



2020

FOUNTAIN HILLS MARKET REPORT JULY 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	Jul 2020	Jul 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	67	60	+11.7%	582	601	-3.2%
New Listing Volume	\$40,342,987	\$33,480,999	+20.5%	\$360,188,492	\$331,333,896	+8.7%
Active Listing Count	148	208	-28.8%	N/A	N/A	
Active Listing Volume	\$123,768,652	\$164,713,442	-24.9%	N/A	N/A	
Average Listing Price	\$836,275	\$791,892	+5.6%	\$905,098	\$754,577	+19.9%
Median Listing Price	\$654,500	\$575,000	+13.8%	\$663,957	\$546,429	+21.5%
Average Listing Price per Sq Ft	\$261	\$235	+10.9%	\$258	\$230	+12%
Median Listing Price per Sq Ft	\$241	\$217	+11.1%	\$237	\$214	+10.5%
Median Days in RPR	64.5	81.5	-20.9%	72.8	78.89	-7.7%
Months of Inventory	2.1	3.1	-31.9%	2.7	3.4	-19.8%
Absorption Rate	47.97%	32.69%	+15.3%	37.16%	29.81%	+7.4%
Sales Activity Charts Metrics						
New Pending Sales Count	98	89	+10.1%	737	735	+0.3%
New Pending Sales Volume	\$69,928,494	\$42,531,650	+64.4%	\$446,127,101	\$368,201,447	+21.2%
Pending Sales Count	97	52	+86.5%	N/A	N/A	
Pending Sales Volume	\$69,217,639	\$30,113,794	+129.9%	N/A	N/A	
Closed Sales Count	72	70	+2.9%	506	566	-10.6%
Closed Sales Volume	\$53,140,082	\$33,653,150	+57.9%	\$288,124,754	\$270,742,210	+6.4%
Average Sales Price	\$738,057	\$480,759	+53.5%	\$569,417	\$478,343	+19%
Median Sales Price	\$522,450	\$410,000	+27.4%	\$439,259	\$384,314	+14.3%
Average Sales Price per Sq Ft	\$247	\$209	+18.2%	\$231	\$212	+9.2%
Median Sales Price per Sq Ft	\$234	\$208	+12.3%	\$220	\$205	+7%
Distressed Charts Metrics						
Distressed Listing Count	-	2	-	N/A	N/A	

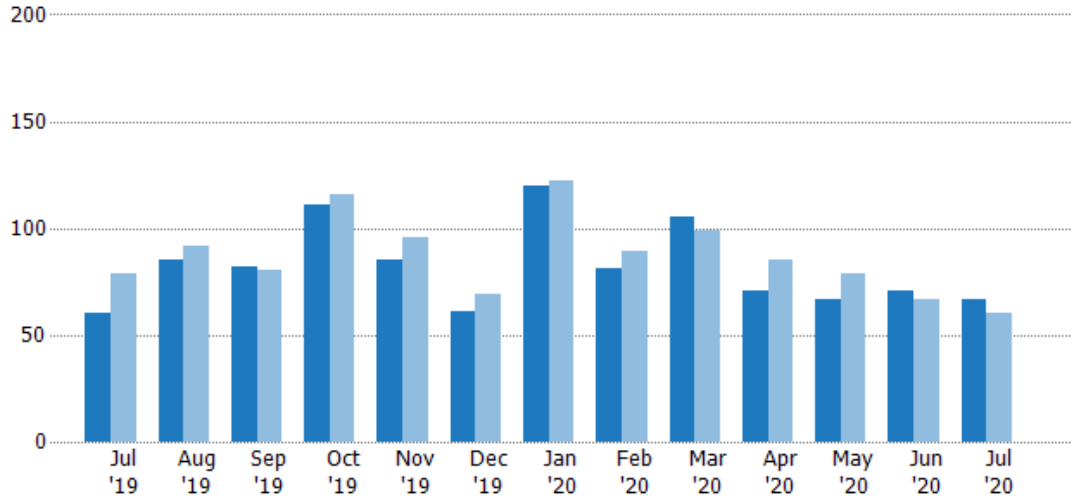
New Listings

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.
Jul '20	67	11.7%
Jul '19	60	-24.1%
Jul '18	79	-24.1%



Current Year	60	85	82	111	85	61	120	81	105	71	67	71	67
Prior Year	79	92	80	116	96	69	122	89	99	85	79	67	60
Percent Change from Prior Year	-24%	-8%	3%	-4%	-11%	-12%	-2%	-9%	6%	-16%	-15%	6%	12%

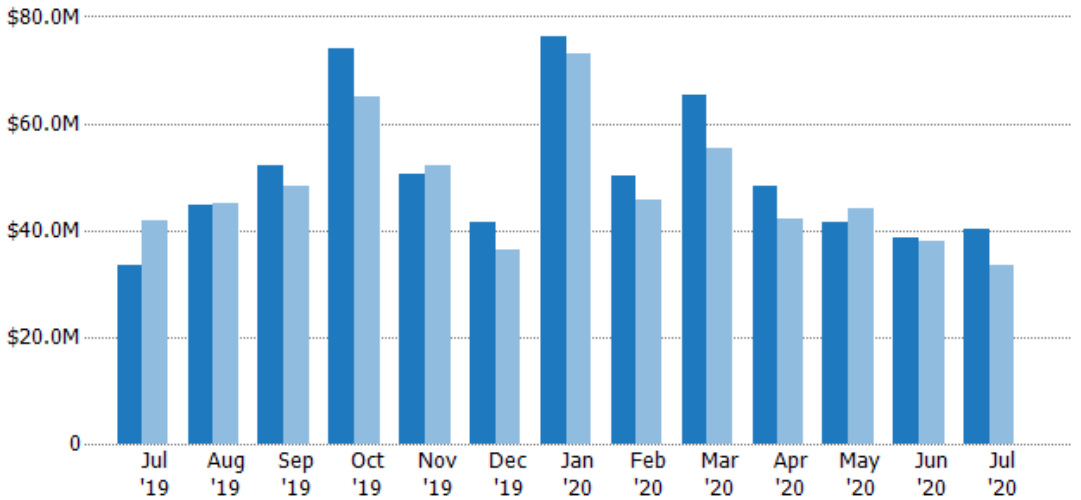
New Listing Volume

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.
Jul '20	\$40.3M	20.5%
Jul '19	\$33.5M	-19.7%
Jul '18	\$41.7M	-21.8%



Current Year	\$33.5M	\$44.6M	\$52.1M	\$74M	\$50.6M	\$41.5M	\$76.2M	\$50.1M	\$65.2M	\$48.2M	\$41.5M	\$38.6M	\$40.3M
Prior Year	\$41.7M	\$45.1M	\$48.2M	\$64.9M	\$52.1M	\$36.4M	\$72.9M	\$45.5M	\$55.4M	\$42.1M	\$44.1M	\$37.9M	\$33.5M
Percent Change from Prior Year	-20%	-1%	8%	14%	-3%	14%	5%	10%	18%	14%	-6%	2%	20%

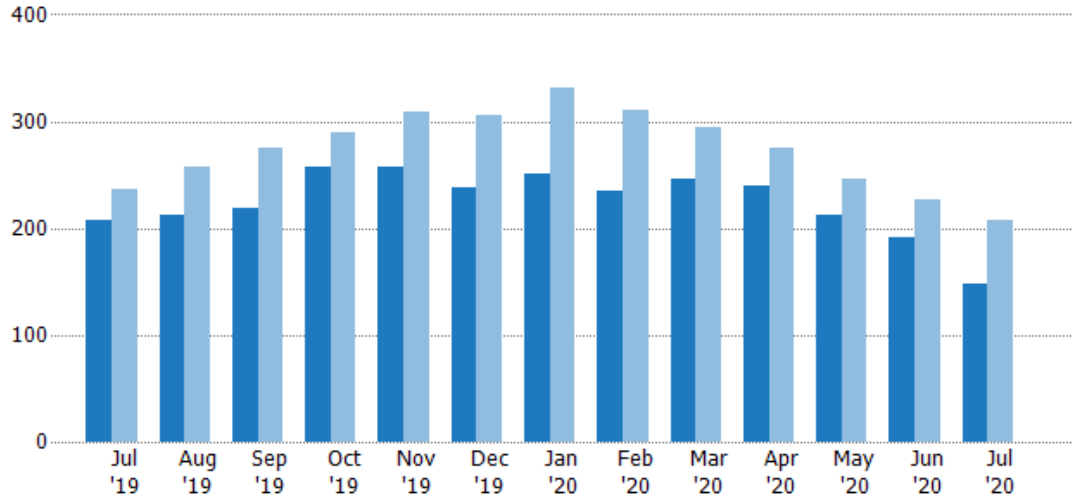
Active Listings

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.
Jul '20	148	-28.8%
Jul '19	208	-11.9%
Jul '18	236	19.1%



