

2020

MARICOPA COUNTY MARKET REPORT January 2020



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	Jan 2020	Jan 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	8,173	9,133	-10.5%	104,153	104,011	+0.1%
New Listing Volume	\$3,663,464,897	\$3,919,859,808	-6.5%	\$42,640,094,325	\$39,512,253,489	+7.9%
Active Listing Count	9,012	17,947	-49.8%	N/A	N/A	
Active Listing Volume	\$6,929,910,049	\$10,050,710,893	-31.1%	N/A	N/A	
Average Listing Price	\$768,965	\$560,022	+37.3%	\$602,659	\$546,647	+10.2%
Median Listing Price	\$439,000	\$340,026	+29.1%	\$369,857	\$341,101	+8.4%
Average Listing Price per Sq Ft	\$238	\$198	+20.2%	\$207	\$192	+7.7%
Median Listing Price per Sq Ft	\$199	\$172	+15.7%	\$178	\$167	+6.8%
Median Days in RPR	45	54	-16.7%	47.61	48.58	-2%
Months of Inventory	1.3	3.2	-58.6%	1.9	3.4	-43.2%
Absorption Rate	76.21%	31.54%	+44.7%	52.47%	29.83%	+22.6%
Sales Activity Charts Metrics						
New Pending Sales Count	9,458	6,957	+35.9%	120,939	96,822	+24.9%
New Pending Sales Volume	\$3,833,255,619	\$2,459,176,674	+55.9%	\$45,085,580,043	\$33,479,243,572	+34.7%
Pending Sales Count	9,033	5,735	+57.5%	N/A	N/A	
Pending Sales Volume	\$3,961,743,060	\$2,174,976,733	+82.2%	N/A	N/A	
Closed Sales Count	5,584	4,729	+18.1%	91,785	85,108	+7.8%
Closed Sales Volume	\$2,110,701,370	\$1,599,859,762	+31.9%	\$32,707,509,045	\$28,458,403,636	+14.9%
Average Sales Price	\$377,991	\$338,308	+11.7%	\$356,353	\$334,380	+6.6%
Median Sales Price	\$299,900	\$270,000	+11.1%	\$287,380	\$268,852	+6.9%
Average Sales Price per Sq Ft	\$185	\$171	+8.2%	\$176	\$166	+6.1%
Median Sales Price per Sq Ft	\$173	\$159	+8.8%	\$166	\$155	+6.5%
Distressed Charts Metrics						
Distressed Listing Count	73	225	-67.6%	N/A	N/A	

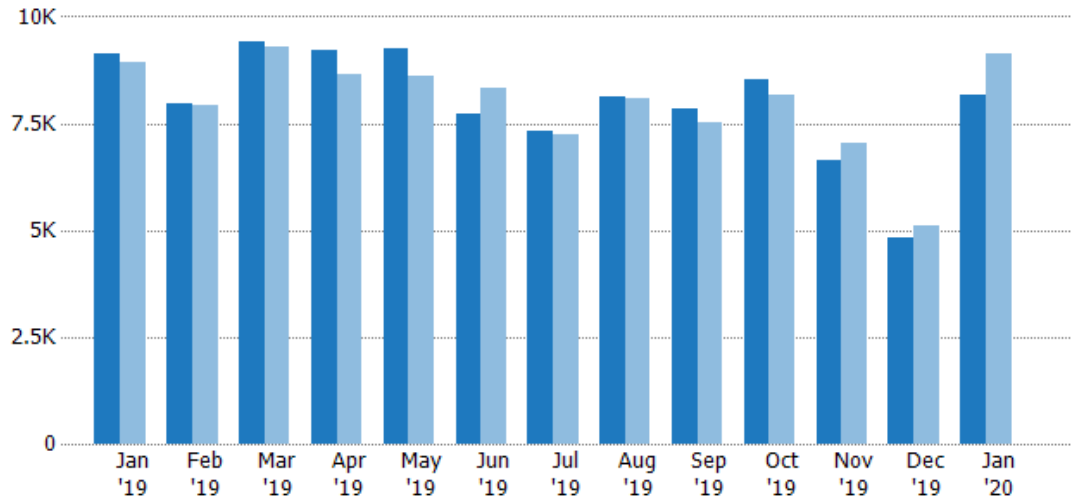
New Listings

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

Filters Used

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

Month/ Year	Count	% Chg.
Jan '20	8.17K	-10.5%
Jan '19	9.13K	2.4%
Jan '18	8.92K	-7.1%



Current Year	9.13K	7.98K	9.42K	9.2K	9.24K	7.73K	7.34K	8.13K	7.83K	8.51K	6.63K	4.84K	8.17K
Prior Year	8.92K	7.94K	9.3K	8.64K	8.63K	8.32K	7.22K	8.08K	7.54K	8.15K	7.04K	5.12K	9.13K
Percent Change from Prior Year	2%	1%	1%	6%	7%	-7%	2%	1%	4%	4%	-6%	-5%	-11%

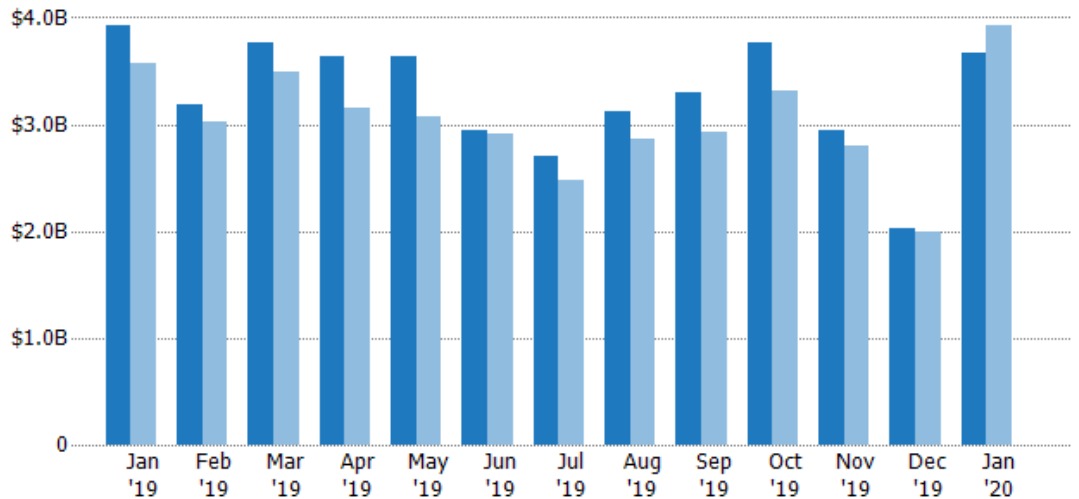
New Listing Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
Jan '20	\$3.66B	-6.5%
Jan '19	\$3.92B	9.7%
Jan '18	\$3.57B	-15.7%



Current Year	\$3.92B	\$3.19B	\$3.77B	\$3.64B	\$3.64B	\$2.95B	\$2.7B	\$3.12B	\$3.3B	\$3.77B	\$2.95B	\$2.02B	\$3.66B
Prior Year	\$3.57B	\$3.03B	\$3.48B	\$3.16B	\$3.07B	\$2.91B	\$2.47B	\$2.86B	\$2.92B	\$3.31B	\$2.8B	\$2B	\$3.92B
Percent Change from Prior Year	10%	5%	8%	15%	19%	1%	9%	9%	13%	14%	5%	1%	-7%

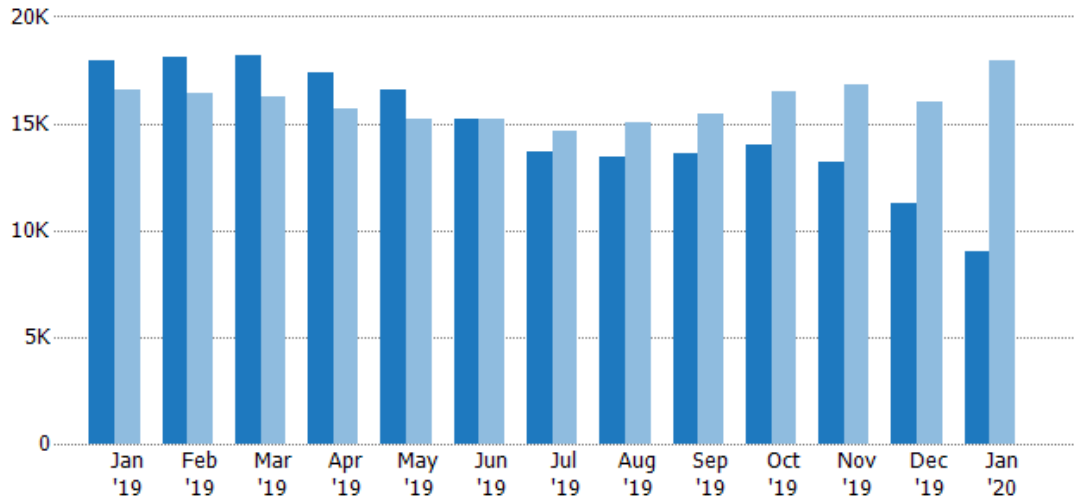
Active Listings

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

Filters Used

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

Month/ Year	Count	% Chg.
Jan '20	9.01K	-49.8%
Jan '19	17.9K	8.5%
Jan '18	16.5K	5.5%



Current Year	17.9K	18.1K	18.2K	17.4K	16.6K	15.2K	13.7K	13.4K	13.6K	14K	13.2K	11.3K	9.01K
Prior Year	16.5K	16.4K	16.2K	15.7K	15.2K	15.2K	14.7K	15K	15.4K	16.5K	16.8K	16K	17.9K
Percent Change from Prior Year	8%	11%	12%	10%	9%	0%	-7%	-11%	-12%	-15%	-22%	-29%	-50%

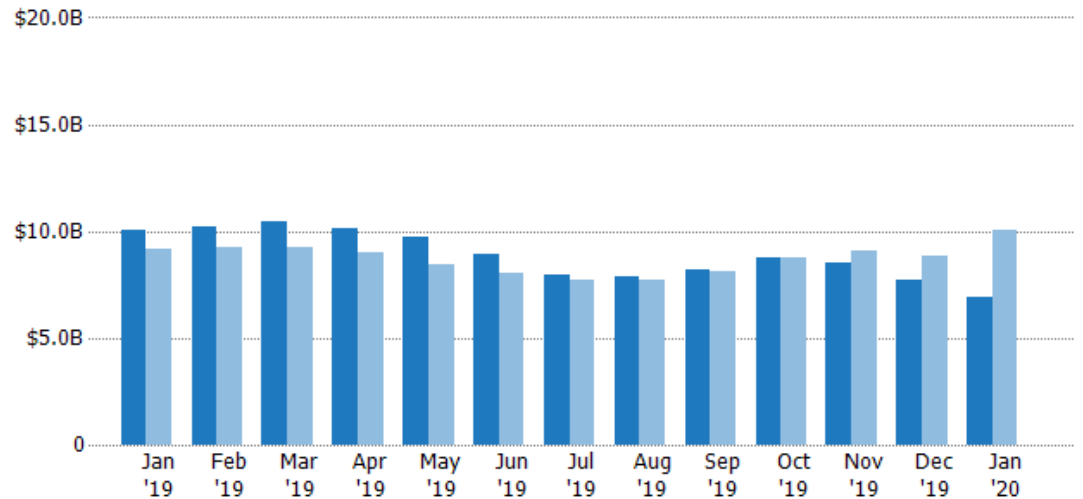
Active Listing Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
Jan '20	\$6.93B	-31.1%
Jan '19	\$10.1B	9.7%
Jan '18	\$9.16B	-5.7%



