



2020

FOUNTAIN HILLS MARKET REPORT AUGUST 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	Aug 2020	Aug 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	87	85	+2.4%	686	687	-0.1%
New Listing Volume	\$56,291,998	\$44,640,249	+26.1%	\$431,324,756	\$372,797,844	+15.7%
Active Listing Count	155	214	-27.6%	N/A	N/A	
Active Listing Volume	\$135,527,856	\$165,271,190	-18%	N/A	N/A	
Average Listing Price	\$874,373	\$772,295	+13.2%	\$893,227	\$755,205	+18.3%
Median Listing Price	\$665,000	\$550,000	+20.9%	\$658,079	\$546,936	+20.3%
Average Listing Price per Sq Ft	\$271	\$236	+14.9%	\$258	\$231	+11.7%
Median Listing Price per Sq Ft	\$251	\$219	+14.6%	\$237	\$215	+10.3%
Median Days in RPR	51	71	-28.2%	69.79	77.97	-10.5%
Months of Inventory	2	3.1	-35%	2.8	3.4	-18.2%
Absorption Rate	50.32%	32.71%	+17.6%	35.6%	29.12%	+6.5%
Sales Activity Charts Metrics						
New Pending Sales Count	124	98	+26.5%	847	828	+2.3%
New Pending Sales Volume	\$72,610,688	\$49,364,766	+47.1%	\$508,822,709	\$415,075,013	+22.6%
Pending Sales Count	106	55	+92.7%	N/A	N/A	
Pending Sales Volume	\$75,360,980	\$28,958,012	+160.2%	N/A	N/A	
Closed Sales Count	73	64	+14.1%	588	624	-5.8%
Closed Sales Volume	\$41,351,424	\$31,409,739	+31.7%	\$334,878,698	\$299,796,899	+11.7%
Average Sales Price	\$566,458	\$490,777	+15.4%	\$569,522	\$480,444	+18.5%
Median Sales Price	\$495,000	\$414,950	+19.3%	\$444,670	\$387,466	+14.8%
Average Sales Price per Sq Ft	\$235	\$210	+11.6%	\$232	\$212	+9.1%
Median Sales Price per Sq Ft	\$227	\$204	+11.5%	\$221	\$205	+7.6%
Distressed Charts Metrics						
Distressed Listing Count	-	2	-	N/A	N/A	

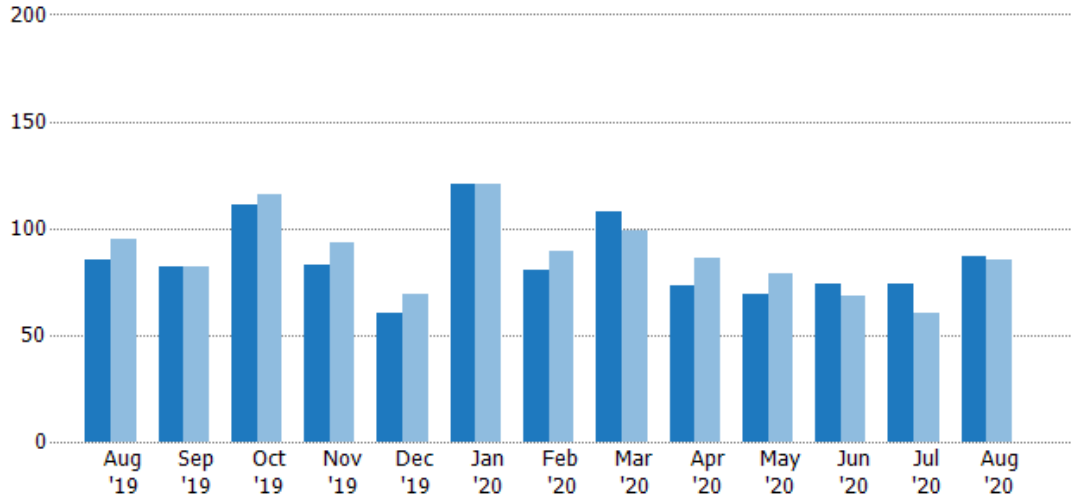
New Listings

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.
Aug '20	87	2.4%
Aug '19	85	-10.5%
Aug '18	95	-23.2%



Current Year	85	82	111	83	60	121	80	108	73	69	74	74	87
Prior Year	95	82	116	93	69	121	89	99	86	79	68	60	85
Percent Change from Prior Year	-11%	0%	-4%	-11%	-13%	0%	-10%	9%	-15%	-13%	9%	23%	2%

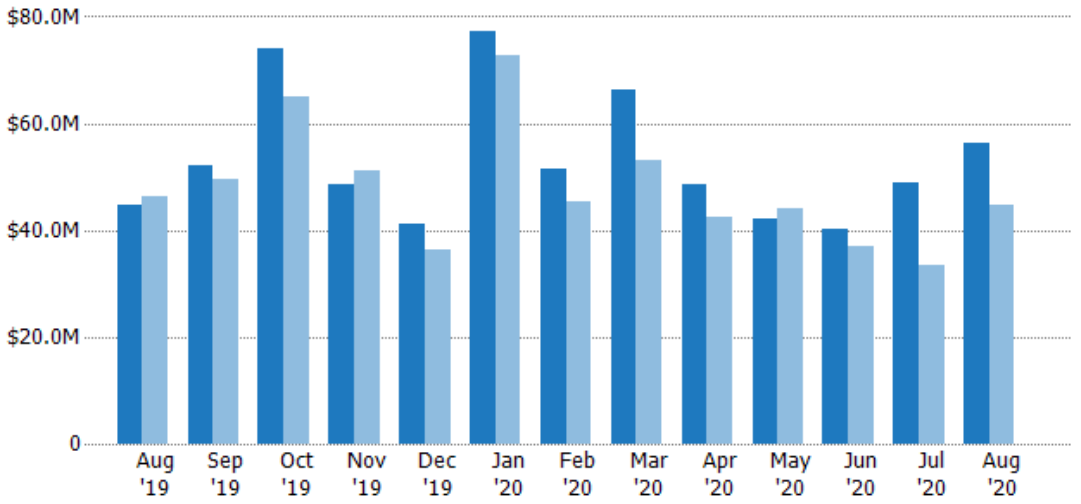
New Listing Volume

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.
Aug '20	\$56.3M	26.1%
Aug '19	\$44.6M	-3.7%
Aug '18	\$46.4M	-18.5%



Current Year	\$44.6M	\$52M	\$74M	\$48.5M	\$41.2M	\$77.3M	\$51.3M	\$66.3M	\$48.6M	\$42.3M	\$40.3M	\$48.8M	\$56.3M
Prior Year	\$46.4M	\$49.4M	\$64.9M	\$51M	\$36.4M	\$72.6M	\$45.3M	\$53.1M	\$42.5M	\$44.1M	\$37.1M	\$33.5M	\$44.6M
Percent Change from Prior Year	-4%	5%	14%	-5%	13%	6%	13%	25%	14%	-4%	9%	46%	26%

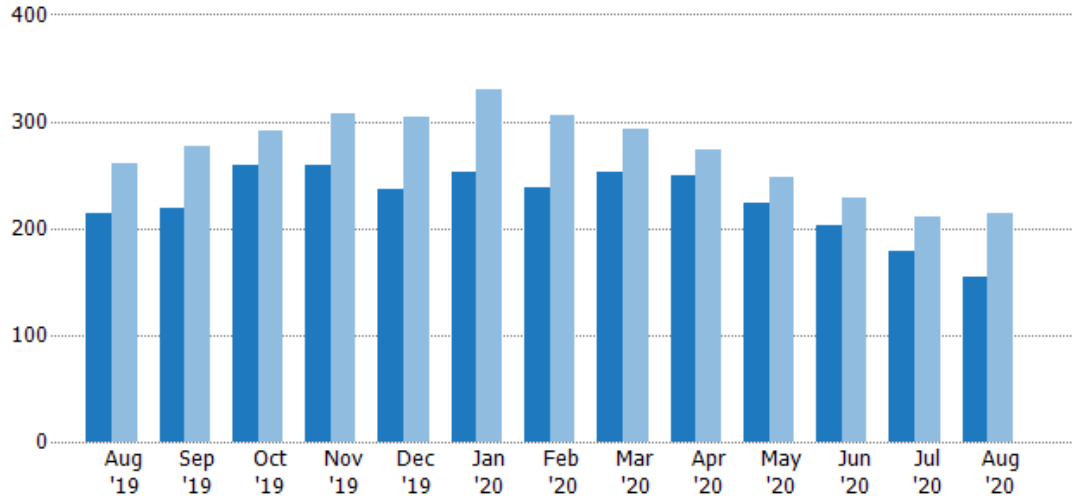
Active Listings

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.
Aug '20	155	-27.6%
Aug '19	214	-17.7%
Aug '18	260	5.8%