Current Year	208	213	218	258	258	238	251	235	246	239	213	191	148
Prior Year	236	258	275	289	309	305	332	310	295	275	246	226	208
Percent Change from Prior Year	-12%	-17%	-21%	-11%	-17%	-22%	-24%	-24%	-17%	-13%	-13%	-15%	-29%

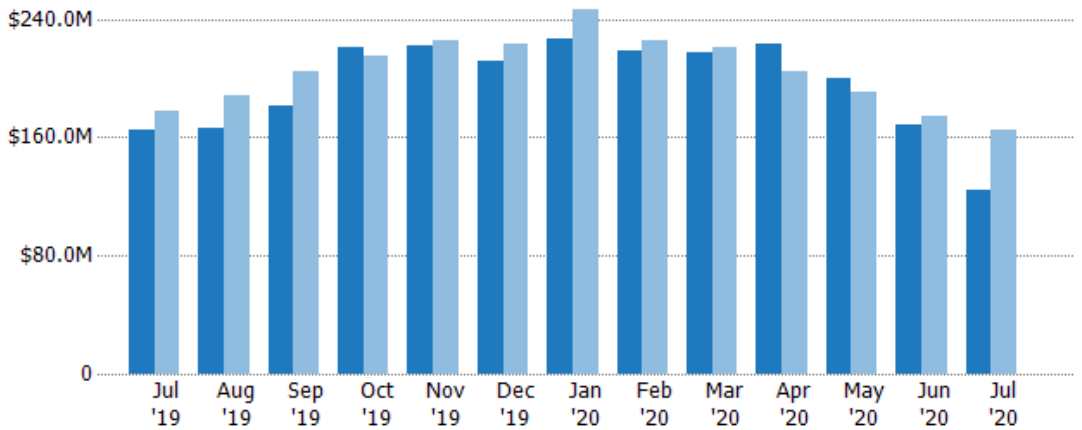
Active Listing Volume

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.
Jul '20	\$124M	-24.9%
Jul '19	\$165M	-7.1%
Jul '18	\$177M	22.1%



Current Year	\$165M	\$166M	\$181M	\$221M	\$222M	\$211M	\$227M	\$219M	\$218M	\$223M	\$200M	\$168M	\$124M
Prior Year	\$177M	\$188M	\$205M	\$216M	\$226M	\$223M	\$247M	\$226M	\$221M	\$205M	\$190M	\$175M	\$165M
Percent Change from Prior Year	-7%	-12%	-11%	2%	-2%	-5%	-8%	-3%	-2%	9%	5%	-4%	-25%

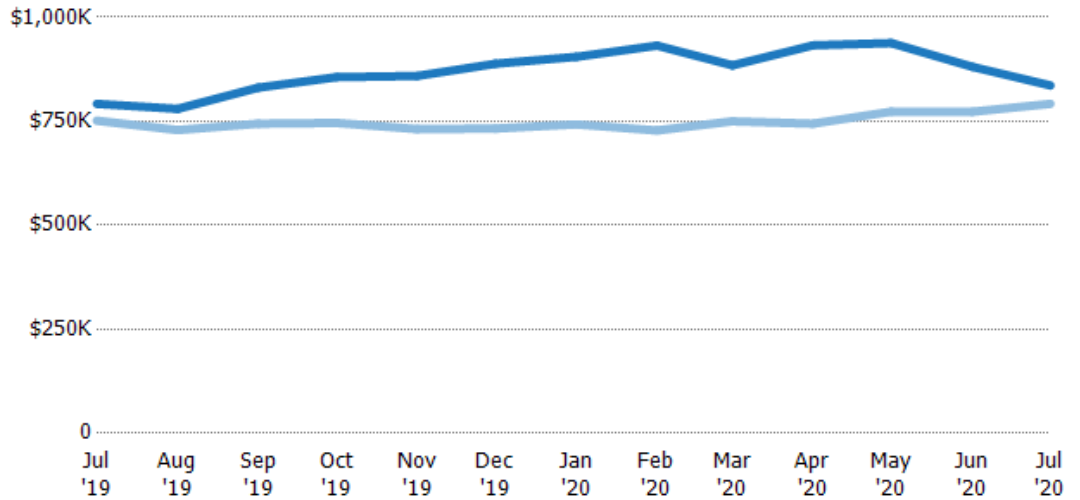
Average Listing Price

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.
Jul '20	\$836K	5.6%
Jul '19	\$792K	5.4%
Jul '18	\$751K	2.5%



Current Year	\$792K	\$780K	\$831K	\$856K	\$859K	\$888K	\$905K	\$932K	\$885K	\$933K	\$938K	\$881K	\$836K
Prior Year	\$751K	\$729K	\$744K	\$746K	\$731K	\$733K	\$743K	\$728K	\$750K	\$744K	\$773K	\$773K	\$792K
Percent Change from Prior Year	5%	7%	12%	15%	17%	21%	22%	28%	18%	25%	21%	14%	6%

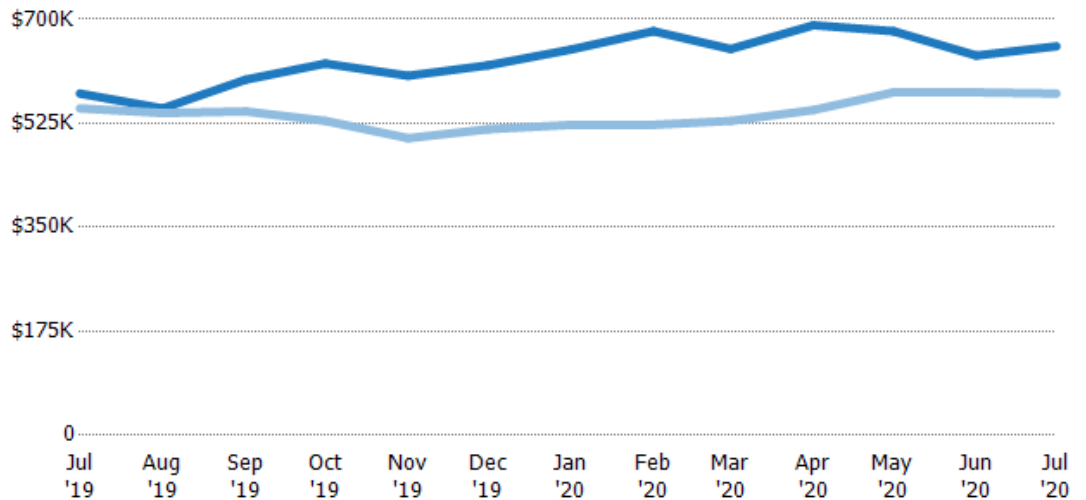
Median Listing Price

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.
Jul '20	\$655K	13.8%
Jul '19	\$575K	4.5%
Jul '18	\$550K	2.7%



Current Year	\$575K	\$550K	\$598K	\$625K	\$605K	\$623K	\$649K	\$680K	\$650K	\$690K	\$680K	\$639K	\$655K
Prior Year	\$550K	\$542K	\$545K	\$529K	\$500K	\$515K	\$522K	\$522K	\$529K	\$547K	\$577K	\$577K	\$575K
Percent Change from Prior Year	5%	1%	10%	18%	21%	21%	24%	30%	23%	26%	18%	11%	14%

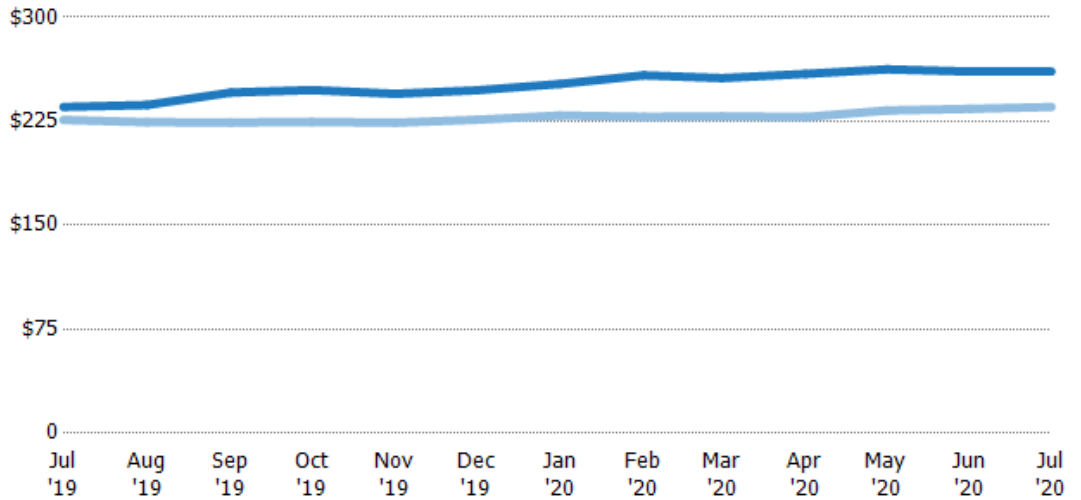
Average Listing Price per Sq Ft

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.
Jul '20	\$261	10.9%
Jul '19	\$235	4.1%
Jul '18	\$226	-0.8%



