



2020

MARICOPA COUNTY MARKET REPORT JULY 2020



Scottsdale Area Association of REALTORS®
8600 E Anderson Dr., Suite 200 Scottsdale, AZ 85255
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	8,356	7,278	+14.8%	55,192	59,656	-7.5%
New Listing Volume	\$3,656,389,420	\$2,667,051,692	+37.1%	\$23,655,983,150	\$23,521,716,022	+0.6%
Active Listing Count	7,911	13,731	-42.4%	N/A	N/A	
Active Listing Volume	\$5,797,899,720	\$7,866,117,680	-26.3%	N/A	N/A	
Average Listing Price	\$732,891	\$572,873	+27.9%	\$655,112	\$565,250	+15.9%
Median Listing Price	\$429,500	\$369,000	+16.4%	\$392,462	\$355,833	+10.3%
Average Listing Price per Sq Ft	\$246	\$203	+21.3%	\$225	\$200	+12.7%
Median Listing Price per Sq Ft	\$210	\$176	+19.3%	\$194	\$174	+11.6%
Median Days in RPR	31	52	-40.4%	40.93	49.49	-17.3%
Months of Inventory	1	1.7	-41.8%	1.6	2.4	-31.5%
Absorption Rate	103.44%	60.22%	+43.2%	61.93%	42.45%	+19.5%
Sales Activity Charts Metrics						
New Pending Sales Count	10,517	9,857	+6.7%	67,439	67,634	-0.3%
New Pending Sales Volume	\$4,460,172,097	\$3,527,009,656	+26.5%	\$27,298,988,886	\$24,631,713,129	+10.8%
Pending Sales Count	9,698	6,990	+38.7%	N/A	N/A	
Pending Sales Volume	\$4,333,654,530	\$2,649,762,115	+63.5%	N/A	N/A	
Closed Sales Count	7,737	8,015	-3.5%	47,605	51,339	-7.3%
Closed Sales Volume	\$3,123,700,905	\$2,830,156,537	+10.4%	\$18,365,533,397	\$17,989,634,451	+2.1%
Average Sales Price	\$403,735	\$353,107	+14.3%	\$385,790	\$350,409	+10.1%
Median Sales Price	\$322,000	\$289,900	+11.1%	\$312,229	\$281,159	+11.1%
Average Sales Price per Sq Ft	\$192	\$173	+10.9%	\$189	\$173	+8.8%
Median Sales Price per Sq Ft	\$181	\$164	+10.4%	\$177	\$162	+9.2%
Distressed Charts Metrics						
Distressed Listing Count	34	187	-81.8%	N/A	N/A	

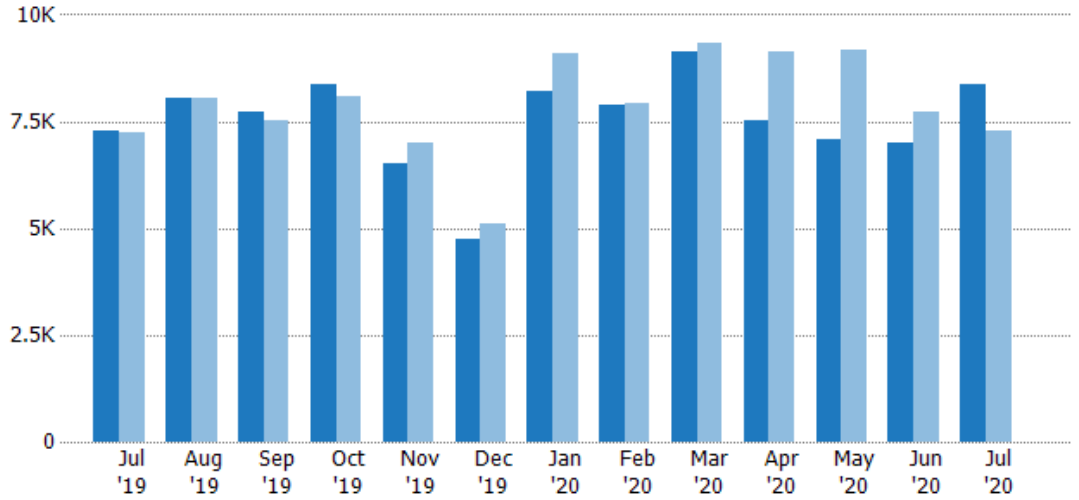
New Listings

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

Filters Used

State: AZ
 County: Maricopa County, Arizona
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Count	% Chg.
Jul '20	8.36K	14.8%
Jul '19	7.28K	0.5%
Jul '18	7.24K	-2.3%



Current Year	7.28K	8.06K	7.71K	8.37K	6.51K	4.74K	8.19K	7.9K	9.15K	7.54K	7.06K	7K	8.36K
Prior Year	7.24K	8.06K	7.5K	8.09K	7.01K	5.12K	9.07K	7.93K	9.35K	9.14K	9.18K	7.7K	7.28K
Percent Change from Prior Year	1%	0%	3%	3%	-7%	-7%	-10%	0%	-2%	-18%	-23%	-9%	15%

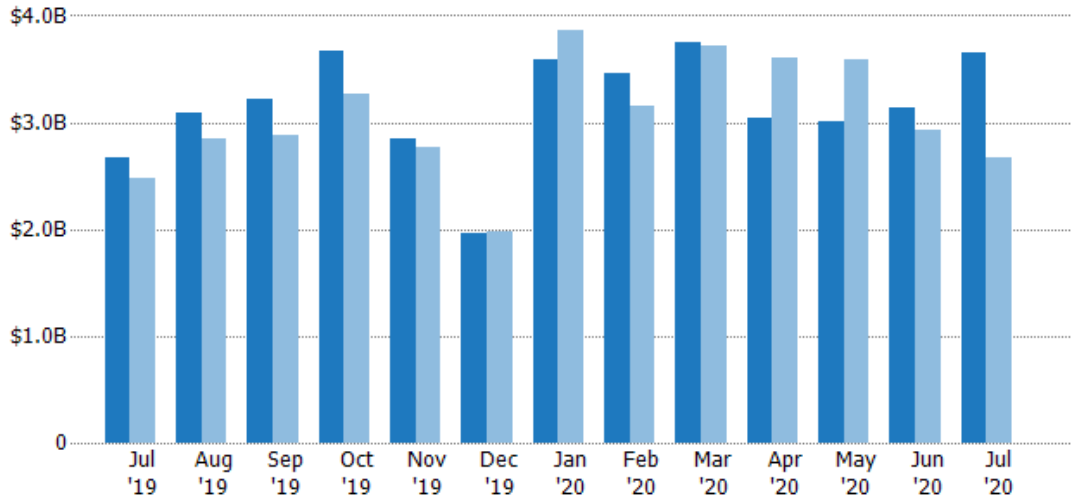
New Listing Volume

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

Filters Used

State: AZ
 County: Maricopa County, Arizona
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Volume	% Chg.
Jul '20	\$3.66B	37.1%
Jul '19	\$2.67B	7.4%
Jul '18	\$2.48B	-7.3%



Current Year	\$2.67B	\$3.08B	\$3.22B	\$3.66B	\$2.85B	\$1.97B	\$3.59B	\$3.46B	\$3.75B	\$3.04B	\$3.01B	\$3.14B	\$3.66B
Prior Year	\$2.48B	\$2.85B	\$2.88B	\$3.26B	\$2.76B	\$1.98B	\$3.86B	\$3.15B	\$3.72B	\$3.6B	\$3.59B	\$2.93B	\$2.67B
Percent Change from Prior Year	7%	8%	12%	12%	3%	-1%	-7%	10%	1%	-16%	-16%	7%	37%

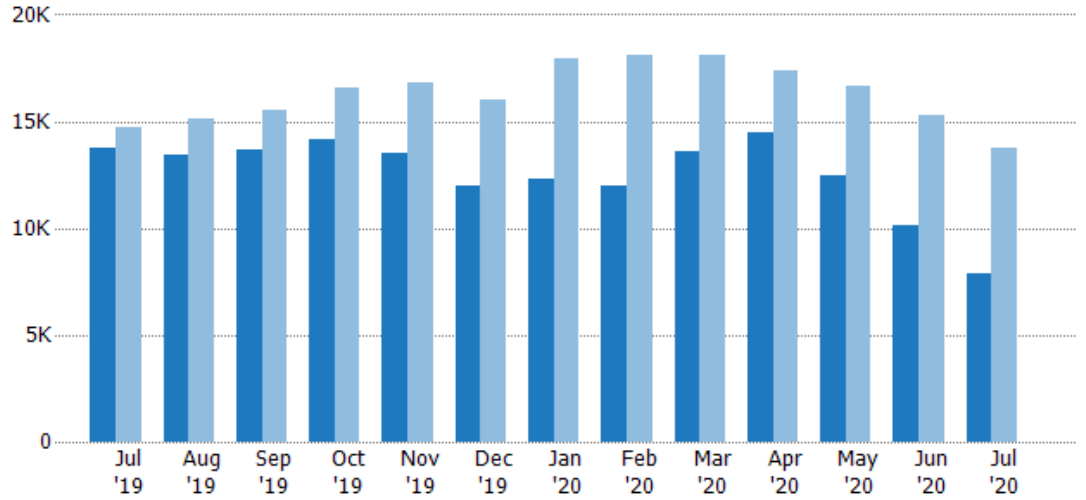
Active Listings

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

Filters Used

State: AZ
 County: Maricopa County, Arizona
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Count	% Chg.
Jul '20	7.91K	-42.4%
Jul '19	13.7K	-6.9%
Jul '18	14.7K	6.2%



Current Year	13.7K	13.5K	13.7K	14.2K	13.5K	12K	12.3K	12K	13.6K	14.5K	12.4K	10.2K	7.91K
Prior Year	14.7K	15.1K	15.5K	16.5K	16.8K	16K	17.9K	18.1K	18.1K	17.4K	16.6K	15.3K	13.7K
Percent Change from Prior Year	-7%	-11%	-12%	-14%	-20%	-25%	-31%	-34%	-25%	-17%	-25%	-33%	-42%

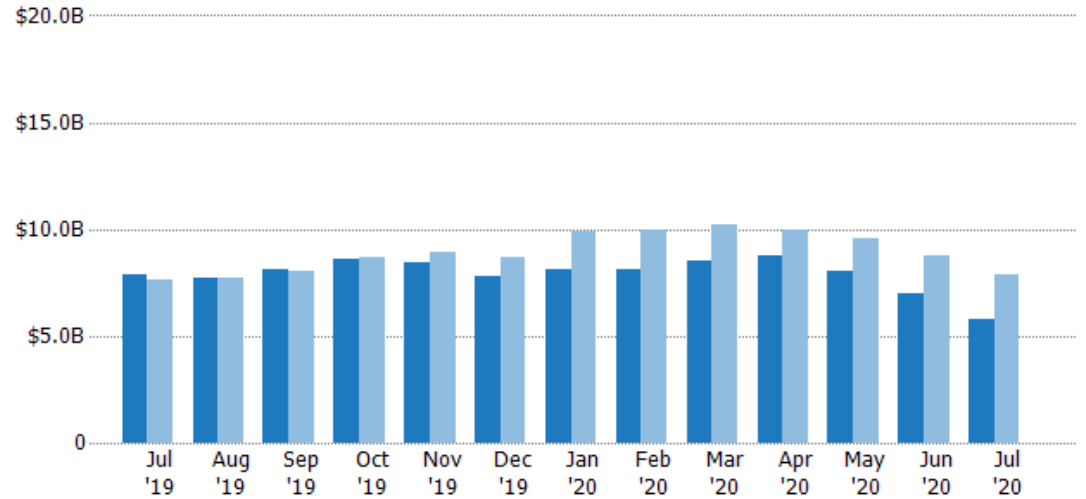
Active Listing Volume

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

Filters Used

State: AZ
 County: Maricopa County, Arizona
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Volume	% Chg.
Jul '20	\$5.8B	-26.3%
Jul '19	\$7.87B	3%
Jul '18	\$7.64B	0.6%



