



2020

FOUNTAIN HILLS MARKET REPORT DECEMBER 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	Dec 2020	Dec 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	88	63	+39.7%	1,105	1,049	+5.3%
New Listing Volume	\$55,337,446	\$42,253,198	+31%	\$703,082,994	\$614,364,031	+14.4%
Active Listing Count	131	235	-44.3%	N/A	N/A	
Active Listing Volume	\$121,860,104	\$212,783,865	-42.7%	N/A	N/A	
Average Listing Price	\$930,230	\$905,463	+2.7%	\$895,156	\$790,261	+13.3%
Median Listing Price	\$620,000	\$625,000	-0.8%	\$645,105	\$568,175	+13.5%
Average Listing Price per Sq Ft	\$283	\$250	+13.2%	\$264	\$237	+11.2%
Median Listing Price per Sq Ft	\$259	\$232	+11.6%	\$242	\$221	+9.3%
Median Days in RPR	41	82	-50%	58.28	73.21	-20.4%
Months of Inventory	1.4	4.4	-67.6%	2.7	3.5	-21.8%
Absorption Rate	70.99%	22.98%	+48%	36.4%	28.47%	+7.9%
Sales Activity Charts Metrics						
New Pending Sales Count	120	92	+30.4%	1,360	1,179	+15.4%
New Pending Sales Volume	\$71,329,368	\$53,747,688	+32.7%	\$830,865,654	\$592,038,048	+40.3%
Pending Sales Count	88	62	+41.9%	N/A	N/A	
Pending Sales Volume	\$67,967,150	\$40,429,962	+68.1%	N/A	N/A	
Closed Sales Count	116	64	+81.3%	995	889	+11.9%
Closed Sales Volume	\$69,788,117	\$28,847,445	+141.9%	\$580,369,455	\$417,476,419	+39%
Average Sales Price	\$601,622	\$450,741	+33.5%	\$583,286	\$469,602	+24.2%
Median Sales Price	\$443,018	\$394,400	+12.3%	\$463,752	\$393,108	+18%
Average Sales Price per Sq Ft	\$246	\$219	+12.2%	\$237	\$213	+11.1%
Median Sales Price per Sq Ft	\$237	\$210	+12.9%	\$227	\$207	+9.5%
Distressed Charts Metrics						
Distressed Listing Count	-	1	-	N/A	N/A	

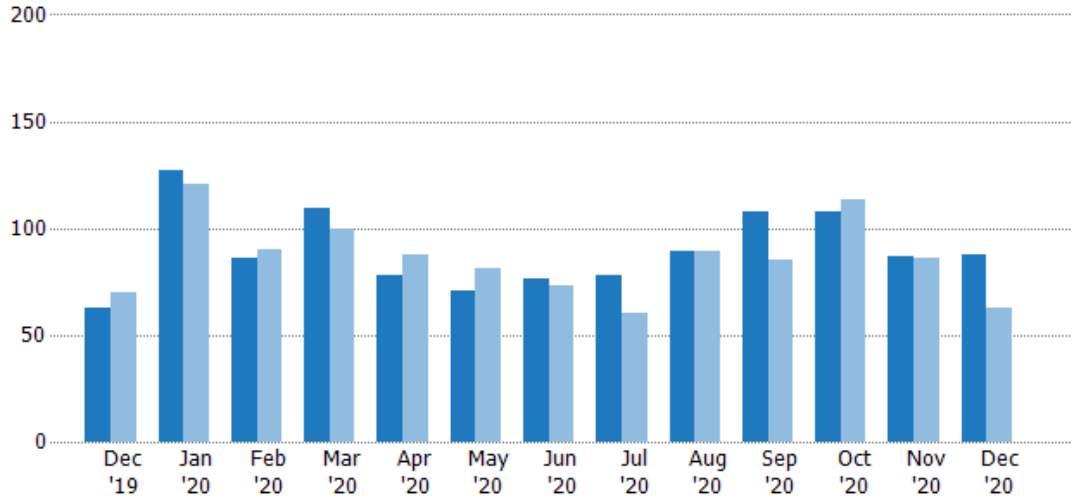
New Listings

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.
Dec '20	88	39.7%
Dec '19	63	-10%
Dec '18	70	15.7%



Current Year	63	127	86	109	78	71	76	78	89	108	108	87	88
Prior Year	70	121	90	100	88	81	73	60	89	85	113	86	63
Percent Change from Prior Year	-10%	5%	-4%	9%	-11%	-12%	4%	30%	0%	27%	-4%	1%	40%

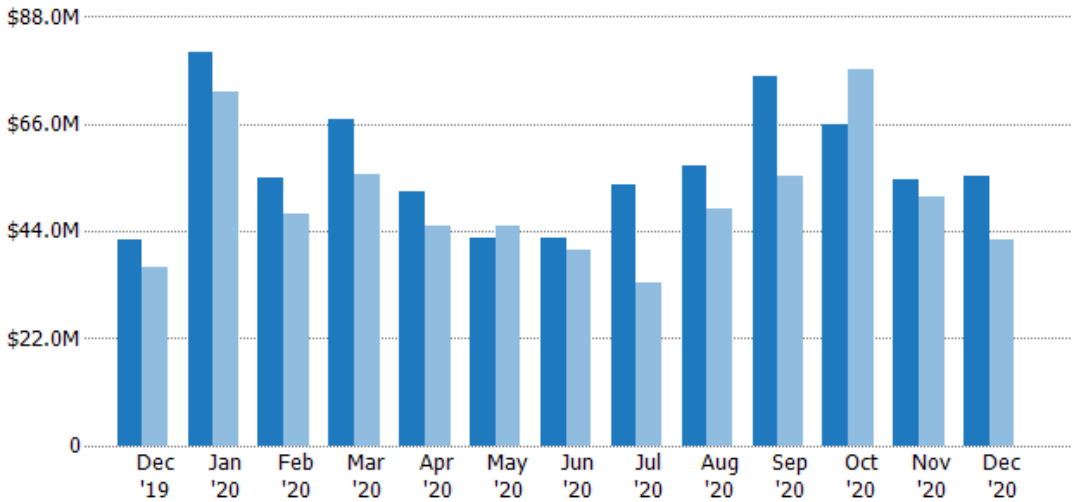
New Listing Volume

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.
Dec '20	\$55.3M	31%
Dec '19	\$42.3M	14.9%
Dec '18	\$36.8M	5.8%



Current Year	\$42.3M	\$80.6M	\$55M	\$66.9M	\$52.3M	\$42.7M	\$42.5M	\$53.6M	\$57.4M	\$75.8M	\$66M	\$54.8M	\$55.3M
Prior Year	\$36.8M	\$72.5M	\$47.5M	\$55.6M	\$45.1M	\$45.1M	\$40.3M	\$33.5M	\$48.7M	\$55.5M	\$77.3M	\$51.1M	\$42.3M
Percent Change from Prior Year	15%	11%	16%	20%	16%	-5%	6%	60%	18%	37%	-15%	7%	31%

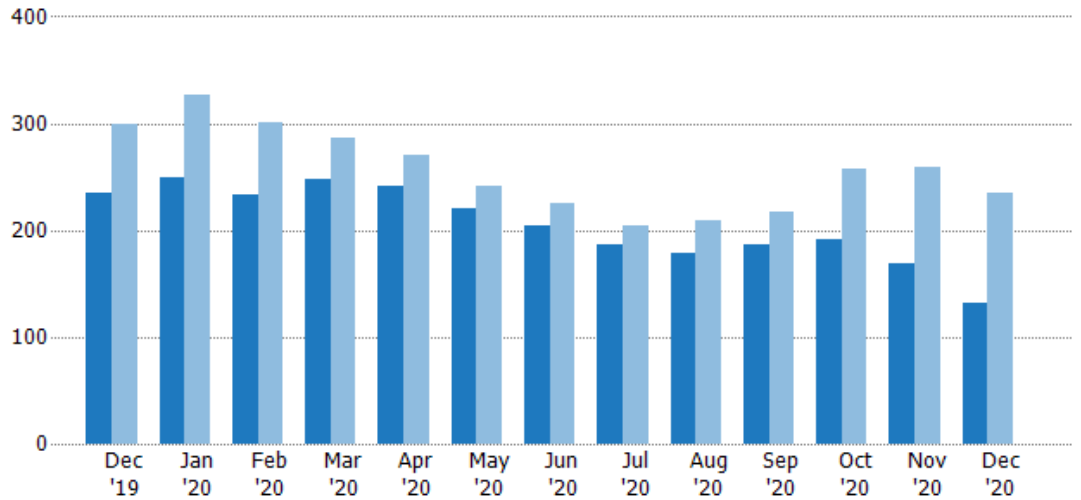
Active Listings

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.
Dec '20	131	-44.3%
Dec '19	235	-21.4%
Dec '18	299	16.1%