Current Year	\$235	\$237	\$246	\$248	\$245	\$247	\$252	\$258	\$256	\$259	\$263	\$261	\$261
Prior Year	\$226	\$224	\$224	\$225	\$224	\$226	\$229	\$228	\$228	\$228	\$233	\$234	\$235
Percent Change from Prior Year	4%	6%	10%	10%	9%	9%	10%	13%	12%	14%	13%	12%	11%

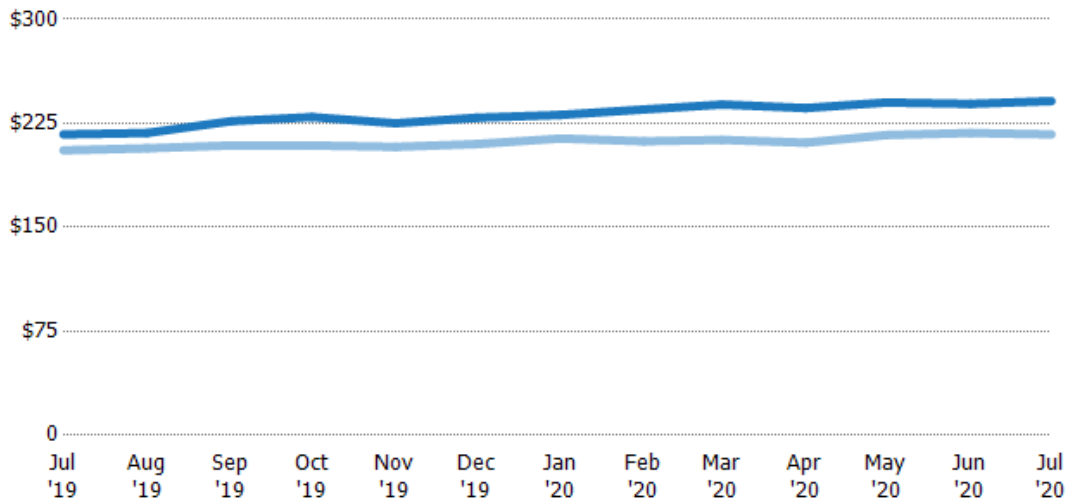
Median Listing Price per Sq Ft

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.
Jul '20	\$241	11.1%
Jul '19	\$217	5.6%
Jul '18	\$206	-0.2%



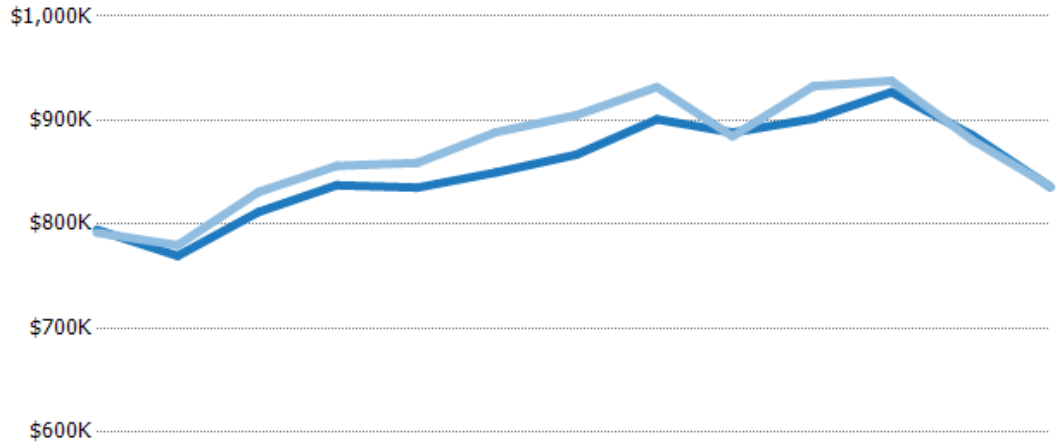
Current Year	\$217	\$218	\$227	\$230	\$225	\$229	\$231	\$235	\$239	\$236	\$240	\$239	\$241
Prior Year	\$206	\$207	\$209	\$209	\$208	\$210	\$214	\$212	\$213	\$211	\$217	\$218	\$217
Percent Change from Prior Year	6%	5%	8%	10%	8%	9%	8%	11%	12%	12%	11%	10%	11%

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



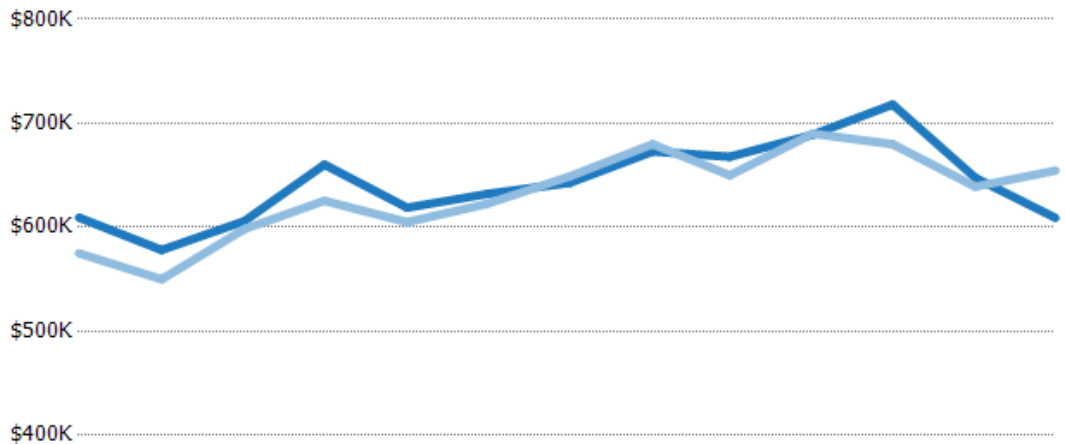
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Avg Est Value	\$795K	\$770K	\$812K	\$837K	\$835K	\$850K	\$867K	\$901K	\$888K	\$901K	\$927K	\$886K	\$836K
Avg Listing Price	\$792K	\$780K	\$831K	\$856K	\$859K	\$888K	\$905K	\$932K	\$885K	\$933K	\$938K	\$881K	\$836K
Avg Listing Price as a % of Avg Est Value	100%	101%	102%	102%	103%	105%	104%	103%	100%	103%	101%	99%	100%

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



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Median Est Value	\$609K	\$578K	\$606K	\$660K	\$619K	\$632K	\$643K	\$673K	\$668K	\$689K	\$718K	\$648K	\$609K
Median Listing Price	\$575K	\$550K	\$598K	\$625K	\$605K	\$623K	\$649K	\$680K	\$650K	\$690K	\$680K	\$639K	\$655K
Med Listing Price as a % of Med Est Value	94%	95%	99%	95%	98%	98%	101%	101%	97%	100%	95%	99%	107%

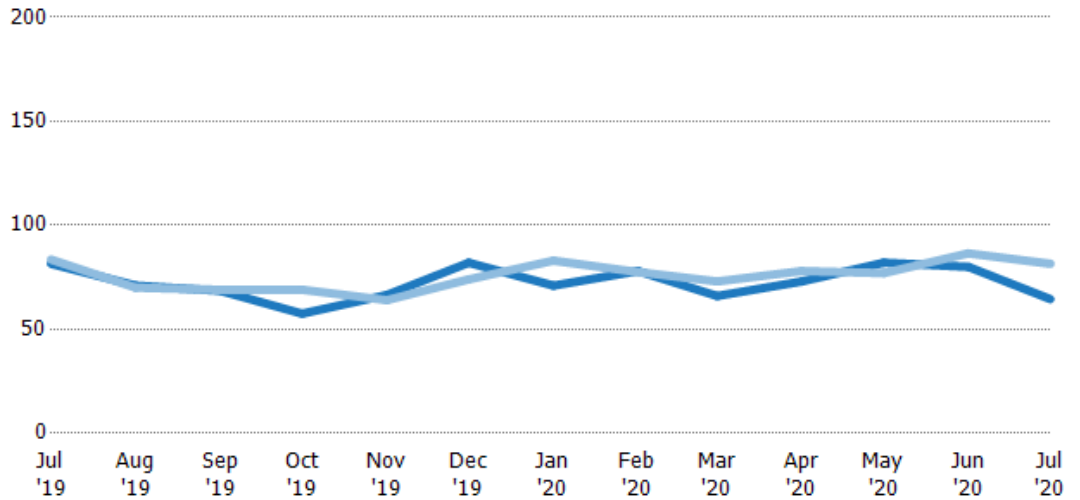
Median Days in RPR

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.
Jul '20	64.5	-20.9%
Jul '19	81.5	-2.4%
Jul '18	83.5	23.4%



