9%
Jul '17	24%	8.6%



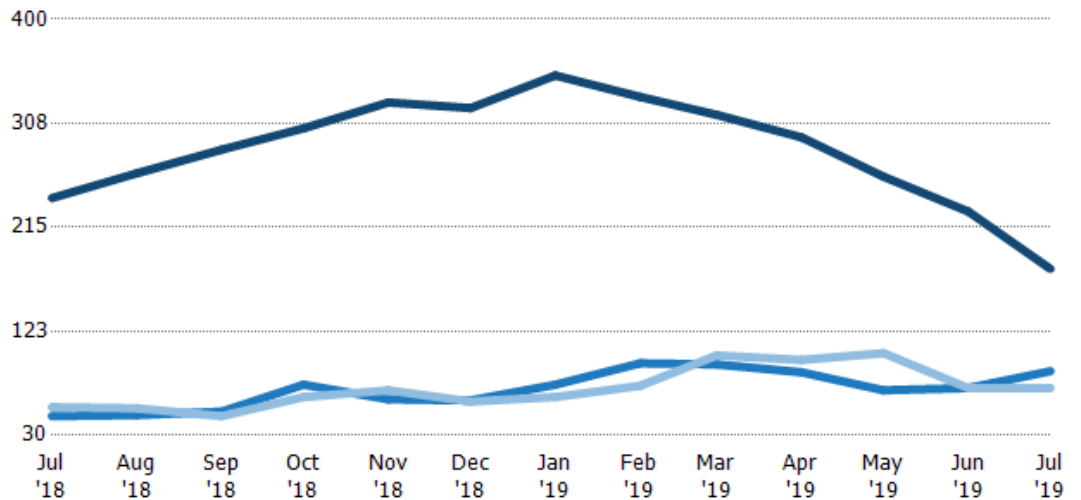
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	37%	21%	19%	16%	20%	22%	17%	19%	23%	34%	37%	45%	40%
Prior Year	24%	19%	21%	17%	15%	18%	22%	18%	20%	33%	34%	44%	37%
Change from Prior Year	-13%	-2%	2%	1%	-5%	-4%	5%	-1%	-3%	-2%	-3%	-1%	-4%

Active/Pending/Sold Units

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

Filters Used

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



	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Active	241	263	284	303	326	321	350	331	315	295	260	229	178
Pending	47	48	51	75	62	61	75	94	93	86	70	72	87
Sold	55	54	47	64	70	60	64	74	101	97	103	72	72

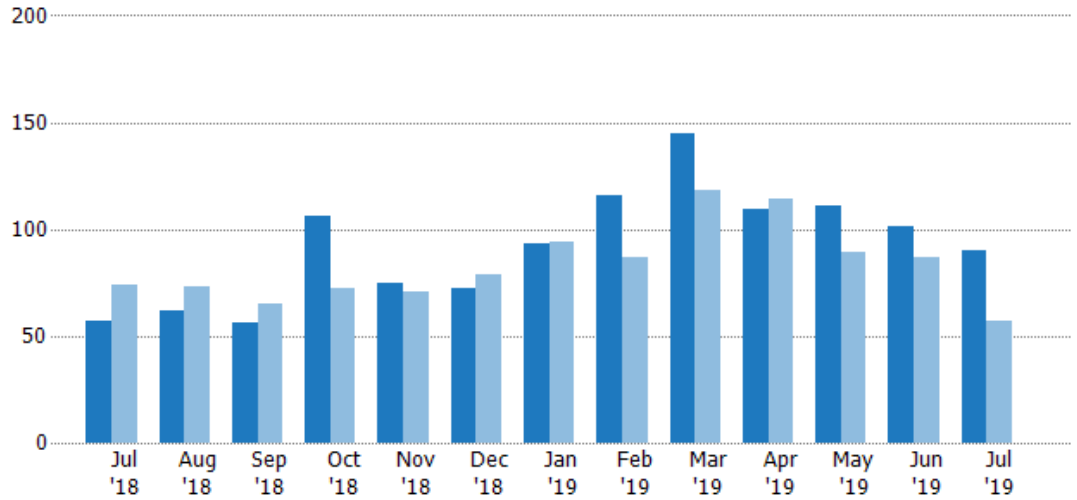
New Pending Sales

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

Filters Used

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

Month/Year	Count	% Chg.
Jul '19	90	57.9%
Jul '18	57	-23%
Jul '17	74	-6.8%



Current Year	57	62	56	106	75	72	93	116	145	109	111	101	90
Prior Year	74	73	65	72	71	79	94	87	118	114	89	87	57
Percent Change from Prior Year	-23%	-15%	-14%	47%	6%	-9%	-1%	33%	23%	-4%	25%	16%	58%