Current Year	214	219	259	259	237	253	238	253	249	223	203	179	155
Prior Year	260	277	291	307	304	330	306	293	274	247	228	210	214
Percent Change from Prior Year	-18%	-21%	-11%	-16%	-22%	-23%	-22%	-14%	-9%	-10%	-11%	-15%	-28%

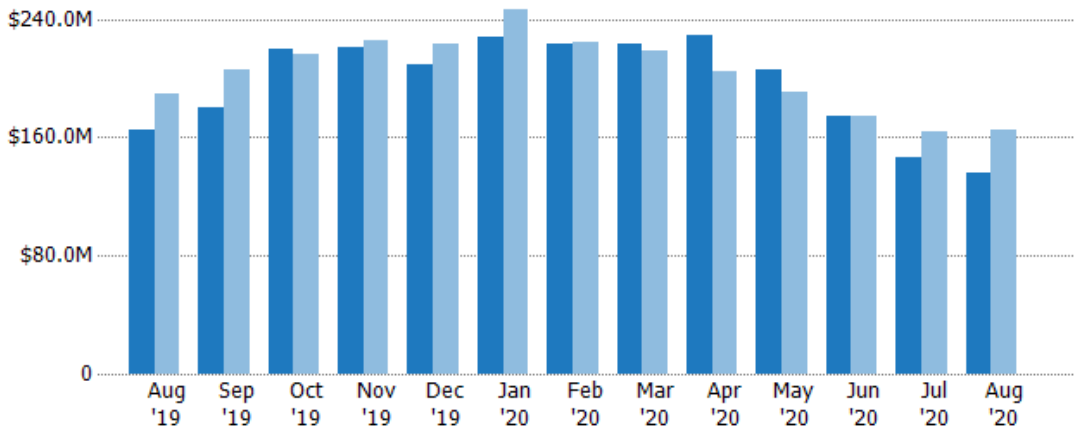
Active Listing Volume

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.
Aug '20	\$136M	-18%
Aug '19	\$165M	-12.6%
Aug '18	\$189M	11.1%



Current Year	\$165M	\$180M	\$220M	\$221M	\$210M	\$227M	\$223M	\$223M	\$229M	\$206M	\$175M	\$147M	\$136M
Prior Year	\$189M	\$206M	\$217M	\$226M	\$223M	\$246M	\$224M	\$218M	\$204M	\$191M	\$174M	\$164M	\$165M
Percent Change from Prior Year	-13%	-12%	2%	-2%	-6%	-8%	-1%	2%	12%	8%	0%	-11%	-18%

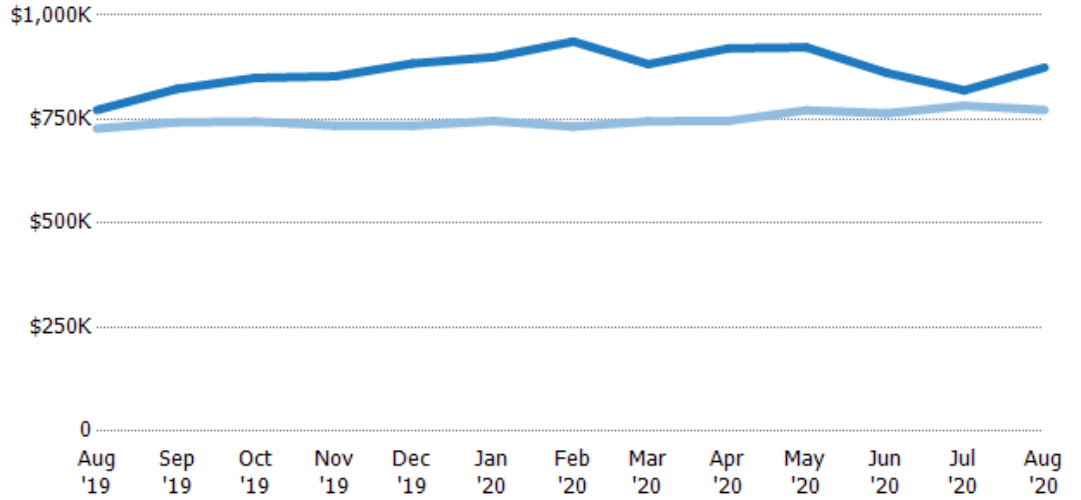
Average Listing Price

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.
Aug '20	\$874K	13.2%
Aug '19	\$772K	6.1%
Aug '18	\$728K	5%



Current Year	\$772K	\$823K	\$849K	\$853K	\$884K	\$899K	\$937K	\$882K	\$920K	\$923K	\$862K	\$820K	\$874K
Prior Year	\$728K	\$743K	\$745K	\$735K	\$735K	\$746K	\$732K	\$745K	\$746K	\$772K	\$764K	\$783K	\$772K
Percent Change from Prior Year	6%	11%	14%	16%	20%	21%	28%	18%	23%	20%	13%	5%	13%

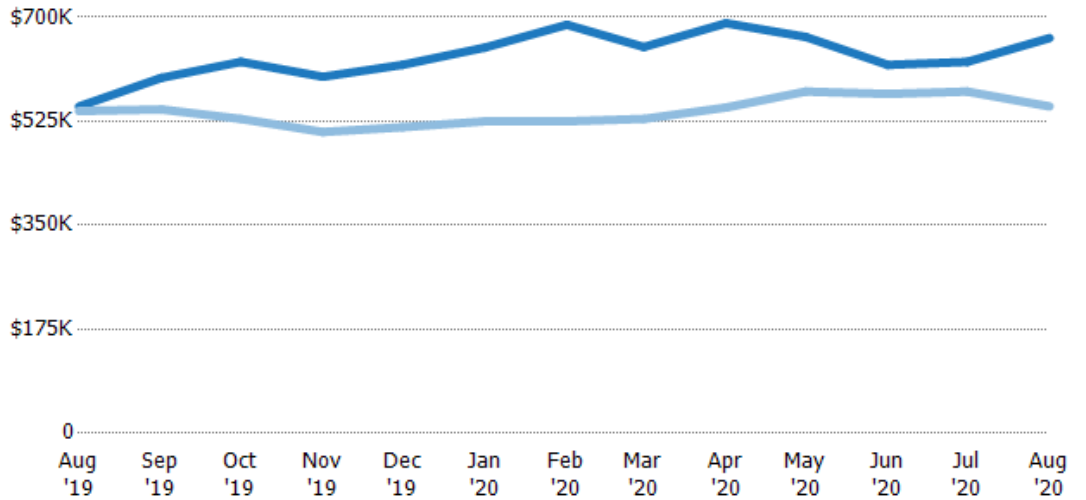
Median Listing Price

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.
Aug '20	\$665K	20.9%
Aug '19	\$550K	1.4%
Aug '18	\$542K	-2.3%



Current Year	\$550K	\$598K	\$625K	\$600K	\$620K	\$649K	\$688K	\$650K	\$690K	\$667K	\$620K	\$625K	\$665K
Prior Year	\$542K	\$545K	\$529K	\$507K	\$515K	\$525K	\$525K	\$529K	\$548K	\$575K	\$571K	\$575K	\$550K
Percent Change from Prior Year	1%	10%	18%	18%	20%	24%	31%	23%	26%	16%	9%	9%	21%

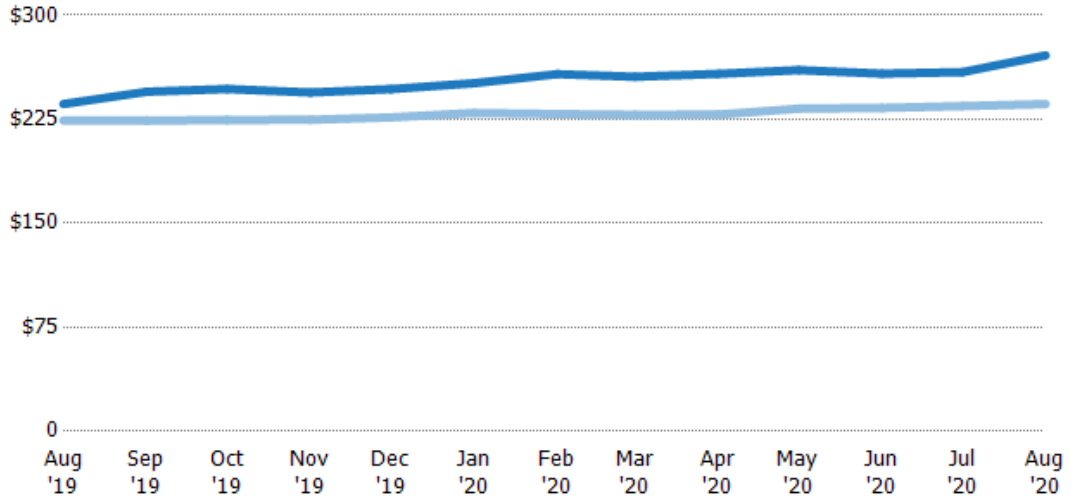
Average Listing Price per Sq Ft

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.
Aug '20	\$271	14.9%
Aug '19	\$236	5.3%
Aug '18	\$224	-0.4%



