



**2020**

# **MARICOPA COUNTY MARKET REPORT SEPTEMBER 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	Sep 2020	Sep 2019	+ / -	YTD 2020	YTD 2019	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	8,880	7,705	+15.2%	74,183	75,435	-1.7%
New Listing Volume	\$4,234,031,886	\$3,222,007,357	+31.4%	\$32,610,755,618	\$29,840,040,819	+9.3%
Active Listing Count	7,720	13,757	-43.9%	N/A	N/A	
Active Listing Volume	\$5,849,453,191	\$8,141,989,673	-28.2%	N/A	N/A	
Average Listing Price	\$757,701	\$591,843	+28%	\$656,280	\$568,306	+15.5%
Median Listing Price	\$438,500	\$369,900	+18.5%	\$392,946	\$358,475	+9.6%
Average Listing Price per Sq Ft	\$254	\$207	+22.7%	\$227	\$201	+13.2%
Median Listing Price per Sq Ft	\$217	\$179	+21.2%	\$196	\$174	+12.4%
Median Days in RPR	28	44	-36.4%	37.93	48.76	-22.2%
Months of Inventory	1	1.8	-45.5%	1.6	2.3	-30.7%
Absorption Rate	101.55%	55.38%	+46.2%	62.21%	43.15%	+19.1%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	10,945	8,630	+26.8%	90,187	85,826	+5.1%
New Pending Sales Volume	\$4,947,496,163	\$3,156,437,507	+56.7%	\$37,447,400,143	\$31,263,044,241	+19.8%
Pending Sales Count	11,635	6,560	+77.4%	N/A	N/A	
Pending Sales Volume	\$5,446,950,374	\$2,555,978,260	+113.1%	N/A	N/A	
Closed Sales Count	7,846	6,874	+14.1%	64,493	65,769	-1.9%
Closed Sales Volume	\$3,337,232,034	\$2,378,521,988	+40.3%	\$25,477,778,838	\$23,014,808,172	+10.7%
Average Sales Price	\$425,342	\$346,017	+22.9%	\$395,047	\$349,934	+12.9%
Median Sales Price	\$340,000	\$290,000	+17.2%	\$318,712	\$283,108	+12.6%
Average Sales Price per Sq Ft	\$201	\$176	+14%	\$192	\$174	+10.3%
Median Sales Price per Sq Ft	\$189	\$167	+13.2%	\$180	\$163	+10.4%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	149	-	N/A	N/A	

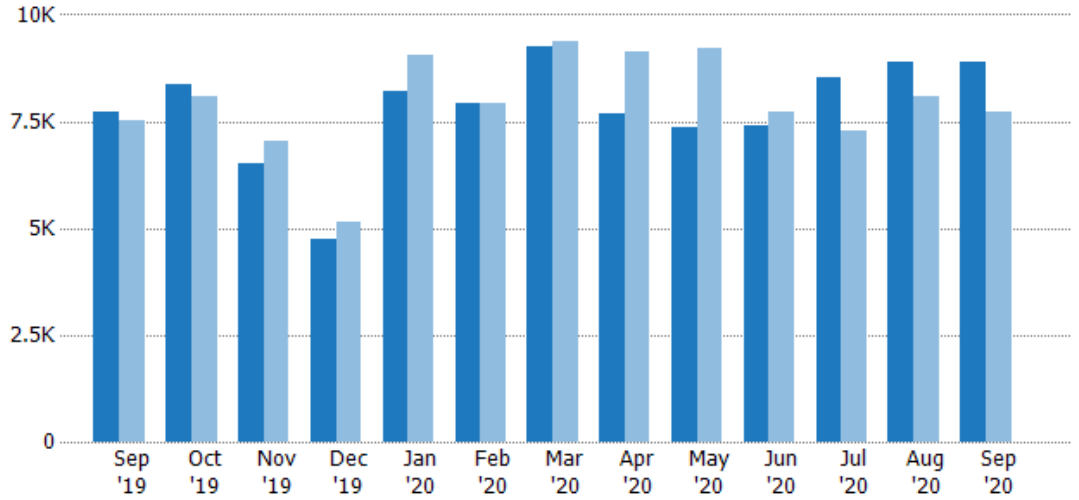
## New Listings

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.
Sep '20	8.88K	15.2%
Sep '19	7.71K	2.7%
Sep '18	7.5K	2.6%



Current Year	7.71K	8.36K	6.51K	4.74K	8.21K	7.94K	9.25K	7.67K	7.38K	7.42K	8.54K	8.91K	8.88K
Prior Year	7.5K	8.09K	7.02K	5.13K	9.06K	7.93K	9.36K	9.14K	9.19K	7.7K	7.28K	8.07K	7.71K
Percent Change from Prior Year	3%	3%	-7%	-8%	-9%	0%	-1%	-16%	-20%	-4%	17%	10%	15%

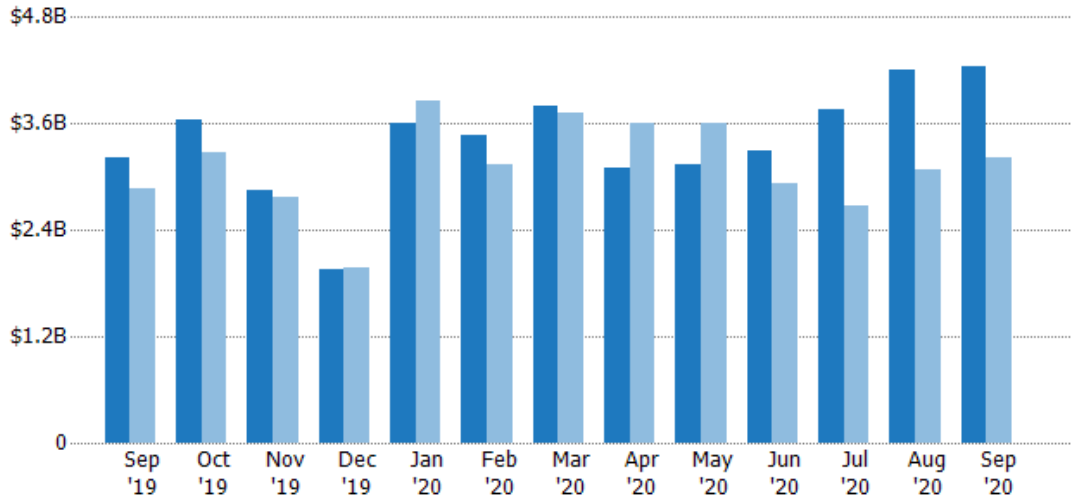
## New Listing Volume

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.
Sep '20	\$4.23B	31.4%
Sep '19	\$3.22B	12.3%
Sep '18	\$2.87B	-5%



Current Year	\$3.22B	\$3.65B	\$2.86B	\$1.96B	\$3.6B	\$3.47B	\$3.8B	\$3.1B	\$3.15B	\$3.28B	\$3.76B	\$4.2B	\$4.23B
Prior Year	\$2.87B	\$3.27B	\$2.78B	\$1.98B	\$3.86B	\$3.15B	\$3.72B	\$3.6B	\$3.61B	\$2.93B	\$2.67B	\$3.08B	\$3.22B
Percent Change from Prior Year	12%	12%	3%	-1%	-7%	10%	2%	-14%	-13%	12%	41%	36%	31%

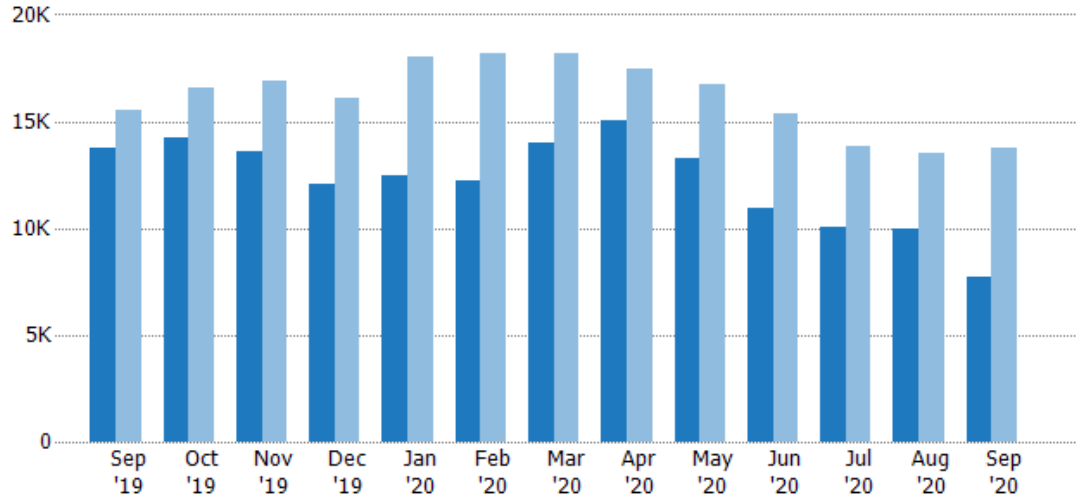
## Active Listings

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.
Sep '20	7.72K	-43.9%
Sep '19	13.8K	-11.5%
Sep '18	15.6K	3.8%



Current Year	13.8K	14.3K	13.6K	12.1K	12.5K	12.2K	14K	15K	13.3K	11K	10.1K	9.94K	7.72K
Prior Year	15.6K	16.6K	16.9K	16.1K	18K	18.2K	18.2K	17.4K	16.7K	15.3K	13.8K	13.5K	13.8K
Percent Change from Prior Year	-12%	-14%	-19%	-25%	-31%	-33%	-23%	-14%	-20%	-28%	-27%	-27%	-44%

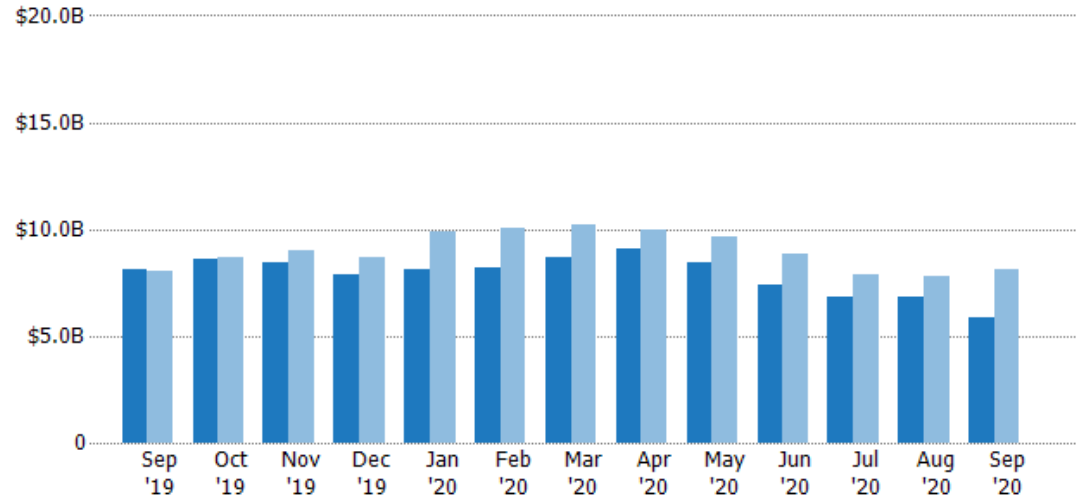
## Active Listing Volume

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.
Sep '20	\$5.85B	-28.2%
Sep '19	\$8.14B	1%
Sep '18	\$8.06B	-1.4%