Current Year	81.5	71	68.5	57.5	66.5	82	71	78	66	73	82	80	64.5
Prior Year	83.5	70	69	69	64	74	83	77.5	73	78	77	86.5	81.5
Percent Change from Prior Year	-2%	1%	-1%	-17%	4%	11%	-14%	1%	-10%	-6%	6%	-8%	-21%

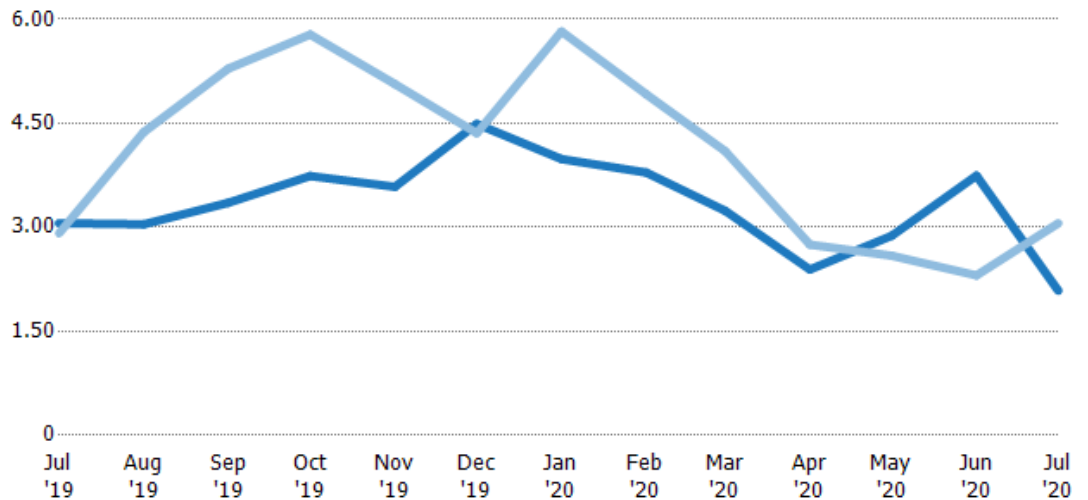
Months of Inventory

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.
Jul '20	2.08	-31.9%
Jul '19	3.06	5%
Jul '18	2.91	46.1%



Current Year	3.06	3.04	3.35	3.74	3.58	4.49	3.98	3.79	3.24	2.39	2.88	3.75	2.08
Prior Year	2.91	4.37	5.29	5.78	5.07	4.36	5.82	4.92	4.1	2.75	2.59	2.31	3.06
Percent Change from Prior Year	5%	-30%	-37%	-35%	-29%	3%	-32%	-23%	-21%	-13%	11%	62%	-32%

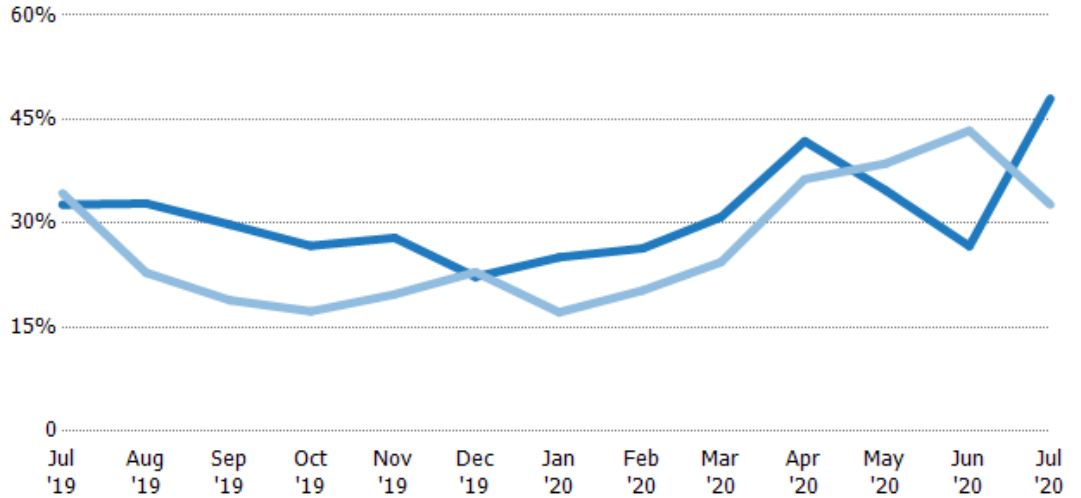
Absorption Rate

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.
Jul '20	48%	-15.3%
Jul '19	33%	1.6%
Jul '18	34%	-31.6%



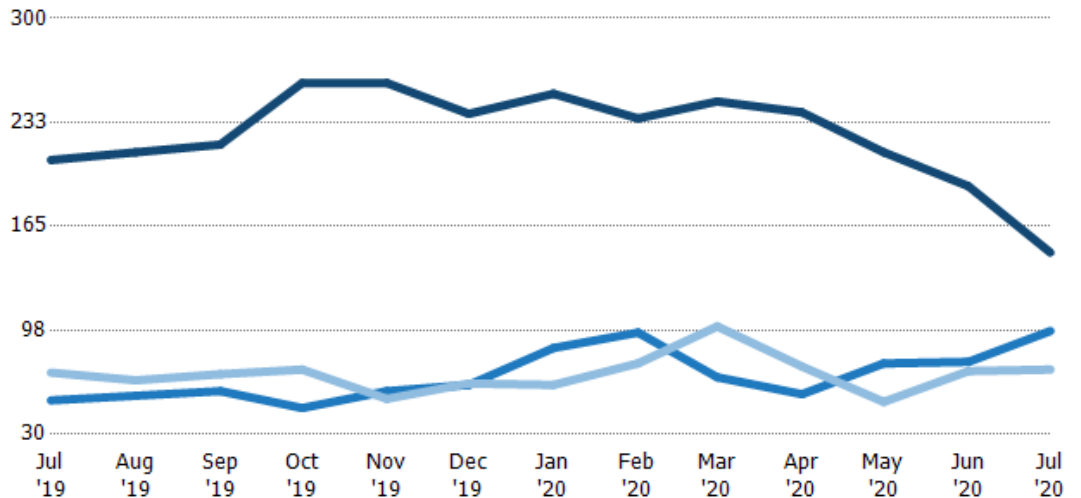
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	33%	33%	30%	27%	28%	22%	25%	26%	31%	42%	35%	27%	48%
Prior Year	34%	23%	19%	17%	20%	23%	17%	20%	24%	36%	39%	43%	33%
Change from Prior Year	2%	-10%	-11%	-9%	-8%	1%	-8%	-6%	-6%	-5%	4%	17%	-15%

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



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Active	208	213	218	258	258	238	251	235	246	239	213	191	148
Pending	52	55	58	47	58	62	86	96	67	56	76	77	97
Sold	70	65	69	72	53	63	62	76	100	74	51	71	72

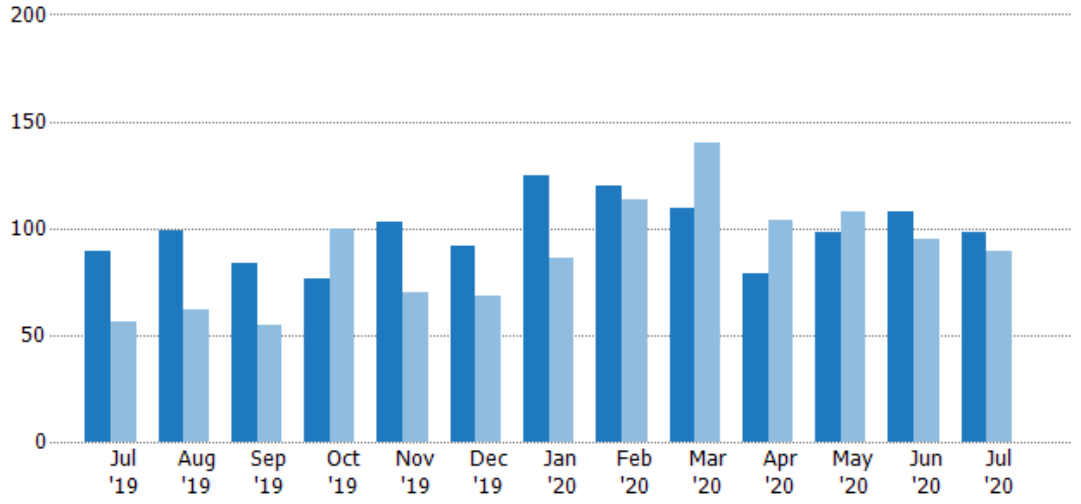
New Pending Sales

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.
Jul '20	98	10.1%
Jul '19	89	58.9%
Jul '18	56	26.8%



Current Year	89	99	84	76	103	92	125	120	109	79	98	108	98
Prior Year	56	62	55	100	70	68	86	113	140	104	108	95	89
Percent Change from Prior Year	59%	60%	53%	-24%	47%	35%	45%	6%	-22%	-24%	-9%	14%	10%

