



**2020**

# FOUNTAIN HILLS MARKET REPORT May 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	May 2020	May 2019	+ / -	YTD 2020	YTD 2019	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	65	80	-18.8%	461	479	-3.8%
New Listing Volume	\$37,785,819	\$44,309,272	-14.7%	\$292,375,473	\$265,657,849	+10.1%
Active Listing Count	-	249	-	N/A	N/A	
Active Listing Volume	-	\$196,489,523	-	N/A	N/A	
Average Listing Price	-	\$789,115	-	\$910,412	\$760,727	+19.7%
Median Listing Price	-	\$579,000	-	\$658,869	\$539,484	+22.1%
Average Listing Price per Sq Ft	-	\$234	-	\$256	\$230	+11.4%
Median Listing Price per Sq Ft	-	\$217	-	\$235	\$214	+10.2%
Median Days in RPR	-	77	-	56.51	77.4	-27%
Months of Inventory	-	2.6	-100%	2.3	3.4	-34.1%
Absorption Rate	-	38.71%	-	44.32%	29.2%	+15.1%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	98	109	-10.1%	534	557	-4.1%
New Pending Sales Volume	\$61,694,392	\$52,363,349	+17.8%	\$302,336,179	\$276,705,357	+9.3%
Pending Sales Count	-	64	-	N/A	N/A	
Pending Sales Volume	-	\$31,705,738	-	N/A	N/A	
Closed Sales Count	52	97	-46.4%	370	429	-13.8%
Closed Sales Volume	\$27,460,462	\$47,509,737	-42.2%	\$200,195,472	\$206,365,750	-3%
Average Sales Price	\$528,086	\$489,791	+7.8%	\$541,069	\$481,039	+12.5%
Median Sales Price	\$410,000	\$345,000	+18.8%	\$421,541	\$385,276	+9.4%
Average Sales Price per Sq Ft	\$228	\$209	+9.5%	\$229	\$212	+7.9%
Median Sales Price per Sq Ft	\$216	\$198	+9.1%	\$219	\$205	+6.5%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	1	-	N/A	N/A	

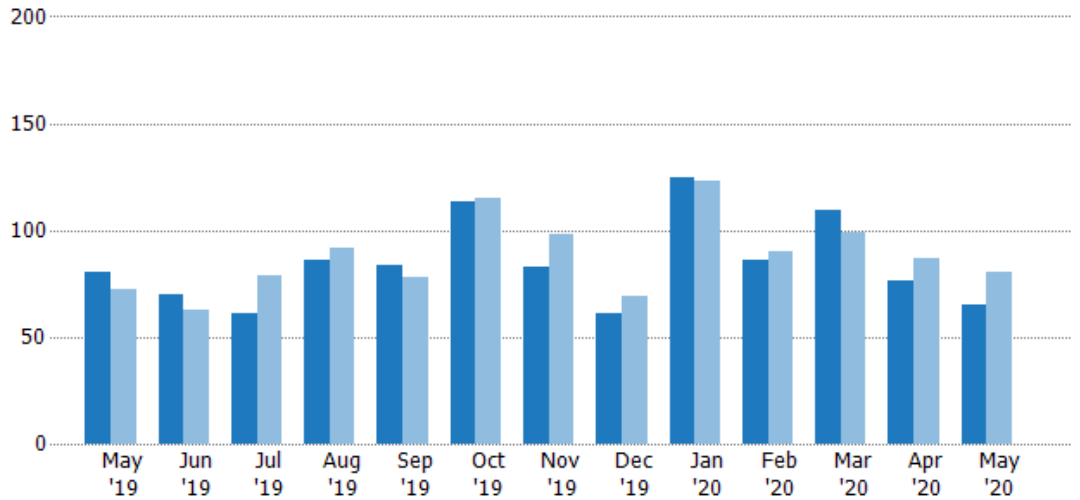
## New Listings

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.
May '20	65	-18.8%
May '19	80	11.1%
May '18	72	-1.4%



Current Year	80	70	61	86	84	113	83	61	125	86	109	76	65
Prior Year	72	63	79	92	78	115	98	69	123	90	99	87	80
Percent Change from Prior Year	11%	11%	-23%	-7%	8%	-2%	-15%	-12%	2%	-4%	10%	-13%	-19%

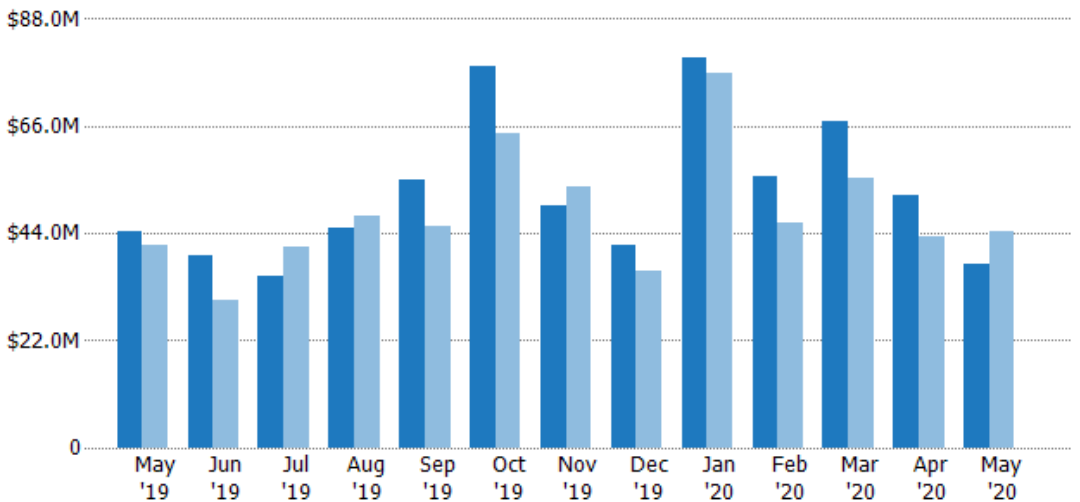
## New Listing Volume

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.
May '20	\$37.8M	-14.7%
May '19	\$44.3M	6.7%
May '18	\$41.5M	3%



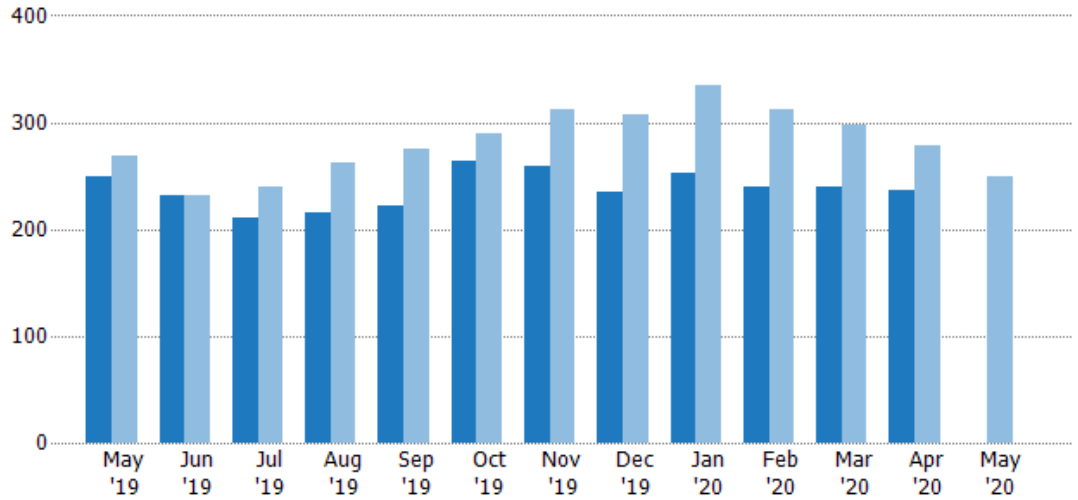
Current Year	\$44.3M	\$39.6M	\$35.4M	\$45.2M	\$55M	\$78.2M	\$49.6M	\$41.6M	\$80.1M	\$55.5M	\$67.1M	\$51.8M	\$37.8M
Prior Year	\$41.5M	\$30.2M	\$41.1M	\$47.6M	\$45.6M	\$64.5M	\$53.5M	\$36.4M	\$76.8M	\$46M	\$55.2M	\$43.4M	\$44.3M
Percent Change from Prior Year	7%	31%	-14%	-5%	21%	21%	-7%	14%	4%	21%	21%	20%	-15%

