



2020

MARICOPA COUNTY MARKET REPORT March 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	Mar 2020	Mar 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	8,710	9,249	-5.8%	23,538	26,025	-9.6%
New Listing Volume	\$3,649,321,720	\$3,696,267,721	-1.3%	\$10,339,442,173	\$10,635,643,667	-2.8%
Active Listing Count	–	17,742	–	NA	NA	
Active Listing Volume	–	\$10,101,835,762	–	NA	NA	
Average Listing Price	–	\$569,374	–	\$700,969	\$560,520	+25.1%
Median Listing Price	–	\$354,900	–	\$404,909	\$347,646	+16.5%
Average Listing Price per Sq Ft	–	\$200	–	\$228	\$198	+14.9%
Median Listing Price per Sq Ft	–	\$173	–	\$192	\$172	+11.9%
Median Days in RPR	–	47	–	25.9	48.55	-46.6%
Months of Inventory	–	3.2	-100%	1.2	2.8	-55.1%
Absorption Rate	–	31.01%	–	80.87%	36.32%	+44.6%
Sales Activity Charts Metrics						
New Pending Sales Count	9,011	10,532	-14.4%	25,670	25,290	+1.5%
New Pending Sales Volume	\$3,563,526,617	\$3,855,842,751	-7.6%	\$10,328,030,508	\$9,145,722,589	+12.9%
Pending Sales Count	–	7,368	–	NA	NA	
Pending Sales Volume	–	\$2,827,411,215	–	NA	NA	
Closed Sales Count	6,239	7,312	-14.7%	16,182	17,465	-7.3%
Closed Sales Volume	\$2,449,244,617	\$2,561,658,046	-4.4%	\$6,167,395,016	\$6,002,334,720	+2.7%
Average Sales Price	\$392,570	\$350,336	+12.1%	\$381,127	\$343,678	+10.9%
Median Sales Price	\$315,000	\$275,000	+14.5%	\$304,125	\$273,196	+11.3%
Average Sales Price per Sq Ft	\$190	\$173	+9.8%	\$186	\$173	+8.1%
Median Sales Price per Sq Ft	\$178	\$161	+10.6%	\$175	\$161	+8.8%
Distressed Charts Metrics						
Distressed Listing Count	–	207	–	NA	NA	

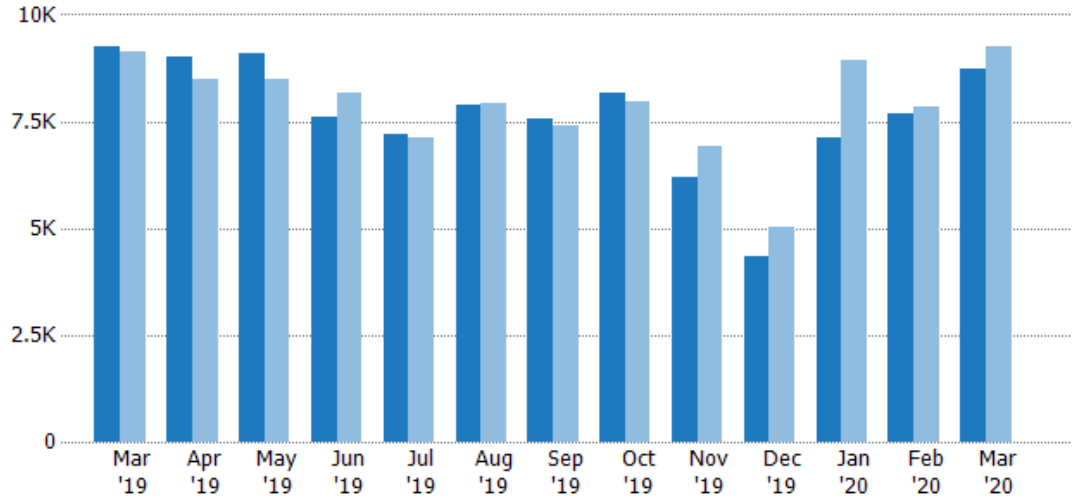
New Listings

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.
Mar '20	8.71K	-5.8%
Mar '19	9.25K	1.5%
Mar '18	9.12K	4.8%



Current Year	9.25K	9K	9.1K	7.6K	7.18K	7.89K	7.54K	8.15K	6.2K	4.35K	7.13K	7.7K	8.71K
Prior Year	9.12K	8.49K	8.49K	8.19K	7.11K	7.92K	7.4K	7.96K	6.92K	5.04K	8.93K	7.85K	9.25K
Percent Change from Prior Year	1%	6%	7%	-7%	1%	0%	2%	2%	-10%	-14%	-20%	-2%	-6%

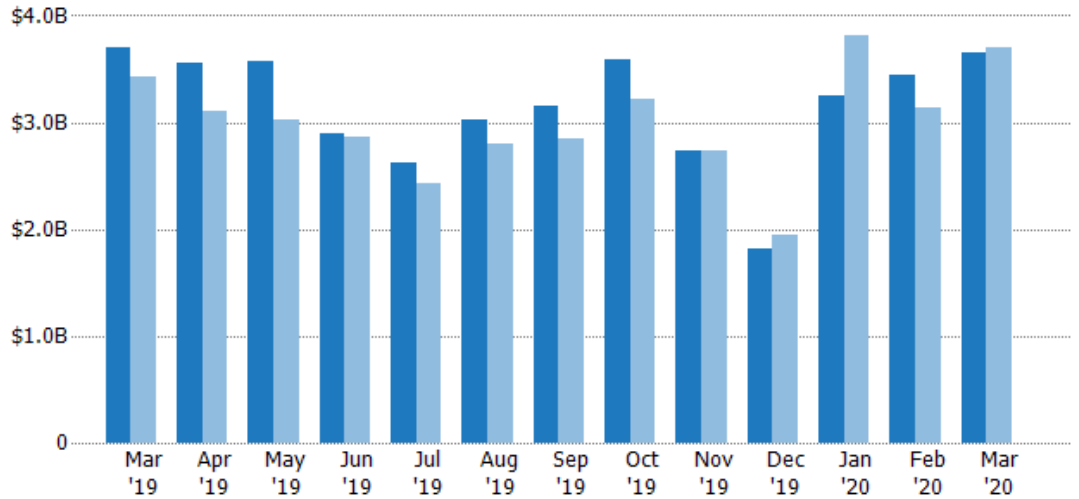
New Listing Volume

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.
Mar '20	\$3.65B	-1.3%
Mar '19	\$3.7B	7.9%
Mar '18	\$3.43B	-4.2%



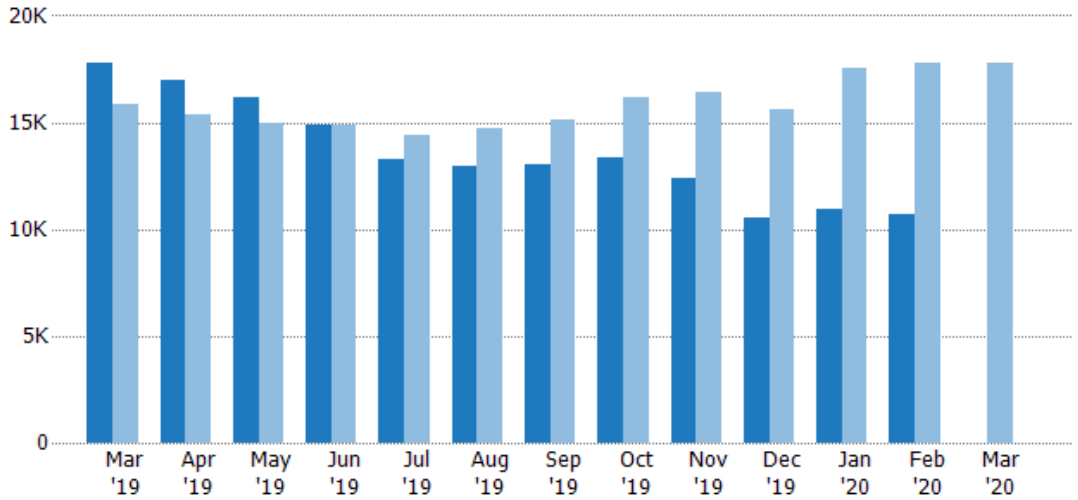
Current Year	\$3.7B	\$3.56B	\$3.57B	\$2.89B	\$2.63B	\$3.03B	\$3.15B	\$3.58B	\$2.73B	\$1.81B	\$3.24B	\$3.45B	\$3.65B
Prior Year	\$3.43B	\$3.1B	\$3.02B	\$2.86B	\$2.43B	\$2.8B	\$2.84B	\$3.22B	\$2.73B	\$1.95B	\$3.81B	\$3.13B	\$3.7B
Percent Change from Prior Year	8%	15%	18%	1%	8%	8%	11%	11%	0%	-7%	-15%	10%	-1%

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



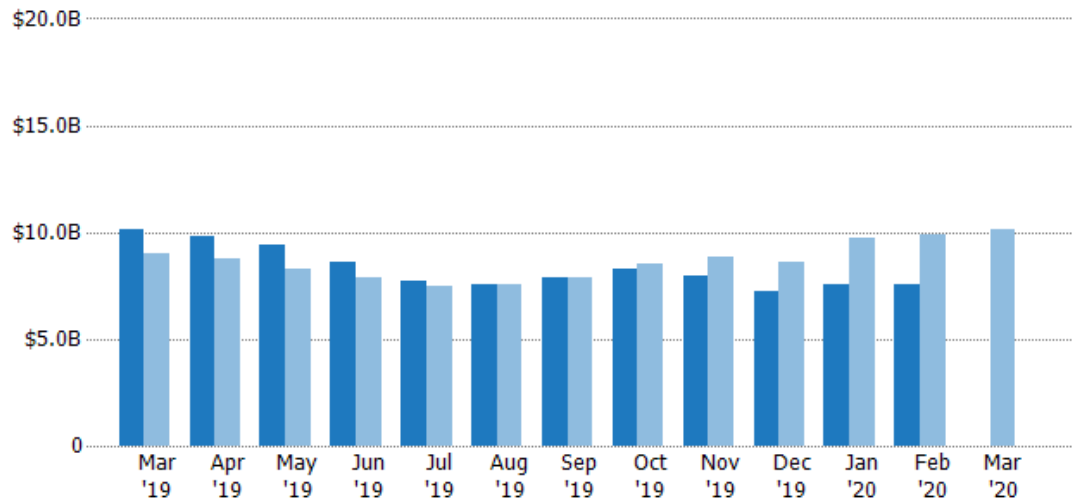
Current Year	17.7K	16.9K	16.2K	14.8K	13.3K	12.9K	13.1K	13.4K	12.4K	10.5K	10.9K	10.7K	-
Prior Year	15.9K	15.4K	14.9K	14.9K	14.4K	14.7K	15.1K	16.1K	16.4K	15.6K	17.5K	17.7K	17.7K
Percent Change from Prior Year	12%	10%	9%	0%	-8%	-12%	-14%	-17%	-25%	-33%	-38%	-40%	-100%