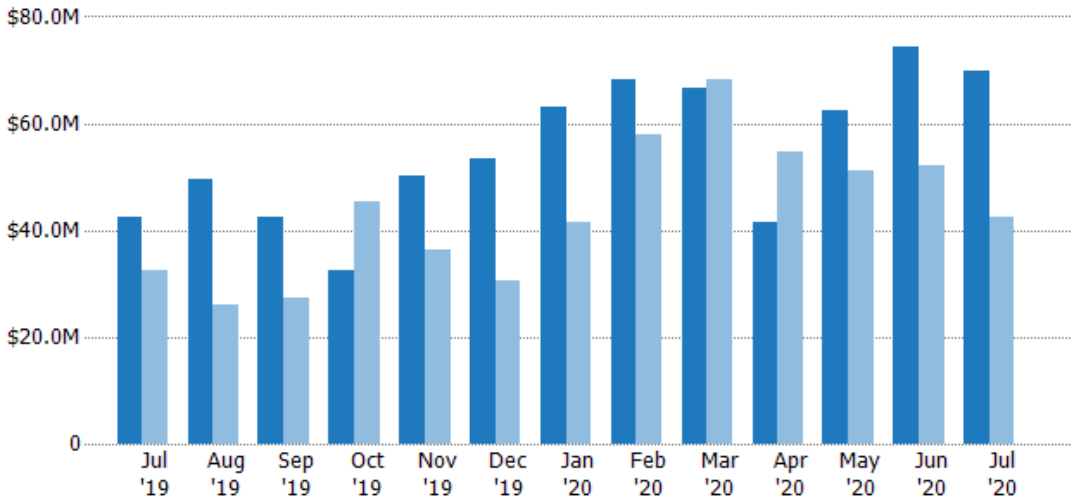
New Pending Sales Volume

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.
Jul '20	\$69.9M	64.4%
Jul '19	\$42.5M	30.6%
Jul '18	\$32.6M	-10.6%



Current Year	\$42.5M	\$49.6M	\$42.5M	\$32.5M	\$50.2M	\$53.5M	\$62.9M	\$68.3M	\$66.7M	\$41.5M	\$62.3M	\$74.4M	\$69.9M
Prior Year	\$32.6M	\$26.2M	\$27.4M	\$45.4M	\$36.3M	\$30.5M	\$41.5M	\$57.8M	\$68.2M	\$54.8M	\$51.2M	\$52.1M	\$42.5M
Percent Change from Prior Year	31%	89%	55%	-29%	38%	75%	52%	18%	-2%	-24%	22%	43%	64%

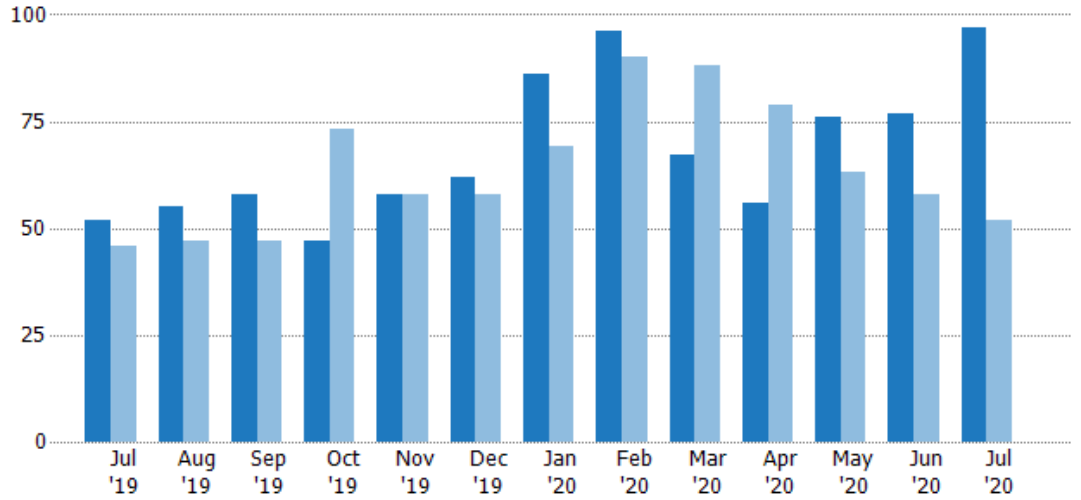
Pending Sales

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.
Jul '20	97	86.5%
Jul '19	52	13%
Jul '18	46	28.3%



Current Year	52	55	58	47	58	62	86	96	67	56	76	77	97
Prior Year	46	47	47	73	58	58	69	90	88	79	63	58	52
Percent Change from Prior Year	13%	17%	23%	-36%	0%	7%	25%	7%	-24%	-29%	21%	33%	87%

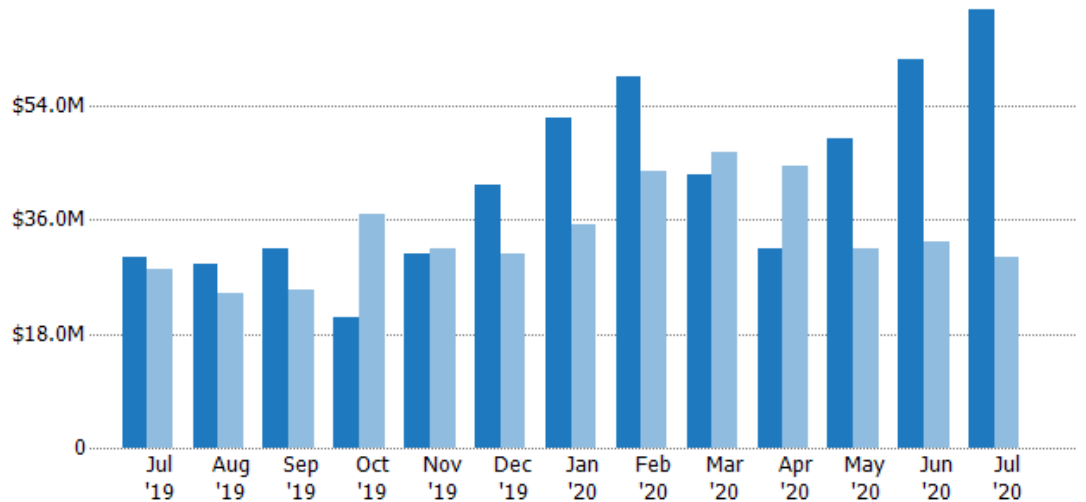
Pending Sales Volume

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.
Jul '20	\$69.2M	129.9%
Jul '19	\$30.1M	6.4%
Jul '18	\$28.3M	-3.4%



Current Year	\$30.1M	\$29M	\$31.4M	\$20.5M	\$30.6M	\$41.4M	\$52.1M	\$58.5M	\$43.1M	\$31.5M	\$48.7M	\$61.3M	\$69.2M
Prior Year	\$28.3M	\$24.4M	\$24.9M	\$37M	\$31.4M	\$30.6M	\$35.1M	\$43.6M	\$46.6M	\$44.4M	\$31.5M	\$32.7M	\$30.1M
Percent Change from Prior Year	6%	19%	26%	-45%	-3%	35%	48%	34%	-8%	-29%	55%	88%	130%

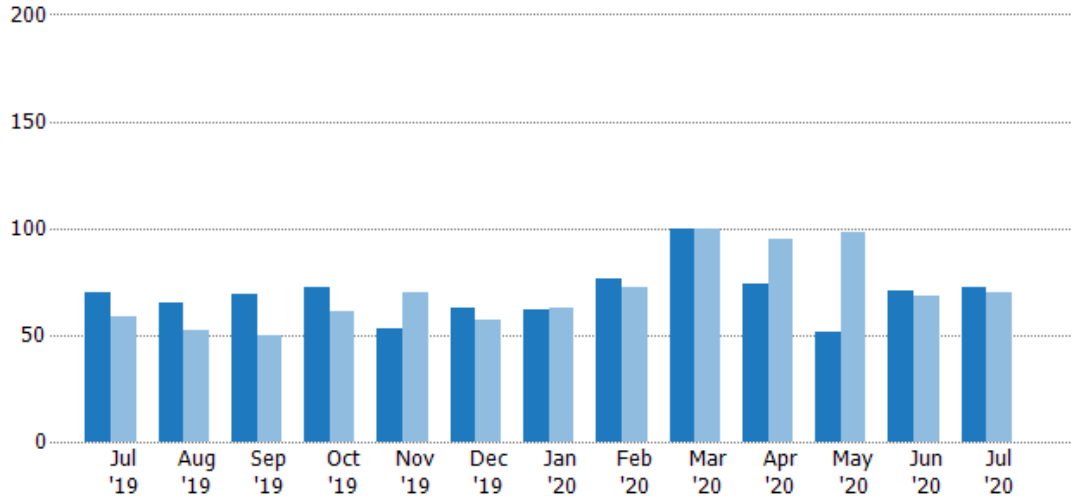
Closed Sales

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.
Jul '20	72	2.9%
Jul '19	70	18.6%
Jul '18	59	-13.6%



