



2020

SCOTTSDALE MARKET REPORT AUGUST 2020



Scottsdale Area Association of REALTORS®
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ScottsdaleREALTORS.org
480-945-2651



Summary of Key Listing and Sales Metrics

A summary of the key metrics selected to be included in the report. MLS sources where licensed.

Key Metrics	Aug 2020	Aug 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	977	777	+25.7%	7,224	7,200	+0.3%
New Listing Volume	\$837,115,921	\$517,050,957	+61.9%	\$5,590,178,955	\$5,136,404,549	+8.8%
Active Listing Count	1,618	2,038	-20.6%	N/A	N/A	
Active Listing Volume	\$2,018,841,650	\$2,166,279,841	-6.8%	N/A	N/A	
Average Listing Price	\$1,247,739	\$1,062,944	+17.4%	\$1,184,184	\$1,038,271	+14.1%
Median Listing Price	\$791,995	\$695,000	+14%	\$763,066	\$675,376	+13%
Average Listing Price per Sq Ft	\$355	\$300	+18.1%	\$334	\$294	+13.9%
Median Listing Price per Sq Ft	\$308	\$259	+18.9%	\$290	\$254	+14.3%
Median Days in RPR	41	79	-48.1%	59.15	70.62	-16.2%
Months of Inventory	1.8	2.7	-34.6%	2.8	3.5	-19.6%
Absorption Rate	55.93%	36.56%	+19.4%	35.5%	28.55%	+6.9%
Sales Activity Charts Metrics						
New Pending Sales Count	1,137	911	+24.8%	8,394	7,897	+6.3%
New Pending Sales Volume	\$899,563,235	\$554,828,037	+62.1%	\$6,159,214,347	\$5,042,689,119	+22.1%
Pending Sales Count	975	594	+64.1%	N/A	N/A	
Pending Sales Volume	\$828,810,377	\$382,941,403	+116.4%	N/A	N/A	
Closed Sales Count	840	681	+23.3%	5,682	5,784	-1.8%
Closed Sales Volume	\$602,938,813	\$387,499,292	+55.6%	\$3,844,145,577	\$3,513,705,362	+9.4%
Average Sales Price	\$717,784	\$569,015	+26.1%	\$676,548	\$607,487	+11.4%
Median Sales Price	\$570,000	\$487,500	+16.9%	\$529,862	\$475,771	+11.4%
Average Sales Price per Sq Ft	\$286	\$250	+14.3%	\$277	\$254	+9.1%
Median Sales Price per Sq Ft	\$268	\$237	+12.9%	\$259	\$236	+9.5%
Distressed Charts Metrics						
Distressed Listing Count	1	23	-95.7%	N/A	N/A	

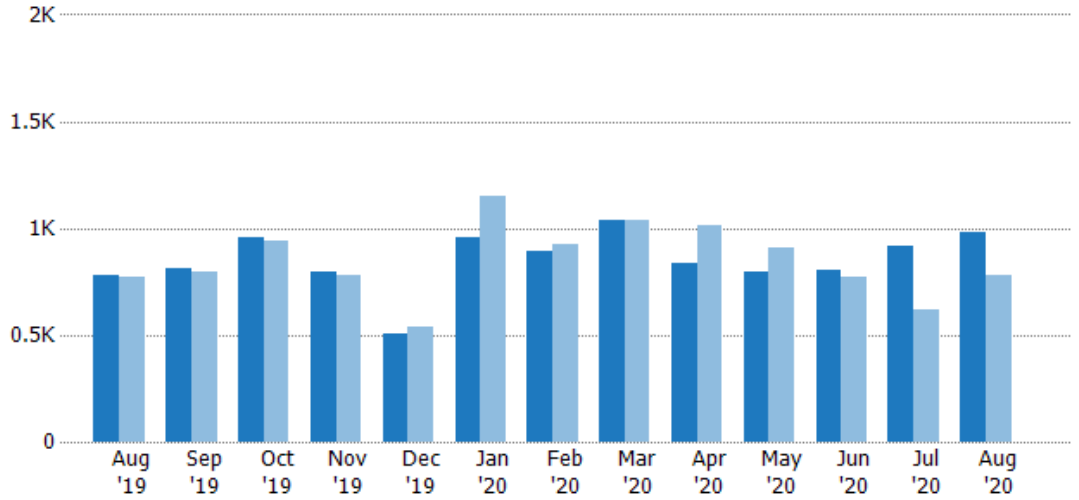
New Listings

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

Filters Used

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

Month/Year	Count	% Chg.
Aug '20	977	25.7%
Aug '19	777	0.6%
Aug '18	772	-4.5%



Current Year	777	815	955	795	505	955	894	1.04K	837	799	807	917	977
Prior Year	772	796	943	778	542	1.15K	923	1.04K	1.02K	905	772	621	777
Percent Change from Prior Year	1%	2%	1%	2%	-7%	-17%	-3%	0%	-18%	-12%	5%	48%	26%