## 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



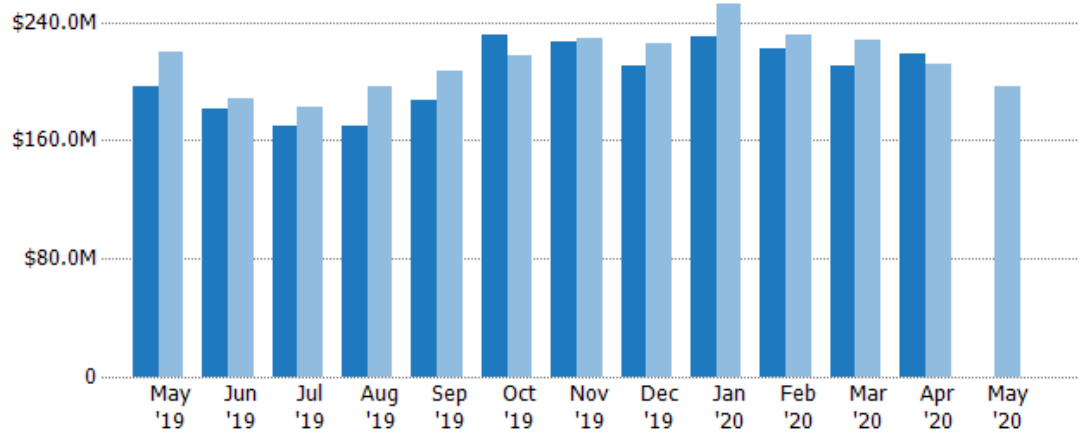
Current Year	249	231	211	215	222	264	259	235	253	239	240	236	-
Prior Year	269	231	240	262	275	290	312	307	335	312	297	278	249
Percent Change from Prior Year	-7%	0%	-12%	-18%	-19%	-9%	-17%	-23%	-24%	-23%	-19%	-15%	-100%

## 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



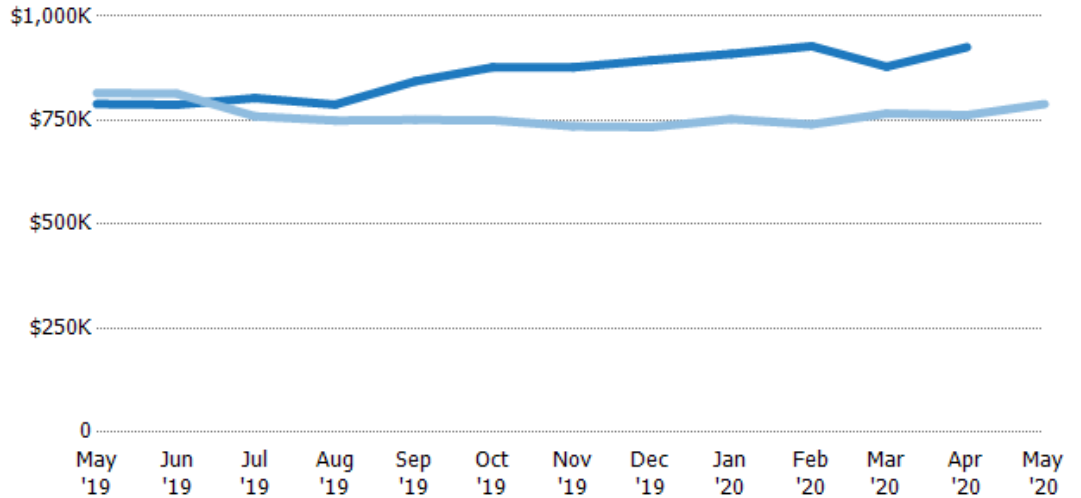
Current Year	\$196M	\$182M	\$169M	\$169M	\$187M	\$232M	\$227M	\$210M	\$230M	\$222M	\$211M	\$218M	-
Prior Year	\$219M	\$188M	\$182M	\$196M	\$206M	\$218M	\$229M	\$225M	\$252M	\$231M	\$228M	\$212M	\$196M
Percent Change from Prior Year	-10%	-3%	-7%	-14%	-9%	6%	-1%	-7%	-9%	-4%	-7%	3%	-100%

## 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



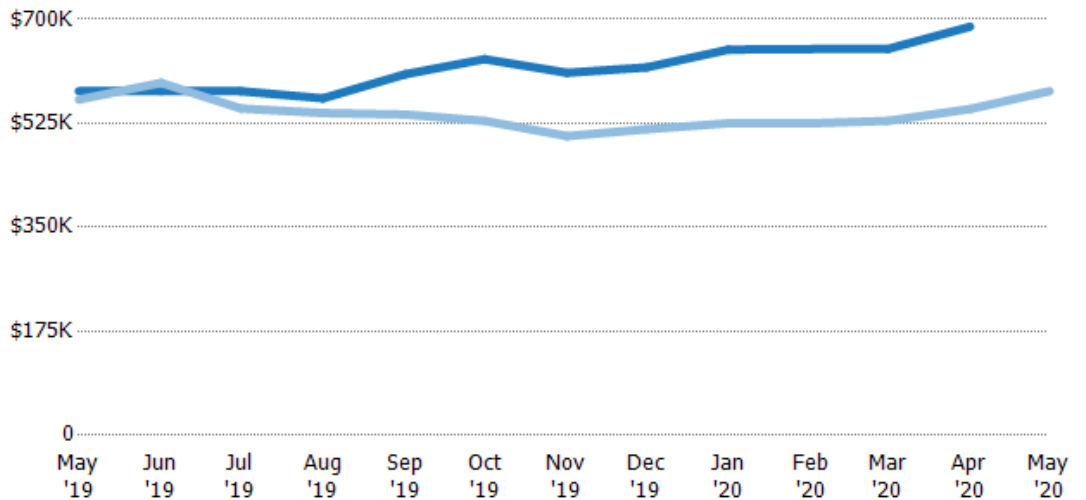
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$789K	\$787K	\$803K	\$788K	\$844K	\$877K	\$877K	\$894K	\$910K	\$928K	\$879K	\$926K	-
Prior Year	\$816K	\$814K	\$760K	\$749K	\$751K	\$750K	\$735K	\$734K	\$753K	\$740K	\$766K	\$762K	\$789K
Percent Change from Prior Year	-3%	-3%	6%	5%	12%	17%	19%	22%	21%	25%	15%	21%	-100%

## 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



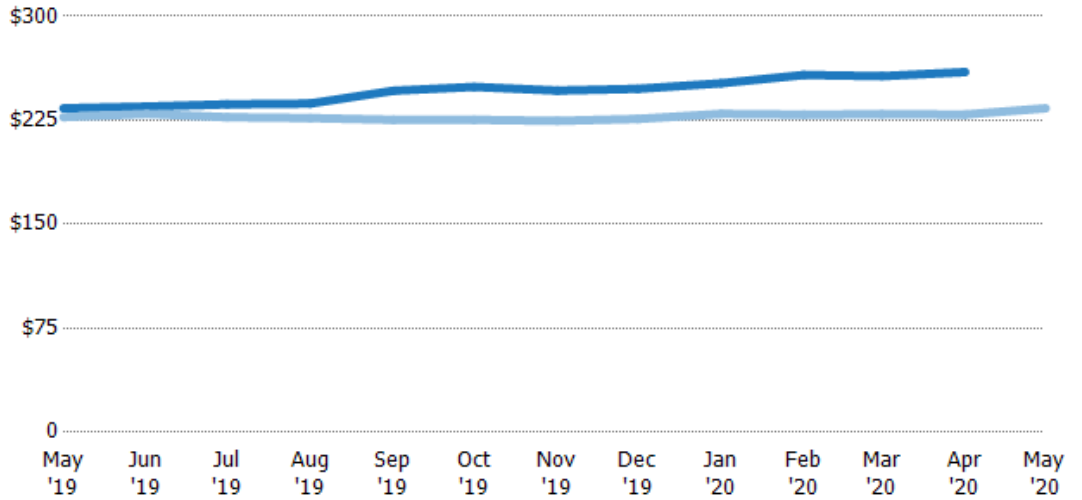
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$579K	\$579K	\$579K	\$567K	\$607K	\$633K	\$610K	\$619K	\$649K	\$650K	\$650K	\$688K	-
Prior Year	\$565K	\$593K	\$550K	\$542K	\$540K	\$529K	\$503K	\$515K	\$525K	\$525K	\$529K	\$549K	\$579K
Percent Change from Prior Year	2%	-2%	5%	5%	13%	20%	21%	20%	24%	24%	23%	25%	-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