Current Year	\$7.87B	\$7.74B	\$8.1B	\$8.59B	\$8.43B	\$7.82B	\$8.09B	\$8.11B	\$8.51B	\$8.78B	\$8.02B	\$7B	\$5.8B
Prior Year	\$7.64B	\$7.71B	\$8.04B	\$8.67B	\$8.94B	\$8.67B	\$9.85B	\$10B	\$10.2B	\$9.93B	\$9.58B	\$8.78B	\$7.87B
Percent Change from Prior Year	3%	0%	1%	-1%	-6%	-10%	-18%	-19%	-17%	-12%	-16%	-20%	-26%

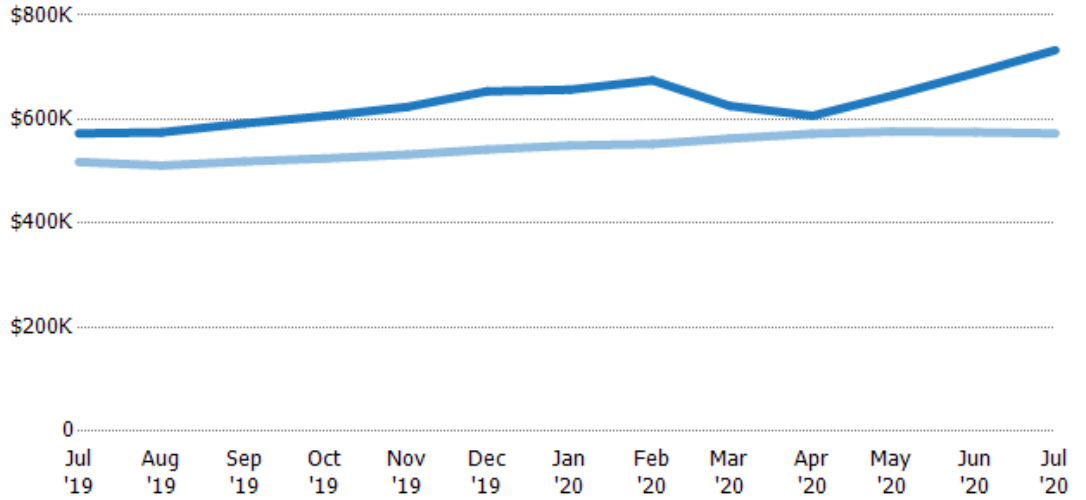
Average Listing Price

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

Filters Used

State: AZ
 County: Maricopa County, Arizona
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price	% Chg.
Jul '20	\$733K	27.9%
Jul '19	\$573K	10.6%
Jul '18	\$518K	-5.3%



Current Year	\$573K	\$575K	\$592K	\$606K	\$624K	\$654K	\$657K	\$675K	\$626K	\$607K	\$646K	\$689K	\$733K
Prior Year	\$518K	\$511K	\$519K	\$525K	\$532K	\$542K	\$549K	\$552K	\$563K	\$572K	\$576K	\$575K	\$573K
Percent Change from Prior Year	11%	13%	14%	16%	17%	21%	20%	22%	11%	6%	12%	20%	28%

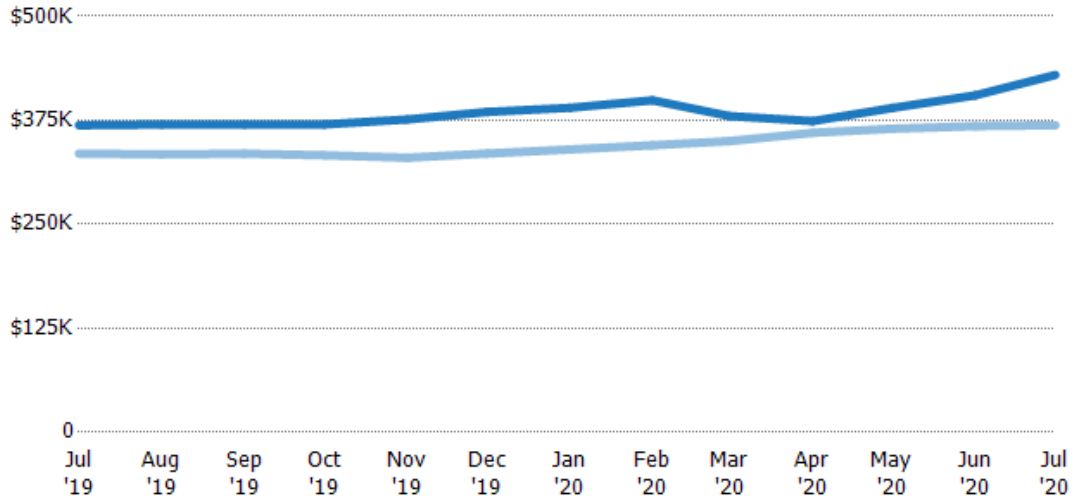
Median Listing Price

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

Filters Used

State: AZ
 County: Maricopa County, Arizona
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price	% Chg.
Jul '20	\$430K	16.4%
Jul '19	\$369K	10.1%
Jul '18	\$335K	-4.5%



Current Year	\$369K	\$370K	\$370K	\$370K	\$376K	\$385K	\$390K	\$399K	\$380K	\$374K	\$390K	\$405K	\$430K
Prior Year	\$335K	\$334K	\$335K	\$333K	\$330K	\$335K	\$340K	\$345K	\$350K	\$360K	\$365K	\$368K	\$369K
Percent Change from Prior Year	10%	11%	10%	11%	14%	15%	15%	16%	9%	4%	7%	10%	16%

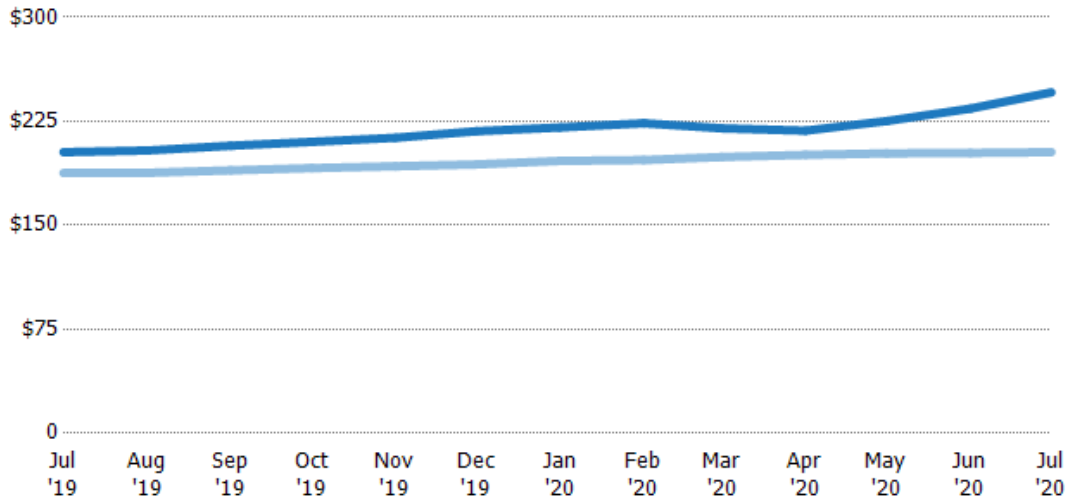
Average Listing Price per Sq Ft

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

Filters Used

State: AZ
 County: Maricopa County, Arizona
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price/sq ft	% Chg.
Jul '20	\$246	21.3%
Jul '19	\$203	8%
Jul '18	\$188	-6%



Current Year	\$203	\$204	\$207	\$210	\$213	\$218	\$221	\$224	\$220	\$218	\$225	\$234	\$246
Prior Year	\$188	\$188	\$190	\$191	\$193	\$194	\$196	\$197	\$199	\$201	\$202	\$202	\$203
Percent Change from Prior Year	8%	9%	9%	10%	11%	12%	12%	13%	10%	9%	12%	16%	21%

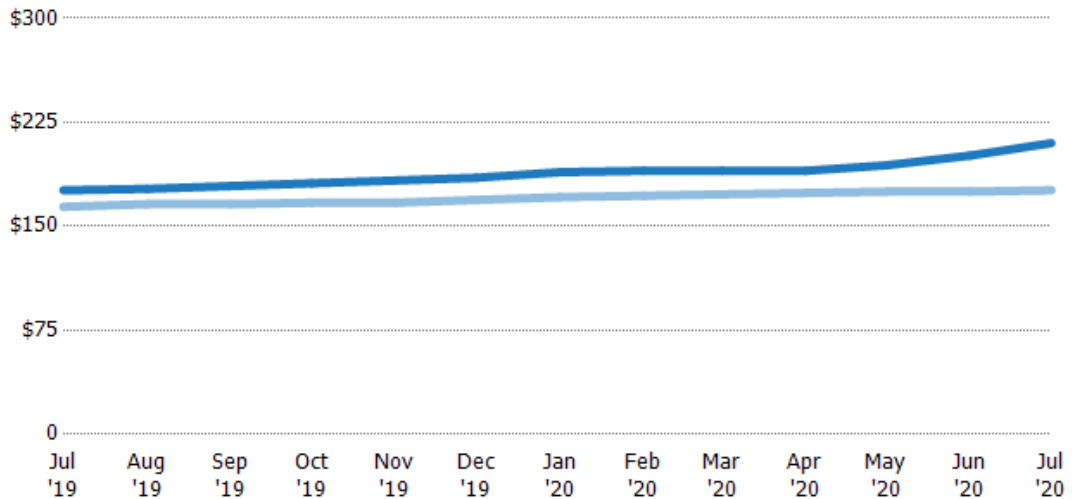
Median Listing Price per Sq Ft

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

Filters Used

State: AZ
 County: Maricopa County, Arizona
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price/sq ft	% Chg.
Jul '20	\$210	19.3%
Jul '19	\$176	7.3%
Jul '18	\$164	-6.7%