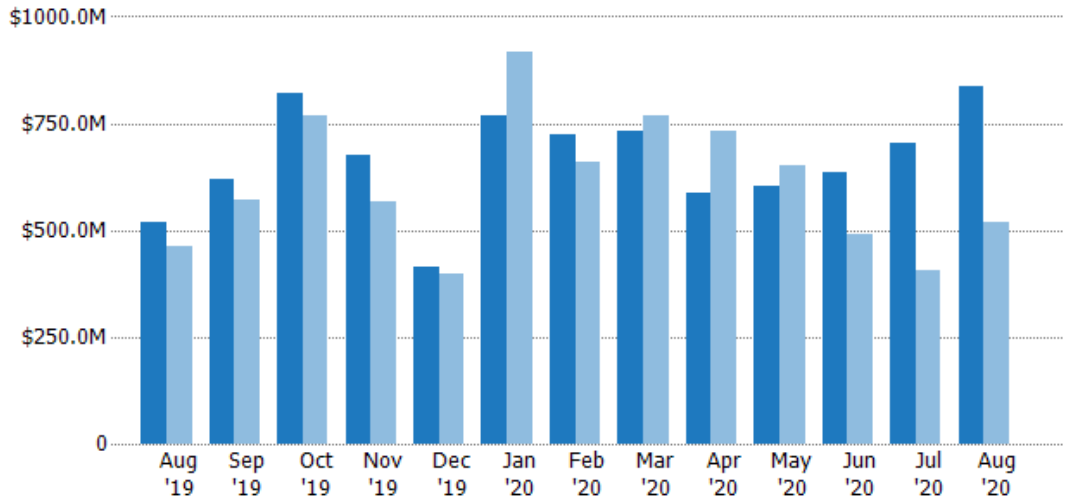
New Listing Volume

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

Filters Used

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

Month/Year	Volume	% Chg.
Aug '20	\$837M	61.9%
Aug '19	\$517M	11.4%
Aug '18	\$464M	-3.4%



Current Year	\$517M	\$620M	\$819M	\$675M	\$413M	\$768M	\$723M	\$733M	\$587M	\$602M	\$635M	\$705M	\$837M
Prior Year	\$464M	\$569M	\$768M	\$567M	\$399M	\$917M	\$658M	\$767M	\$732M	\$652M	\$488M	\$405M	\$517M
Percent Change from Prior Year	11%	9%	7%	19%	3%	-16%	10%	-4%	-20%	-8%	30%	74%	62%

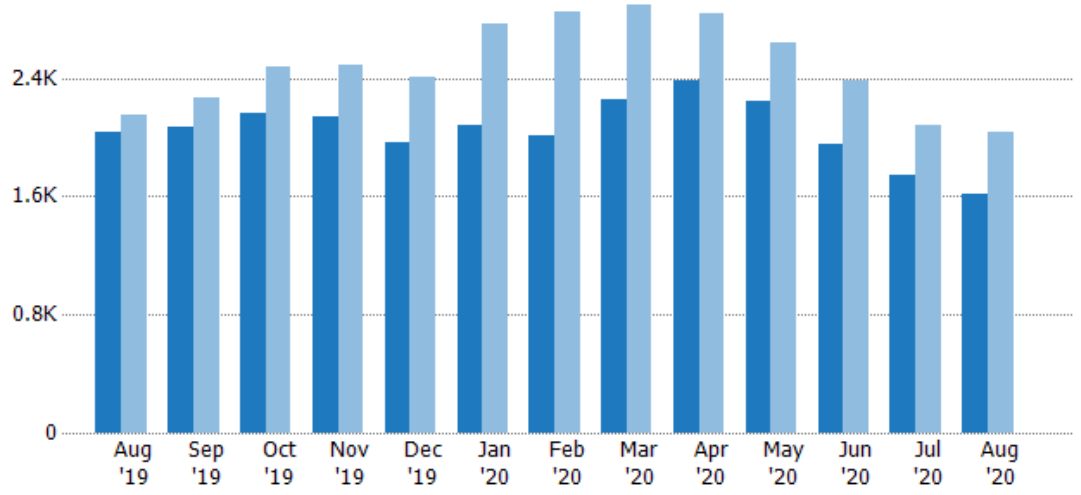
Active Listings

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

Filters Used

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

Month/ Year	Count	% Chg.
Aug '20	1.62K	-20.6%
Aug '19	2.04K	-5.3%
Aug '18	2.15K	6.3%



Current Year	2.04K	2.06K	2.16K	2.14K	1.97K	2.08K	2.02K	2.26K	2.38K	2.24K	1.96K	1.75K	1.62K
Prior Year	2.15K	2.27K	2.48K	2.49K	2.41K	2.77K	2.85K	2.9K	2.83K	2.64K	2.39K	2.08K	2.04K
Percent Change from Prior Year	-5%	-9%	-13%	-14%	-18%	-25%	-29%	-22%	-16%	-15%	-18%	-16%	-21%

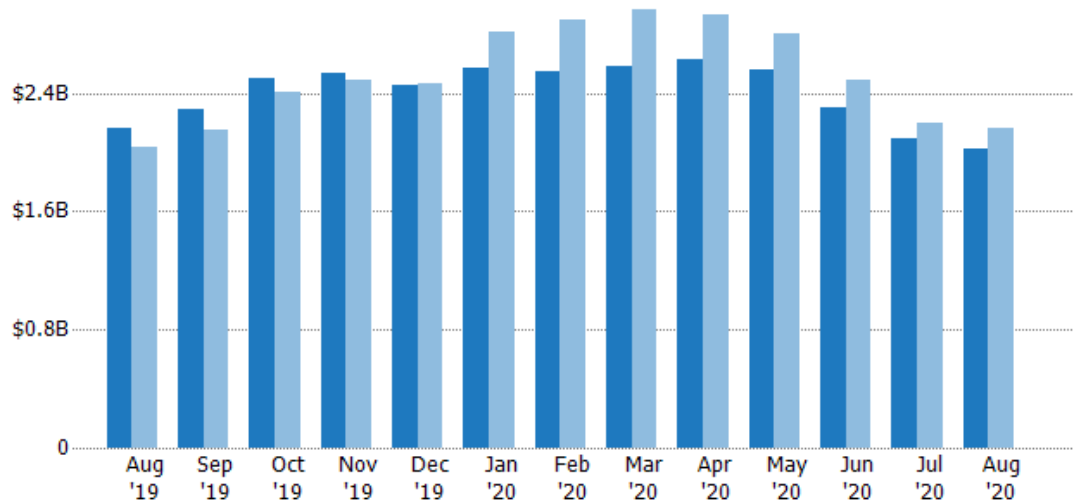
Active Listing Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
Aug '20	\$2.02B	-6.8%
Aug '19	\$2.17B	6.6%
Aug '18	\$2.03B	3.7%