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



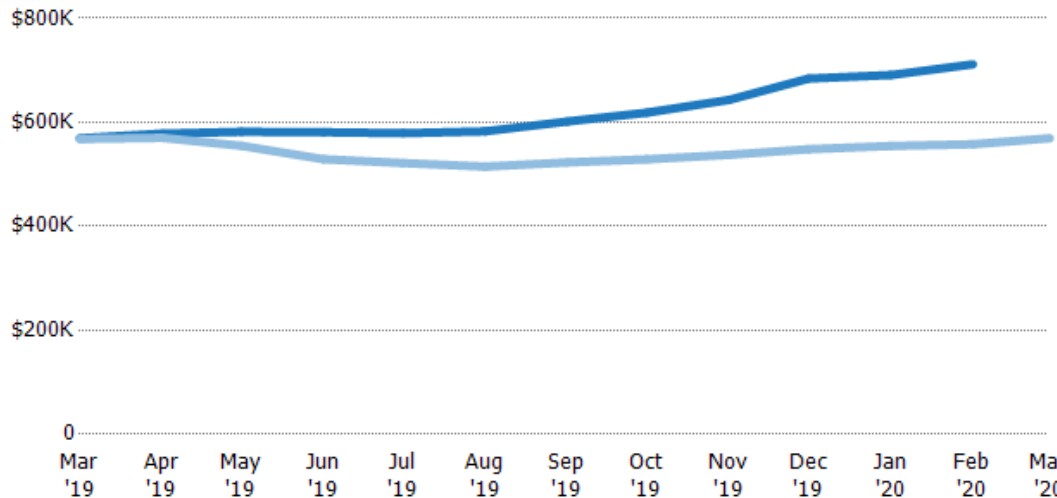
Current Year	\$10.1B	\$9.8B	\$9.43B	\$8.62B	\$7.69B	\$7.54B	\$7.85B	\$8.27B	\$7.96B	\$7.2B	\$7.56B	\$7.58B	-
Prior Year	\$9.01B	\$8.77B	\$8.28B	\$7.88B	\$7.5B	\$7.59B	\$7.91B	\$8.54B	\$8.82B	\$8.57B	\$9.72B	\$9.9B	\$10.1B
Percent Change from Prior Year	12%	12%	14%	9%	2%	-1%	-1%	-3%	-10%	-16%	-22%	-23%	-100%

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



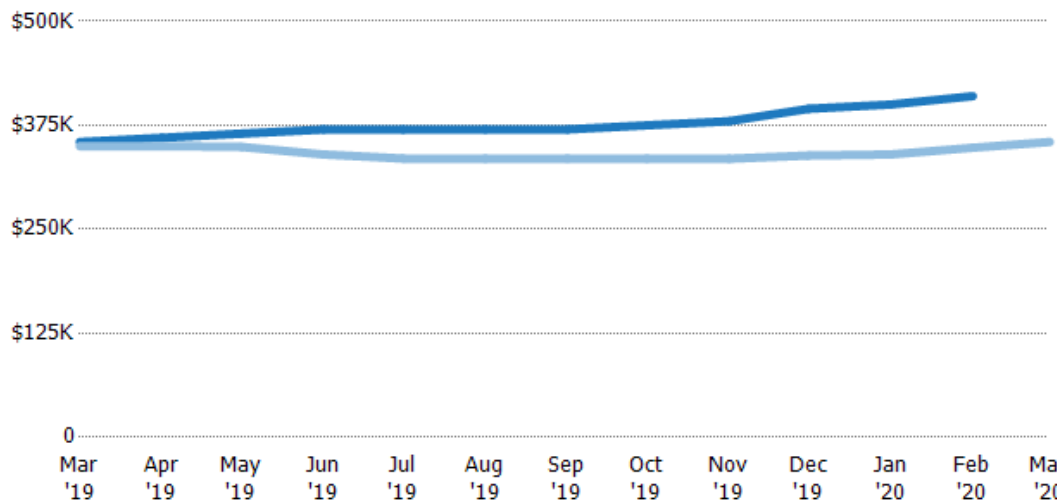
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$569K	\$578K	\$582K	\$581K	\$579K	\$583K	\$602K	\$619K	\$643K	\$684K	\$691K	\$711K	-
Prior Year	\$568K	\$570K	\$555K	\$529K	\$522K	\$515K	\$523K	\$529K	\$538K	\$548K	\$554K	\$558K	\$569K
Percent Change from Prior Year	0%	1%	5%	10%	11%	13%	15%	17%	20%	25%	25%	28%	-100%

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



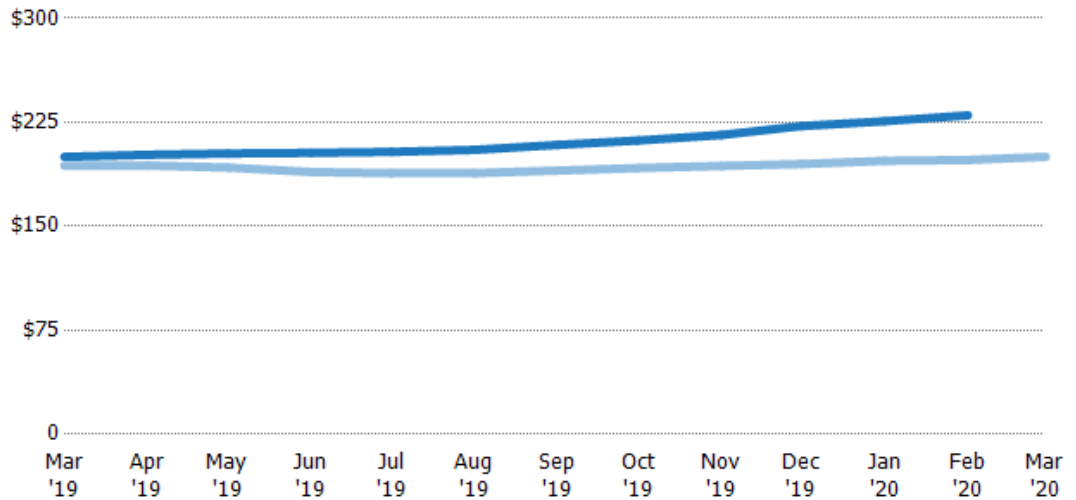
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$355K	\$360K	\$365K	\$370K	\$370K	\$370K	\$370K	\$375K	\$380K	\$395K	\$400K	\$410K	-
Prior Year	\$350K	\$350K	\$349K	\$340K	\$335K	\$335K	\$335K	\$335K	\$335K	\$339K	\$340K	\$348K	\$355K
Percent Change from Prior Year	1%	3%	5%	9%	10%	10%	10%	12%	13%	17%	18%	18%	-100%

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



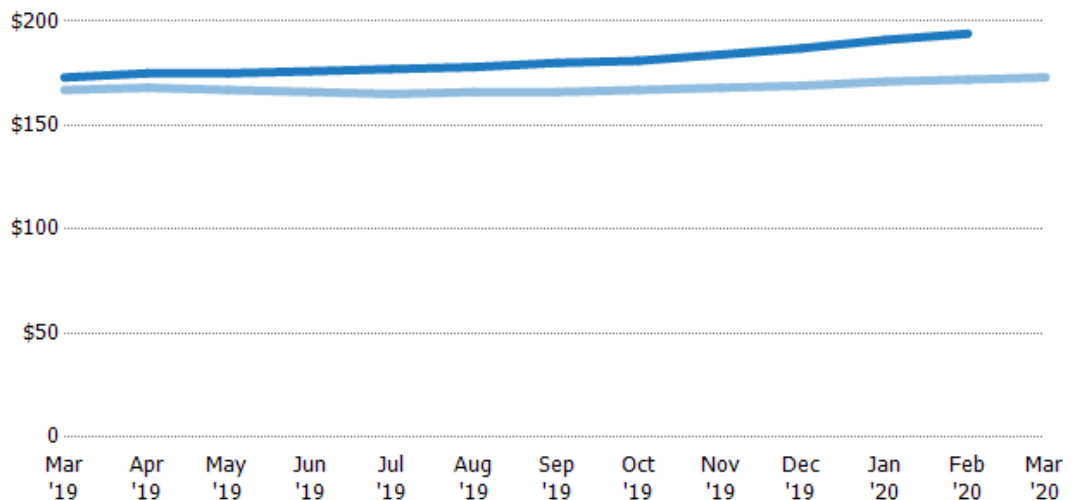
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$200	\$202	\$202	\$203	\$204	\$205	\$209	\$212	\$216	\$222	\$226	\$230	-
Prior Year	\$194	\$194	\$192	\$189	\$188	\$188	\$190	\$192	\$193	\$195	\$197	\$198	\$200
Percent Change from Prior Year	3%	4%	5%	7%	8%	9%	10%	10%	12%	14%	14%	16%	-100%