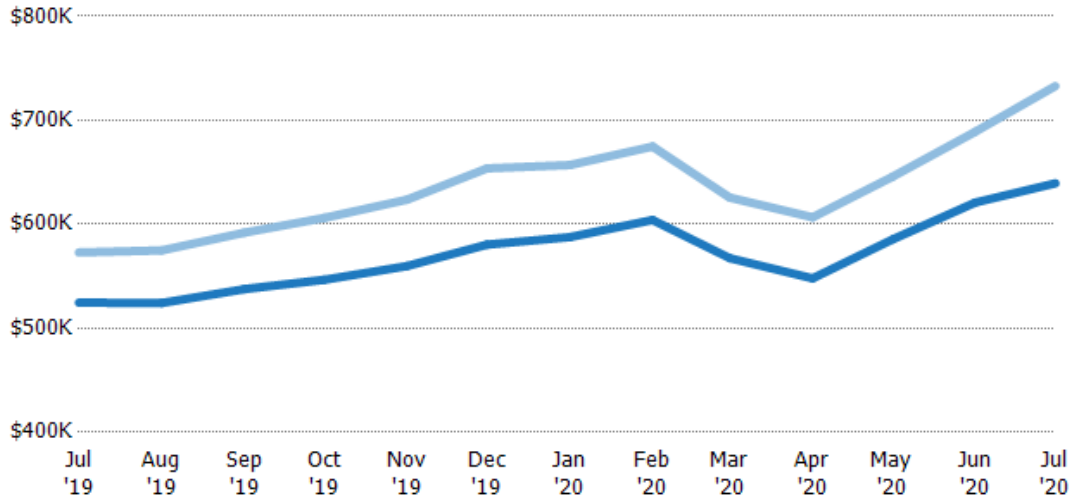
Current Year	\$176	\$177	\$179	\$181	\$183	\$185	\$189	\$190	\$190	\$190	\$194	\$201	\$210
Prior Year	\$164	\$166	\$166	\$167	\$167	\$169	\$171	\$172	\$173	\$174	\$175	\$175	\$176
Percent Change from Prior Year	7%	7%	8%	8%	10%	9%	11%	10%	10%	9%	11%	15%	19%

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

State: AZ
 County: Maricopa County, Arizona
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

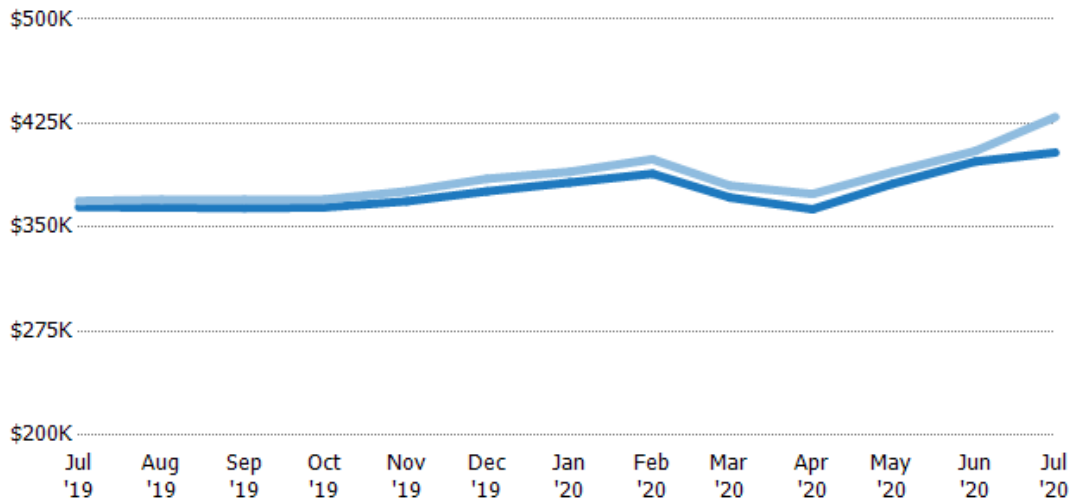


Median Listing Price vs Median Est Value

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

Filters Used

State: AZ
 County: Maricopa County, Arizona
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



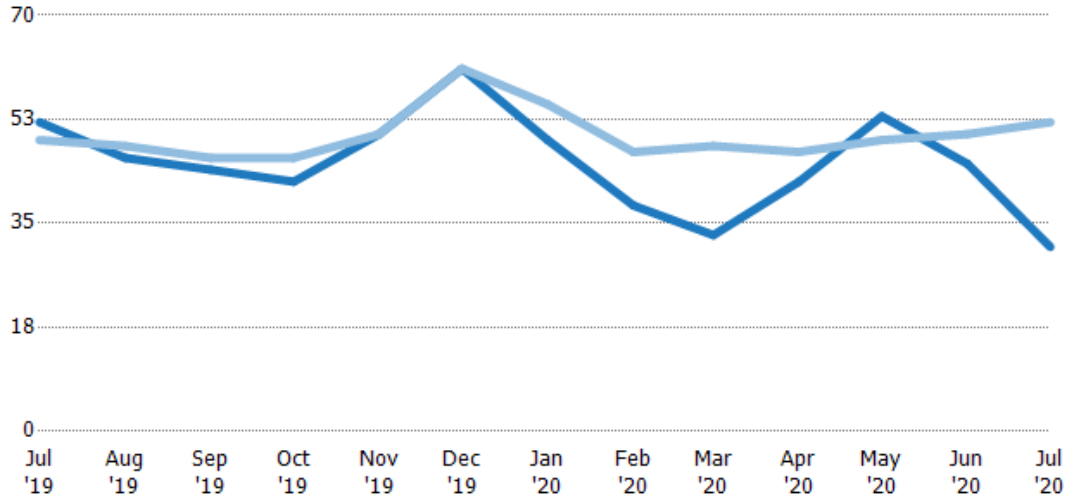
Median Days in RPR

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

State: AZ
 County: Maricopa County, Arizona
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Days	% Chg.
Jul '20	31	-40.4%
Jul '19	52	6.1%
Jul '18	49	8.2%



Current Year	52	46	44	42	50	61	49	38	33	42	53	45	31
Prior Year	49	48	46	46	50	61	55	47	48	47	49	50	52
Percent Change from Prior Year	6%	-4%	-4%	-9%	0%	0%	-11%	-19%	-31%	-11%	8%	-10%	-40%

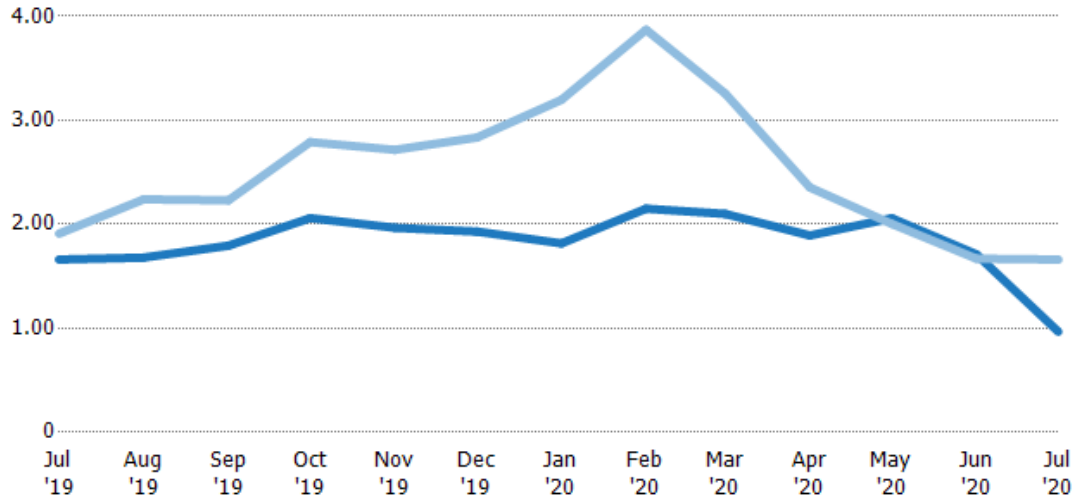
Months of Inventory

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

Filters Used

State: AZ
 County: Maricopa County, Arizona
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Months	% Chg.
Jul '20	0.97	-41.8%
Jul '19	1.66	-13%
Jul '18	1.91	0.4%



Current Year	1.66	1.68	1.79	2.06	1.97	1.93	1.82	2.15	2.1	1.89	2.06	1.71	0.97
Prior Year	1.91	2.24	2.23	2.79	2.72	2.83	3.2	3.87	3.26	2.35	2	1.67	1.66
Percent Change from Prior Year	-13%	-25%	-20%	-26%	-28%	-32%	-43%	-44%	-36%	-20%	3%	2%	-42%

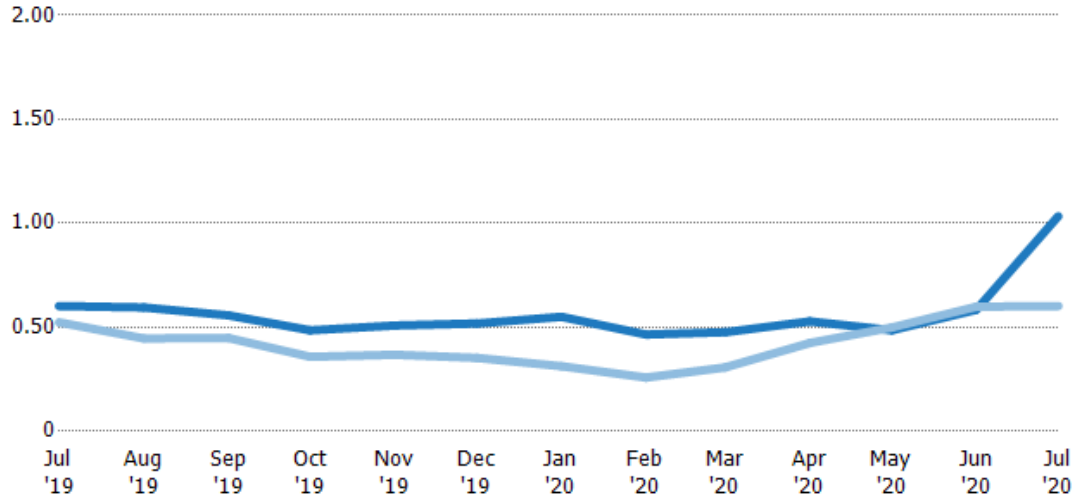
Absorption Rate

The percentage of inventory sold per month.