Current Year	\$2.17B	\$2.29B	\$2.5B	\$2.54B	\$2.45B	\$2.57B	\$2.55B	\$2.58B	\$2.63B	\$2.56B	\$2.3B	\$2.09B	\$2.02B
Prior Year	\$2.03B	\$2.15B	\$2.41B	\$2.48B	\$2.46B	\$2.82B	\$2.9B	\$2.97B	\$2.93B	\$2.81B	\$2.49B	\$2.2B	\$2.17B
Percent Change from Prior Year	7%	6%	4%	2%	0%	-9%	-12%	-13%	-10%	-9%	-7%	-5%	-7%

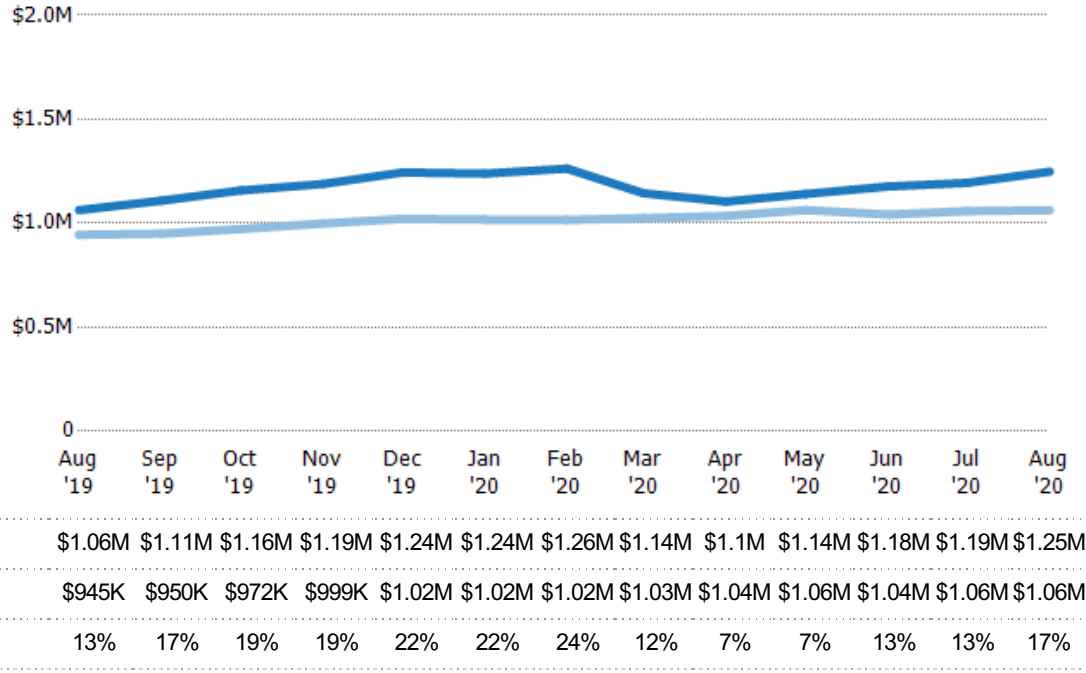
Average Listing Price

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

Filters Used

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

Month/ Year	Price	% Chg.
Aug '20	\$1.25M	17.4%
Aug '19	\$1.06M	12.5%
Aug '18	\$945K	-2.4%



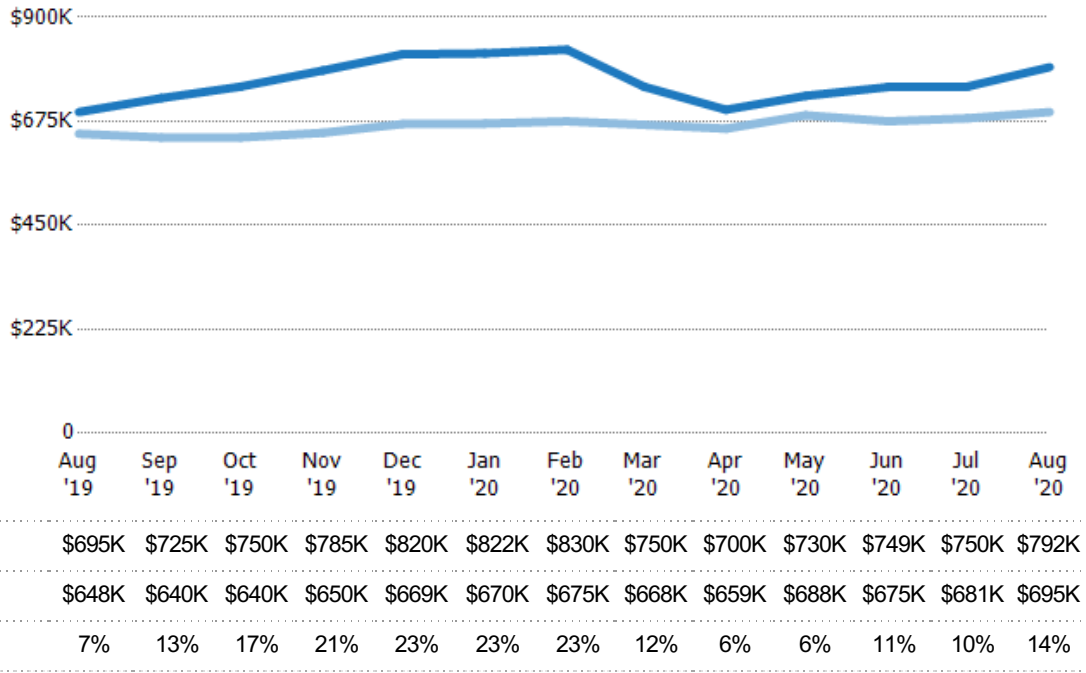
Median Listing Price

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

Filters Used

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

Month/ Year	Price	% Chg.
Aug '20	\$792K	14%
Aug '19	\$695K	7.3%
Aug '18	\$648K	-7.4%