Current Year	\$236	\$245	\$247	\$244	\$247	\$251	\$258	\$256	\$258	\$260	\$258	\$259	\$271
Prior Year	\$224	\$224	\$224	\$225	\$226	\$230	\$229	\$228	\$228	\$233	\$233	\$234	\$236
Percent Change from Prior Year	5%	9%	10%	9%	9%	9%	13%	12%	13%	12%	11%	10%	15%

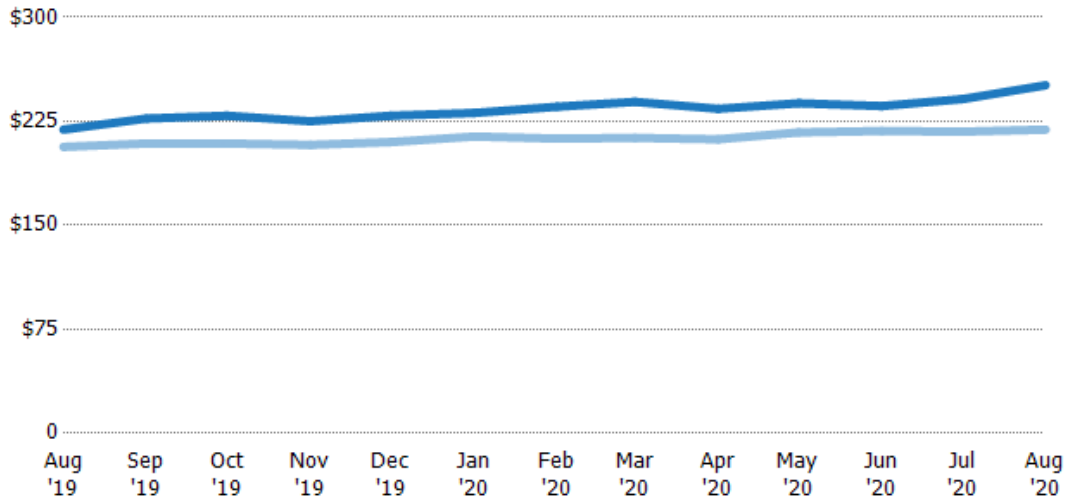
Median Listing Price per Sq Ft

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.
Aug '20	\$251	14.6%
Aug '19	\$219	6.1%
Aug '18	\$207	-1.2%



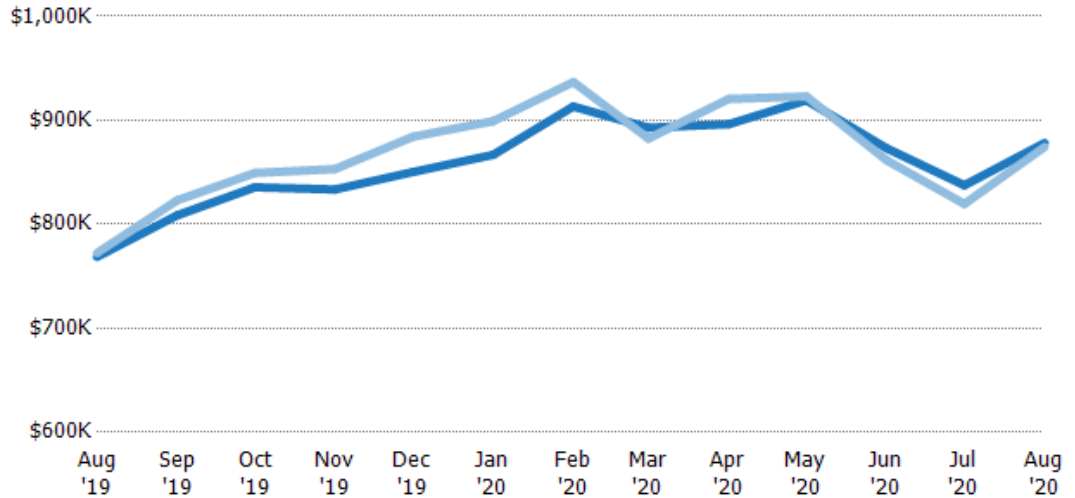
Current Year	\$219	\$227	\$229	\$225	\$229	\$231	\$236	\$239	\$234	\$238	\$236	\$241	\$251
Prior Year	\$207	\$209	\$209	\$208	\$210	\$214	\$213	\$213	\$212	\$217	\$218	\$218	\$219
Percent Change from Prior Year	6%	9%	10%	8%	9%	8%	11%	12%	10%	10%	8%	11%	15%