Filters Used

State: AZ
 County: Maricopa County, Arizona
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Rate	Chg.
Jul '20	103%	-43.2%
Jul '19	60%	-7.9%
Jul '18	52%	-0.4%



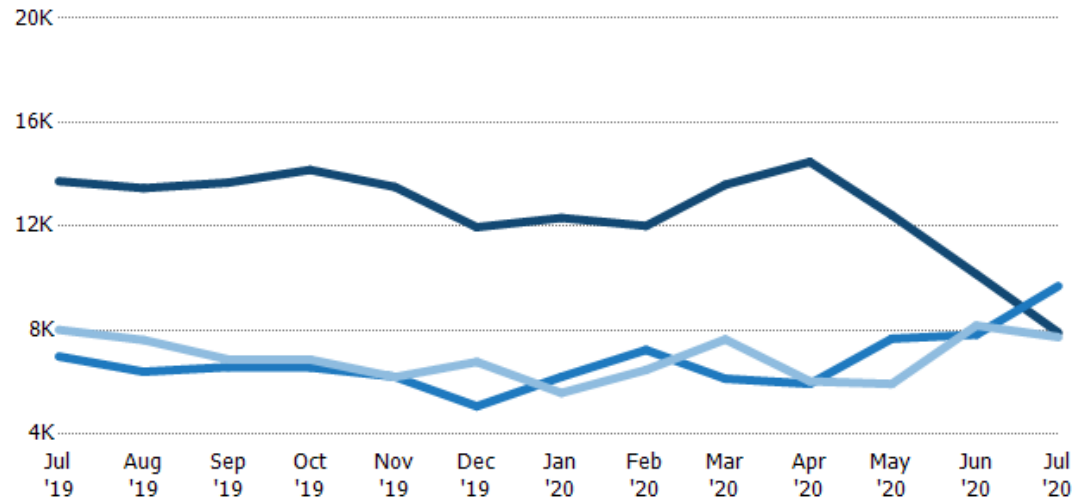
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	60%	60%	56%	49%	51%	52%	55%	47%	48%	53%	49%	58%	103%
Prior Year	52%	45%	45%	36%	37%	35%	31%	26%	31%	42%	50%	60%	60%
Change from Prior Year	-8%	-15%	-11%	-13%	-14%	-17%	-24%	-21%	-17%	-10%	1%	1%	-43%

Active/Pending/Sold Units

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

Filters Used

State: AZ
 County: Maricopa County, Arizona
 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	13.7K	13.5K	13.7K	14.2K	13.5K	12K	12.3K	12K	13.6K	14.5K	12.4K	10.2K	7.91K
Pending	6.99K	6.4K	6.58K	6.57K	6.21K	5.07K	6.21K	7.24K	6.14K	5.94K	7.68K	7.83K	9.7K
Sold	8.02K	7.62K	6.88K	6.87K	6.2K	6.78K	5.59K	6.48K	7.65K	6.04K	5.94K	8.18K	7.74K

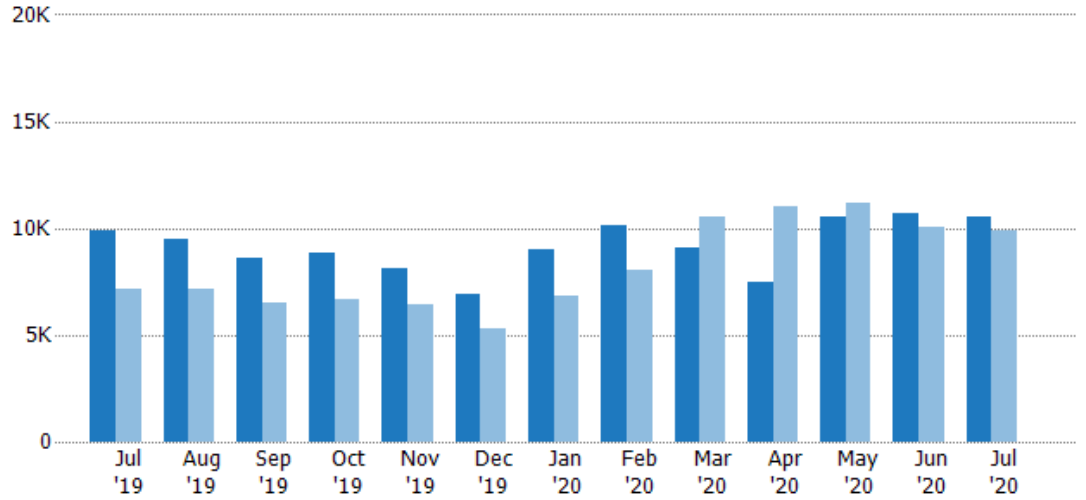
New Pending Sales

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

Filters Used

State: AZ
 County: Maricopa County, Arizona
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Count	% Chg.
Jul '20	10.5K	6.7%
Jul '19	9.86K	37.1%
Jul '18	7.19K	-1%



Current Year	9.86K	9.51K	8.63K	8.88K	8.14K	6.93K	9.03K	10.1K	9.1K	7.46K	10.5K	10.7K	10.5K
Prior Year	7.19K	7.16K	6.53K	6.65K	6.39K	5.28K	6.85K	8.05K	10.6K	11K	11.2K	10.1K	9.86K
Percent Change from Prior Year	37%	33%	32%	34%	27%	31%	32%	25%	-14%	-32%	-6%	6%	7%

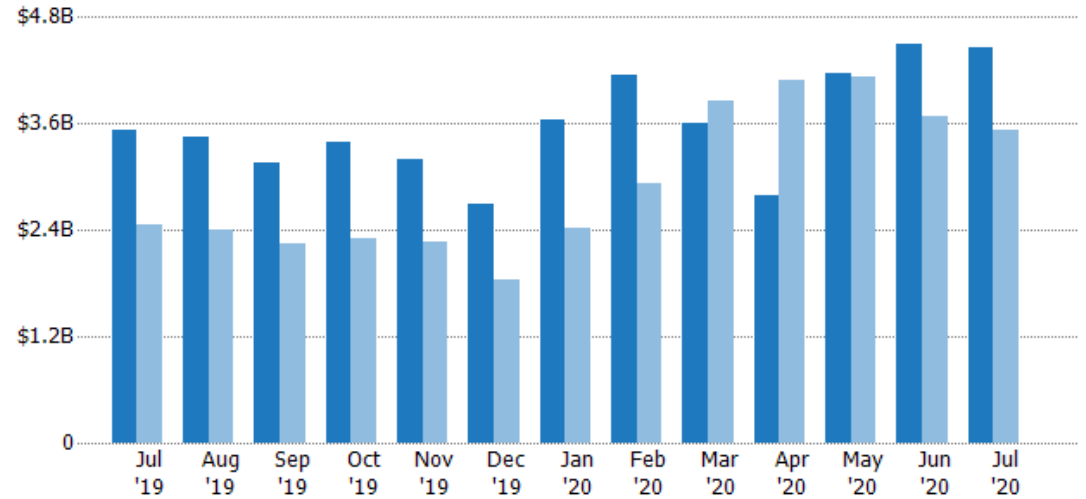
New Pending Sales Volume

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

Filters Used

State: AZ
 County: Maricopa County, Arizona
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Volume	% Chg.
Jul '20	\$4.46B	26.5%
Jul '19	\$3.53B	43.6%
Jul '18	\$2.46B	-9.6%



Current Year	\$3.53B	\$3.44B	\$3.16B	\$3.39B	\$3.2B	\$2.7B	\$3.64B	\$4.14B	\$3.61B	\$2.78B	\$4.16B	\$4.5B	\$4.46B
Prior Year	\$2.46B	\$2.4B	\$2.24B	\$2.3B	\$2.27B	\$1.84B	\$2.42B	\$2.93B	\$3.86B	\$4.09B	\$4.12B	\$3.68B	\$3.53B
Percent Change from Prior Year	44%	44%	41%	47%	41%	46%	51%	41%	-6%	-32%	1%	22%	26%

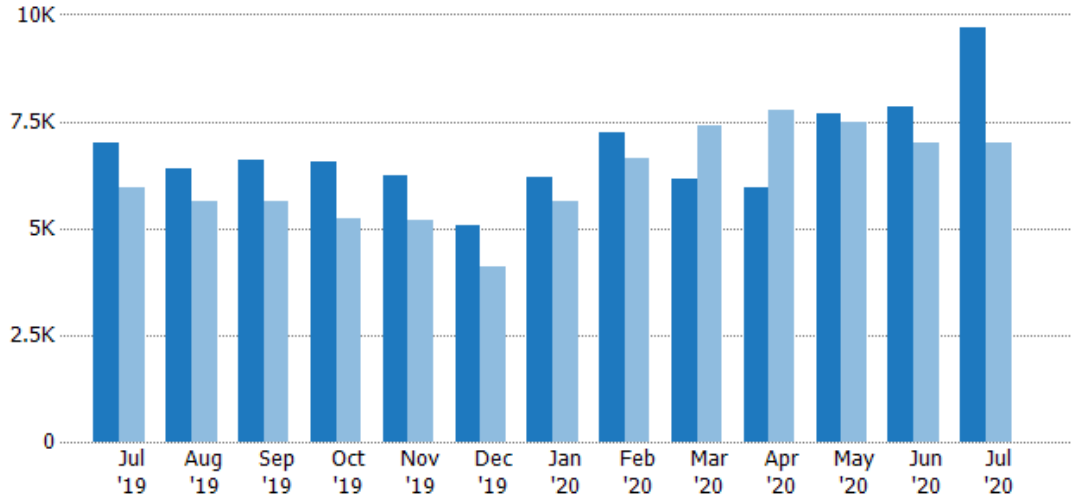
Pending Sales

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

Filters Used

State: AZ
 County: Maricopa County, Arizona
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Count	% Chg.
Jul '20	9.7K	38.7%
Jul '19	6.99K	17.1%
Jul '18	5.97K	6%



Current Year	6.99K	6.4K	6.58K	6.57K	6.21K	5.07K	6.21K	7.24K	6.14K	5.94K	7.68K	7.83K	9.7K
Prior Year	5.97K	5.61K	5.63K	5.23K	5.17K	4.11K	5.64K	6.63K	7.4K	7.78K	7.48K	7K	6.99K
Percent Change from Prior Year	17%	14%	17%	26%	20%	24%	10%	9%	-17%	-24%	3%	12%	39%

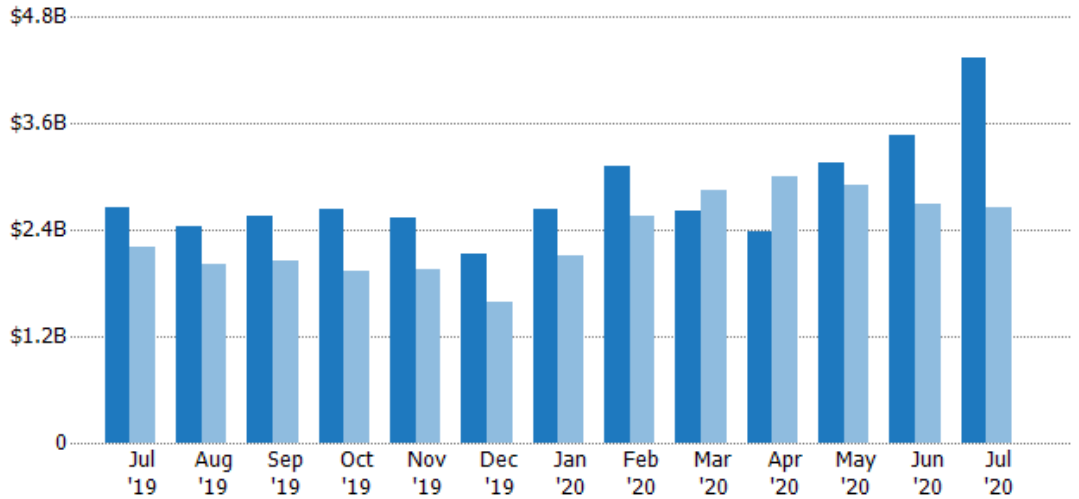
Pending Sales Volume

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

Filters Used

State: AZ
 County: Maricopa County, Arizona
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Volume	% Chg.
Jul '20	\$4.33B	63.5%
Jul '19	\$2.65B	20.2%
Jul '18	\$2.2B	-5.2%