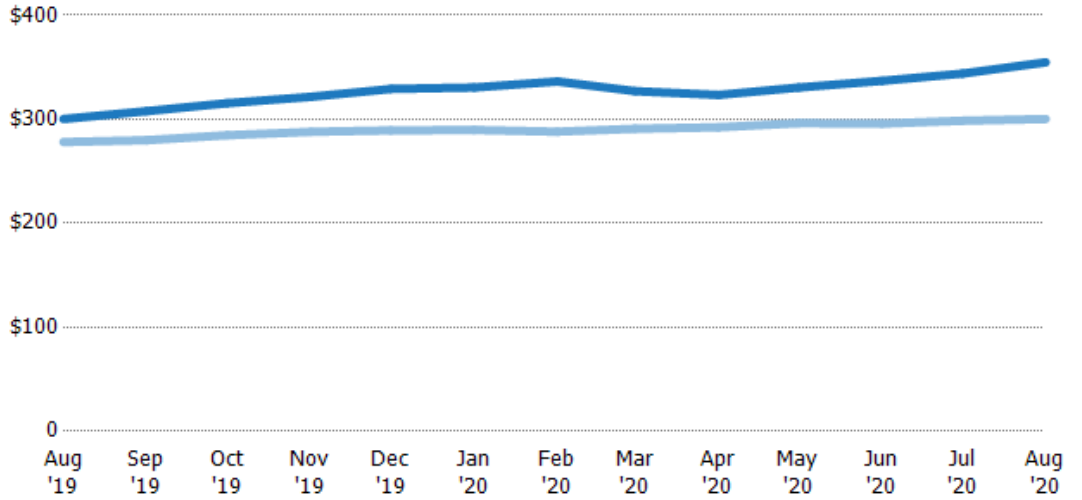
Average Listing Price per Sq Ft

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

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Aug '20	\$355	18.1%
Aug '19	\$300	8%
Aug '18	\$278	-3.5%



Current Year	\$300	\$308	\$315	\$322	\$329	\$331	\$336	\$327	\$323	\$331	\$337	\$344	\$355
Prior Year	\$278	\$280	\$285	\$288	\$289	\$290	\$288	\$291	\$292	\$296	\$296	\$299	\$300
Percent Change from Prior Year	8%	10%	11%	12%	14%	14%	17%	12%	11%	12%	14%	15%	18%

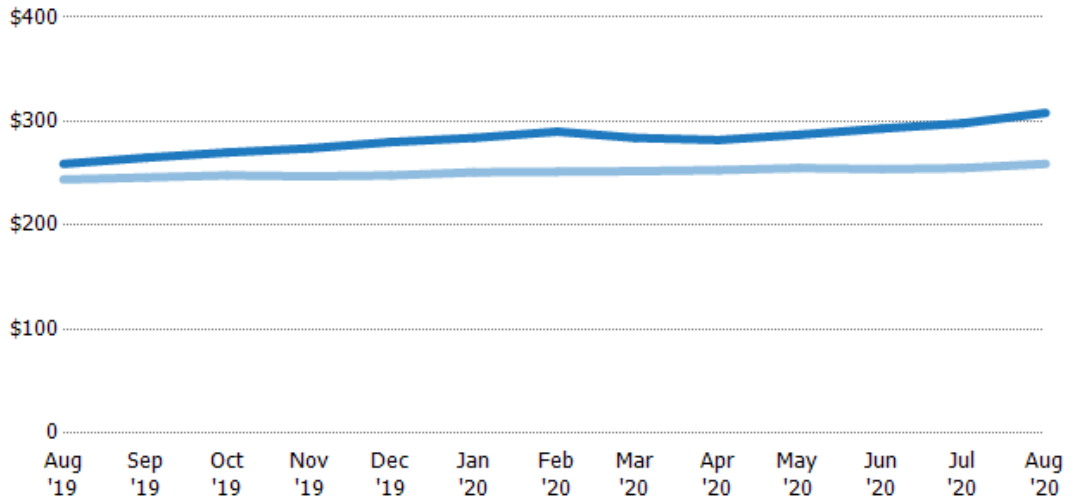
Median Listing Price per Sq Ft

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

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Aug '20	\$308	18.9%
Aug '19	\$259	6.1%
Aug '18	\$244	-4.5%