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

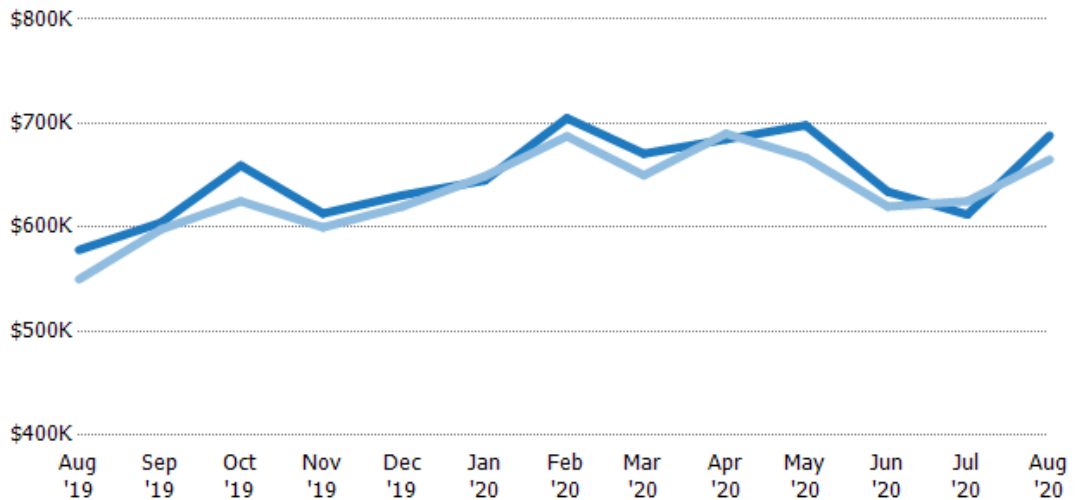


Median Listing Price vs Median Est Value

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

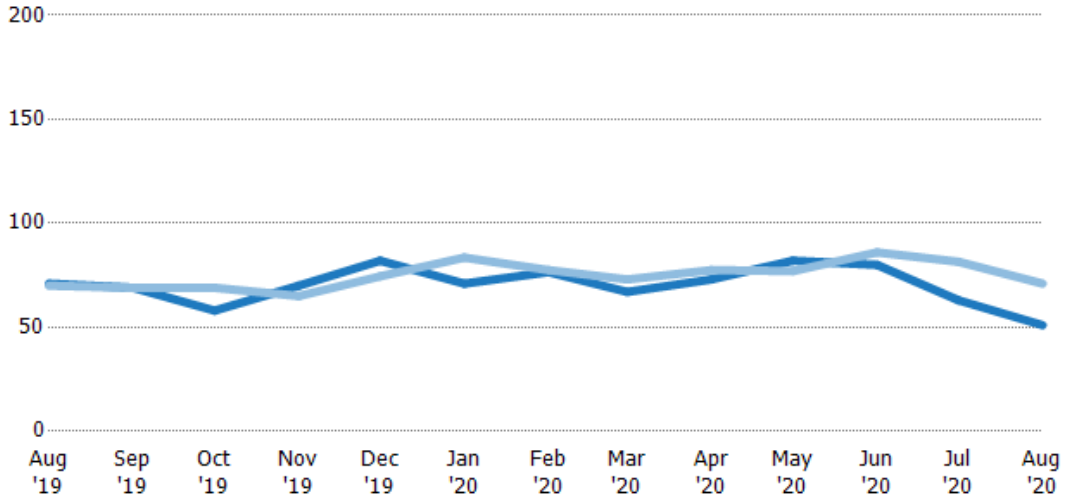


Median Days in RPR

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



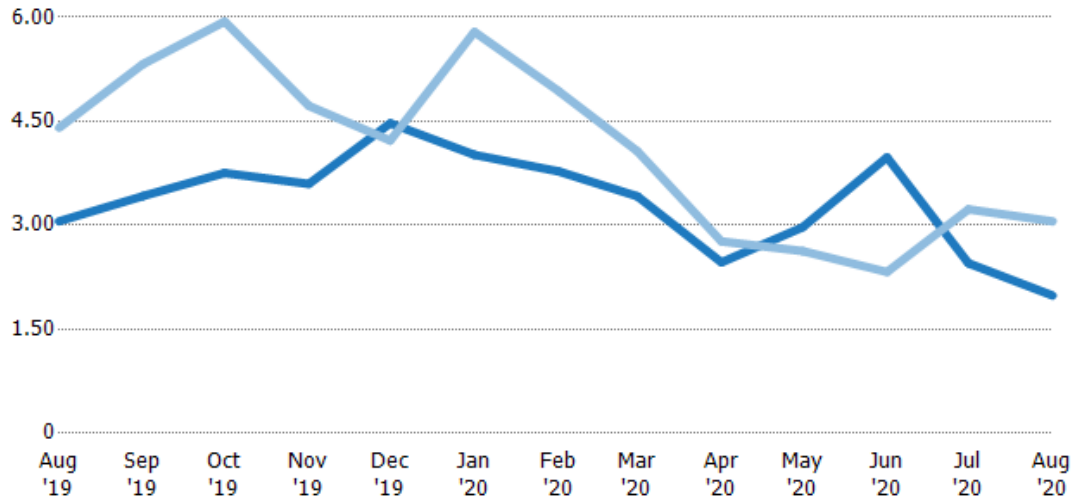
Month/Year	Days	% Chg.
Aug '20	51	-28.2%
Aug '19	71	1.4%
Aug '18	70	44.3%

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.
Aug '20	1.99	-35%
Aug '19	3.06	-30.6%
Aug '18	4.41	24.8%

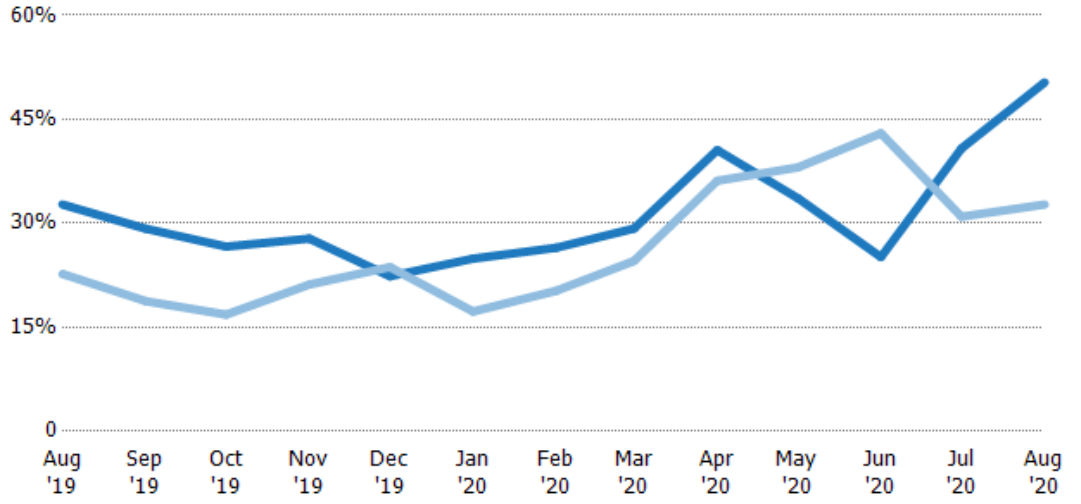
Absorption Rate

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.
Aug '20	50%	-17.6%
Aug '19	33%	-10%
Aug '18	23%	-19.9%



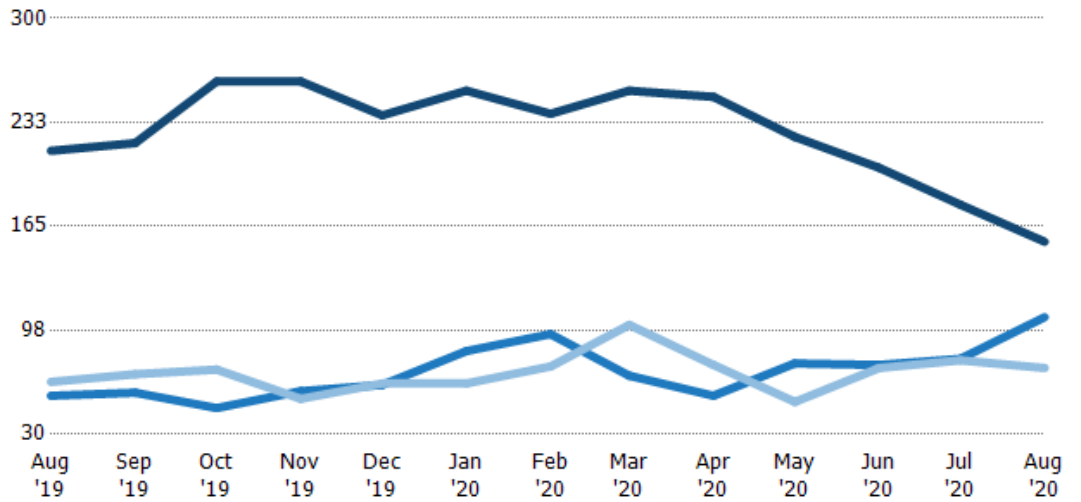
Current Year	33%	29%	27%	28%	22%	25%	26%	29%	41%	34%	25%	41%	50%
Prior Year	23%	19%	17%	21%	24%	17%	20%	25%	36%	38%	43%	31%	33%
Change from Prior Year	-10%	-10%	-10%	-7%	1%	-8%	-6%	-5%	-4%	4%	18%	-10%	-18%

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



Active	214	219	259	259	237	253	238	253	249	223	203	179	155
Pending	55	57	47	58	62	84	95	68	55	76	75	79	106
Sold	64	69	72	53	63	63	74	101	75	51	73	78	73

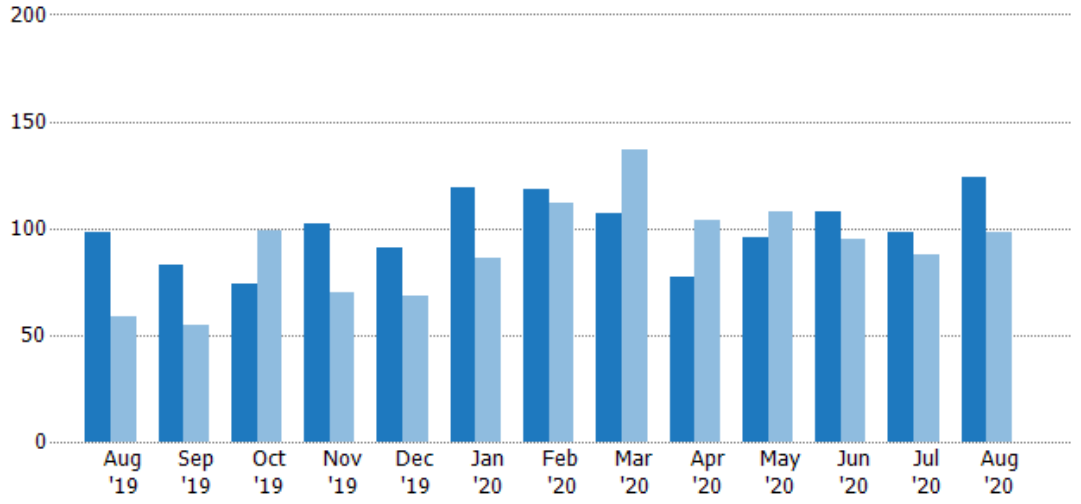
New Pending Sales

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.
Aug '20	124	26.5%
Aug '19	98	66.1%
Aug '18	59	20.3%



Current Year	98	83	74	102	91	119	118	107	77	96	108	98	124
Prior Year	59	55	99	70	68	86	112	137	104	108	95	88	98
Percent Change from Prior Year	66%	51%	-25%	46%	34%	38%	5%	-22%	-26%	-11%	14%	11%	27%