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



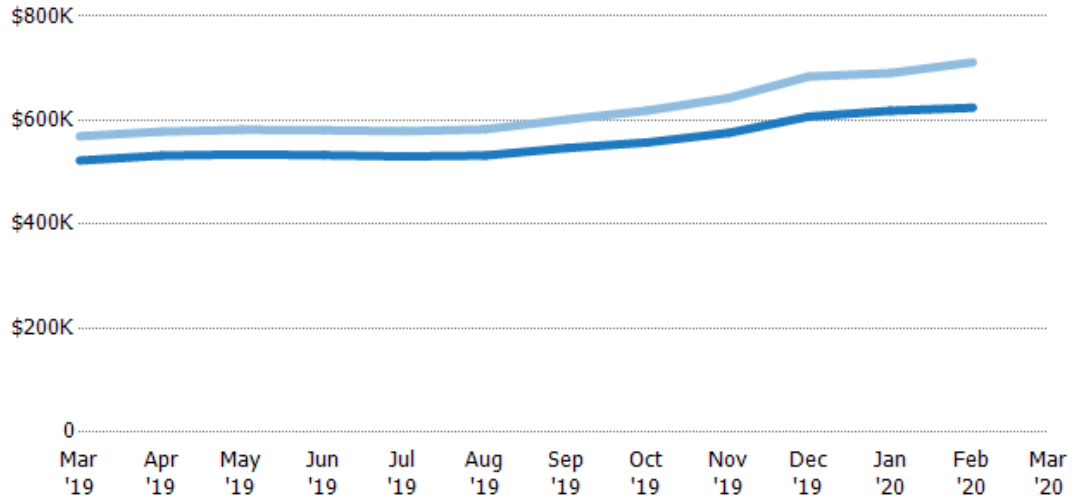
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$173	\$175	\$175	\$176	\$177	\$178	\$180	\$181	\$184	\$187	\$191	\$194	-
Prior Year	\$167	\$168	\$167	\$166	\$165	\$166	\$166	\$167	\$168	\$169	\$171	\$172	\$173
Percent Change from Prior Year	4%	4%	5%	6%	7%	7%	8%	8%	10%	11%	12%	13%	-100%

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

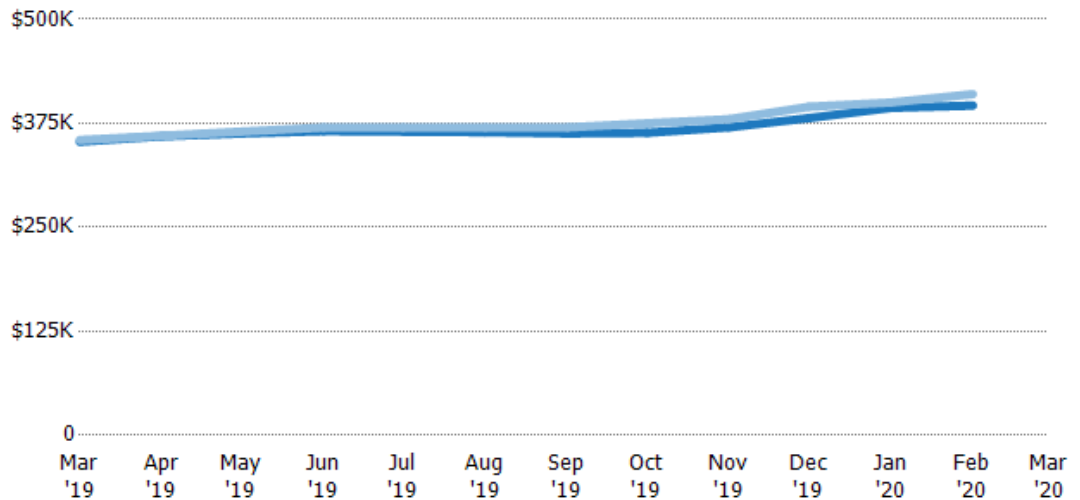


Median Listing Price vs Median Est Value

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

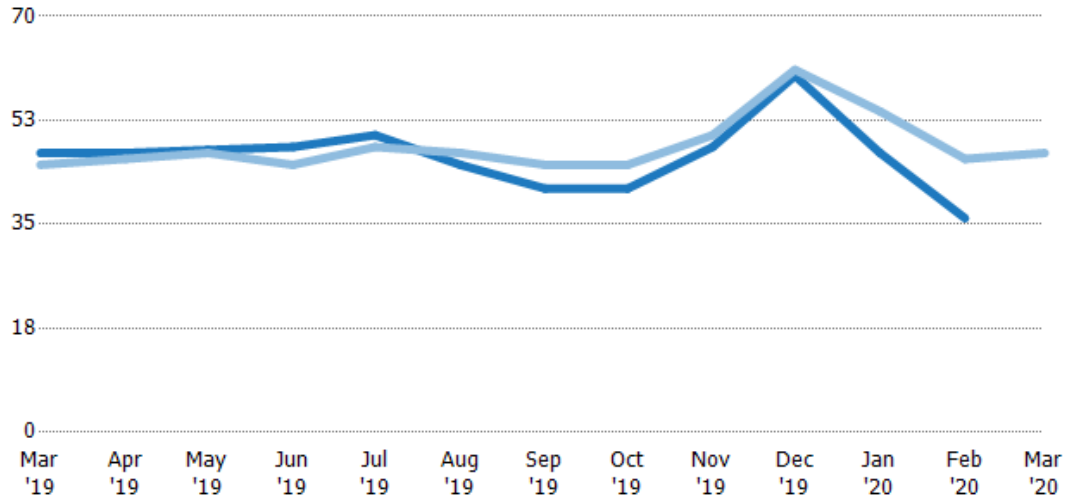


Median Days in RPR

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



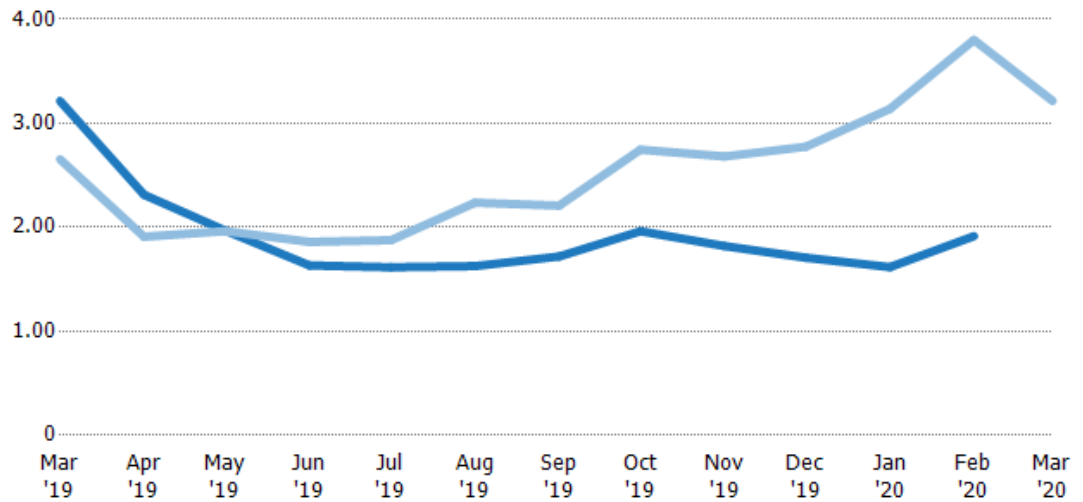
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	47	47	47.5	48	50	45	41	41	48	60	47	36	-
Prior Year	45	46	47	45	48	47	45	45	50	61	54	46	47
Percent Change from Prior Year	4%	2%	1%	7%	4%	-4%	-9%	-9%	-4%	-2%	-13%	-22%	-100%

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



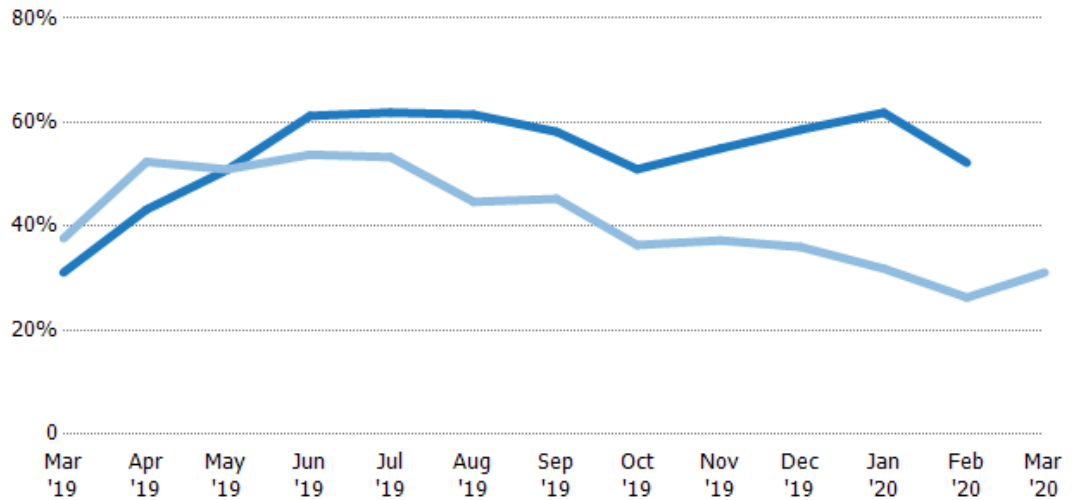
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	3.21	2.31	1.97	1.63	1.62	1.63	1.72	1.96	1.82	1.71	1.62	1.91	-
Prior Year	2.65	1.91	1.96	1.86	1.88	2.24	2.21	2.75	2.68	2.77	3.14	3.8	3.21
Percent Change from Prior Year	21%	21%	0%	-12%	-14%	-27%	-22%	-29%	-32%	-38%	-48%	-50%	-100%