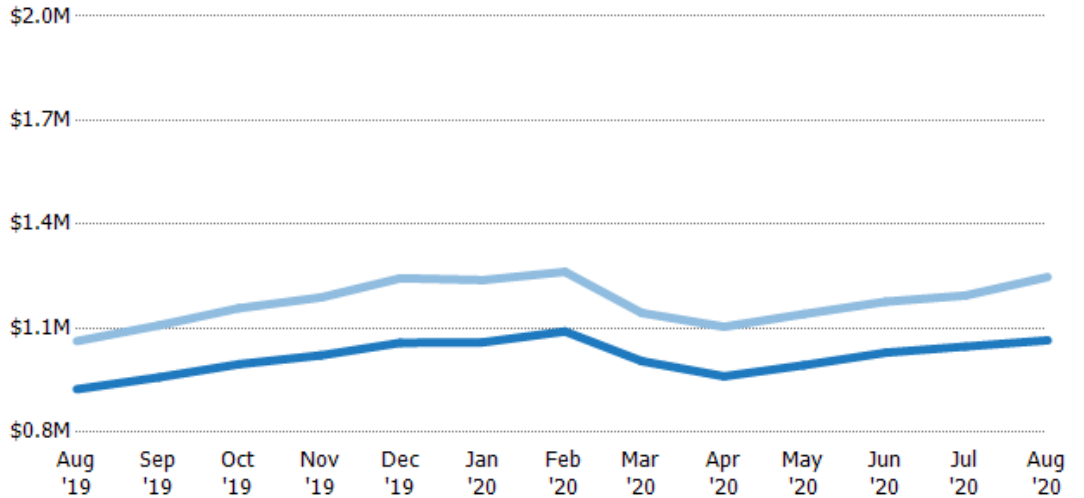
Current Year	\$259	\$265	\$270	\$274	\$280	\$284	\$290	\$284	\$282	\$287	\$293	\$298	\$308
Prior Year	\$244	\$246	\$248	\$247	\$248	\$251	\$252	\$252	\$253	\$255	\$254	\$255	\$259
Percent Change from Prior Year	6%	8%	9%	11%	13%	13%	15%	13%	11%	13%	15%	17%	19%

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

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



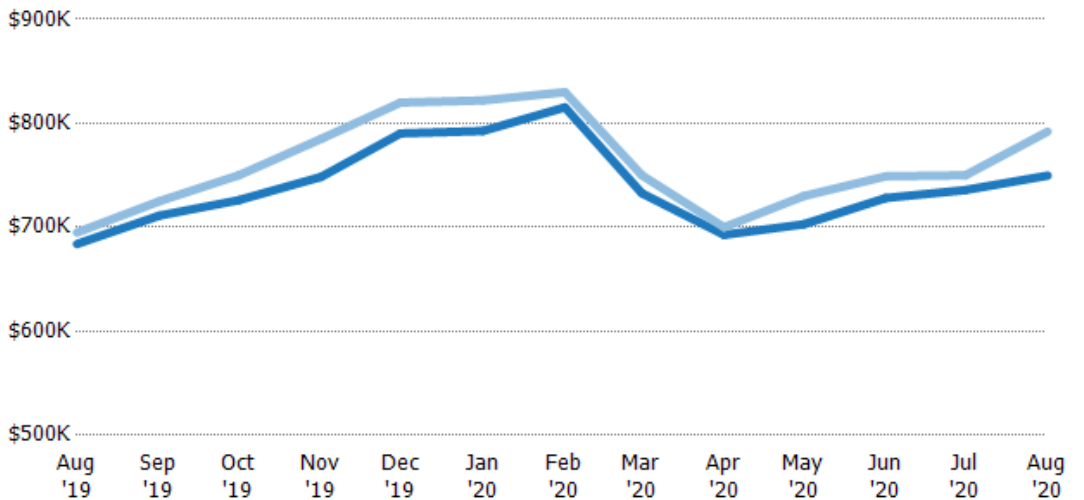
Avg Est Value	\$924K	\$959K	\$996K	\$1.02M	\$1.06M	\$1.06M	\$1.09M	\$1.01M	\$961K	\$993K	\$1.03M	\$1.05M	\$1.07M
Avg Listing Price	\$1.06M	\$1.11M	\$1.16M	\$1.19M	\$1.24M	\$1.24M	\$1.26M	\$1.14M	\$1.1M	\$1.14M	\$1.18M	\$1.19M	\$1.25M
Avg Listing Price as a % of Avg Est Value	115%	116%	116%	116%	118%	117%	116%	114%	115%	115%	114%	114%	117%

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



Median Est Value	\$684K	\$711K	\$726K	\$748K	\$790K	\$793K	\$815K	\$733K	\$693K	\$703K	\$728K	\$736K	\$750K
Median Listing Price	\$695K	\$725K	\$750K	\$785K	\$820K	\$822K	\$830K	\$750K	\$700K	\$730K	\$749K	\$750K	\$792K
Med Listing Price as a % of Med Est Value	102%	102%	103%	105%	104%	104%	102%	102%	101%	104%	103%	102%	106%

