

2019

SCOTTSDALE **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	624	645	-3.3%	6,687	6,411	+4.3%
New Listing Volume	\$411,650,708	\$392,572,693	+4.9%	\$4,859,523,736	\$4,180,539,270	+16.2%
Active Listing Count	1,720	2,166	-20.6%	N/A	N/A	
Active Listing Volume	\$2,030,167,946	\$2,074,713,578	-2.1%	N/A	N/A	
Average Listing Price	\$1,180,330	\$957,855	+23.2%	\$1,083,547	\$987,682	+9.7%
Median Listing Price	\$750,000	\$649,900	+15.4%	\$691,097	\$673,816	+2.6%
Average Listing Price per Sq Ft	\$318	\$278	+14%	\$300	\$280	+7.2%
Median Listing Price per Sq Ft	\$266	\$245	+8.6%	\$257	\$244	+5.2%
Median Days in RPR	79	77	+2.6%	69.29	69.53	-0.3%
Months of Inventory	2.1	2.7	-21.7%	3.5	3.6	-0.7%
Absorption Rate	48.02%	37.58%	+10.4%	28.26%	28.07%	+0.2%
Sales Activity Charts Metrics						
New Pending Sales Count	952	737	+29.2%	7,161	6,136	+16.7%
New Pending Sales Volume	\$562,421,410	\$435,177,111	+29.2%	\$4,604,386,520	\$3,744,608,198	+23%
Pending Sales Count	986	608	+62.2%	N/A	N/A	
Pending Sales Volume	\$643,880,252	\$427,202,629	+50.7%	N/A	N/A	
Closed Sales Count	763	644	+18.5%	5,225	5,234	-0.2%
Closed Sales Volume	\$457,827,566	\$351,113,036	+30.4%	\$3,227,383,492	\$3,038,308,641	+6.2%
Average Sales Price	\$600,036	\$545,207	+10.1%	\$617,681	\$580,495	+6.4%
Median Sales Price	\$472,500	\$450,000	+5%	\$476,215	\$453,033	+5.1%
Average Sales Price per Sq Ft	\$252	\$239	+5.2%	\$255	\$242	+5.3%
Median Sales Price per Sq Ft	\$236	\$227	+4%	\$237	\$226	+5%
Distressed Charts Metrics						
Distressed Listing Count	17	24	-29.2%	N/A	N/A	

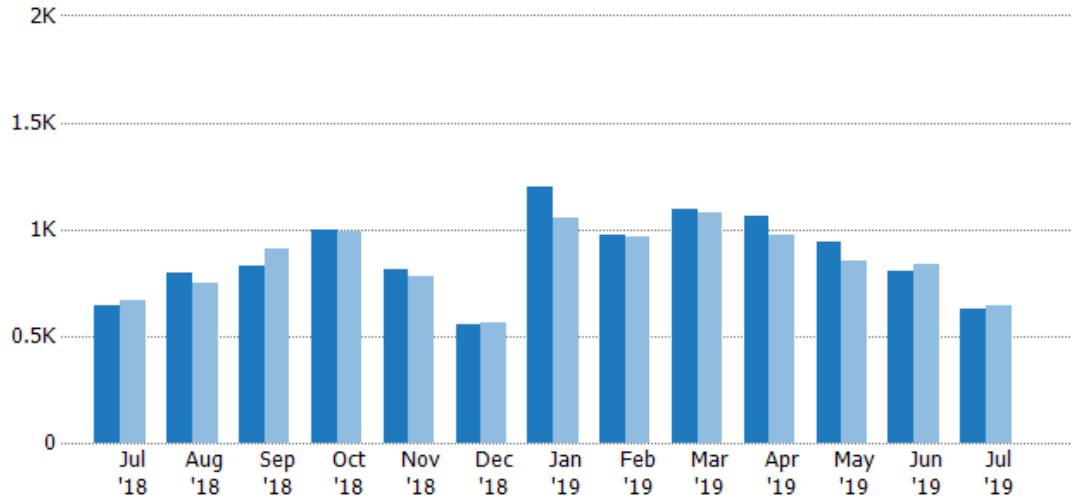
New Listings

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.
Jul '19	624	-3.3%
Jul '18	645	-2.9%
Jul '17	664	1.1%



	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	645	797	828	995	808	557	1.2K	970	1.09K	1.06K	941	803	624
Prior Year	664	749	908	988	776	564	1.06K	967	1.08K	972	855	835	645
Percent Change from Prior Year	-3%	6%	-9%	1%	4%	-1%	13%	0%	1%	9%	10%	-4%	-3%

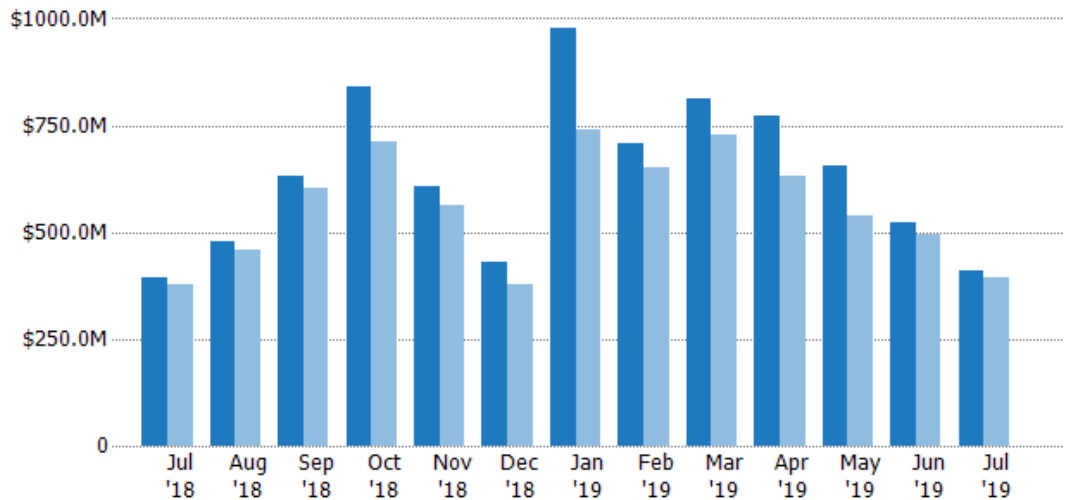
New Listing Volume

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.
Jul '19	\$412M	4.9%
Jul '18	\$393M	3.9%
Jul '17	\$378M	-3.4%



	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	\$393M	\$477M	\$630M	\$841M	\$607M	\$432M	\$978M	\$707M	\$811M	\$772M	\$657M	\$523M	\$412M
Prior Year	\$378M	\$457M	\$602M	\$713M	\$561M	\$377M	\$742M	\$650M	\$729M	\$631M	\$539M	\$496M	\$393M
Percent Change from Prior Year		4%	4%	5%	18%	8%	14%	32%	9%	11%	22%	22%	5%

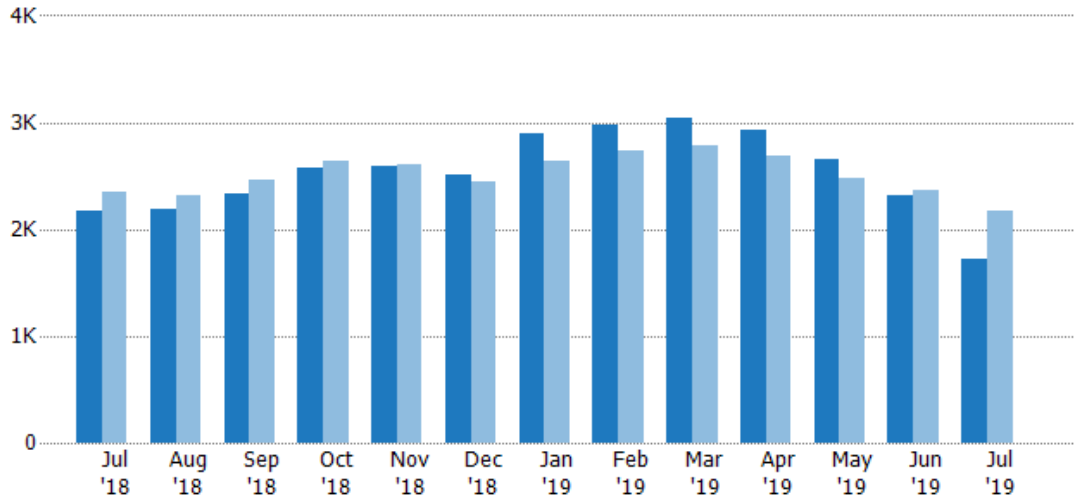
Active Listings

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.
Jul '19	1.72K	-20.6%
Jul '18	2.17K	-7.5%
Jul '17	2.34K	12.2%



Current Year	2.17K	2.19K	2.33K	2.57K	2.59K	2.51K	2.89K	2.98K	3.03K	2.93K	2.66K	2.32K	1.72K
Prior Year	2.34K	2.31K	2.47K	2.63K	2.61K	2.45K	2.64K	2.73K	2.79K	2.68K	2.48K	2.36K	2.17K
Percent Change from Prior Year	-7%	-5%	-6%	-2%	-1%	2%	9%	9%	9%	9%	7%	-2%	-21%

