



**2020**

# **FOUNTAIN HILLS MARKET REPORT April 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	Apr 2020	Apr 2019	+ / -	YTD 2020	YTD 2019	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	70	87	-19.5%	361	397	-9.1%
New Listing Volume	\$48,191,557	\$43,394,538	+11.1%	\$233,758,311	\$218,585,177	+6.9%
Active Listing Count	199	276	-27.9%	N/A	N/A	
Active Listing Volume	\$186,432,743	\$209,507,375	-11%	N/A	N/A	
Average Listing Price	\$936,848	\$759,085	+23.4%	\$913,464	\$749,413	+21.9%
Median Listing Price	\$754,999	\$549,000	+37.5%	\$690,189	\$531,434	+29.9%
Average Listing Price per Sq Ft	\$264	\$229	+15.1%	\$258	\$229	+12.8%
Median Listing Price per Sq Ft	\$243	\$212	+14.6%	\$238	\$213	+11.8%
Median Days in RPR	72	77.5	-7.1%	68.13	77.08	-11.6%
Months of Inventory	2.1	2.8	-22.5%	2.7	3.8	-29.5%
Absorption Rate	46.73%	36.23%	+10.5%	37.56%	26.46%	+11.1%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	78	106	-26.4%	389	444	-12.4%
New Pending Sales Volume	\$39,358,579	\$56,129,862	-29.9%	\$216,880,088	\$221,807,108	-2.2%
Pending Sales Count	81	80	+1.3%	N/A	N/A	
Pending Sales Volume	\$58,596,025	\$44,588,015	+31.4%	N/A	N/A	
Closed Sales Count	58	95	-38.9%	272	326	-16.6%
Closed Sales Volume	\$29,762,629	\$45,389,961	-34.4%	\$143,730,310	\$155,456,513	-7.5%
Average Sales Price	\$513,149	\$477,789	+7.4%	\$528,420	\$476,860	+10.8%
Median Sales Price	\$423,250	\$420,000	+0.8%	\$415,928	\$396,227	+5%
Average Sales Price per Sq Ft	\$221	\$214	+3.2%	\$229	\$213	+7.4%
Median Sales Price per Sq Ft	\$217	\$211	+2.8%	\$219	\$207	+5.8%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	2	1	+100%	N/A	N/A	

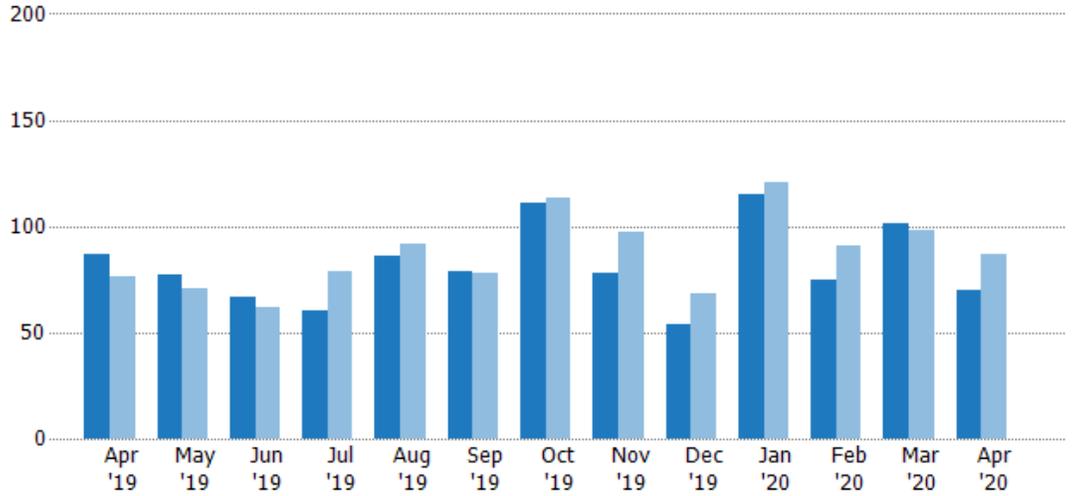
## New Listings

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

### Filters Used

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

Month/Year	Count	% Chg.
Apr '20	70	-19.5%
Apr '19	87	14.5%
Apr '18	76	14.5%



Current Year	87	77	67	60	86	79	111	78	54	115	75	101	70
Prior Year	76	71	62	79	92	78	113	97	68	121	91	98	87
Percent Change from Prior Year	14%	8%	8%	-24%	-7%	1%	-2%	-20%	-21%	-5%	-18%	3%	-20%

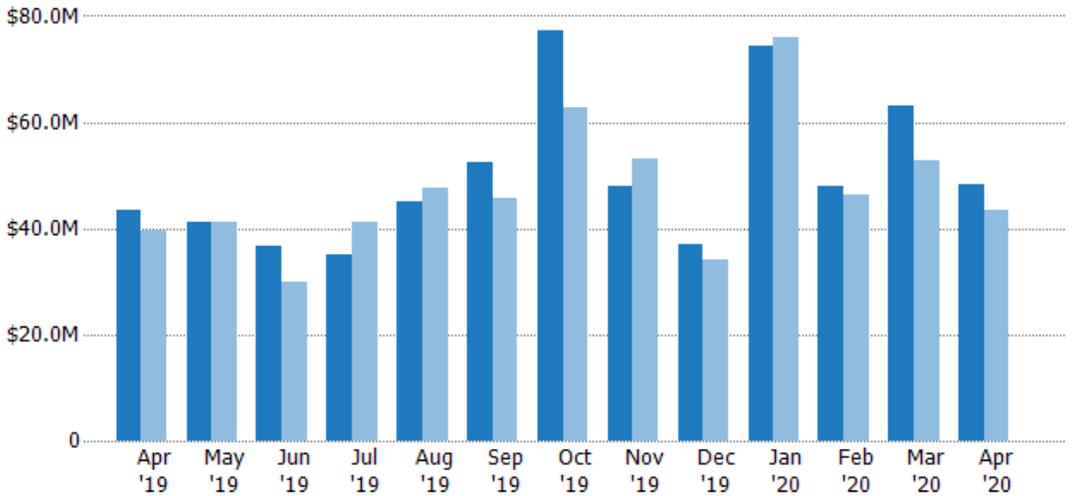
## New Listing Volume

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

### Filters Used

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

Month/Year	Volume	% Chg.
Apr '20	\$48.2M	11.1%
Apr '19	\$43.4M	9.8%
Apr '18	\$39.5M	-0.8%



Current Year	\$43.4M	\$41.1M	\$36.5M	\$34.9M	\$45.2M	\$52.3M	\$77.1M	\$48M	\$36.9M	\$74.3M	\$48M	\$63.2M	\$48.2M
Prior Year	\$39.5M	\$41.1M	\$29.8M	\$41.1M	\$47.6M	\$45.6M	\$62.7M	\$53.2M	\$34.2M	\$76.1M	\$46.4M	\$52.8M	\$43.4M
Percent Change from Prior Year	10%	0%	22%	-15%	-5%	15%	23%	-10%	8%	-2%	4%	20%	11%

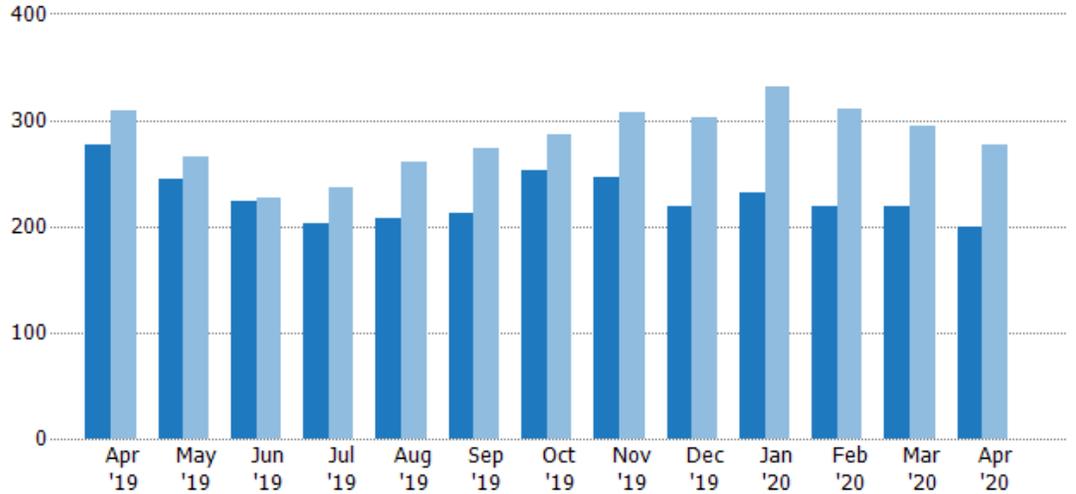
## Active Listings

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

### Filters Used

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

Month/Year	Count	% Chg.
Apr '20	199	-27.9%
Apr '19	276	-10.7%
Apr '18	309	17.2%



Current Year	276	244	223	203	208	212	253	246	219	232	218	219	199
Prior Year	309	265	227	236	260	273	286	308	303	331	311	295	276
Percent Change from Prior Year	-11%	-8%	-2%	-14%	-20%	-22%	-12%	-20%	-28%	-30%	-30%	-26%	-28%