Current Year	\$8.14B	\$8.63B	\$8.47B	\$7.87B	\$8.16B	\$8.2B	\$8.68B	\$9.05B	\$8.42B	\$7.36B	\$6.83B	\$6.82B	\$5.85B
Prior Year	\$8.06B	\$8.7B	\$8.97B	\$8.7B	\$9.87B	\$10B	\$10.2B	\$9.95B	\$9.62B	\$8.81B	\$7.9B	\$7.78B	\$8.14B
Percent Change from Prior Year	1%	-1%	-6%	-9%	-17%	-18%	-15%	-9%	-12%	-16%	-14%	-12%	-28%

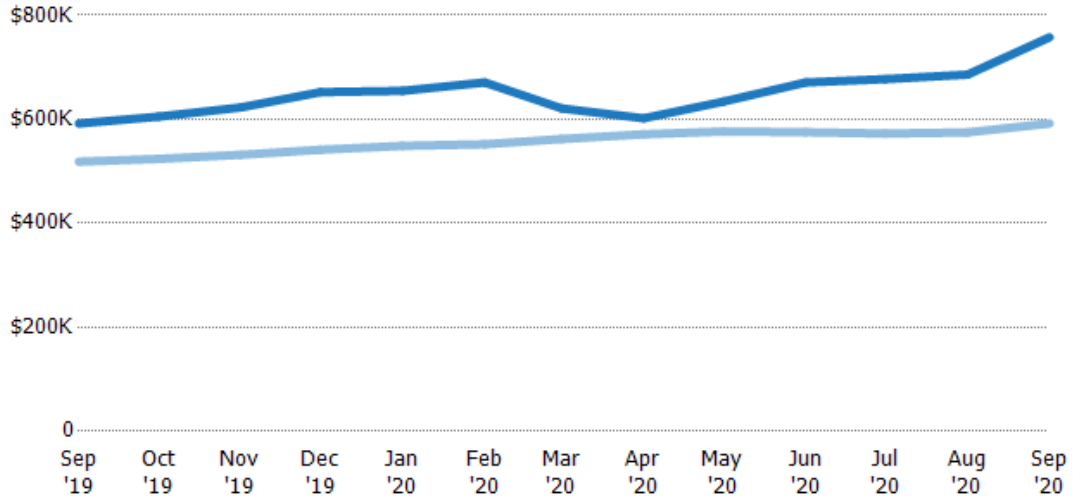
## Average Listing Price

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.
Sep '20	\$758K	28%
Sep '19	\$592K	14.2%
Sep '18	\$518K	-5%



Current Year	\$592K	\$605K	\$623K	\$652K	\$655K	\$671K	\$621K	\$602K	\$634K	\$671K	\$677K	\$686K	\$758K
Prior Year	\$518K	\$524K	\$532K	\$541K	\$549K	\$552K	\$562K	\$571K	\$577K	\$575K	\$573K	\$575K	\$592K
Percent Change from Prior Year	14%	15%	17%	20%	19%	22%	10%	5%	10%	17%	18%	19%	28%

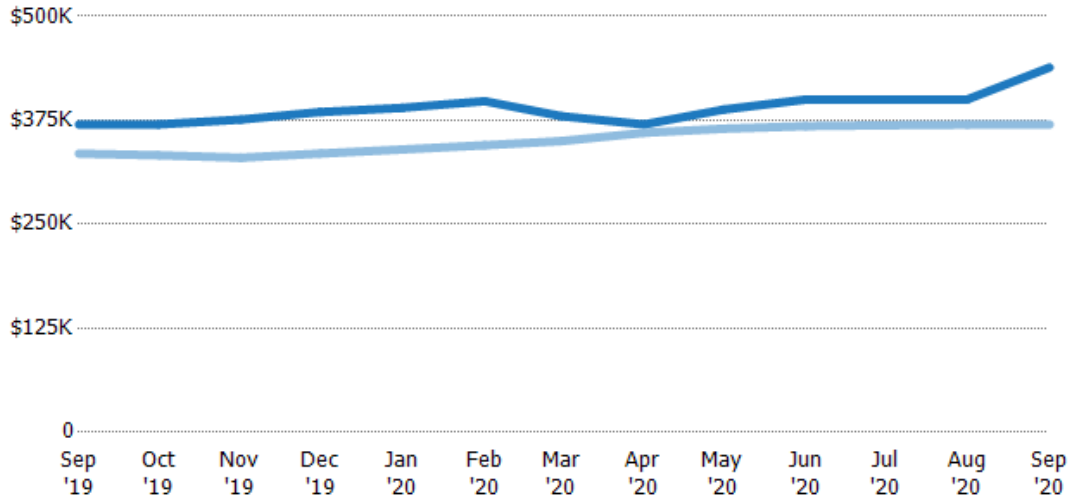
## Median Listing Price

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.
Sep '20	\$439K	18.5%
Sep '19	\$370K	10.5%
Sep '18	\$335K	-4.7%



Current Year	\$370K	\$370K	\$376K	\$385K	\$390K	\$398K	\$380K	\$370K	\$388K	\$400K	\$400K	\$400K	\$439K
Prior Year	\$335K	\$333K	\$330K	\$335K	\$340K	\$345K	\$350K	\$360K	\$365K	\$368K	\$369K	\$370K	\$370K
Percent Change from Prior Year	10%	11%	14%	15%	15%	15%	9%	3%	6%	9%	8%	8%	19%

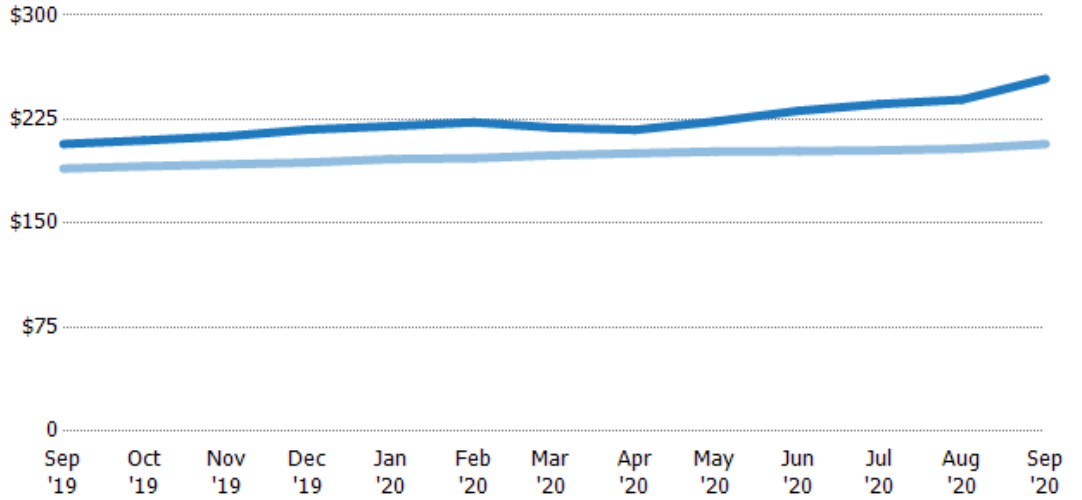
## Average Listing Price per Sq Ft

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.
Sep '20	\$254	22.7%
Sep '19	\$207	9.3%
Sep '18	\$189	-5.8%



Current Year	\$207	\$210	\$213	\$217	\$220	\$223	\$219	\$217	\$223	\$231	\$236	\$239	\$254
Prior Year	\$189	\$191	\$193	\$194	\$196	\$197	\$199	\$200	\$202	\$202	\$203	\$204	\$207
Percent Change from Prior Year	9%	10%	11%	12%	12%	13%	10%	8%	11%	14%	16%	17%	23%

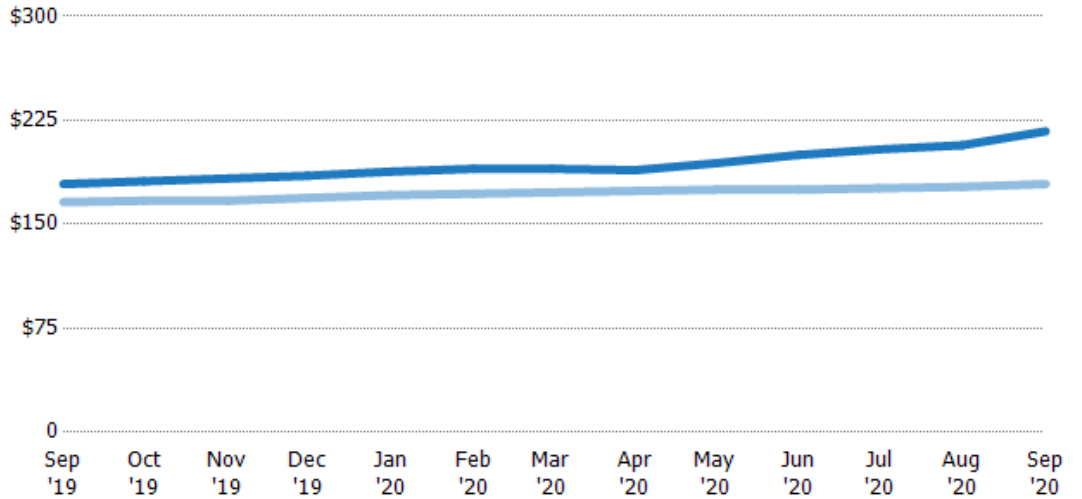
## Median Listing Price per Sq Ft

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.
Sep '20	\$217	21.2%
Sep '19	\$179	7.8%
Sep '18	\$166	-6%