Current Year	235	249	234	248	242	221	205	187	178	186	192	169	131
Prior Year	299	326	301	286	271	241	225	204	209	217	257	259	235
Percent Change from Prior Year	-21%	-24%	-22%	-13%	-11%	-8%	-9%	-8%	-15%	-14%	-25%	-35%	-44%

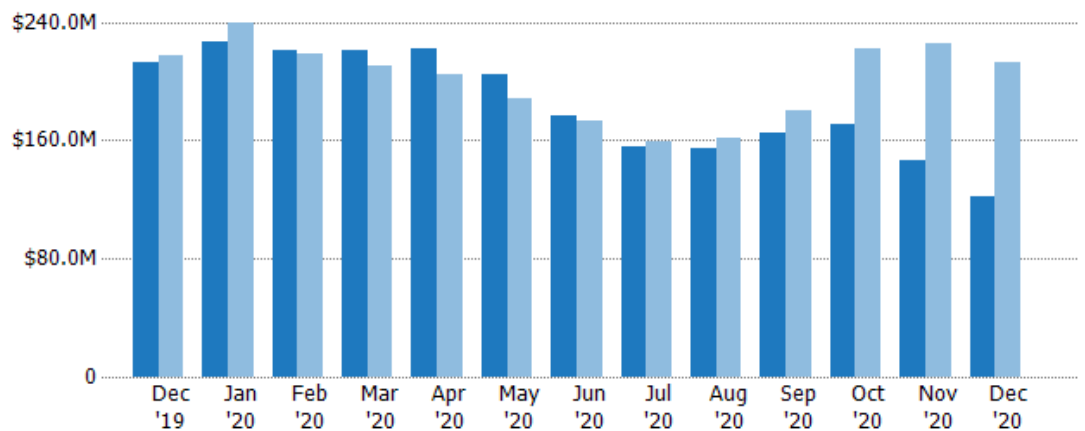
Active Listing Volume

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.
Dec '20	\$122M	-42.7%
Dec '19	\$213M	-1.9%
Dec '18	\$217M	10%



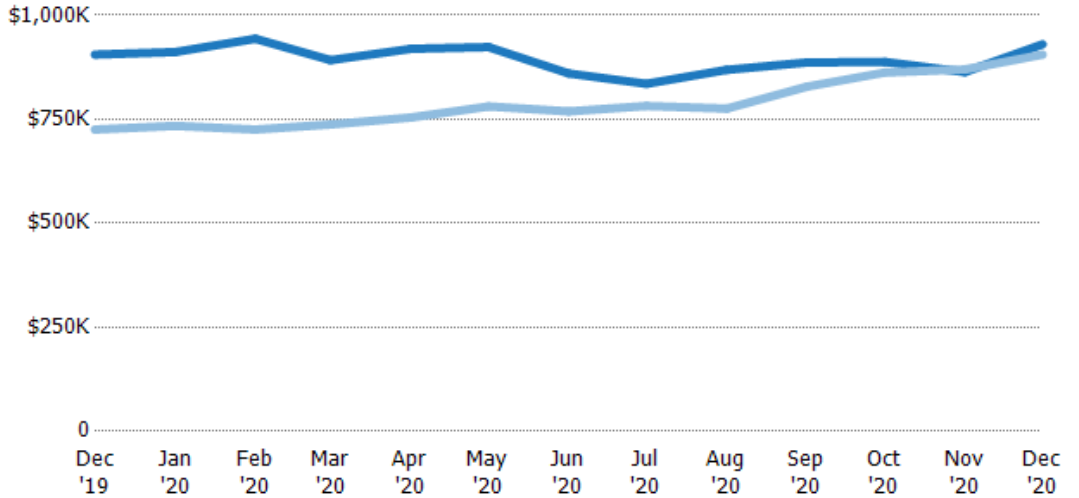
Current Year	\$213M	\$227M	\$221M	\$221M	\$222M	\$204M	\$176M	\$156M	\$155M	\$165M	\$170M	\$146M	\$122M
Prior Year	\$217M	\$239M	\$218M	\$211M	\$204M	\$188M	\$173M	\$159M	\$162M	\$180M	\$222M	\$225M	\$213M
Percent Change from Prior Year	-2%	-5%	1%	5%	9%	8%	2%	-2%	-5%	-8%	-23%	-35%	-43%

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.
Dec '20	\$930K	2.7%
Dec '19	\$905K	24.8%
Dec '18	\$725K	-5.3%

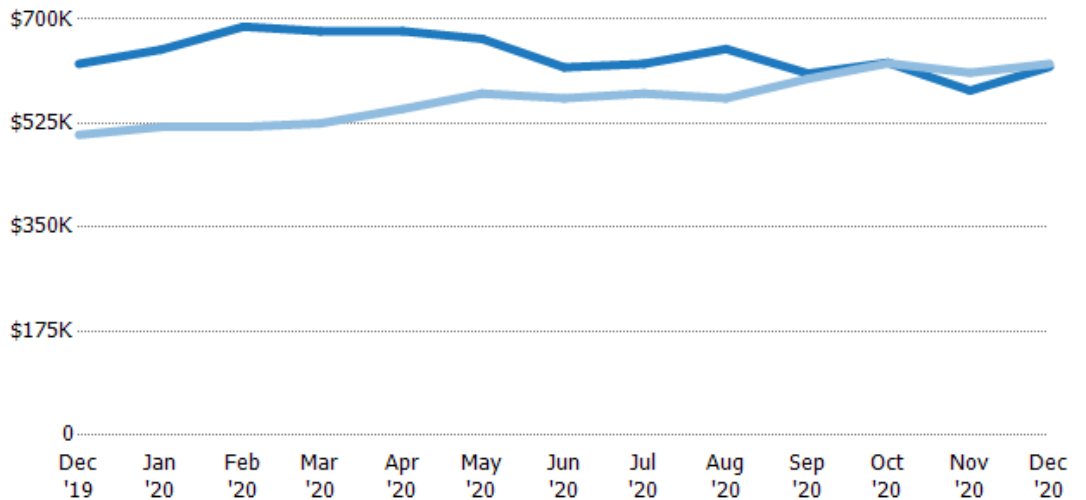
Current Year	\$905K	\$912K	\$944K	\$892K	\$919K	\$923K	\$860K	\$835K	\$869K	\$887K	\$888K	\$864K	\$930K
Prior Year	\$725K	\$734K	\$725K	\$738K	\$754K	\$781K	\$769K	\$782K	\$776K	\$828K	\$862K	\$870K	\$905K
Percent Change from Prior Year	25%	24%	30%	21%	22%	18%	12%	7%	12%	7%	3%	-1%	3%

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.
Dec '20	\$620K	-0.8%
Dec '19	\$625K	23.6%
Dec '18	\$506K	-1.5%

Current Year	\$625K	\$649K	\$688K	\$680K	\$680K	\$667K	\$619K	\$625K	\$650K	\$609K	\$627K	\$580K	\$620K
Prior Year	\$506K	\$519K	\$519K	\$525K	\$549K	\$575K	\$567K	\$575K	\$567K	\$600K	\$626K	\$610K	\$625K
Percent Change from Prior Year	24%	25%	32%	30%	24%	16%	9%	9%	15%	1%	0%	-5%	-1%

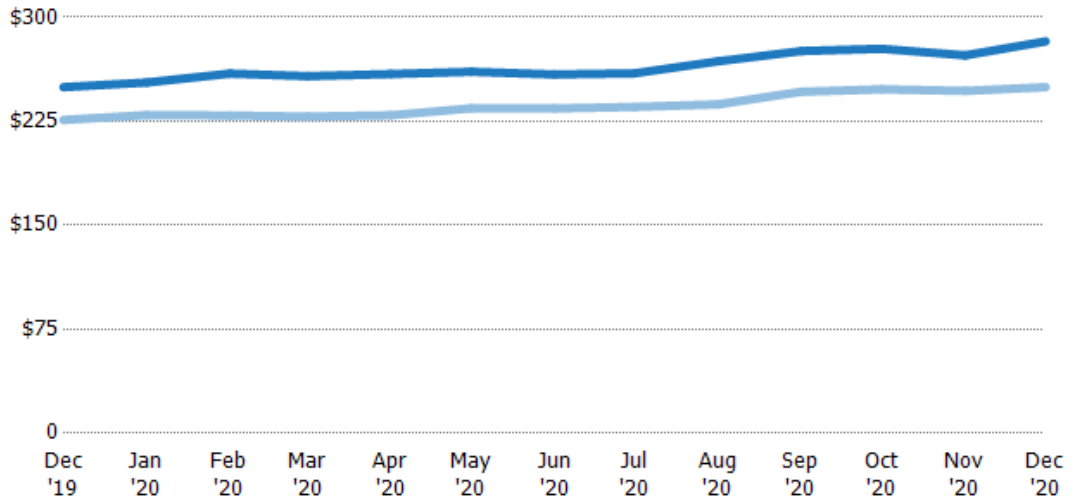
Average Listing Price per Sq Ft

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.
Dec '20	\$283	13.2%
Dec '19	\$250	10.5%
Dec '18	\$226	-4.9%