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



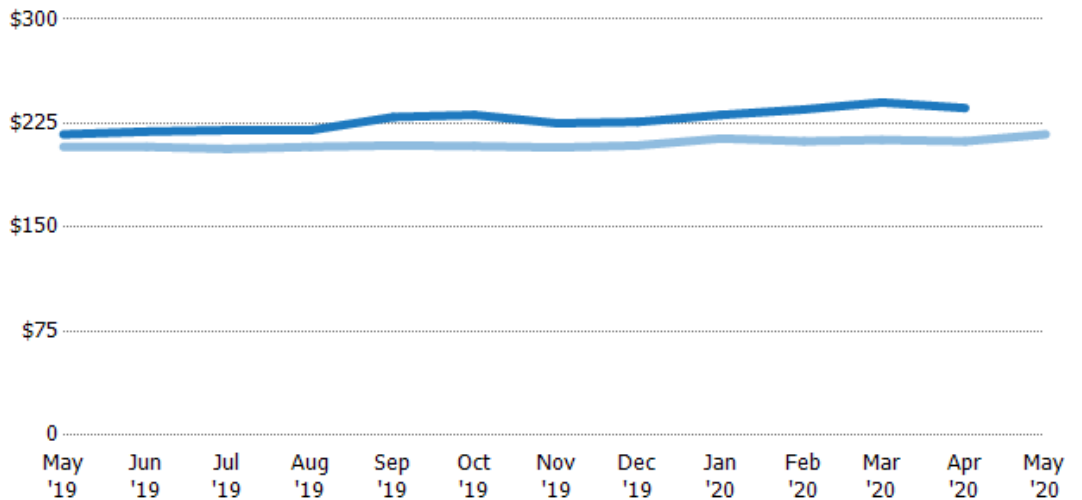
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$234	\$235	\$237	\$237	\$246	\$249	\$246	\$248	\$252	\$258	\$257	\$260	-
Prior Year	\$227	\$230	\$227	\$227	\$225	\$225	\$225	\$226	\$230	\$229	\$229	\$229	\$234
Percent Change from Prior Year	3%	2%	4%	5%	9%	11%	10%	10%	10%	12%	12%	13%	-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

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



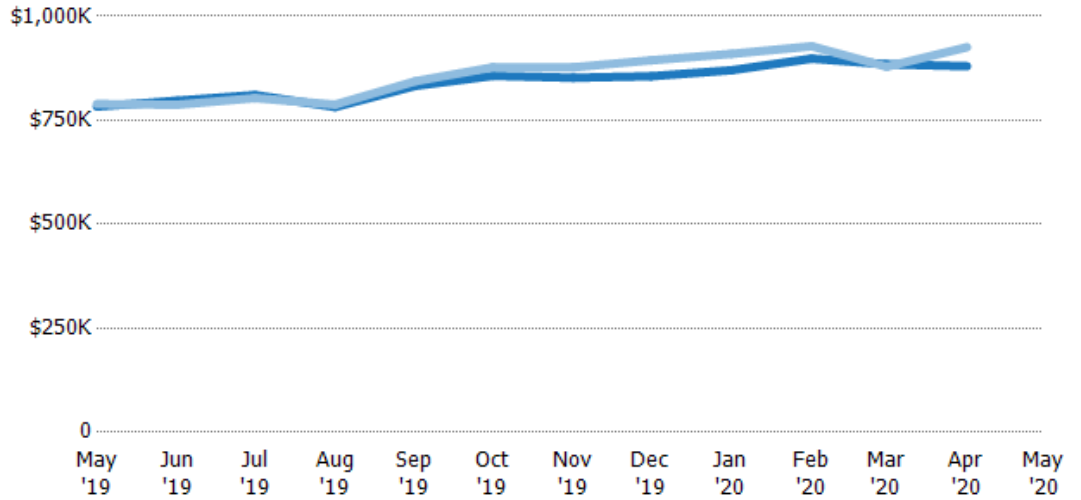
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$217	\$219	\$220	\$220	\$230	\$231	\$225	\$226	\$231	\$235	\$240	\$236	-
Prior Year	\$208	\$208	\$207	\$208	\$209	\$209	\$208	\$209	\$214	\$212	\$213	\$212	\$217
Percent Change from Prior Year	4%	5%	7%	6%	10%	11%	8%	8%	8%	11%	13%	11%	-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

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



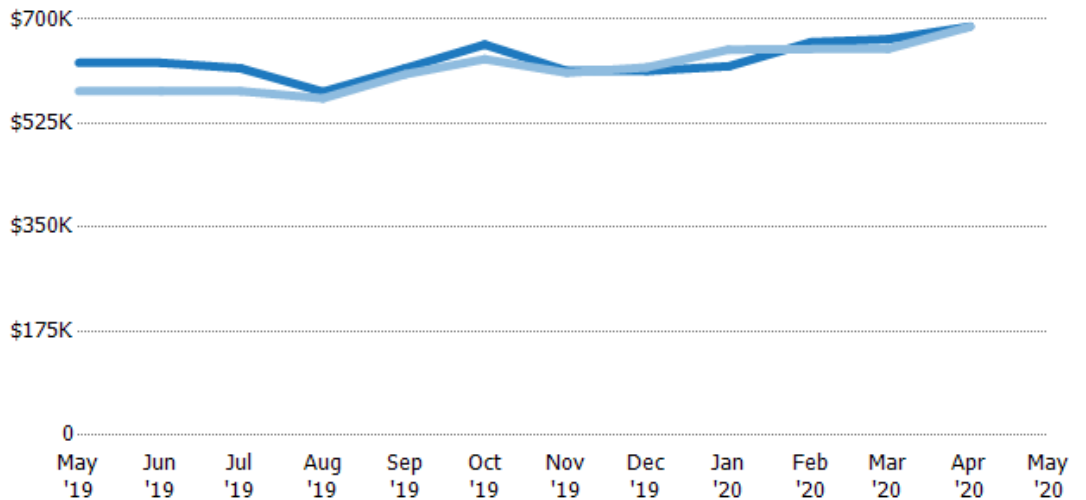
Avg Est Value	\$783K	\$797K	\$811K	\$782K	\$833K	\$857K	\$852K	\$856K	\$870K	\$898K	\$885K	\$880K	-
Avg Listing Price	\$789K	\$787K	\$803K	\$788K	\$844K	\$877K	\$877K	\$894K	\$910K	\$928K	\$879K	\$926K	-
Avg Listing Price as a % of Avg Est Value	101%	99%	99%	101%	101%	102%	103%	104%	105%	103%	99%	105%	-

## 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 Est Value	\$627K	\$627K	\$617K	\$578K	\$617K	\$657K	\$613K	\$613K	\$621K	\$661K	\$666K	\$688K	-
Median Listing Price	\$579K	\$579K	\$579K	\$567K	\$607K	\$633K	\$610K	\$619K	\$649K	\$650K	\$650K	\$688K	-
Med Listing Price as a % of Med Est Value	92%	92%	94%	98%	98%	96%	99%	101%	105%	98%	98%	100%	-

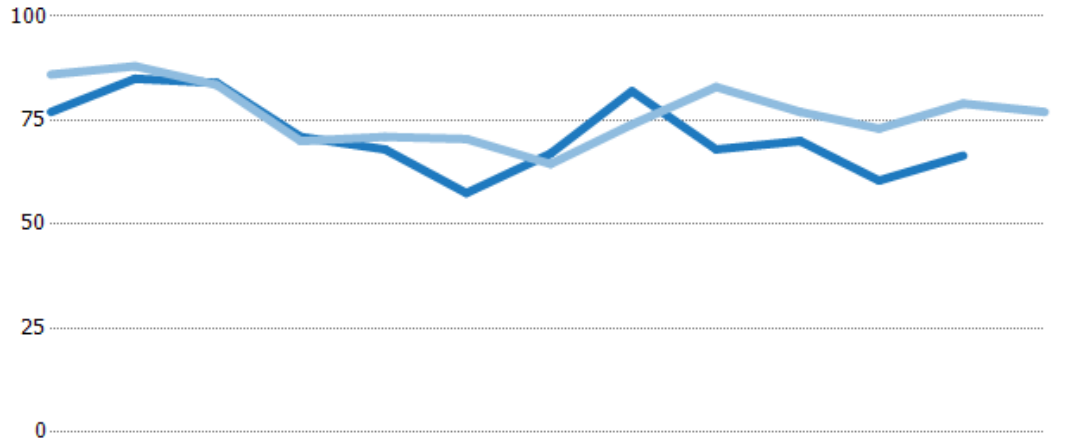


## Median Days in RPR

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:  
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 Mobile/Manufactured, Single Family  
 Residence