Current Year	\$10.1B	\$10.2B	\$10.4B	\$10.1B	\$9.75B	\$8.93B	\$7.98B	\$7.85B	\$8.23B	\$8.72B	\$8.51B	\$7.71B	\$6.93B
Prior Year	\$9.16B	\$9.28B	\$9.26B	\$9B	\$8.47B	\$8.07B	\$7.68B	\$7.75B	\$8.12B	\$8.79B	\$9.08B	\$8.82B	\$10.1B
Percent Change from Prior Year	10%	10%	13%	13%	15%	11%	4%	1%	1%	-1%	-6%	-13%	-31%

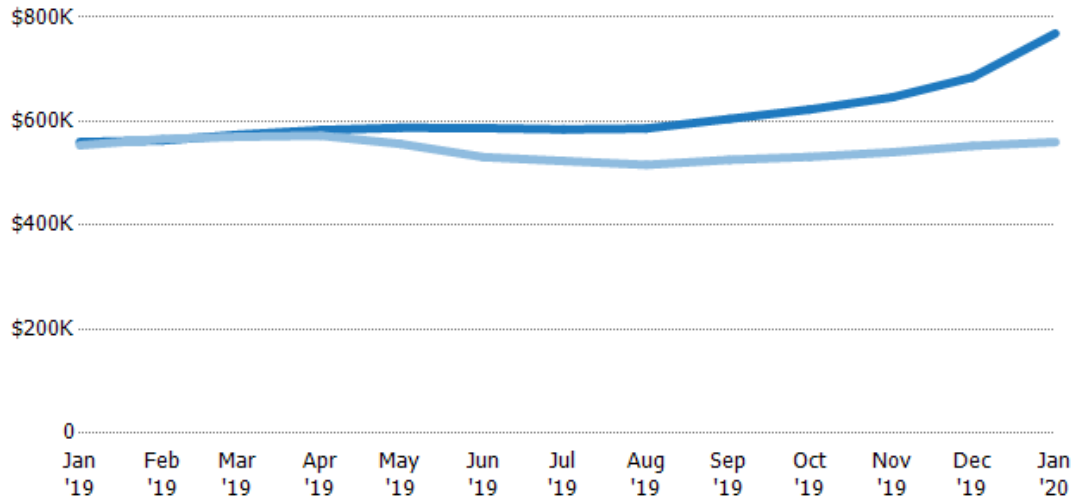
Average Listing Price

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

Filters Used

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

Month/ Year	Price	% Chg.
Jan '20	\$769K	37.3%
Jan '19	\$560K	1.1%
Jan '18	\$554K	-10.6%



Current Year	\$560K	\$563K	\$574K	\$583K	\$587K	\$587K	\$584K	\$586K	\$605K	\$623K	\$646K	\$685K	\$769K
Prior Year	\$554K	\$566K	\$570K	\$572K	\$556K	\$531K	\$524K	\$516K	\$526K	\$532K	\$540K	\$552K	\$560K
Percent Change from Prior Year	1%	-1%	1%	2%	6%	10%	12%	14%	15%	17%	20%	24%	37%

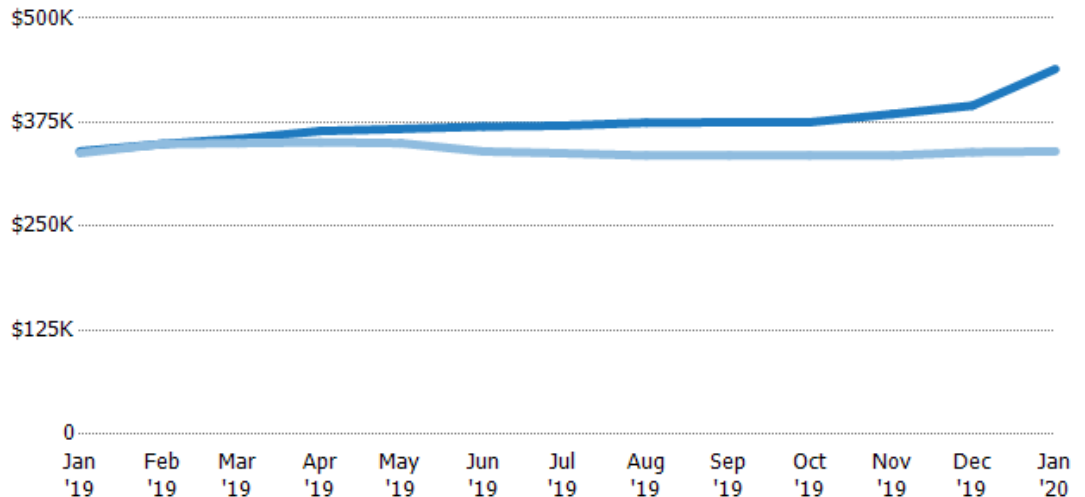
Median Listing Price

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

Filters Used

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

Month/ Year	Price	% Chg.
Jan '20	\$439K	29.1%
Jan '19	\$340K	0.6%
Jan '18	\$338K	-8.3%



Current Year	\$340K	\$349K	\$355K	\$365K	\$367K	\$370K	\$371K	\$375K	\$375K	\$375K	\$385K	\$395K	\$439K
Prior Year	\$338K	\$349K	\$350K	\$351K	\$350K	\$340K	\$338K	\$335K	\$335K	\$335K	\$335K	\$339K	\$340K
Percent Change from Prior Year	1%	0%	1%	4%	5%	9%	10%	12%	12%	12%	15%	17%	29%

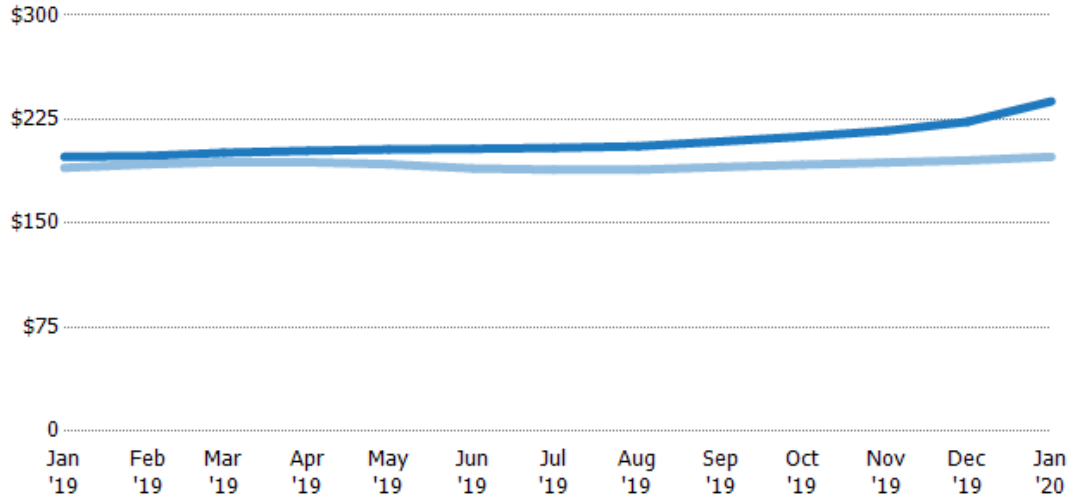
Average Listing Price per Sq Ft

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price/sq ft	% Chg.
Jan '20	\$238	20.2%
Jan '19	\$198	4.1%
Jan '18	\$190	-7.2%



Current Year	\$198	\$199	\$201	\$202	\$203	\$204	\$204	\$205	\$209	\$212	\$217	\$223	\$238
Prior Year	\$190	\$193	\$194	\$194	\$193	\$190	\$189	\$189	\$191	\$192	\$194	\$195	\$198
Percent Change from Prior Year	4%	3%	3%	4%	6%	7%	8%	9%	10%	11%	12%	14%	20%

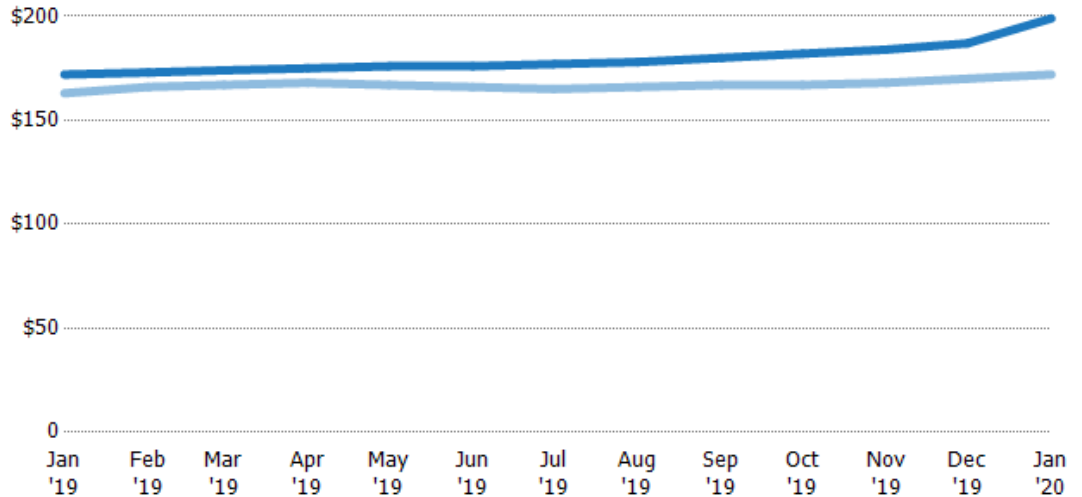
Median Listing Price per Sq Ft

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price/sq ft	% Chg.
Jan '20	\$199	15.7%
Jan '19	\$172	5.5%
Jan '18	\$163	-6.7%