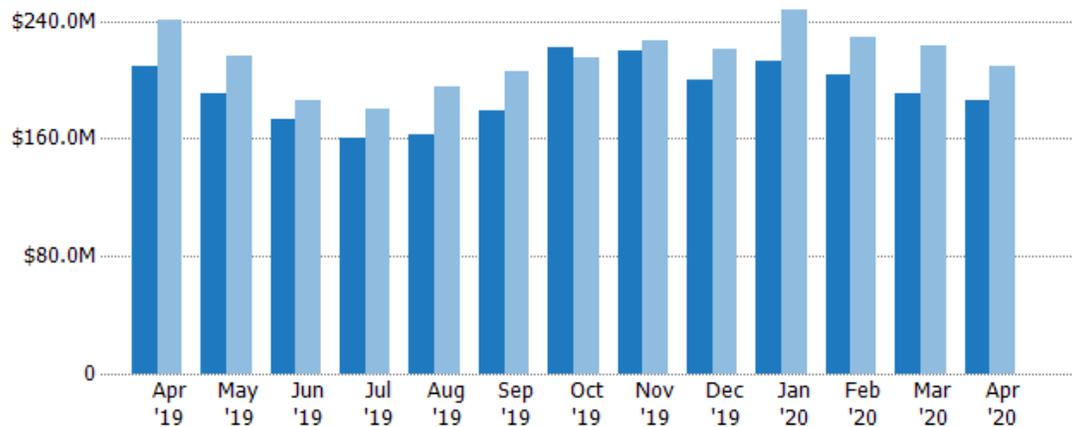
## Active Listing Volume

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

### Filters Used

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

Month/Year	Volume	% Chg.
Apr '20	\$186M	-11%
Apr '19	\$210M	-13.1%
Apr '18	\$241M	2.3%



Current Year	\$210M	\$191M	\$173M	\$161M	\$162M	\$179M	\$222M	\$220M	\$200M	\$213M	\$203M	\$190M	\$186M
Prior Year	\$241M	\$216M	\$186M	\$180M	\$195M	\$206M	\$215M	\$227M	\$221M	\$248M	\$229M	\$223M	\$210M
Percent Change from Prior Year	-13%	-12%	-7%	-11%	-17%	-13%	4%	-3%	-10%	-14%	-11%	-15%	-11%

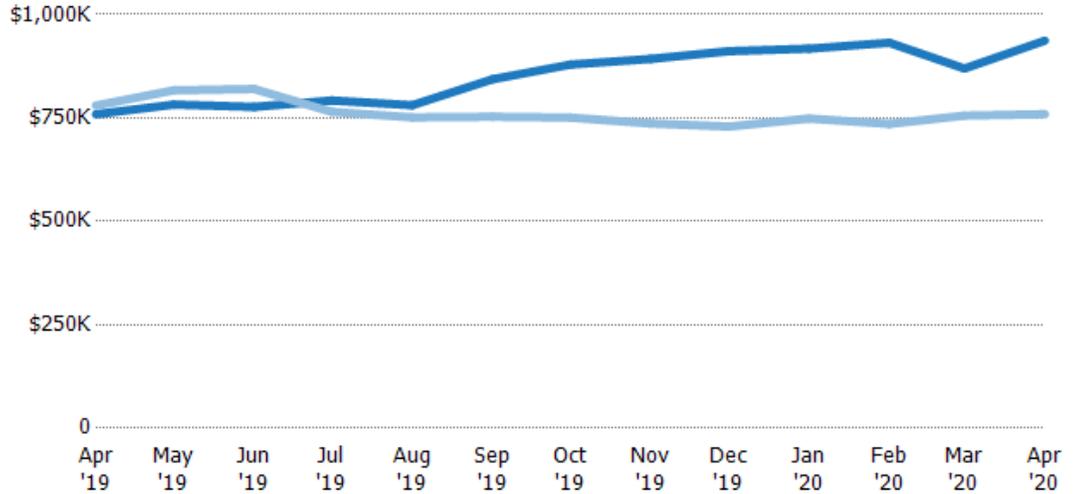
## Average Listing Price

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

### Filters Used

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

Month/ Year	Price	% Chg.
Apr '20	\$937K	23.4%
Apr '19	\$759K	-2.7%
Apr '18	\$780K	-12.7%



Current Year	\$759K	\$782K	\$777K	\$792K	\$781K	\$844K	\$879K	\$893K	\$911K	\$918K	\$932K	\$870K	\$937K
Prior Year	\$780K	\$817K	\$820K	\$765K	\$751K	\$753K	\$751K	\$737K	\$729K	\$749K	\$736K	\$756K	\$759K
Percent Change from Prior Year	-3%	-4%	-5%	4%	4%	12%	17%	21%	25%	23%	27%	15%	23%

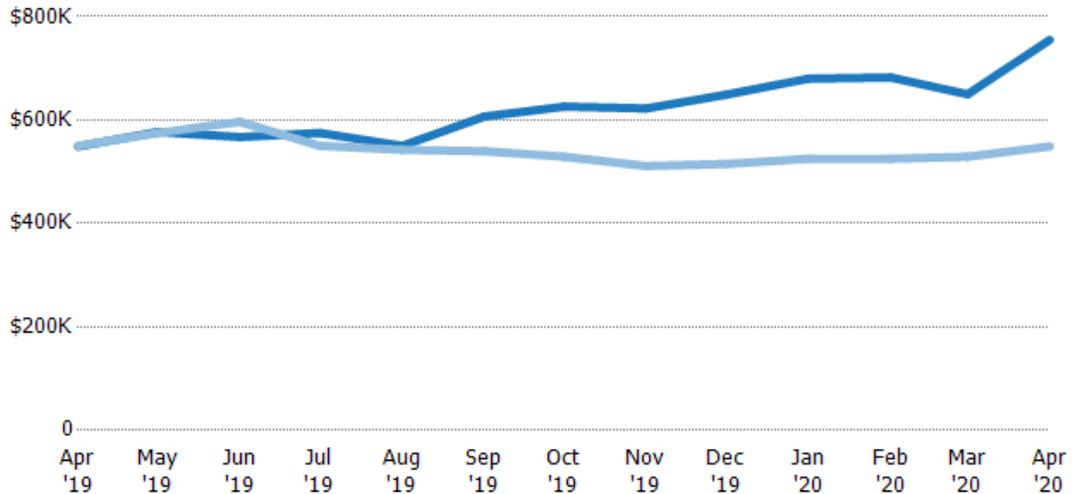
## Median Listing Price

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

### Filters Used

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

Month/ Year	Price	% Chg.
Apr '20	\$755K	37.5%
Apr '19	\$549K	-0.2%
Apr '18	\$550K	-9.1%



Current Year	\$549K	\$577K	\$567K	\$575K	\$550K	\$607K	\$626K	\$622K	\$649K	\$680K	\$682K	\$650K	\$755K
Prior Year	\$550K	\$575K	\$597K	\$550K	\$542K	\$540K	\$529K	\$511K	\$515K	\$525K	\$525K	\$529K	\$549K
Percent Change from Prior Year	0%	0%	-5%	5%	1%	12%	18%	22%	26%	30%	30%	23%	38%

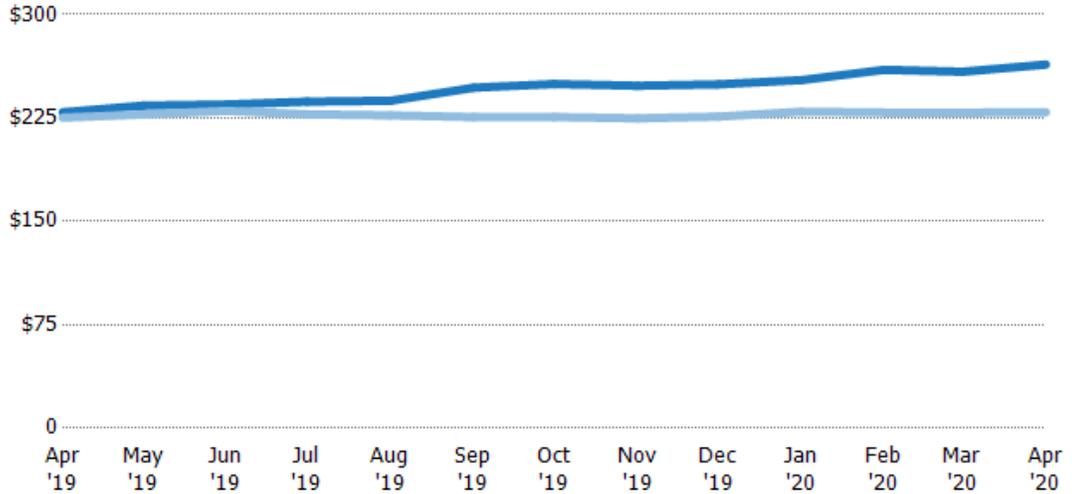
## Average Listing Price per Sq Ft

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

### Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Apr '20	\$264	15.1%
Apr '19	\$229	1.8%
Apr '18	\$225	-4.9%