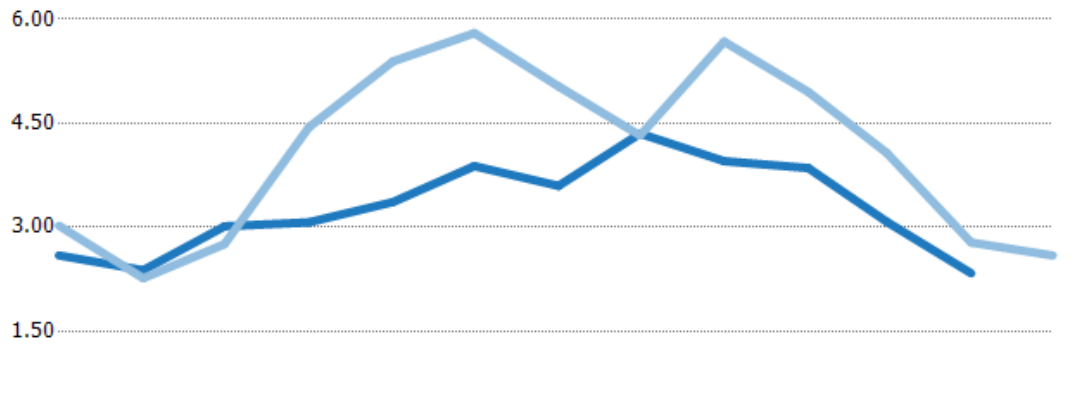
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	77	85	84	71	68	57.5	67	82	68	70	60.5	66.5	-
Prior Year	86	88	83.5	70	71	70.5	64.5	74	83	77	73	79	77
Percent Change from Prior Year	-10%	-3%	1%	1%	-4%	-18%	4%	11%	-18%	-9%	-17%	-16%	-100%

## 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



	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	2.59	2.38	3.01	3.07	3.36	3.88	3.6	4.35	3.95	3.85	3.08	2.34	-
Prior Year	3.02	2.26	2.76	4.44	5.39	5.8	5.03	4.32	5.68	4.95	4.07	2.78	2.59
Percent Change from Prior Year	-14%	5%	9%	-31%	-38%	-33%	-29%	1%	-30%	-22%	-24%	-16%	-100%

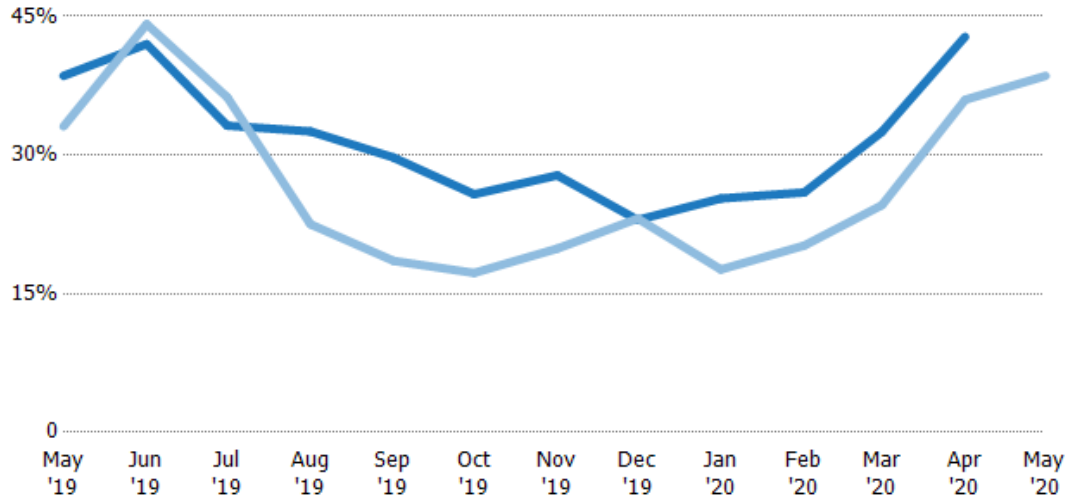


## Absorption Rate

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



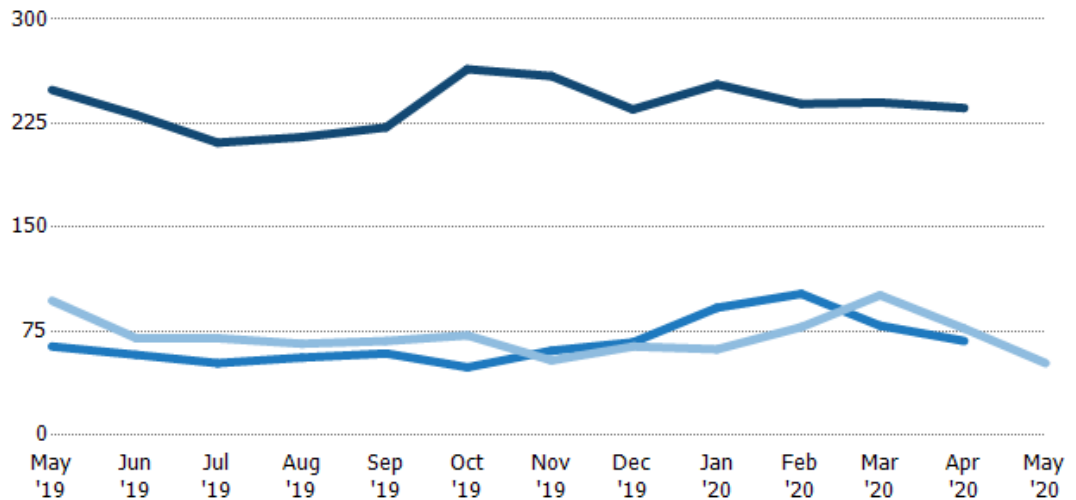
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	39%	42%	33%	33%	30%	26%	28%	23%	25%	26%	33%	43%	-
Prior Year	33%	44%	36%	23%	19%	17%	20%	23%	18%	20%	25%	36%	39%
Change from Prior Year	-5%	2%	3%	-10%	-11%	-9%	-8%	0%	-8%	-6%	-8%	-7%	39%

## 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



	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Active	249	231	211	215	222	264	259	235	253	239	240	236	-
Pending	64	58	52	56	59	49	61	67	92	102	79	68	-
Sold	97	70	70	66	68	72	54	64	62	78	101	77	52

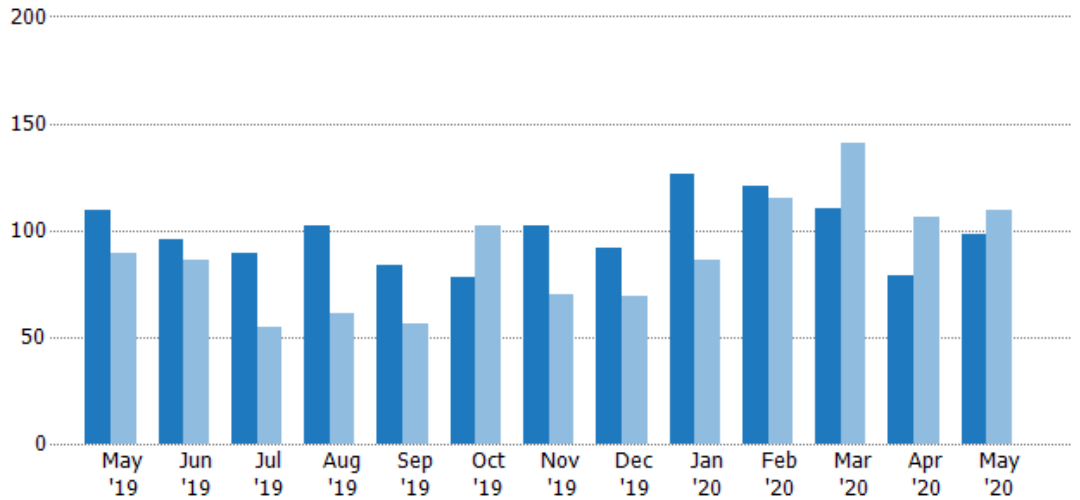
## New Pending Sales

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.
May '20	98	-10.1%
May '19	109	22.5%
May '18	89	-4.5%



Current Year	109	96	89	102	84	78	102	92	126	121	110	79	98
Prior Year	89	86	55	61	56	102	70	69	86	115	141	106	109
Percent Change from Prior Year	22%	12%	62%	67%	50%	-24%	46%	33%	47%	5%	-22%	-25%	-10%