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



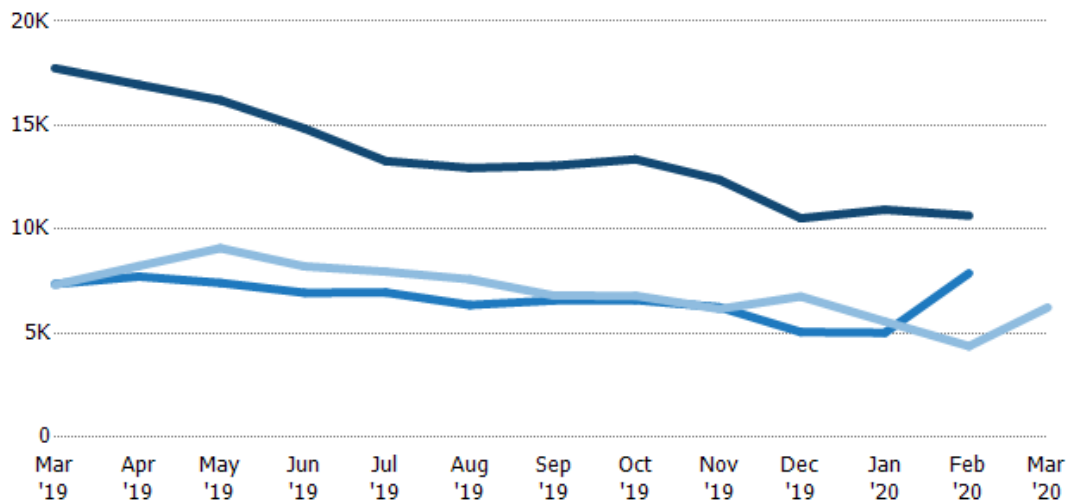
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	31%	43%	51%	61%	62%	61%	58%	51%	55%	59%	62%	52%	-
Prior Year	38%	52%	51%	54%	53%	45%	45%	36%	37%	36%	32%	26%	31%
Change from Prior Year	7%	9%	0%	-7%	-9%	-17%	-13%	-15%	-18%	-23%	-30%	-26%	31%

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



	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Active	17.7K	16.9K	16.2K	14.8K	13.3K	12.9K	13.1K	13.4K	12.4K	10.5K	10.9K	10.7K	-
Pending	7.37K	7.73K	7.42K	6.95K	6.96K	6.36K	6.58K	6.6K	6.25K	5.06K	5.02K	7.88K	-
Sold	7.33K	8.24K	9.09K	8.22K	7.96K	7.59K	6.81K	6.8K	6.17K	6.77K	5.57K	4.38K	6.24K

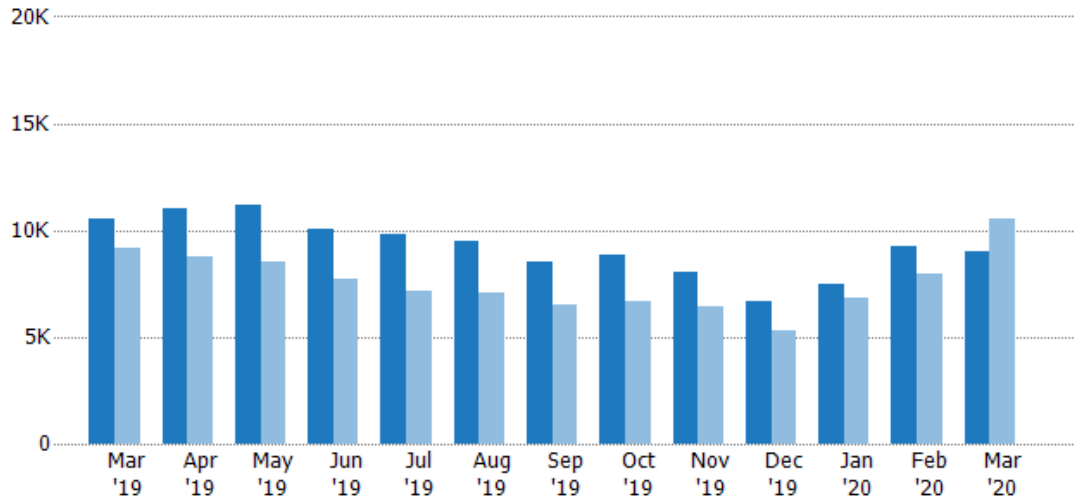
New Pending Sales

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.
Mar '20	9.01K	-14.4%
Mar '19	10.5K	15.2%
Mar '18	9.14K	-0.9%



	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	10.5K	11K	11.2K	10K	9.83K	9.46K	8.54K	8.81K	8.05K	6.68K	7.45K	9.21K	9.01K
Prior Year	9.14K	8.77K	8.49K	7.75K	7.12K	7.08K	6.48K	6.65K	6.41K	5.28K	6.8K	7.96K	10.5K
Percent Change from Prior Year	15%	25%	32%	30%	38%	34%	32%	33%	25%	26%	10%	16%	-14%

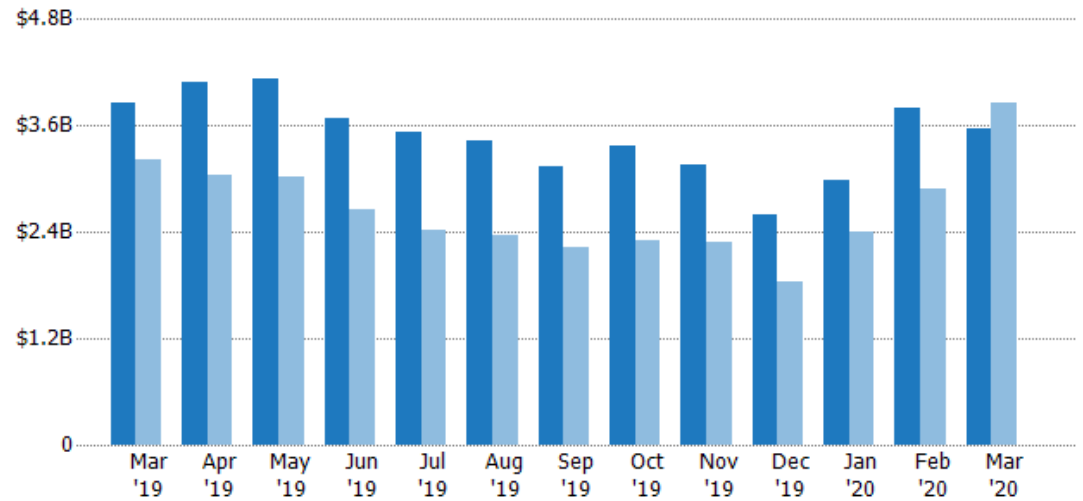
New Pending Sales Volume

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.
Mar '20	\$3.56B	-7.6%
Mar '19	\$3.86B	20.2%
Mar '18	\$3.21B	-11.3%



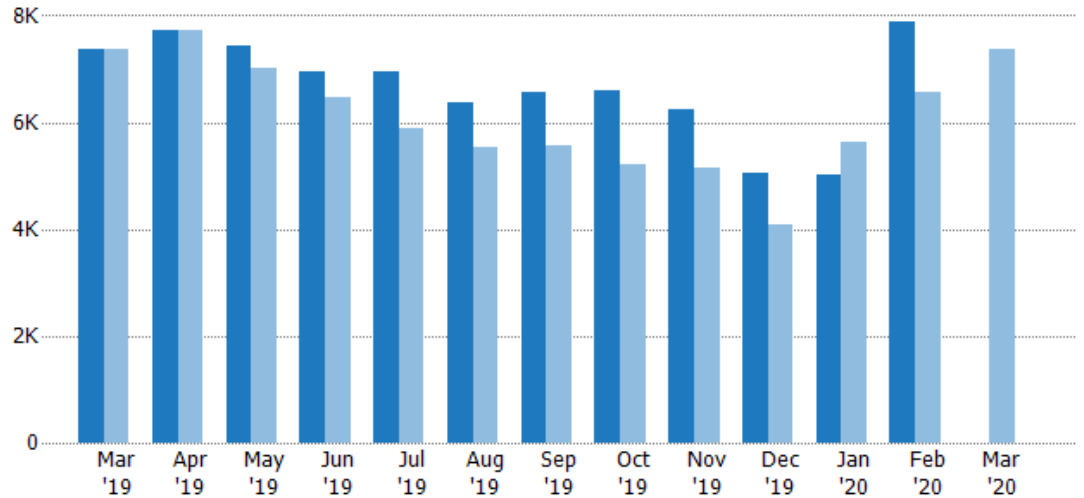
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$3.86B	\$4.08B	\$4.12B	\$3.68B	\$3.52B	\$3.43B	\$3.13B	\$3.36B	\$3.17B	\$2.6B	\$2.97B	\$3.79B	\$3.56B
Prior Year	\$3.21B	\$3.05B	\$3.02B	\$2.65B	\$2.43B	\$2.36B	\$2.23B	\$2.3B	\$2.28B	\$1.84B	\$2.4B	\$2.89B	\$3.86B
Percent Change from Prior Year	20%	34%	37%	39%	45%	45%	40%	46%	39%	41%	24%	31%	-8%

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



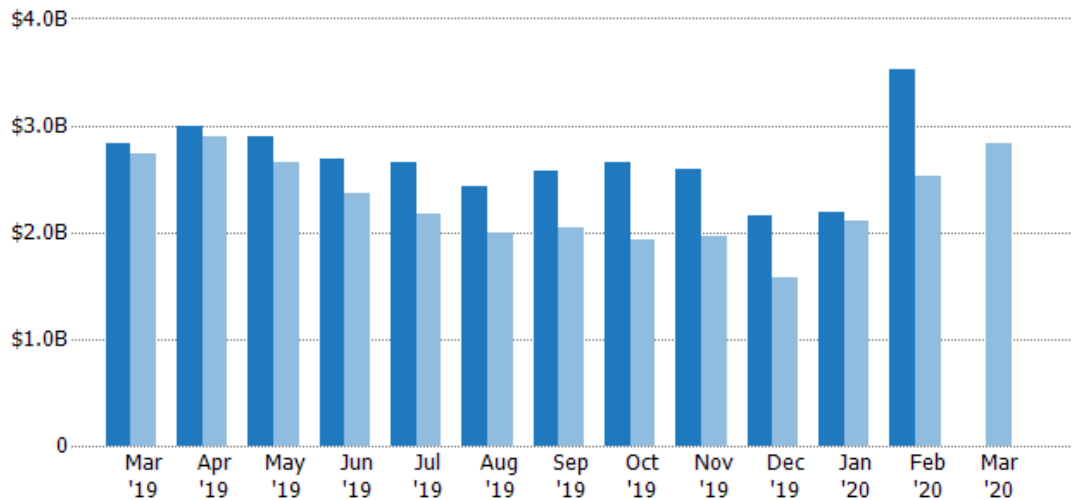
Current Year	7.37K	7.73K	7.42K	6.95K	6.96K	6.36K	6.58K	6.6K	6.25K	5.06K	5.02K	7.88K	-
Prior Year	7.35K	7.72K	7.02K	6.46K	5.9K	5.54K	5.57K	5.22K	5.15K	4.09K	5.62K	6.58K	7.37K
Percent Change from Prior Year	0%	0%	6%	8%	18%	15%	18%	26%	21%	24%	-11%	20%	-100%