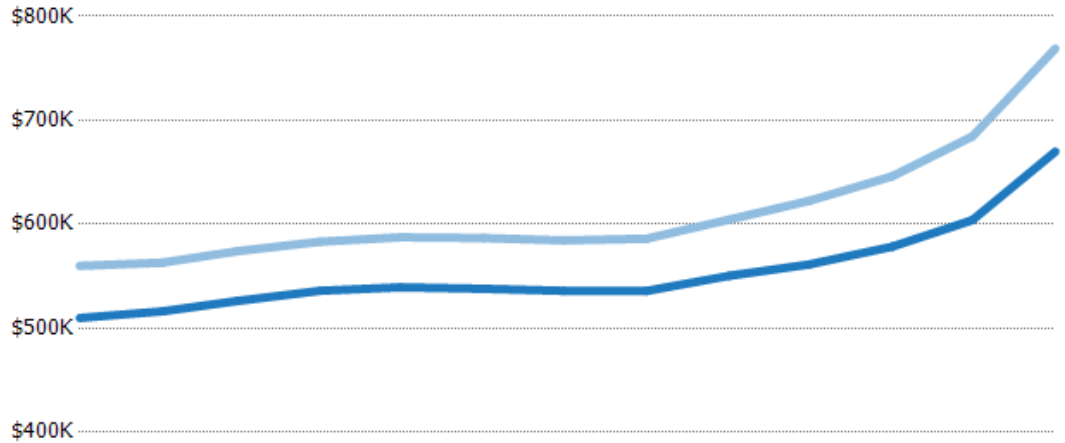
Current Year	\$172	\$173	\$174	\$175	\$176	\$176	\$177	\$178	\$180	\$182	\$184	\$187	\$199
Prior Year	\$163	\$166	\$167	\$168	\$167	\$166	\$165	\$166	\$167	\$167	\$168	\$170	\$172
Percent Change from Prior Year	6%	4%	4%	4%	5%	6%	7%	7%	8%	9%	10%	10%	16%

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,
 Mobile/Manufactured, Single Family
 Residence



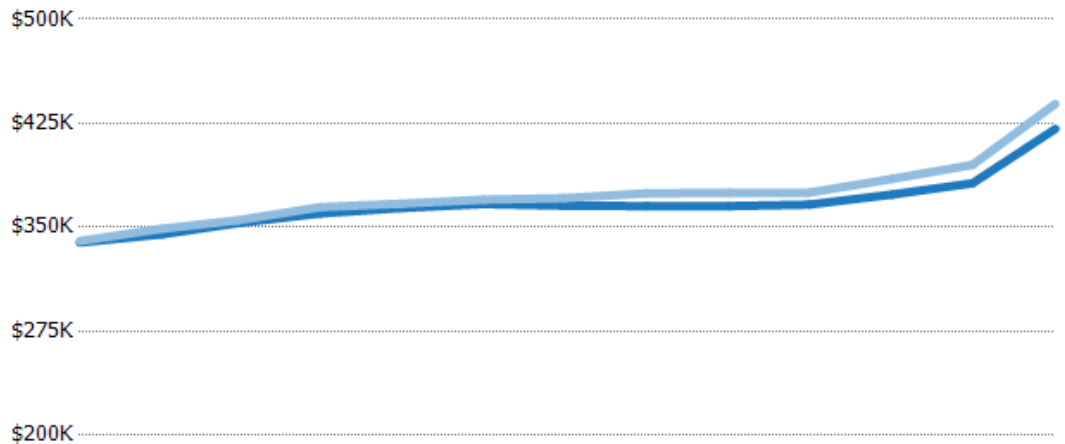
	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Avg Est Value	\$510K	\$516K	\$526K	\$536K	\$539K	\$538K	\$536K	\$536K	\$550K	\$561K	\$578K	\$604K	\$670K
Avg Listing Price	\$560K	\$563K	\$574K	\$583K	\$587K	\$587K	\$584K	\$586K	\$605K	\$623K	\$646K	\$685K	\$769K
Avg Listing Price as a % of Avg Est Value	110%	109%	109%	109%	109%	109%	109%	109%	110%	111%	112%	113%	115%

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,
 Mobile/Manufactured, Single Family
 Residence



	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Median Est Value	\$339K	\$345K	\$353K	\$360K	\$364K	\$367K	\$366K	\$365K	\$365K	\$366K	\$374K	\$382K	\$421K
Median Listing Price	\$340K	\$349K	\$355K	\$365K	\$367K	\$370K	\$371K	\$375K	\$375K	\$375K	\$385K	\$395K	\$439K
Med Listing Price as a % of Med Est Value	100%	101%	101%	101%	101%	101%	101%	103%	103%	102%	103%	103%	104%

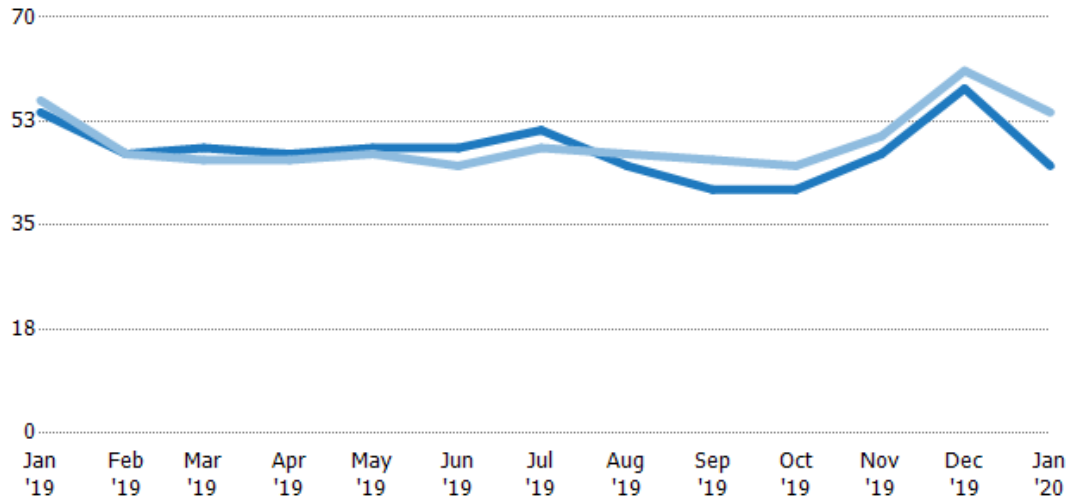
Median Days in RPR

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Days	% Chg.
Jan '20	45	-16.7%
Jan '19	54	-3.6%
Jan '18	56	8.9%



Current Year	54	47	48	47	48	48	51	45	41	41	47	58	45
Prior Year	56	47	46	46	47	45	48	47	46	45	50	61	54
Percent Change from Prior Year	-4%	0%	4%	2%	2%	7%	6%	-4%	-11%	-9%	-6%	-5%	-17%

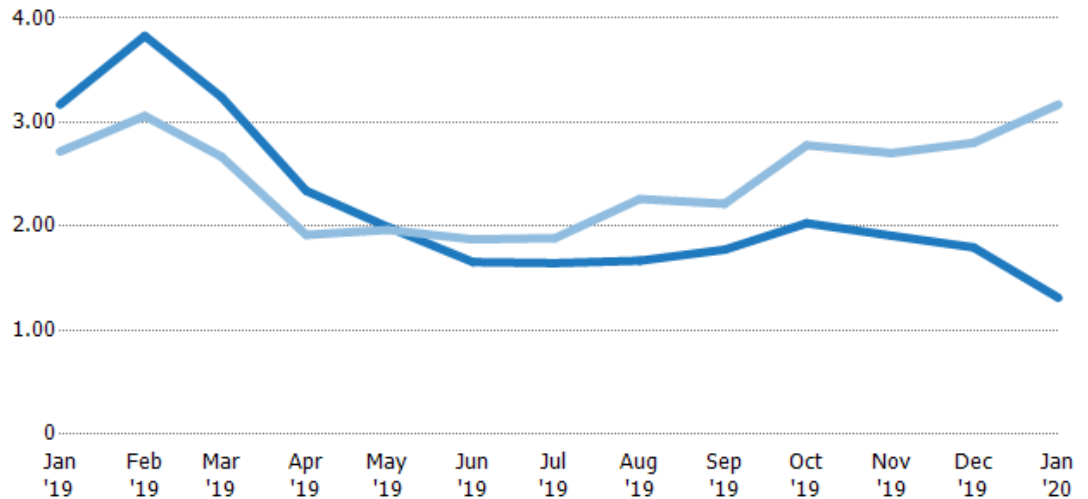
Months of Inventory

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Months	% Chg.
Jan '20	1.31	-58.6%
Jan '19	3.17	16.6%
Jan '18	2.72	4.6%



Current Year	3.17	3.83	3.24	2.34	1.99	1.66	1.65	1.67	1.78	2.03	1.91	1.8	1.31
Prior Year	2.72	3.06	2.67	1.92	1.97	1.87	1.89	2.26	2.22	2.78	2.7	2.8	3.17
Percent Change from Prior Year	17%	25%	21%	22%	1%	-12%	-13%	-26%	-20%	-27%	-29%	-36%	-59%

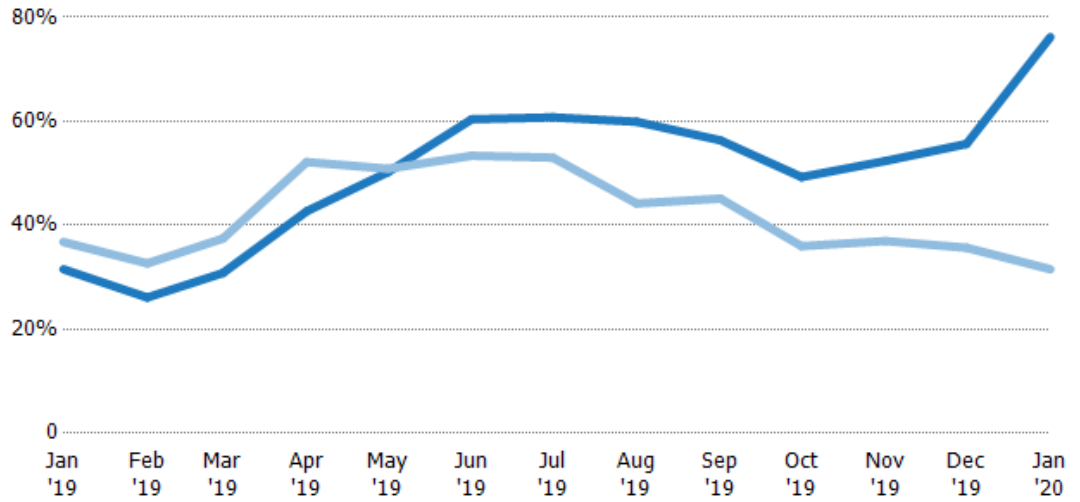
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/Year	Rate	Chg.
Jan '20	76%	-44.7%
Jan '19	32%	5.2%
Jan '18	37%	-4.4%