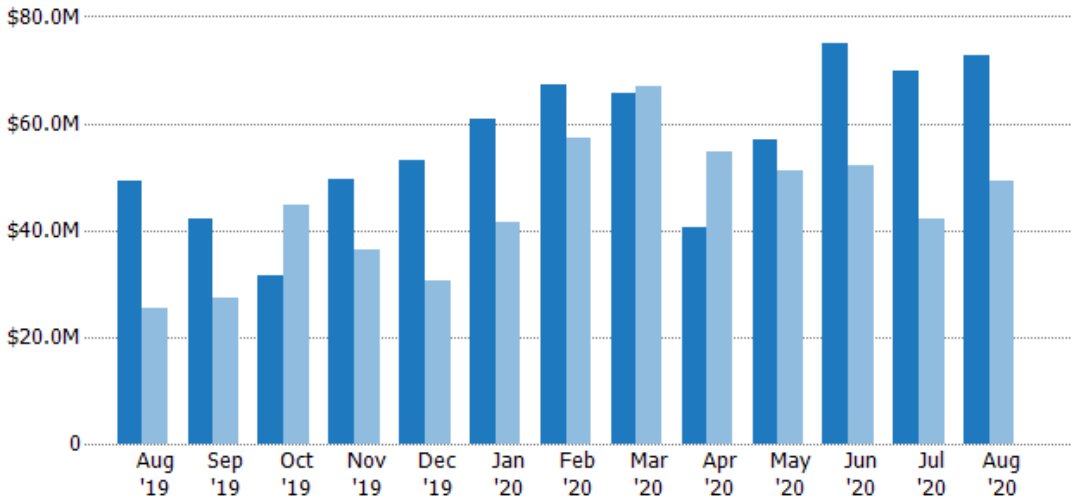
New Pending Sales Volume

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.
Aug '20	\$72.6M	47.1%
Aug '19	\$49.4M	95%
Aug '18	\$25.3M	37.6%



Current Year	\$49.4M	\$42.1M	\$31.6M	\$49.6M	\$53.2M	\$60.8M	\$67.3M	\$65.5M	\$40.5M	\$57M	\$75.1M	\$69.9M	\$72.6M
Prior Year	\$25.3M	\$27.4M	\$44.8M	\$36.3M	\$30.5M	\$41.5M	\$57.1M	\$66.8M	\$54.6M	\$51.2M	\$52.1M	\$42.3M	\$49.4M
Percent Change from Prior Year	95%	53%	-29%	36%	74%	47%	18%	-2%	-26%	11%	44%	65%	47%

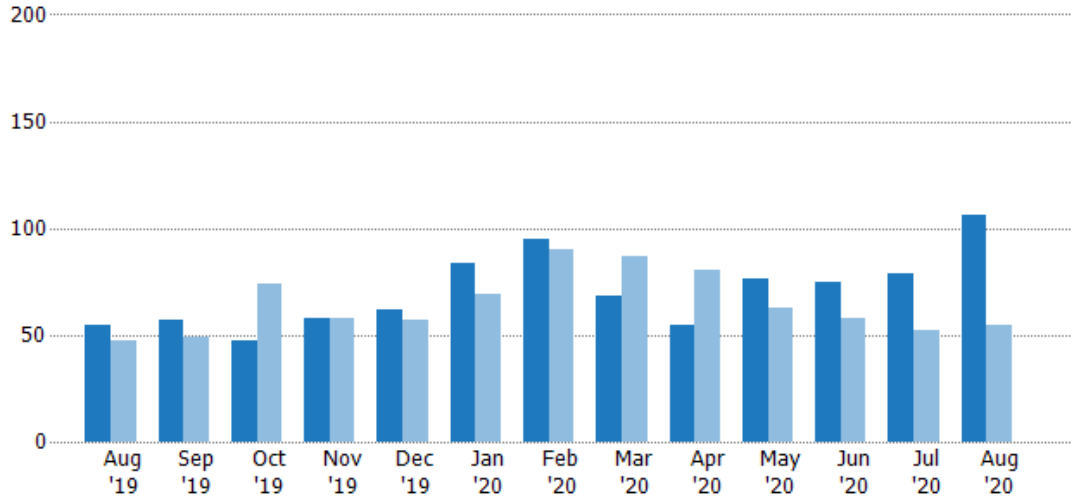
Pending Sales

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.
Aug '20	106	92.7%
Aug '19	55	17%
Aug '18	47	19.1%



Current Year	55	57	47	58	62	84	95	68	55	76	75	79	106
Prior Year	47	49	74	58	57	69	90	87	80	63	58	52	55
Percent Change from Prior Year	17%	16%	-36%	0%	9%	22%	6%	-22%	-31%	21%	29%	52%	93%

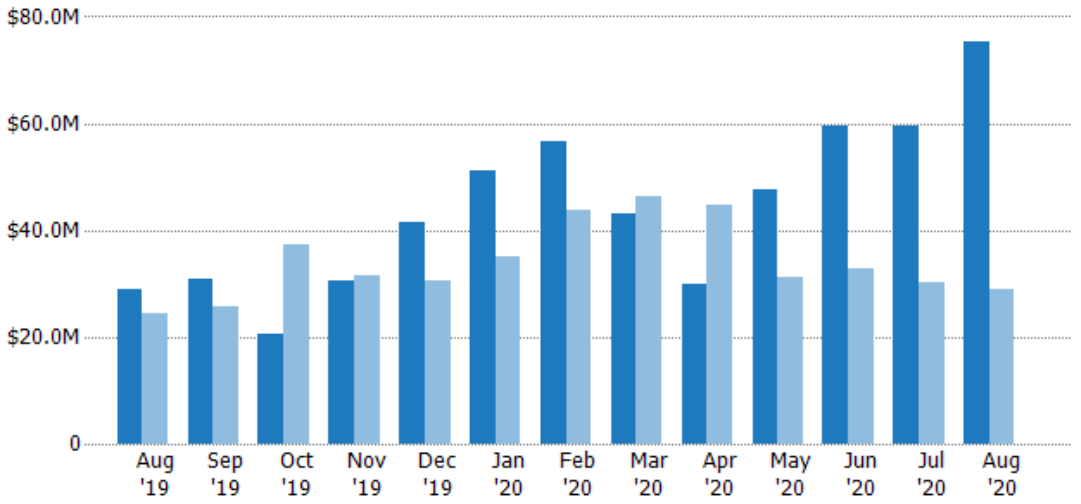
Pending Sales Volume

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.
Aug '20	\$75.4M	160.2%
Aug '19	\$29M	18.7%
Aug '18	\$24.4M	18.4%



Current Year	\$29M	\$31M	\$20.5M	\$30.6M	\$41.4M	\$51.3M	\$56.5M	\$43.1M	\$29.8M	\$47.7M	\$59.5M	\$59.7M	\$75.4M
Prior Year	\$24.4M	\$25.6M	\$37.2M	\$31.4M	\$30.4M	\$35.1M	\$43.6M	\$46.3M	\$44.6M	\$31.2M	\$32.7M	\$30.1M	\$29M
Percent Change from Prior Year	19%	21%	-45%	-3%	36%	46%	30%	-7%	-33%	53%	82%	98%	160%

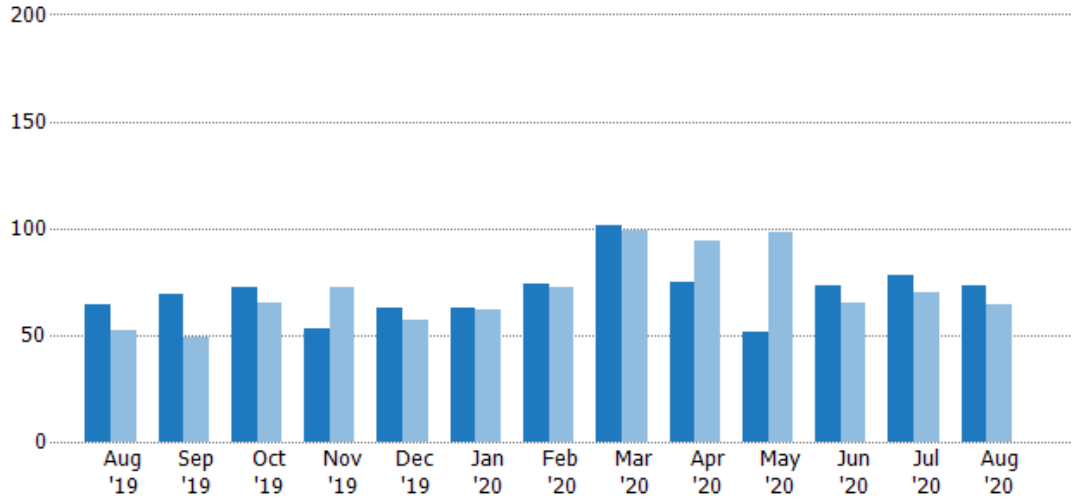
Closed Sales

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.
Aug '20	73	14.1%
Aug '19	64	23.1%
Aug '18	52	30.8%



Current Year	64	69	72	53	63	63	74	101	75	51	73	78	73
Prior Year	52	49	65	72	57	62	72	99	94	98	65	70	64
Percent Change from Prior Year	23%	41%	11%	-26%	11%	2%	3%	2%	-20%	-48%	12%	11%	14%