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



Current Year	\$2.83B	\$3B	\$2.89B	\$2.69B	\$2.65B	\$2.43B	\$2.58B	\$2.66B	\$2.59B	\$2.16B	\$2.19B	\$3.53B	-
Prior Year	\$2.73B	\$2.9B	\$2.66B	\$2.37B	\$2.17B	\$2B	\$2.04B	\$1.93B	\$1.95B	\$1.57B	\$2.11B	\$2.53B	\$2.83B
Percent Change from Prior Year	3%	3%	9%	13%	22%	22%	26%	37%	32%	38%	4%	39%	-100%

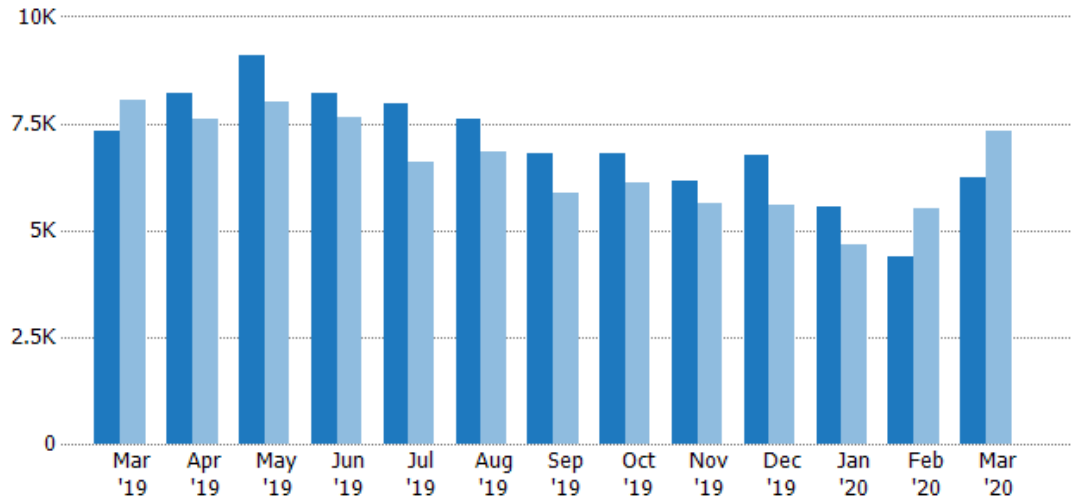
Closed Sales

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.
Mar '20	6.24K	-14.7%
Mar '19	7.31K	-9.1%
Mar '18	8.04K	-3.7%



Current Year	7.31K	8.22K	9.08K	8.21K	7.95K	7.58K	6.8K	6.79K	6.16K	6.75K	5.56K	4.38K	6.24K
Prior Year	8.04K	7.59K	7.99K	7.64K	6.58K	6.85K	5.87K	6.11K	5.61K	5.57K	4.65K	5.5K	7.31K
Percent Change from Prior Year	-9%	8%	14%	7%	21%	11%	16%	11%	10%	21%	20%	-20%	-15%

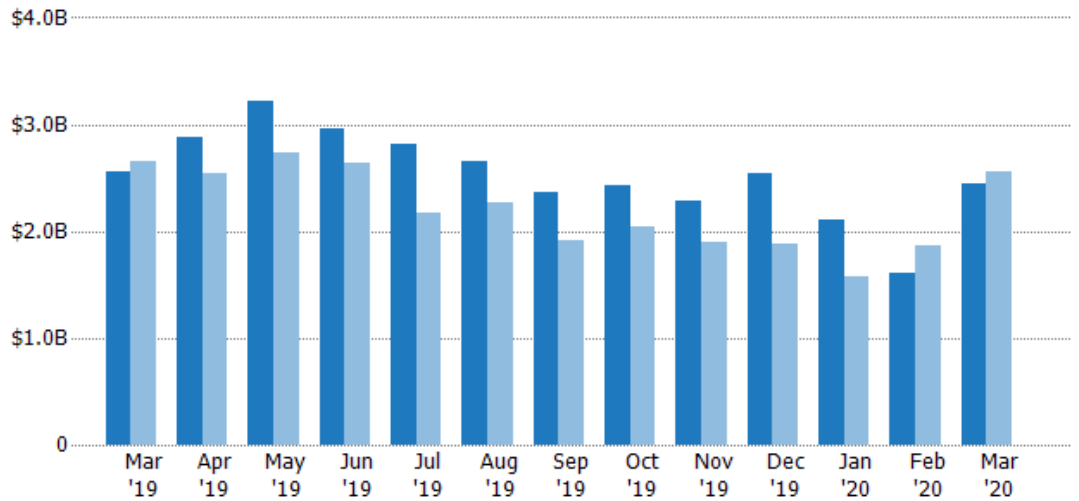
Closed Sales Volume

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.
Mar '20	\$2.45B	-4.4%
Mar '19	\$2.56B	-3.5%
Mar '18	\$2.65B	-13.9%



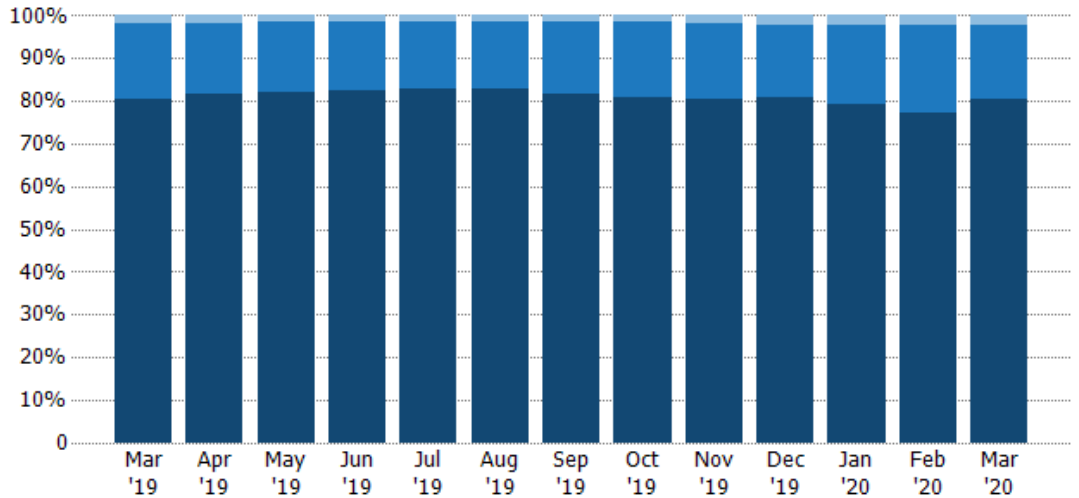
Current Year	\$2.56B	\$2.89B	\$3.22B	\$2.95B	\$2.81B	\$2.66B	\$2.36B	\$2.42B	\$2.28B	\$2.53B	\$2.11B	\$1.61B	\$2.45B
Prior Year	\$2.65B	\$2.53B	\$2.74B	\$2.64B	\$2.18B	\$2.27B	\$1.91B	\$2.04B	\$1.9B	\$1.88B	\$1.57B	\$1.87B	\$2.56B
Percent Change from Prior Year	-3%	14%	18%	12%	29%	17%	23%	19%	20%	35%	34%	-14%	-4%

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



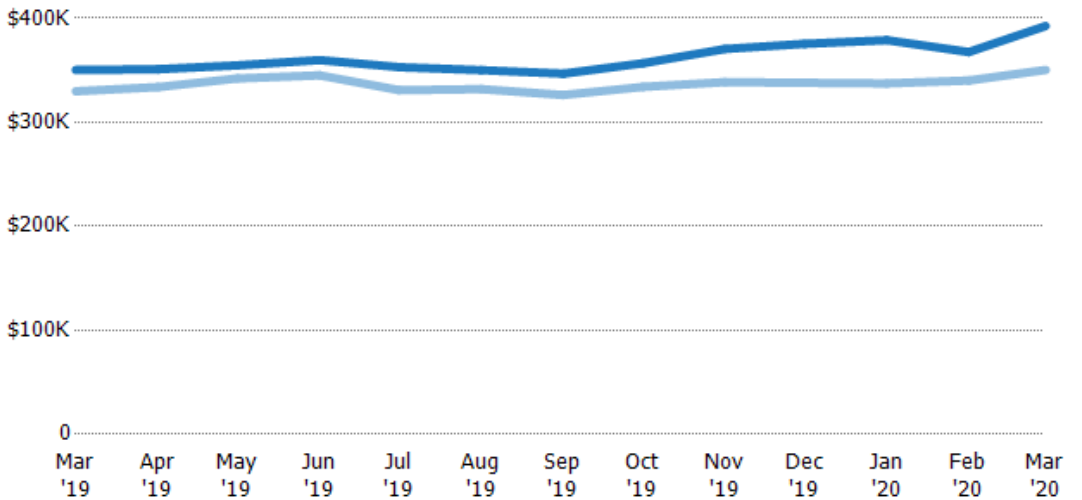
Property Type	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Mobile/Manufactured	2%	2%	1%	1%	1%	1%	1%	1%	2%	2%	2%	2%	2%
Condo/Townhouse	18%	17%	17%	16%	16%	16%	17%	18%	18%	17%	18%	21%	17%
Single Family Residence	80%	82%	82%	82%	83%	83%	82%	81%	80%	81%	79%	77%	81%

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.
Mar '20	\$393K	12.1%
Mar '19	\$350K	6.2%
Mar '18	\$330K	-10.6%

Property Type	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$350K	\$351K	\$355K	\$360K	\$353K	\$350K	\$347K	\$357K	\$371K	\$375K	\$379K	\$368K	\$393K
Prior Year	\$330K	\$334K	\$342K	\$345K	\$331K	\$332K	\$326K	\$334K	\$339K	\$338K	\$337K	\$340K	\$350K
Percent Change from Prior Year	6%	5%	4%	4%	7%	6%	6%	7%	9%	11%	12%	8%	12%