Current Year	\$2.65B	\$2.43B	\$2.56B	\$2.63B	\$2.55B	\$2.13B	\$2.64B	\$3.11B	\$2.61B	\$2.39B	\$3.16B	\$3.47B	\$4.33B
Prior Year	\$2.2B	\$2.02B	\$2.06B	\$1.93B	\$1.96B	\$1.58B	\$2.11B	\$2.55B	\$2.84B	\$3B	\$2.9B	\$2.7B	\$2.65B
Percent Change from Prior Year	20%	20%	25%	36%	30%	35%	25%	22%	-8%	-20%	9%	29%	64%

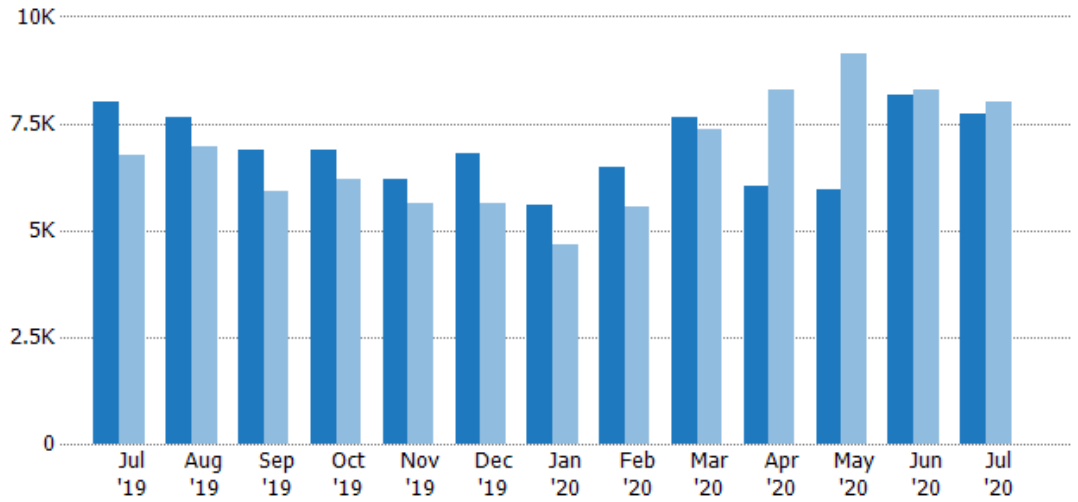
Closed Sales

The total number of residential properties sold each month.

Filters Used

State: AZ
 County: Maricopa County, Arizona
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Count	% Chg.
Jul '20	7.74K	-3.5%
Jul '19	8.02K	18.9%
Jul '18	6.74K	1.2%



Current Year	8.02K	7.62K	6.88K	6.87K	6.2K	6.78K	5.59K	6.48K	7.65K	6.04K	5.94K	8.18K	7.74K
Prior Year	6.74K	6.95K	5.93K	6.18K	5.65K	5.61K	4.68K	5.57K	7.37K	8.29K	9.14K	8.27K	8.02K
Percent Change from Prior Year	19%	10%	16%	11%	10%	21%	19%	16%	4%	-27%	-35%	-1%	-3%

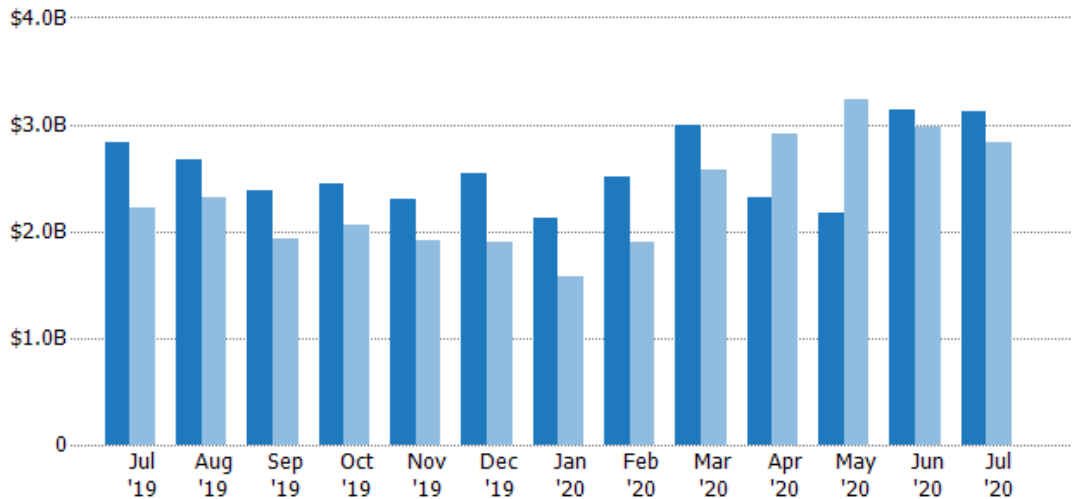
Closed Sales Volume

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

Filters Used

State: AZ
 County: Maricopa County, Arizona
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Volume	% Chg.
Jul '20	\$3.12B	10.4%
Jul '19	\$2.83B	27.4%
Jul '18	\$2.22B	-6.7%



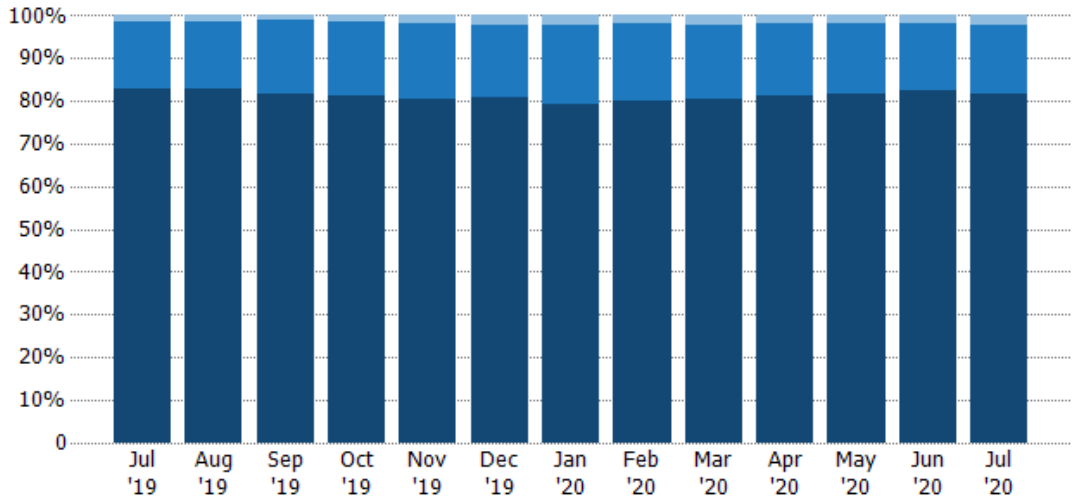
Current Year	\$2.83B	\$2.66B	\$2.38B	\$2.45B	\$2.29B	\$2.54B	\$2.11B	\$2.5B	\$2.99B	\$2.31B	\$2.18B	\$3.14B	\$3.12B
Prior Year	\$2.22B	\$2.31B	\$1.94B	\$2.06B	\$1.91B	\$1.9B	\$1.58B	\$1.89B	\$2.57B	\$2.91B	\$3.24B	\$2.97B	\$2.83B
Percent Change from Prior Year	27%	15%	23%	19%	20%	34%	34%	32%	16%	-20%	-33%	6%	10%

Closed Sales by Property Type

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

Filters Used

State: AZ
 County: Maricopa County, Arizona
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



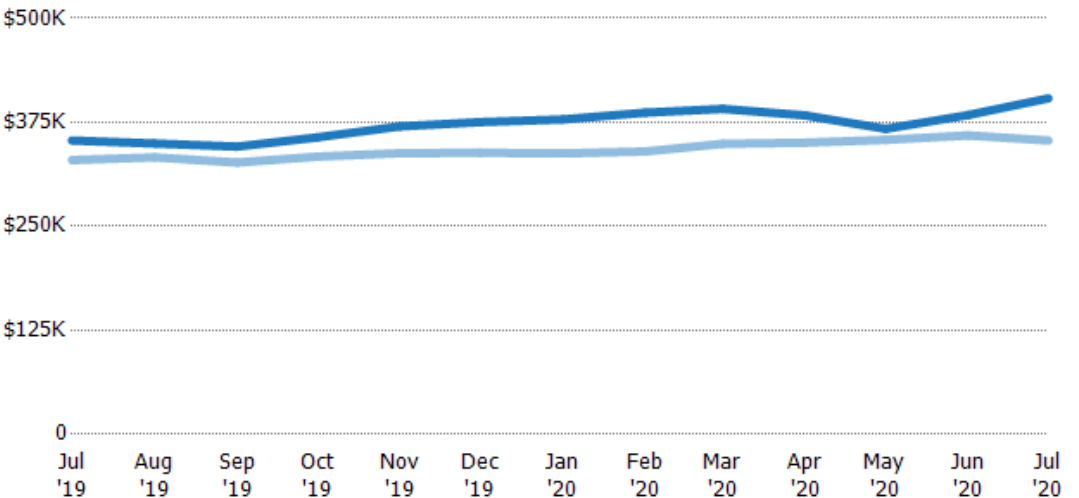
Property Type	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Mobile/Manufactured	1%	1%	1%	1%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Condo/Townhouse	16%	16%	17%	18%	18%	17%	18%	18%	17%	17%	16%	16%	16%
Single Family Residence	83%	83%	82%	81%	81%	81%	79%	80%	81%	81%	82%	83%	82%

Average Sales Price

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

Filters Used

State: AZ
 County: Maricopa County, Arizona
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



Month/Year	Price	% Chg.
Jul '20	\$404K	14.3%
Jul '19	\$353K	7.1%
Jul '18	\$330K	-7.8%

Property Type	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	\$353K	\$350K	\$346K	\$357K	\$370K	\$375K	\$378K	\$387K	\$391K	\$383K	\$367K	\$384K	\$404K
Prior Year	\$330K	\$333K	\$327K	\$334K	\$338K	\$338K	\$338K	\$340K	\$349K	\$351K	\$354K	\$359K	\$353K
Percent Change from Prior Year	7%	5%	6%	7%	10%	11%	12%	14%	12%	9%	4%	7%	14%

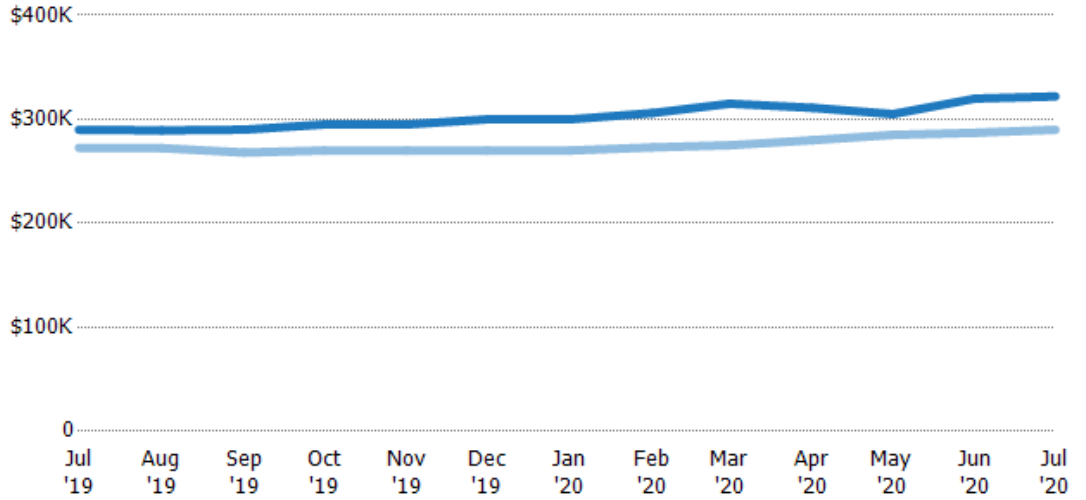
Median Sales Price

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

Filters Used

State: AZ
 County: Maricopa County, Arizona
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price	% Chg.
Jul '20	\$322K	11.1%
Jul '19	\$290K	6.3%
Jul '18	\$273K	-8.3%