Current Year	\$229	\$234	\$235	\$237	\$237	\$247	\$250	\$248	\$249	\$252	\$260	\$259	\$264
Prior Year	\$225	\$228	\$230	\$228	\$227	\$226	\$226	\$225	\$226	\$230	\$229	\$229	\$229
Percent Change from Prior Year	2%	3%	2%	4%	5%	9%	11%	11%	10%	10%	14%	13%	15%

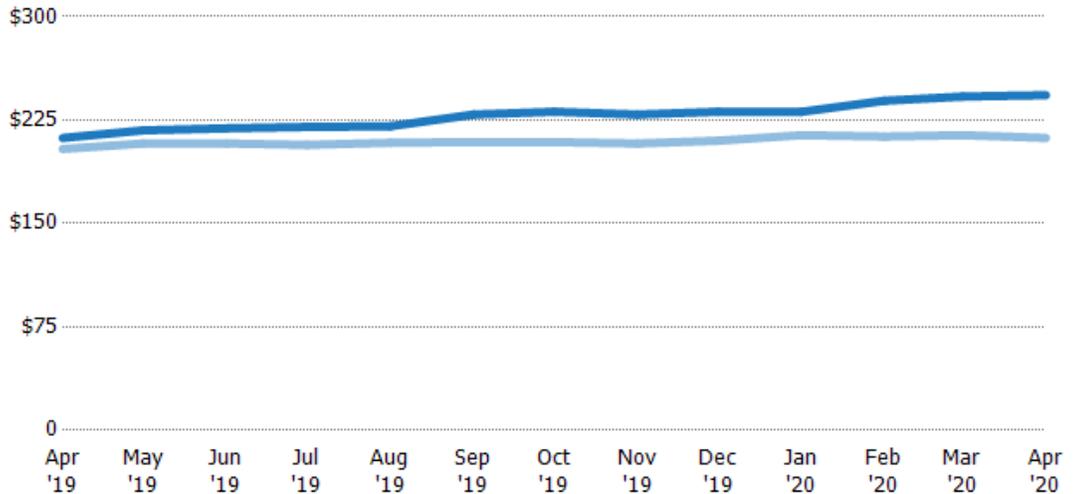
## Median Listing Price per Sq Ft

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

### Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Apr '20	\$243	14.6%
Apr '19	\$212	3.9%
Apr '18	\$204	-2.5%



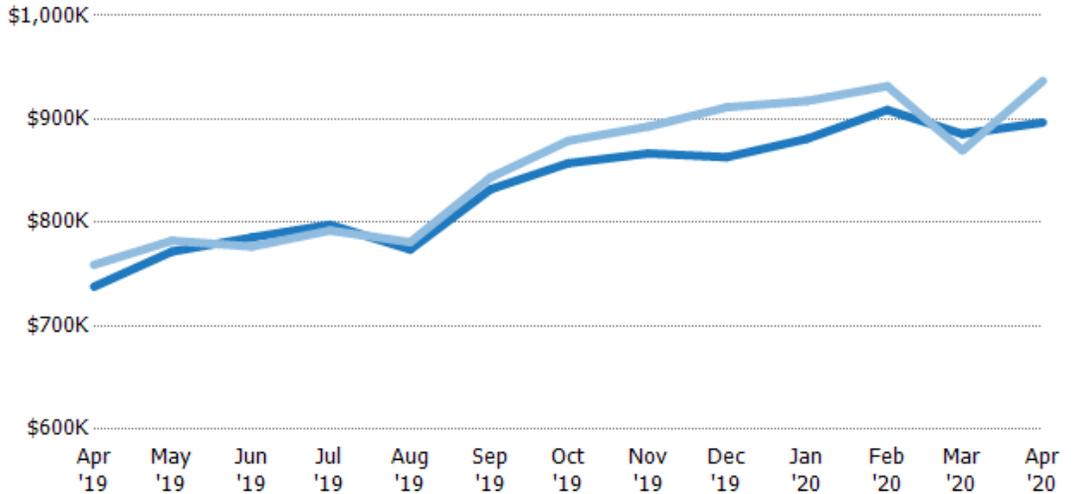
Current Year	\$212	\$218	\$219	\$220	\$221	\$229	\$231	\$229	\$231	\$231	\$239	\$242	\$243
Prior Year	\$204	\$208	\$208	\$207	\$209	\$209	\$209	\$208	\$210	\$214	\$213	\$214	\$212
Percent Change from Prior Year	4%	5%	5%	6%	6%	10%	11%	10%	10%	8%	12%	13%	15%