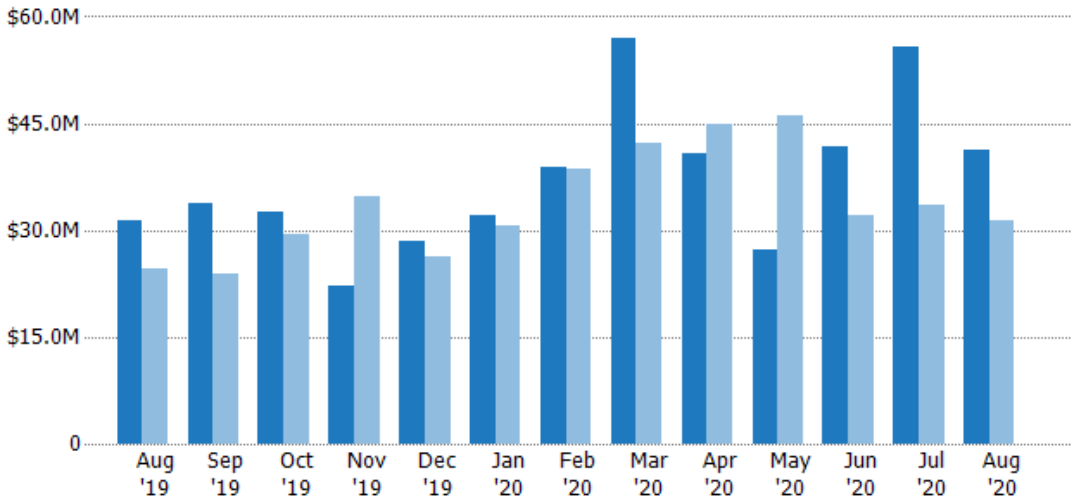
Closed Sales Volume

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.
Aug '20	\$41.4M	31.7%
Aug '19	\$31.4M	28.1%
Aug '18	\$24.5M	13.6%



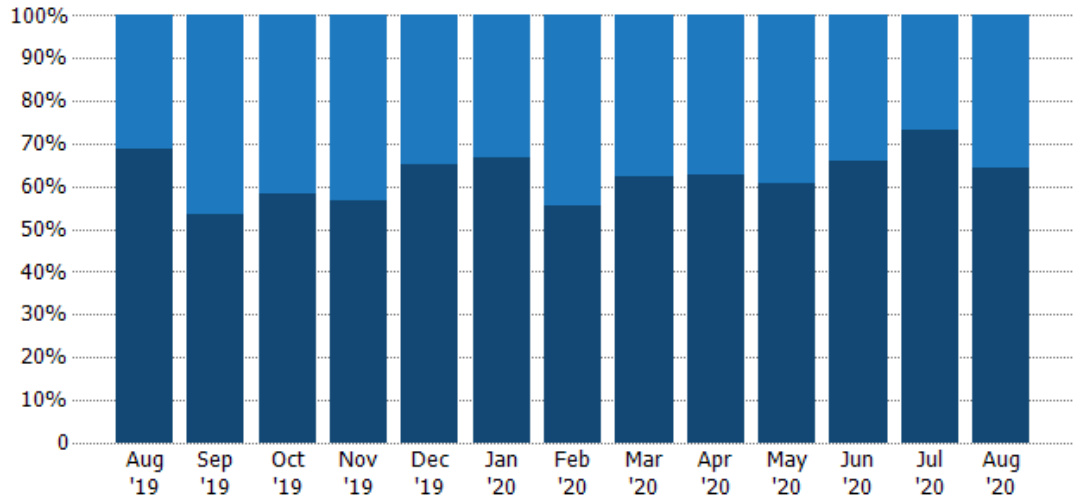
Current Year	\$31.4M	\$33.7M	\$32.6M	\$22.2M	\$28.4M	\$32.1M	\$38.9M	\$57M	\$40.8M	\$27.2M	\$41.7M	\$55.8M	\$41.4M
Prior Year	\$24.5M	\$24M	\$29.5M	\$34.8M	\$26.2M	\$30.6M	\$38.7M	\$42.2M	\$44.9M	\$46.2M	\$32.2M	\$33.7M	\$31.4M
Percent Change from Prior Year	28%	41%	10%	-36%	8%	5%	1%	35%	-9%	-41%	29%	66%	32%

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



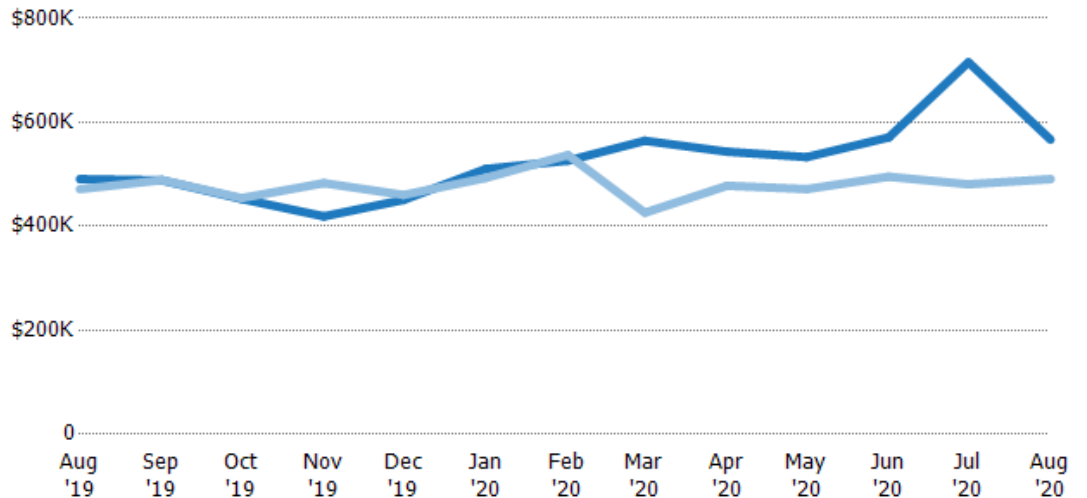
Condo/Townhouse	31%	46%	42%	43%	35%	33%	45%	38%	37%	39%	34%	27%	36%
Single Family Residence	69%	54%	58%	57%	65%	67%	55%	62%	63%	61%	66%	73%	64%

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	\$491K	\$488K	\$452K	\$419K	\$451K	\$510K	\$526K	\$564K	\$543K	\$533K	\$571K	\$715K	\$566K
Prior Year	\$471K	\$489K	\$454K	\$483K	\$460K	\$493K	\$537K	\$426K	\$478K	\$471K	\$495K	\$481K	\$491K
Percent Change from Prior Year	4%	0%	0%	-13%	-2%	4%	-2%	32%	14%	13%	15%	49%	15%

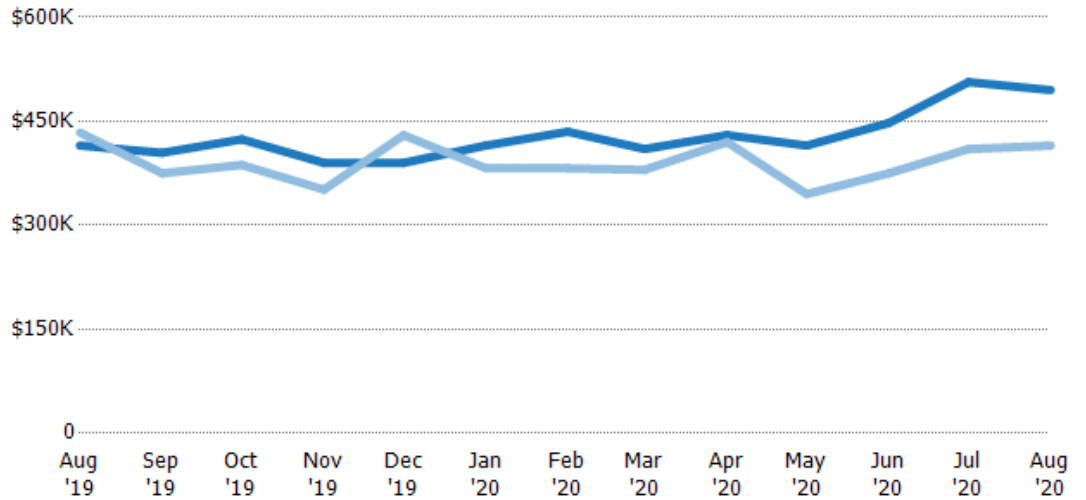
Median Sales Price

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.
Aug '20	\$495K	19.3%
Aug '19	\$415K	-4.3%
Aug '18	\$434K	-15.9%