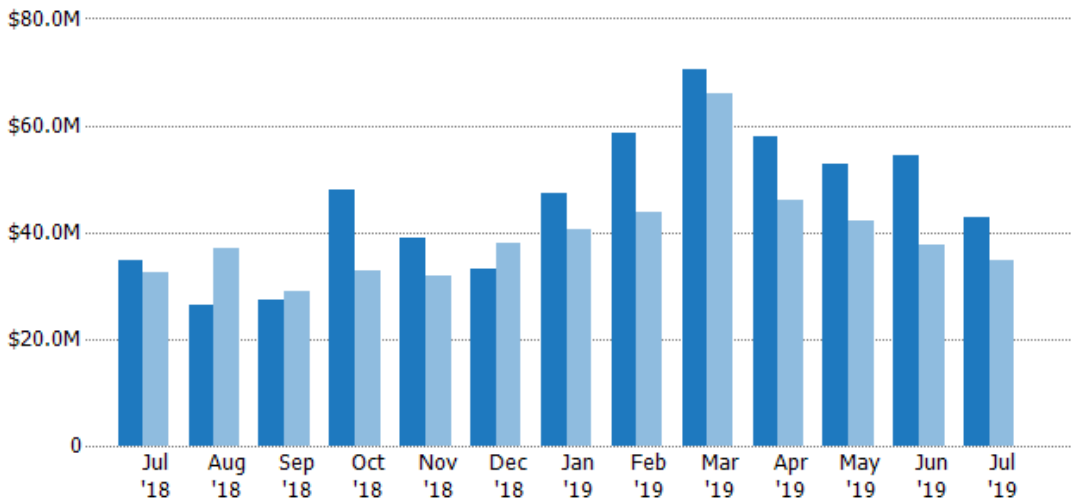
New Pending Sales Volume

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

Filters Used

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

Month/Year	Volume	% Chg.
Jul '19	\$42.9M	24.1%
Jul '18	\$34.6M	6.2%
Jul '17	\$32.6M	-6.1%



Current Year	\$34.6M	\$26.4M	\$27.2M	\$48M	\$38.9M	\$33.2M	\$47.2M	\$58.6M	\$70.5M	\$58M	\$52.9M	\$54.5M	\$42.9M
Prior Year	\$32.6M	\$37.1M	\$29M	\$32.8M	\$31.9M	\$37.9M	\$40.4M	\$43.9M	\$66M	\$46M	\$42.2M	\$37.5M	\$34.6M
Percent Change from Prior Year	6%	-29%	-6%	47%	22%	-12%	17%	33%	7%	26%	25%	45%	24%

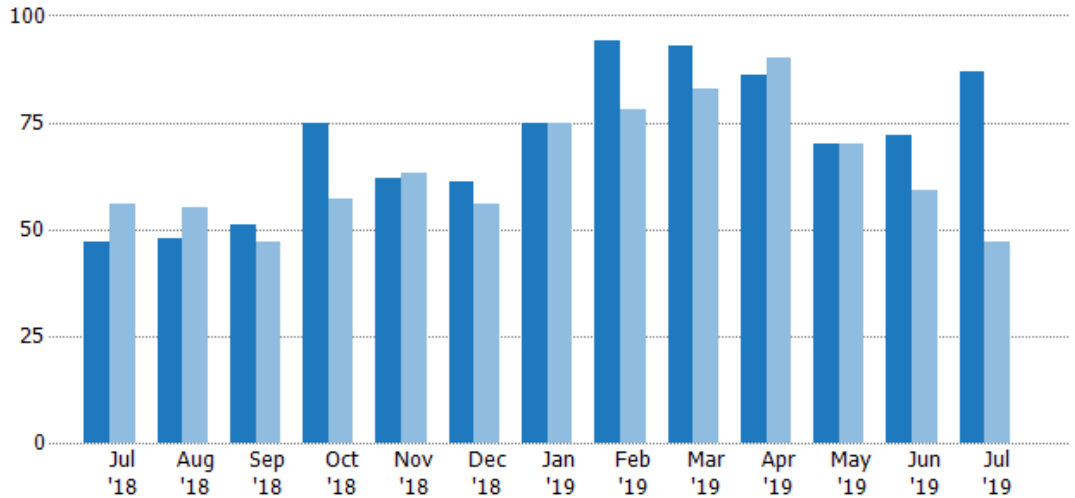
Pending Sales

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

Filters Used

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

Month/ Year	Count	% Chg.
Jul '19	87	85.1%
Jul '18	47	-16.1%
Jul '17	56	7.1%



Current Year	47	48	51	75	62	61	75	94	93	86	70	72	87
Prior Year	56	55	47	57	63	56	75	78	83	90	70	59	47
Percent Change from Prior Year	-16%	-13%	9%	32%	-2%	9%	0%	21%	12%	-4%	0%	22%	85%