Current Year	\$290K	\$289K	\$290K	\$295K	\$295K	\$300K	\$300K	\$306K	\$315K	\$311K	\$305K	\$320K	\$322K
Prior Year	\$273K	\$272K	\$268K	\$270K	\$270K	\$270K	\$270K	\$273K	\$275K	\$280K	\$285K	\$287K	\$290K
Percent Change from Prior Year	6%	6%	8%	9%	9%	11%	11%	12%	15%	11%	7%	11%	11%

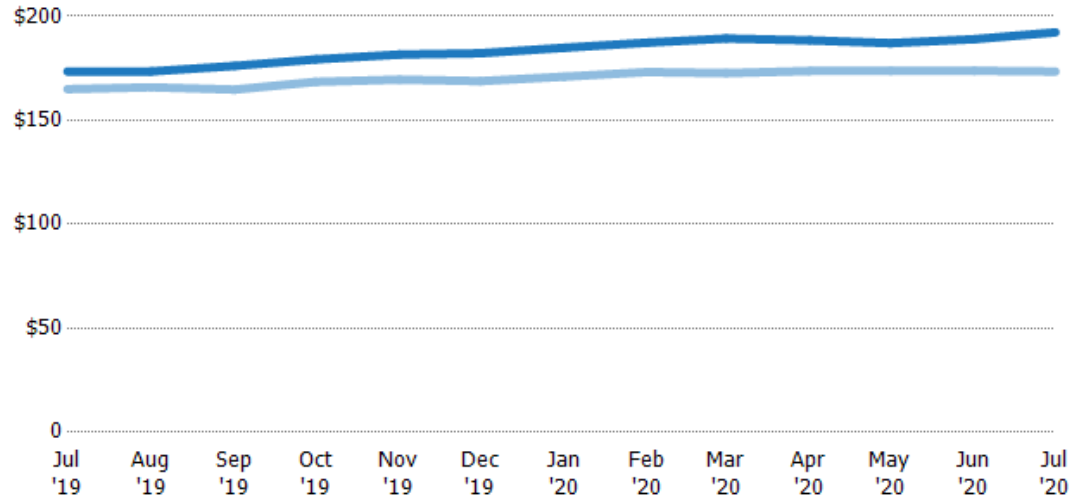
Average Sales Price per Sq Ft

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

Filters Used

State: AZ
 County: Maricopa County, Arizona
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price/sq ft	% Chg.
Jul '20	\$192	10.9%
Jul '19	\$173	5.1%
Jul '18	\$165	-8%



Current Year	\$173	\$173	\$176	\$179	\$182	\$182	\$185	\$187	\$189	\$188	\$187	\$189	\$192
Prior Year	\$165	\$166	\$165	\$168	\$170	\$169	\$171	\$173	\$173	\$174	\$174	\$174	\$173
Percent Change from Prior Year	5%	5%	7%	6%	7%	8%	8%	8%	10%	8%	8%	9%	11%

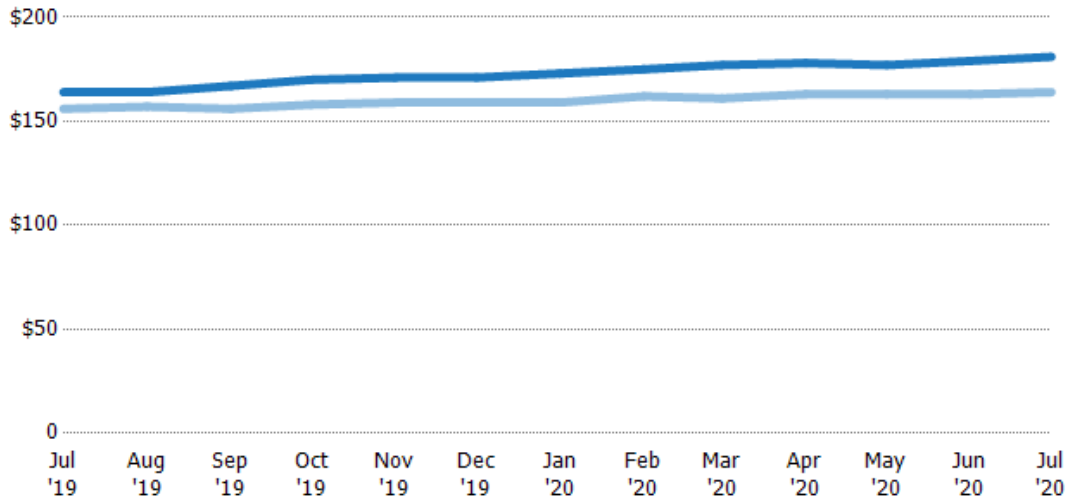
Median Sales Price per Sq Ft

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

Filters Used

State: AZ
 County: Maricopa County, Arizona
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price/sq ft	% Chg.
Jul '20	\$181	10.4%
Jul '19	\$164	5.1%
Jul '18	\$156	-8.3%



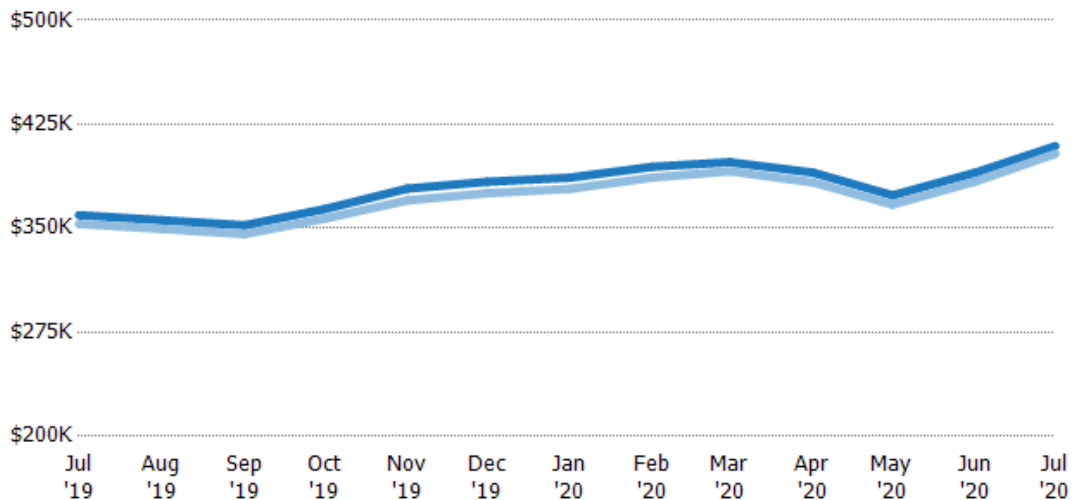
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	\$164	\$164	\$167	\$170	\$171	\$171	\$173	\$175	\$177	\$178	\$177	\$179	\$181
Prior Year	\$156	\$157	\$156	\$158	\$159	\$159	\$159	\$162	\$161	\$163	\$163	\$163	\$164
Percent Change from Prior Year	5%	4%	7%	8%	8%	8%	9%	8%	10%	9%	9%	10%	10%

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

State: AZ
 County: Maricopa County, Arizona
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



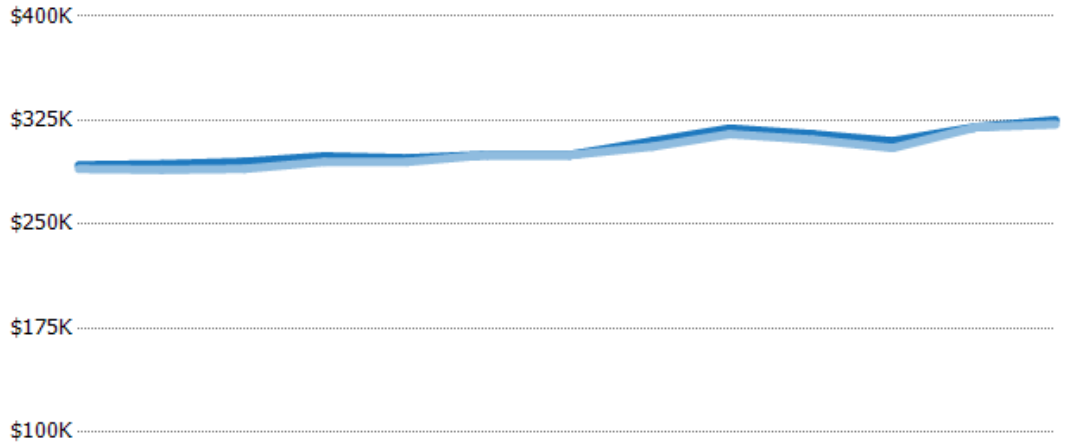
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Avg List Price	\$359K	\$356K	\$352K	\$364K	\$379K	\$384K	\$387K	\$394K	\$398K	\$390K	\$374K	\$390K	\$409K
Avg Sales Price	\$353K	\$350K	\$346K	\$357K	\$370K	\$375K	\$378K	\$387K	\$391K	\$383K	\$367K	\$384K	\$404K
Avg Sales Price as a % of Avg List Price	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	99%

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

State: AZ
 County: Maricopa County, Arizona
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



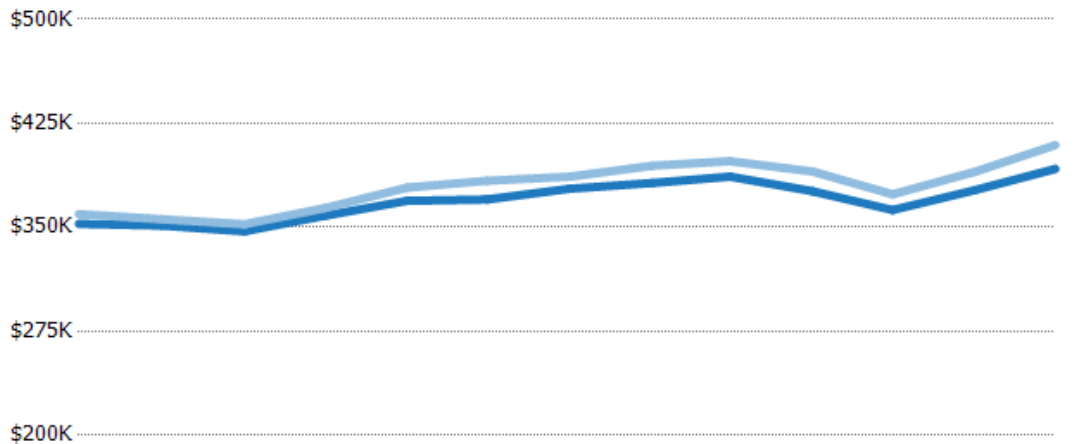
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Median List Price	\$293K	\$293K	\$295K	\$299K	\$298K	\$300K	\$300K	\$310K	\$319K	\$315K	\$310K	\$320K	\$325K
Median Sales Price	\$290K	\$289K	\$290K	\$295K	\$295K	\$300K	\$300K	\$306K	\$315K	\$311K	\$305K	\$320K	\$322K
Med Sales Price as a % of Med List Price	99%	99%	98%	99%	99%	100%	100%	99%	99%	99%	98%	100%	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