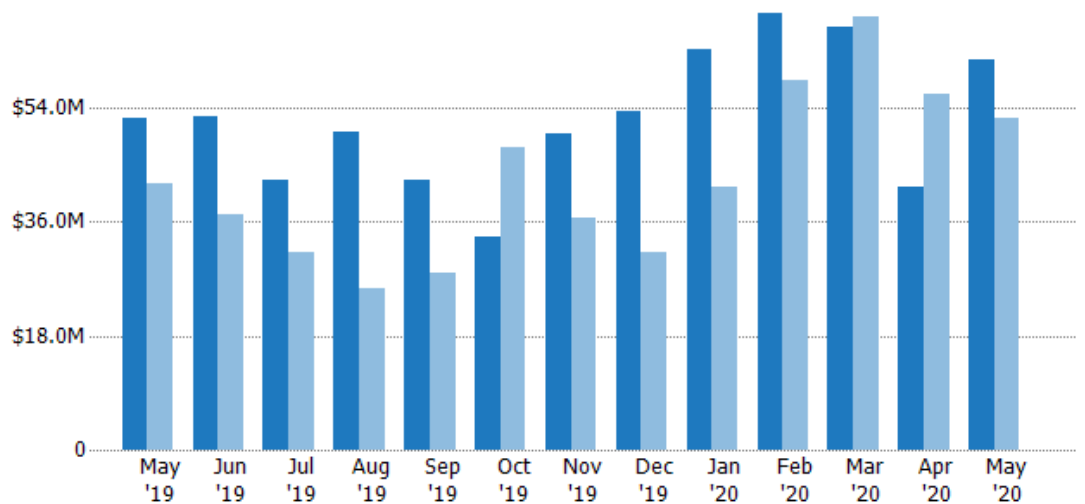
## New Pending Sales Volume

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.
May '20	\$61.7M	17.8%
May '19	\$52.4M	24.3%
May '18	\$42.1M	-10.7%



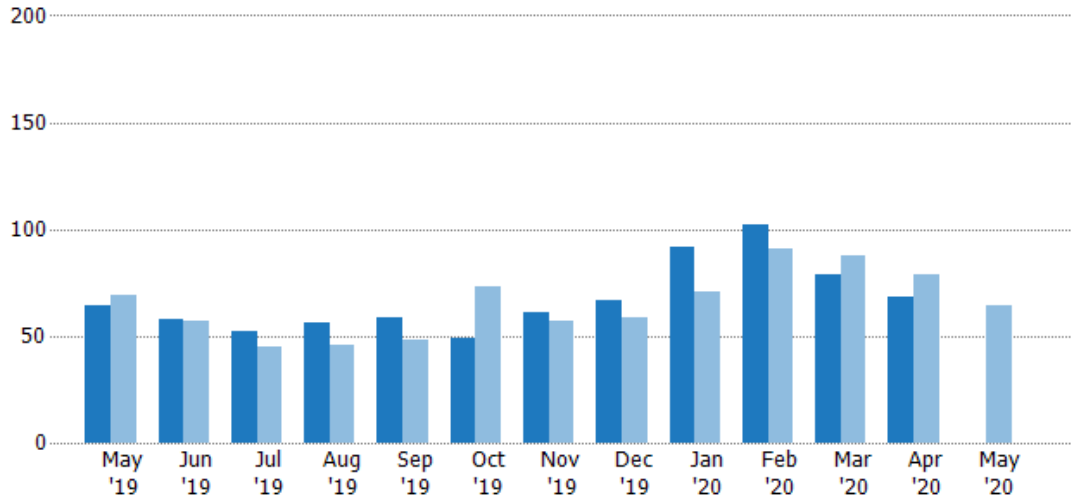
Current Year	\$52.4M	\$52.5M	\$42.5M	\$50.2M	\$42.5M	\$33.7M	\$50M	\$53.5M	\$63.3M	\$69M	\$66.8M	\$41.5M	\$61.7M
Prior Year	\$42.1M	\$37.2M	\$31.3M	\$25.6M	\$27.8M	\$47.7M	\$36.5M	\$31.2M	\$41.5M	\$58.3M	\$68.4M	\$56.1M	\$52.4M
Percent Change from Prior Year	24%	41%	36%	96%	53%	-29%	37%	72%	53%	18%	-2%	-26%	18%

## 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



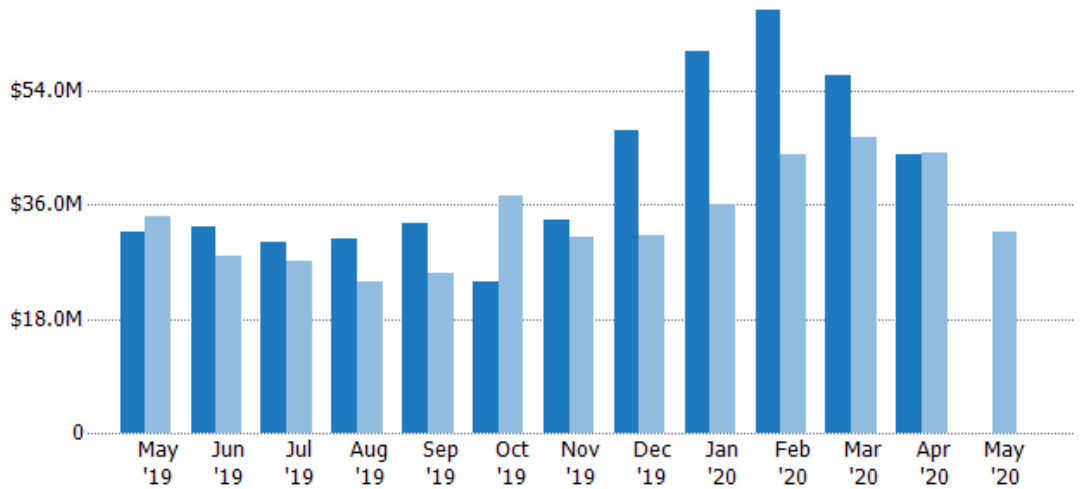
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	64	58	52	56	59	49	61	67	92	102	79	68	-
Prior Year	69	57	45	46	48	73	57	59	71	91	88	79	64
Percent Change from Prior Year	-7%	2%	16%	22%	23%	-33%	7%	14%	30%	12%	-10%	-14%	-100%

## 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

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



	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$31.7M	\$32.7M	\$30.1M	\$30.6M	\$33M	\$23.8M	\$33.7M	\$47.7M	\$60.2M	\$66.7M	\$56.4M	\$44M	-
Prior Year	\$34.1M	\$28M	\$27M	\$23.8M	\$25.3M	\$37.5M	\$30.9M	\$31.1M	\$36M	\$44M	\$46.6M	\$44.2M	\$31.7M
Percent Change from Prior Year	-7%	17%	12%	28%	31%	-37%	9%	54%	67%	52%	21%	-1%	-100%

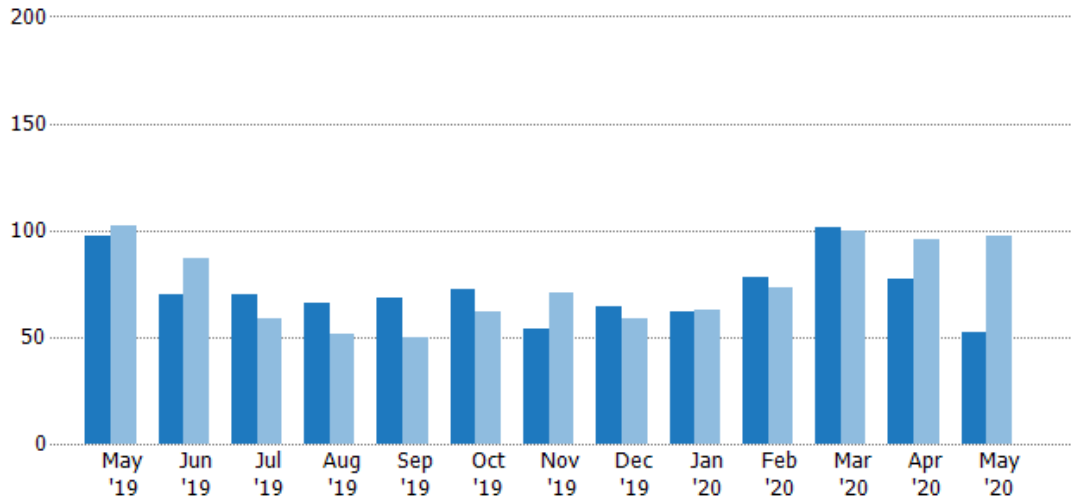
## Closed Sales

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.
May '20	52	-46.4%
May '19	97	-4.9%
May '18	102	-13.7%



	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	97	70	70	66	68	72	54	64	62	78	101	77	52
Prior Year	102	87	59	51	50	62	71	59	63	73	100	96	97
Percent Change from Prior Year	-5%	-20%	19%	29%	36%	16%	-24%	8%	-2%	7%	1%	-20%	-46%