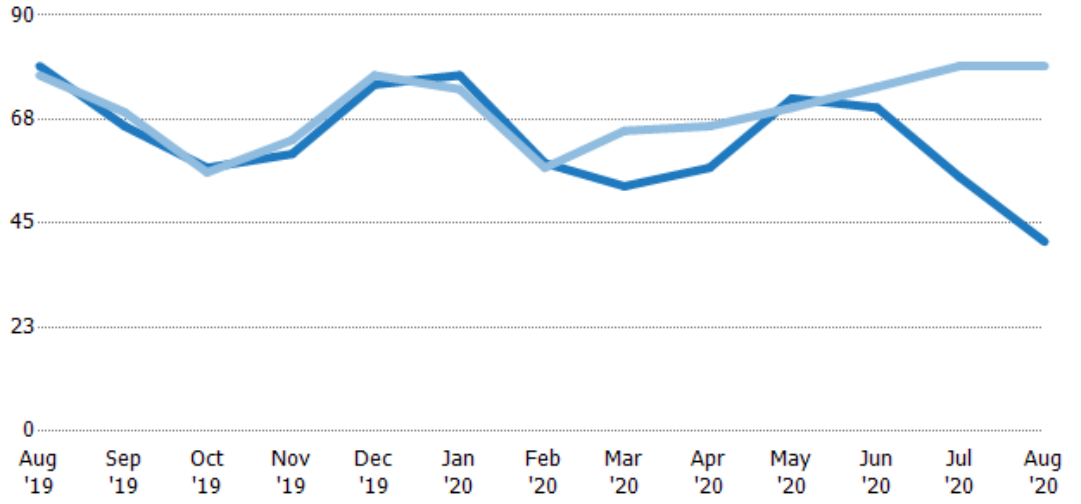
Median Days in RPR

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

Month/ Year	Days	% Chg.
Aug '20	41	-48.1%
Aug '19	79	2.6%
Aug '18	77	9.1%



Current Year	79	66	57	60	75	77	58	53	57	72	70	55	41
Prior Year	77	69	56	63	77	74	57	65	66	70	74.5	79	79
Percent Change from Prior Year	3%	-4%	2%	-5%	-3%	4%	2%	-18%	-14%	3%	-6%	-30%	-48%

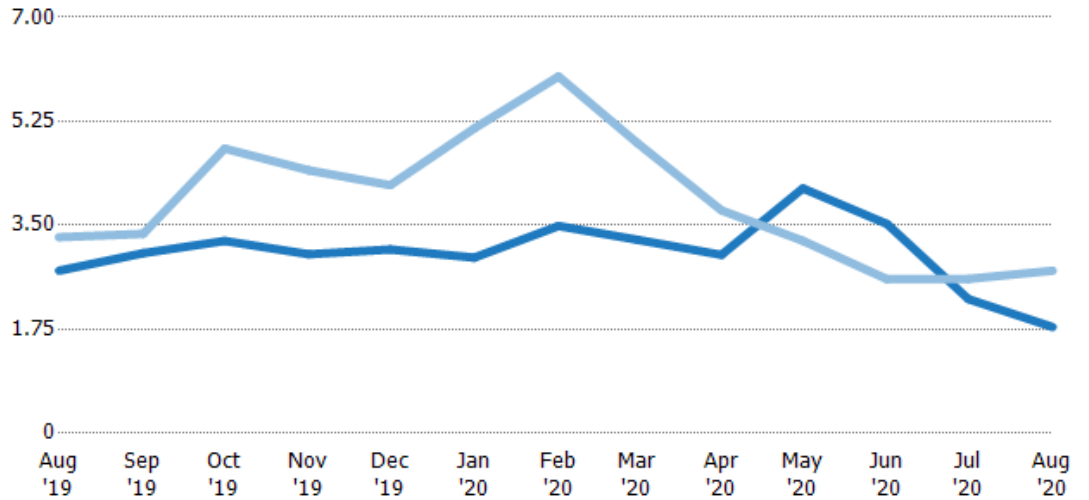
Months of Inventory

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

Filters Used

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

Month/ Year	Months	% Chg.
Aug '20	1.79	-34.6%
Aug '19	2.74	-17.1%
Aug '18	3.3	9.6%



Current Year	2.74	3.03	3.24	3.01	3.09	2.96	3.49	3.26	3	4.12	3.52	2.26	1.79
Prior Year	3.3	3.36	4.79	4.43	4.18	5.13	6	4.89	3.75	3.24	2.59	2.6	2.74
Percent Change from Prior Year	-17%	-10%	-32%	-32%	-26%	-42%	-42%	-33%	-20%	27%	36%	-13%	-35%

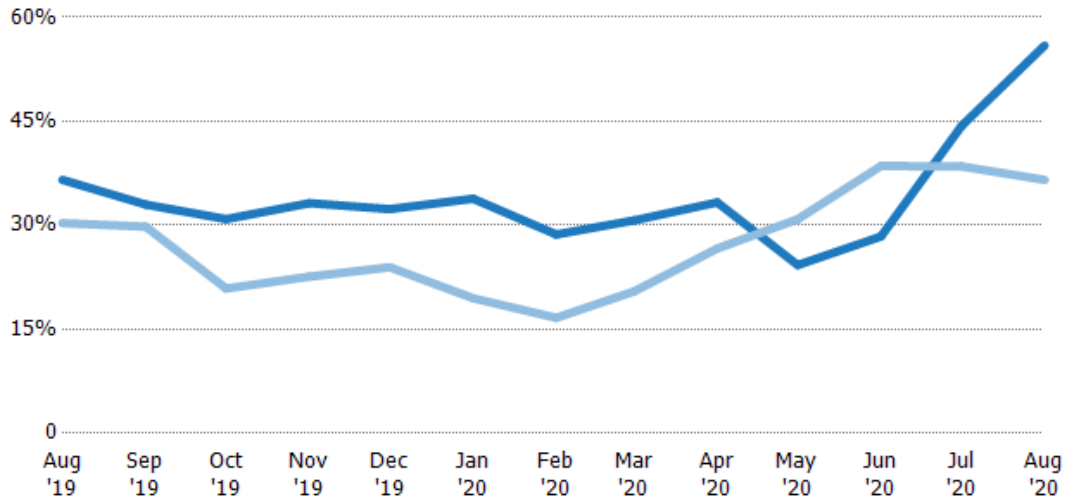
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/ Year	Rate	Chg.
Aug '20	56%	-19.4%
Aug '19	37%	-6.2%
Aug '18	30%	-8.8%