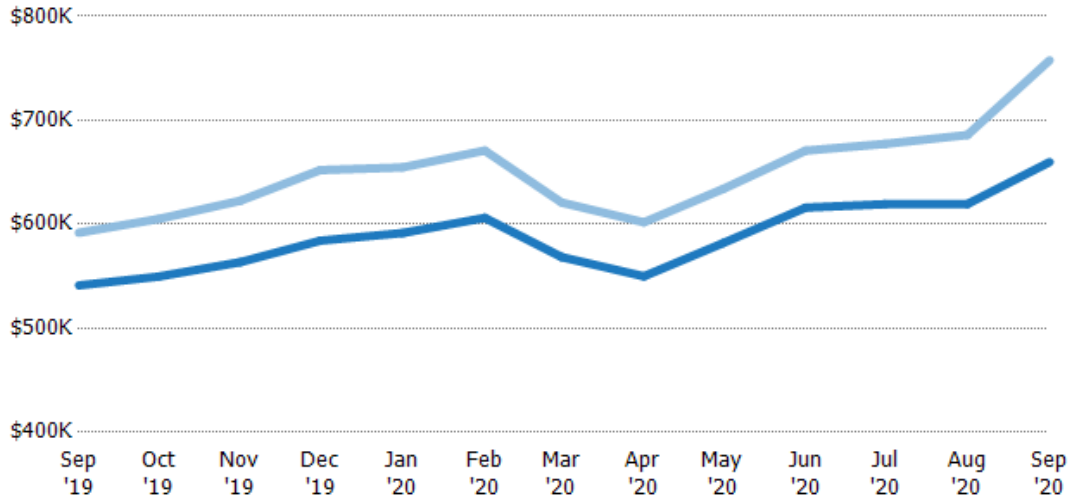
Current Year	\$179	\$181	\$183	\$185	\$188	\$190	\$190	\$189	\$194	\$200	\$204	\$207	\$217
Prior Year	\$166	\$167	\$167	\$169	\$171	\$172	\$173	\$174	\$175	\$175	\$176	\$177	\$179
Percent Change from Prior Year	8%	8%	10%	9%	10%	10%	10%	9%	11%	14%	16%	17%	21%

## 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

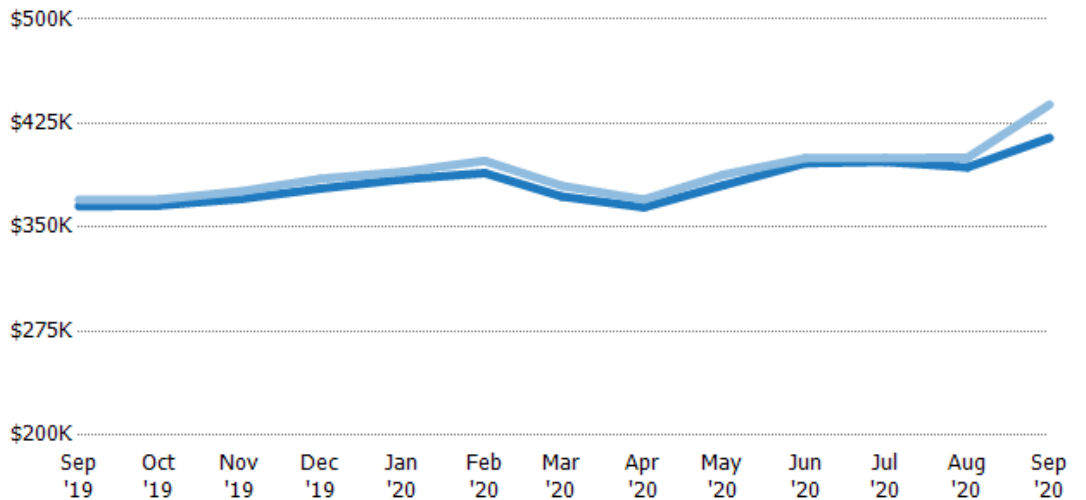


## Median Listing Price vs Median Est Value

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



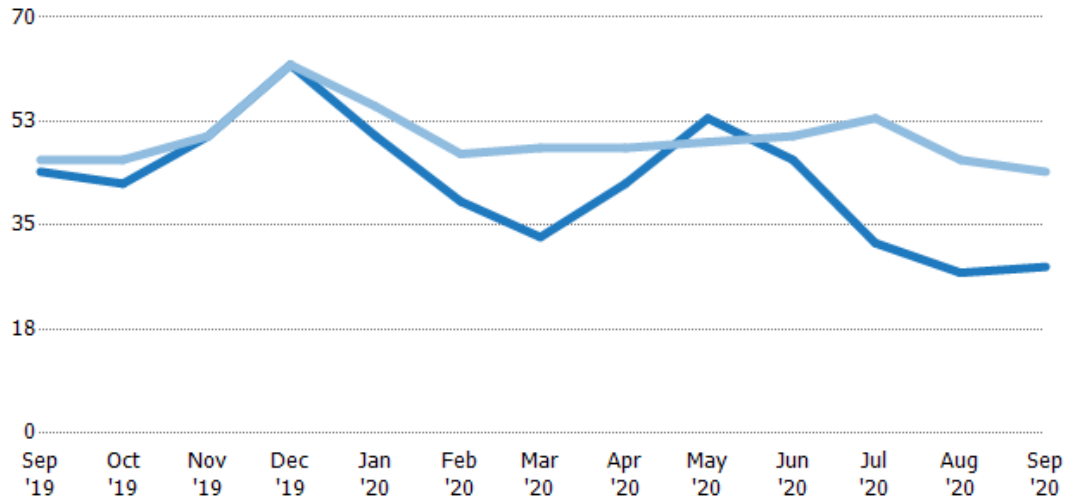
## Median Days in RPR

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.
Sep '20	28	-36.4%
Sep '19	44	-4.3%
Sep '18	46	2.2%



Current Year	44	42	50	62	50	39	33	42	53	46	32	27	28
Prior Year	46	46	50	62	55	47	48	48	49	50	53	46	44
Percent Change from Prior Year	-4%	-9%	0%	0%	-9%	-17%	-31%	-13%	8%	-8%	-40%	-41%	-36%

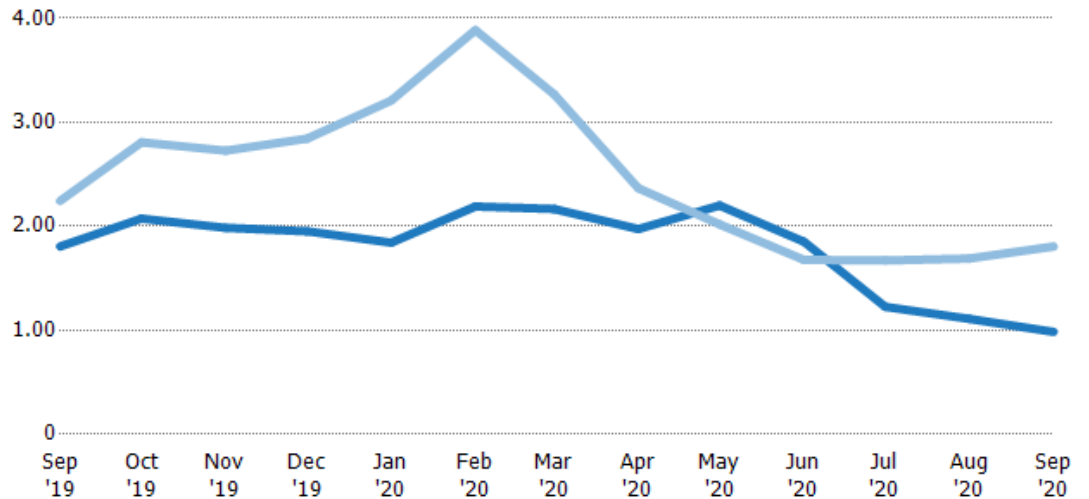
## Months of Inventory

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.
Sep '20	0.99	-45.5%
Sep '19	1.81	-19.5%
Sep '18	2.24	2.5%



Current Year	1.81	2.07	1.99	1.95	1.84	2.19	2.17	1.97	2.2	1.85	1.23	1.11	0.99
Prior Year	2.24	2.81	2.73	2.84	3.21	3.89	3.27	2.37	2.02	1.68	1.67	1.69	1.81
Percent Change from Prior Year	-20%	-26%	-27%	-31%	-43%	-44%	-34%	-17%	9%	10%	-27%	-34%	-45%



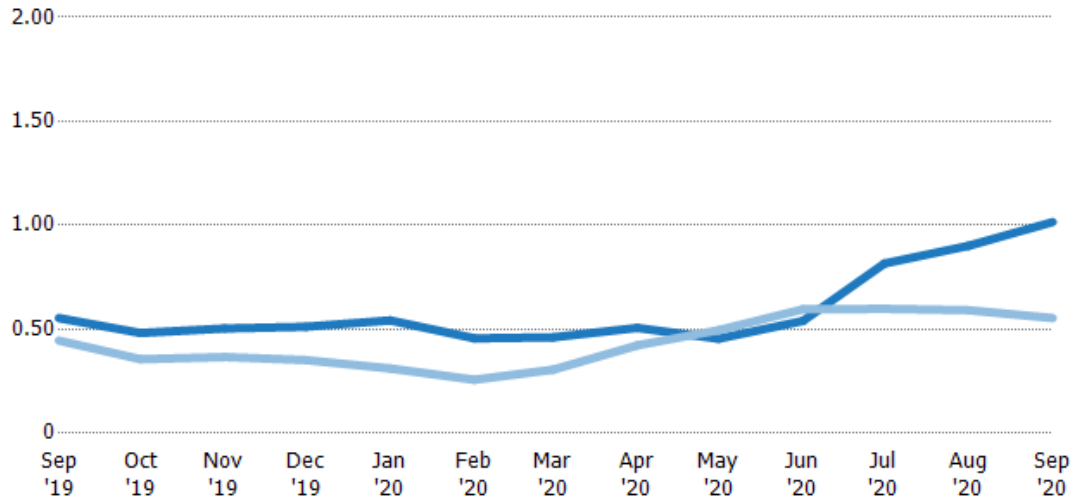
## Absorption Rate

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.
Sep '20	102%	-46.2%
Sep '19	55%	-10.8%
Sep '18	45%	-2.5%



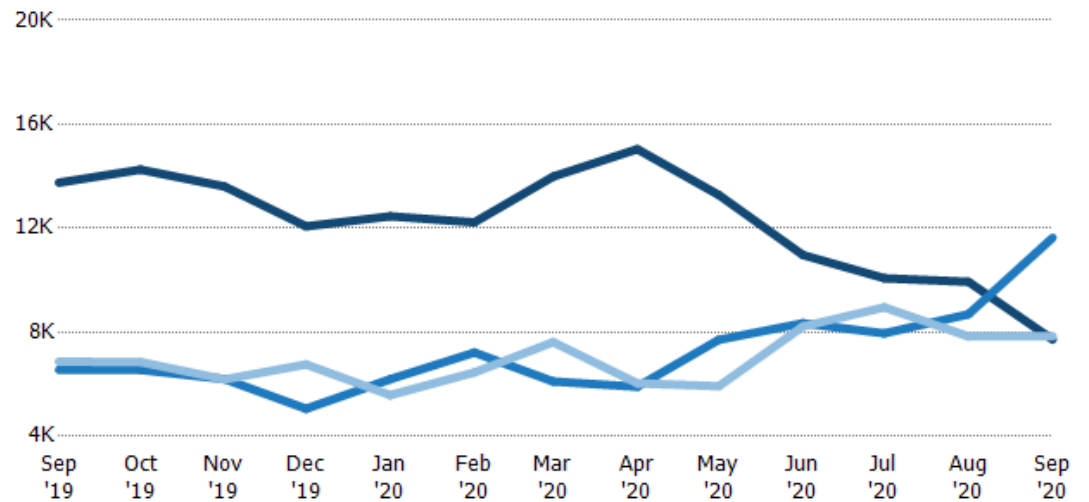
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	55%	48%	50%	51%	54%	46%	46%	51%	45%	54%	82%	90%	102%
Prior Year	45%	36%	37%	35%	31%	26%	31%	42%	50%	60%	60%	59%	55%
Change from Prior Year	-11%	-13%	-14%	-16%	-23%	-20%	-16%	-8%	4%	6%	-22%	-31%	-46%