Current Year	\$250	\$253	\$259	\$258	\$259	\$261	\$259	\$260	\$268	\$276	\$277	\$273	\$283
Prior Year	\$226	\$229	\$229	\$228	\$229	\$234	\$234	\$235	\$237	\$246	\$248	\$247	\$250
Percent Change from Prior Year	10%	10%	13%	13%	13%	11%	10%	10%	13%	12%	12%	10%	13%

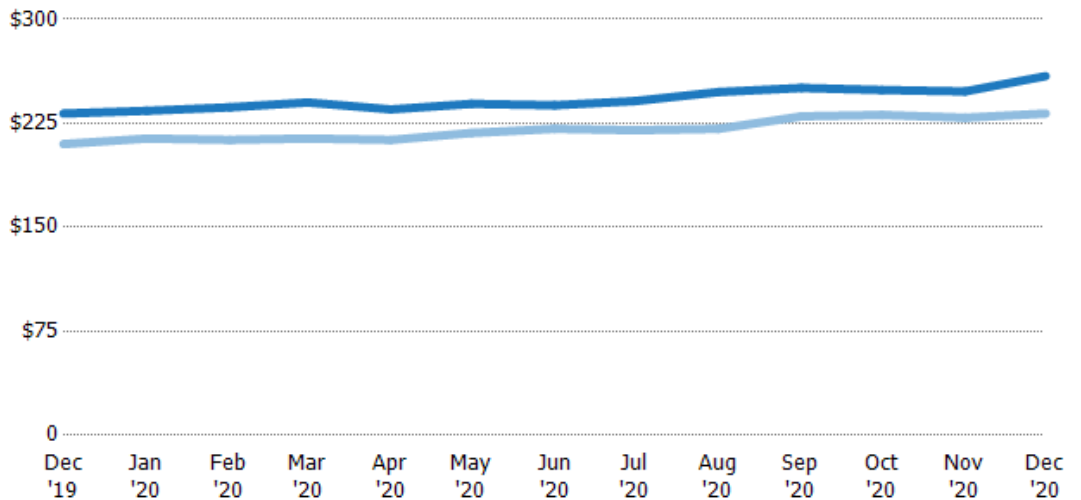
Median Listing Price per Sq Ft

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.
Dec '20	\$259	11.6%
Dec '19	\$232	10.5%
Dec '18	\$210	-5.2%



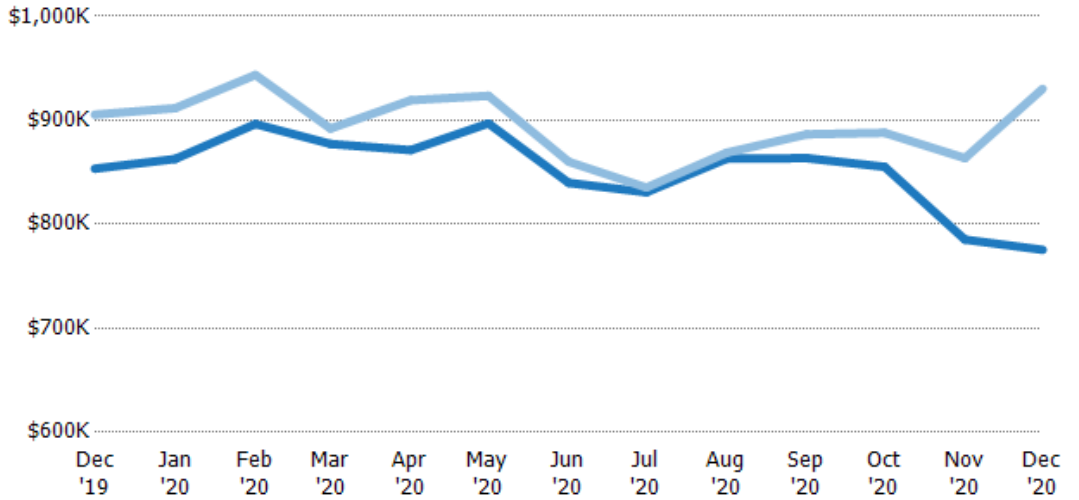
Current Year	\$232	\$234	\$237	\$240	\$235	\$239	\$238	\$241	\$248	\$251	\$249	\$248	\$259
Prior Year	\$210	\$214	\$213	\$214	\$213	\$218	\$221	\$220	\$221	\$230	\$231	\$229	\$232
Percent Change from Prior Year	10%	9%	11%	12%	10%	10%	8%	10%	12%	9%	8%	8%	12%

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



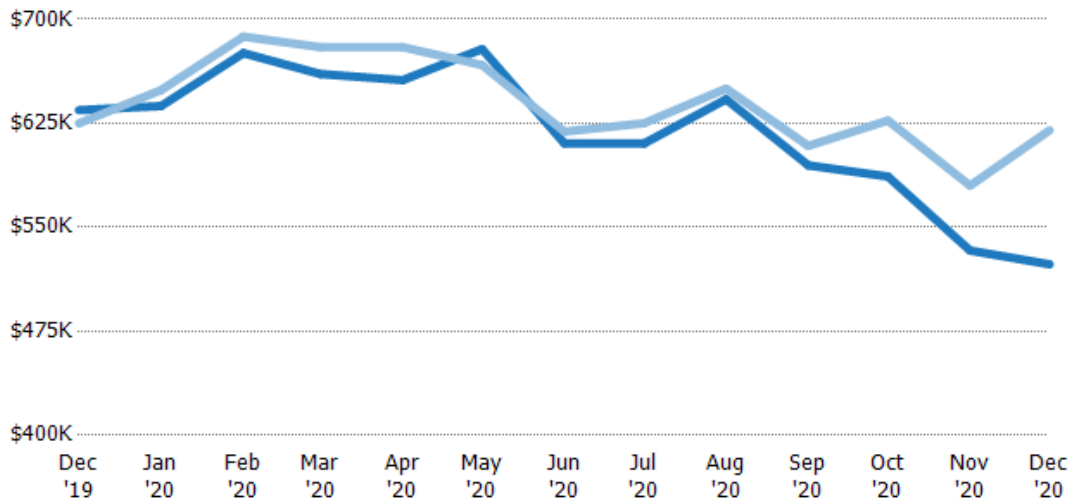
Avg Est Value	\$853K	\$863K	\$896K	\$877K	\$871K	\$897K	\$840K	\$831K	\$863K	\$864K	\$855K	\$785K	\$775K
Avg Listing Price	\$905K	\$912K	\$944K	\$892K	\$919K	\$923K	\$860K	\$835K	\$869K	\$887K	\$888K	\$864K	\$930K
Avg Listing Price as a % of Avg Est Value	106%	106%	105%	102%	106%	103%	102%	101%	101%	103%	104%	110%	120%

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	\$634K	\$637K	\$676K	\$661K	\$656K	\$679K	\$611K	\$610K	\$642K	\$595K	\$587K	\$533K	\$523K
Median Listing Price	\$625K	\$649K	\$688K	\$680K	\$680K	\$667K	\$619K	\$625K	\$650K	\$609K	\$627K	\$580K	\$620K
Med Listing Price as a % of Med Est Value	99%	102%	102%	103%	104%	98%	101%	102%	101%	102%	107%	109%	118%

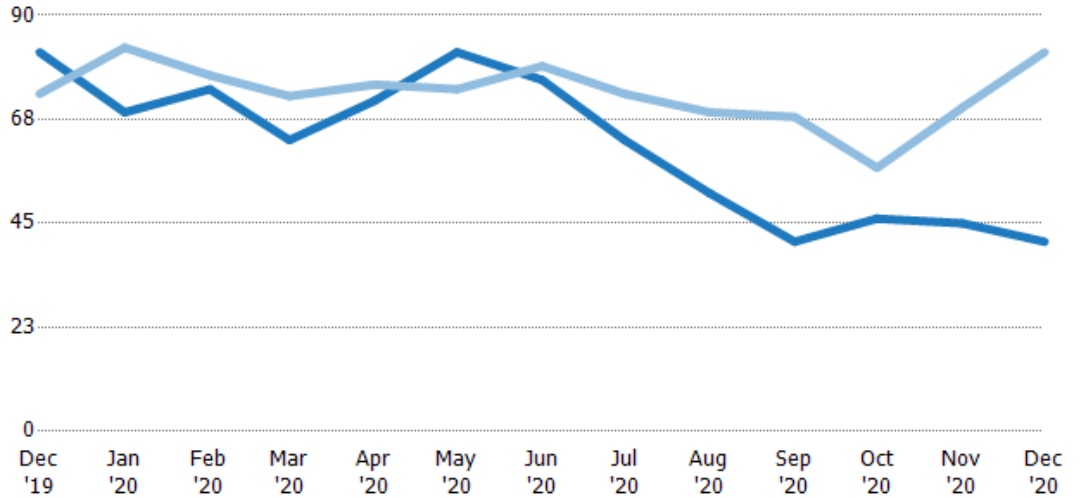
Median Days in RPR

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.
Dec '20	41	-50%
Dec '19	82	12.3%
Dec '18	73	9.6%