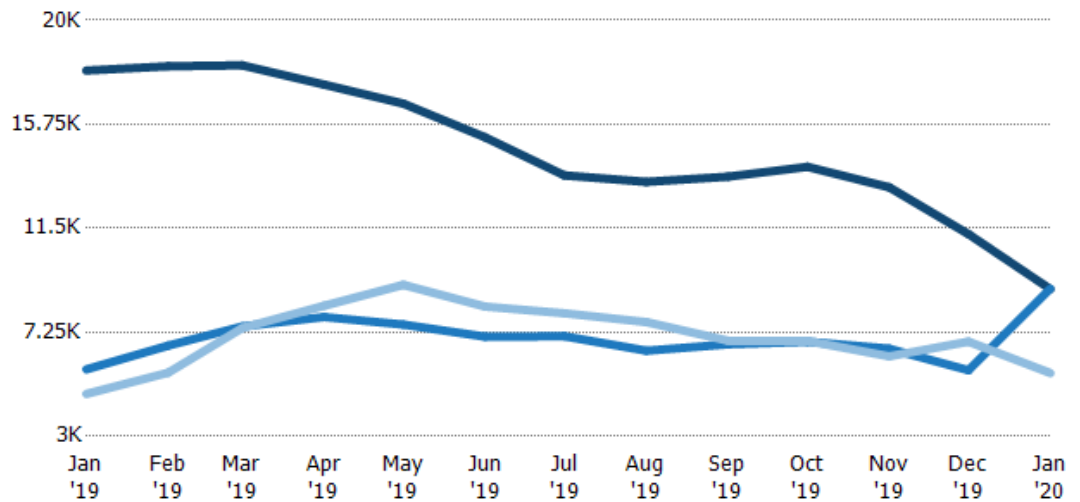
	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Current Year	32%	26%	31%	43%	50%	60%	61%	60%	56%	49%	52%	56%	76%
Prior Year	37%	33%	37%	52%	51%	53%	53%	44%	45%	36%	37%	36%	32%
Change from Prior Year	5%	7%	7%	9%	1%	-7%	-8%	-16%	-11%	-13%	-15%	-20%	-45%

Active/Pending/Sold Units

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

Filters Used

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



	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Active	17.9K	18.1K	18.2K	17.4K	16.6K	15.2K	13.7K	13.4K	13.6K	14K	13.2K	11.3K	9.01K
Pending	5.74K	6.71K	7.49K	7.87K	7.57K	7.07K	7.09K	6.5K	6.76K	6.87K	6.58K	5.7K	9.03K
Sold	4.73K	5.6K	7.42K	8.33K	9.19K	8.3K	8.03K	7.67K	6.9K	6.9K	6.27K	6.87K	5.58K

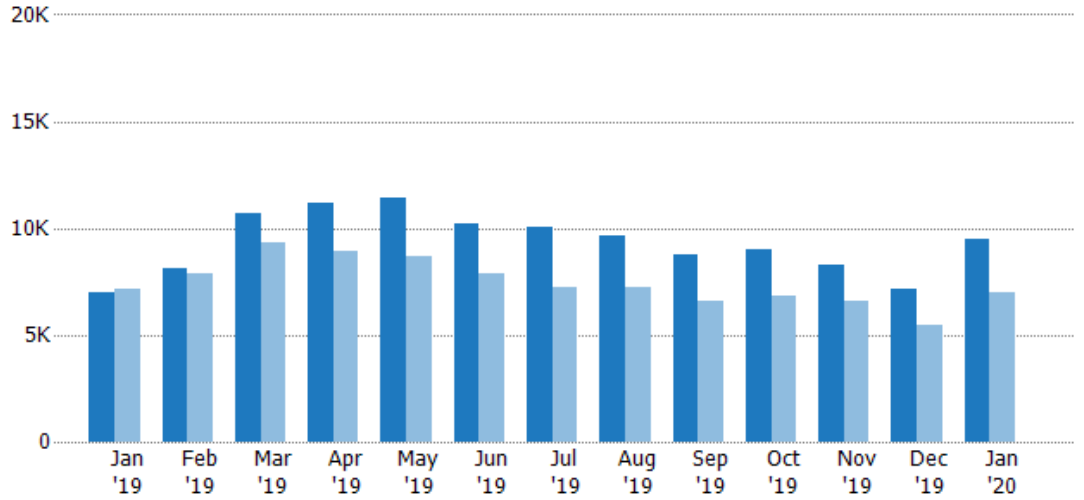
New Pending Sales

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

Filters Used

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

Month/ Year	Count	% Chg.
Jan '20	9.46K	35.9%
Jan '19	6.96K	-3.3%
Jan '18	7.19K	0.8%



Current Year	6.96K	8.12K	10.7K	11.2K	11.4K	10.2K	10K	9.66K	8.74K	9.03K	8.3K	7.13K	9.46K
Prior Year	7.19K	7.91K	9.35K	8.96K	8.67K	7.9K	7.25K	7.24K	6.6K	6.8K	6.57K	5.43K	6.96K
Percent Change from Prior Year	-3%	3%	14%	25%	31%	30%	38%	34%	33%	33%	26%	31%	36%

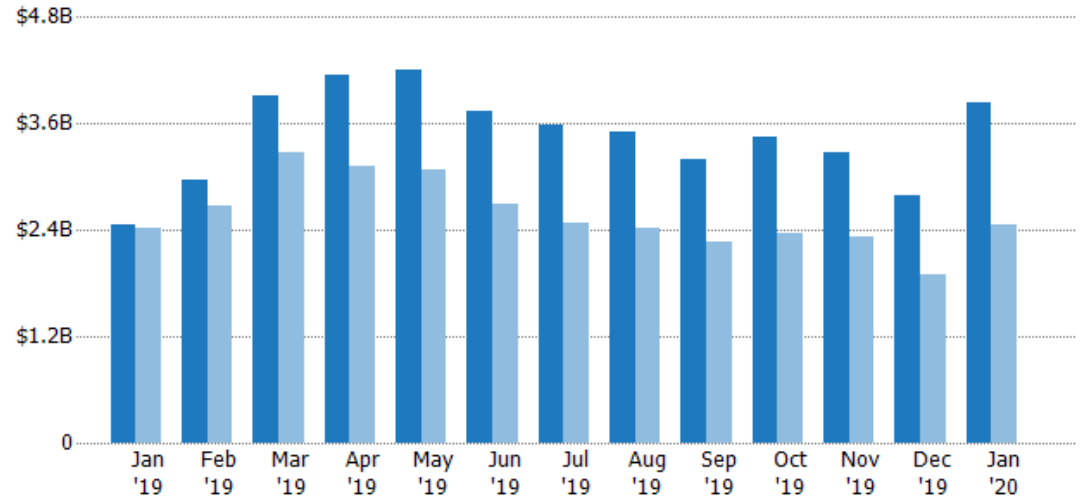
New Pending Sales Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
Jan '20	\$3.83B	55.9%
Jan '19	\$2.46B	1.7%
Jan '18	\$2.42B	-9.6%



Current Year	\$2.46B	\$2.96B	\$3.92B	\$4.15B	\$4.2B	\$3.75B	\$3.59B	\$3.51B	\$3.2B	\$3.45B	\$3.27B	\$2.79B	\$3.83B
Prior Year	\$2.42B	\$2.68B	\$3.28B	\$3.11B	\$3.08B	\$2.69B	\$2.47B	\$2.42B	\$2.27B	\$2.36B	\$2.33B	\$1.9B	\$2.46B
Percent Change from Prior Year	2%	10%	19%	34%	36%	39%	45%	45%	41%	46%	40%	47%	56%

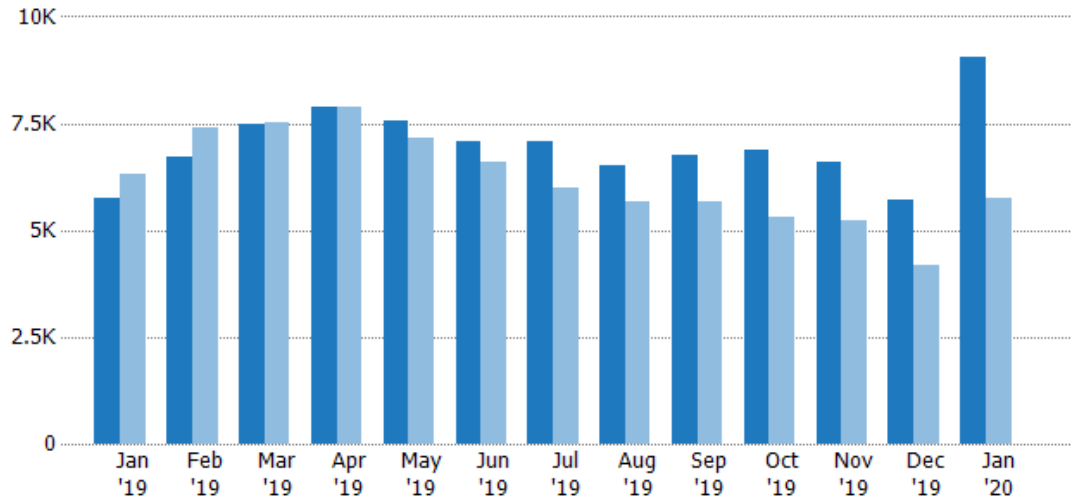
Pending Sales

The number of residential 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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Count	% Chg.
Jan '20	9.03K	57.5%
Jan '19	5.74K	-9.2%
Jan '18	6.32K	-2.5%



Current Year	5.74K	6.71K	7.49K	7.87K	7.57K	7.07K	7.09K	6.5K	6.76K	6.87K	6.58K	5.7K	9.03K
Prior Year	6.32K	7.41K	7.5K	7.87K	7.15K	6.58K	6K	5.65K	5.67K	5.3K	5.23K	4.17K	5.74K
Percent Change from Prior Year	-9%	-10%	0%	0%	6%	7%	18%	15%	19%	30%	26%	37%	58%

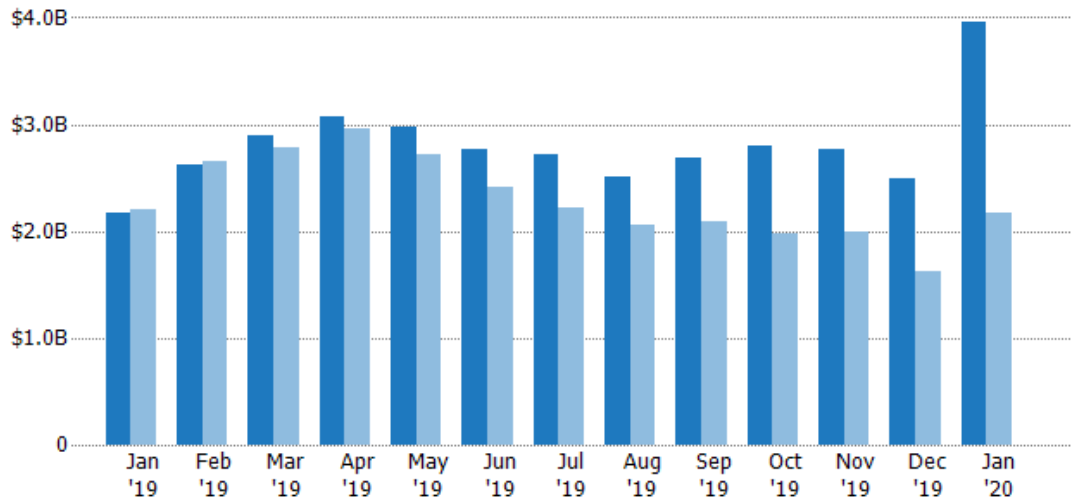
Pending Sales Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
Jan '20	\$3.96B	82.2%
Jan '19	\$2.17B	-1.4%
Jan '18	\$2.21B	-12.1%