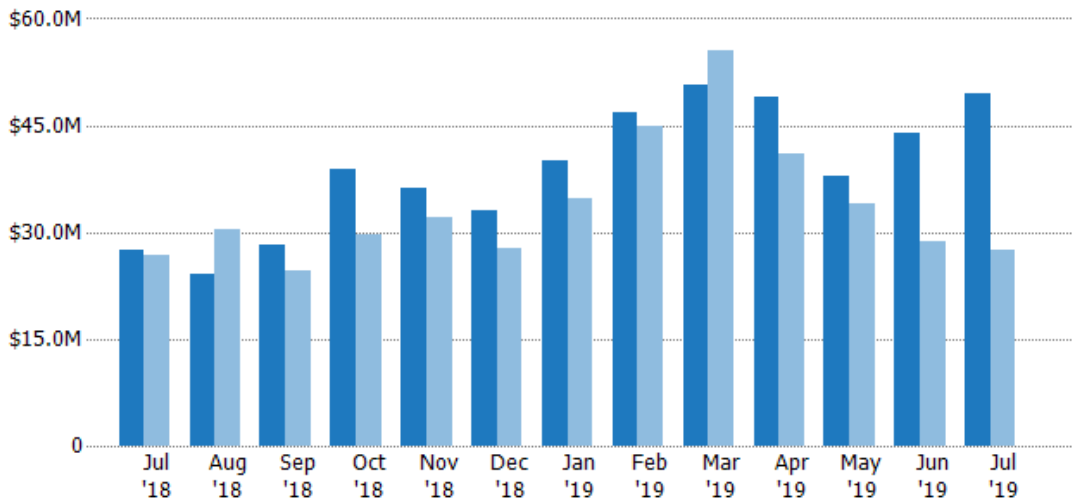
Pending Sales Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
Jul '19	\$49.4M	79.5%
Jul '18	\$27.5M	2.8%
Jul '17	\$26.8M	-4.3%



Current Year	\$27.5M	\$24.2M	\$28.2M	\$38.9M	\$36.2M	\$33M	\$40M	\$46.9M	\$50.7M	\$49.1M	\$37.9M	\$43.9M	\$49.4M
Prior Year	\$26.8M	\$30.4M	\$24.5M	\$29.7M	\$32M	\$27.7M	\$34.8M	\$44.8M	\$55.4M	\$41M	\$34M	\$28.6M	\$27.5M
Percent Change from Prior Year	3%	-20%	15%	31%	13%	19%	15%	5%	-9%	20%	11%	54%	79%

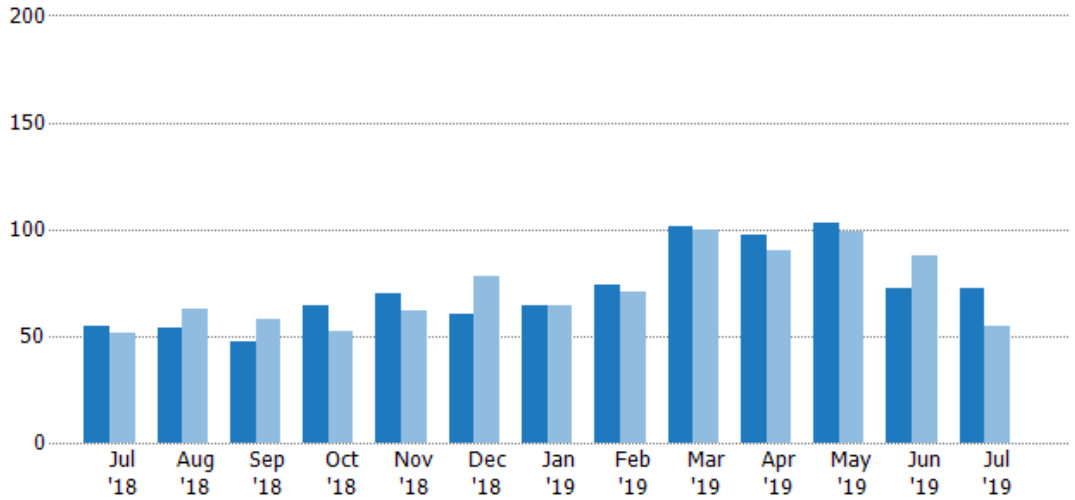
Closed Sales

The total number of residential properties sold each month.

Filters Used

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

Month/ Year	Count	% Chg.
Jul '19	72	30.9%
Jul '18	55	7.8%
Jul '17	51	-9.8%



Current Year	55	54	47	64	70	60	64	74	101	97	103	72	72
Prior Year	51	63	58	52	62	78	64	71	100	90	99	88	55
Percent Change from Prior Year	8%	-14%	-19%	23%	13%	-23%	0%	4%	1%	8%	4%	-18%	31%

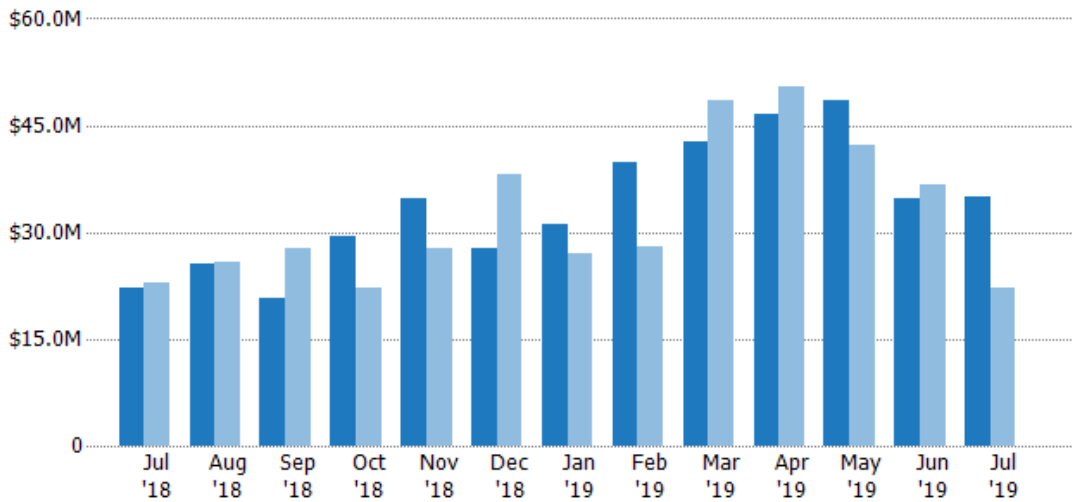
Closed Sales Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
Jul '19	\$34.9M	57.5%
Jul '18	\$22.2M	-3.6%
Jul '17	\$23M	-27.7%