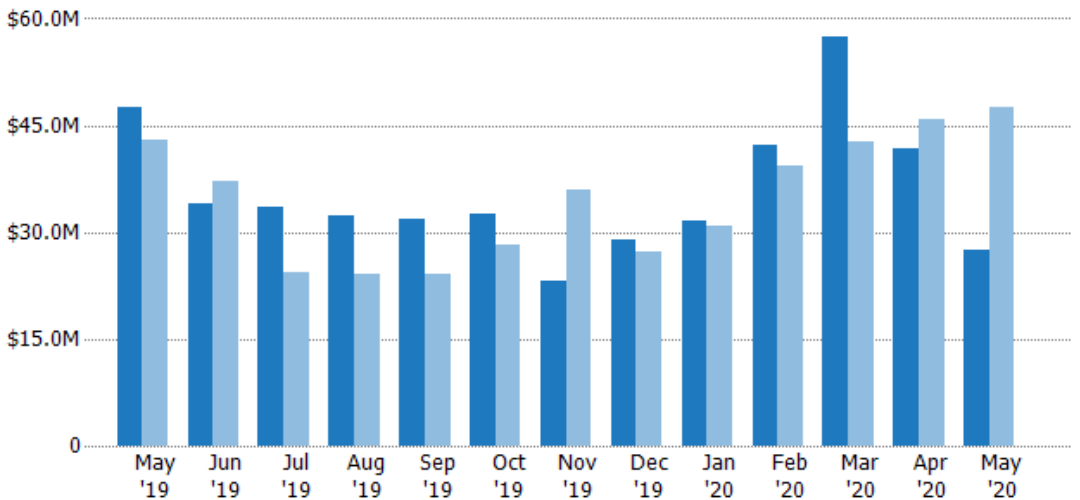
## Closed Sales Volume

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.
May '20	\$27.5M	-42.2%
May '19	\$47.5M	10.5%
May '18	\$43M	-22.4%



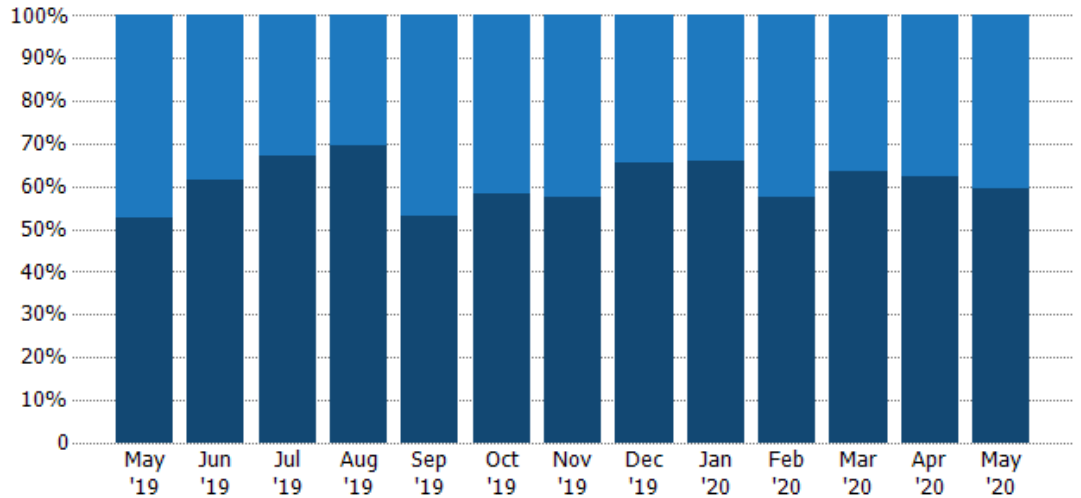
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$47.5M	\$34M	\$33.7M	\$32.3M	\$31.9M	\$32.6M	\$23.2M	\$28.8M	\$31.5M	\$42.2M	\$57.4M	\$41.6M	\$27.5M
Prior Year	\$43M	\$37.1M	\$24.3M	\$24M	\$24.1M	\$28.2M	\$36M	\$27.1M	\$31M	\$39.3M	\$42.8M	\$45.8M	\$47.5M
Percent Change from Prior Year	10%	-8%	39%	34%	32%	15%	-36%	6%	2%	8%	34%	-9%	-42%

## 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



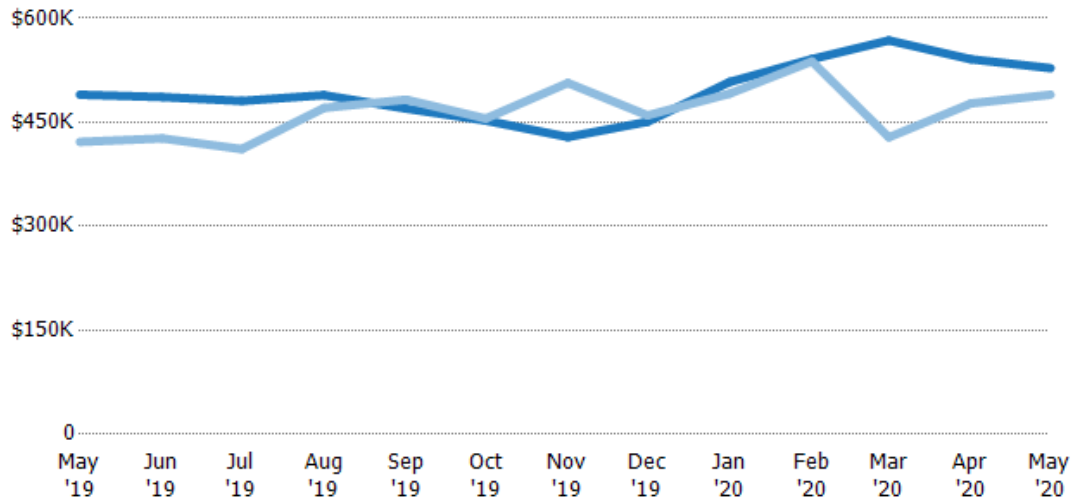
Condo/Townhouse	47%	39%	33%	30%	47%	42%	43%	34%	34%	42%	37%	38%	40%
Single Family Residence	53%	61%	67%	70%	53%	58%	57%	66%	66%	58%	63%	62%	60%

## 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



Current Year	\$490K	\$486K	\$481K	\$489K	\$470K	\$452K	\$429K	\$451K	\$508K	\$541K	\$568K	\$541K	\$528K
Prior Year	\$422K	\$427K	\$411K	\$471K	\$483K	\$455K	\$507K	\$460K	\$491K	\$538K	\$428K	\$477K	\$490K
Percent Change from Prior Year	16%	14%	17%	4%	-3%	-1%	-15%	-2%	3%	1%	33%	13%	8%

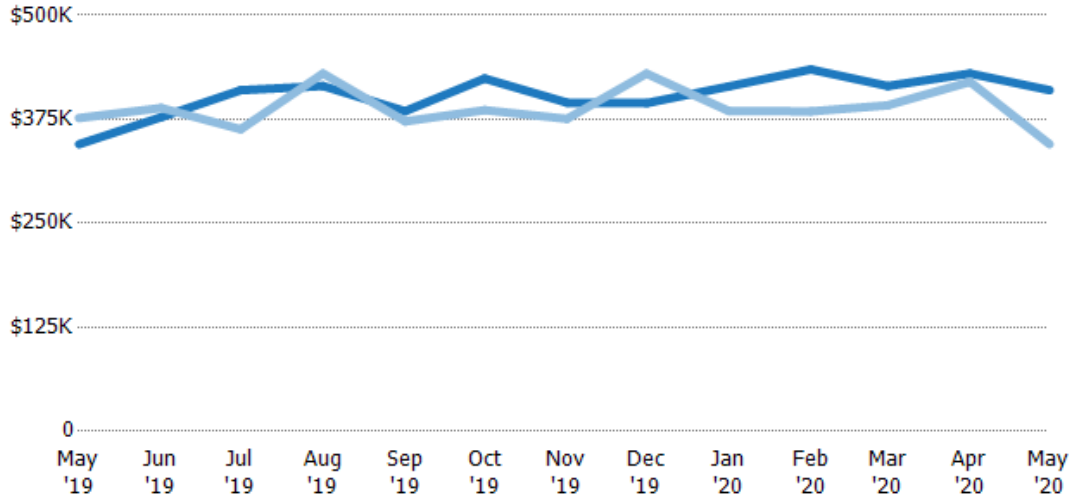
## Median Sales Price

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.
May '20	\$410K	18.8%
May '19	\$345K	-8.4%
May '18	\$377K	-7.7%