Current Year	\$415K	\$404K	\$424K	\$390K	\$390K	\$415K	\$435K	\$410K	\$430K	\$415K	\$448K	\$507K	\$495K
Prior Year	\$434K	\$375K	\$387K	\$352K	\$430K	\$383K	\$382K	\$380K	\$420K	\$345K	\$375K	\$410K	\$415K
Percent Change from Prior Year	-4%	8%	10%	11%	-9%	8%	14%	8%	2%	20%	19%	24%	19%

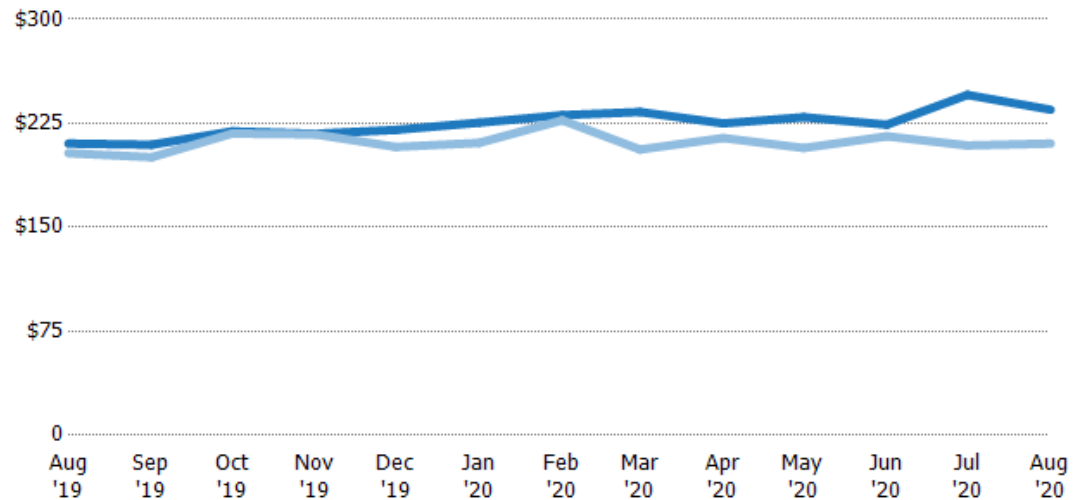
Average Sales Price per Sq Ft

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.
Aug '20	\$235	11.6%
Aug '19	\$210	3.4%
Aug '18	\$203	-8.1%



Current Year	\$210	\$210	\$219	\$217	\$220	\$225	\$231	\$233	\$225	\$229	\$224	\$245	\$235
Prior Year	\$203	\$201	\$218	\$217	\$208	\$211	\$227	\$206	\$214	\$207	\$216	\$209	\$210
Percent Change from Prior Year	3%	5%	1%	0%	6%	7%	2%	13%	5%	11%	4%	17%	12%

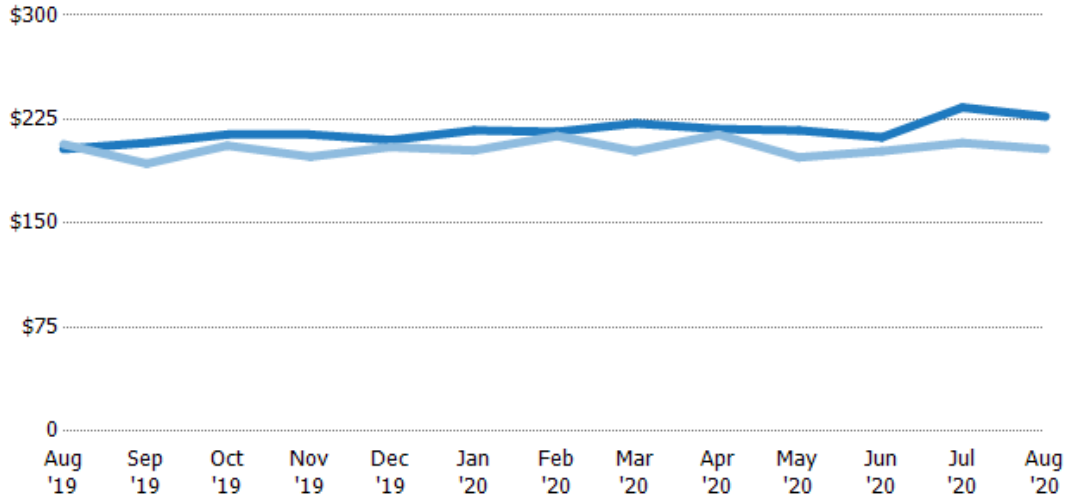
Median Sales Price per Sq Ft

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.
Aug '20	\$227	11.5%
Aug '19	\$204	-1.7%
Aug '18	\$207	-12.6%



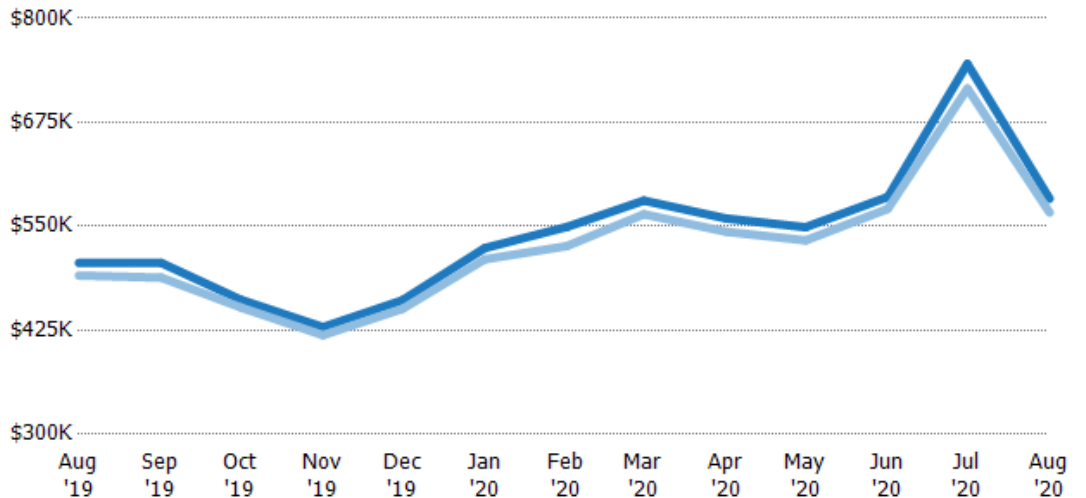
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	\$204	\$208	\$214	\$214	\$210	\$217	\$216	\$222	\$218	\$217	\$212	\$234	\$227
Prior Year	\$207	\$193	\$206	\$198	\$205	\$203	\$213	\$202	\$214	\$198	\$202	\$208	\$204
Percent Change from Prior Year	-2%	8%	4%	8%	2%	7%	1%	10%	2%	10%	5%	12%	12%

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



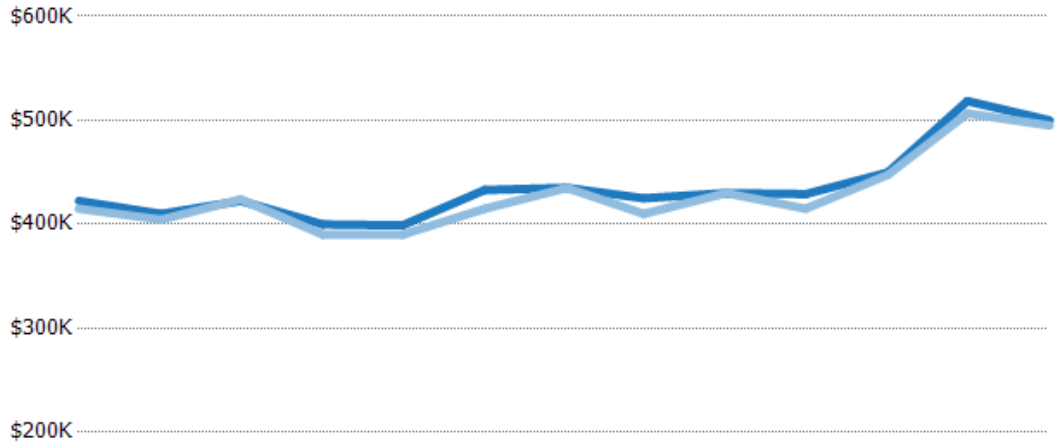
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Avg List Price	\$506K	\$506K	\$462K	\$429K	\$461K	\$524K	\$549K	\$581K	\$559K	\$549K	\$585K	\$745K	\$583K
Avg Sales Price	\$491K	\$488K	\$452K	\$419K	\$451K	\$510K	\$526K	\$564K	\$543K	\$533K	\$571K	\$715K	\$566K
Avg Sales Price as a % of Avg List Price	97%	97%	98%	98%	98%	97%	96%	97%	97%	97%	98%	96%	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