## Average Listing Price vs Average Est Value

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

### Filters Used

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

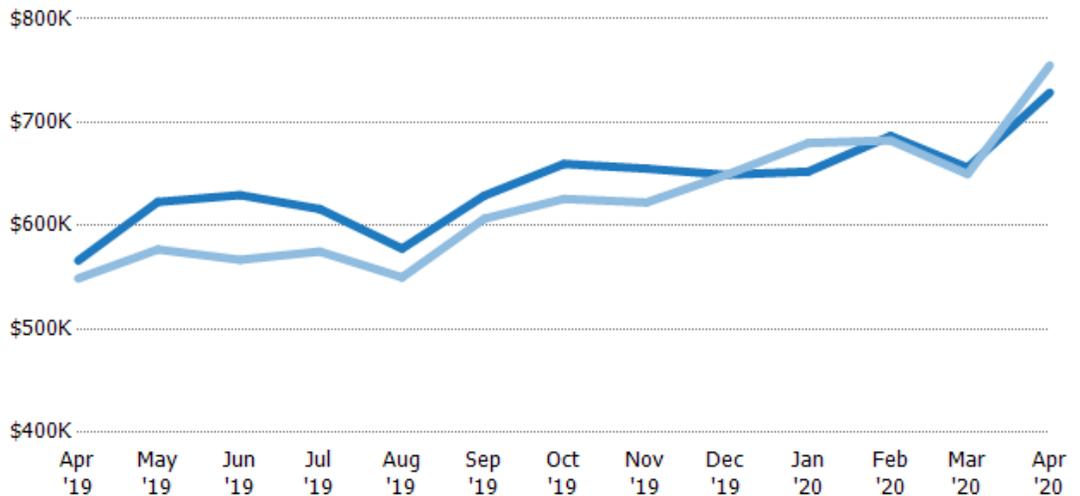


## Median Listing Price vs Median Est Value

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

### Filters Used

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

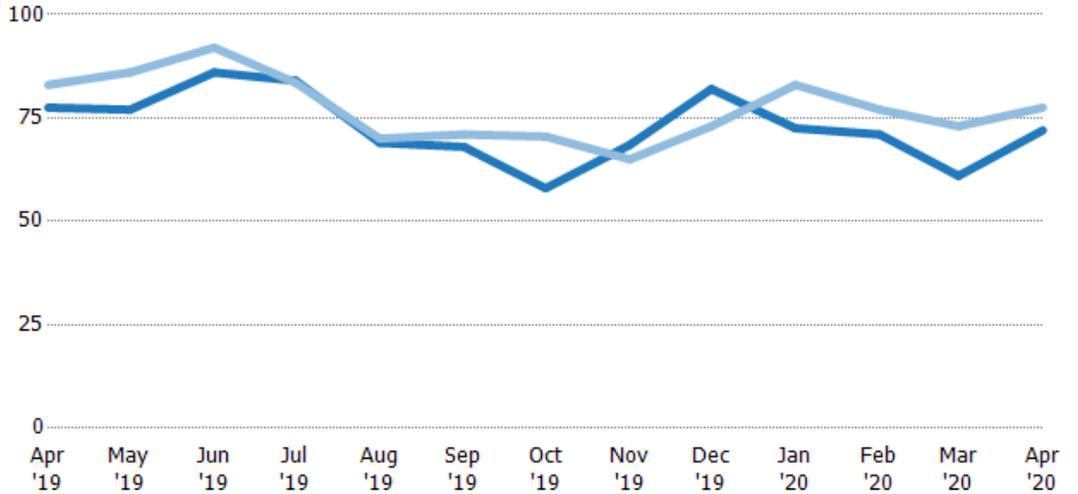


## Median Days in RPR

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

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



Month/Year	Days	% Chg.
Apr '20	72	-7.1%
Apr '19	77.5	-6.6%
Apr '18	83	-4.2%

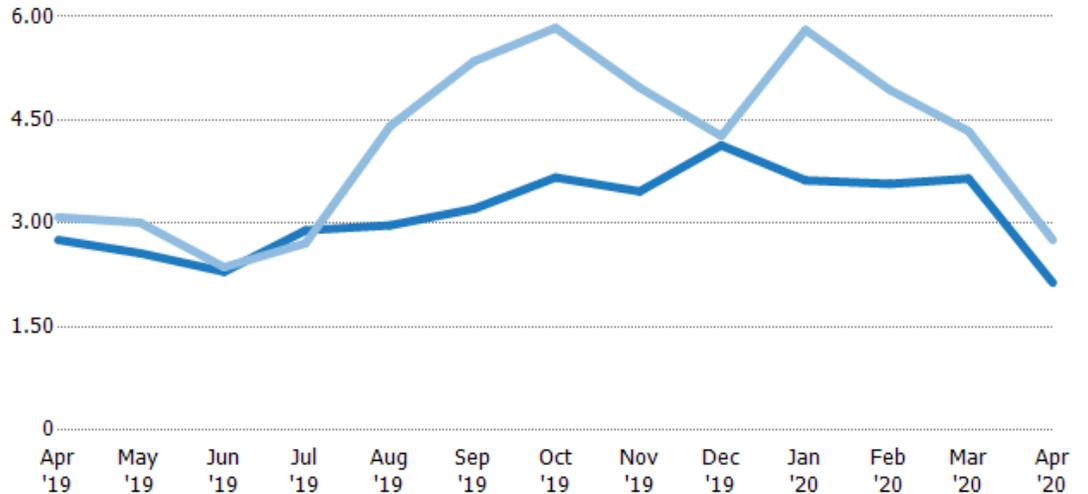
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	77.5	77	86	84	69	68	58	68.5	82	72.5	71	61	72
Prior Year	83	86	92	83.5	70	71	70.5	65	73	83	77	73	77.5
Percent Change from Prior Year	-7%	-10%	-7%	1%	-1%	-4%	-18%	5%	12%	-13%	-8%	-16%	-7%

## Months of Inventory

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

### Filters Used

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



Month/Year	Months	% Chg.
Apr '20	2.14	-22.5%
Apr '19	2.76	-10.7%
Apr '18	3.09	37.8%

	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	2.76	2.57	2.3	2.9	2.97	3.21	3.67	3.46	4.13	3.63	3.57	3.65	2.14
Prior Year	3.09	3.01	2.36	2.71	4.41	5.35	5.84	4.97	4.27	5.81	4.94	4.34	2.76
Percent Change from Prior Year	-11%	-15%	-3%	7%	-33%	-40%	-37%	-30%	-3%	-38%	-28%	-16%	-22%

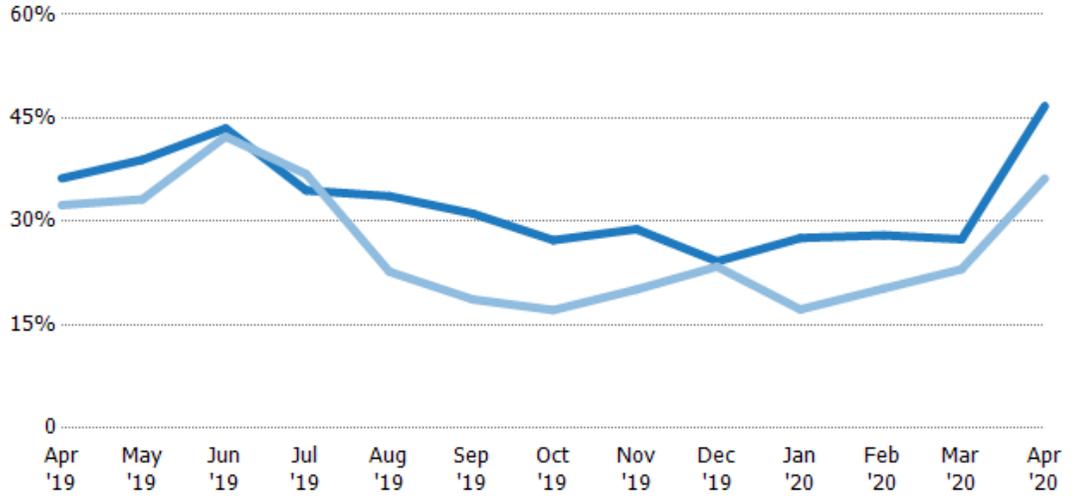
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

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

Month/ Year	Rate	Chg.
Apr '20	47%	-10.5%
Apr '19	36%	-3.9%
Apr '18	32%	-27.4%



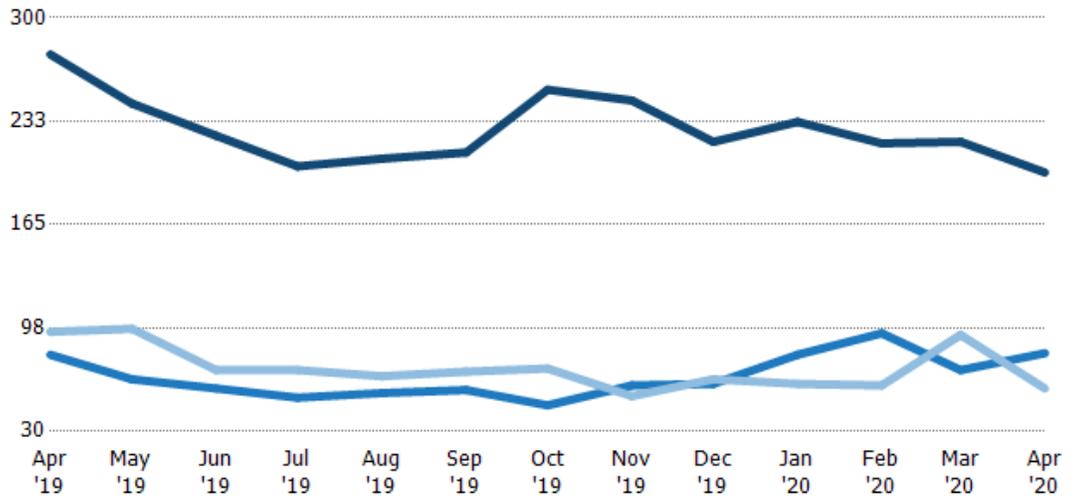
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	36%	39%	43%	34%	34%	31%	27%	29%	24%	28%	28%	27%	47%
Prior Year	32%	33%	42%	37%	23%	19%	17%	20%	23%	17%	20%	23%	36%
Change from Prior Year	-4%	-6%	-1%	2%	-11%	-12%	-10%	-9%	-1%	-10%	-8%	-4%	-11%

## Active/Pending/Sold Units

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

### Filters Used

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



	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Active	276	244	223	203	208	212	253	246	219	232	218	219	199
Pending	80	64	58	52	55	57	47	60	61	80	94	70	81
Sold	95	97	70	70	66	69	71	53	64	61	60	93	58

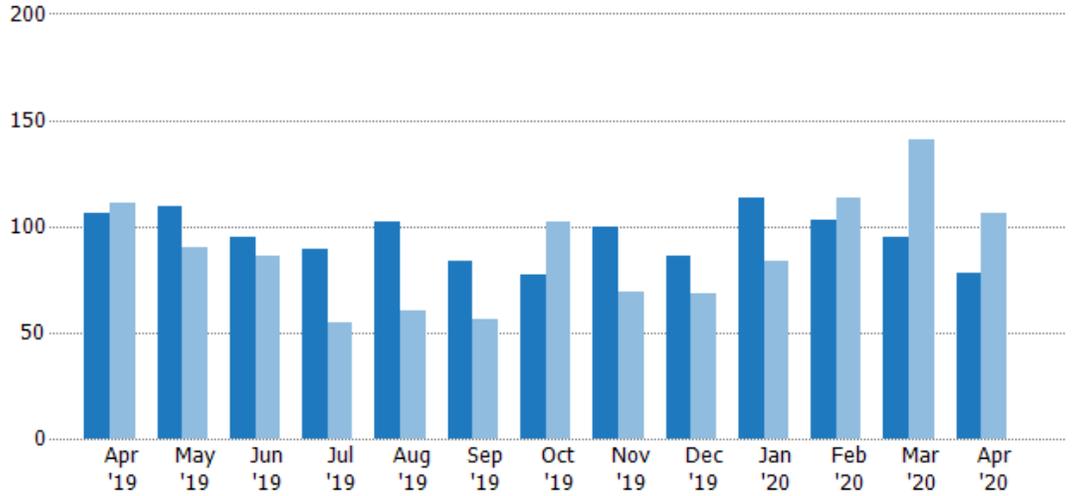
## New Pending Sales

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

### Filters Used

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

Month/ Year	Count	% Chg.
Apr '20	78	-26.4%
Apr '19	106	-4.5%
Apr '18	111	-18%



Current Year	106	109	95	89	102	84	77	100	86	113	103	95	78
Prior Year	111	90	86	55	60	56	102	69	68	84	113	141	106
Percent Change from Prior Year	-5%	21%	10%	62%	70%	50%	-25%	45%	26%	35%	-9%	-33%	-26%