Current Year	\$2.17B	\$2.62B	\$2.9B	\$3.08B	\$2.98B	\$2.77B	\$2.73B	\$2.51B	\$2.68B	\$2.8B	\$2.77B	\$2.5B	\$3.96B
Prior Year	\$2.21B	\$2.65B	\$2.79B	\$2.95B	\$2.71B	\$2.42B	\$2.21B	\$2.06B	\$2.09B	\$1.97B	\$2B	\$1.62B	\$2.17B
Percent Change from Prior Year	-1%	-1%	4%	4%	10%	14%	23%	22%	28%	42%	39%	54%	82%

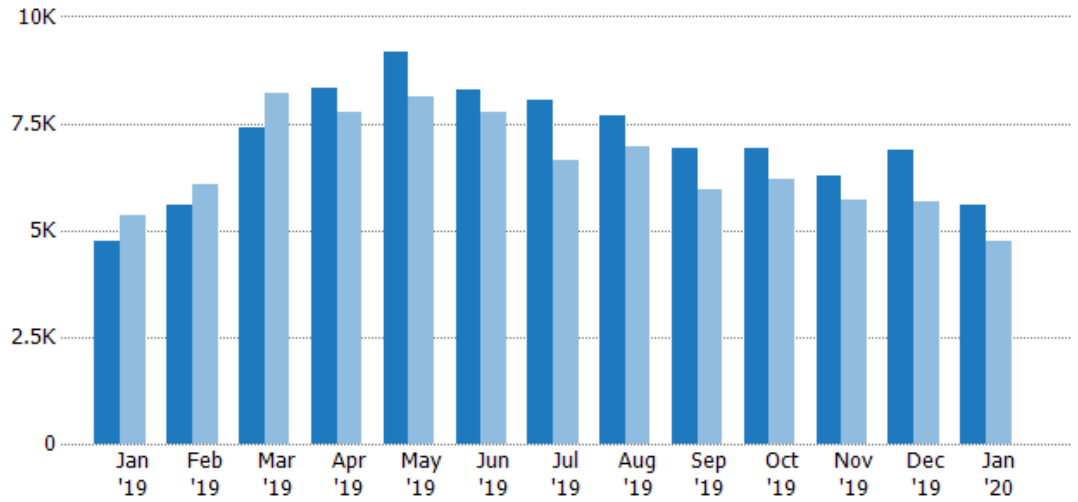
Closed Sales

The total number of residential properties sold each month.

Filters Used

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

Month/ Year	Count	% Chg.
Jan '20	5.58K	18.1%
Jan '19	4.73K	-11.7%
Jan '18	5.35K	-4.1%



Current Year	4.73K	5.6K	7.42K	8.33K	9.19K	8.3K	8.03K	7.67K	6.9K	6.9K	6.27K	6.87K	5.58K
Prior Year	5.35K	6.08K	8.2K	7.74K	8.11K	7.77K	6.64K	6.97K	5.95K	6.21K	5.7K	5.66K	4.73K
Percent Change from Prior Year	-12%	-8%	-10%	8%	13%	7%	21%	10%	16%	11%	10%	21%	18%

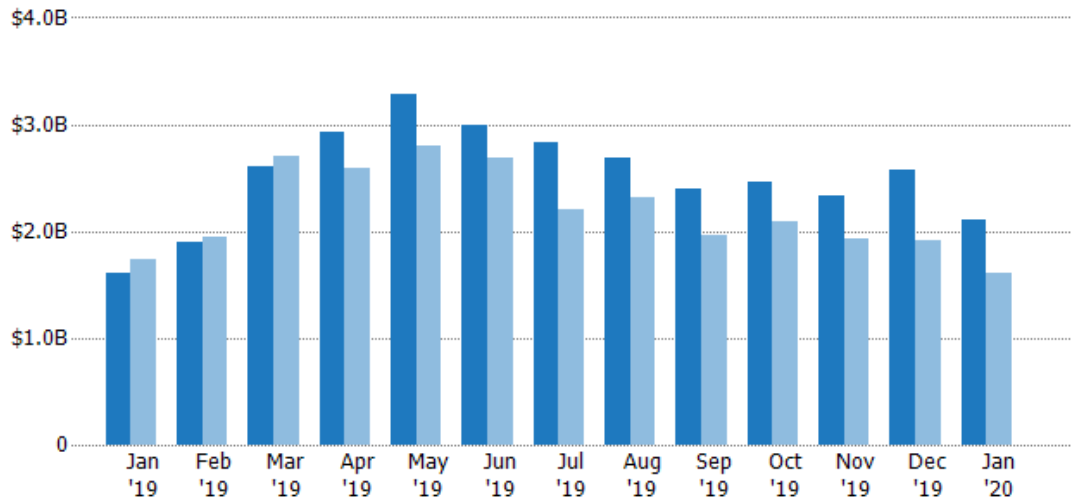
Closed Sales Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
Jan '20	\$2.11B	31.9%
Jan '19	\$1.6B	-7.8%
Jan '18	\$1.74B	-13.8%



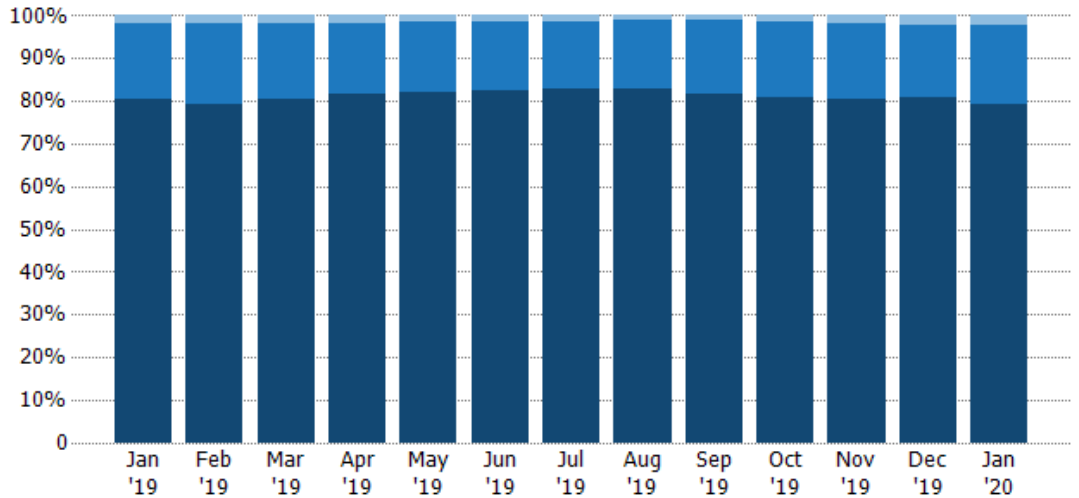
Current Year	\$1.6B	\$1.9B	\$2.61B	\$2.93B	\$3.28B	\$2.99B	\$2.84B	\$2.69B	\$2.39B	\$2.47B	\$2.32B	\$2.58B	\$2.11B
Prior Year	\$1.74B	\$1.94B	\$2.71B	\$2.6B	\$2.79B	\$2.69B	\$2.2B	\$2.32B	\$1.96B	\$2.08B	\$1.93B	\$1.91B	\$1.6B
Percent Change from Prior Year	-8%	-2%	-4%	13%	17%	11%	29%	16%	22%	18%	21%	35%	32%

Closed Sales by Property Type

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

Filters Used

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



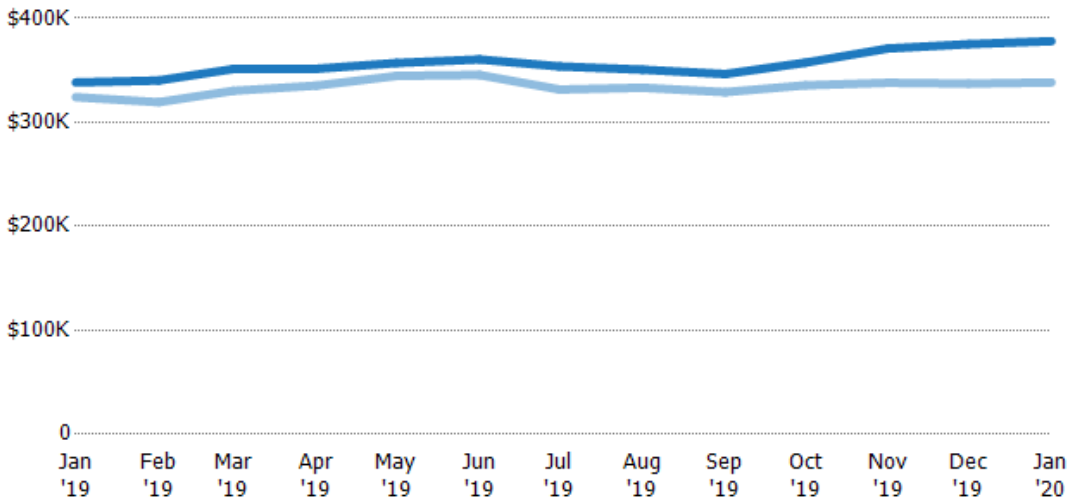
Property Type	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Mobile/Manufactured	2%	2%	2%	2%	1%	1%	1%	1%	1%	1%	2%	2%	2%
Condo/Townhouse	18%	19%	18%	17%	17%	16%	16%	16%	17%	18%	18%	17%	18%
Single Family Residence	80%	79%	80%	82%	82%	82%	83%	83%	82%	81%	80%	81%	79%

Average Sales Price

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

Filters Used

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



Month/Year	Price	% Chg.
Jan '20	\$378K	11.7%
Jan '19	\$338K	4.4%
Jan '18	\$324K	-10%

Property Type	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Current Year	\$338K	\$340K	\$351K	\$351K	\$357K	\$360K	\$354K	\$351K	\$346K	\$357K	\$371K	\$375K	\$378K
Prior Year	\$324K	\$319K	\$330K	\$335K	\$345K	\$346K	\$332K	\$333K	\$329K	\$336K	\$338K	\$337K	\$338K
Percent Change from Prior Year	4%	7%	6%	5%	4%	4%	7%	5%	5%	6%	10%	11%	12%

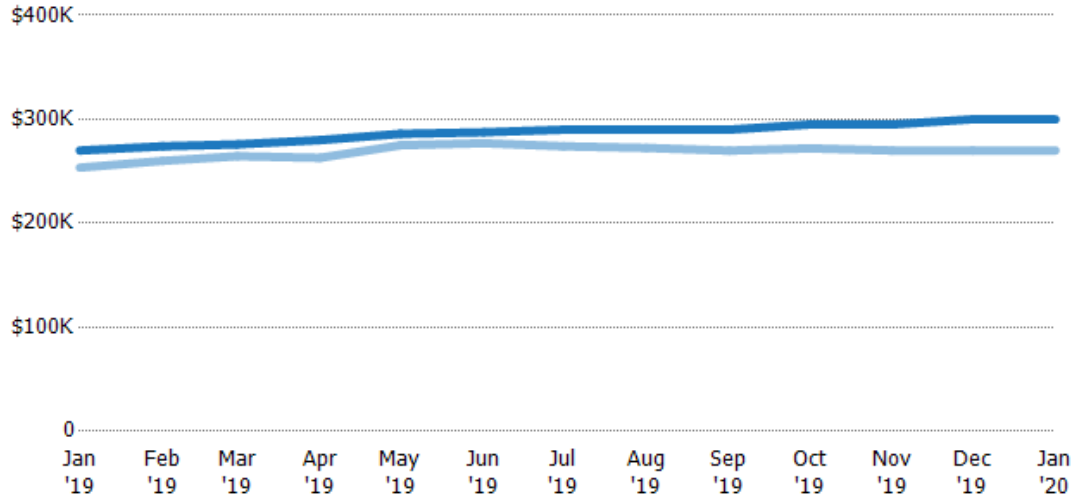
Median Sales Price

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

Filters Used

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

Month/ Year	Price	% Chg.
Jan '20	\$300K	11.1%
Jan '19	\$270K	6.5%
Jan '18	\$254K	-7.7%