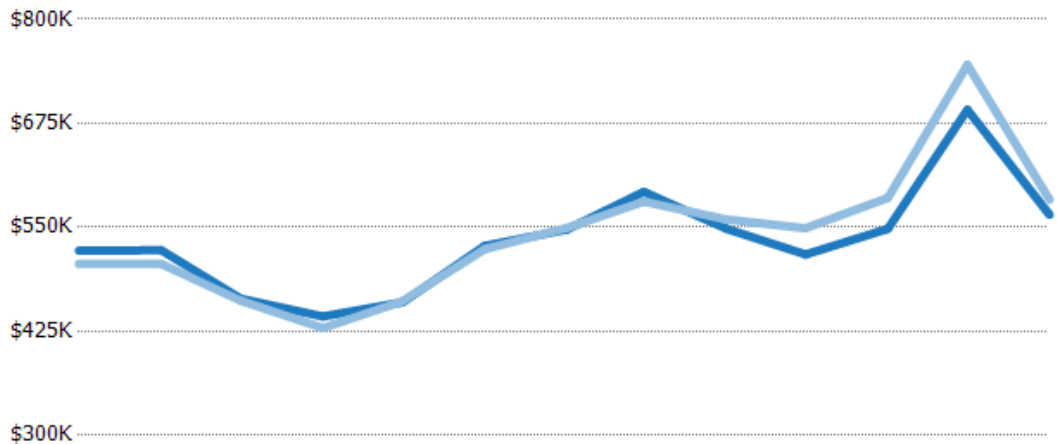
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Median List Price	\$422K	\$410K	\$422K	\$400K	\$399K	\$433K	\$435K	\$425K	\$430K	\$429K	\$450K	\$518K	\$500K
Median Sales Price	\$415K	\$404K	\$424K	\$390K	\$390K	\$415K	\$435K	\$410K	\$430K	\$415K	\$448K	\$507K	\$495K
Med Sales Price as a % of Med List Price	98%	99%	100%	98%	98%	96%	100%	96%	100%	97%	99%	98%	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

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



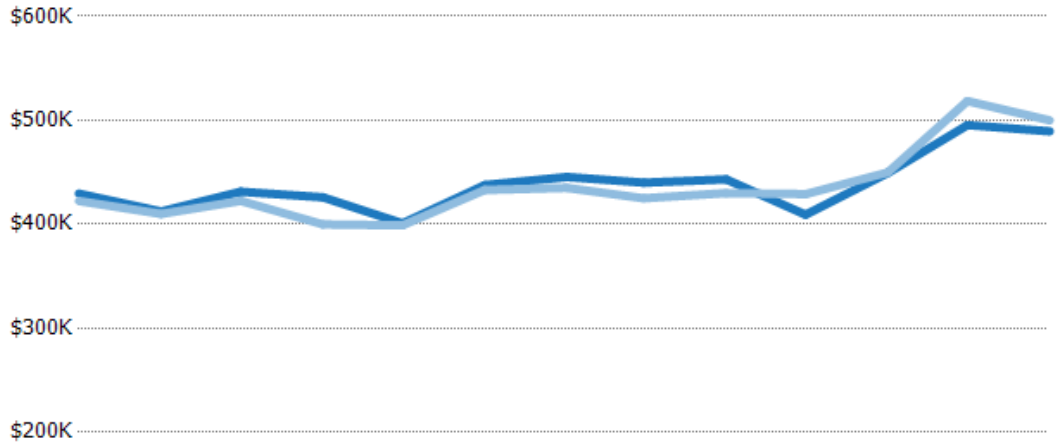
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Avg Est Value	\$522K	\$522K	\$464K	\$443K	\$460K	\$528K	\$547K	\$593K	\$548K	\$517K	\$548K	\$691K	\$565K
Avg Sales Price	\$506K	\$506K	\$462K	\$429K	\$461K	\$524K	\$549K	\$581K	\$559K	\$549K	\$585K	\$745K	\$583K
Avg Sales Price as a % of Avg Est Value	97%	97%	99%	97%	100%	99%	100%	98%	102%	106%	107%	108%	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

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



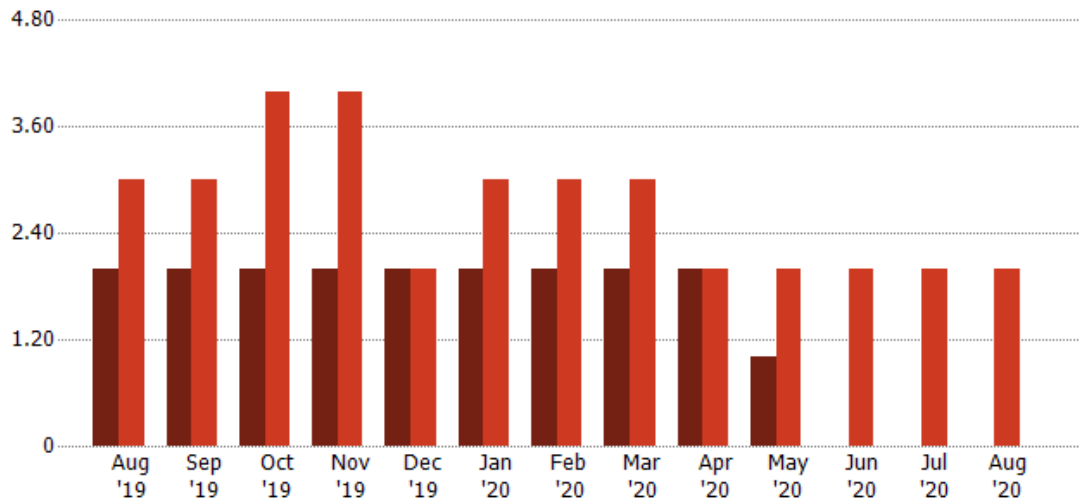
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Median Est Value	\$429K	\$412K	\$431K	\$426K	\$401K	\$438K	\$445K	\$440K	\$443K	\$409K	\$449K	\$495K	\$489K
Median Sales Price	\$422K	\$410K	\$422K	\$400K	\$399K	\$433K	\$435K	\$425K	\$430K	\$429K	\$450K	\$518K	\$500K
Med Sales Price as a % of Med Est Value	98%	99%	98%	94%	100%	99%	98%	97%	97%	105%	100%	105%	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



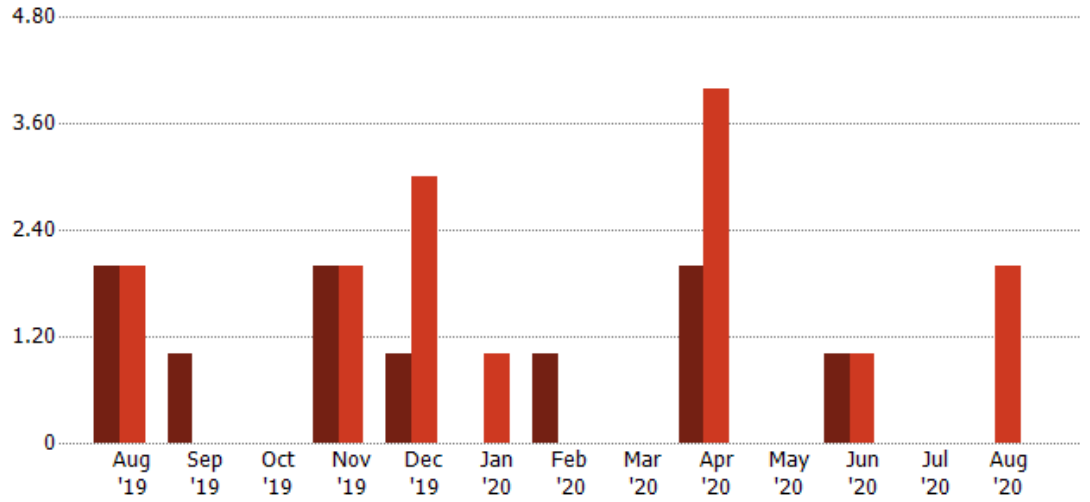
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	2	2	2	2	2	2	2	2	2	1	-	-	-
Prior Year	3	3	4	4	2	3	3	3	2	2	2	2	2
Percent Change from Prior Year	-33%	-33%	-50%	-50%	0%	-33%	-33%	-33%	0%	-50%	-100%	-100%	-100%

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	2	1	-	2	1	-	1	-	2	-	1	-	-
Prior Year	2	-	-	2	3	1	-	-	4	-	1	-	2
Percent Change from Prior Year	0%	100%	-	0%	-67%	-100%	100%	-	-50%	-	0%	-	-100%



Sales Activity by ZIP

Aug 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	106	\$75,360,980	73	\$41,351,424	\$566,458	\$495,000	\$229	\$224	46