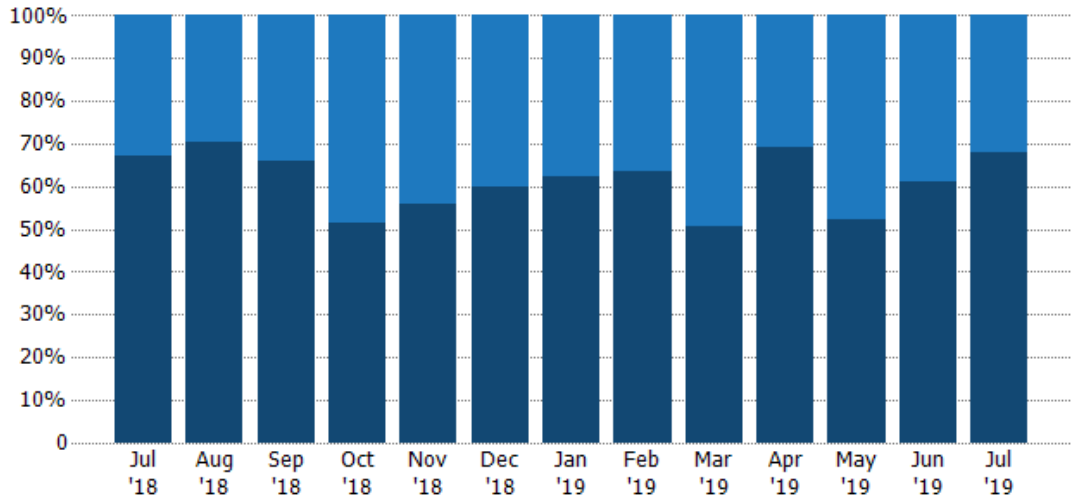
Current Year	\$22.2M	\$25.5M	\$20.7M	\$29.3M	\$34.6M	\$27.7M	\$31.1M	\$39.9M	\$42.8M	\$46.6M	\$48.5M	\$34.8M	\$34.9M
Prior Year	\$23M	\$25.9M	\$27.7M	\$22.2M	\$27.6M	\$38.1M	\$27M	\$28M	\$48.5M	\$50.4M	\$42.1M	\$36.7M	\$22.2M
Percent Change from Prior Year	-4%	-2%	-26%	32%	25%	-27%	15%	42%	-12%	-8%	15%	-5%	58%

Closed Sales by Property Type

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

Filters Used

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



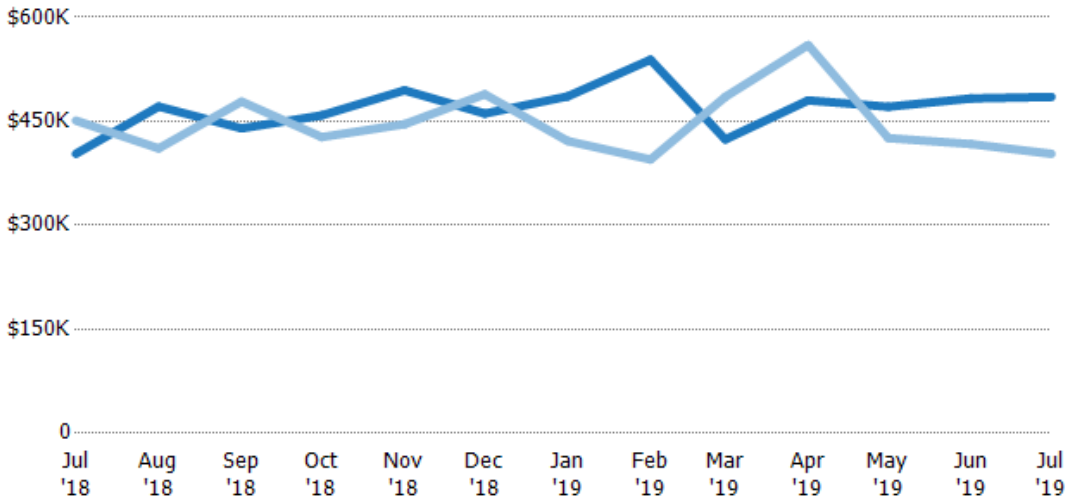
Condo/Townhouse	33%	30%	34%	48%	44%	40%	38%	36%	50%	31%	48%	39%	32%
Single Family Residence	67%	70%	66%	52%	56%	60%	63%	64%	50%	69%	52%	61%	68%