State: AZ
 County: Maricopa County, Arizona
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



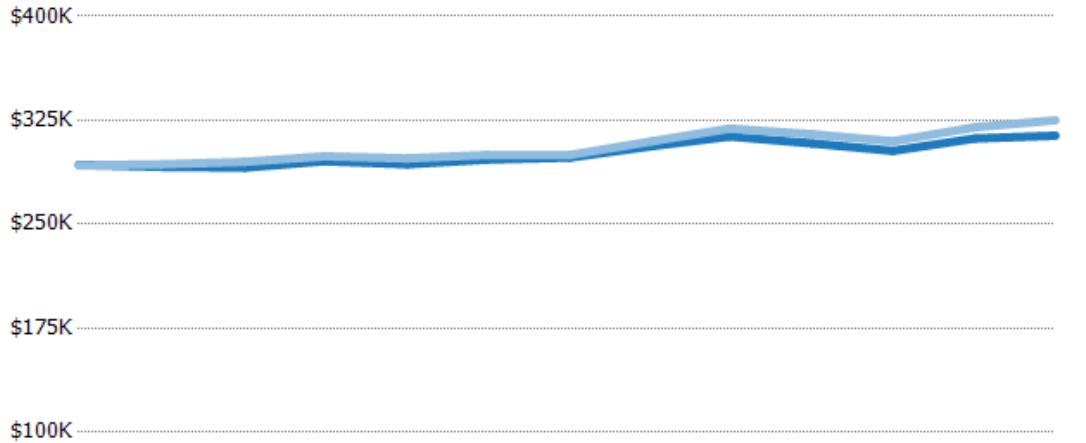
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Avg Est Value	\$352K	\$351K	\$347K	\$358K	\$369K	\$370K	\$378K	\$382K	\$387K	\$376K	\$362K	\$377K	\$392K
Avg Sales Price	\$359K	\$356K	\$352K	\$364K	\$379K	\$384K	\$387K	\$394K	\$398K	\$390K	\$374K	\$390K	\$409K
Avg Sales Price as a % of Avg Est Value	102%	101%	101%	102%	103%	104%	102%	103%	103%	104%	103%	104%	104%

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

State: AZ
 County: Maricopa County, Arizona
 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	\$293K	\$291K	\$291K	\$295K	\$293K	\$297K	\$298K	\$306K	\$313K	\$308K	\$303K	\$312K	\$314K
Median Sales Price	\$293K	\$293K	\$295K	\$299K	\$298K	\$300K	\$300K	\$310K	\$319K	\$315K	\$310K	\$320K	\$325K
Med Sales Price as a % of Med Est Value	100%	101%	101%	101%	101%	101%	101%	101%	102%	102%	102%	103%	104%

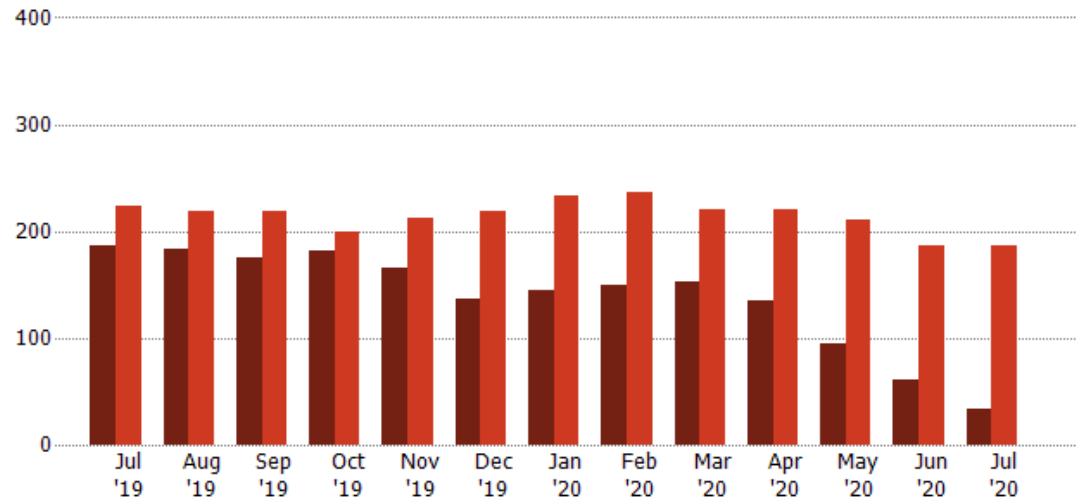
Distressed Listings

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

Filters Used

State: AZ
 County: Maricopa County, Arizona
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/Year	Count	% Chg.
Jul '20	34	-81.8%
Jul '19	187	-16.1%
Jul '18	223	53.4%



	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	187	183	175	181	166	137	145	149	153	135	94	61	34
Prior Year	223	218	219	199	213	218	234	237	220	221	211	186	187
Percent Change from Prior Year	-16%	-16%	-20%	-9%	-22%	-37%	-38%	-37%	-30%	-39%	-55%	-67%	-82%

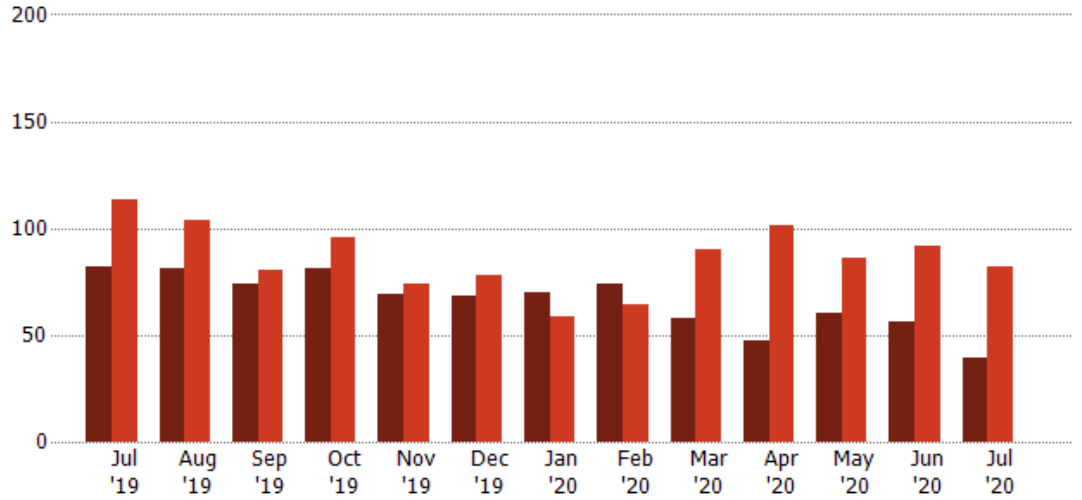
Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

State: AZ
 County: Maricopa County, Arizona
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Count	% Chg.
Jul '20	39	-52.4%
Jul '19	82	-27.4%
Jul '18	113	-2.7%



Current Year	82	81	74	81	69	68	70	74	58	47	60	56	39
Prior Year	113	104	80	96	74	78	59	64	90	101	86	92	82
Percent Change from Prior Year	-27%	-22%	-8%	-16%	-7%	-13%	19%	16%	-36%	-53%	-30%	-39%	-52%



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
85003	12	\$4,797,900	12	\$4,511,000	\$375,917	\$342,500	\$274	\$254	52
85004	12	\$4,538,290	8	\$3,027,750	\$378,469	\$276,375	\$260	\$234	36
85006	64	\$18,605,271	27	\$8,129,600	\$301,096	\$299,900	\$258	\$241	49
85007	21	\$9,132,890	16	\$5,924,900	\$370,306	\$337,450	\$233	\$227	40
85008	56	\$17,570,958	42	\$11,493,825	\$273,663	\$277,500	\$207	\$203	38
85009	41	\$10,055,799	34	\$7,251,600	\$213,282	\$209,900	\$163	\$171	43
85012	20	\$11,542,700	16	\$8,596,550	\$537,284	\$307,500	\$240	\$230	68
85013	42	\$17,595,995	39	\$12,988,169	\$333,030	\$285,000	\$218	\$212	38
85014	72	\$29,491,149	55	\$18,342,790	\$333,505	\$248,000	\$226	\$216	29
85015	37	\$10,280,800	33	\$8,852,950	\$268,271	\$250,000	\$178	\$170	38
85016	117	\$62,219,871	70	\$29,157,540	\$416,536	\$357,500	\$255	\$252	28
85017	30	\$6,097,498	26	\$5,148,700	\$198,027	\$219,950	\$144	\$138	38
85018	100	\$124,401,455	96	\$78,650,829	\$819,279	\$624,950	\$313	\$312	41
85019	36	\$7,181,198	28	\$5,619,200	\$200,686	\$238,000	\$138	\$142	33
85020	81	\$36,752,038	73	\$28,764,200	\$394,030	\$300,000	\$210	\$208	28
85021	58	\$25,947,273	39	\$18,517,510	\$474,808	\$425,000	\$210	\$210	59
85022	95	\$31,073,879	80	\$25,182,850	\$314,786	\$290,000	\$184	\$188	24
85023	63	\$21,935,653	56	\$17,987,502	\$321,205	\$292,450	\$180	\$178	18
85024	71	\$27,377,978	49	\$16,247,674	\$331,585	\$355,000	\$183	\$193	18
85027	62	\$15,658,498	60	\$15,331,950	\$255,533	\$263,450	\$194	\$193	19
85028	45	\$23,894,780	43	\$22,735,000	\$528,721	\$427,000	\$237	\$231	37
85029	62	\$15,706,036	62	\$15,258,901	\$246,111	\$250,500	\$159	\$162	20
85031	35	\$6,847,700	30	\$6,028,900	\$200,963	\$225,000	\$128	\$133	18
85032	127	\$38,189,309	102	\$31,902,009	\$312,765	\$317,670	\$190	\$200	25
85033	73	\$15,411,144	50	\$10,749,650	\$214,993	\$228,500	\$148	\$143	48
85034	6	\$1,912,900	1	\$167,000	\$167,000	\$167,000	\$188	\$188	9
85035	42	\$9,519,211	39	\$8,294,300	\$212,674	\$215,000	\$160	\$162	30
85037	73	\$17,489,458	59	\$14,106,122	\$239,087	\$235,000	\$152	\$150	27
85040	64	\$14,581,585	45	\$10,614,719	\$235,883	\$235,000	\$157	\$159	25
85041	111	\$31,089,981	89	\$24,614,590	\$276,568	\$266,000	\$154	\$156	20
85042	78	\$24,316,252	58	\$18,094,700	\$311,978	\$288,000	\$179	\$178	21
85043	136	\$34,705,072	63	\$16,258,500	\$258,071	\$245,000	\$150	\$147	19
85044	50	\$20,023,791	52	\$19,415,400	\$373,373	\$340,500	\$201	\$194	15
85045	27	\$12,962,438	29	\$13,607,948	\$469,240	\$445,000	\$193	\$187	23
85048	67	\$33,065,319	68	\$29,190,299	\$429,269	\$400,500	\$198	\$194	19
85050	90	\$43,707,603	64	\$30,702,505	\$479,727	\$431,250	\$215	\$216	32
85051	67	\$16,470,394	57	\$13,118,300	\$230,146	\$240,000	\$150	\$150	16
85053	42	\$11,319,698	53	\$14,217,975	\$268,264	\$263,000	\$171	\$168	13