## 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



	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Active	13.8K	14.3K	13.6K	12.1K	12.5K	12.2K	14K	15K	13.3K	11K	10.1K	9.94K	7.72K
Pending	6.56K	6.55K	6.2K	5.06K	6.19K	7.22K	6.11K	5.9K	7.71K	8.35K	7.96K	8.69K	11.6K
Sold	6.87K	6.85K	6.19K	6.76K	5.58K	6.46K	7.62K	6.04K	5.93K	8.22K	8.96K	7.84K	7.85K

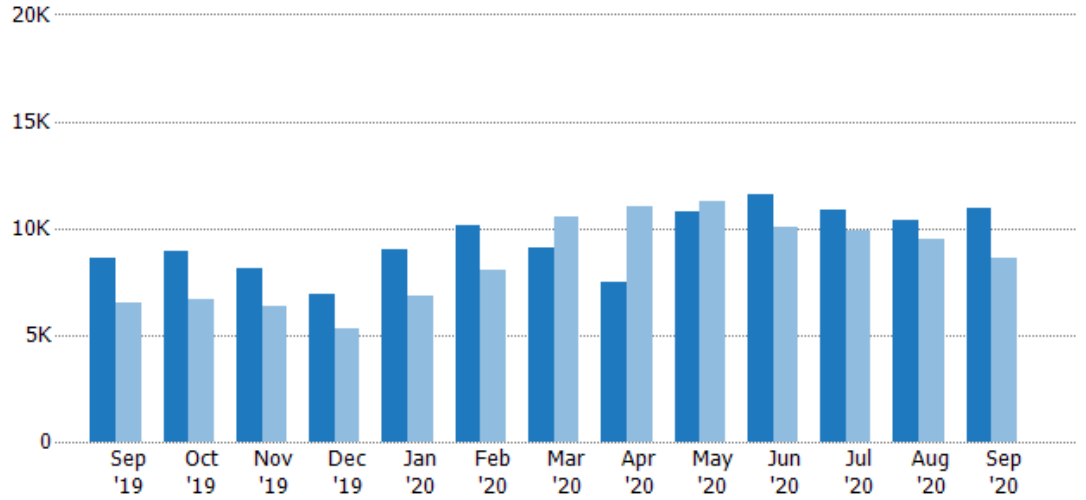
## New Pending Sales

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.
Sep '20	10.9K	26.8%
Sep '19	8.63K	32%
Sep '18	6.54K	3.9%



Current Year	8.63K	8.89K	8.15K	6.94K	9.04K	10.1K	9.12K	7.49K	10.8K	11.6K	10.8K	10.4K	10.9K
Prior Year	6.54K	6.64K	6.38K	5.28K	6.85K	8.06K	10.6K	11K	11.2K	10.1K	9.86K	9.51K	8.63K
Percent Change from Prior Year	32%	34%	28%	31%	32%	25%	-14%	-32%	-4%	15%	10%	9%	27%

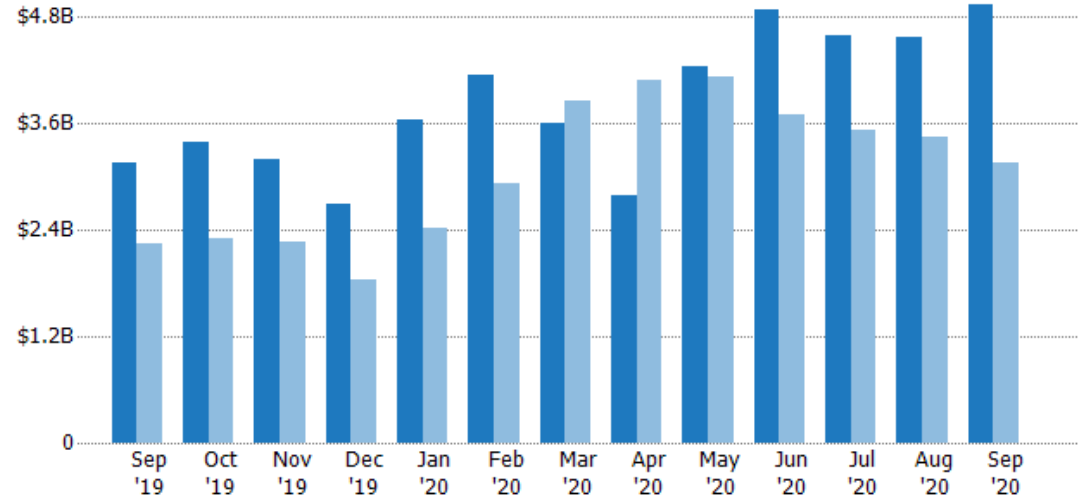
## New Pending Sales Volume

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.
Sep '20	\$4.95B	56.7%
Sep '19	\$3.16B	40.6%
Sep '18	\$2.24B	-4.1%



Current Year	\$3.16B	\$3.39B	\$3.21B	\$2.7B	\$3.65B	\$4.14B	\$3.61B	\$2.79B	\$4.25B	\$4.88B	\$4.59B	\$4.58B	\$4.95B
Prior Year	\$2.24B	\$2.3B	\$2.26B	\$1.84B	\$2.42B	\$2.93B	\$3.86B	\$4.09B	\$4.13B	\$3.69B	\$3.53B	\$3.45B	\$3.16B
Percent Change from Prior Year	41%	48%	42%	47%	51%	41%	-6%	-32%	3%	32%	30%	33%	57%

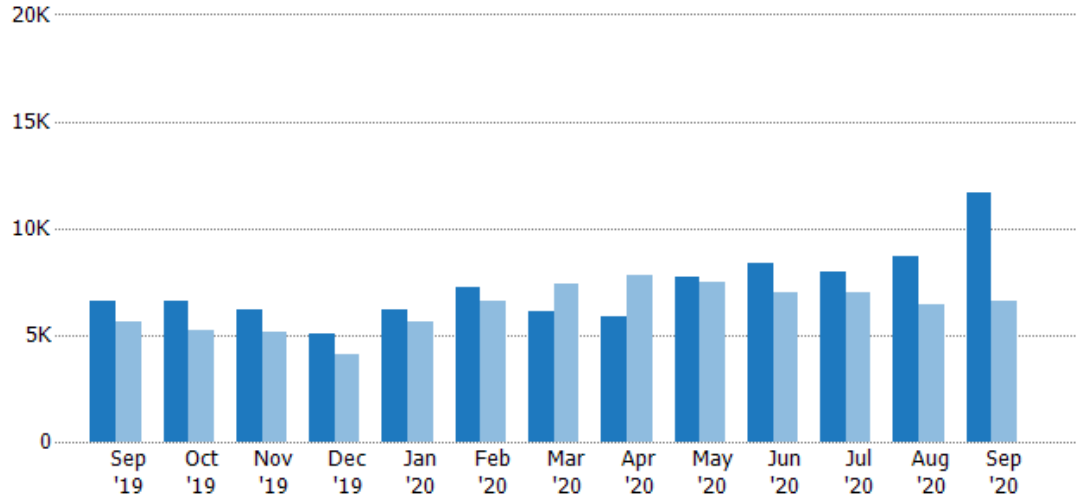
## Pending Sales

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.
Sep '20	11.6K	77.4%
Sep '19	6.56K	16.4%
Sep '18	5.64K	2.4%



Current Year	6.56K	6.55K	6.2K	5.06K	6.19K	7.22K	6.11K	5.9K	7.71K	8.35K	7.96K	8.69K	11.6K
Prior Year	5.64K	5.23K	5.17K	4.1K	5.64K	6.63K	7.4K	7.78K	7.47K	7K	6.98K	6.39K	6.56K
Percent Change from Prior Year	16%	25%	20%	23%	10%	9%	-17%	-24%	3%	19%	14%	36%	77%

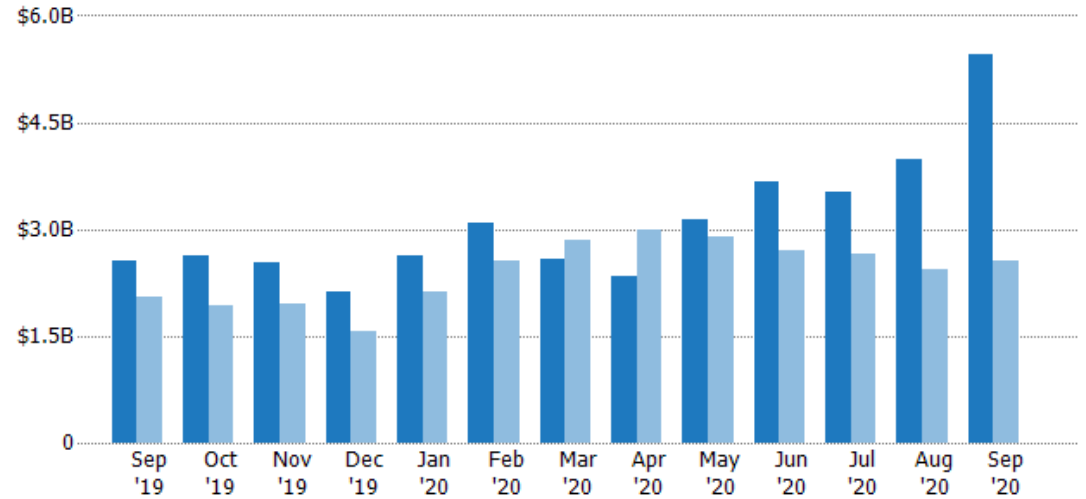
## Pending Sales Volume

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.
Sep '20	\$5.45B	113.1%
Sep '19	\$2.56B	24.1%
Sep '18	\$2.06B	-6.8%



Current Year	\$2.56B	\$2.62B	\$2.54B	\$2.12B	\$2.63B	\$3.09B	\$2.58B	\$2.35B	\$3.14B	\$3.66B	\$3.52B	\$3.97B	\$5.45B
Prior Year	\$2.06B	\$1.93B	\$1.96B	\$1.58B	\$2.11B	\$2.55B	\$2.84B	\$3B	\$2.89B	\$2.7B	\$2.65B	\$2.43B	\$2.56B
Percent Change from Prior Year	24%	36%	29%	34%	24%	21%	-9%	-22%	9%	36%	33%	64%	113%