Current Year	82	69	74	63	71.5	82	76	63	51.5	41	46	45	41
Prior Year	73	83	77	72.5	75	74	79	73	69	68	57	70	82
Percent Change from Prior Year	12%	-17%	-4%	-13%	-5%	11%	-4%	-14%	-25%	-40%	-19%	-36%	-50%

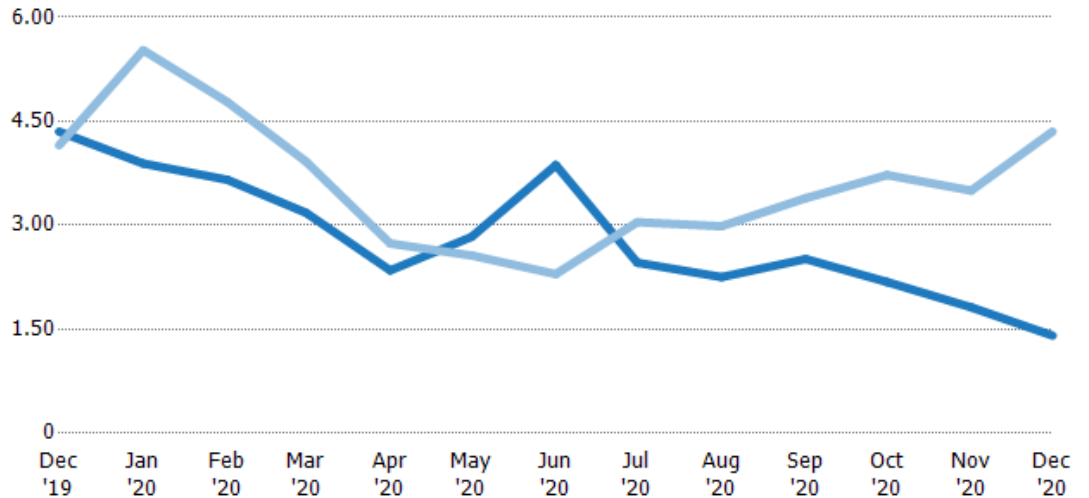
Months of Inventory

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.
Dec '20	1.41	-67.6%
Dec '19	4.35	4.8%
Dec '18	4.15	39.3%



Current Year	4.35	3.89	3.66	3.18	2.35	2.83	3.87	2.46	2.25	2.51	2.18	1.82	1.41
Prior Year	4.15	5.53	4.78	3.92	2.74	2.56	2.3	3.04	2.99	3.39	3.72	3.5	4.35
Percent Change from Prior Year	5%	-30%	-23%	-19%	-14%	11%	68%	-19%	-25%	-26%	-41%	-48%	-68%

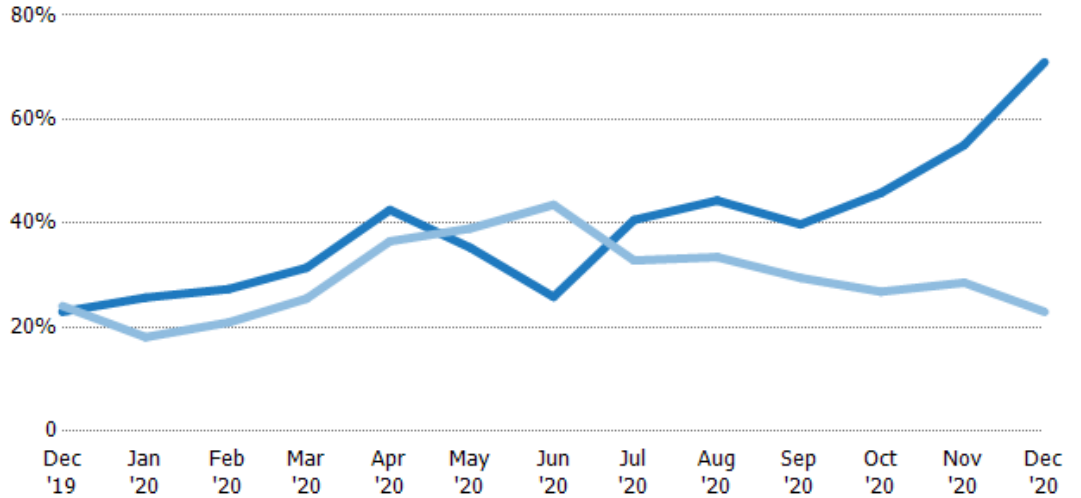
Absorption Rate

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.
Dec '20	71%	-48%
Dec '19	23%	1.1%
Dec '18	24%	-28.2%



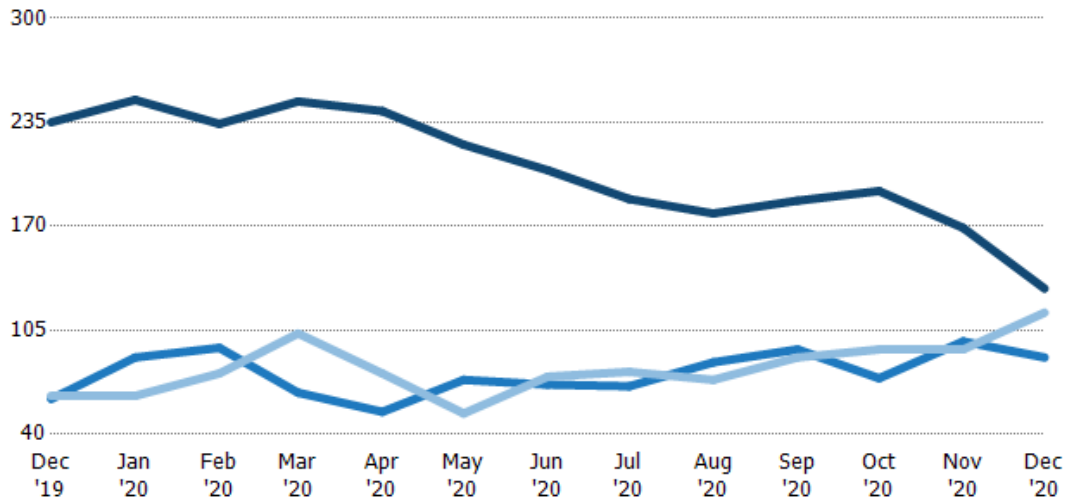
Current Year	23%	26%	27%	31%	43%	35%	26%	41%	44%	40%	46%	55%	71%
Prior Year	24%	18%	21%	26%	37%	39%	44%	33%	33%	29%	27%	29%	23%
Change from Prior Year	1%	-8%	-6%	-6%	-6%	4%	18%	-8%	-11%	-10%	-19%	-26%	-48%

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	235	249	234	248	242	221	205	187	178	186	192	169	131
Pending	62	88	94	66	54	74	71	70	85	93	75	98	88
Sold	64	64	78	103	78	53	76	79	74	88	93	93	116

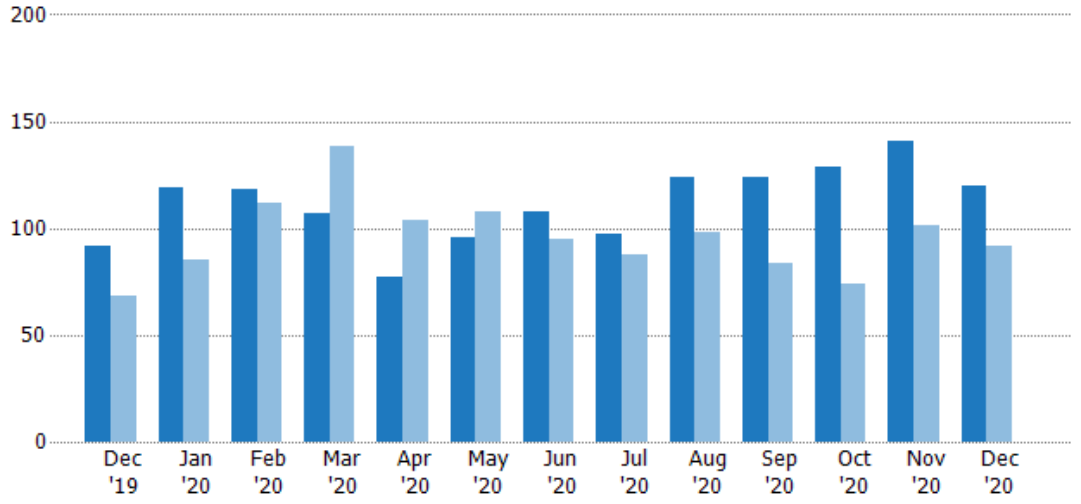
New Pending Sales

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.
Dec '20	120	30.4%
Dec '19	92	35.3%
Dec '18	68	14.7%