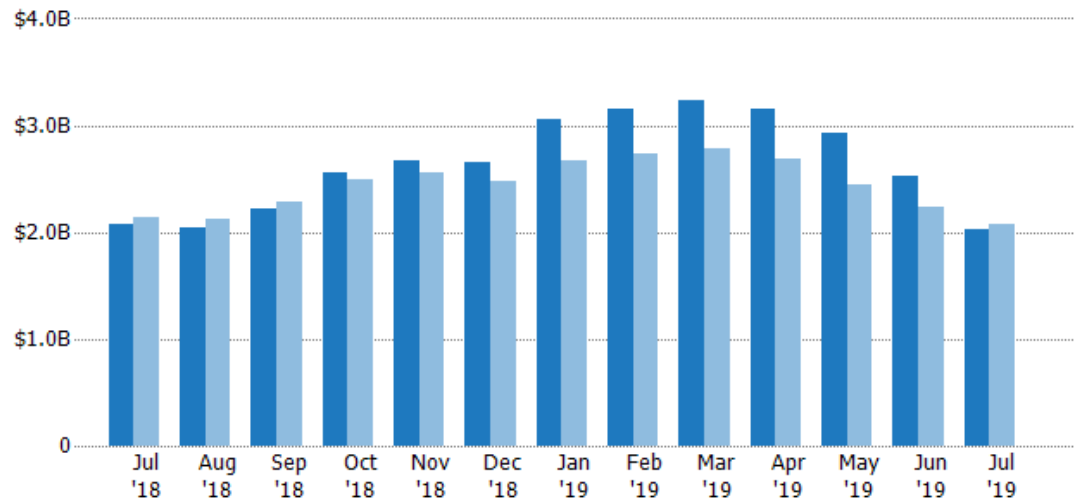
Active Listing Volume

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.
Jul '19	\$2.03B	-2.1%
Jul '18	\$2.07B	-3.1%
Jul '17	\$2.14B	4.7%



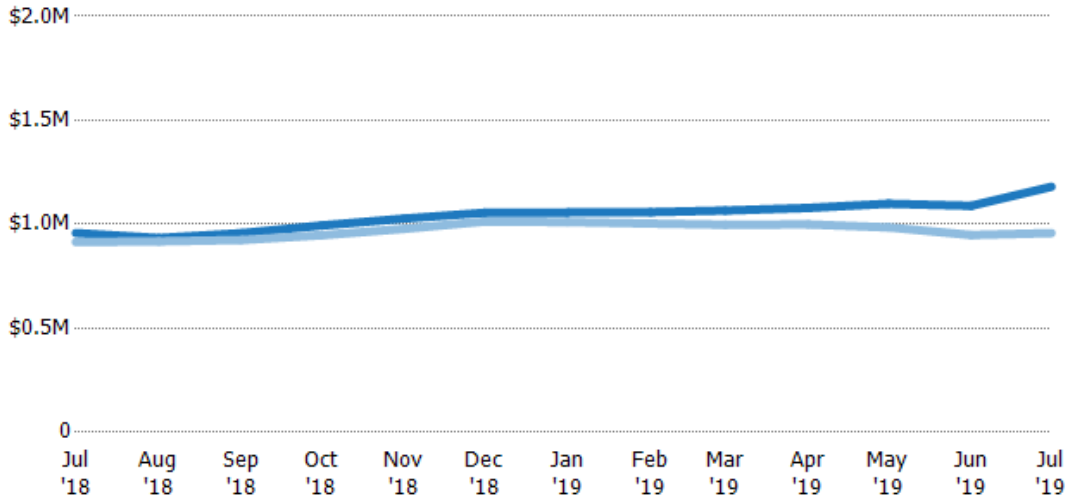
Current Year	\$2.07B	\$2.05B	\$2.23B	\$2.56B	\$2.67B	\$2.65B	\$3.05B	\$3.15B	\$3.23B	\$3.16B	\$2.92B	\$2.52B	\$2.03B
Prior Year	\$2.14B	\$2.12B	\$2.28B	\$2.49B	\$2.55B	\$2.48B	\$2.67B	\$2.74B	\$2.78B	\$2.68B	\$2.45B	\$2.24B	\$2.07B
Percent Change from Prior Year	-3%	-3%	-2%	3%	4%	7%	14%	15%	16%	18%	19%	13%	-2%

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



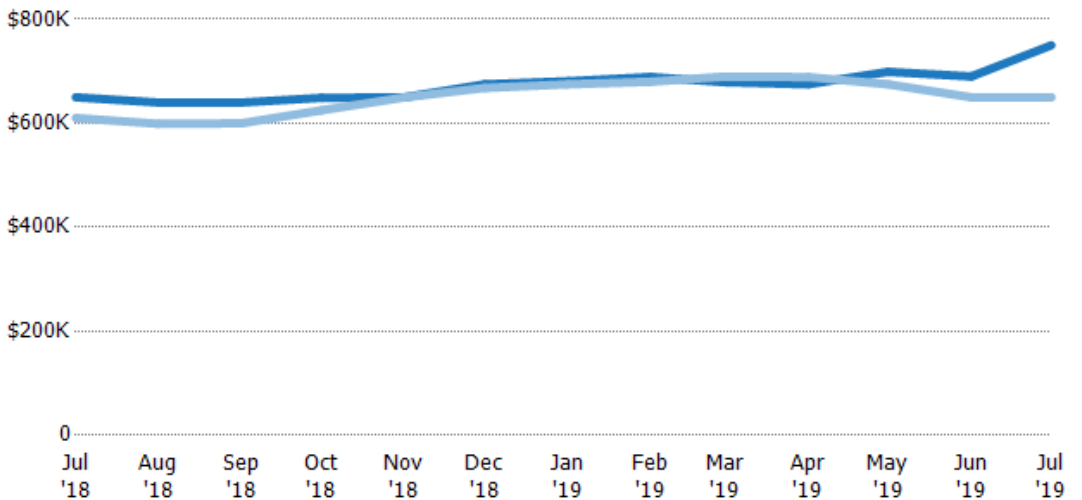
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Jul '18	\$958K	\$915K	5%
Aug '18	\$934K	\$918K	2%
Sep '18	\$957K	\$924K	4%
Oct '18	\$994K	\$947K	5%
Nov '18	\$1.03M	\$978K	5%
Dec '18	\$1.06M	\$1.01M	4%
Jan '19	\$1.06M	\$1.01M	5%
Feb '19	\$1.06M	\$1M	5%
Mar '19	\$1.07M	\$998K	7%
Apr '19	\$1.08M	\$999K	8%
May '19	\$1.1M	\$985K	12%
Jun '19	\$1.09M	\$948K	15%
Jul '19	\$1.18M	\$958K	23%

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	Current Year	Prior Year	Percent Change from Prior Year
Jul '18	\$650K	\$610K	7%
Aug '18	\$640K	\$599K	7%
Sep '18	\$640K	\$600K	7%
Oct '18	\$649K	\$625K	4%
Nov '18	\$650K	\$650K	0%
Dec '18	\$675K	\$668K	1%
Jan '19	\$681K	\$675K	1%
Feb '19	\$689K	\$680K	1%
Mar '19	\$679K	\$690K	-2%
Apr '19	\$675K	\$689K	-2%
May '19	\$699K	\$675K	4%
Jun '19	\$690K	\$650K	6%
Jul '19	\$750K	\$650K	15%

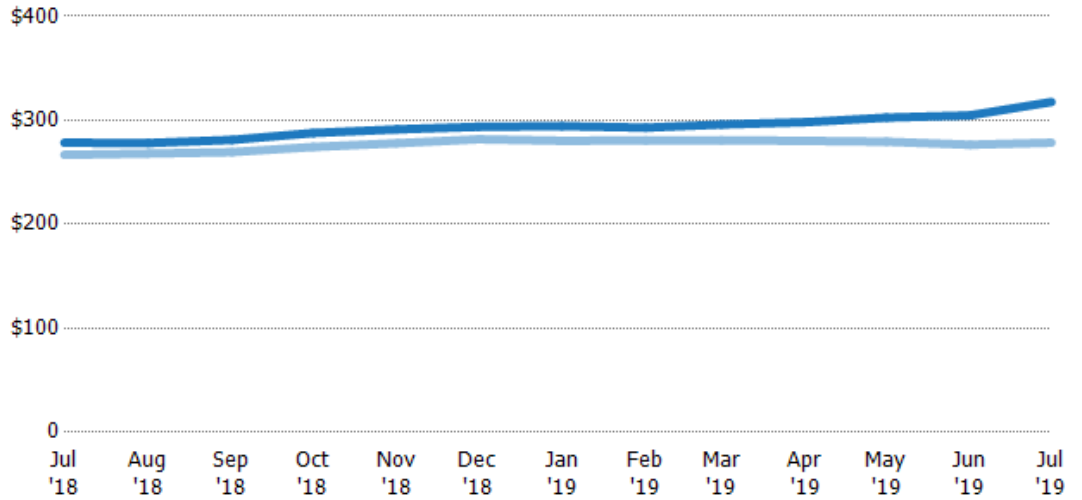
Average Listing Price per Sq Ft

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.
Jul '19	\$318	14%
Jul '18	\$278	4.4%
Jul '17	\$267	-5.6%