Current Year	70	65	69	72	53	63	62	76	100	74	51	71	72
Prior Year	59	52	50	61	70	57	63	72	100	95	98	68	70
Percent Change from Prior Year	19%	25%	38%	18%	-24%	11%	-2%	6%	0%	-22%	-48%	4%	3%

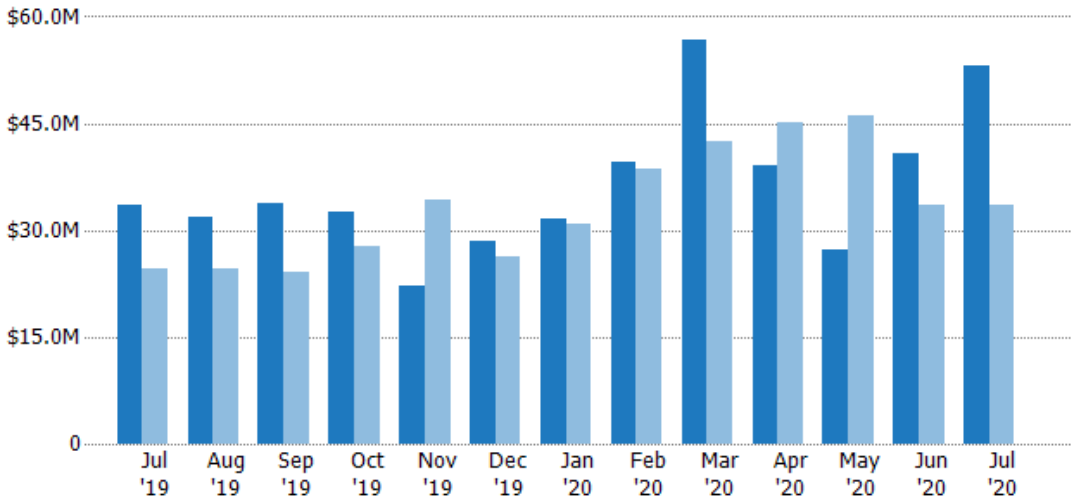
Closed Sales Volume

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.
Jul '20	\$53.1M	57.9%
Jul '19	\$33.7M	36.7%
Jul '18	\$24.6M	-20.1%



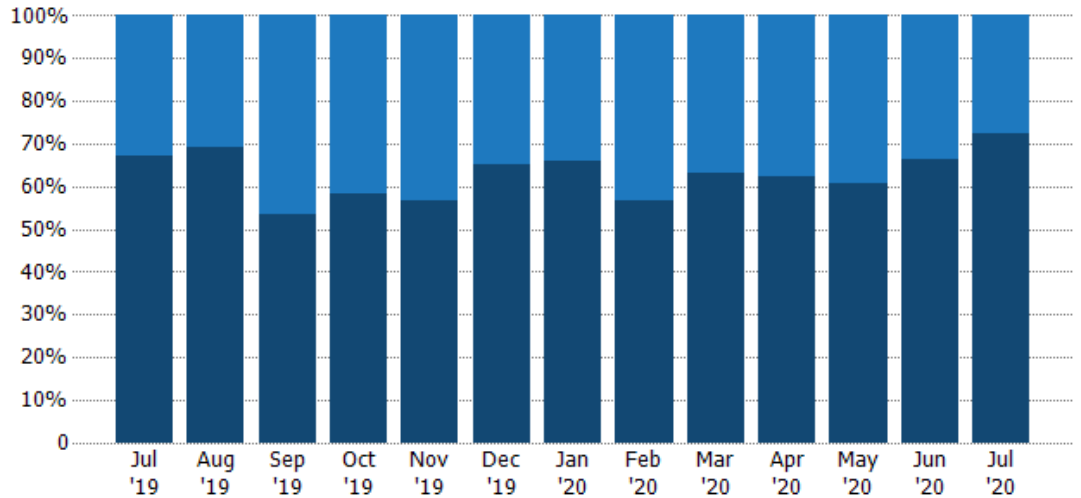
Current Year	\$33.7M	\$31.8M	\$33.7M	\$32.6M	\$22.2M	\$28.4M	\$31.5M	\$39.7M	\$56.8M	\$39.1M	\$27.2M	\$40.7M	\$53.1M
Prior Year	\$24.6M	\$24.5M	\$24.1M	\$27.8M	\$34.3M	\$26.2M	\$31M	\$38.7M	\$42.5M	\$45.2M	\$46.2M	\$33.6M	\$33.7M
Percent Change from Prior Year	37%	30%	40%	17%	-35%	8%	2%	3%	34%	-13%	-41%	21%	58%

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



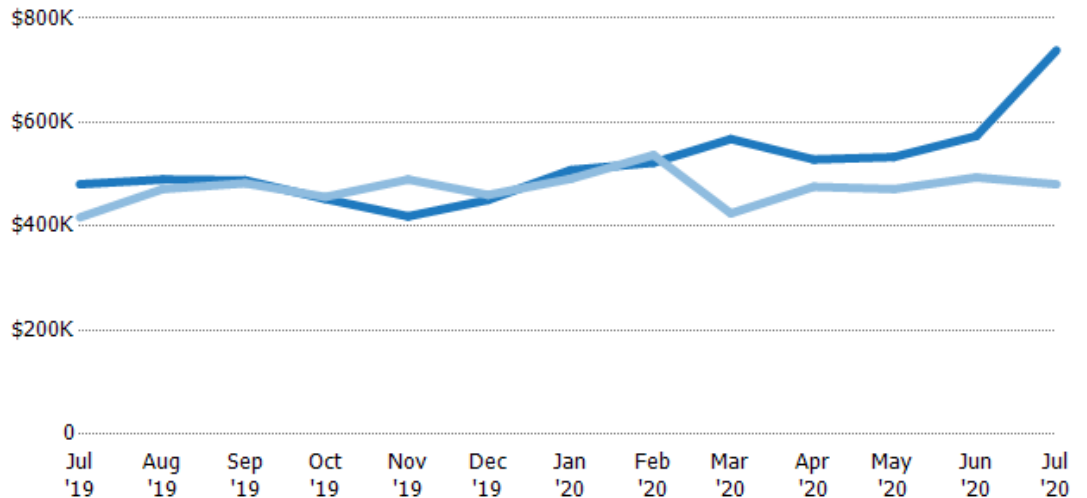
Condo/Townhouse	33%	31%	46%	42%	43%	35%	34%	43%	37%	38%	39%	34%	28%
Single Family Residence	67%	69%	54%	58%	57%	65%	66%	57%	63%	62%	61%	66%	72%

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.
Jul '20	\$738K	53.5%
Jul '19	\$481K	15.2%
Jul '18	\$417K	-7.5%

Current Year	\$481K	\$490K	\$488K	\$452K	\$419K	\$451K	\$508K	\$522K	\$568K	\$528K	\$533K	\$574K	\$738K
Prior Year	\$417K	\$471K	\$483K	\$456K	\$490K	\$460K	\$491K	\$537K	\$425K	\$476K	\$471K	\$494K	\$481K
Percent Change from Prior Year	15%	4%	1%	-1%	-14%	-2%	3%	-3%	34%	11%	13%	16%	54%

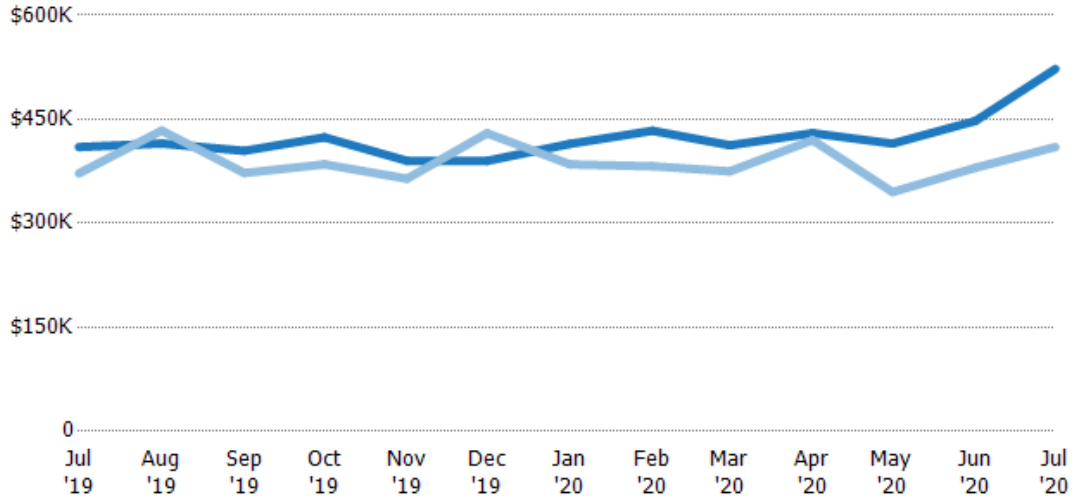
Median Sales Price

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.
Jul '20	\$522K	27.4%
Jul '19	\$410K	10.2%
Jul '18	\$372K	-6.6%