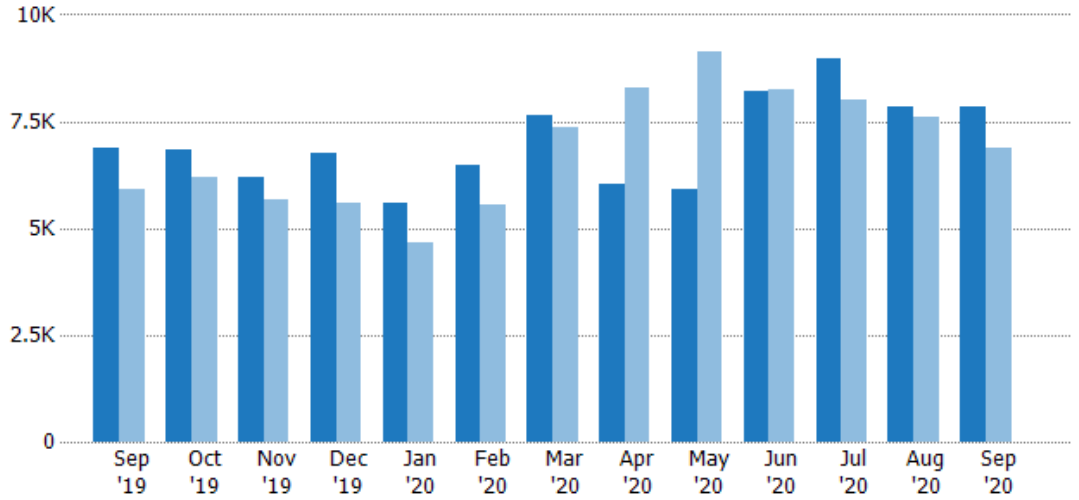
## Closed Sales

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.
Sep '20	7.85K	14.1%
Sep '19	6.87K	16.3%
Sep '18	5.91K	7.2%



Current Year	6.87K	6.85K	6.19K	6.76K	5.58K	6.46K	7.62K	6.04K	5.93K	8.22K	8.96K	7.84K	7.85K
Prior Year	5.91K	6.19K	5.65K	5.61K	4.68K	5.56K	7.36K	8.27K	9.14K	8.26K	8.01K	7.62K	6.87K
Percent Change from Prior Year	16%	11%	10%	21%	19%	16%	4%	-27%	-35%	0%	12%	3%	14%

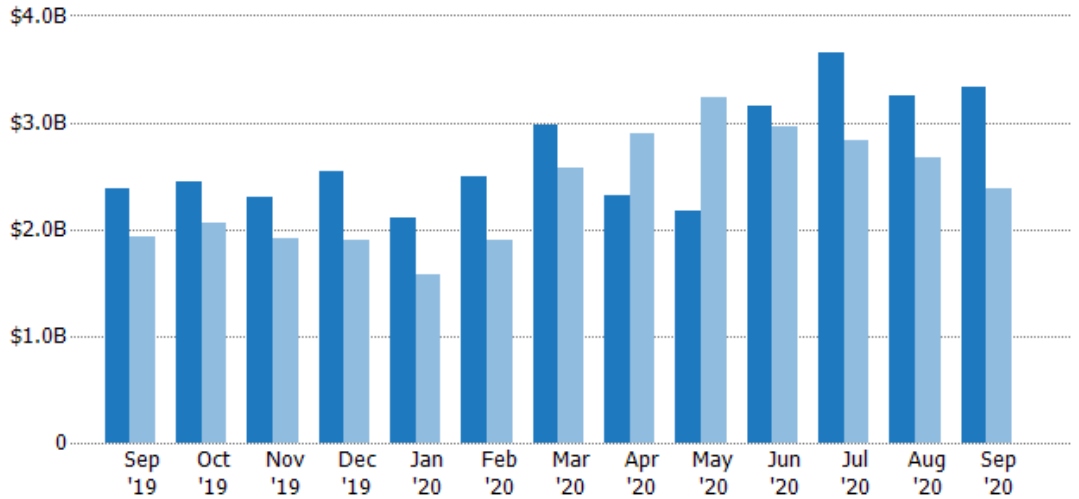
## Closed Sales Volume

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.
Sep '20	\$3.34B	40.3%
Sep '19	\$2.38B	23.2%
Sep '18	\$1.93B	-1.3%



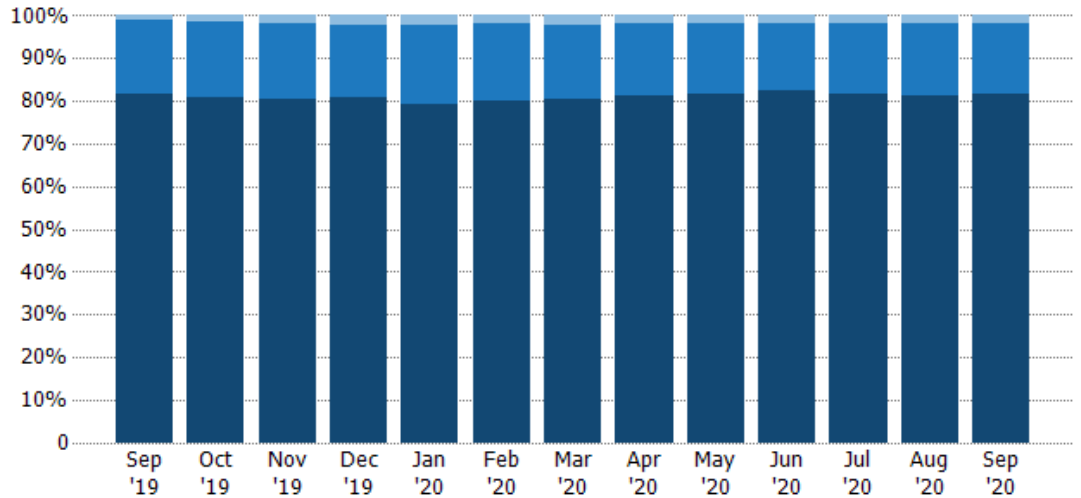
Current Year	\$2.38B	\$2.45B	\$2.29B	\$2.54B	\$2.11B	\$2.5B	\$2.98B	\$2.31B	\$2.18B	\$3.15B	\$3.66B	\$3.25B	\$3.34B
Prior Year	\$1.93B	\$2.07B	\$1.91B	\$1.9B	\$1.58B	\$1.89B	\$2.57B	\$2.9B	\$3.23B	\$2.97B	\$2.83B	\$2.67B	\$2.38B
Percent Change from Prior Year	23%	18%	20%	34%	34%	32%	16%	-20%	-33%	6%	29%	22%	40%

## 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



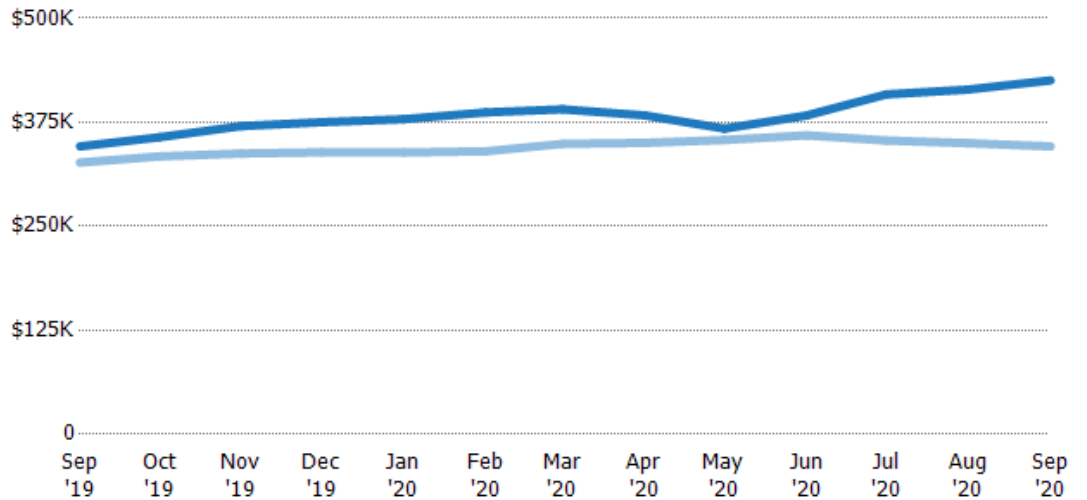
Property Type	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Mobile/Manufactured	1%	1%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Condo/Townhouse	17%	18%	18%	17%	18%	18%	17%	17%	16%	16%	16%	17%	17%
Single Family Residence	82%	81%	81%	81%	79%	80%	81%	81%	82%	82%	82%	81%	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.
Sep '20	\$425K	22.9%
Sep '19	\$346K	5.9%
Sep '18	\$327K	-7.9%

Property Type	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	\$346K	\$357K	\$370K	\$375K	\$379K	\$387K	\$391K	\$383K	\$367K	\$383K	\$409K	\$414K	\$425K
Prior Year	\$327K	\$334K	\$337K	\$339K	\$339K	\$340K	\$349K	\$350K	\$354K	\$359K	\$353K	\$350K	\$346K
Percent Change from Prior Year	6%	7%	10%	11%	12%	14%	12%	9%	4%	7%	16%	18%	23%

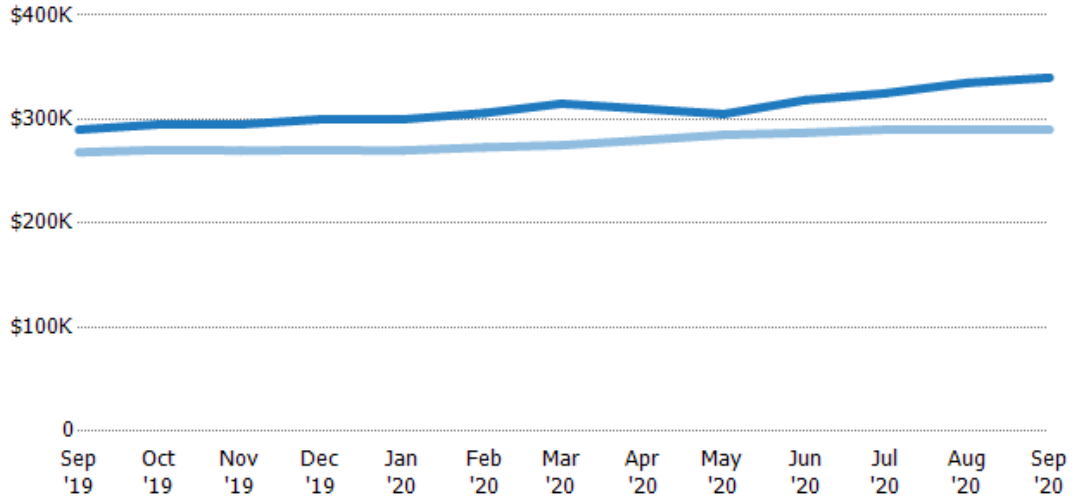
## Median Sales Price

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.
Sep '20	\$340K	17.2%
Sep '19	\$290K	8.1%
Sep '18	\$268K	-6.8%