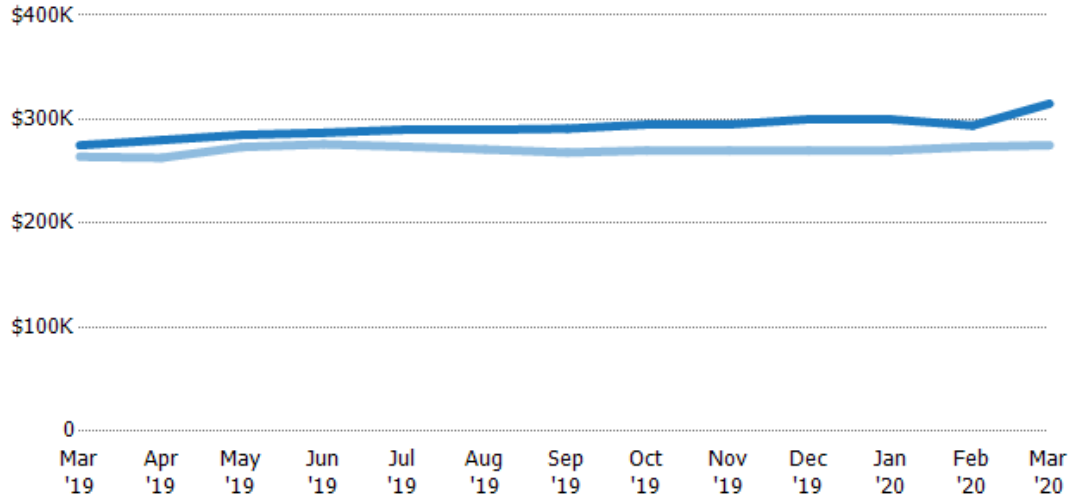
Median Sales Price

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.
Mar '20	\$315K	14.5%
Mar '19	\$275K	4.2%
Mar '18	\$264K	-9.8%



Current Year	\$275K	\$280K	\$285K	\$287K	\$290K	\$290K	\$291K	\$295K	\$295K	\$300K	\$300K	\$294K	\$315K
Prior Year	\$264K	\$263K	\$273K	\$276K	\$274K	\$271K	\$268K	\$270K	\$270K	\$270K	\$270K	\$274K	\$275K
Percent Change from Prior Year	4%	6%	4%	4%	6%	7%	9%	9%	9%	11%	11%	7%	15%

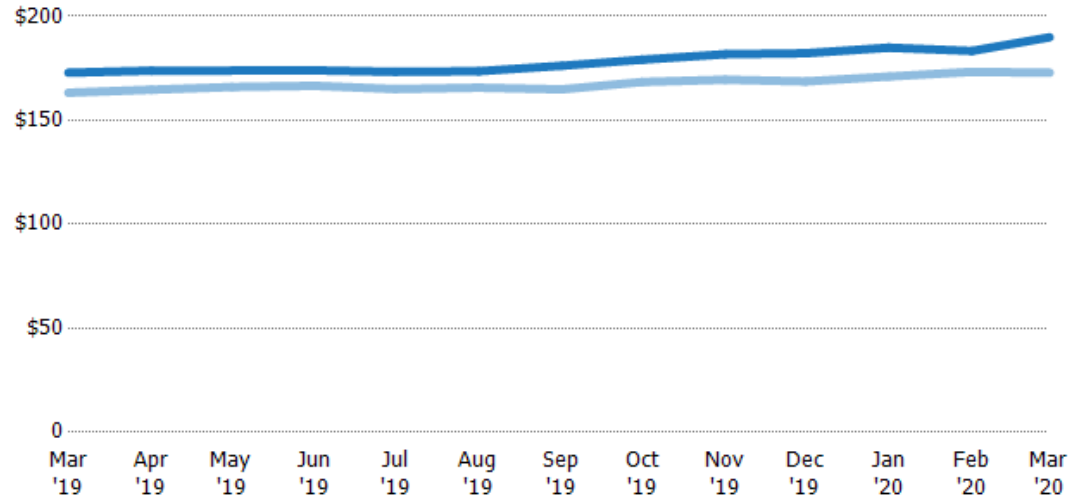
Average Sales Price per Sq Ft

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.
Mar '20	\$190	9.8%
Mar '19	\$173	5.9%
Mar '18	\$163	-8%



Current Year	\$173	\$174	\$174	\$174	\$173	\$174	\$176	\$179	\$182	\$182	\$185	\$183	\$190
Prior Year	\$163	\$165	\$166	\$167	\$165	\$166	\$165	\$168	\$170	\$169	\$171	\$173	\$173
Percent Change from Prior Year	6%	6%	5%	4%	5%	5%	7%	6%	7%	8%	8%	6%	10%

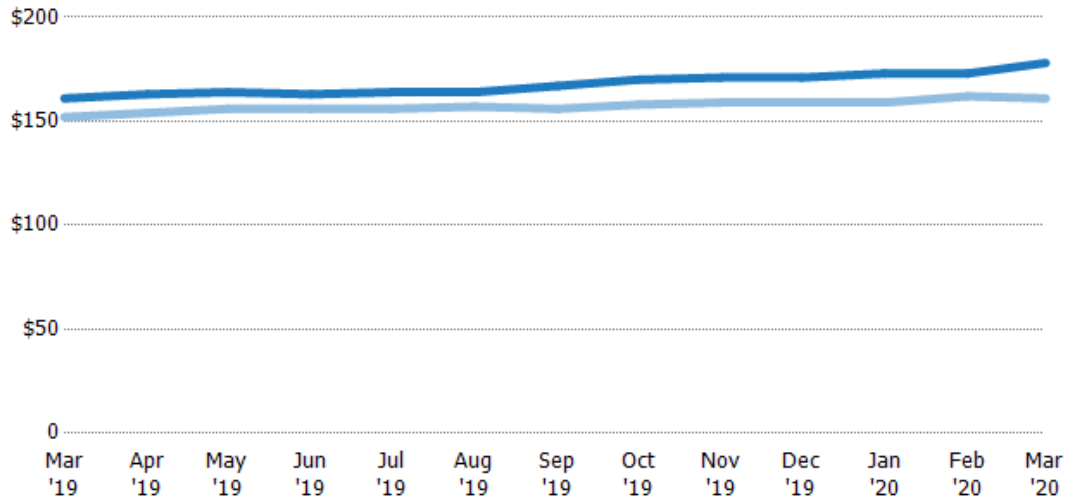
Median Sales Price per Sq Ft

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.
Mar '20	\$178	10.6%
Mar '19	\$161	5.9%
Mar '18	\$152	-7.9%



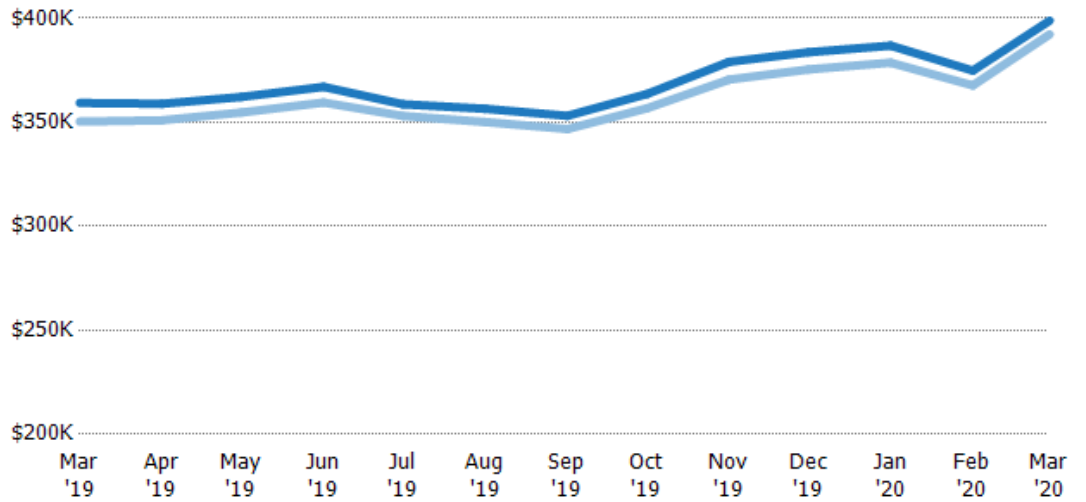
Current Year	\$161	\$163	\$164	\$163	\$164	\$164	\$167	\$170	\$171	\$171	\$173	\$173	\$178
Prior Year	\$152	\$154	\$156	\$156	\$156	\$157	\$156	\$158	\$159	\$159	\$159	\$162	\$161
Percent Change from Prior Year	6%	6%	5%	4%	5%	4%	7%	8%	8%	8%	9%	7%	11%

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



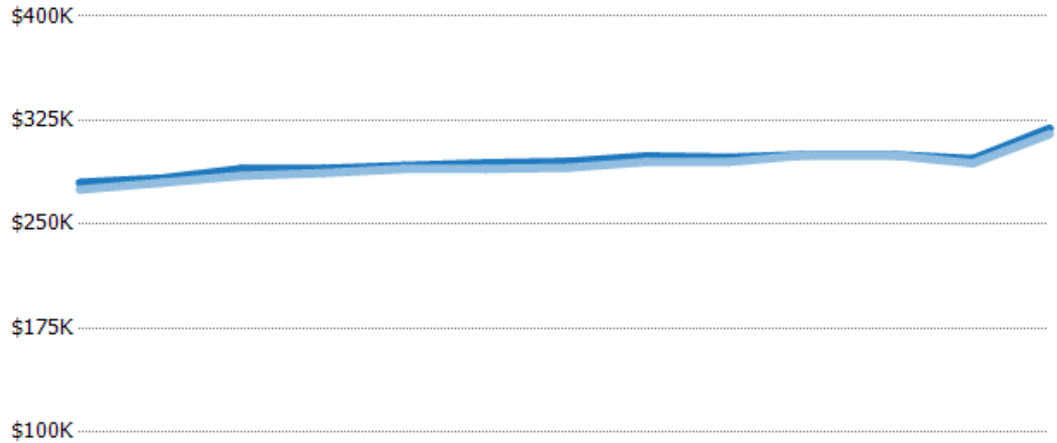
Avg List Price	\$359K	\$359K	\$362K	\$367K	\$359K	\$356K	\$353K	\$364K	\$379K	\$384K	\$387K	\$375K	\$399K
Avg Sales Price	\$350K	\$351K	\$355K	\$359K	\$353K	\$350K	\$347K	\$357K	\$371K	\$375K	\$379K	\$368K	\$392K
Avg Sales Price as a % of Avg List Price	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	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