Current Year	\$278	\$278	\$281	\$288	\$291	\$294	\$294	\$293	\$296	\$298	\$303	\$305	\$318
Prior Year	\$267	\$268	\$269	\$274	\$278	\$282	\$280	\$281	\$281	\$280	\$279	\$276	\$278
Percent Change from Prior Year	4%	4%	4%	5%	5%	4%	5%	4%	5%	6%	8%	10%	14%

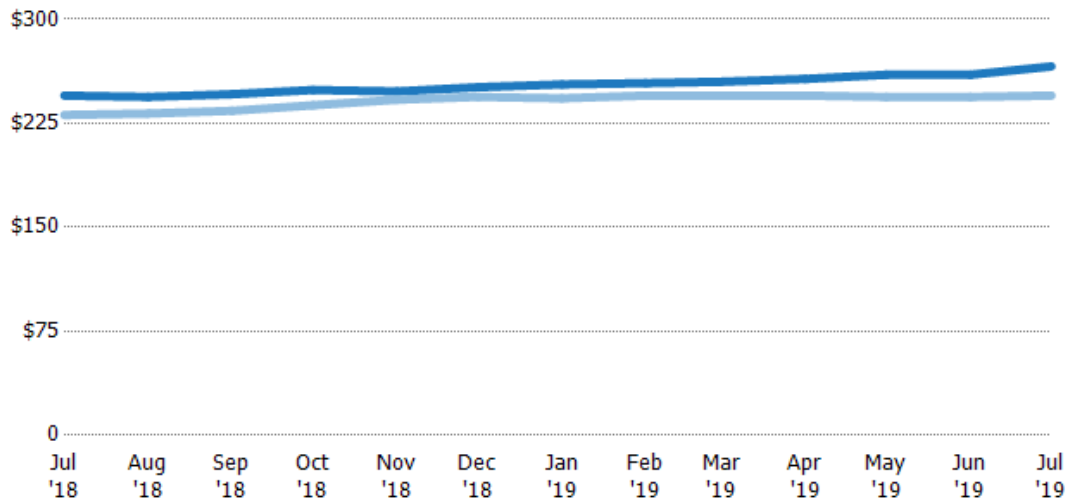
Median Listing Price per Sq Ft

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.
Jul '19	\$266	8.6%
Jul '18	\$245	6.1%
Jul '17	\$231	-3.9%



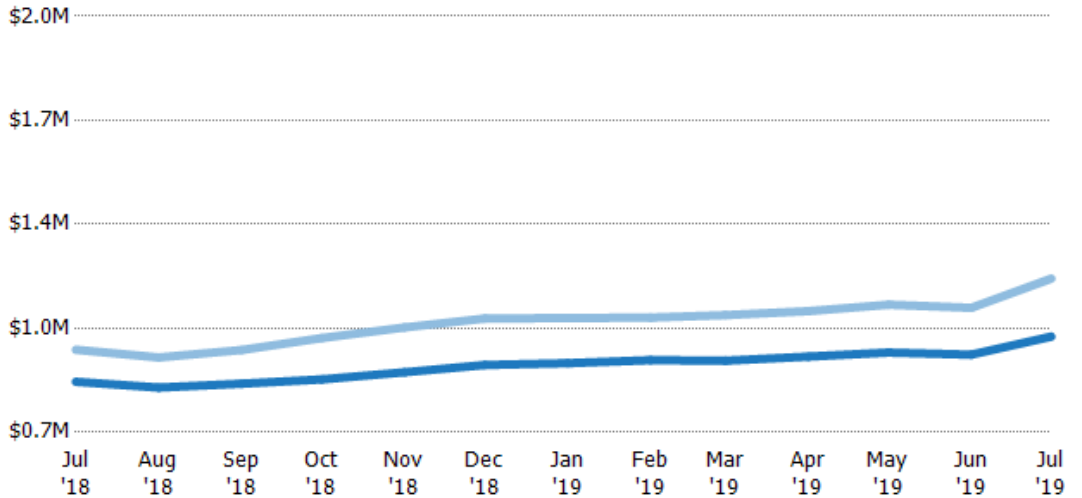
Current Year	\$245	\$244	\$246	\$249	\$248	\$251	\$253	\$254	\$255	\$257	\$260	\$260	\$266
Prior Year	\$231	\$232	\$234	\$238	\$242	\$244	\$243	\$245	\$245	\$245	\$244	\$244	\$245
Percent Change from Prior Year	6%	5%	5%	5%	2%	3%	4%	4%	4%	5%	7%	7%	9%

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



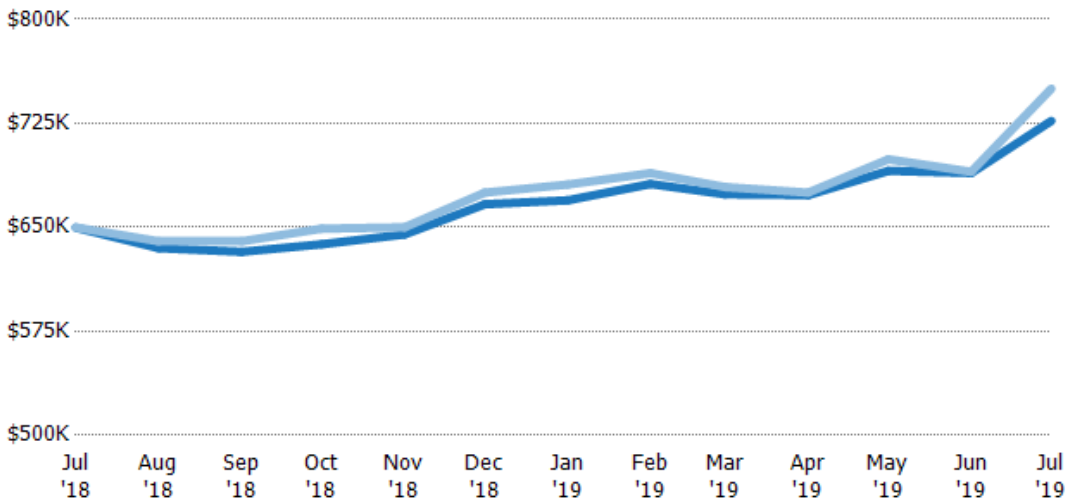
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Avg Est Value	\$858K	\$840K	\$852K	\$865K	\$888K	\$910K	\$916K	\$925K	\$924K	\$936K	\$949K	\$943K	\$999K
Avg Listing Price	\$958K	\$934K	\$957K	\$994K	\$1.03M	\$1.06M	\$1.06M	\$1.06M	\$1.07M	\$1.08M	\$1.1M	\$1.09M	\$1.18M
Avg Listing Price as a % of Avg Est Value	112%	111%	112%	115%	116%	116%	115%	114%	115%	115%	116%	116%	118%

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



	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	\$650K	\$635K	\$632K	\$638K	\$645K	\$667K	\$669K	\$681K	\$674K	\$673K	\$691K	\$689K	\$727K
Median Listing Price	\$650K	\$640K	\$640K	\$649K	\$650K	\$675K	\$681K	\$689K	\$679K	\$675K	\$699K	\$690K	\$750K
Med Listing Price as a % of Med Est Value	100%	101%	101%	102%	101%	101%	102%	101%	101%	100%	101%	100%	103%

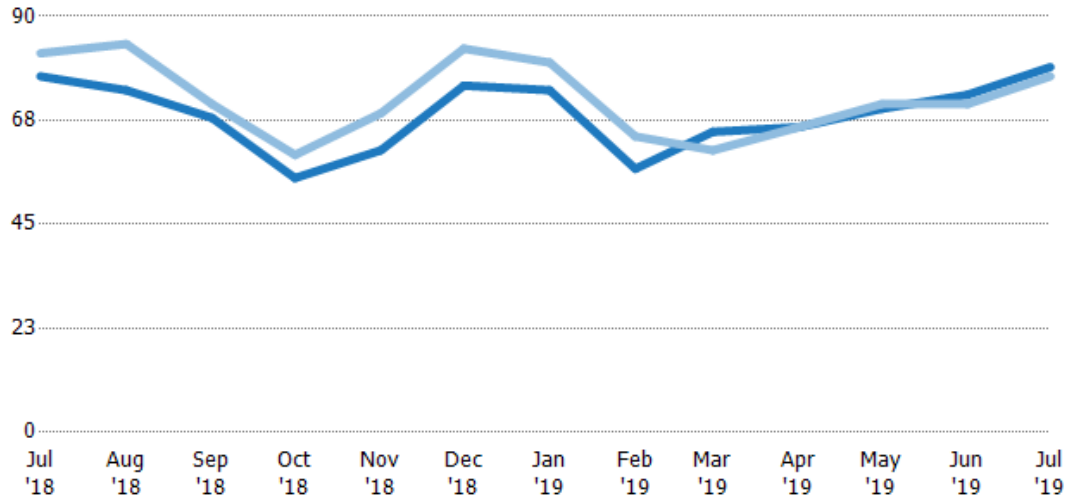
Median Days in RPR

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.
Jul '19	79	2.6%
Jul '18	77	-6.1%
Jul '17	82	6.1%