Current Year	\$290K	\$295K	\$295K	\$300K	\$300K	\$306K	\$315K	\$310K	\$305K	\$319K	\$325K	\$335K	\$340K
Prior Year	\$268K	\$271K	\$270K	\$270K	\$270K	\$273K	\$275K	\$280K	\$285K	\$287K	\$290K	\$290K	\$290K
Percent Change from Prior Year	8%	9%	9%	11%	11%	12%	15%	11%	7%	11%	12%	16%	17%

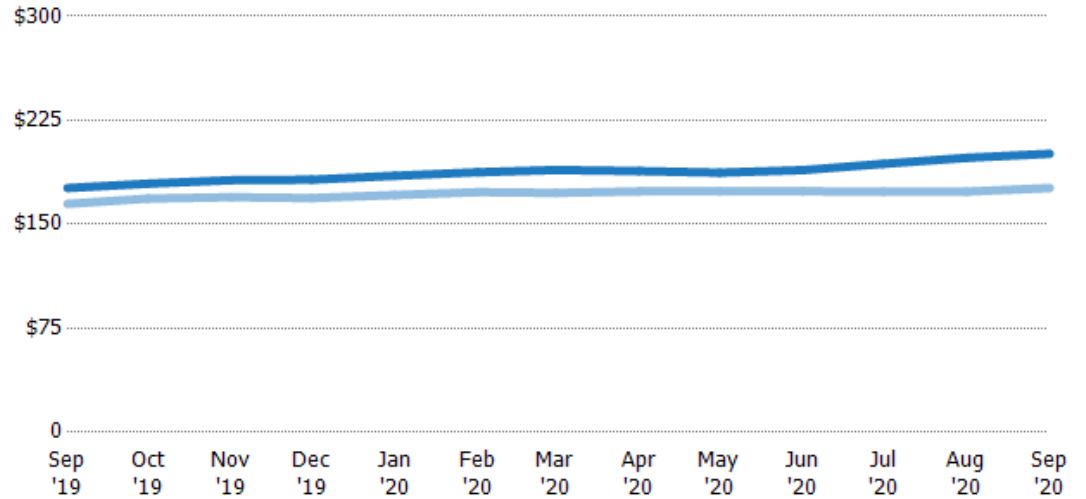
## Average Sales Price per Sq Ft

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.
Sep '20	\$201	14%
Sep '19	\$176	6.9%
Sep '18	\$165	-7%



Current Year	\$176	\$179	\$182	\$182	\$185	\$188	\$189	\$188	\$187	\$189	\$194	\$198	\$201
Prior Year	\$165	\$169	\$170	\$169	\$171	\$173	\$173	\$174	\$174	\$174	\$173	\$174	\$176
Percent Change from Prior Year	7%	6%	7%	8%	8%	8%	10%	8%	8%	9%	12%	14%	14%

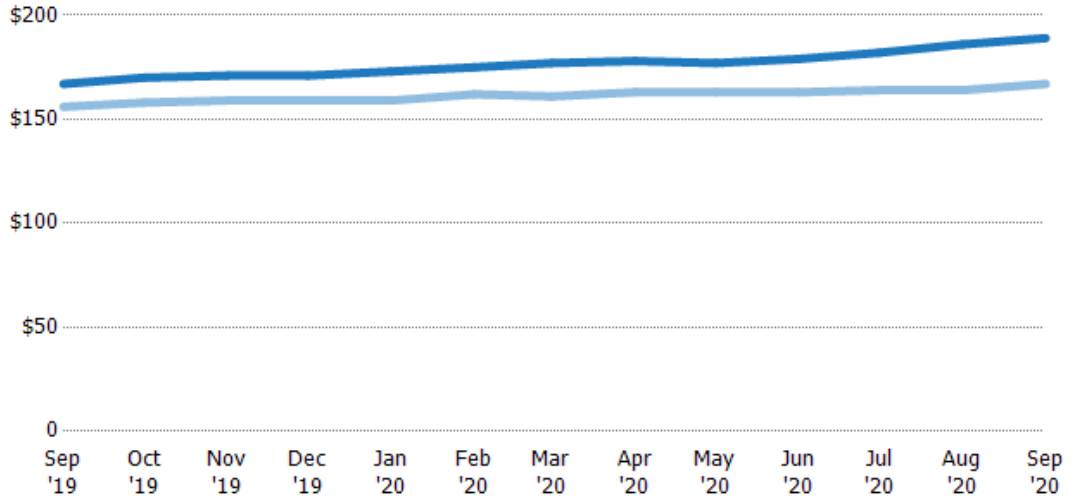
## Median Sales Price per Sq Ft

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.
Sep '20	\$189	13.2%
Sep '19	\$167	7.1%
Sep '18	\$156	-7.1%



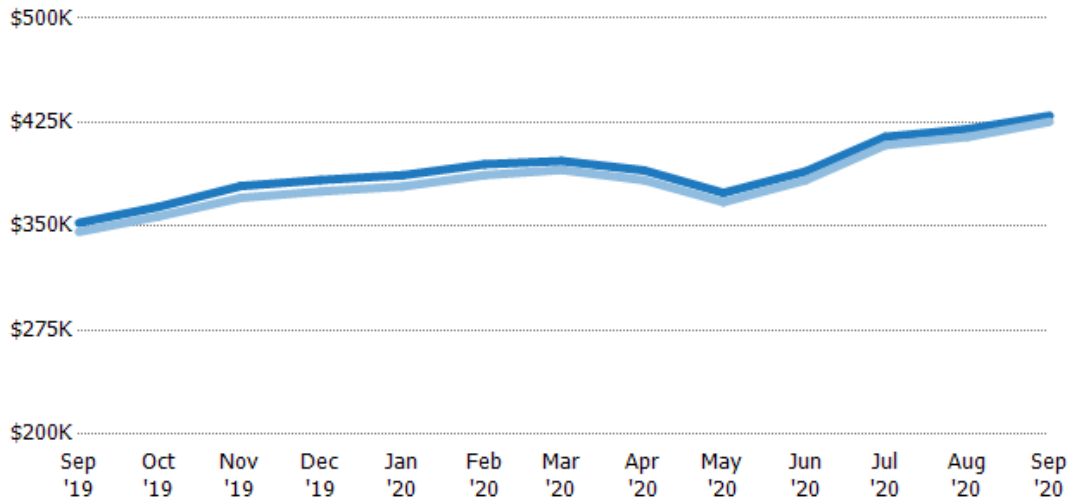
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	\$167	\$170	\$171	\$171	\$173	\$175	\$177	\$178	\$177	\$179	\$182	\$186	\$189
Prior Year	\$156	\$158	\$159	\$159	\$159	\$162	\$161	\$163	\$163	\$163	\$164	\$164	\$167
Percent Change from Prior Year	7%	8%	8%	8%	9%	8%	10%	9%	9%	10%	11%	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

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



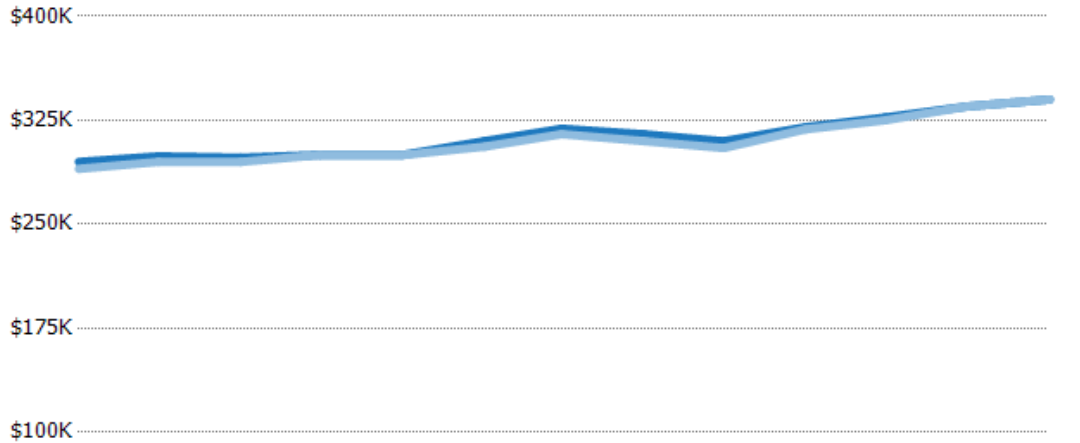
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Avg List Price	\$352K	\$364K	\$379K	\$383K	\$387K	\$395K	\$397K	\$390K	\$374K	\$390K	\$414K	\$420K	\$430K
Avg Sales Price	\$346K	\$357K	\$370K	\$375K	\$379K	\$387K	\$391K	\$383K	\$367K	\$383K	\$409K	\$414K	\$425K
Avg Sales Price as a % of Avg List Price	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	99%	99%	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



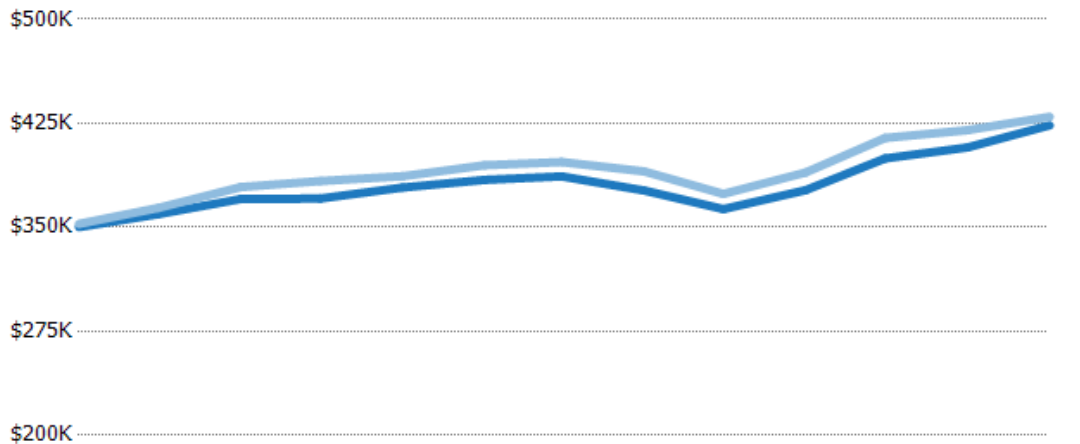
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Median List Price	\$295K	\$299K	\$298K	\$300K	\$300K	\$310K	\$319K	\$315K	\$310K	\$320K	\$327K	\$335K	\$340K
Median Sales Price	\$290K	\$295K	\$295K	\$300K	\$300K	\$306K	\$315K	\$310K	\$305K	\$319K	\$325K	\$335K	\$340K
Med Sales Price as a % of Med List Price	98%	99%	99%	100%	100%	99%	99%	98%	98%	100%	99%	100%	100%