Current Year	92	119	118	107	77	96	108	97	124	124	129	141	120
Prior Year	68	85	112	138	104	108	95	88	98	84	74	101	92
Percent Change from Prior Year	35%	40%	5%	-22%	-26%	-11%	14%	10%	27%	48%	74%	40%	30%

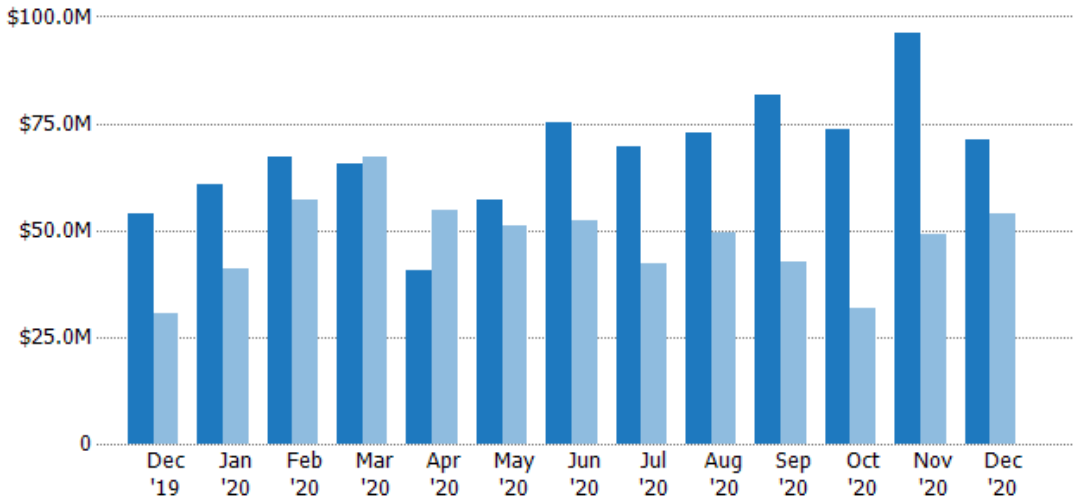
New Pending Sales Volume

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.
Dec '20	\$71.3M	32.7%
Dec '19	\$53.7M	76.2%
Dec '18	\$30.5M	22.6%



Current Year	\$53.7M	\$60.8M	\$67.2M	\$65.5M	\$40.6M	\$57M	\$75.1M	\$69.4M	\$72.8M	\$81.5M	\$73.4M	\$96.2M	\$71.3M
Prior Year	\$30.5M	\$41.1M	\$57.1M	\$67.2M	\$54.6M	\$51.2M	\$52.1M	\$42.3M	\$49.4M	\$42.7M	\$31.6M	\$49M	\$53.7M
Percent Change from Prior Year	76%	48%	18%	-2%	-26%	11%	44%	64%	47%	91%	132%	96%	33%

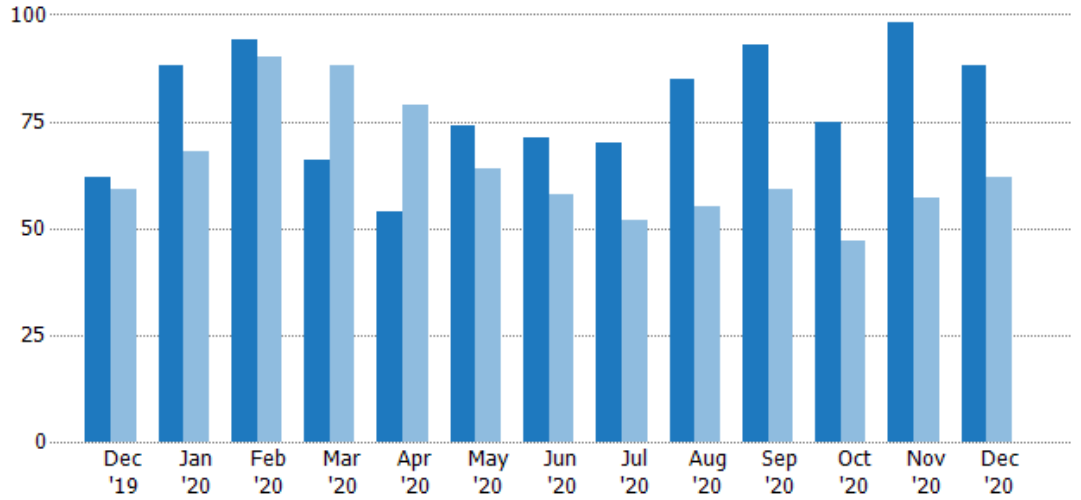
Pending Sales

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.
Dec '20	88	41.9%
Dec '19	62	5.1%
Dec '18	59	-6.8%



Current Year	62	88	94	66	54	74	71	70	85	93	75	98	88
Prior Year	59	68	90	88	79	64	58	52	55	59	47	57	62
Percent Change from Prior Year	5%	29%	4%	-25%	-32%	16%	22%	35%	55%	58%	60%	72%	42%

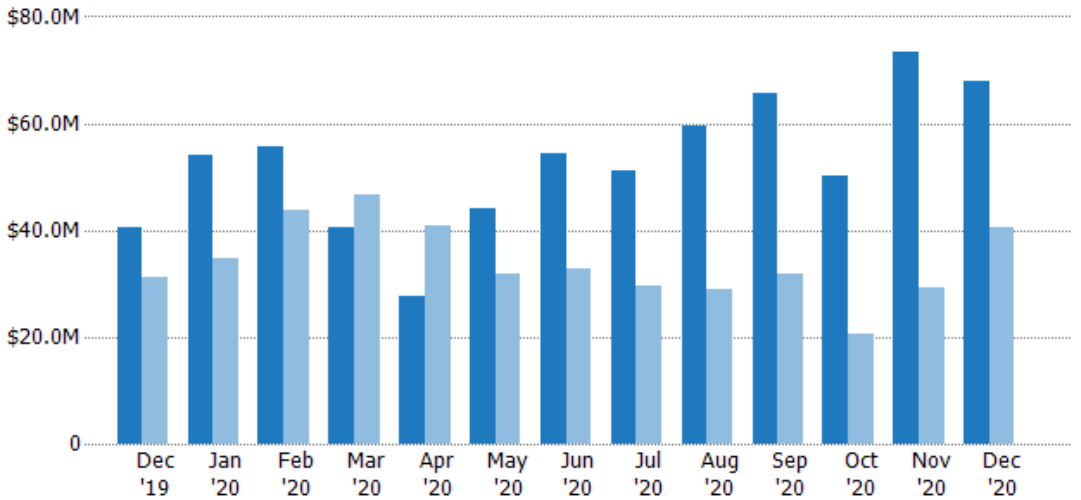
Pending Sales Volume

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.
Dec '20	\$68M	68.1%
Dec '19	\$40.4M	30.2%
Dec '18	\$31.1M	-11.5%



Current Year	\$40.4M	\$54M	\$55.7M	\$40.5M	\$27.6M	\$44.2M	\$54.4M	\$51.1M	\$59.5M	\$65.8M	\$50.1M	\$73.3M	\$68M
Prior Year	\$31.1M	\$34.7M	\$43.6M	\$46.7M	\$40.8M	\$31.7M	\$32.7M	\$29.6M	\$29M	\$32M	\$20.5M	\$29.4M	\$40.4M
Percent Change from Prior Year	30%	56%	28%	-13%	-32%	39%	67%	72%	105%	106%	145%	150%	68%

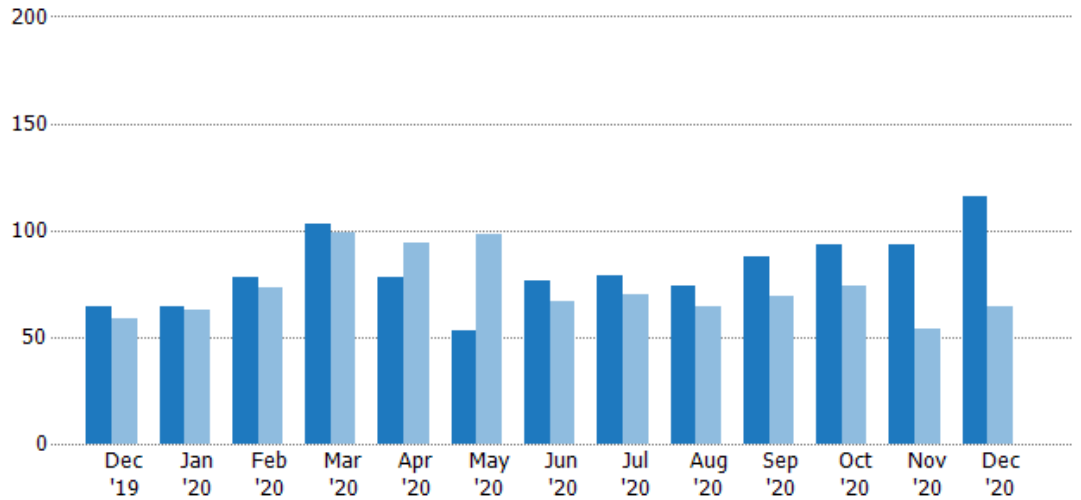
Closed Sales

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.
Dec '20	116	81.3%
Dec '19	64	8.5%
Dec '18	59	30.5%