Current Year	77	74	68	55	61	75	74	57	65	66	70	73	79
Prior Year	82	84	71	60	69	83	80	64	61	66	71	71	77
Percent Change from Prior Year	-6%	-12%	-4%	-8%	-12%	-10%	-8%	-11%	7%	0%	-1%	3%	3%

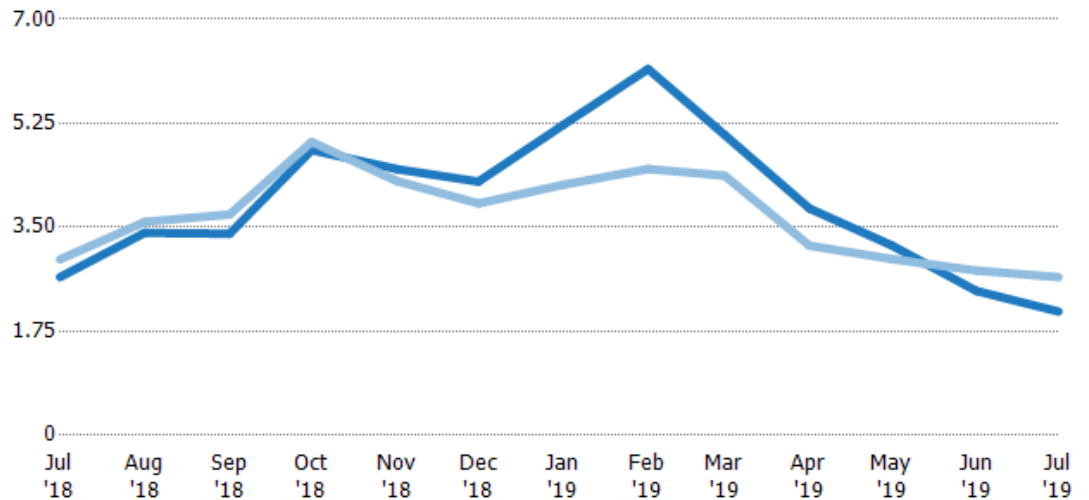
Months of Inventory

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.
Jul '19	2.08	-21.7%
Jul '18	2.66	-10.1%
Jul '17	2.96	19.6%



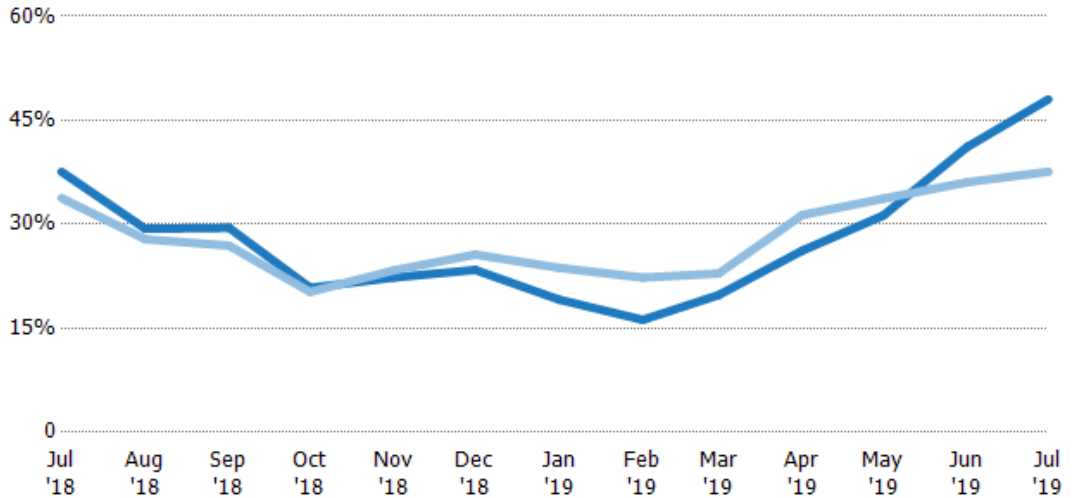
Current Year	2.66	3.41	3.39	4.8	4.48	4.27	5.22	6.16	5.06	3.82	3.2	2.43	2.08
Prior Year	2.96	3.59	3.72	4.94	4.28	3.9	4.22	4.48	4.37	3.19	2.97	2.77	2.66
Percent Change from Prior Year	-10%	-5%	-9%	-3%	5%	9%	24%	38%	16%	20%	8%	-12%	-22%

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



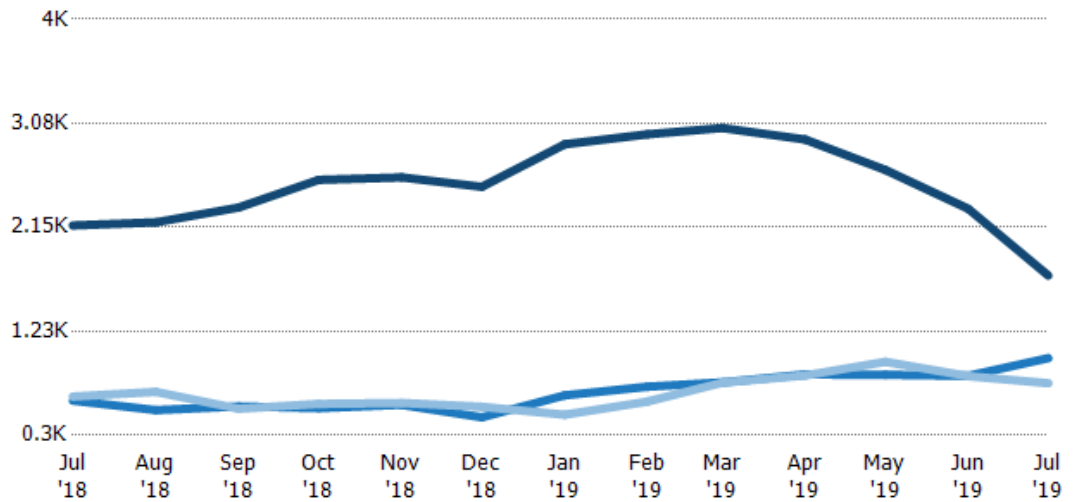
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	38%	29%	29%	21%	22%	23%	19%	16%	20%	26%	31%	41%	48%
Prior Year	34%	28%	27%	20%	23%	26%	24%	22%	23%	31%	34%	36%	38%
Change from Prior Year	-4%	-2%	-3%	-1%	1%	2%	5%	6%	3%	5%	2%	-5%	-10%

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



	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	2.17K	2.19K	2.33K	2.57K	2.59K	2.51K	2.89K	2.98K	3.03K	2.93K	2.66K	2.32K	1.72K
Pending	608	524	557	542	571	460	655	732	770	841	838	829	986
Sold	644	686	536	579	588	553	483	600	768	832	953	826	763

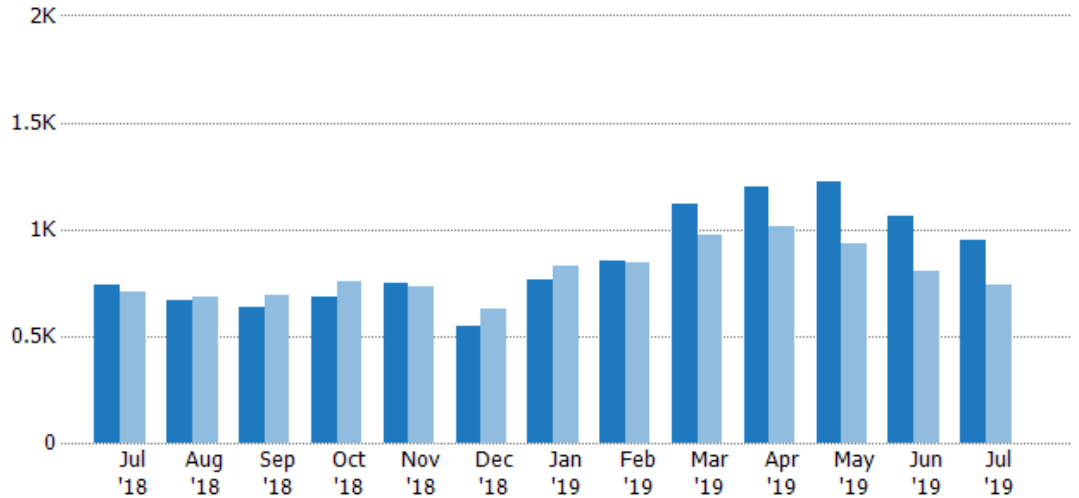
New Pending Sales

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

Month/ Year	Count	% Chg.
Jul '19	952	29.2%
Jul '18	737	4.2%
Jul '17	707	-5.8%



Current Year	737	665	636	683	745	549	767	853	1.12K	1.2K	1.22K	1.06K	952
Prior Year	707	686	691	759	728	627	824	848	975	1.01K	936	806	737
Percent Change from Prior Year	4%	-3%	-8%	-10%	2%	-12%	-7%	1%	14%	18%	30%	31%	29%