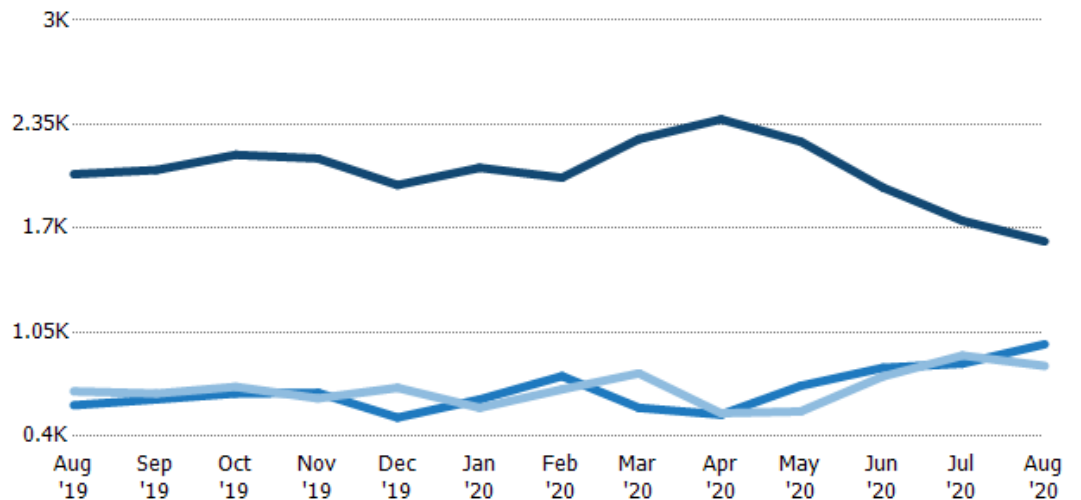
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	37%	33%	31%	33%	32%	34%	29%	31%	33%	24%	28%	44%	56%
Prior Year	30%	30%	21%	23%	24%	19%	17%	20%	27%	31%	39%	38%	37%
Change from Prior Year	-6%	-3%	-10%	-11%	-8%	-14%	-12%	-10%	-7%	7%	10%	-6%	-19%

Active/Pending/Sold Units

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

Filters Used

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



	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Active	2.04K	2.06K	2.16K	2.14K	1.97K	2.08K	2.02K	2.26K	2.38K	2.24K	1.96K	1.75K	1.62K
Pending	594	630	667	672	517	630	776	578	535	715	828	854	975
Sold	681	667	709	637	703	578	693	793	544	555	774	905	840

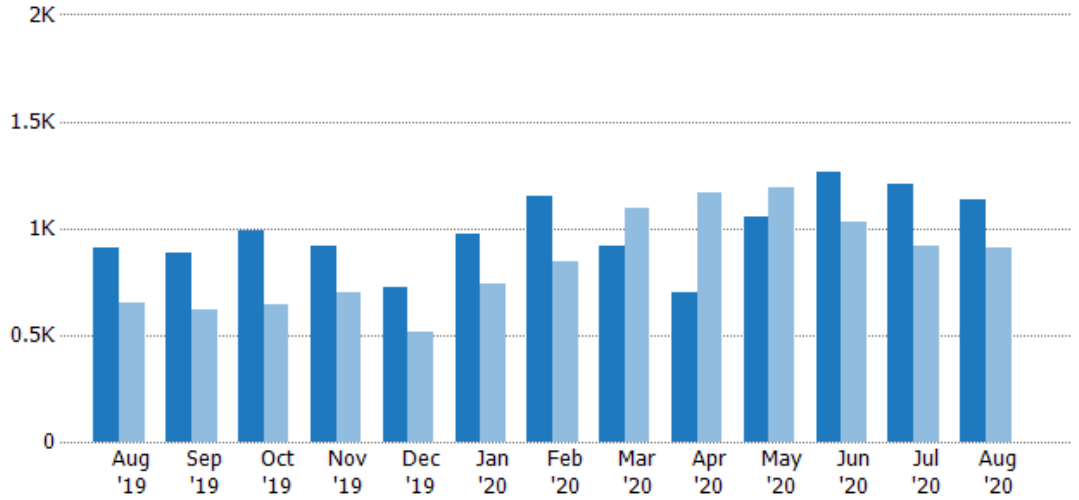
New Pending Sales

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

Filters Used

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

Month/Year	Count	% Chg.
Aug '20	1.14K	24.8%
Aug '19	911	40.4%
Aug '18	649	3.5%



	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	911	887	988	917	721	976	1.15K	913	696	1.05K	1.26K	1.2K	1.14K
Prior Year	649	617	644	703	517	737	841	1.1K	1.17K	1.19K	1.03K	920	911
Percent Change from Prior Year	40%	44%	53%	30%	39%	32%	37%	-17%	-41%	-12%	23%	31%	25%