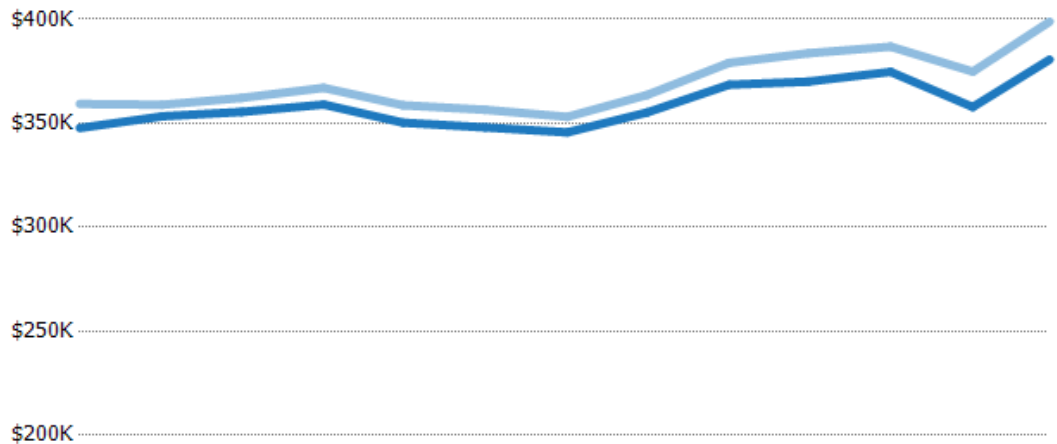
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Median List Price	\$280K	\$283K	\$290K	\$290K	\$292K	\$294K	\$295K	\$299K	\$298K	\$300K	\$300K	\$297K	\$319K
Median Sales Price	\$275K	\$280K	\$285K	\$287K	\$290K	\$290K	\$291K	\$295K	\$295K	\$300K	\$300K	\$294K	\$315K
Med Sales Price as a % of Med List Price	98%	99%	98%	99%	99%	99%	99%	99%	99%	100%	100%	99%	99%

Average Sales Price vs Average Est Value

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

Filters Used

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



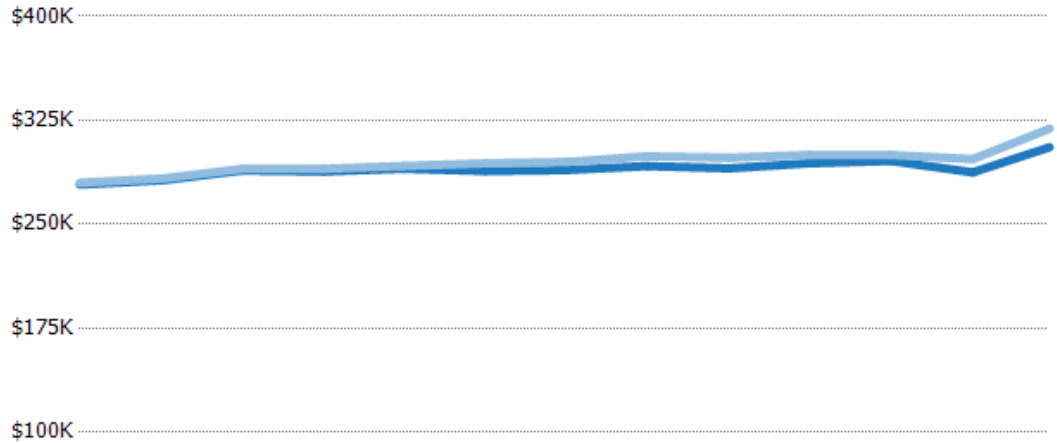
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Avg Est Value	\$348K	\$353K	\$355K	\$359K	\$350K	\$348K	\$346K	\$355K	\$369K	\$370K	\$375K	\$358K	\$381K
Avg Sales Price	\$359K	\$359K	\$362K	\$367K	\$359K	\$356K	\$353K	\$364K	\$379K	\$384K	\$387K	\$375K	\$399K
Avg Sales Price as a % of Avg Est Value	103%	102%	102%	102%	102%	102%	102%	102%	103%	104%	103%	105%	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

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



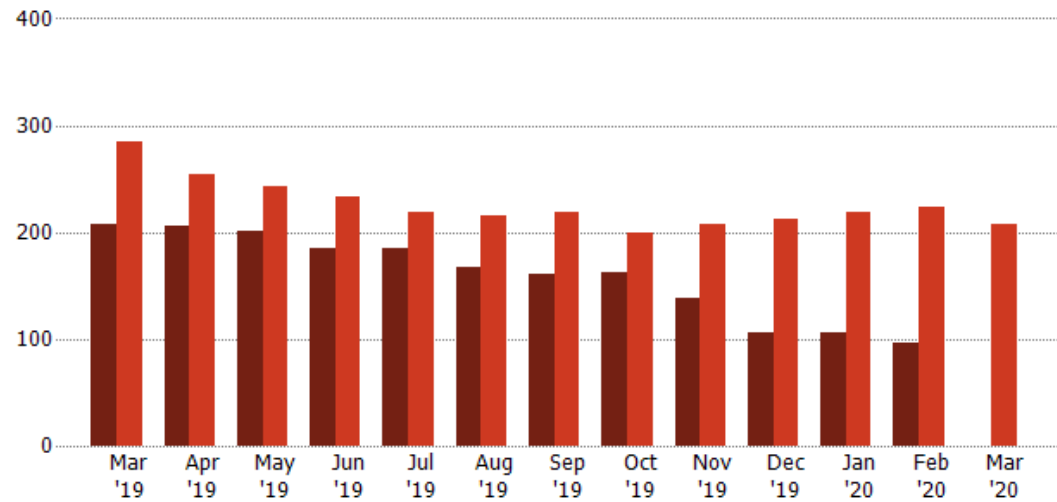
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Median Est Value	\$279K	\$282K	\$289K	\$288K	\$290K	\$288K	\$289K	\$292K	\$290K	\$294K	\$296K	\$287K	\$306K
Median Sales Price	\$280K	\$283K	\$290K	\$290K	\$292K	\$294K	\$295K	\$299K	\$298K	\$300K	\$300K	\$297K	\$319K
Med Sales Price as a % of Med Est Value	100%	100%	100%	101%	101%	102%	102%	102%	103%	102%	101%	103%	104%

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



	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	207	206	201	185	185	168	160	163	139	106	106	96	-
Prior Year	284	254	243	234	218	216	219	199	208	212	219	223	207
Percent Change from Prior Year	-27%	-19%	-17%	-21%	-15%	-22%	-27%	-18%	-33%	-50%	-52%	-57%	-100%

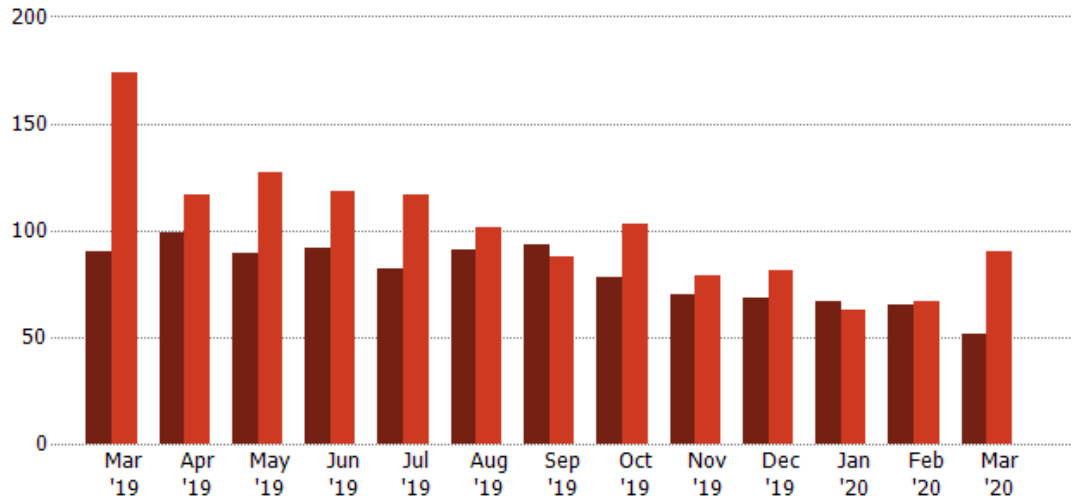
Distressed Sales

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.
Mar '20	51	-43.3%
Mar '19	90	-48.3%
Mar '18	174	6.3%



Current Year	90	99	89	92	82	91	93	78	70	68	67	65	51
Prior Year	174	117	127	118	117	101	88	103	79	81	63	67	90
Percent Change from Prior Year	-48%	-15%	-30%	-22%	-30%	-10%	6%	-24%	-11%	-16%	6%	-3%	-43%