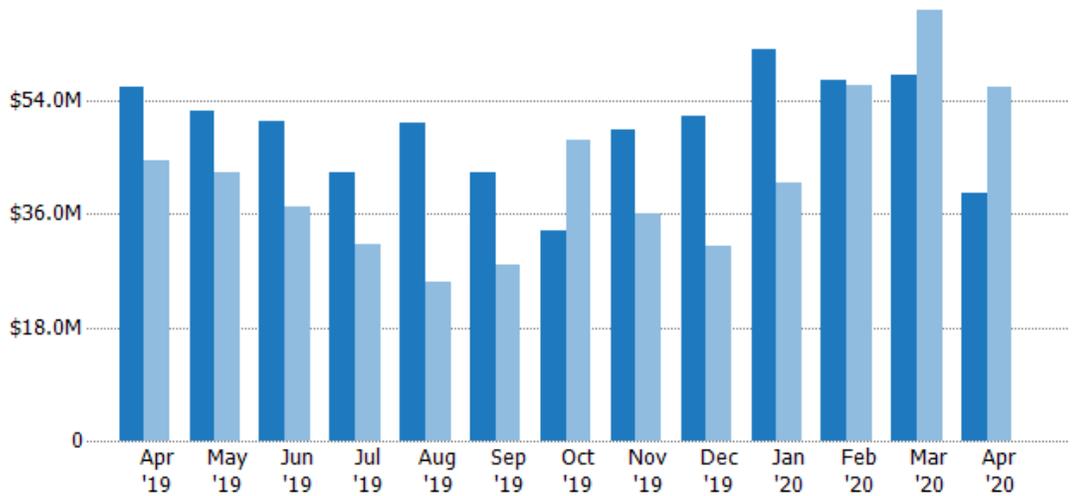
## New Pending Sales Volume

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

### Filters Used

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

Month/ Year	Volume	% Chg.
Apr '20	\$39.4M	-29.9%
Apr '19	\$56.1M	26.2%
Apr '18	\$44.5M	-25.6%



Current Year	\$56.1M	\$52.4M	\$50.8M	\$42.5M	\$50.5M	\$42.5M	\$33.4M	\$49.3M	\$51.6M	\$62.1M	\$57.2M	\$58.2M	\$39.4M
Prior Year	\$44.5M	\$42.7M	\$37.2M	\$31.3M	\$25.2M	\$27.8M	\$47.7M	\$36M	\$30.8M	\$40.9M	\$56.4M	\$68.4M	\$56.1M
Percent Change from Prior Year	26%	23%	36%	36%	101%	53%	-30%	37%	67%	52%	1%	-15%	-30%

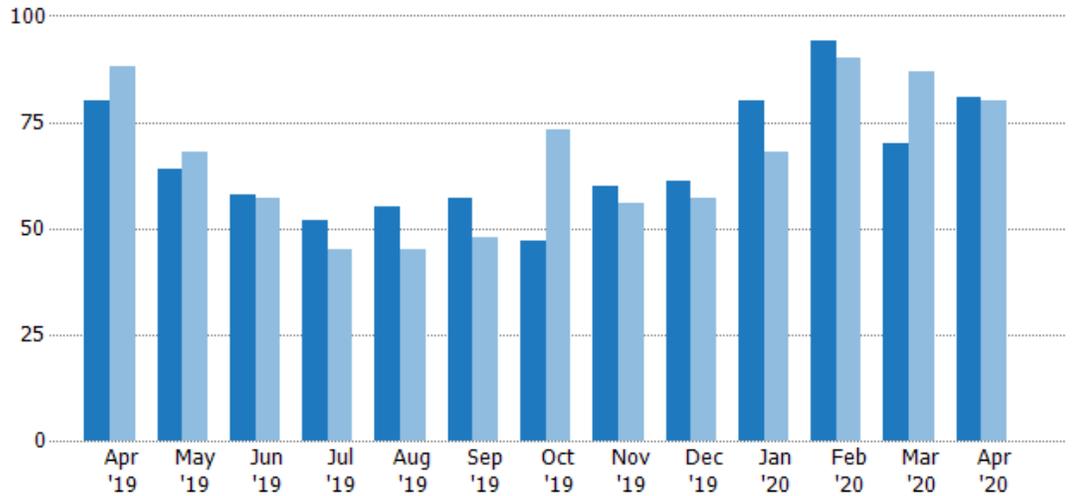
## Pending Sales

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

### Filters Used

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

Month/ Year	Count	% Chg.
Apr '20	81	1.3%
Apr '19	80	-9.1%
Apr '18	88	-14.8%



Current Year	80	64	58	52	55	57	47	60	61	80	94	70	81
Prior Year	88	68	57	45	45	48	73	56	57	68	90	87	80
Percent Change from Prior Year	-9%	-6%	2%	16%	22%	19%	-36%	7%	7%	18%	4%	-20%	1%

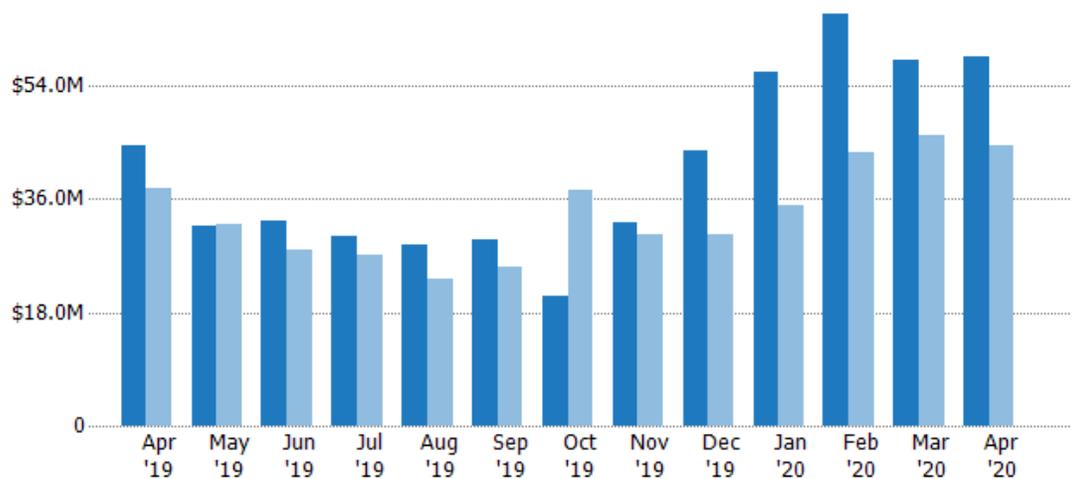
## Pending Sales Volume

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

### Filters Used

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

Month/ Year	Volume	% Chg.
Apr '20	\$58.6M	31.4%
Apr '19	\$44.6M	17.9%
Apr '18	\$37.8M	-14.8%



Current Year	\$44.6M	\$31.7M	\$32.7M	\$30.1M	\$28.8M	\$29.7M	\$20.5M	\$32.1M	\$43.6M	\$56.2M	\$65.5M	\$58.1M	\$58.6M
Prior Year	\$37.8M	\$31.9M	\$28M	\$27M	\$23.4M	\$25.3M	\$37.5M	\$30.4M	\$30.2M	\$35M	\$43.5M	\$46.1M	\$44.6M
Percent Change from Prior Year	18%	-1%	17%	12%	23%	17%	-45%	6%	44%	60%	51%	26%	31%

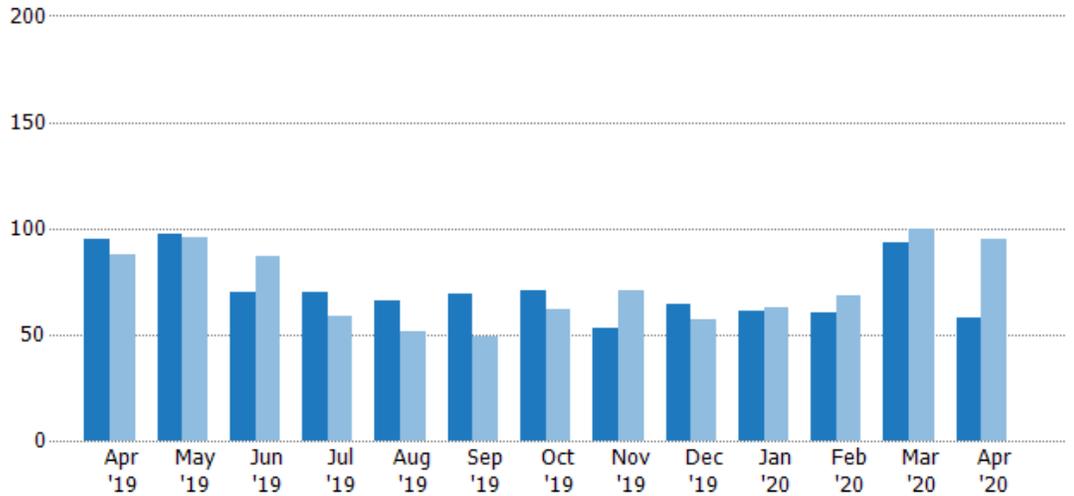
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