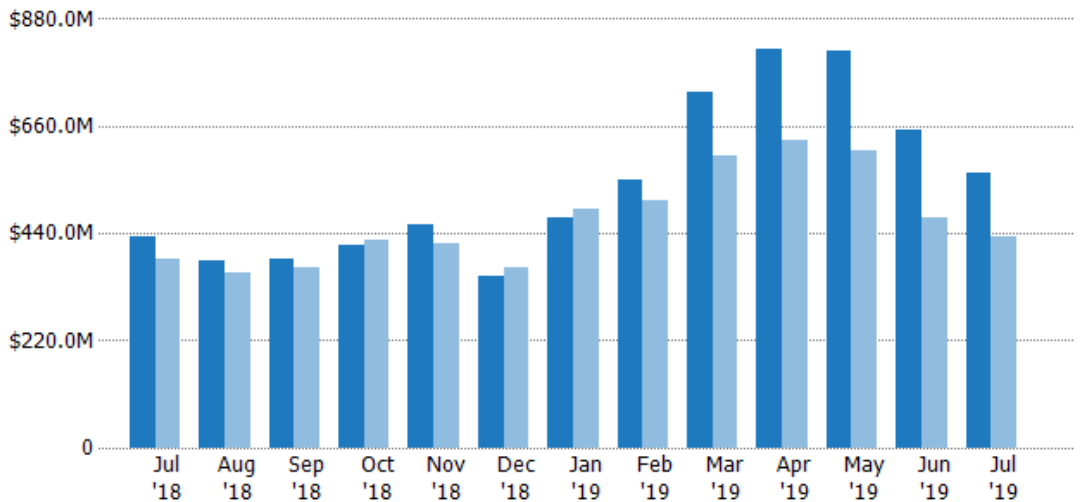
New Pending Sales Volume

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

Month/ Year	Volume	% Chg.
Jul '19	\$562M	29.2%
Jul '18	\$435M	12.3%
Jul '17	\$387M	-13%



Current Year	\$435M	\$384M	\$387M	\$418M	\$457M	\$352M	\$474M	\$549M	\$731M	\$819M	\$815M	\$653M	\$562M
Prior Year	\$387M	\$358M	\$371M	\$427M	\$420M	\$370M	\$489M	\$507M	\$600M	\$631M	\$609M	\$473M	\$435M
Percent Change from Prior Year	12%	7%	4%	-2%	9%	-5%	-3%	8%	22%	30%	34%	38%	29%

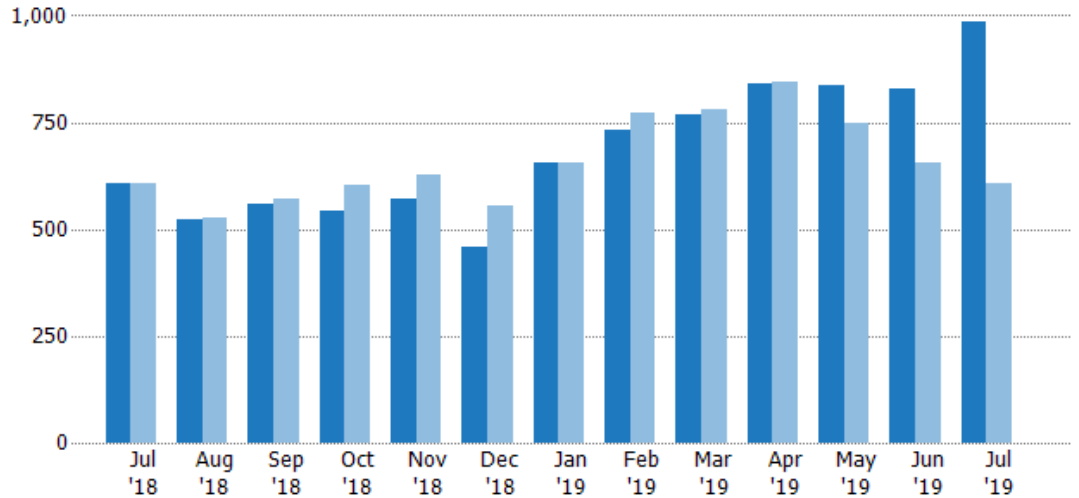
Pending Sales

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

Month/Year	Count	% Chg.
Jul '19	986	62.2%
Jul '18	608	0.3%
Jul '17	606	-2.5%



Current Year	608	524	557	542	571	460	655	732	770	841	838	829	986
Prior Year	606	526	571	604	627	555	655	774	780	843	748	656	608
Percent Change from Prior Year	0%	0%	-2%	-10%	-9%	-17%	0%	-5%	-1%	0%	12%	26%	62%

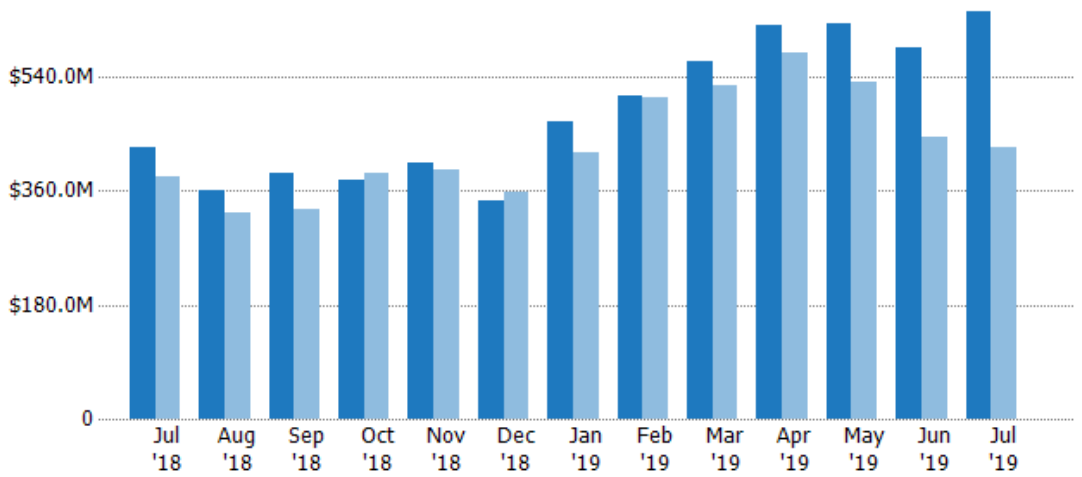
Pending Sales Volume

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

Month/Year	Volume	% Chg.
Jul '19	\$644M	50.7%
Jul '18	\$427M	11.9%
Jul '17	\$382M	-13.5%



Current Year	\$427M	\$361M	\$387M	\$376M	\$405M	\$345M	\$469M	\$510M	\$564M	\$621M	\$625M	\$586M	\$644M
Prior Year	\$382M	\$327M	\$331M	\$387M	\$393M	\$358M	\$420M	\$507M	\$526M	\$579M	\$531M	\$444M	\$427M
Percent Change from Prior Year	12%	11%	17%	-3%	3%	-4%	12%	1%	7%	7%	18%	32%	51%

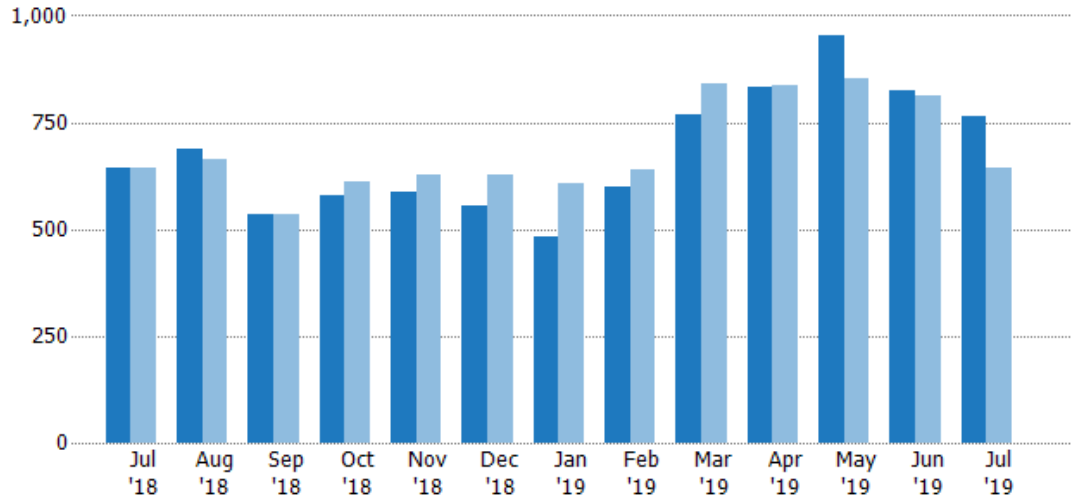
Closed Sales

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

Month/ Year	Count	% Chg.
Jul '19	763	18.5%
Jul '18	644	0%
Jul '17	644	-12.7%



	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	644	686	536	579	588	553	483	600	768	832	953	826	763
Prior Year	644	664	533	610	628	626	609	638	841	837	851	814	644
Percent Change from Prior Year	0%	3%	1%	-5%	-6%	-12%	-21%	-6%	-9%	-1%	12%	1%	18%