Current Year	\$345K	\$378K	\$410K	\$415K	\$385K	\$424K	\$395K	\$394K	\$415K	\$435K	\$415K	\$430K	\$410K
Prior Year	\$377K	\$389K	\$363K	\$430K	\$373K	\$386K	\$376K	\$430K	\$385K	\$385K	\$392K	\$420K	\$345K
Percent Change from Prior Year	-8%	-3%	13%	-3%	3%	10%	5%	-8%	8%	13%	6%	2%	19%

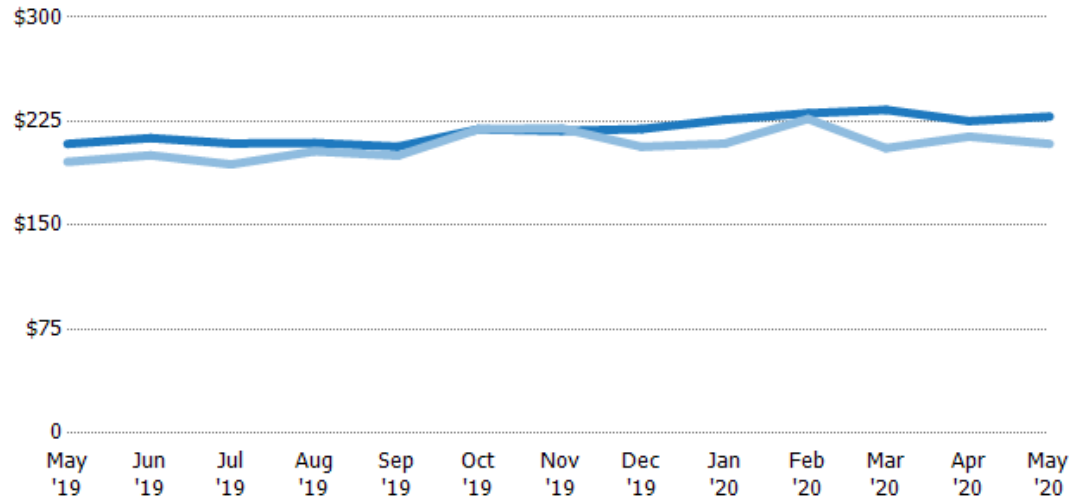
## Average Sales Price per Sq Ft

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.
May '20	\$228	9.5%
May '19	\$209	6.6%
May '18	\$196	-3.2%



Current Year	\$209	\$213	\$209	\$209	\$207	\$219	\$218	\$219	\$226	\$231	\$233	\$225	\$228
Prior Year	\$196	\$200	\$194	\$203	\$200	\$219	\$220	\$207	\$209	\$227	\$206	\$214	\$209
Percent Change from Prior Year	7%	6%	8%	3%	3%	0%	-1%	6%	8%	2%	13%	5%	9%

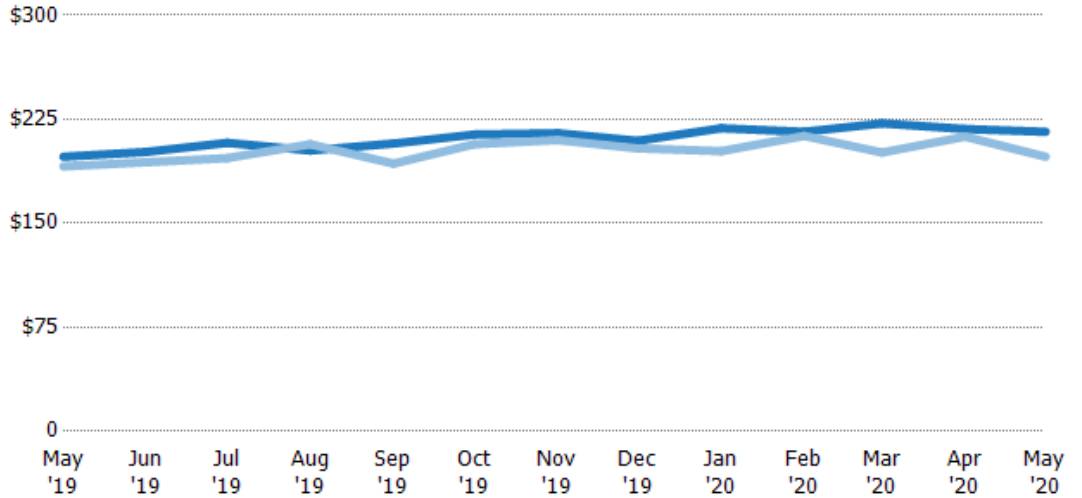
## Median Sales Price per Sq Ft

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.
May '20	\$216	9.1%
May '19	\$198	3.7%
May '18	\$191	-2.6%



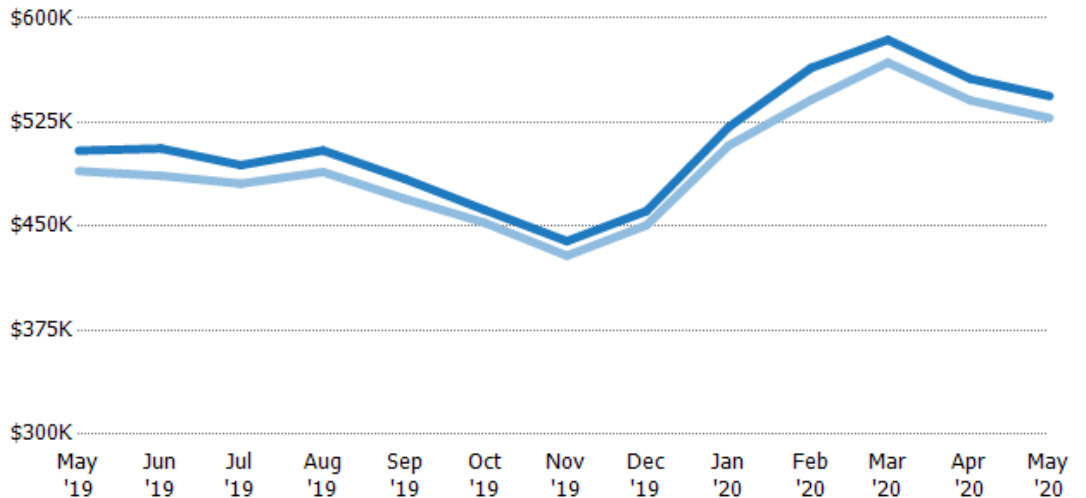
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$198	\$202	\$208	\$203	\$208	\$214	\$215	\$210	\$219	\$216	\$222	\$218	\$216
Prior Year	\$191	\$194	\$197	\$207	\$193	\$207	\$210	\$204	\$202	\$213	\$201	\$213	\$198
Percent Change from Prior Year	4%	4%	6%	-2%	8%	3%	2%	3%	8%	1%	10%	3%	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

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



	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Avg List Price	\$505K	\$506K	\$494K	\$505K	\$484K	\$462K	\$439K	\$461K	\$522K	\$564K	\$584K	\$556K	\$544K
Avg Sales Price	\$490K	\$486K	\$481K	\$489K	\$470K	\$452K	\$429K	\$451K	\$508K	\$541K	\$568K	\$541K	\$528K
Avg Sales Price as a % of Avg List Price	97%	96%	97%	97%	97%	98%	98%	98%	97%	96%	97%	97%	97%