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

Month/ Year	Count	% Chg.
Apr '20	58	-38.9%
Apr '19	95	8%
Apr '18	88	-3.4%



Current Year	95	97	70	70	66	69	71	53	64	61	60	93	58
Prior Year	88	96	87	59	51	49	62	71	57	63	68	100	95
Percent Change from Prior Year	8%	1%	-20%	19%	29%	41%	15%	-25%	12%	-3%	-12%	-7%	-39%

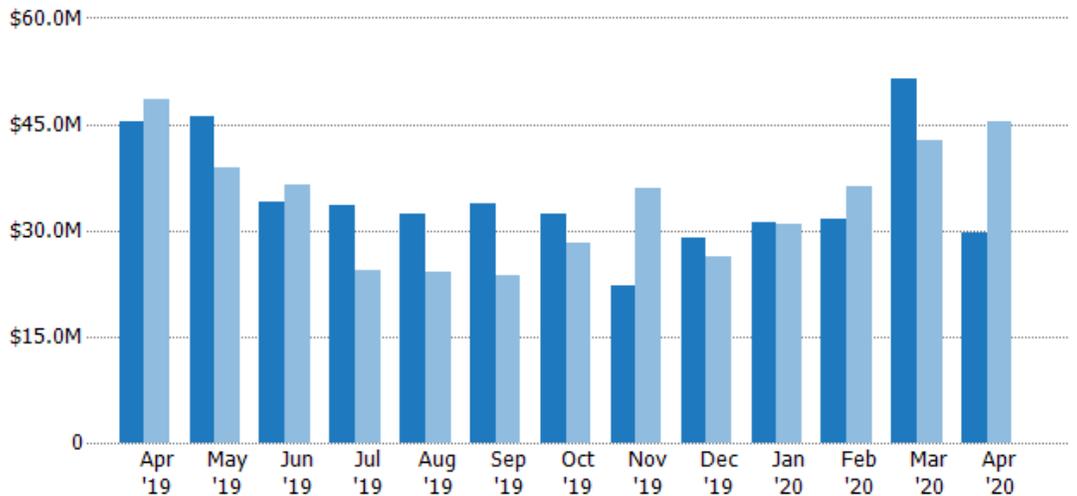
## Closed Sales Volume

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

### Filters Used

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

Month/ Year	Volume	% Chg.
Apr '20	\$29.8M	-34.4%
Apr '19	\$45.4M	-6.4%
Apr '18	\$48.5M	-33.6%



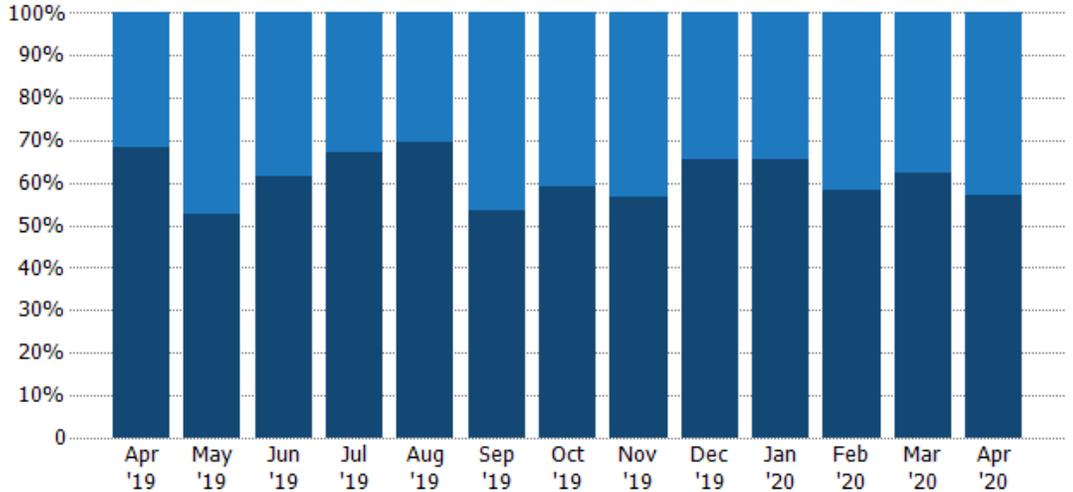
Current Year	\$45.4M	\$46M	\$34M	\$33.7M	\$32.3M	\$33.7M	\$32.3M	\$22.2M	\$28.8M	\$31.1M	\$31.6M	\$51.3M	\$29.8M
Prior Year	\$48.5M	\$38.9M	\$36.4M	\$24.3M	\$24M	\$23.7M	\$28.2M	\$36M	\$26.2M	\$31M	\$36.3M	\$42.8M	\$45.4M
Percent Change from Prior Year	-6%	18%	-6%	39%	34%	42%	14%	-38%	10%	0%	-13%	20%	-34%

## Closed Sales by Property Type

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

### Filters Used

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



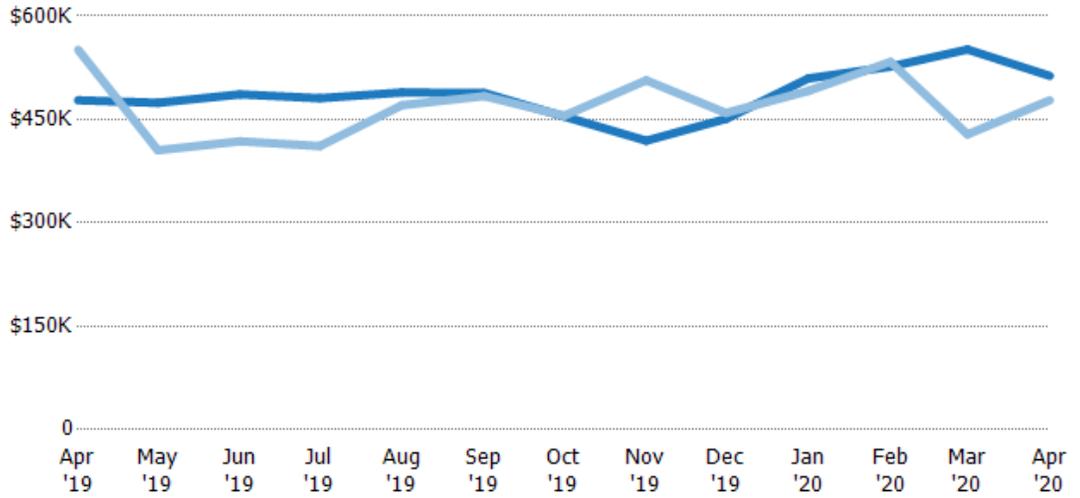
Property Type	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Condo/Townhouse	32%	47%	39%	33%	30%	46%	41%	43%	34%	34%	42%	38%	43%
Single Family Residence	68%	53%	61%	67%	70%	54%	59%	57%	66%	66%	58%	62%	57%

## Average Sales Price

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

### Filters Used

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



Month/Year	Price	% Chg.
Apr '20	\$513K	7.4%
Apr '19	\$478K	-13.3%
Apr '18	\$551K	-31.3%

Property Type	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	\$478K	\$474K	\$486K	\$481K	\$489K	\$488K	\$454K	\$419K	\$451K	\$509K	\$527K	\$552K	\$513K
Prior Year	\$551K	\$405K	\$418K	\$411K	\$471K	\$484K	\$455K	\$507K	\$459K	\$491K	\$534K	\$428K	\$478K
Percent Change from Prior Year	-13%	17%	16%	17%	4%	1%	0%	-17%	-2%	4%	-1%	29%	7%

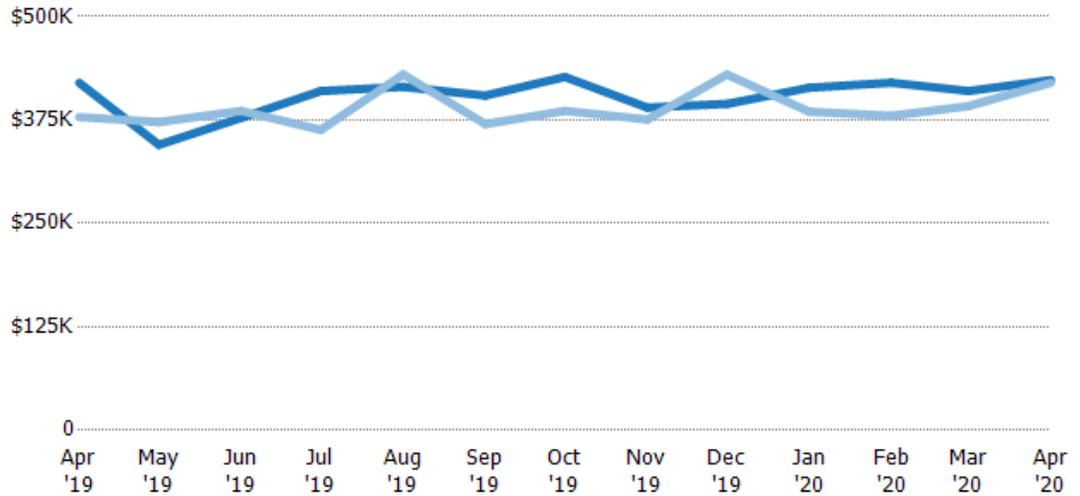
## Median Sales Price

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

### Filters Used

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

Month/ Year	Price	% Chg.
Apr '20	\$423K	0.8%
Apr '19	\$420K	11%
Apr '18	\$379K	-9.6%