Current Year	\$270K	\$274K	\$276K	\$280K	\$286K	\$288K	\$290K	\$290K	\$290K	\$295K	\$295K	\$300K	\$300K
Prior Year	\$254K	\$260K	\$265K	\$263K	\$275K	\$277K	\$274K	\$273K	\$270K	\$272K	\$270K	\$270K	\$270K
Percent Change from Prior Year	7%	5%	4%	6%	4%	4%	6%	6%	7%	8%	9%	11%	11%

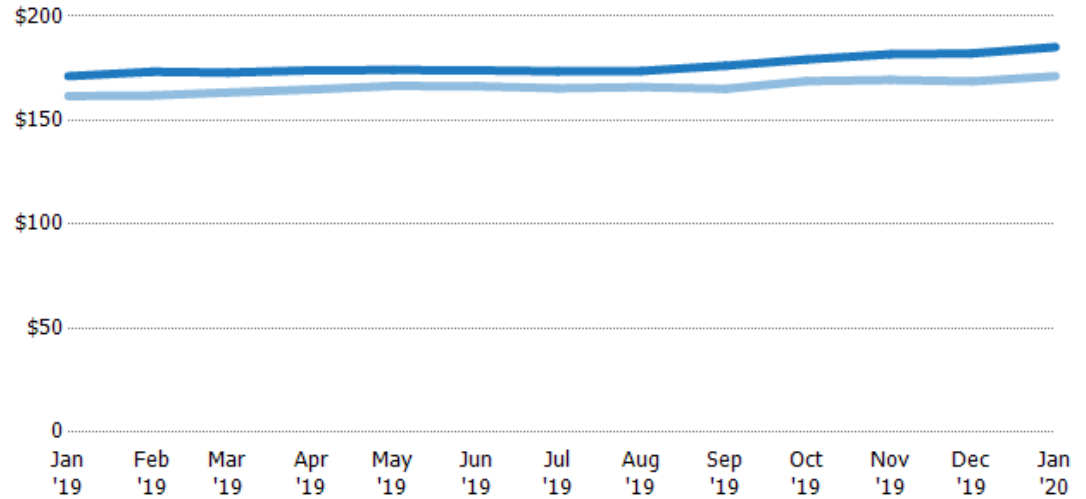
Average Sales Price per Sq Ft

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price/sq ft	% Chg.
Jan '20	\$185	8.2%
Jan '19	\$171	5.9%
Jan '18	\$162	-8.2%



Current Year	\$171	\$173	\$173	\$174	\$174	\$174	\$174	\$174	\$176	\$179	\$182	\$182	\$185
Prior Year	\$162	\$162	\$163	\$165	\$167	\$166	\$165	\$166	\$165	\$169	\$169	\$169	\$171
Percent Change from Prior Year	6%	7%	6%	6%	5%	5%	5%	5%	7%	6%	7%	8%	8%

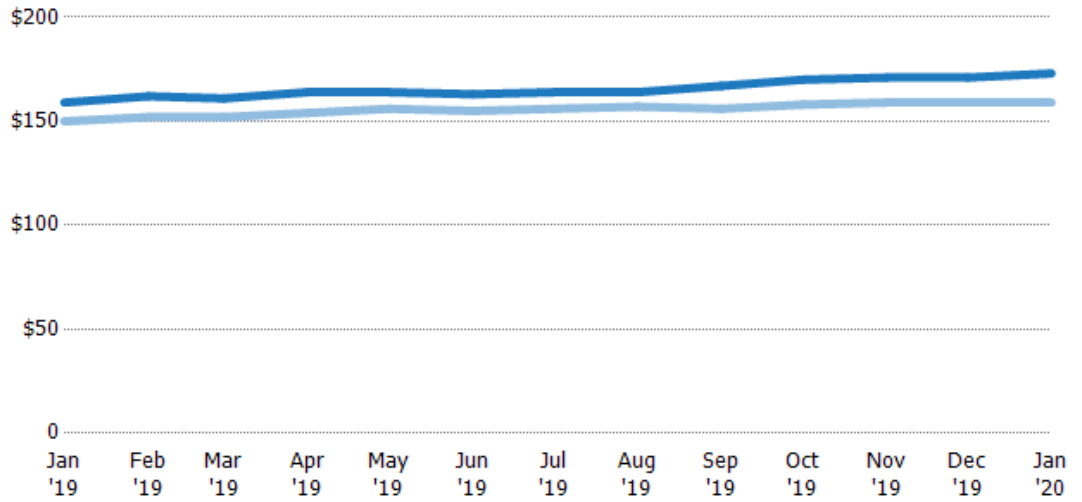
Median Sales Price per Sq Ft

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

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Jan '20	\$173	8.8%
Jan '19	\$159	6%
Jan '18	\$150	-8%



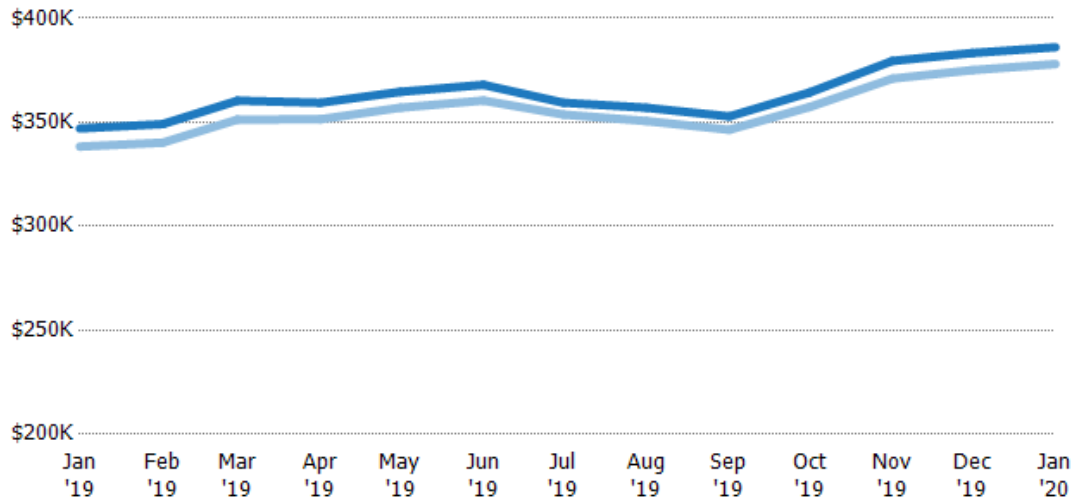
Current Year	\$159	\$162	\$161	\$164	\$164	\$163	\$164	\$164	\$167	\$170	\$171	\$171	\$173
Prior Year	\$150	\$152	\$152	\$154	\$156	\$155	\$156	\$157	\$156	\$158	\$159	\$159	\$159
Percent Change from Prior Year	6%	7%	6%	6%	5%	5%	5%	4%	7%	8%	8%	8%	9%

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,
 Mobile/Manufactured, Single Family
 Residence



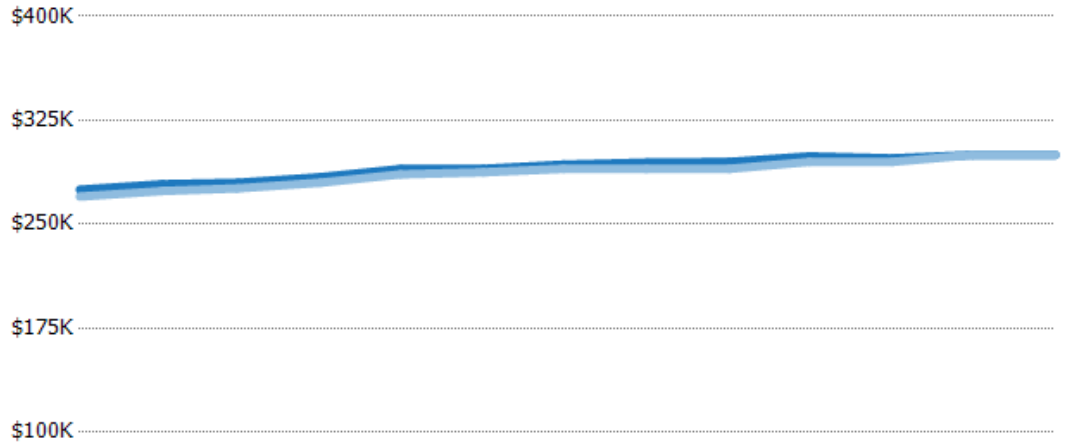
Avg List Price	\$347K	\$349K	\$360K	\$359K	\$365K	\$368K	\$359K	\$357K	\$353K	\$364K	\$379K	\$383K	\$386K
Avg Sales Price	\$338K	\$340K	\$351K	\$351K	\$357K	\$360K	\$354K	\$351K	\$346K	\$357K	\$371K	\$375K	\$378K
Avg Sales Price as a % of Avg List Price	97%	97%	97%	98%	98%	98%	98%	98%	98%	98%	98%	98%	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,
 Mobile/Manufactured, Single Family
 Residence



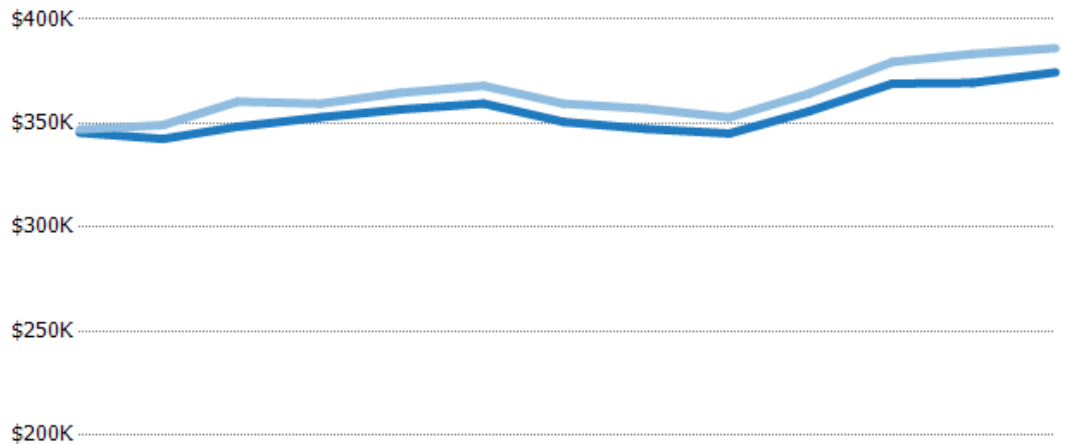
	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Median List Price	\$275K	\$279K	\$280K	\$284K	\$290K	\$290K	\$293K	\$295K	\$295K	\$299K	\$298K	\$300K	\$300K
Median Sales Price	\$270K	\$274K	\$276K	\$280K	\$286K	\$288K	\$290K	\$290K	\$290K	\$295K	\$295K	\$300K	\$300K
Med Sales Price as a % of Med List Price	98%	98%	99%	99%	99%	99%	99%	98%	98%	99%	99%	100%	100%