Continues on next page →

Sales Activity by ZIP

Jul 2020

← Continued from previous page

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
85054	28	\$13,831,221	22	\$10,713,400	\$486,973	\$440,250	\$247	\$239	37
85083	46	\$20,932,099	41	\$19,583,100	\$477,637	\$454,900	\$169	\$169	31
85085	84	\$38,796,766	74	\$33,388,880	\$451,201	\$445,000	\$175	\$174	40
85086	142	\$63,984,676	91	\$41,294,912	\$453,790	\$415,000	\$182	\$180	29
85087	36	\$15,384,140	22	\$9,334,590	\$424,300	\$389,950	\$173	\$171	52
85120	6	\$1,171,700	4	\$448,800	\$112,200	\$94,950	\$83	\$70	30
85142	241	\$117,717,369	139	\$69,376,942	\$499,115	\$449,900	\$174	\$166	39
85201	80	\$20,546,748	58	\$14,010,128	\$241,554	\$240,500	\$174	\$170	28
85202	53	\$13,695,290	41	\$10,008,790	\$244,117	\$230,000	\$183	\$173	8
85203	50	\$17,316,498	47	\$15,164,399	\$322,647	\$298,000	\$166	\$169	17
85204	63	\$16,901,863	56	\$15,213,590	\$271,671	\$262,500	\$180	\$181	18
85205	91	\$30,009,783	80	\$27,234,165	\$340,427	\$283,500	\$174	\$178	18
85206	74	\$19,623,150	70	\$18,097,195	\$258,531	\$255,500	\$166	\$167	19
85207	125	\$59,001,009	103	\$50,797,635	\$493,181	\$430,000	\$200	\$200	40
85208	85	\$19,898,289	74	\$18,381,099	\$248,393	\$261,000	\$164	\$169	20
85209	98	\$31,508,069	88	\$26,854,235	\$305,162	\$295,250	\$171	\$173	18
85210	48	\$13,569,095	43	\$11,286,036	\$262,466	\$277,900	\$184	\$184	24
85212	144	\$59,536,452	98	\$38,588,961	\$393,765	\$365,263	\$176	\$174	21
85213	54	\$23,649,499	48	\$17,617,160	\$367,024	\$361,000	\$174	\$178	19
85215	44	\$18,577,625	36	\$13,203,650	\$366,768	\$325,000	\$182	\$187	33
85224	41	\$13,034,376	63	\$20,817,105	\$330,430	\$320,000	\$203	\$205	12
85225	194	\$64,736,792	119	\$36,771,870	\$309,007	\$314,800	\$192	\$193	15
85226	85	\$31,227,378	47	\$17,608,177	\$374,642	\$366,000	\$199	\$197	26
85233	65	\$26,835,651	62	\$22,342,792	\$360,368	\$347,500	\$198	\$200	11
85234	78	\$33,155,741	76	\$32,193,612	\$423,600	\$378,000	\$188	\$187	14
85248	112	\$52,042,488	82	\$37,448,805	\$456,693	\$412,500	\$194	\$191	37
85249	98	\$51,768,790	113	\$56,857,449	\$503,163	\$500,000	\$186	\$184	21
85250	72	\$37,361,019	53	\$22,414,000	\$422,906	\$365,000	\$261	\$255	43
85251	144	\$90,205,914	105	\$54,429,773	\$518,379	\$340,000	\$287	\$264	41
85253	92	\$187,596,448	57	\$110,825,994	\$1,944,316	\$1,500,000	\$422	\$403	45
85254	125	\$79,739,236	121	\$69,464,620	\$574,088	\$576,500	\$263	\$251	34
85255	182	\$204,370,232	113	\$108,155,591	\$957,129	\$735,000	\$296	\$270	63
85257	73	\$30,957,098	54	\$18,902,880	\$350,053	\$367,000	\$230	\$235	21
85258	109	\$73,724,186	86	\$50,864,298	\$591,445	\$549,950	\$279	\$266	34
85259	73	\$69,846,144	53	\$44,559,137	\$840,738	\$835,000	\$250	\$243	32
85260	104	\$68,215,500	81	\$44,403,939	\$548,197	\$515,000	\$249	\$238	36
85262	126	\$179,564,552	53	\$65,672,950	\$1,239,112	\$915,000	\$310	\$274	98

Continues on next page →



Sales Activity by ZIP

Jul 2020

← Continued from previous page

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
85263	36	\$20,400,004	13	\$6,228,400	\$479,108	\$399,000	\$228	\$244	60
85266	62	\$69,870,790	42	\$44,954,900	\$1,070,355	\$882,000	\$278	\$278	66
85268	99	\$69,972,439	72	\$53,691,050	\$745,709	\$522,450	\$238	\$228	57
85281	75	\$24,280,488	56	\$17,225,004	\$307,589	\$290,075	\$234	\$227	25
85282	63	\$20,281,846	64	\$19,848,950	\$310,140	\$315,000	\$200	\$198	20
85283	56	\$18,880,300	62	\$19,556,024	\$315,420	\$322,500	\$213	\$211	18
85284	31	\$18,932,798	33	\$18,755,900	\$568,361	\$515,000	\$213	\$209	23
85286	67	\$29,505,985	70	\$32,886,381	\$469,805	\$434,500	\$189	\$189	24
85295	133	\$56,164,616	114	\$45,426,320	\$398,476	\$345,000	\$189	\$182	12
85296	91	\$38,694,598	90	\$38,421,625	\$426,907	\$367,500	\$188	\$185	12
85297	94	\$47,893,651	59	\$24,606,806	\$417,065	\$375,000	\$184	\$183	14
85298	111	\$61,372,418	118	\$60,401,213	\$511,875	\$463,750	\$190	\$188	29
85301	54	\$11,463,900	51	\$10,501,050	\$205,903	\$206,500	\$142	\$140	26
85302	54	\$13,442,783	43	\$10,304,900	\$239,649	\$249,500	\$165	\$162	18
85303	38	\$11,093,608	42	\$11,844,550	\$282,013	\$248,950	\$162	\$164	36
85304	41	\$12,327,599	40	\$11,846,299	\$296,157	\$286,000	\$155	\$157	15
85305	35	\$12,788,953	30	\$10,122,359	\$337,412	\$331,000	\$154	\$159	35
85306	33	\$9,007,240	33	\$9,392,683	\$284,627	\$265,000	\$168	\$160	11
85307	14	\$3,503,979	15	\$5,443,000	\$362,867	\$290,000	\$179	\$162	27
85308	122	\$43,174,024	121	\$42,009,667	\$347,187	\$335,000	\$179	\$180	19
85310	45	\$19,059,199	45	\$18,238,898	\$405,309	\$355,500	\$183	\$183	31
85322	7	\$1,884,600	3	\$491,900	\$163,967	\$179,000	\$94	\$105	169
85323	82	\$22,172,815	64	\$17,366,336	\$271,349	\$277,000	\$144	\$146	26
85326	175	\$46,067,119	150	\$40,106,605	\$267,377	\$255,000	\$138	\$134	39
85329			1	\$81,000	\$81,000	\$81,000	\$67	\$67	292
85331	102	\$69,973,956	70	\$40,148,600	\$573,551	\$525,000	\$227	\$217	43
85335	51	\$12,496,795	60	\$14,486,160	\$241,436	\$240,500	\$160	\$158	33
85337	2	\$175,000	1	\$119,999	\$119,999	\$119,999	\$72	\$72	129
85338	234	\$77,978,283	151	\$48,168,823	\$318,999	\$302,000	\$153	\$154	30
85339	83	\$27,677,188	68	\$21,380,825	\$314,424	\$283,500	\$145	\$142	18
85340	109	\$50,177,907	74	\$30,938,393	\$418,086	\$400,000	\$165	\$168	33
85343	2	\$694,850	1	\$465,000	\$465,000	\$465,000	\$166	\$166	24
85345	115	\$28,638,900	102	\$25,025,820	\$245,351	\$250,000	\$155	\$164	28
85351	101	\$21,242,866	111	\$21,545,898	\$194,107	\$180,000	\$141	\$136	41
85353	68	\$19,544,225	55	\$15,110,493	\$274,736	\$270,000	\$142	\$141	23
85354	25	\$6,145,099	23	\$4,450,200	\$193,487	\$193,000	\$111	\$112	54
85355	47	\$17,153,774	34	\$13,541,637	\$398,283	\$356,000	\$159	\$154	38

Continues on next page →





Sales Activity by ZIP

Jul 2020

← Continued from previous page

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
85361	39	\$13,131,431	28	\$8,713,324	\$311,190	\$307,000	\$167	\$165	37
85363	24	\$5,082,667	11	\$2,246,500	\$204,227	\$208,000	\$159	\$151	62
85373	67	\$18,404,706	58	\$15,982,955	\$275,568	\$279,950	\$150	\$147	27
85374	108	\$30,869,375	93	\$27,129,732	\$291,718	\$270,000	\$172	\$170	27
85375	108	\$32,606,771	90	\$28,757,950	\$319,533	\$296,500	\$165	\$162	38
85377	31	\$28,606,750	21	\$18,790,000	\$894,762	\$815,000	\$273	\$263	98
85378	23	\$5,785,003	18	\$4,722,620	\$262,368	\$251,975	\$165	\$162	15
85379	177	\$55,617,461	120	\$36,666,965	\$305,558	\$298,995	\$154	\$156	29
85381	40	\$13,666,600	32	\$11,173,700	\$349,178	\$299,500	\$178	\$171	25
85382	96	\$31,378,150	66	\$20,961,905	\$317,605	\$320,000	\$172	\$176	21
85383	213	\$112,769,565	203	\$95,048,639	\$468,220	\$420,000	\$178	\$173	38
85387	86	\$32,341,631	54	\$17,908,435	\$331,638	\$315,000	\$168	\$167	33
85388	77	\$27,826,671	85	\$26,350,417	\$310,005	\$299,900	\$149	\$150	24
85390	17	\$5,862,348	10	\$3,224,400	\$322,440	\$309,500	\$165	\$164	97
85392	59	\$17,853,798	59	\$16,622,500	\$281,737	\$270,000	\$147	\$153	20
85395	84	\$31,904,400	88	\$35,592,723	\$404,463	\$395,995	\$171	\$167	32
85396	230	\$76,730,813	121	\$40,937,406	\$338,326	\$309,000	\$151	\$149	31
Other	4	\$1,744,299	3	\$4,602,500	\$1,534,167	\$482,500	\$284	\$253	129