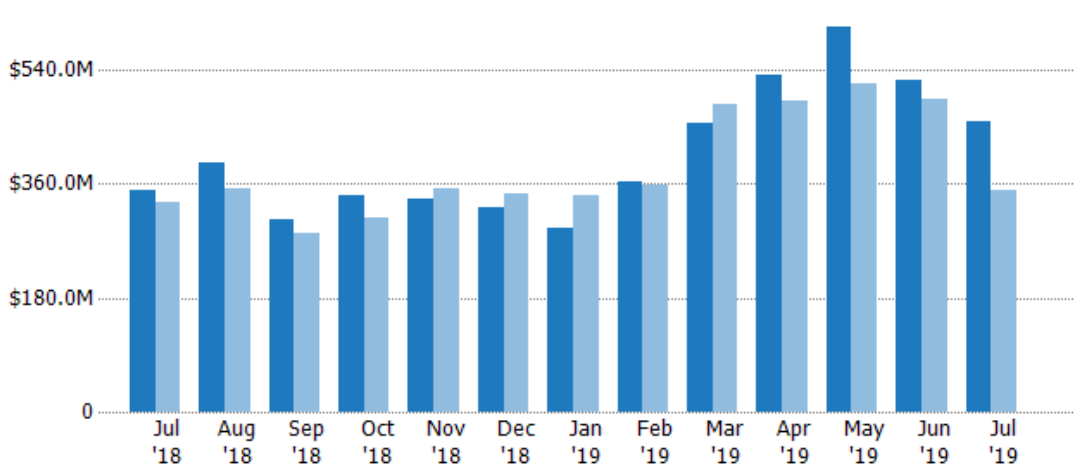
Closed Sales Volume

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

Month/ Year	Volume	% Chg.
Jul '19	\$458M	30.4%
Jul '18	\$351M	5.8%
Jul '17	\$332M	-20.2%



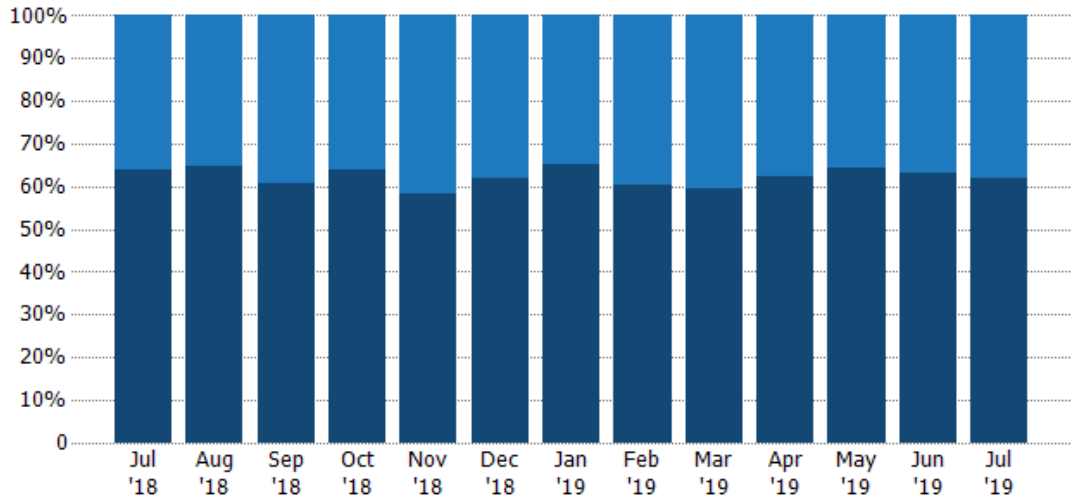
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	\$351M	\$395M	\$303M	\$341M	\$335M	\$321M	\$290M	\$364M	\$456M	\$531M	\$606M	\$523M	\$458M
Prior Year	\$332M	\$352M	\$281M	\$305M	\$352M	\$346M	\$342M	\$359M	\$485M	\$490M	\$517M	\$494M	\$351M
Percent Change from Prior Year	6%	12%	8%	12%	-5%	-7%	-15%	1%	-6%	8%	17%	6%	30%

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



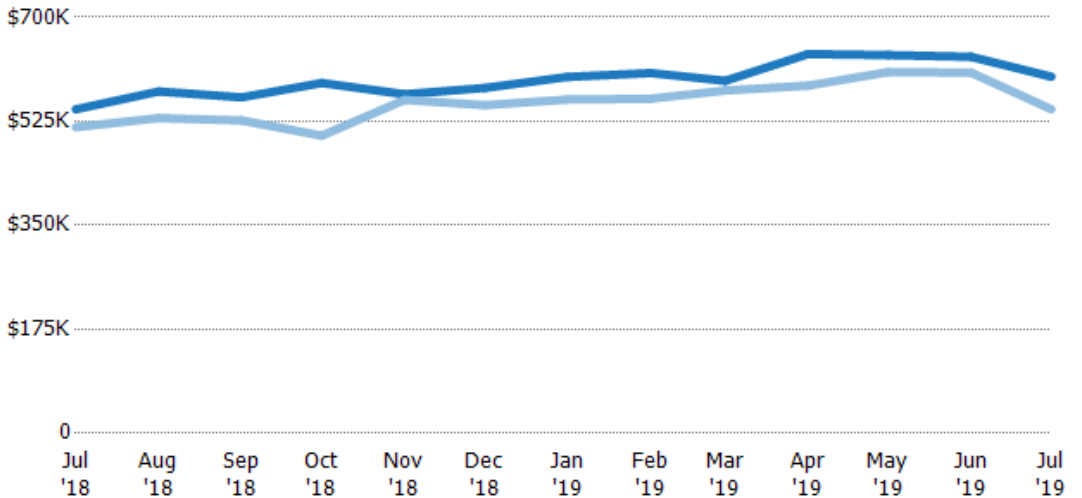
Condo/Townhouse	36%	35%	39%	36%	41%	38%	35%	40%	40%	38%	35%	37%	38%
Single Family Residence	64%	65%	61%	64%	59%	62%	65%	61%	60%	62%	65%	63%	62%

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	\$545K	\$575K	\$565K	\$589K	\$571K	\$581K	\$600K	\$606K	\$593K	\$638K	\$636K	\$633K	\$600K
Prior Year	\$515K	\$530K	\$526K	\$501K	\$561K	\$552K	\$562K	\$563K	\$577K	\$585K	\$608K	\$607K	\$545K
Percent Change from Prior Year	6%	8%	7%	18%	2%	5%	7%	8%	3%	9%	5%	4%	10%

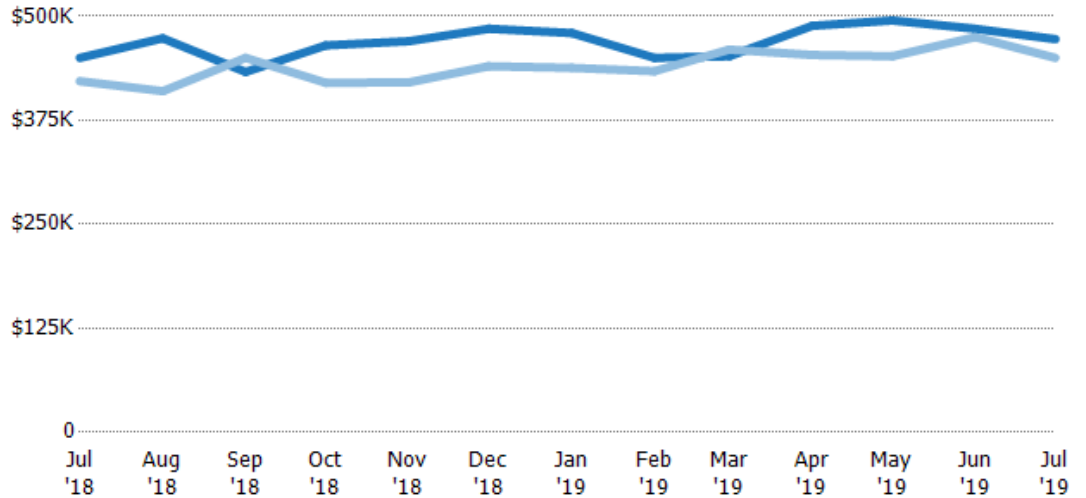
Median Sales Price

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.
Jul '19	\$473K	5%
Jul '18	\$450K	6.6%
Jul '17	\$422K	-10.3%



Current Year	\$450K	\$474K	\$433K	\$465K	\$470K	\$485K	\$480K	\$450K	\$452K	\$489K	\$495K	\$485K	\$473K
Prior Year	\$422K	\$410K	\$450K	\$420K	\$420K	\$440K	\$438K	\$434K	\$460K	\$454K	\$452K	\$475K	\$450K
Percent Change from Prior Year	7%	15%	-4%	11%	12%	10%	10%	4%	-2%	8%	10%	2%	5%