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,
 Mobile/Manufactured, Single Family
 Residence



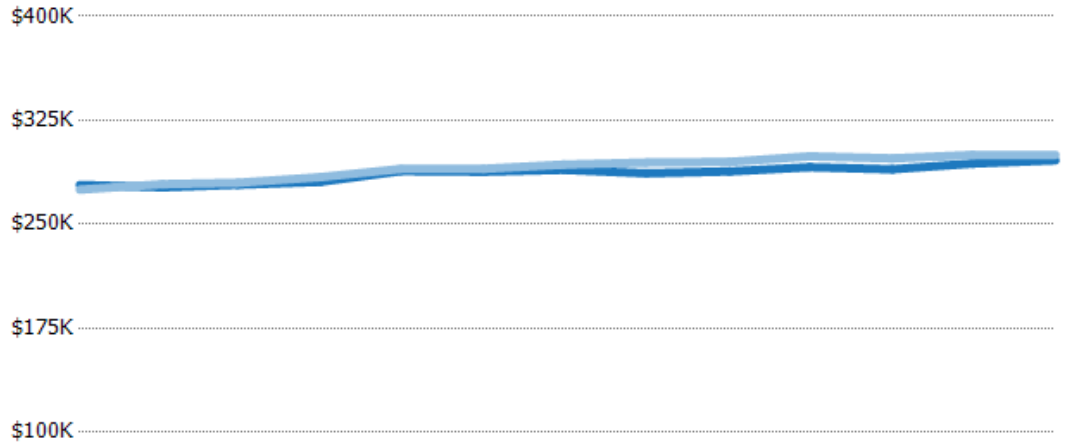
	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Avg Est Value	\$345K	\$342K	\$348K	\$353K	\$357K	\$359K	\$351K	\$347K	\$345K	\$356K	\$369K	\$369K	\$374K
Avg Sales Price	\$347K	\$349K	\$360K	\$359K	\$365K	\$368K	\$359K	\$357K	\$353K	\$364K	\$379K	\$383K	\$386K
Avg Sales Price as a % of Avg Est Value	100%	102%	103%	102%	102%	102%	102%	103%	102%	102%	103%	104%	103%

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,
 Mobile/Manufactured, Single Family
 Residence



	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Median Est Value	\$278K	\$277K	\$278K	\$281K	\$288K	\$288K	\$289K	\$287K	\$288K	\$291K	\$290K	\$294K	\$296K
Median Sales Price	\$275K	\$279K	\$280K	\$284K	\$290K	\$290K	\$293K	\$295K	\$295K	\$299K	\$298K	\$300K	\$300K
Med Sales Price as a % of Med Est Value	99%	101%	101%	101%	101%	101%	101%	103%	102%	103%	103%	102%	101%

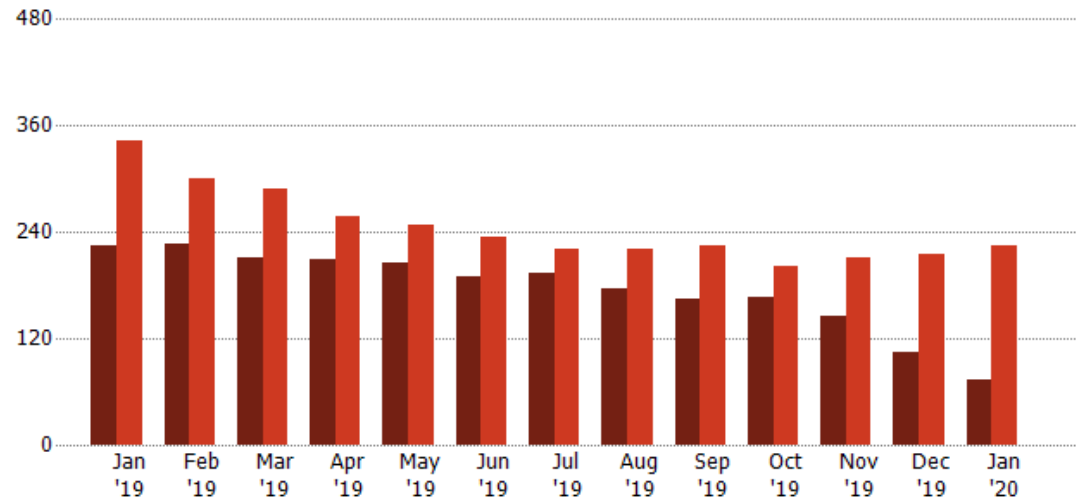
Distressed Listings

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

Filters Used

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

Month/Year	Count	% Chg.
Jan '20	73	-67.6%
Jan '19	225	-34.2%
Jan '18	342	35.7%



	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20
Current Year	225	226	212	209	206	190	193	177	164	166	145	105	73
Prior Year	342	301	288	257	247	234	221	221	224	202	211	214	225
Percent Change from Prior Year	-34%	-25%	-26%	-19%	-17%	-19%	-13%	-20%	-27%	-18%	-31%	-51%	-68%

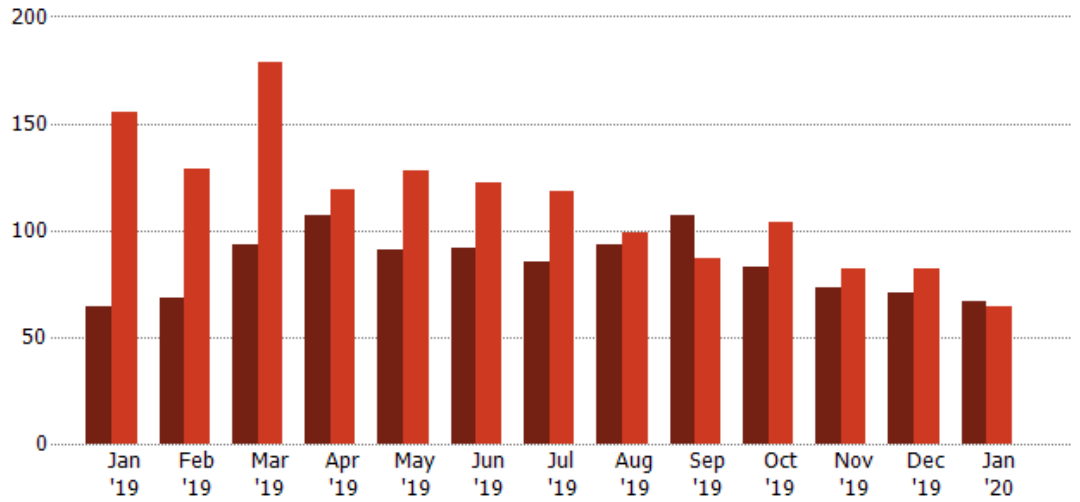
Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

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

Month/ Year	Count	% Chg.
Jan '20	67	4.7%
Jan '19	64	-58.7%
Jan '18	155	0.6%



Current Year	64	68	93	107	91	92	85	93	107	83	73	71	67
Prior Year	155	129	179	119	128	122	118	99	87	104	82	82	64
Percent Change from Prior Year	-59%	-47%	-48%	-10%	-29%	-25%	-28%	-6%	23%	-20%	-11%	-13%	5%

Sales Activity by ZIP

Jan 2020

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85003	12	\$6,606,400	15	\$6,270,500	\$418,033	\$425,000	\$241	\$256	125
85004	14	\$4,497,400	4	\$986,500	\$246,625	\$242,750	\$205	\$206	32
85006	38	\$11,384,923	18	\$5,625,499	\$312,528	\$327,500	\$233	\$237	47
85007	25	\$9,408,125	12	\$3,750,000	\$312,500	\$302,000	\$223	\$242	49
85008	53	\$16,067,562	34	\$9,327,625	\$274,342	\$268,500	\$186	\$181	38
85009	32	\$5,978,098	21	\$4,038,900	\$192,329	\$179,900	\$147	\$143	27
85012	26	\$13,209,399	21	\$7,991,000	\$380,524	\$330,000	\$262	\$262	58
85013	37	\$13,154,800	23	\$8,691,355	\$377,885	\$326,000	\$212	\$206	28
85014	57	\$21,681,084	45	\$18,006,850	\$400,152	\$305,000	\$222	\$218	32
85015	46	\$11,873,688	25	\$5,806,576	\$232,263	\$225,000	\$144	\$142	49
85016	97	\$53,097,028	53	\$20,062,737	\$378,542	\$325,000	\$231	\$227	33
85017	39	\$7,316,798	27	\$4,855,450	\$179,831	\$195,000	\$131	\$131	56
85018	122	\$98,937,670	72	\$53,046,799	\$736,761	\$602,500	\$282	\$264	49
85019	39	\$8,334,595	12	\$2,397,150	\$199,763	\$209,500	\$141	\$136	36
85020	101	\$39,147,691	42	\$14,838,447	\$353,296	\$240,000	\$195	\$196	20
85021	58	\$24,241,795	27	\$8,943,950	\$331,257	\$253,800	\$186	\$169	44
85022	86	\$30,112,673	56	\$16,070,075	\$286,966	\$266,200	\$173	\$178	29
85023	67	\$24,297,840	40	\$12,695,829	\$317,396	\$277,450	\$165	\$167	24
85024	57	\$21,315,825	42	\$13,238,265	\$315,197	\$321,750	\$178	\$182	23
85027	61	\$14,884,388	51	\$11,836,146	\$232,081	\$242,000	\$175	\$177	23
85028	43	\$21,425,300	32	\$17,438,786	\$544,962	\$414,500	\$238	\$236	44
85029	63	\$15,302,350	53	\$13,197,294	\$249,006	\$240,000	\$152	\$145	33
85031	24	\$4,661,250	23	\$3,763,400	\$163,626	\$189,000	\$112	\$115	34
85032	109	\$32,322,647	74	\$23,643,100	\$319,501	\$301,750	\$188	\$190	24
85033	57	\$11,564,599	48	\$9,327,824	\$194,330	\$202,000	\$138	\$134	37
85035	49	\$10,055,379	28	\$5,826,000	\$208,071	\$209,450	\$146	\$139	49
85037	72	\$16,136,700	35	\$7,626,465	\$217,899	\$220,000	\$148	\$148	33
85040	51	\$10,870,200	33	\$7,545,000	\$228,636	\$225,500	\$158	\$157	29
85041	77	\$22,689,684	75	\$18,629,487	\$248,393	\$245,000	\$149	\$150	20
85042	107	\$33,356,355	47	\$13,092,677	\$278,568	\$267,000	\$154	\$154	23
85043	62	\$14,560,146	36	\$8,321,290	\$231,147	\$229,450	\$135	\$133	16
85044	59	\$22,540,096	51	\$17,479,100	\$342,727	\$320,000	\$196	\$196	22
85045	28	\$11,981,361	8	\$2,843,900	\$355,488	\$319,450	\$201	\$195	29
85048	51	\$22,762,067	38	\$13,221,349	\$347,930	\$342,500	\$188	\$186	29
85050	65	\$29,135,141	44	\$16,418,800	\$373,155	\$339,950	\$208	\$207	26
85051	69	\$14,852,060	36	\$7,513,953	\$208,721	\$231,000	\$133	\$138	34
85053	35	\$9,374,290	25	\$6,338,100	\$253,524	\$229,500	\$158	\$157	21
85054	26	\$12,075,077	17	\$7,367,398	\$433,376	\$445,000	\$239	\$241	70