Average Sales Price

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

Filters Used

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



Current Year	\$403K	\$471K	\$440K	\$459K	\$495K	\$461K	\$486K	\$539K	\$424K	\$480K	\$471K	\$483K	\$485K
Prior Year	\$451K	\$411K	\$478K	\$427K	\$446K	\$489K	\$422K	\$395K	\$485K	\$560K	\$426K	\$417K	\$403K
Percent Change from Prior Year	-11%	15%	-8%	7%	11%	-6%	15%	36%	-13%	-14%	11%	16%	20%

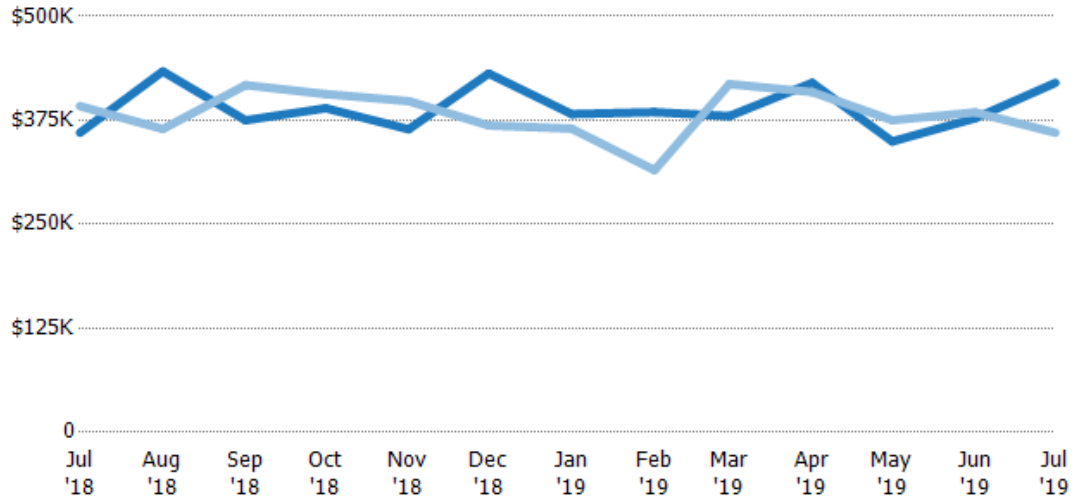
Median Sales Price

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

Filters Used

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

Month/ Year	Price	% Chg.
Jul '19	\$420K	16.7%
Jul '18	\$360K	-8.2%
Jul '17	\$392K	-22.6%



Current Year	\$360K	\$434K	\$375K	\$390K	\$364K	\$431K	\$383K	\$385K	\$380K	\$420K	\$350K	\$378K	\$420K
Prior Year	\$392K	\$365K	\$417K	\$407K	\$398K	\$369K	\$365K	\$315K	\$419K	\$409K	\$375K	\$385K	\$360K
Percent Change from Prior Year	-8%	19%	-10%	-4%	-8%	17%	5%	22%	-9%	3%	-7%	-2%	17%

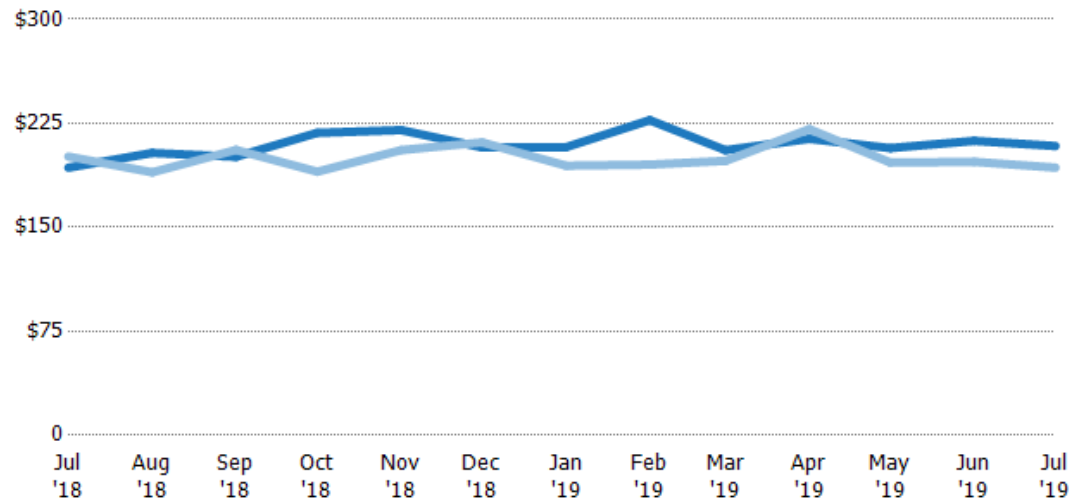
Average Sales Price per Sq Ft

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

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Jul '19	\$209	8.1%
Jul '18	\$193	-4%
Jul '17	\$201	-10%



Current Year	\$193	\$204	\$201	\$218	\$220	\$208	\$208	\$227	\$206	\$214	\$207	\$212	\$209
Prior Year	\$201	\$190	\$206	\$190	\$206	\$211	\$194	\$195	\$198	\$221	\$197	\$197	\$193
Percent Change from Prior Year	-4%	7%	-2%	15%	7%	-2%	7%	16%	4%	-3%	5%	8%	8%