Current Year	\$420K	\$345K	\$378K	\$410K	\$415K	\$404K	\$427K	\$390K	\$394K	\$414K	\$420K	\$410K	\$423K
Prior Year	\$379K	\$373K	\$386K	\$363K	\$430K	\$370K	\$386K	\$376K	\$430K	\$385K	\$380K	\$392K	\$420K
Percent Change from Prior Year	11%	-7%	-2%	13%	-3%	9%	11%	4%	-8%	8%	11%	5%	1%

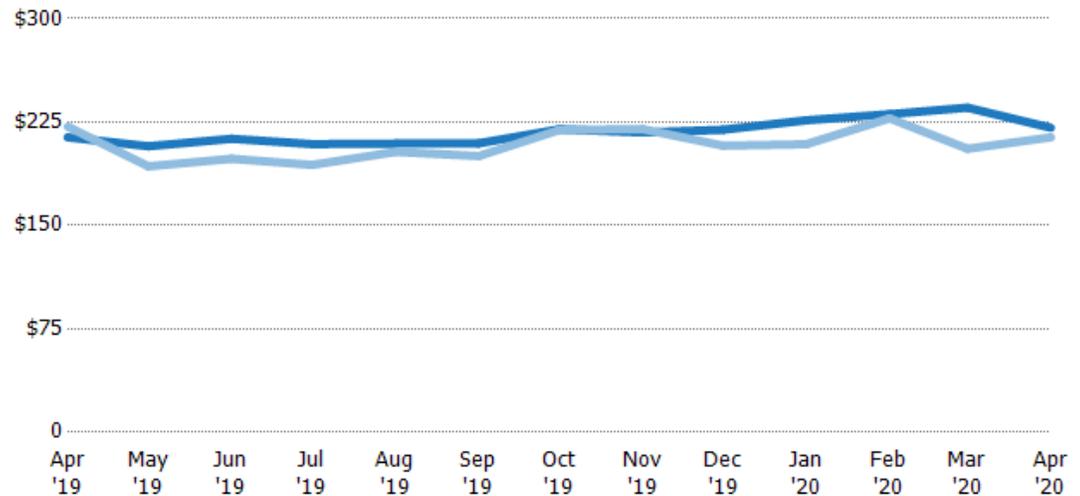
## Average Sales Price per Sq Ft

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

### Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Apr '20	\$221	3.2%
Apr '19	\$214	-3.5%
Apr '18	\$222	-14.1%



Current Year	\$214	\$207	\$213	\$209	\$209	\$210	\$220	\$217	\$219	\$226	\$231	\$235	\$221
Prior Year	\$222	\$193	\$198	\$194	\$203	\$200	\$219	\$220	\$208	\$209	\$228	\$206	\$214
Percent Change from Prior Year	-3%	8%	7%	8%	3%	5%	0%	-1%	6%	8%	1%	15%	3%

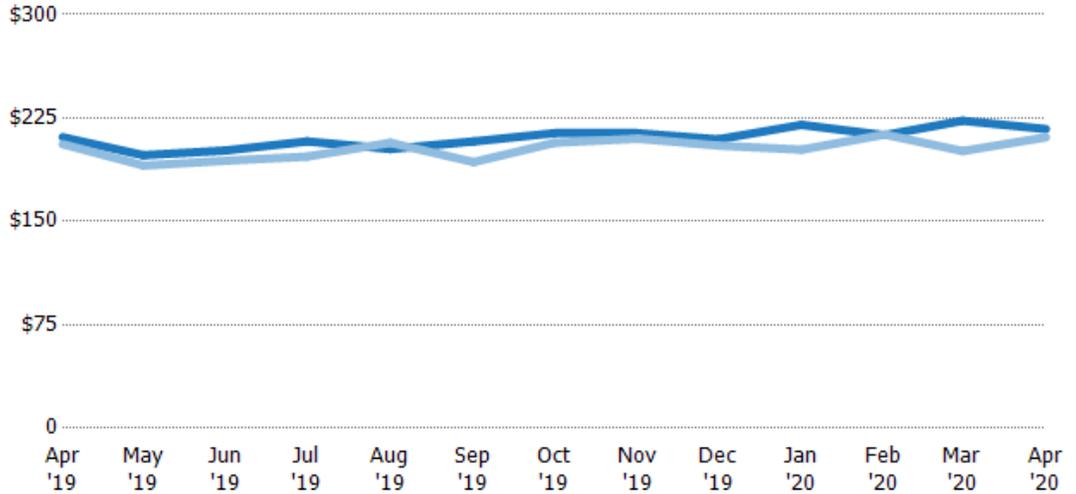
## Median Sales Price per Sq Ft

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

### Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Apr '20	\$217	2.8%
Apr '19	\$211	2.4%
Apr '18	\$206	-10.7%



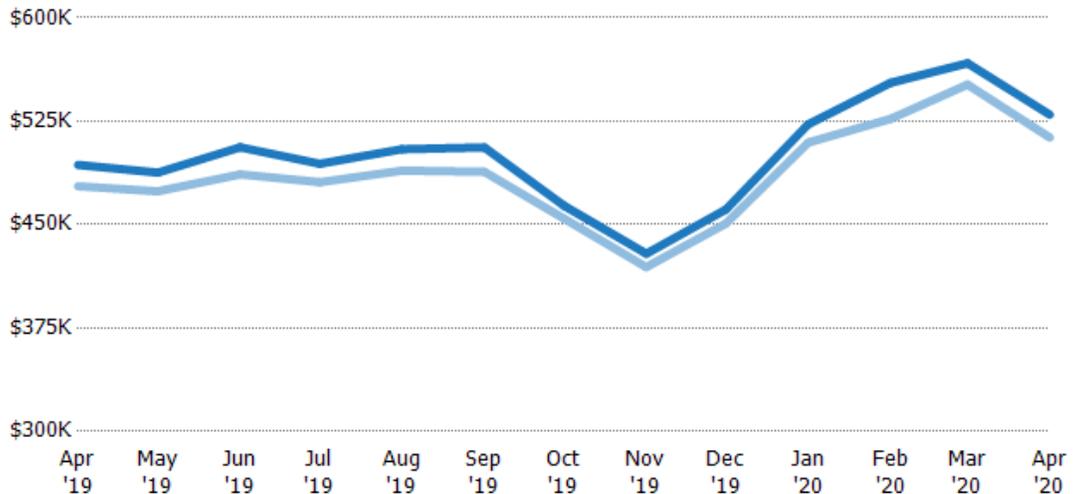
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	\$211	\$198	\$202	\$208	\$203	\$208	\$214	\$214	\$210	\$220	\$213	\$223	\$217
Prior Year	\$206	\$191	\$194	\$197	\$207	\$193	\$207	\$210	\$205	\$202	\$213	\$201	\$211
Percent Change from Prior Year	2%	4%	4%	6%	-2%	8%	3%	2%	2%	9%	0%	11%	3%

## Average Sales Price vs Average Listing Price

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

### Filters Used

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



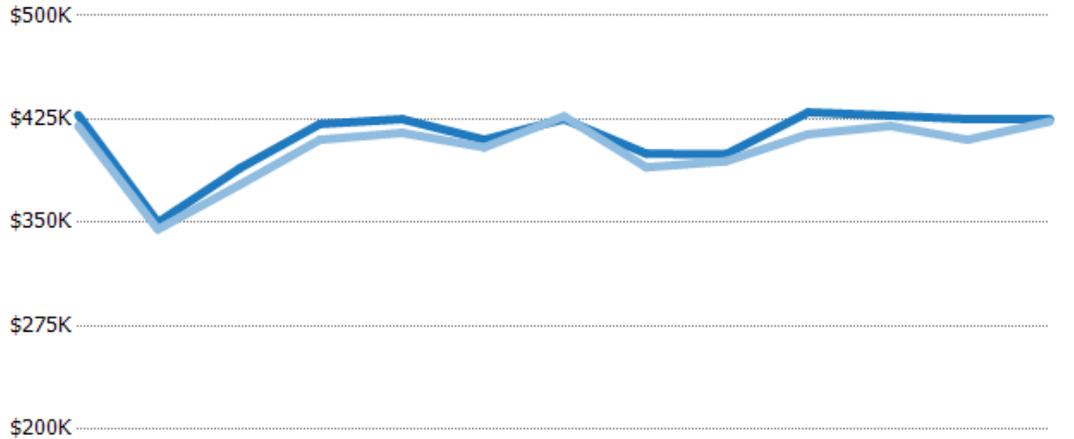
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Avg List Price	\$493K	\$488K	\$506K	\$494K	\$505K	\$506K	\$464K	\$429K	\$461K	\$523K	\$553K	\$567K	\$530K
Avg Sales Price	\$478K	\$474K	\$486K	\$481K	\$489K	\$488K	\$454K	\$419K	\$451K	\$509K	\$527K	\$552K	\$513K
Avg Sales Price as a % of Avg List Price	97%	97%	96%	97%	97%	97%	98%	98%	98%	97%	95%	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: Fountain Hills, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt,  
 Mobile/Manufactured, Single Family  
 Residence