Current Year	\$410K	\$415K	\$404K	\$424K	\$390K	\$390K	\$415K	\$433K	\$413K	\$430K	\$415K	\$448K	\$522K
Prior Year	\$372K	\$434K	\$373K	\$385K	\$364K	\$430K	\$385K	\$382K	\$375K	\$420K	\$345K	\$380K	\$410K
Percent Change from Prior Year	10%	-4%	9%	10%	7%	-9%	8%	13%	10%	2%	20%	18%	27%

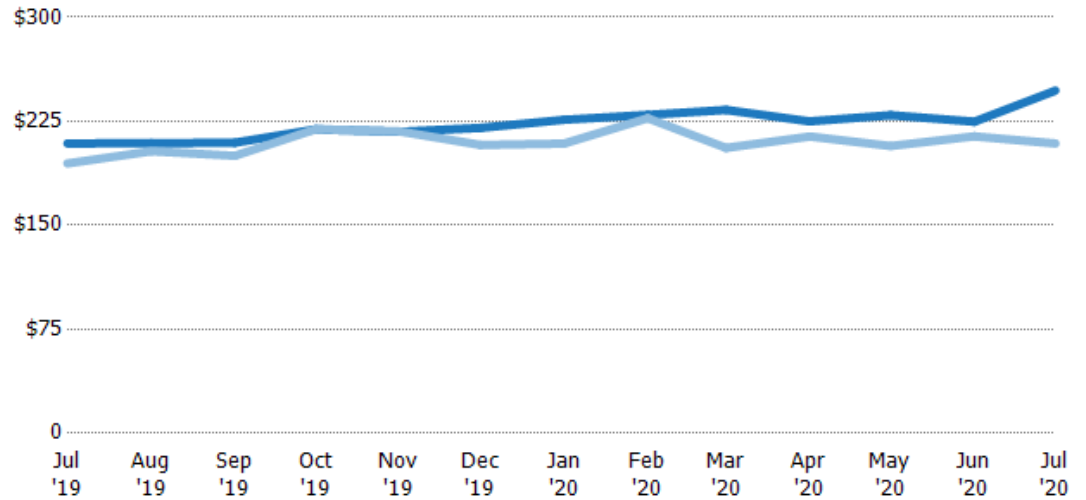
Average Sales Price per Sq Ft

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.
Jul '20	\$247	18.2%
Jul '19	\$209	7.4%
Jul '18	\$195	-2.1%



Current Year	\$209	\$209	\$210	\$219	\$217	\$220	\$226	\$230	\$233	\$225	\$229	\$225	\$247
Prior Year	\$195	\$203	\$200	\$219	\$218	\$208	\$209	\$227	\$206	\$214	\$207	\$214	\$209
Percent Change from Prior Year	7%	3%	5%	0%	0%	6%	8%	1%	13%	5%	11%	5%	18%

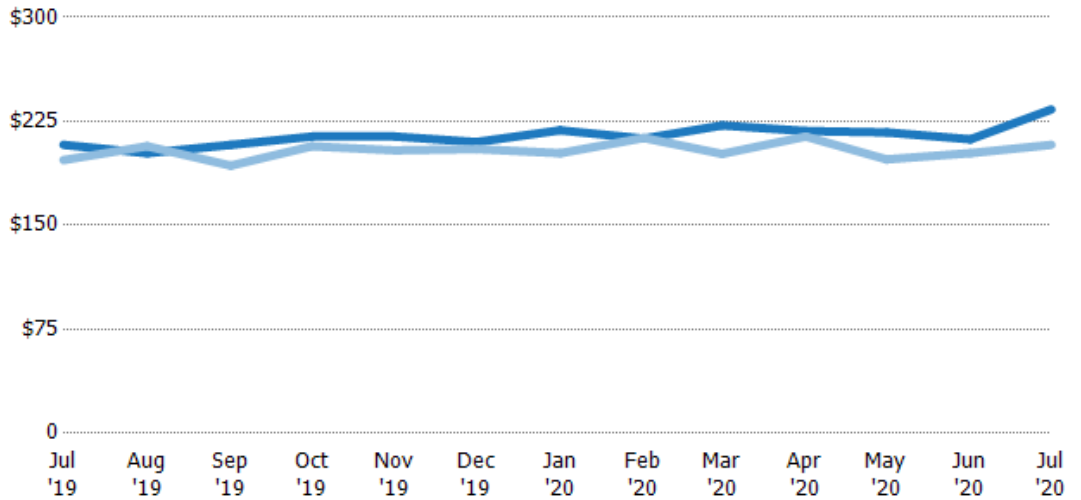
Median Sales Price per Sq Ft

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.
Jul '20	\$234	12.3%
Jul '19	\$208	5.6%
Jul '18	\$197	-6.1%



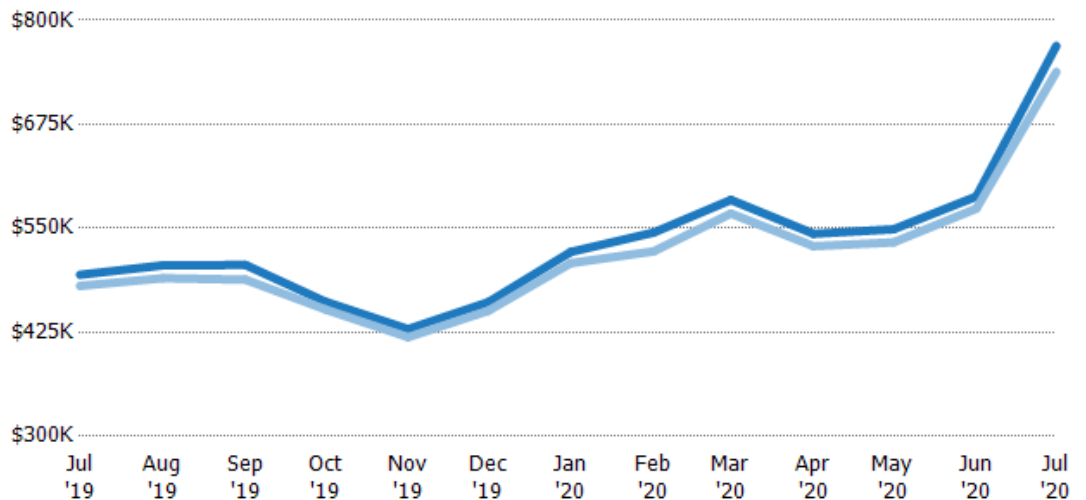
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	\$208	\$202	\$208	\$214	\$214	\$210	\$219	\$213	\$222	\$218	\$217	\$212	\$234
Prior Year	\$197	\$207	\$193	\$207	\$204	\$205	\$202	\$213	\$202	\$214	\$198	\$202	\$208
Percent Change from Prior Year	6%	-2%	8%	3%	5%	2%	8%	0%	10%	2%	10%	5%	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



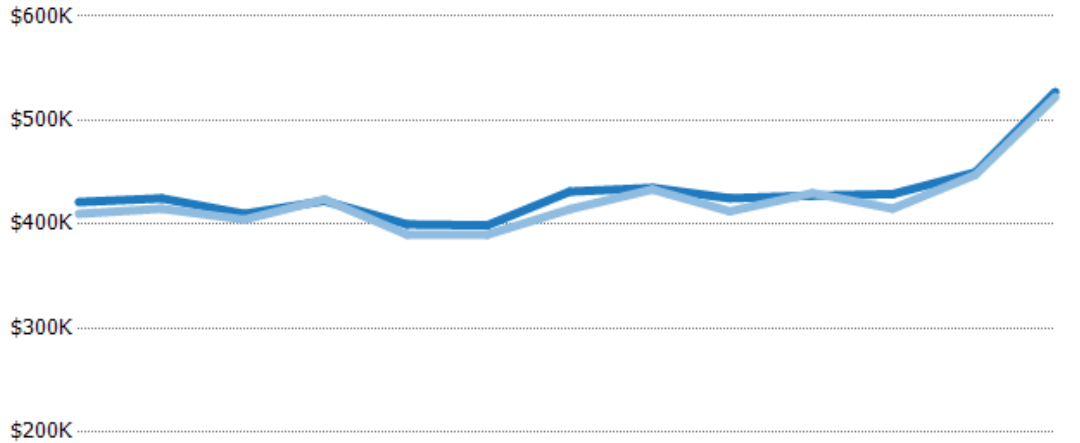
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Avg List Price	\$494K	\$505K	\$506K	\$462K	\$429K	\$461K	\$522K	\$545K	\$584K	\$543K	\$549K	\$588K	\$769K
Avg Sales Price	\$481K	\$490K	\$488K	\$452K	\$419K	\$451K	\$508K	\$522K	\$568K	\$528K	\$533K	\$574K	\$738K
Avg Sales Price as a % of Avg List Price	97%	97%	97%	98%	98%	98%	97%	96%	97%	97%	97%	98%	96%