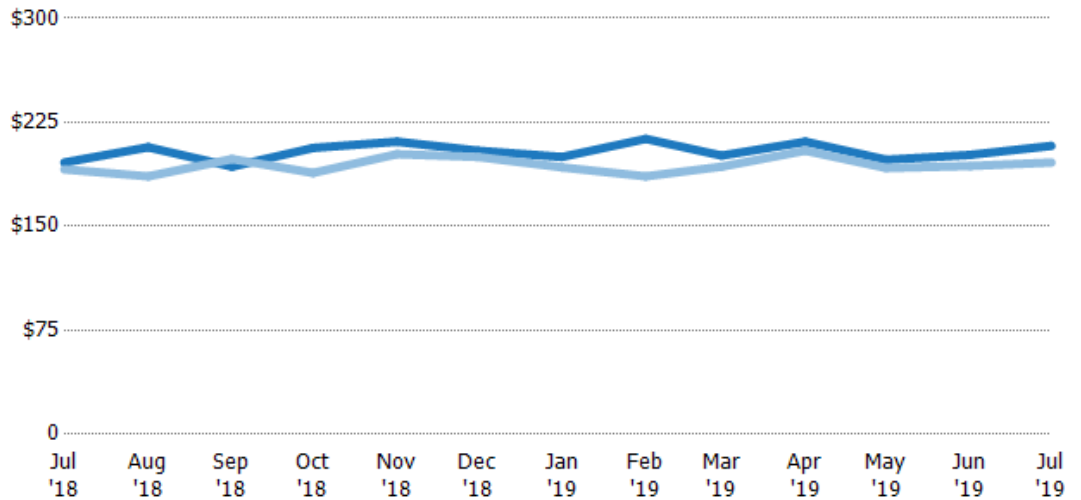
Median Sales Price per Sq Ft

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

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Jul '19	\$208	6.1%
Jul '18	\$196	2.6%
Jul '17	\$191	-5.5%



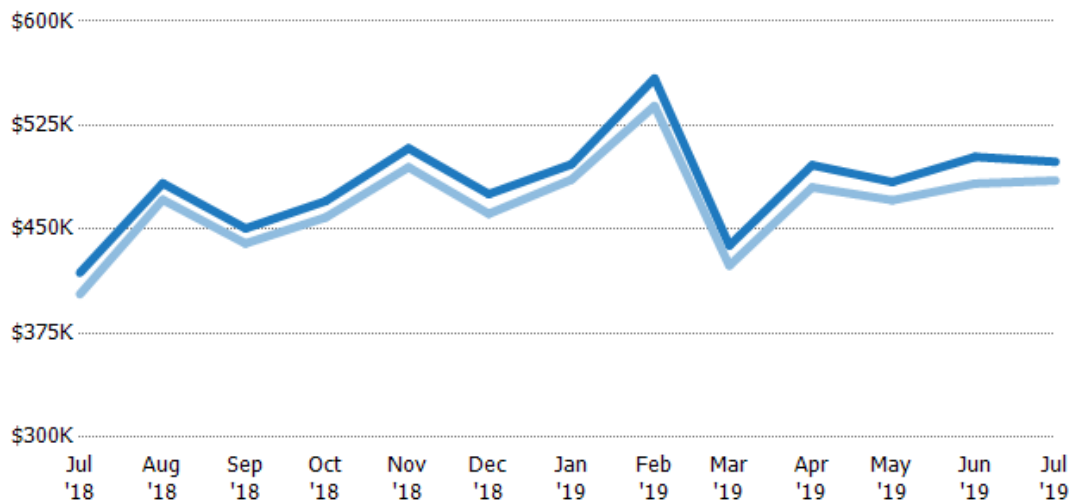
Current Year	\$196	\$207	\$193	\$207	\$211	\$205	\$200	\$213	\$201	\$211	\$198	\$202	\$208
Prior Year	\$191	\$186	\$199	\$189	\$202	\$200	\$193	\$186	\$193	\$205	\$192	\$194	\$196
Percent Change from Prior Year	3%	11%	-3%	10%	4%	2%	4%	15%	4%	3%	3%	4%	6%