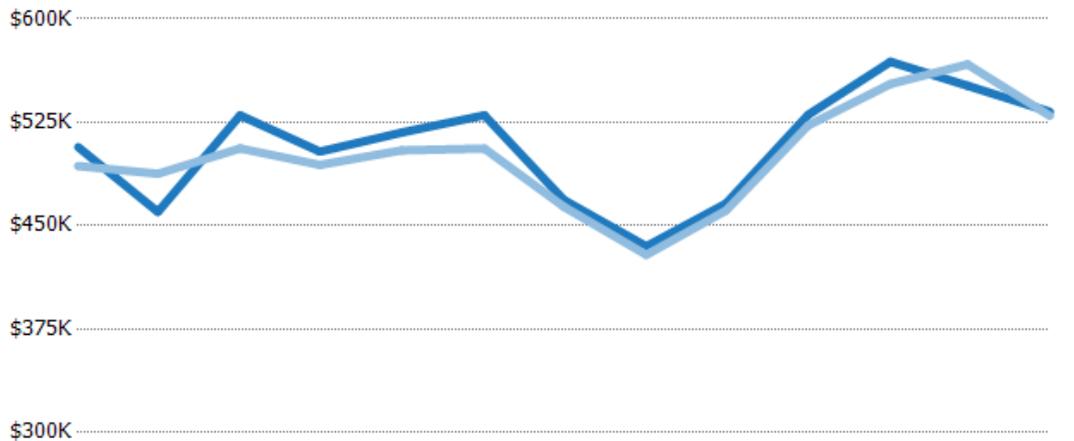
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Median List Price	\$428K	\$350K	\$390K	\$421K	\$425K	\$410K	\$425K	\$400K	\$399K	\$430K	\$428K	\$425K	\$425K
Median Sales Price	\$420K	\$345K	\$378K	\$410K	\$415K	\$404K	\$427K	\$390K	\$394K	\$414K	\$420K	\$410K	\$423K
Med Sales Price as a % of Med List Price	98%	99%	97%	97%	98%	99%	100%	98%	99%	96%	98%	96%	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

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



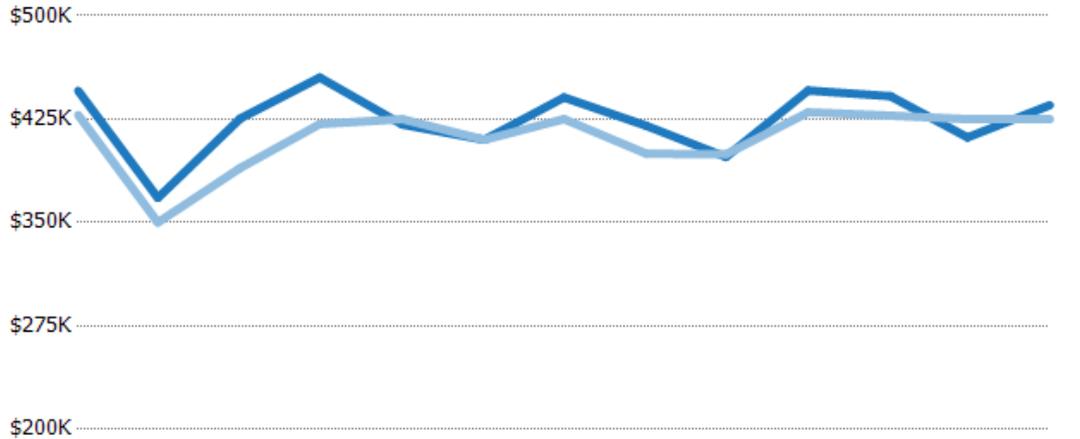
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Avg Est Value	\$507K	\$460K	\$530K	\$504K	\$518K	\$530K	\$469K	\$435K	\$466K	\$530K	\$569K	\$552K	\$533K
Avg Sales Price	\$493K	\$488K	\$506K	\$494K	\$505K	\$506K	\$464K	\$429K	\$461K	\$523K	\$553K	\$567K	\$530K
Avg Sales Price as a % of Avg Est Value	97%	106%	95%	98%	97%	95%	99%	99%	99%	99%	97%	103%	99%

## Median Sales Price vs Median Est Value

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

### Filters Used

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



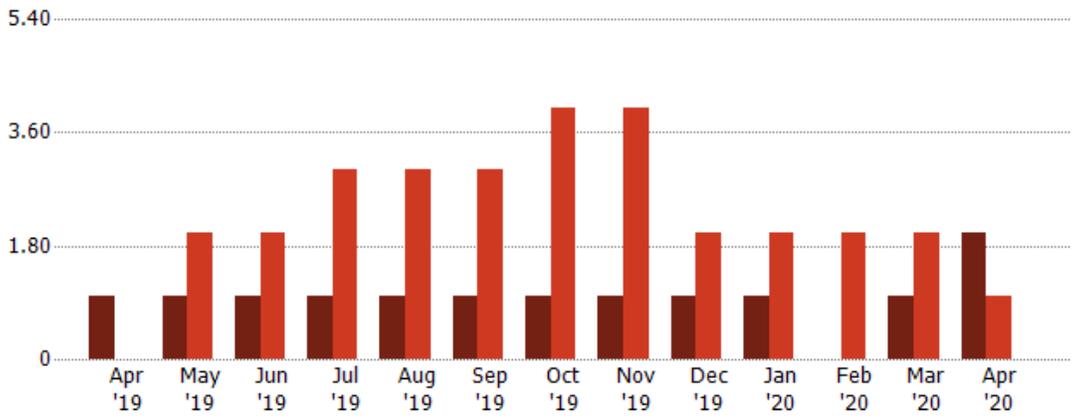
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Median Est Value	\$445K	\$368K	\$425K	\$455K	\$421K	\$410K	\$441K	\$420K	\$398K	\$446K	\$442K	\$412K	\$435K
Median Sales Price	\$428K	\$350K	\$390K	\$421K	\$425K	\$410K	\$425K	\$400K	\$399K	\$430K	\$428K	\$425K	\$425K
Med Sales Price as a % of Med Est Value	96%	95%	92%	93%	101%	100%	96%	95%	100%	96%	97%	103%	98%

## Distressed Listings

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

### Filters Used

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



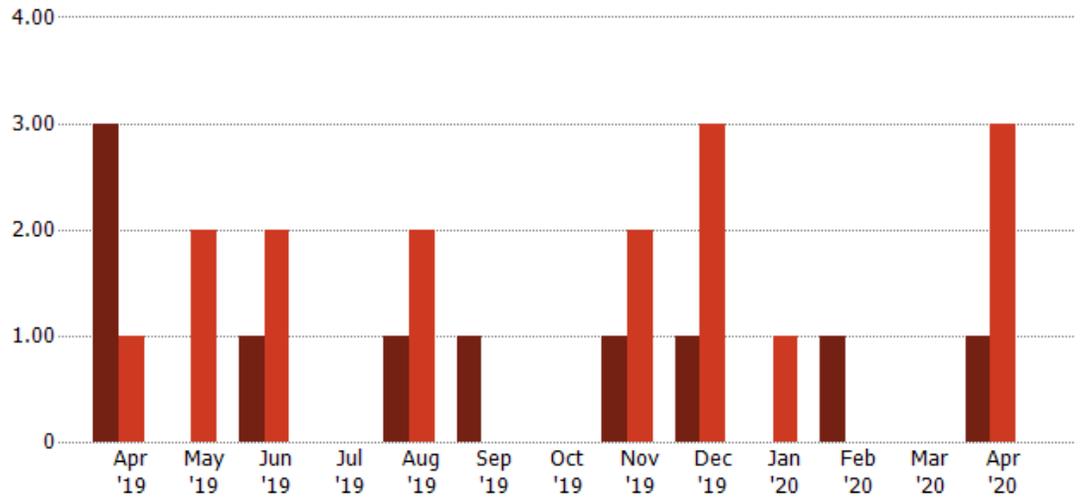
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	1	1	1	1	1	1	1	1	1	1	-	1	2
Prior Year	-	2	2	3	3	3	4	4	2	2	2	2	1
Percent Change from Prior Year	100%	-50%	-50%	-67%	-67%	-67%	-75%	-75%	-50%	-50%	-100%	-50%	100%

## Distressed Sales

The count of distressed residential properties sold each month.

### Filters Used

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



Current Year	3	-	1	-	1	1	-	1	1	-	1	-	1
Prior Year	1	2	2	-	2	-	-	2	3	1	-	-	3
Percent Change from Prior Year	200%	-100%	-50%	-	-50%	100%	-	-50%	-67%	-100%	100%	-	-67%



## Sales Activity by ZIP

Apr 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
85268	81	\$58,596,025	58	\$29,762,629	\$513,149	\$423,250	\$216	\$213	33