## 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



	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Avg Est Value	\$350K	\$360K	\$370K	\$371K	\$379K	\$384K	\$387K	\$377K	\$363K	\$377K	\$400K	\$408K	\$424K
Avg Sales Price	\$352K	\$364K	\$379K	\$383K	\$387K	\$395K	\$397K	\$390K	\$374K	\$390K	\$414K	\$420K	\$430K
Avg Sales Price as a % of Avg Est Value	101%	101%	102%	103%	102%	103%	103%	104%	103%	103%	104%	103%	101%

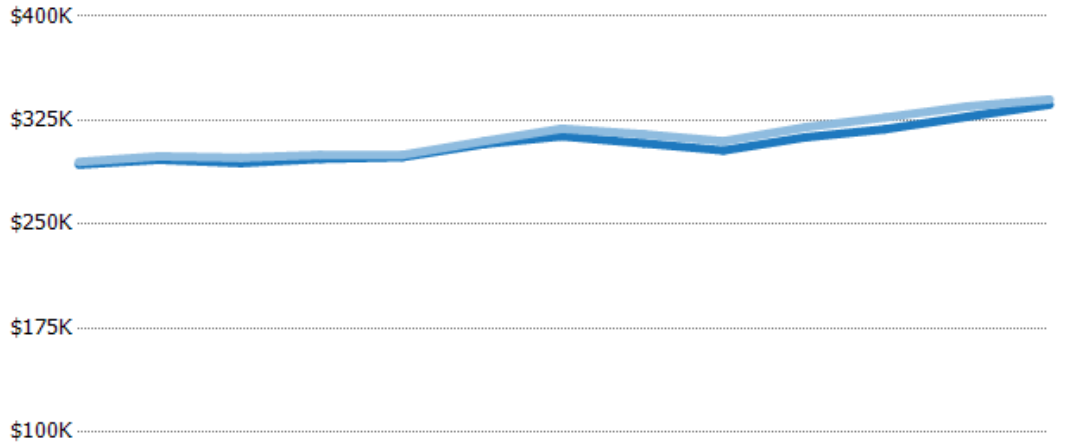


## Median Sales Price vs Median Est Value

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



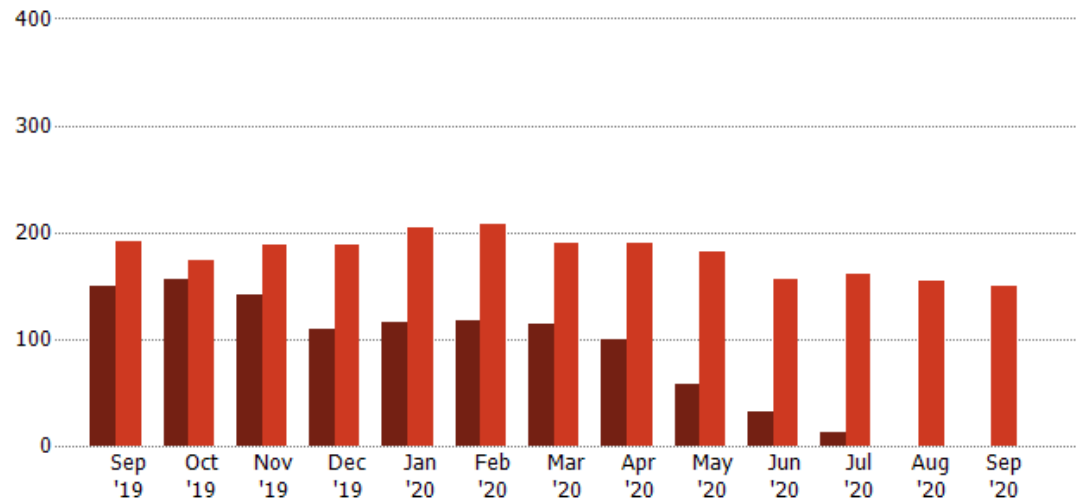
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Median Est Value	\$293K	\$297K	\$294K	\$297K	\$298K	\$308K	\$313K	\$308K	\$303K	\$313K	\$319K	\$328K	\$336K
Median Sales Price	\$295K	\$299K	\$298K	\$300K	\$300K	\$310K	\$319K	\$315K	\$310K	\$320K	\$327K	\$335K	\$340K
Med Sales Price as a % of Med Est Value	101%	101%	101%	101%	101%	101%	102%	102%	102%	102%	103%	102%	101%

## 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



	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	149	156	141	110	116	117	114	100	57	32	13	-	-
Prior Year	192	174	188	188	205	207	190	189	181	156	160	154	149
Percent Change from Prior Year	-22%	-10%	-25%	-41%	-43%	-43%	-40%	-47%	-69%	-79%	-92%	-100%	-100%

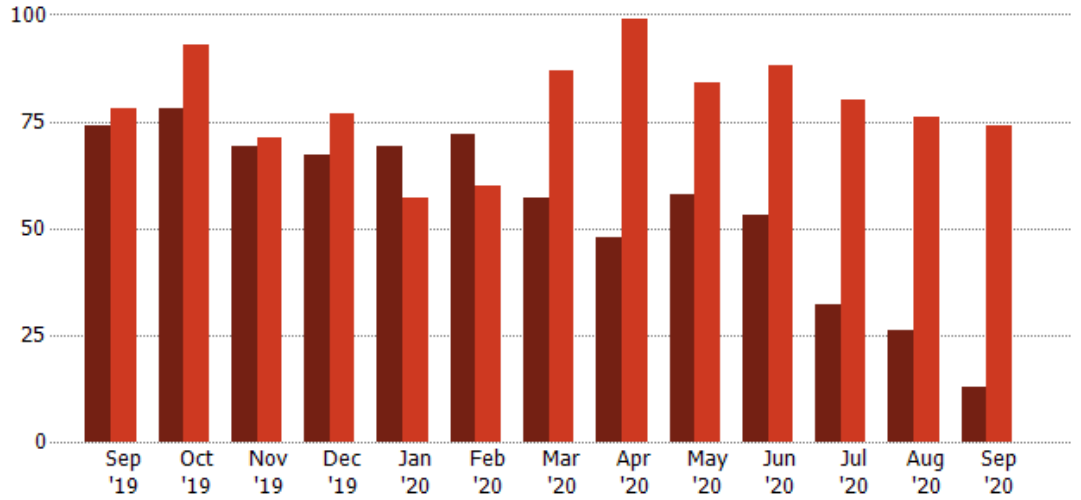
## Distressed Sales

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.
Sep '20	13	-82.4%
Sep '19	74	-5.1%
Sep '18	78	-14.1%



Current Year	74	78	69	67	69	72	57	48	58	53	32	26	13
Prior Year	78	93	71	77	57	60	87	99	84	88	80	76	74
Percent Change from Prior Year	-5%	-16%	-3%	-13%	21%	20%	-34%	-52%	-31%	-40%	-60%	-66%	-82%

## Sales Activity by ZIP

Sep 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	14	\$6,461,200	9	\$4,083,700	\$453,744	\$454,700	\$322	\$322	16
85004	18	\$6,627,089	11	\$3,802,349	\$345,668	\$275,000	\$238	\$250	49
85006	66	\$21,039,352	45	\$14,255,915	\$316,798	\$280,000	\$314	\$329	26
85007	34	\$14,689,394	17	\$7,418,500	\$436,382	\$362,000	\$252	\$252	22
85008	83	\$28,046,376	37	\$12,530,752	\$338,669	\$307,000	\$226	\$230	14
85009	40	\$9,493,665	31	\$6,421,525	\$207,146	\$211,000	\$172	\$173	20
85012	29	\$15,976,738	23	\$14,178,400	\$616,452	\$419,000	\$277	\$260	35
85013	50	\$21,536,183	39	\$15,050,300	\$385,905	\$350,000	\$239	\$237	10
85014	71	\$30,133,224	39	\$15,868,400	\$406,882	\$340,000	\$223	\$225	32
85015	57	\$15,133,127	38	\$11,063,950	\$291,157	\$294,000	\$183	\$192	17
85016	127	\$66,585,362	74	\$37,282,079	\$503,812	\$390,000	\$266	\$258	31
85017	31	\$7,145,895	18	\$3,744,400	\$208,022	\$225,000	\$161	\$170	10
85018	143	\$160,766,198	102	\$100,650,286	\$986,768	\$800,000	\$329	\$326	34
85019	41	\$8,968,299	17	\$3,812,600	\$224,271	\$238,700	\$144	\$140	11
85020	103	\$41,124,742	77	\$31,187,212	\$405,029	\$315,000	\$222	\$224	24
85021	60	\$29,304,439	64	\$26,872,600	\$419,884	\$325,450	\$199	\$190	15
85022	104	\$35,795,483	84	\$28,854,286	\$343,503	\$330,750	\$185	\$187	23
85023	62	\$26,540,392	54	\$16,562,660	\$306,716	\$301,500	\$180	\$181	14
85024	99	\$40,421,718	48	\$17,618,467	\$367,051	\$347,500	\$206	\$209	12
85027	87	\$23,854,968	55	\$14,739,701	\$267,995	\$270,000	\$199	\$196	12
85028	52	\$29,926,443	33	\$15,230,765	\$461,538	\$465,000	\$239	\$235	20
85029	95	\$24,801,634	32	\$7,835,140	\$244,848	\$249,925	\$169	\$164	15
85031	39	\$7,936,395	39	\$7,603,266	\$194,956	\$220,000	\$133	\$140	23
85032	142	\$43,744,081	131	\$43,337,430	\$330,820	\$320,000	\$209	\$210	15
85033	73	\$15,866,589	57	\$11,079,600	\$194,379	\$212,000	\$150	\$147	10
85034	13	\$5,338,889	4	\$1,565,345	\$391,336	\$403,153	\$201	\$206	3
85035	55	\$12,655,589	25	\$5,796,400	\$231,856	\$235,000	\$153	\$148	9
85037	92	\$22,913,327	74	\$18,519,725	\$250,267	\$254,000	\$166	\$164	8
85040	63	\$14,834,679	48	\$11,035,899	\$229,915	\$234,000	\$163	\$162	14
85041	135	\$40,515,024	68	\$18,552,140	\$272,826	\$270,000	\$160	\$161	16
85042	93	\$31,166,764	66	\$21,397,391	\$324,203	\$294,950	\$186	\$188	18
85043	152	\$40,122,990	51	\$12,890,712	\$252,759	\$255,000	\$146	\$149	9
85044	67	\$30,319,088	63	\$23,929,720	\$379,837	\$362,000	\$207	\$203	17
85045	29	\$13,560,213	18	\$8,468,990	\$470,499	\$484,000	\$190	\$196	17
85048	96	\$48,151,977	56	\$28,282,949	\$505,053	\$435,500	\$213	\$215	15
85050	110	\$57,438,705	75	\$38,080,792	\$507,744	\$399,000	\$217	\$219	24
85051	75	\$18,142,243	54	\$11,728,700	\$217,198	\$236,000	\$148	\$152	6
85053	60	\$17,030,998	34	\$9,707,500	\$285,515	\$289,000	\$177	\$180	9