Average Sales Price vs Average Listing Price

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

Filters Used

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



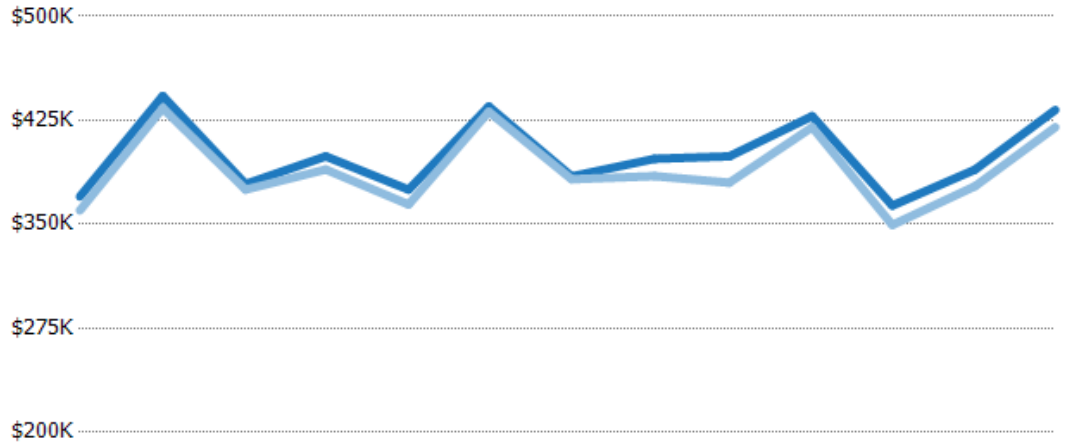
Avg List Price	\$419K	\$483K	\$451K	\$470K	\$508K	\$475K	\$497K	\$559K	\$438K	\$496K	\$484K	\$502K	\$499K
Avg Sales Price	\$403K	\$471K	\$440K	\$459K	\$495K	\$461K	\$486K	\$539K	\$424K	\$480K	\$471K	\$483K	\$485K
Avg Sales Price as a % of Avg List Price	96%	98%	98%	97%	97%	97%	98%	96%	97%	97%	97%	96%	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: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



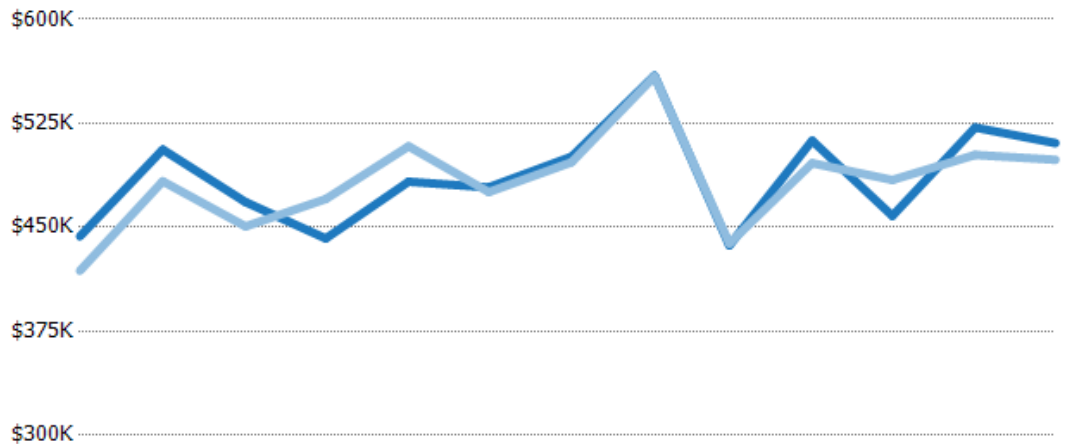
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Median List Price	\$370K	\$443K	\$379K	\$399K	\$375K	\$435K	\$385K	\$397K	\$399K	\$428K	\$364K	\$390K	\$432K
Median Sales Price	\$360K	\$434K	\$375K	\$390K	\$364K	\$431K	\$383K	\$385K	\$380K	\$420K	\$350K	\$378K	\$420K
Med Sales Price as a % of Med List Price	97%	98%	99%	98%	97%	99%	99%	97%	95%	98%	96%	97%	97%

Average Sales Price vs Average Est Value

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

Filters Used

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



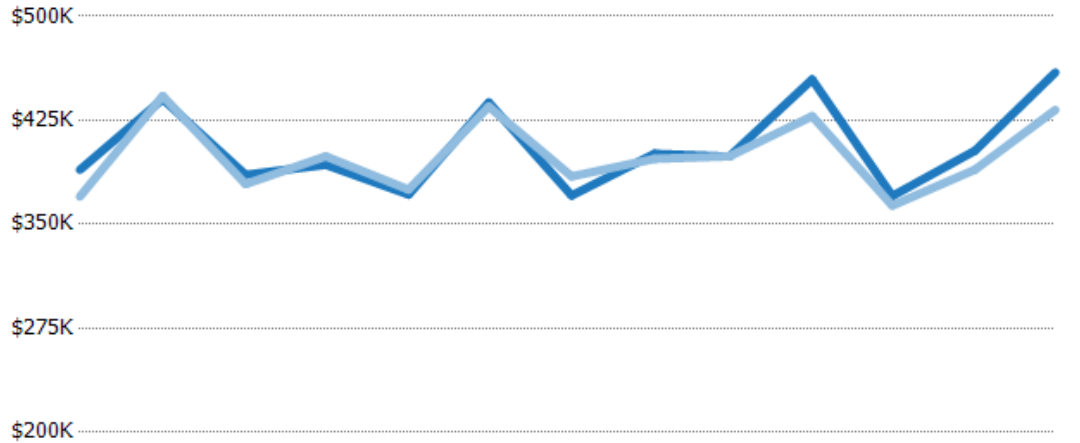
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Avg Est Value	\$443K	\$506K	\$468K	\$442K	\$483K	\$479K	\$501K	\$559K	\$437K	\$513K	\$458K	\$522K	\$511K
Avg Sales Price	\$419K	\$483K	\$451K	\$470K	\$508K	\$475K	\$497K	\$559K	\$438K	\$496K	\$484K	\$502K	\$499K
Avg Sales Price as a % of Avg Est Value	94%	95%	96%	106%	105%	99%	99%	100%	100%	97%	106%	96%	98%