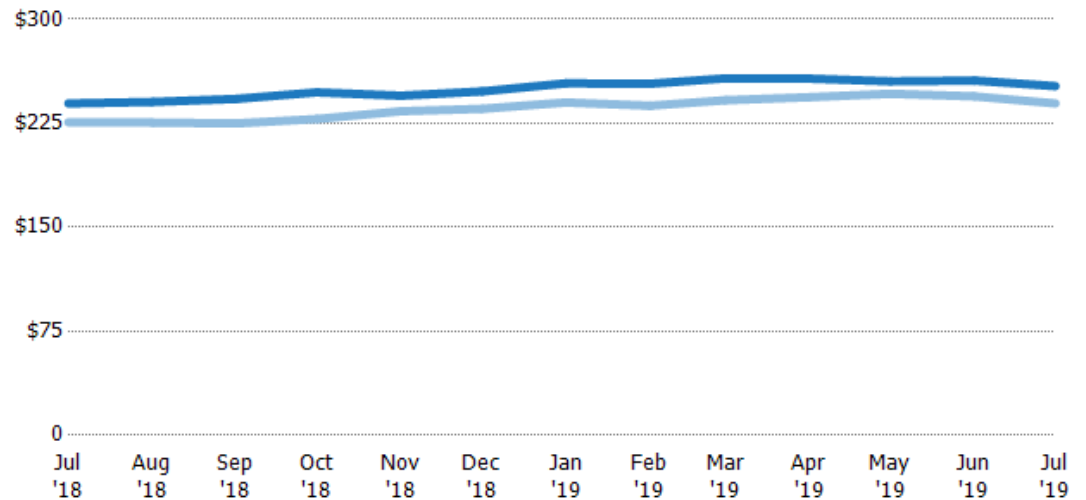
Average Sales Price per Sq Ft

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.
Jul '19	\$252	5.2%
Jul '18	\$239	6%
Jul '17	\$226	-7.2%



Current Year	\$239	\$240	\$243	\$247	\$245	\$248	\$254	\$254	\$257	\$257	\$255	\$256	\$252
Prior Year	\$226	\$225	\$225	\$228	\$234	\$235	\$240	\$238	\$242	\$244	\$246	\$244	\$239
Percent Change from Prior Year	6%	7%	8%	8%	5%	5%	6%	7%	7%	5%	4%	5%	5%

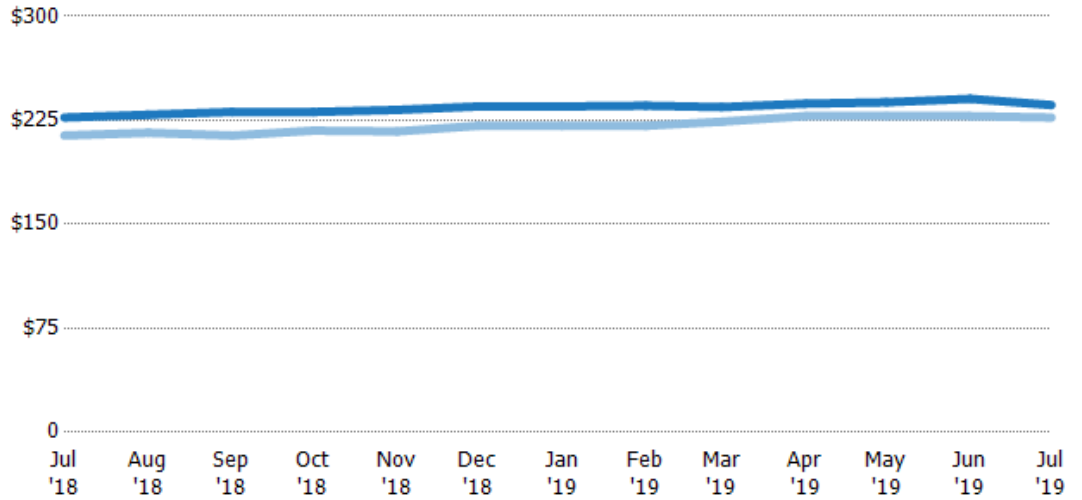
Median Sales Price per Sq Ft

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.
Jul '19	\$236	4%
Jul '18	\$227	6.1%
Jul '17	\$214	-7%



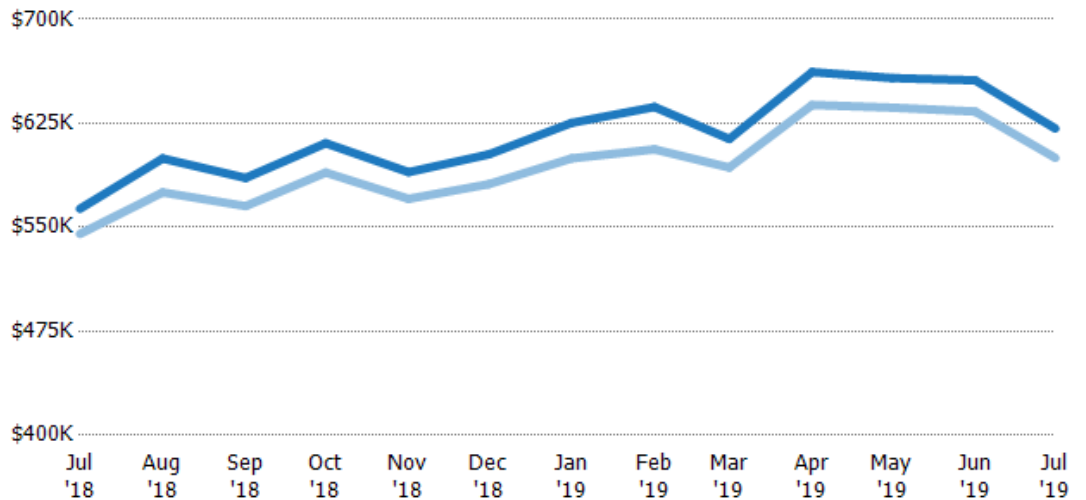
Current Year	\$227	\$229	\$231	\$231	\$233	\$235	\$235	\$236	\$235	\$237	\$238	\$241	\$236
Prior Year	\$214	\$216	\$214	\$218	\$217	\$221	\$221	\$221	\$224	\$228	\$228	\$228	\$227
Percent Change from Prior Year	6%	6%	8%	6%	7%	6%	6%	7%	5%	4%	4%	5%	4%

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



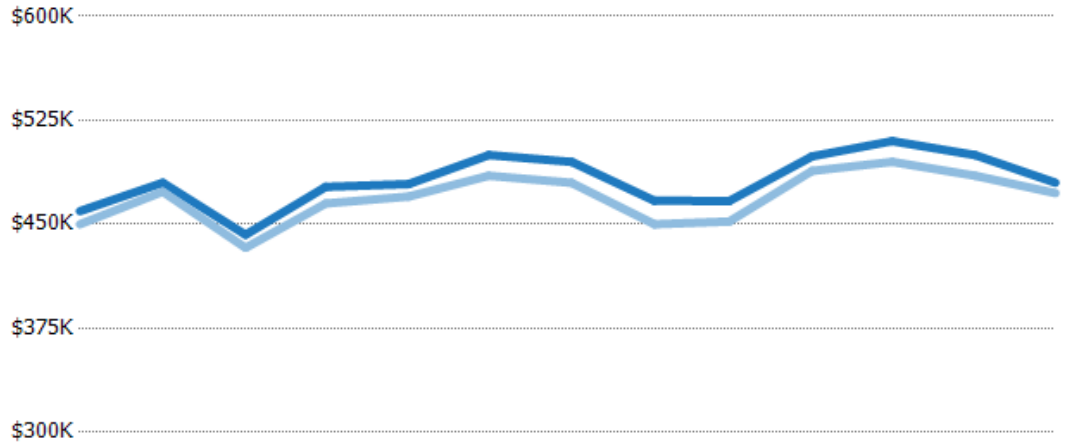
Avg List Price	\$563K	\$600K	\$586K	\$611K	\$590K	\$603K	\$625K	\$637K	\$614K	\$662K	\$658K	\$656K	\$621K
Avg Sales Price	\$545K	\$575K	\$565K	\$589K	\$571K	\$581K	\$600K	\$606K	\$593K	\$638K	\$636K	\$633K	\$600K
Avg Sales Price as a % of Avg List Price	97%	96%	97%	97%	97%	96%	96%	95%	97%	96%	97%	97%	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