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



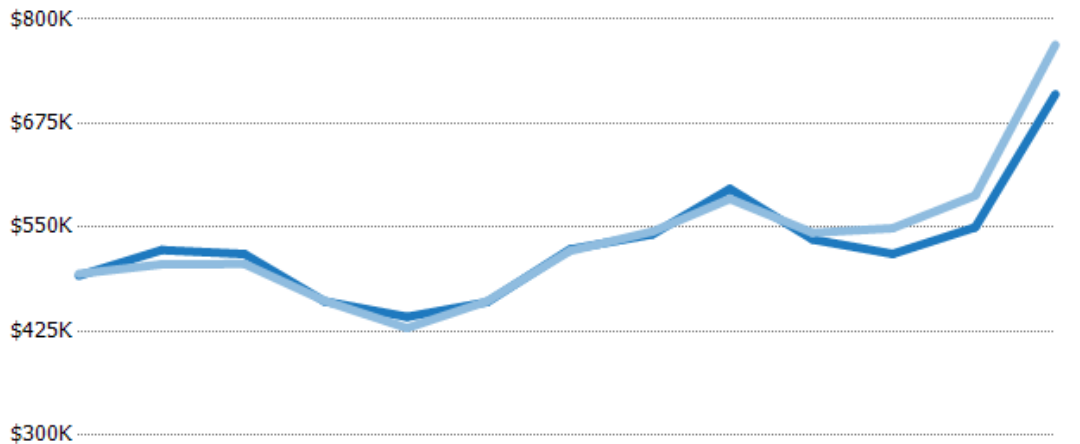
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Median List Price	\$421K	\$425K	\$410K	\$422K	\$400K	\$399K	\$431K	\$435K	\$425K	\$428K	\$429K	\$450K	\$527K
Median Sales Price	\$410K	\$415K	\$404K	\$424K	\$390K	\$390K	\$415K	\$433K	\$413K	\$430K	\$415K	\$448K	\$522K
Med Sales Price as a % of Med List Price	97%	98%	99%	100%	98%	98%	96%	100%	97%	101%	97%	99%	99%

Average Sales Price vs Average Est Value

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

Filters Used

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



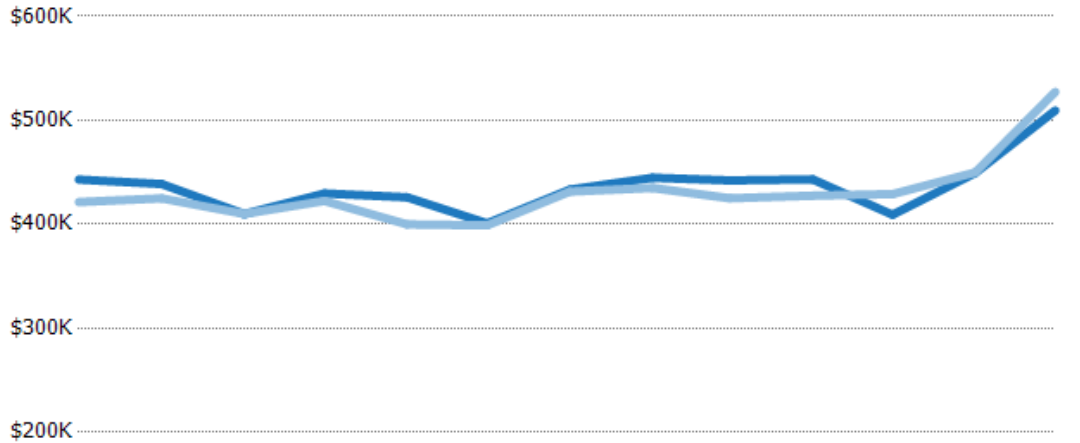
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Avg Est Value	\$492K	\$523K	\$518K	\$461K	\$442K	\$460K	\$523K	\$542K	\$596K	\$535K	\$518K	\$550K	\$710K
Avg Sales Price	\$494K	\$505K	\$506K	\$462K	\$429K	\$461K	\$522K	\$545K	\$584K	\$543K	\$549K	\$588K	\$769K
Avg Sales Price as a % of Avg Est Value	100%	97%	98%	100%	97%	100%	100%	101%	98%	101%	106%	107%	108%

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



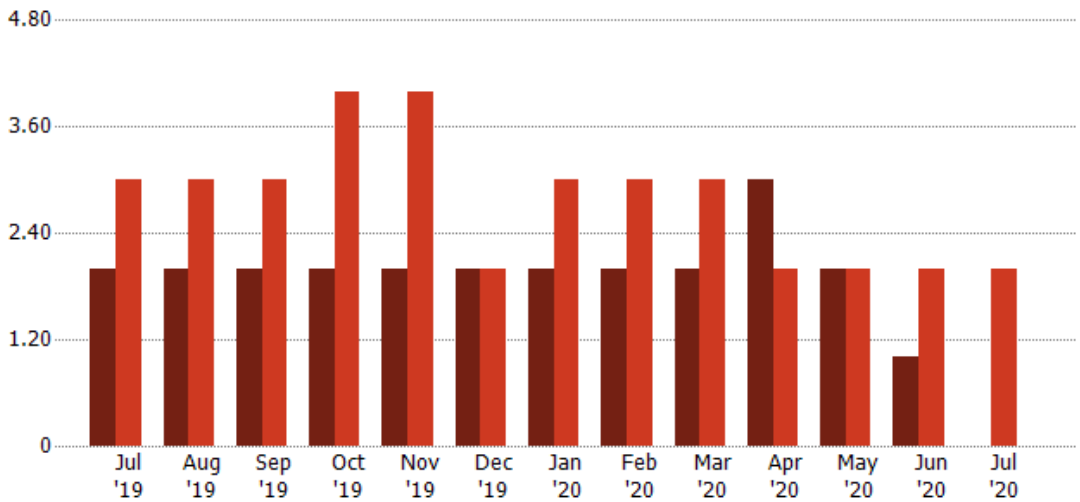
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Median Est Value	\$443K	\$439K	\$410K	\$430K	\$426K	\$401K	\$433K	\$445K	\$442K	\$443K	\$409K	\$449K	\$509K
Median Sales Price	\$421K	\$425K	\$410K	\$422K	\$400K	\$399K	\$431K	\$435K	\$425K	\$428K	\$429K	\$450K	\$527K
Med Sales Price as a % of Med Est Value	95%	97%	100%	98%	94%	100%	100%	98%	96%	96%	105%	100%	104%

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



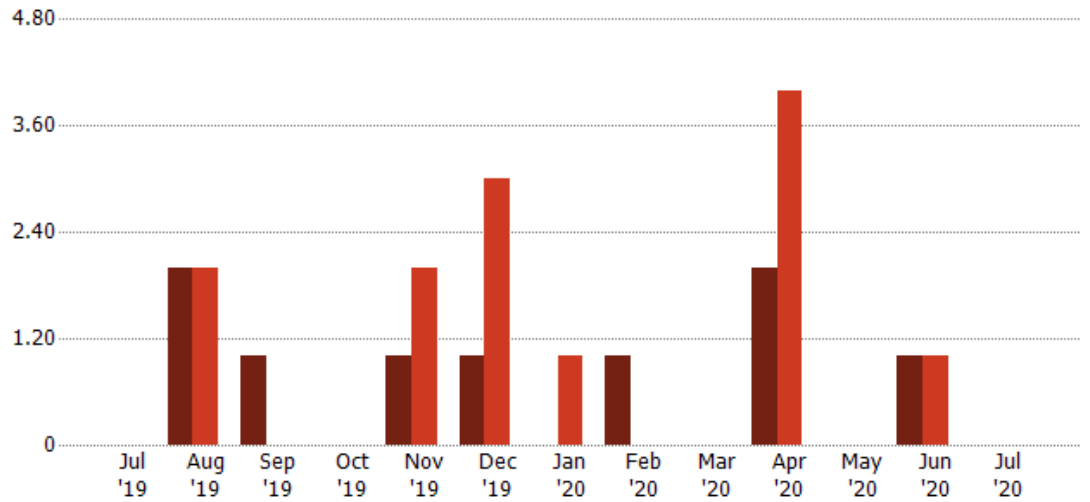
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	2	2	2	2	2	2	2	2	2	3	2	1	-
Prior Year	3	3	3	4	4	2	3	3	3	2	2	2	2
Percent Change from Prior Year	-33%	-33%	-33%	-50%	-50%	0%	-33%	-33%	-33%	50%	0%	-50%	-100%

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



Sales Activity by ZIP

Jul 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	97	\$69,217,639	72	\$53,140,082	\$738,057	\$522,450	\$241	\$228	56