Median Sales Price vs Median Est Value

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

Filters Used

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



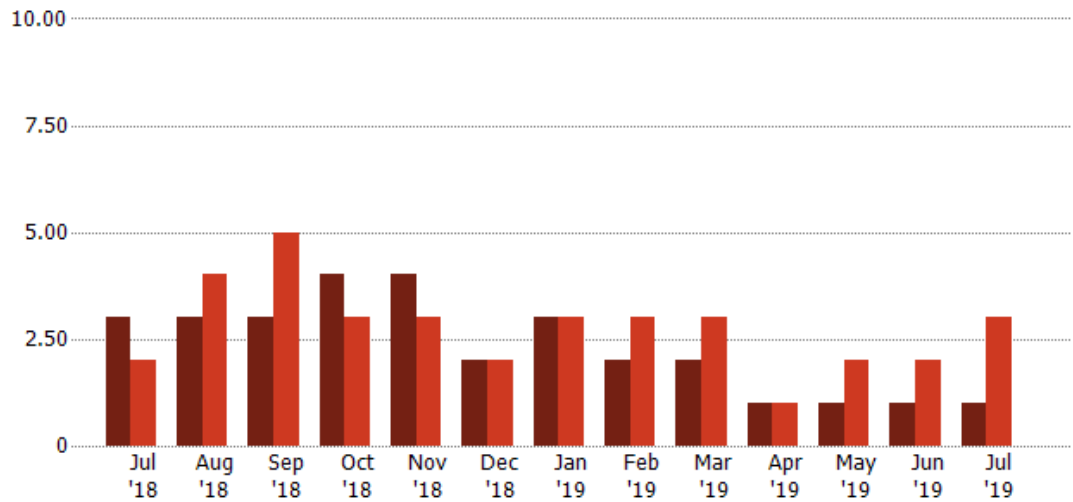
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Median Est Value	\$389K	\$440K	\$386K	\$393K	\$371K	\$438K	\$371K	\$401K	\$399K	\$454K	\$370K	\$403K	\$459K
Median Sales Price	\$370K	\$443K	\$379K	\$399K	\$375K	\$435K	\$385K	\$397K	\$399K	\$428K	\$364K	\$390K	\$432K
Med Sales Price as a % of Med Est Value	95%	100%	98%	102%	101%	99%	104%	99%	100%	94%	98%	97%	94%

Distressed Listings

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

Filters Used

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



Month/Year	Count	% Chg.
Jul '19	1	-66.7%
Jul '18	3	50%
Jul '17	2	350%

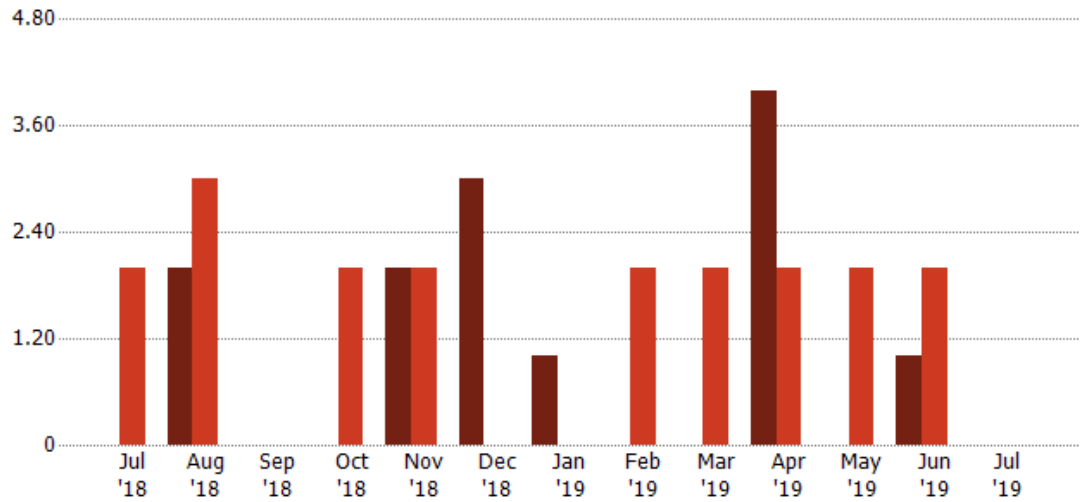
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	3	3	3	4	4	2	3	2	2	1	1	1	1
Prior Year	2	4	5	3	3	2	3	3	3	1	2	2	3
Percent Change from Prior Year	50%	-25%	-40%	33%	33%	0%	0%	-33%	-33%	0%	-50%	-50%	-67%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

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



Current Year	-	2	-	-	2	3	1	-	-	4	-	1	-
Prior Year	2	3	-	2	2	-	-	2	2	2	2	2	-
Percent Change from Prior Year	-100%	-33%	-	-100%	0%	100%	100%	-100%	-100%	100%	-100%	-50%	-



Sales Activity by ZIP

Jul 2019

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85268	87	\$49,428,561	72	\$34,930,155	\$485,141	\$420,000	\$203	\$201	54