Current Year	64	64	78	103	78	53	76	79	74	88	93	93	116
Prior Year	59	63	73	99	94	98	67	70	64	69	74	54	64
Percent Change from Prior Year	8%	2%	7%	4%	-17%	-46%	13%	13%	16%	28%	26%	72%	81%

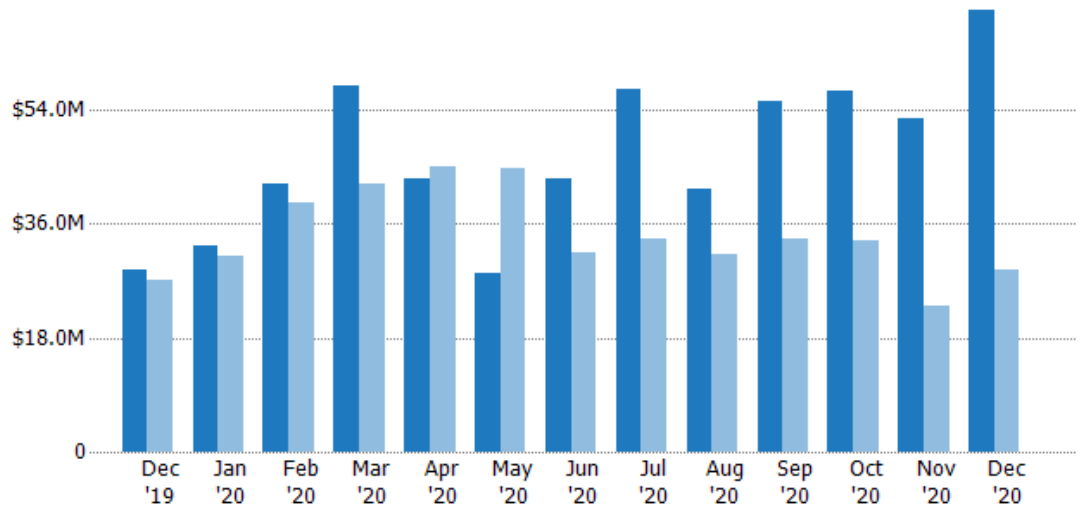
Closed Sales Volume

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.
Dec '20	\$69.8M	141.9%
Dec '19	\$28.8M	6.6%
Dec '18	\$27.1M	29.8%



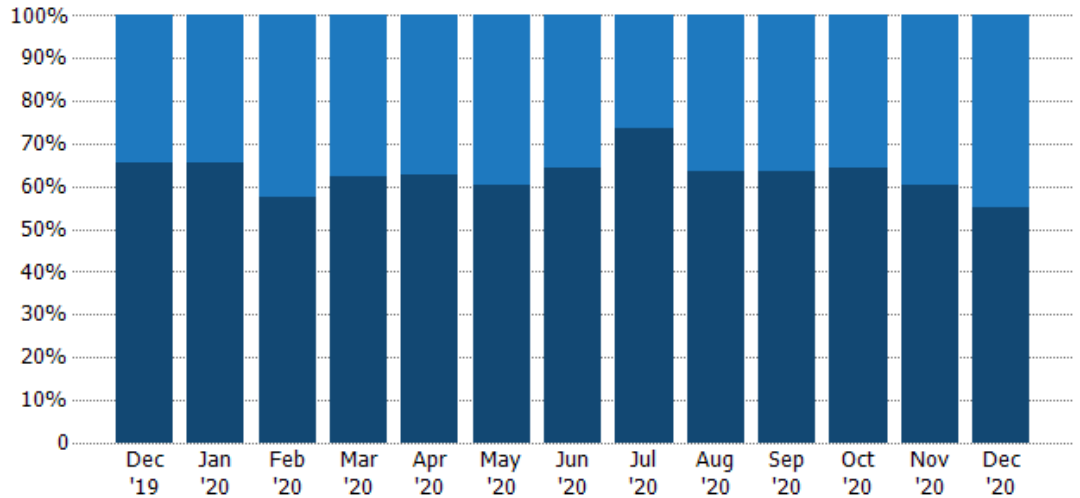
Current Year	\$28.8M	\$32.4M	\$42.2M	\$57.8M	\$43.1M	\$28.1M	\$43.1M	\$57.4M	\$41.6M	\$55.2M	\$57.1M	\$52.5M	\$69.8M
Prior Year	\$27.1M	\$31M	\$39.3M	\$42.2M	\$44.9M	\$44.7M	\$31.4M	\$33.7M	\$31.3M	\$33.7M	\$33.5M	\$23.2M	\$28.8M
Percent Change from Prior Year	7%	5%	8%	37%	-4%	-37%	37%	70%	33%	64%	70%	127%	142%

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



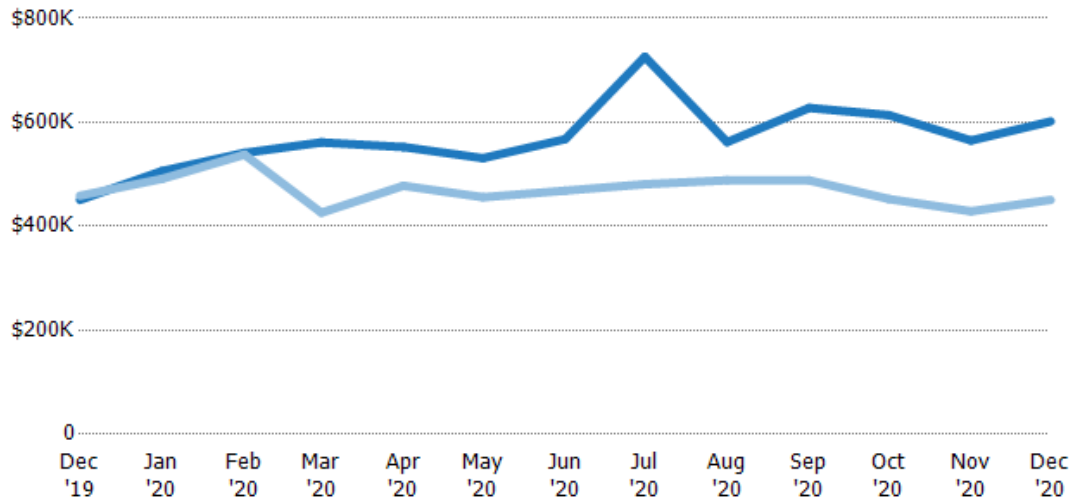
Condo/Townhouse	34%	34%	42%	38%	37%	40%	36%	27%	36%	36%	35%	40%	45%
Single Family Residence	66%	66%	58%	62%	63%	60%	64%	73%	64%	64%	65%	60%	55%

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.
Dec '20	\$602K	33.5%
Dec '19	\$451K	-1.7%
Dec '18	\$459K	-0.6%

Current Year	\$451K	\$506K	\$541K	\$561K	\$552K	\$531K	\$568K	\$726K	\$562K	\$628K	\$614K	\$565K	\$602K
Prior Year	\$459K	\$491K	\$538K	\$426K	\$478K	\$456K	\$469K	\$481K	\$488K	\$488K	\$452K	\$429K	\$451K
Percent Change from Prior Year	-2%	3%	1%	32%	16%	16%	21%	51%	15%	29%	36%	32%	33%

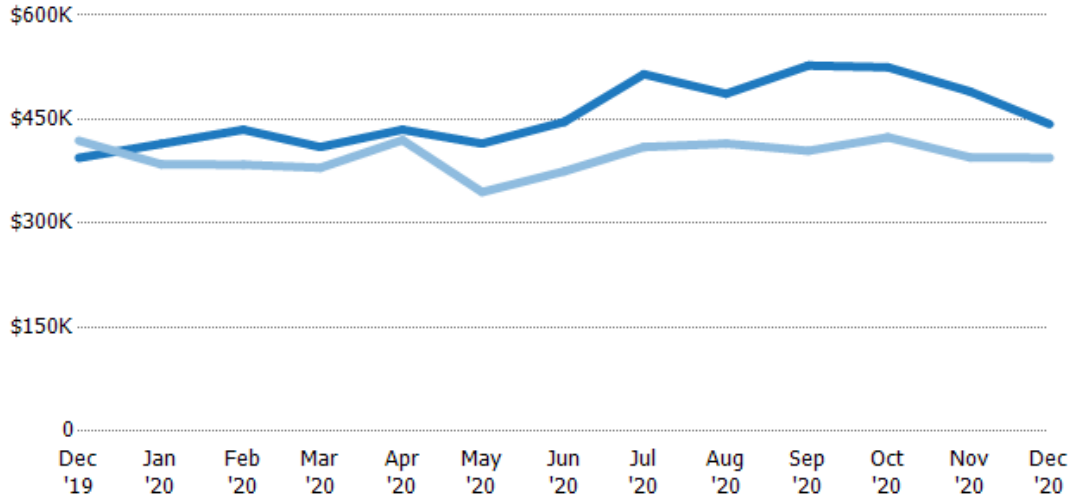
Median Sales Price

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.
Dec '20	\$443K	12.3%
Dec '19	\$394K	-5.9%
Dec '18	\$419K	-12.3%