Sales Activity by ZIP

Mar 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			13	\$4,763,900	\$366,454	\$350,000	\$278	\$260	38
85004			6	\$3,104,000	\$517,333	\$333,500	\$279	\$274	31
85006			18	\$6,338,900	\$352,161	\$342,250	\$258	\$250	49
85007			19	\$7,037,000	\$370,368	\$351,000	\$222	\$232	43
85008			38	\$10,223,850	\$269,049	\$273,500	\$186	\$177	16
85009			22	\$3,733,000	\$169,682	\$175,500	\$148	\$144	23
85012			13	\$5,096,750	\$392,058	\$261,800	\$226	\$204	22
85013			26	\$10,935,400	\$420,592	\$355,000	\$222	\$227	18
85014			39	\$12,724,500	\$326,269	\$280,000	\$217	\$213	30
85015			43	\$11,131,500	\$258,872	\$251,000	\$173	\$164	14
85016			61	\$33,058,940	\$541,950	\$420,000	\$261	\$253	30
85017			30	\$5,590,988	\$186,366	\$203,000	\$141	\$139	24
85018			58	\$49,564,990	\$854,569	\$630,000	\$308	\$294	19
85019			16	\$3,569,000	\$223,063	\$228,450	\$145	\$139	22
85020			46	\$16,795,020	\$365,109	\$290,500	\$208	\$199	22
85021			47	\$18,402,037	\$391,533	\$327,000	\$189	\$189	36
85022			64	\$20,836,605	\$325,572	\$330,000	\$172	\$184	21
85023			42	\$12,889,240	\$306,887	\$314,500	\$170	\$173	14
85024			49	\$17,135,223	\$349,698	\$328,900	\$186	\$188	19
85027			46	\$11,978,300	\$260,398	\$267,500	\$181	\$184	13
85028			44	\$19,620,250	\$445,915	\$423,500	\$217	\$213	28
85029			34	\$8,421,610	\$247,694	\$231,750	\$162	\$162	14
85031			25	\$4,732,800	\$189,312	\$215,000	\$123	\$134	26
85032			74	\$23,143,730	\$312,753	\$309,500	\$193	\$197	13
85033			40	\$8,140,320	\$203,508	\$211,750	\$145	\$149	30
85035			30	\$6,329,749	\$210,992	\$215,000	\$146	\$140	23
85037			44	\$9,940,599	\$225,923	\$225,000	\$157	\$160	7
85040			23	\$4,814,000	\$209,304	\$199,000	\$164	\$172	32
85041			50	\$14,898,452	\$297,969	\$286,000	\$149	\$149	27
85042			51	\$15,726,383	\$308,360	\$300,000	\$168	\$163	22
85043			30	\$7,226,951	\$240,898	\$234,500	\$144	\$137	19
85044			51	\$21,135,699	\$414,425	\$327,000	\$200	\$202	13
85045			14	\$6,429,501	\$459,250	\$426,500	\$176	\$173	32
85048			41	\$19,080,160	\$465,370	\$430,000	\$192	\$190	32
85050			47	\$22,239,896	\$473,189	\$405,000	\$216	\$212	21
85051			60	\$13,297,715	\$221,629	\$235,000	\$149	\$146	21
85053			33	\$8,229,600	\$249,382	\$254,000	\$161	\$156	27
85054			21	\$8,973,989	\$427,333	\$485,000	\$246	\$240	35

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Sales Activity by ZIP

Mar 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			39	\$16,869,880	\$432,561	\$429,900	\$170	\$173	18
85085			39	\$17,337,057	\$444,540	\$425,000	\$175	\$164	31
85086			102	\$45,225,293	\$443,385	\$390,000	\$179	\$173	27
85087			30	\$11,544,390	\$384,813	\$378,000	\$181	\$180	42
85120			4	\$535,500	\$133,875	\$147,750	\$109	\$106	12
85142			100	\$44,765,155	\$447,652	\$410,000	\$168	\$161	25
85201			34	\$7,795,540	\$229,281	\$227,950	\$174	\$177	21
85202			53	\$13,662,850	\$257,790	\$268,000	\$182	\$177	10
85203			28	\$9,226,300	\$329,511	\$284,500	\$166	\$165	14
85204			54	\$14,919,750	\$276,292	\$270,000	\$180	\$176	7
85205			64	\$21,046,726	\$328,855	\$246,000	\$175	\$172	21
85206			64	\$16,726,235	\$261,347	\$255,000	\$159	\$158	20
85207			98	\$42,426,872	\$432,927	\$385,000	\$180	\$173	31
85208			84	\$18,663,650	\$222,186	\$229,000	\$161	\$166	20
85209			76	\$22,775,000	\$299,671	\$297,500	\$177	\$173	18
85210			30	\$6,734,799	\$224,493	\$255,000	\$160	\$167	11
85212			76	\$28,701,584	\$377,652	\$358,950	\$173	\$176	16
85213			35	\$13,886,200	\$396,749	\$385,000	\$161	\$165	28
85215			36	\$10,983,895	\$305,108	\$289,950	\$168	\$165	30
85224			56	\$18,007,295	\$321,559	\$315,500	\$199	\$204	9
85225			81	\$26,007,720	\$321,083	\$316,000	\$194	\$187	9
85226			44	\$15,518,700	\$352,698	\$335,250	\$202	\$202	14
85233			49	\$18,132,675	\$370,055	\$347,000	\$192	\$193	10
85234			63	\$26,049,660	\$413,487	\$367,000	\$189	\$184	15
85248			95	\$37,043,150	\$389,928	\$372,500	\$186	\$183	32
85249			80	\$36,543,062	\$456,788	\$419,000	\$192	\$192	22
85250			54	\$24,853,900	\$460,257	\$438,100	\$262	\$261	23
85251			108	\$53,763,152	\$497,807	\$402,000	\$297	\$270	26
85253			38	\$79,234,849	\$2,085,128	\$1,627,500	\$417	\$358	42
85254			68	\$47,173,154	\$693,723	\$572,500	\$279	\$247	22
85255			96	\$93,585,500	\$974,849	\$639,000	\$290	\$262	41
85257			45	\$14,525,360	\$322,786	\$341,000	\$211	\$233	20
85258			68	\$39,005,290	\$573,607	\$515,445	\$271	\$258	24
85259			56	\$45,754,049	\$817,037	\$772,500	\$250	\$243	22
85260			66	\$30,543,174	\$462,775	\$404,950	\$245	\$238	26
85262			62	\$70,471,735	\$1,136,641	\$872,450	\$311	\$291	83
85263			17	\$8,253,588	\$485,505	\$439,000	\$190	\$183	124

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Sales Activity by ZIP

Mar 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
85266			35	\$32,091,680	\$916,905	\$840,000	\$274	\$273	42
85268			85	\$47,748,456	\$561,747	\$410,000	\$229	\$217	36
85281			42	\$13,133,600	\$312,705	\$286,450	\$225	\$226	21
85282			34	\$10,175,400	\$299,276	\$307,500	\$196	\$192	11
85283			43	\$13,874,022	\$322,652	\$318,000	\$204	\$207	10
85284			28	\$16,152,680	\$576,881	\$507,500	\$204	\$204	21
85286			55	\$24,280,920	\$441,471	\$405,000	\$189	\$186	6
85295			73	\$29,598,964	\$405,465	\$382,000	\$172	\$170	14
85296			64	\$25,334,496	\$395,852	\$362,000	\$184	\$184	17
85297			36	\$16,397,270	\$455,480	\$407,500	\$180	\$181	17
85298			71	\$34,145,700	\$480,925	\$434,900	\$187	\$188	22
85301			33	\$6,137,650	\$185,989	\$198,000	\$143	\$135	20
85302			38	\$9,295,615	\$244,621	\$258,750	\$146	\$155	14
85303			15	\$3,673,790	\$244,919	\$236,500	\$161	\$159	19
85304			30	\$8,398,440	\$279,948	\$278,750	\$154	\$155	17
85305			15	\$4,332,900	\$288,860	\$275,000	\$147	\$147	27
85306			25	\$6,854,500	\$274,180	\$279,900	\$170	\$164	10
85307			16	\$5,251,480	\$328,218	\$291,495	\$146	\$146	33
85308			76	\$25,860,580	\$340,271	\$307,500	\$173	\$171	19
85310			23	\$7,926,400	\$344,626	\$340,000	\$169	\$169	15
85320			1	\$295,000	\$295,000	\$295,000	\$206	\$206	43
85322			3	\$497,500	\$165,833	\$168,500	\$97	\$106	18
85323			38	\$9,931,850	\$261,364	\$265,000	\$137	\$140	17
85326			149	\$37,770,653	\$253,494	\$239,900	\$137	\$138	34
85331			70	\$38,024,156	\$543,202	\$499,500	\$223	\$218	28
85335			38	\$8,797,250	\$231,507	\$231,500	\$147	\$142	15
85338			111	\$34,293,149	\$308,947	\$289,999	\$151	\$151	22
85339			49	\$14,813,102	\$302,308	\$279,850	\$142	\$131	10
85340			66	\$27,303,813	\$413,694	\$391,495	\$158	\$156	36
85342			3	\$1,046,500	\$348,833	\$263,000	\$209	\$213	36
85345			68	\$16,633,240	\$244,606	\$243,250	\$156	\$157	12
85351			120	\$24,469,304	\$203,911	\$200,000	\$140	\$138	28
85353			55	\$14,225,960	\$258,654	\$255,000	\$136	\$136	14
85354			5	\$1,273,990	\$254,798	\$247,000	\$156	\$150	54
85355			19	\$6,036,973	\$317,735	\$309,900	\$142	\$143	49
85361			13	\$4,331,831	\$333,218	\$344,999	\$194	\$166	34
85363			6	\$1,107,110	\$184,518	\$198,555	\$145	\$143	42

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Sales Activity by ZIP

Mar 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
85373			46	\$11,733,890	\$255,085	\$262,450	\$151	\$151	29
85374			101	\$28,805,299	\$285,201	\$270,000	\$173	\$173	26
85375			119	\$34,832,499	\$292,710	\$265,000	\$163	\$164	21
85377			15	\$10,265,500	\$684,367	\$665,000	\$282	\$263	41
85378			18	\$4,276,542	\$237,586	\$247,481	\$150	\$149	25
85379			96	\$29,564,742	\$307,966	\$296,000	\$140	\$143	17
85381			37	\$11,319,000	\$305,919	\$299,500	\$159	\$158	11
85382			87	\$27,812,190	\$319,680	\$310,000	\$173	\$172	18
85383			121	\$53,418,879	\$441,478	\$405,000	\$176	\$171	28
85387			41	\$13,926,288	\$339,666	\$314,990	\$168	\$164	20
85388			45	\$13,730,840	\$305,130	\$296,900	\$137	\$137	20
85390			17	\$8,119,000	\$477,588	\$325,000	\$204	\$184	26
85392			45	\$12,858,216	\$285,738	\$289,000	\$145	\$146	20
85395			63	\$24,786,046	\$393,429	\$367,500	\$176	\$173	32
85396			116	\$36,746,676	\$316,782	\$298,500	\$156	\$153	39
Other			3	\$1,075,000	\$358,333	\$334,000	\$198	\$189	4