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



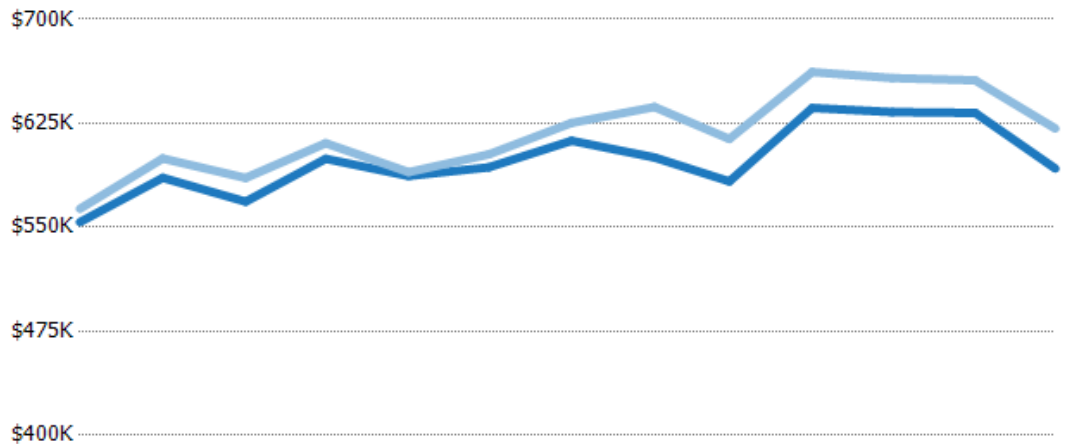
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Median List Price	\$459K	\$480K	\$442K	\$477K	\$479K	\$500K	\$495K	\$467K	\$467K	\$499K	\$510K	\$500K	\$480K
Median Sales Price	\$450K	\$474K	\$433K	\$465K	\$470K	\$485K	\$480K	\$450K	\$452K	\$489K	\$495K	\$485K	\$473K
Med Sales Price as a % of Med List Price	98%	99%	98%	97%	98%	97%	97%	96%	97%	98%	97%	97%	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

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



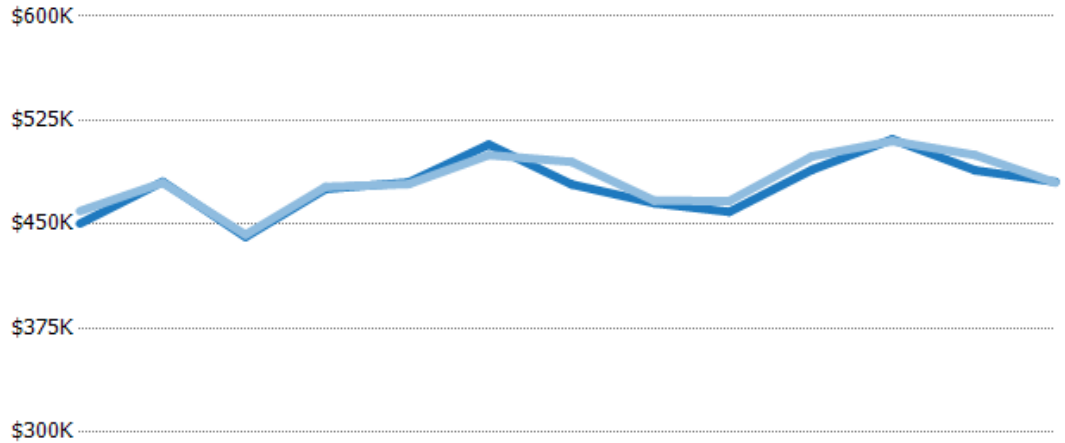
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Avg Est Value	\$554K	\$586K	\$568K	\$599K	\$587K	\$593K	\$612K	\$600K	\$583K	\$636K	\$633K	\$632K	\$592K
Avg Sales Price	\$563K	\$600K	\$586K	\$611K	\$590K	\$603K	\$625K	\$637K	\$614K	\$662K	\$658K	\$656K	\$621K
Avg Sales Price as a % of Avg Est Value	102%	102%	103%	102%	100%	102%	102%	106%	105%	104%	104%	104%	105%

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



	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	\$450K	\$481K	\$441K	\$476K	\$480K	\$507K	\$479K	\$465K	\$459K	\$489K	\$511K	\$489K	\$481K
Median Sales Price	\$459K	\$480K	\$442K	\$477K	\$479K	\$500K	\$495K	\$467K	\$467K	\$499K	\$510K	\$500K	\$480K
Med Sales Price as a % of Med Est Value	102%	100%	100%	100%	100%	99%	103%	100%	102%	102%	100%	102%	100%

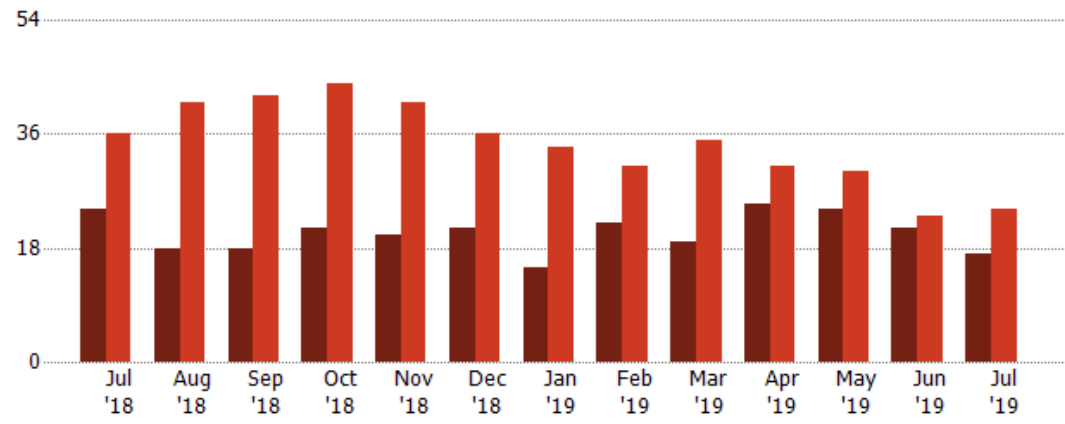
Distressed Listings

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.
Jul '19	17	-29.2%
Jul '18	24	-33.3%
Jul '17	36	86.1%



	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	24	18	18	21	20	21	15	22	19	25	24	21	17
Prior Year	36	41	42	44	41	36	34	31	35	31	30	23	24
Percent Change from Prior Year	-33%	-56%	-57%	-52%	-51%	-42%	-56%	-29%	-46%	-19%	-20%	-9%	-29%

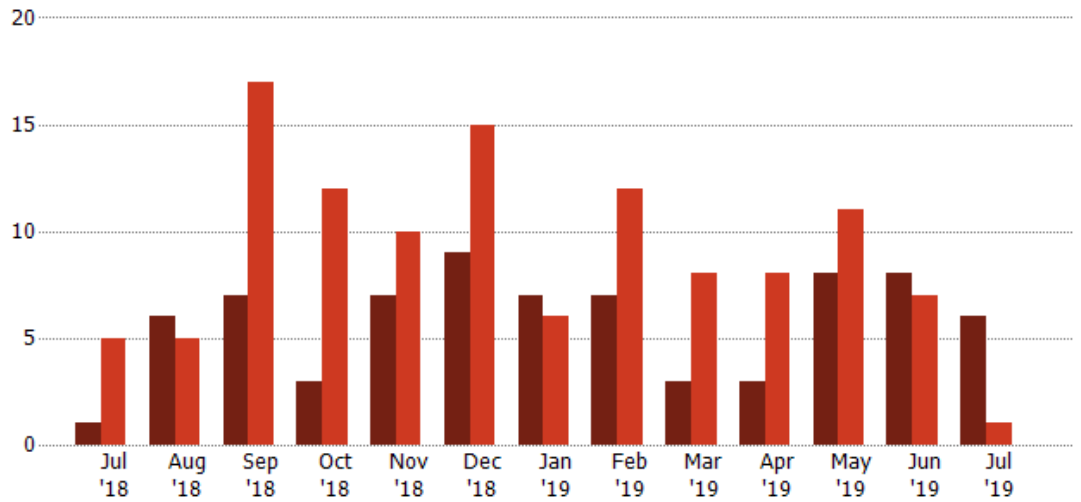
Distressed Sales

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.
Jul '19	6	500%
Jul '18	1	-80%
Jul '17	5	80%



Current Year	1	6	7	3	7	9	7	7	3	3	8	8	6
Prior Year	5	5	17	12	10	15	6	12	8	8	11	7	1
Percent Change from Prior Year	-80%	20%	-59%	-75%	-30%	-40%	17%	-42%	-63%	-63%	-27%	14%	500%

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
85250	52	\$22,467,950	60	\$23,561,800	\$392,697	\$324,000	\$225	\$216	29
85251	140	\$70,238,500	117	\$54,389,715	\$464,869	\$350,000	\$260	\$234	61
85254	126	\$67,893,533	108	\$54,201,813	\$501,869	\$476,250	\$229	\$222	32
85255	150	\$133,562,565	106	\$92,172,057	\$869,548	\$658,000	\$270	\$253	58
85257	77	\$29,743,000	47	\$16,248,800	\$345,719	\$345,000	\$228	\$229	26
85258	101	\$55,471,794	92	\$44,798,600	\$486,941	\$455,000	\$240	\$232	52
85259	73	\$58,609,965	49	\$32,161,680	\$656,361	\$605,000	\$228	\$218	60
85260	123	\$65,909,744	94	\$49,442,631	\$525,985	\$446,500	\$230	\$227	31
85262	92	\$94,549,755	49	\$56,996,970	\$1,163,203	\$676,000	\$272	\$216	89
85266	52	\$45,433,446	41	\$33,853,500	\$825,695	\$775,000	\$259	\$260	61