Current Year	\$394K	\$415K	\$435K	\$410K	\$435K	\$415K	\$446K	\$515K	\$487K	\$528K	\$525K	\$490K	\$443K
Prior Year	\$419K	\$385K	\$385K	\$380K	\$420K	\$345K	\$375K	\$410K	\$415K	\$404K	\$424K	\$395K	\$394K
Percent Change from Prior Year	-6%	8%	13%	8%	4%	20%	19%	26%	17%	30%	24%	24%	12%

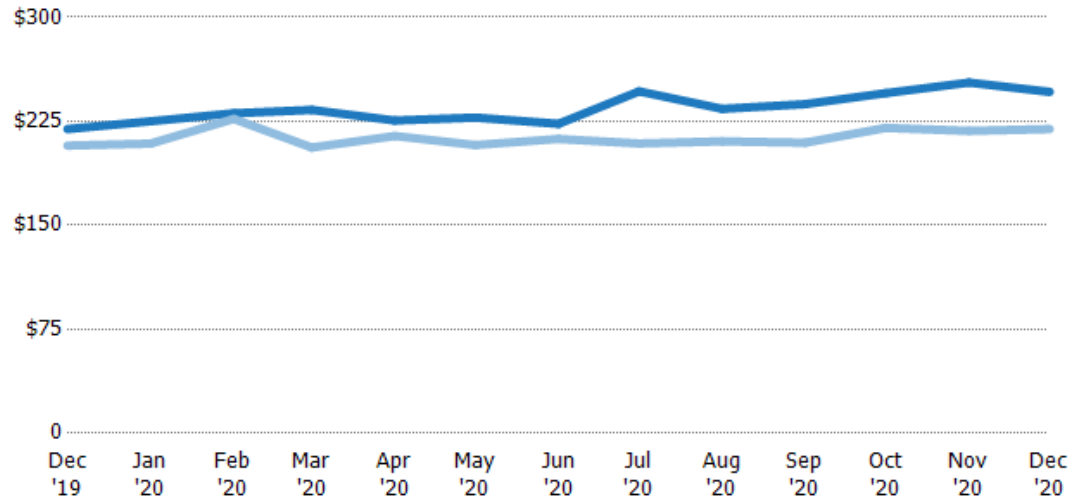
Average Sales Price per Sq Ft

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.
Dec '20	\$246	12.2%
Dec '19	\$219	5.8%
Dec '18	\$207	0.9%



Current Year	\$219	\$225	\$231	\$233	\$226	\$228	\$223	\$247	\$234	\$237	\$245	\$253	\$246
Prior Year	\$207	\$209	\$227	\$206	\$214	\$208	\$212	\$209	\$211	\$210	\$220	\$218	\$219
Percent Change from Prior Year	6%	8%	2%	13%	5%	10%	5%	18%	11%	13%	11%	16%	12%

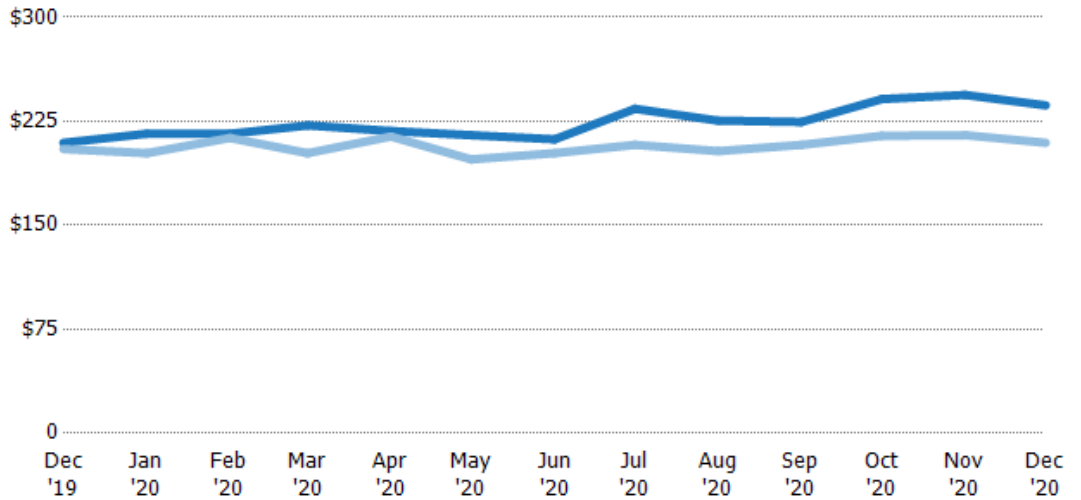
Median Sales Price per Sq Ft

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.
Dec '20	\$237	12.9%
Dec '19	\$210	2.2%
Dec '18	\$205	-2.4%



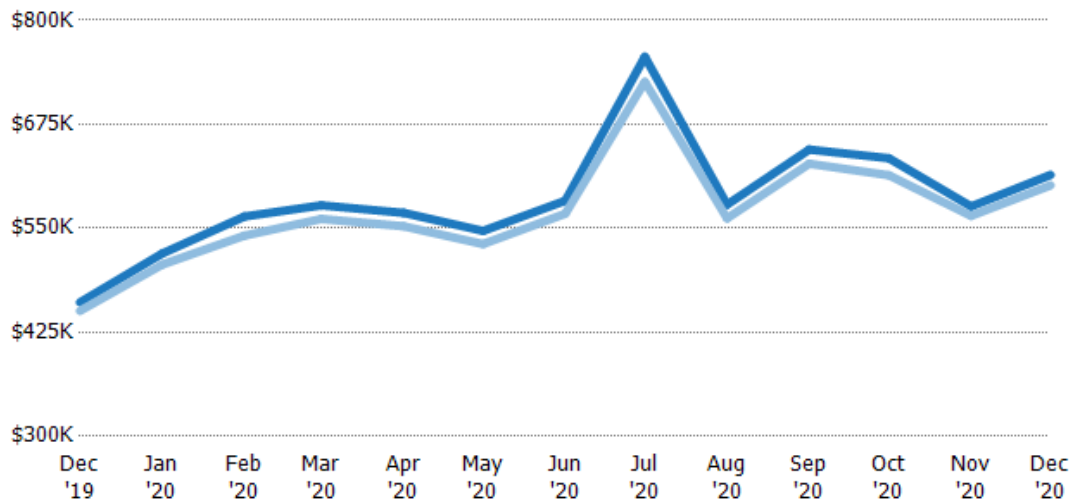
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	\$210	\$216	\$216	\$222	\$218	\$215	\$212	\$234	\$226	\$225	\$241	\$244	\$237
Prior Year	\$205	\$202	\$213	\$202	\$214	\$198	\$202	\$208	\$204	\$208	\$215	\$215	\$210
Percent Change from Prior Year	2%	7%	1%	10%	2%	9%	5%	13%	11%	8%	12%	13%	13%

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



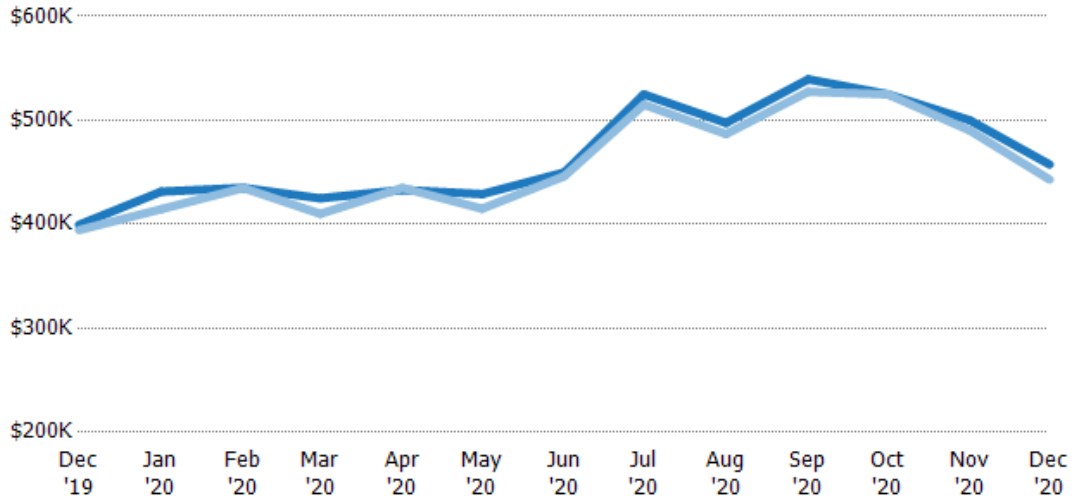
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Avg List Price	\$461K	\$520K	\$564K	\$578K	\$569K	\$547K	\$583K	\$756K	\$578K	\$645K	\$634K	\$576K	\$614K
Avg Sales Price	\$451K	\$506K	\$541K	\$561K	\$552K	\$531K	\$568K	\$726K	\$562K	\$628K	\$614K	\$565K	\$602K
Avg Sales Price as a % of Avg List Price	98%	97%	96%	97%	97%	97%	97%	96%	97%	97%	97%	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