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Sales Activity by ZIP

Jan 2020

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ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85083	49	\$21,753,869	18	\$7,955,900	\$441,994	\$378,000	\$156	\$155	62
85085	71	\$32,607,000	40	\$15,629,866	\$390,747	\$381,208	\$173	\$172	48
85086	111	\$47,841,008	79	\$31,550,895	\$399,378	\$352,000	\$166	\$165	48
85087	29	\$10,601,640	15	\$6,295,818	\$419,721	\$419,000	\$161	\$164	44
85120	4	\$1,153,000	6	\$1,292,500	\$215,417	\$235,000	\$162	\$162	16
85142	130	\$65,584,985	87	\$37,257,232	\$428,244	\$399,900	\$164	\$161	40
85201	42	\$10,160,600	29	\$6,448,605	\$222,366	\$178,250	\$166	\$160	25
85202	54	\$13,251,199	44	\$11,026,326	\$250,598	\$225,000	\$167	\$164	35
85203	40	\$14,173,900	30	\$9,815,950	\$327,198	\$317,500	\$159	\$156	41
85204	62	\$15,787,785	48	\$12,507,852	\$260,580	\$252,500	\$182	\$181	25
85205	103	\$38,936,844	54	\$14,379,197	\$266,281	\$252,500	\$171	\$172	26
85206	86	\$21,095,494	55	\$13,111,747	\$238,395	\$240,000	\$157	\$157	24
85207	134	\$68,041,030	57	\$23,935,170	\$419,915	\$339,000	\$183	\$182	32
85208	83	\$17,626,698	53	\$10,744,330	\$202,723	\$218,000	\$147	\$149	26
85209	83	\$24,948,276	63	\$18,867,139	\$299,478	\$288,000	\$172	\$173	9
85210	39	\$10,390,282	35	\$7,405,370	\$211,582	\$235,000	\$158	\$164	13
85212	111	\$44,272,952	73	\$26,669,566	\$365,337	\$350,000	\$170	\$170	30
85213	53	\$25,006,100	41	\$16,843,298	\$410,812	\$340,000	\$159	\$161	27
85215	45	\$17,906,870	28	\$8,907,800	\$318,136	\$312,750	\$165	\$162	26
85224	56	\$17,817,090	41	\$13,795,970	\$336,487	\$308,000	\$193	\$191	23
85225	144	\$44,605,842	76	\$21,495,290	\$282,833	\$289,500	\$179	\$178	19
85226	71	\$27,970,856	39	\$14,461,289	\$370,802	\$335,000	\$193	\$194	19
85233	79	\$28,983,405	54	\$18,368,470	\$340,157	\$340,000	\$183	\$185	9
85234	68	\$29,879,671	52	\$19,327,097	\$371,675	\$344,450	\$186	\$183	27
85248	112	\$48,340,654	84	\$33,328,250	\$396,765	\$348,500	\$176	\$172	34
85249	98	\$48,223,229	63	\$26,027,237	\$413,131	\$377,900	\$185	\$184	31
85250	68	\$32,412,615	34	\$15,581,948	\$458,293	\$347,700	\$240	\$222	27
85251	141	\$79,683,947	99	\$61,689,812	\$623,129	\$390,000	\$292	\$247	43
85253	102	\$255,219,775	58	\$112,655,477	\$1,942,336	\$1,687,500	\$410	\$401	82
85254	114	\$77,658,248	60	\$29,825,110	\$497,085	\$491,250	\$256	\$238	36
85255	207	\$235,828,350	97	\$84,527,600	\$871,419	\$685,000	\$301	\$252	49
85257	47	\$16,848,197	42	\$15,293,645	\$364,134	\$375,000	\$223	\$235	29
85258	110	\$69,670,877	52	\$29,655,600	\$570,300	\$455,000	\$258	\$252	44
85259	69	\$57,913,937	56	\$39,429,950	\$704,106	\$630,000	\$236	\$229	50
85260	101	\$59,926,725	71	\$35,422,933	\$498,915	\$398,000	\$242	\$233	26
85262	124	\$151,774,499	45	\$41,140,300	\$914,229	\$700,000	\$273	\$259	74
85263	25	\$15,566,445	14	\$6,975,500	\$498,250	\$435,750	\$218	\$198	82

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Sales Activity by ZIP

Jan 2020

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ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85264	2	\$1,373,900	1	\$635,000	\$635,000	\$635,000	\$263	\$263	18
85266	62	\$60,577,369	22	\$18,693,500	\$849,705	\$695,000	\$245	\$243	58
85268	137	\$90,547,565	63	\$31,986,325	\$507,719	\$414,000	\$220	\$208	60
85281	57	\$15,751,149	38	\$10,910,250	\$287,112	\$275,500	\$217	\$229	27
85282	52	\$15,969,398	59	\$18,879,550	\$319,992	\$315,000	\$193	\$187	22
85283	58	\$19,457,329	33	\$10,337,400	\$313,255	\$297,500	\$189	\$190	37
85284	36	\$20,258,899	17	\$8,401,250	\$494,191	\$452,500	\$193	\$188	31
85286	77	\$33,304,360	61	\$25,888,020	\$424,394	\$410,000	\$178	\$175	30
85295	93	\$38,307,126	67	\$24,640,454	\$367,768	\$343,000	\$166	\$163	34
85296	71	\$32,094,079	68	\$25,673,842	\$377,557	\$336,500	\$177	\$177	21
85297	51	\$25,220,384	53	\$23,133,888	\$436,488	\$350,000	\$174	\$175	28
85298	102	\$54,558,801	60	\$27,398,221	\$456,637	\$402,500	\$182	\$185	28
85301	60	\$11,792,498	29	\$5,260,599	\$181,400	\$174,000	\$123	\$125	29
85302	52	\$12,087,198	32	\$6,750,982	\$210,968	\$225,000	\$144	\$147	22
85303	38	\$10,940,072	26	\$6,166,000	\$237,154	\$231,000	\$150	\$149	19
85304	46	\$13,967,876	36	\$9,729,850	\$270,274	\$257,000	\$150	\$146	36
85305	15	\$5,082,007	22	\$7,145,900	\$324,814	\$305,000	\$148	\$149	52
85306	24	\$6,085,250	15	\$4,154,399	\$276,960	\$257,000	\$159	\$161	23
85307	16	\$5,617,595	5	\$1,311,290	\$262,258	\$239,300	\$162	\$173	26
85308	141	\$48,020,894	80	\$26,503,623	\$331,295	\$295,950	\$167	\$165	35
85310	47	\$18,990,250	30	\$10,208,650	\$340,288	\$299,125	\$177	\$177	54
85322	3	\$534,900	2	\$272,980	\$136,490	\$136,490	\$107	\$107	86
85323	54	\$13,551,455	49	\$11,406,500	\$232,786	\$238,000	\$137	\$138	26
85326	234	\$59,242,872	106	\$26,710,559	\$251,986	\$237,000	\$130	\$128	41
85331	109	\$77,399,374	60	\$35,971,241	\$599,521	\$505,000	\$225	\$221	45
85335	62	\$14,594,497	39	\$8,839,850	\$226,663	\$226,000	\$149	\$148	11
85338	163	\$52,047,745	100	\$32,461,239	\$324,612	\$291,500	\$146	\$146	46
85339	96	\$32,184,743	50	\$15,686,400	\$313,728	\$292,000	\$137	\$129	31
85340	93	\$41,302,892	46	\$17,446,726	\$379,277	\$336,000	\$149	\$143	42
85342	7	\$2,900,913	4	\$1,014,900	\$253,725	\$191,250	\$127	\$119	131
85345	95	\$22,614,799	65	\$14,412,960	\$221,738	\$230,000	\$149	\$156	22
85351	154	\$31,348,319	94	\$18,548,700	\$197,327	\$187,000	\$134	\$132	32
85353	70	\$18,269,733	40	\$10,950,775	\$273,769	\$250,500	\$140	\$135	20
85354	20	\$4,726,360	8	\$1,659,900	\$207,488	\$209,000	\$114	\$110	43
85355	48	\$18,626,862	31	\$10,410,067	\$335,809	\$299,890	\$150	\$143	67
85361	24	\$7,587,449	15	\$5,227,265	\$348,484	\$343,597	\$164	\$163	69
85363	17	\$3,168,225	7	\$1,426,400	\$203,771	\$195,000	\$156	\$142	36

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ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85373	56	\$14,120,307	37	\$9,677,390	\$261,551	\$270,000	\$144	\$142	53
85374	148	\$43,206,444	83	\$22,077,644	\$265,996	\$254,900	\$156	\$159	25
85375	134	\$41,716,575	93	\$26,654,075	\$286,603	\$256,500	\$158	\$155	28
85377	20	\$14,000,900	12	\$10,173,100	\$847,758	\$776,000	\$273	\$251	68
85378	45	\$11,241,970	17	\$3,066,840	\$180,402	\$218,000	\$140	\$146	32
85379	143	\$42,815,146	89	\$26,533,326	\$298,127	\$284,999	\$137	\$137	32
85381	31	\$11,190,766	40	\$12,760,926	\$319,023	\$286,125	\$155	\$156	38
85382	87	\$27,105,578	57	\$16,152,462	\$283,377	\$285,500	\$165	\$168	23
85383	177	\$91,601,227	124	\$56,555,457	\$456,092	\$393,693	\$178	\$172	49
85387	81	\$29,100,383	43	\$14,382,973	\$334,488	\$307,990	\$163	\$167	53
85388	83	\$24,676,542	47	\$14,164,990	\$301,383	\$280,000	\$130	\$129	30
85390	29	\$10,322,695	16	\$4,064,000	\$254,000	\$236,500	\$175	\$173	46
85392	74	\$20,441,786	49	\$13,815,348	\$281,946	\$270,000	\$144	\$144	29
85395	84	\$33,551,289	41	\$14,351,698	\$350,041	\$345,000	\$150	\$151	38
85396	172	\$55,003,437	68	\$22,296,071	\$327,883	\$318,500	\$154	\$155	42