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## Sales Activity by ZIP

Sep 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	38	\$19,018,805	23	\$10,523,120	\$457,527	\$457,000	\$263	\$260	46
85083	43	\$19,037,600	40	\$18,028,450	\$450,711	\$420,500	\$178	\$179	16
85085	97	\$44,716,113	74	\$34,525,172	\$466,556	\$442,425	\$185	\$181	23
85086	158	\$78,406,907	134	\$59,521,526	\$444,190	\$412,500	\$191	\$187	21
85087	35	\$15,516,250	27	\$12,630,700	\$467,804	\$437,000	\$186	\$182	24
85120	6	\$1,169,500	4	\$876,500	\$219,125	\$212,500	\$173	\$174	5
85142	216	\$111,986,069	163	\$81,507,282	\$500,045	\$455,000	\$183	\$181	17
85201	81	\$19,367,547	61	\$15,580,200	\$255,413	\$245,000	\$186	\$181	14
85202	80	\$24,034,765	63	\$18,769,500	\$297,929	\$255,000	\$181	\$179	12
85203	43	\$16,008,900	34	\$11,300,000	\$332,353	\$333,750	\$185	\$188	17
85204	84	\$22,706,266	46	\$13,235,877	\$287,736	\$285,000	\$185	\$183	18
85205	119	\$43,863,486	79	\$25,931,600	\$328,248	\$273,500	\$172	\$181	19
85206	107	\$30,784,472	72	\$21,531,760	\$299,052	\$293,750	\$183	\$180	19
85207	144	\$77,115,438	114	\$54,106,740	\$474,621	\$425,000	\$196	\$195	19
85208	105	\$26,170,897	73	\$17,888,089	\$245,042	\$265,000	\$157	\$165	21
85209	136	\$43,846,526	104	\$33,723,055	\$324,260	\$319,500	\$186	\$183	11
85210	65	\$16,204,100	40	\$11,421,770	\$285,544	\$310,750	\$194	\$191	7
85212	164	\$70,189,601	117	\$49,403,077	\$422,249	\$398,000	\$182	\$184	13
85213	70	\$32,029,797	43	\$18,225,200	\$423,842	\$380,000	\$185	\$183	13
85215	63	\$28,370,961	41	\$14,292,300	\$348,593	\$329,900	\$188	\$187	12
85224	68	\$23,281,698	59	\$19,383,800	\$328,539	\$330,000	\$212	\$214	9
85225	217	\$71,131,533	119	\$39,577,643	\$332,585	\$322,865	\$198	\$195	13
85226	86	\$35,292,136	66	\$25,562,109	\$387,305	\$360,950	\$213	\$214	16
85233	94	\$38,454,724	69	\$25,813,107	\$374,103	\$360,000	\$202	\$199	13
85234	108	\$44,501,497	92	\$40,171,000	\$436,641	\$397,500	\$198	\$196	21
85248	139	\$64,265,012	104	\$44,902,970	\$431,759	\$406,250	\$199	\$202	23
85249	137	\$70,617,735	109	\$52,277,211	\$479,607	\$475,000	\$194	\$192	16
85250	81	\$45,997,963	65	\$32,753,908	\$503,906	\$440,000	\$278	\$267	31
85251	179	\$101,851,165	112	\$56,031,490	\$500,281	\$396,500	\$286	\$260	28
85253	122	\$305,953,621	51	\$97,442,699	\$1,910,641	\$1,850,000	\$398	\$370	55
85254	160	\$106,028,501	94	\$54,961,942	\$584,702	\$579,000	\$260	\$248	22
85255	247	\$319,430,832	149	\$148,123,335	\$994,116	\$748,000	\$304	\$287	33
85257	68	\$27,244,694	47	\$18,920,153	\$402,556	\$400,000	\$238	\$256	23
85258	122	\$75,911,568	82	\$51,768,025	\$631,317	\$497,000	\$287	\$278	30
85259	80	\$73,201,737	48	\$39,283,029	\$818,396	\$759,500	\$264	\$268	47
85260	133	\$88,654,790	90	\$57,749,200	\$641,658	\$532,500	\$265	\$259	28
85262	148	\$208,011,941	73	\$82,341,540	\$1,127,966	\$925,000	\$298	\$269	64

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## Sales Activity by ZIP

Sep 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	34	\$19,941,384	16	\$9,218,642	\$576,165	\$515,000	\$257	\$252	74
85264	3	\$2,724,000	1	\$899,000	\$899,000	\$899,000	\$234	\$234	323
85266	73	\$79,466,298	48	\$51,685,236	\$1,076,776	\$889,500	\$300	\$289	31
85268	132	\$95,180,515	84	\$52,961,228	\$630,491	\$527,500	\$233	\$220	47
85281	81	\$24,856,210	66	\$21,378,395	\$323,915	\$312,500	\$235	\$241	23
85282	90	\$29,892,646	72	\$24,433,949	\$339,360	\$352,500	\$205	\$205	17
85283	61	\$21,845,589	49	\$18,384,750	\$375,199	\$375,000	\$214	\$212	14
85284	38	\$22,572,090	30	\$18,340,934	\$611,364	\$566,250	\$232	\$225	15
85286	91	\$43,828,769	67	\$30,134,440	\$449,768	\$415,000	\$197	\$196	15
85295	129	\$56,045,206	104	\$42,383,100	\$407,530	\$369,500	\$191	\$187	13
85296	122	\$55,892,472	88	\$37,757,900	\$429,067	\$377,500	\$194	\$191	14
85297	100	\$53,181,219	70	\$34,141,606	\$487,737	\$394,000	\$196	\$195	12
85298	123	\$65,739,240	110	\$60,519,854	\$550,180	\$475,000	\$203	\$205	21
85301	66	\$12,740,100	46	\$9,803,599	\$213,122	\$215,750	\$144	\$139	20
85302	72	\$18,672,637	42	\$10,846,800	\$258,257	\$262,450	\$163	\$167	12
85303	56	\$16,056,240	35	\$9,619,215	\$274,835	\$272,000	\$164	\$164	9
85304	59	\$18,567,299	55	\$16,093,500	\$292,609	\$285,000	\$172	\$169	9
85305	55	\$19,832,601	20	\$7,090,394	\$354,520	\$335,500	\$160	\$156	41
85306	44	\$13,621,549	23	\$7,206,050	\$313,307	\$299,000	\$184	\$181	11
85307	22	\$7,224,430	3	\$1,049,500	\$349,833	\$419,000	\$133	\$138	27
85308	134	\$52,100,259	112	\$41,700,200	\$372,323	\$342,000	\$191	\$188	13
85310	61	\$28,122,814	39	\$16,417,800	\$420,969	\$385,000	\$186	\$181	10
85322	5	\$1,403,700	2	\$420,000	\$210,000	\$210,000	\$119	\$119	34
85323	99	\$27,617,846	46	\$12,710,500	\$276,315	\$265,000	\$152	\$151	19
85326	205	\$56,544,811	117	\$32,436,464	\$277,235	\$264,500	\$147	\$148	13
85331	123	\$89,524,961	100	\$69,806,074	\$698,061	\$627,500	\$245	\$240	42
85335	72	\$18,030,699	46	\$11,483,800	\$249,648	\$247,500	\$162	\$165	11
85338	263	\$90,868,175	158	\$52,732,350	\$333,749	\$312,473	\$161	\$162	19
85339	113	\$38,114,220	71	\$22,058,940	\$310,689	\$290,000	\$151	\$144	12
85340	136	\$60,645,151	54	\$22,496,231	\$416,597	\$393,995	\$174	\$175	23
85342	8	\$5,987,846	1	\$325,000	\$325,000	\$325,000	\$173	\$173	85
85345	118	\$29,551,168	95	\$23,689,199	\$249,360	\$252,000	\$171	\$170	11
85351	170	\$37,962,734	113	\$23,956,100	\$212,001	\$211,000	\$153	\$150	29
85353	84	\$24,199,491	52	\$14,786,319	\$284,352	\$275,000	\$154	\$152	6
85354	32	\$7,972,576	19	\$4,670,100	\$245,795	\$225,000	\$115	\$112	81
85355	61	\$23,810,428	31	\$13,426,282	\$433,106	\$366,000	\$168	\$164	35
85361	47	\$15,828,348	24	\$8,856,647	\$369,027	\$385,750	\$169	\$172	69

Continues on next page →



## Sales Activity by ZIP

Sep 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
85363	15	\$3,288,899	14	\$3,345,500	\$238,964	\$240,000	\$153	\$146	7
85373	80	\$21,511,951	60	\$16,068,902	\$267,815	\$272,500	\$155	\$157	16
85374	151	\$44,109,157	93	\$26,354,052	\$283,377	\$270,000	\$177	\$178	27
85375	139	\$42,494,715	107	\$31,146,830	\$291,092	\$280,000	\$165	\$166	23
85377	40	\$38,990,867	14	\$9,784,650	\$698,904	\$705,000	\$248	\$244	90
85378	26	\$6,557,685	21	\$5,448,821	\$259,468	\$266,000	\$173	\$172	7
85379	165	\$54,937,241	110	\$36,308,412	\$330,076	\$318,115	\$153	\$154	18
85381	60	\$20,609,792	40	\$14,714,492	\$367,862	\$341,750	\$174	\$169	8
85382	114	\$38,793,761	78	\$25,924,132	\$332,361	\$322,450	\$184	\$181	15
85383	253	\$138,428,184	191	\$95,027,026	\$497,524	\$455,000	\$191	\$187	22
85387	89	\$32,504,377	63	\$23,380,098	\$371,113	\$350,000	\$166	\$162	27
85388	99	\$35,806,726	66	\$21,146,553	\$320,402	\$307,500	\$155	\$155	7
85390	37	\$16,784,532	15	\$5,517,730	\$367,849	\$290,000	\$174	\$179	59
85392	78	\$23,344,237	61	\$18,790,075	\$308,034	\$300,000	\$156	\$158	7
85395	105	\$46,321,831	66	\$26,112,061	\$395,637	\$366,750	\$174	\$170	14
85396	195	\$69,101,429	144	\$49,614,946	\$344,548	\$325,000	\$160	\$159	23
Other	3	\$2,399,800	3	\$1,502,031	\$500,677	\$344,795	\$383	\$407	196