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

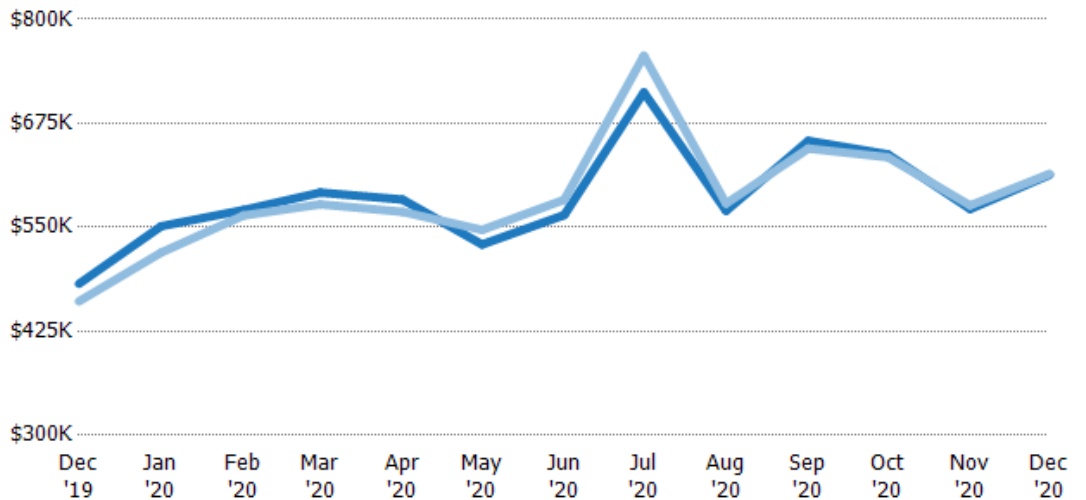


Average Sales Price vs Average Est Value

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

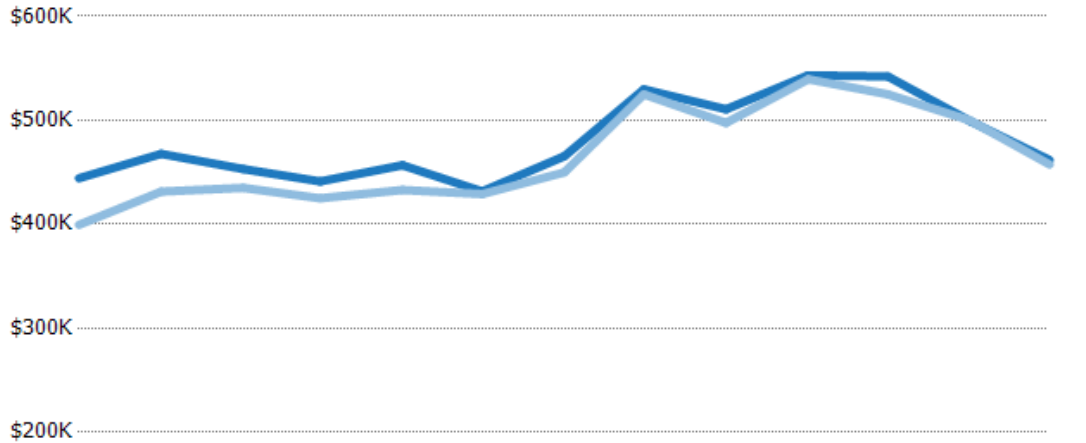


Median Sales Price vs Median Est Value

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



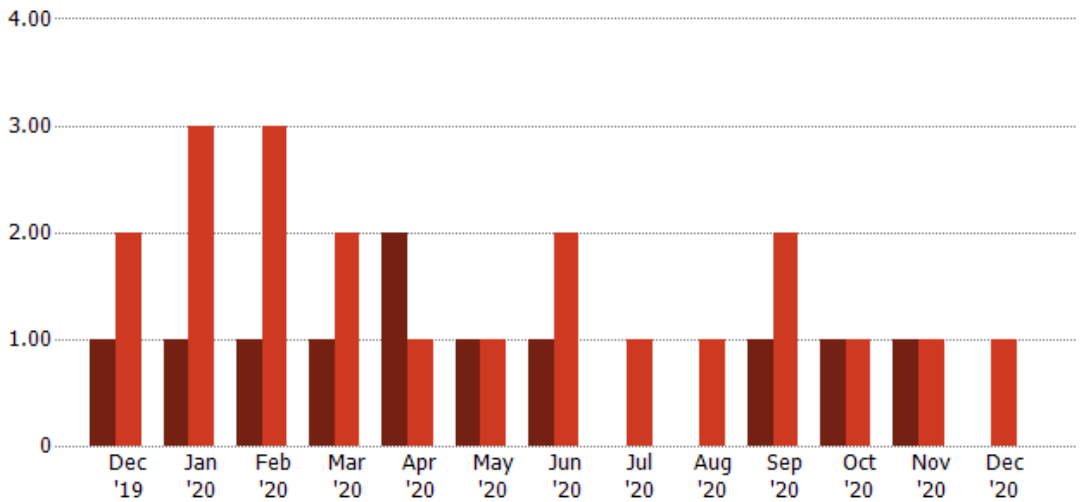
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Median Est Value	\$444K	\$468K	\$453K	\$441K	\$457K	\$432K	\$465K	\$530K	\$511K	\$543K	\$542K	\$499K	\$462K
Median Sales Price	\$399K	\$431K	\$435K	\$425K	\$433K	\$429K	\$450K	\$525K	\$498K	\$539K	\$525K	\$500K	\$458K
Med Sales Price as a % of Med Est Value	90%	92%	96%	96%	95%	99%	97%	99%	97%	99%	97%	100%	99%

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



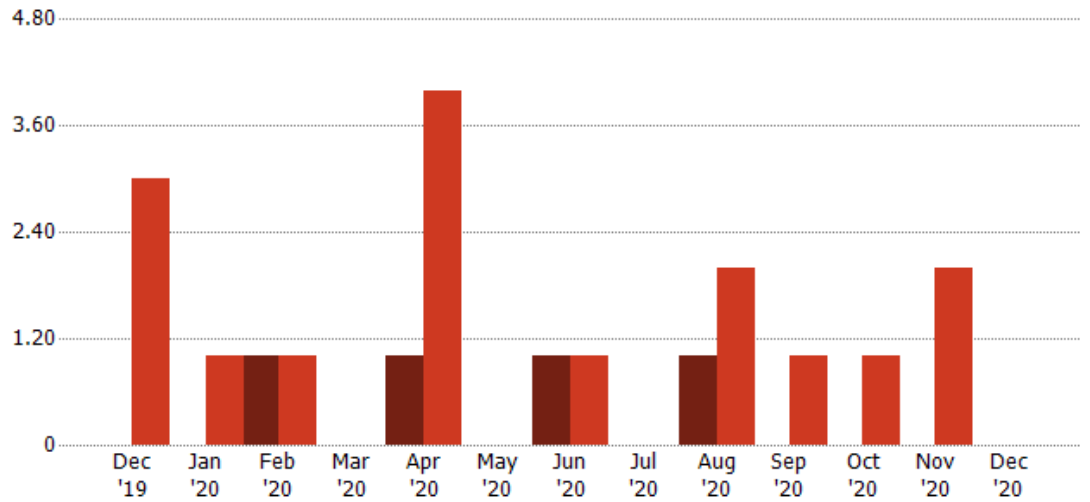
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	1	1	1	1	2	1	1	-	-	1	1	1	-
Prior Year	2	3	3	2	1	1	2	1	1	2	1	1	1
Percent Change from Prior Year	-50%	-67%	-67%	-50%	100%	0%	-50%	-100%	-100%	-50%	0%	0%	-100%

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	-	-	-	-
Prior Year	3	1	1	-	4	-	1	-	2	1	1	2	-
Percent Change from Prior Year	-100%	-100%	0%	-	-75%	-	0%	-	-50%	-100%	-100%	-100%	-



Sales Activity by ZIP

Dec 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	88	\$67,967,150	116	\$69,788,117	\$601,622	\$443,018	\$243	\$237	46