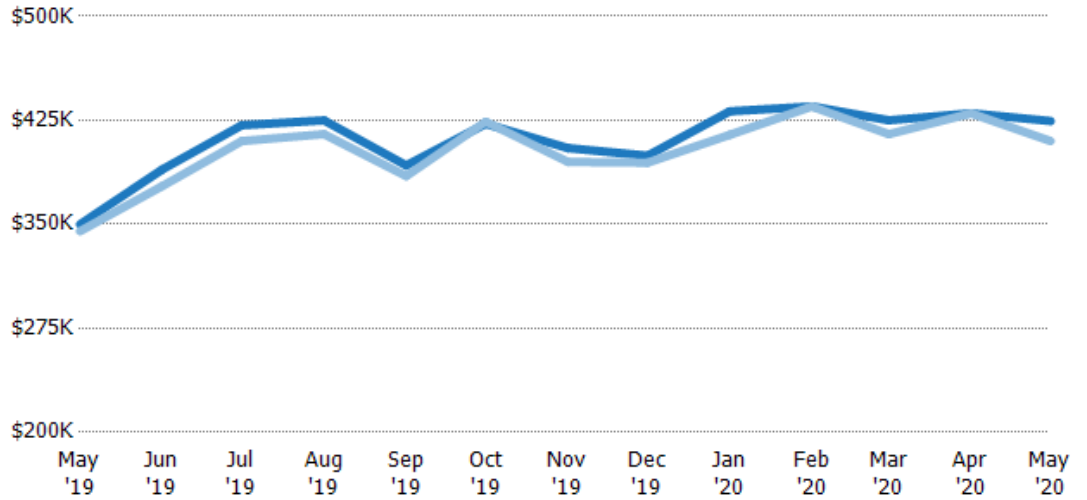


## Median Sales Price vs Median Listing Price

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

### Filters Used

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

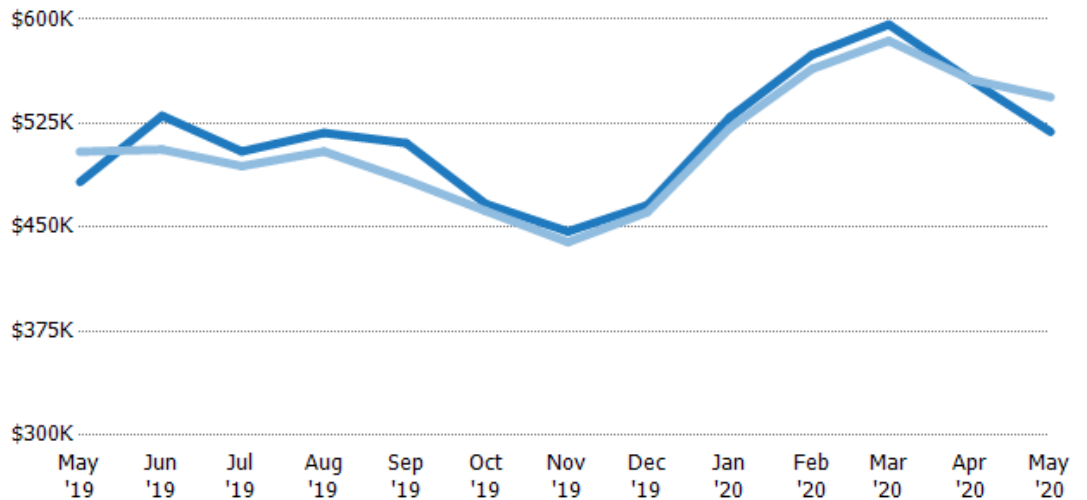


## Average Sales Price vs Average Est Value

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

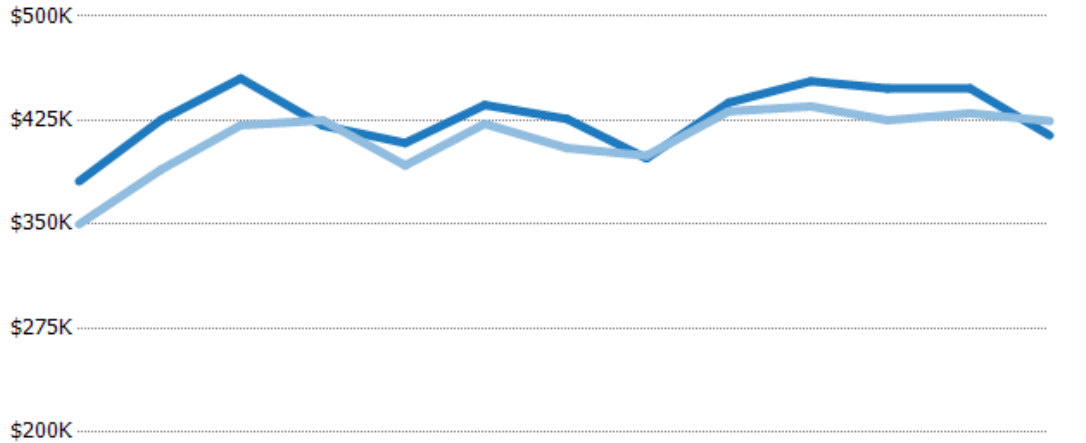


## Median Sales Price vs Median Est Value

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



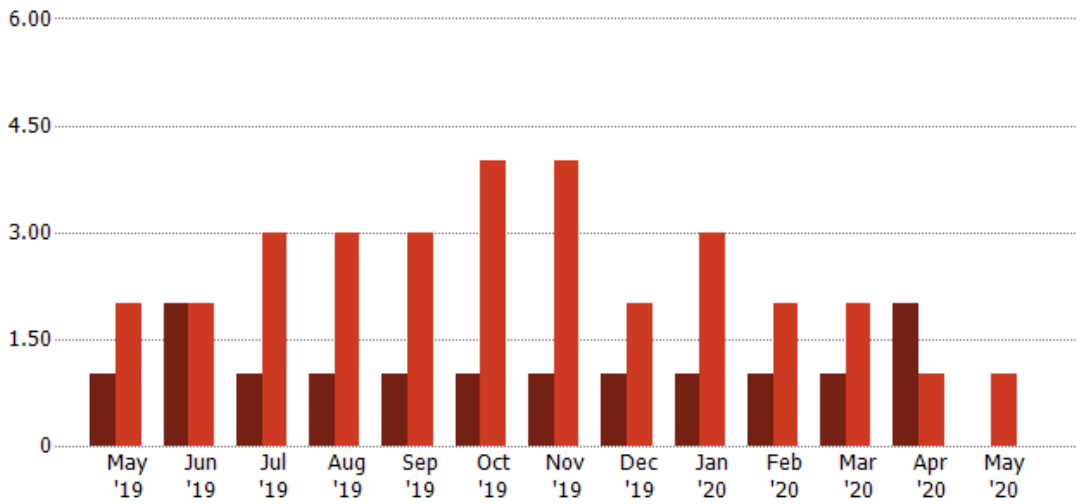
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Median Est Value	\$381K	\$425K	\$455K	\$421K	\$409K	\$436K	\$426K	\$398K	\$438K	\$453K	\$448K	\$448K	\$414K
Median Sales Price	\$350K	\$390K	\$421K	\$425K	\$392K	\$422K	\$405K	\$399K	\$431K	\$435K	\$425K	\$430K	\$424K
Med Sales Price as a % of Med Est Value	92%	92%	93%	101%	96%	97%	95%	100%	99%	96%	95%	96%	102%

## 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



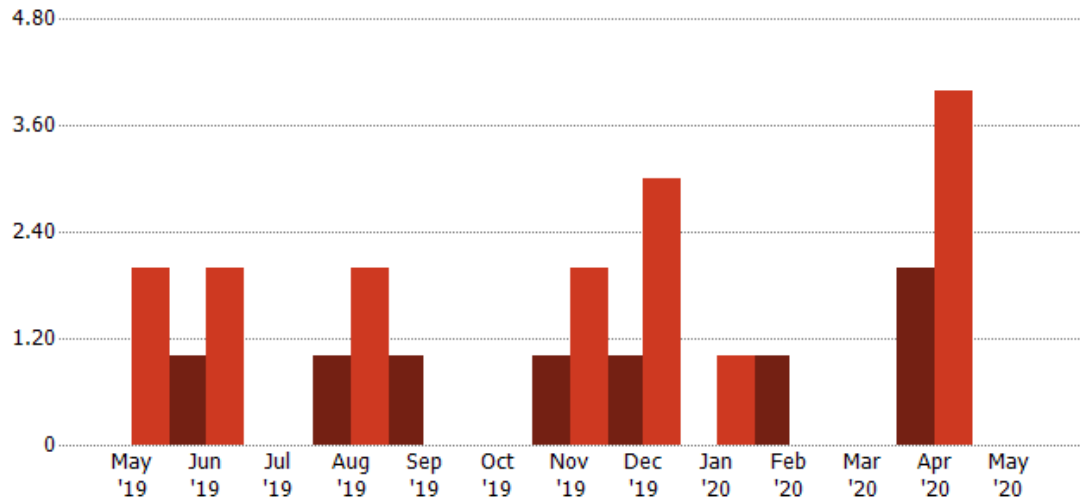
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	1	2	1	1	1	1	1	1	1	1	1	2	-
Prior Year	2	2	3	3	3	4	4	2	3	2	2	1	1
Percent Change from Prior Year	-50%	0%	-67%	-67%	-67%	-75%	-75%	-50%	-67%	-50%	-50%	100%	-100%

## 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	-	1	-	1	1	-	1	1	-	1	-	2	-
Prior Year	2	2	-	2	-	-	2	3	1	-	-	4	-
Percent Change from Prior Year	-100%	-50%	-	-50%	100%	-	-50%	-67%	-100%	100%	-	-50%	-



## Sales Activity by ZIP

May 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			52	\$27,460,462	\$528,086	\$410,000	\$222	\$212	46