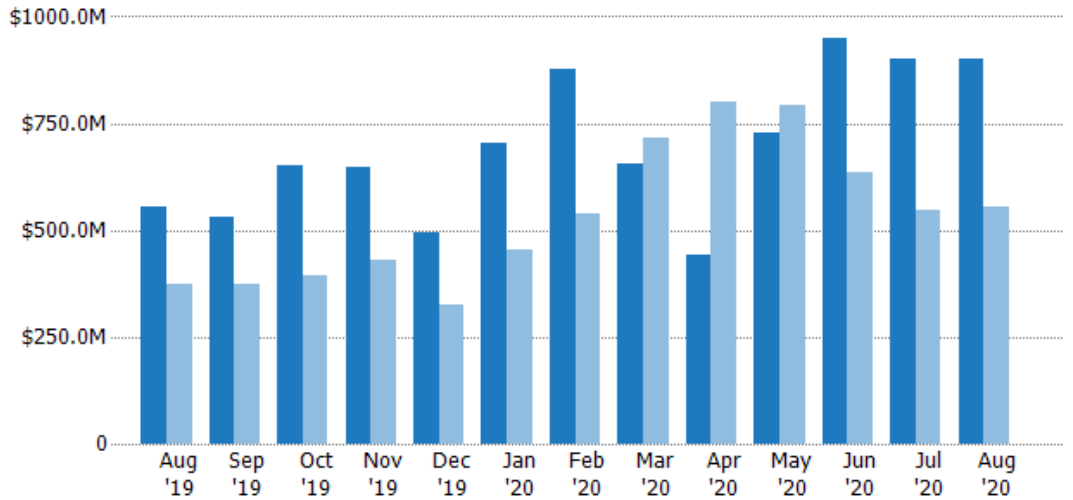
New Pending Sales Volume

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

Filters Used

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

Month/Year	Volume	% Chg.
Aug '20	\$900M	62.1%
Aug '19	\$555M	48.4%
Aug '18	\$374M	-5.9%



	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	\$555M	\$530M	\$652M	\$649M	\$496M	\$705M	\$878M	\$657M	\$443M	\$727M	\$948M	\$901M	\$900M
Prior Year	\$374M	\$375M	\$395M	\$431M	\$326M	\$455M	\$540M	\$717M	\$801M	\$791M	\$637M	\$546M	\$555M
Percent Change from Prior Year	48%	41%	65%	51%	52%	55%	63%	-8%	-45%	-8%	49%	65%	62%

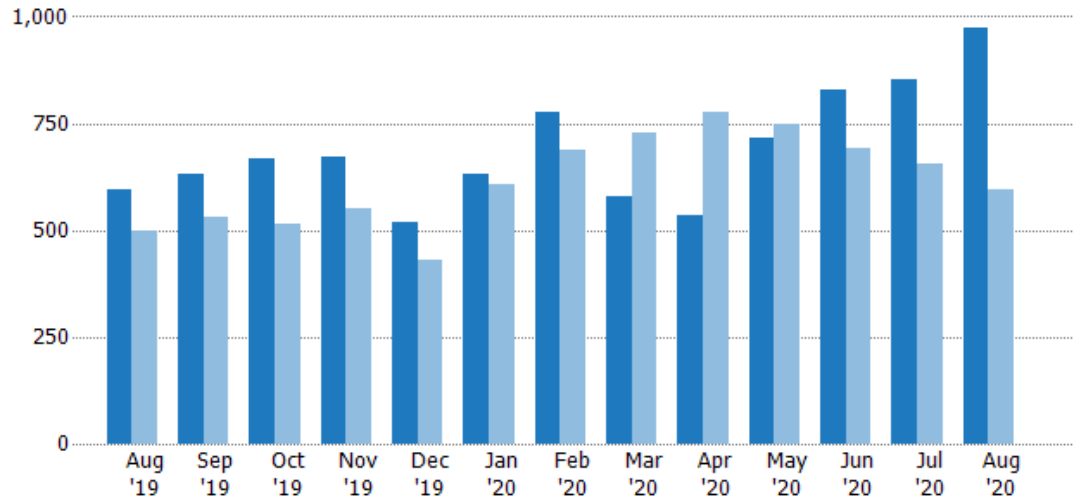
Pending Sales

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

Filters Used

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

Month/ Year	Count	% Chg.
Aug '20	975	64.1%
Aug '19	594	18.8%
Aug '18	500	6.4%



Current Year	594	630	667	672	517	630	776	578	535	715	828	854	975
Prior Year	500	532	515	550	432	608	686	726	778	750	692	654	594
Percent Change from Prior Year	19%	18%	30%	22%	20%	4%	13%	-20%	-31%	-5%	20%	31%	64%

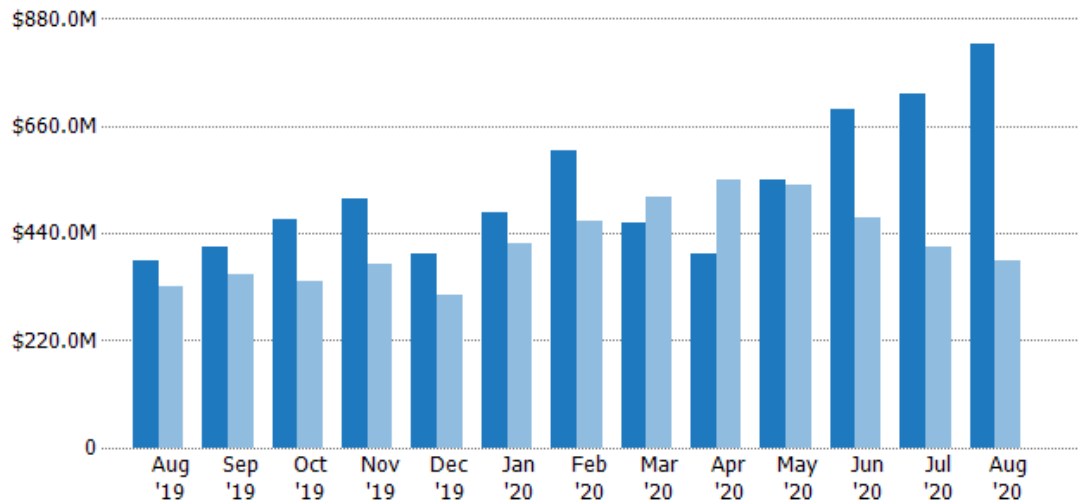
Pending Sales Volume

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

Month/ Year	Volume	% Chg.
Aug '20	\$829M	116.4%
Aug '19	\$383M	16.1%
Aug '18	\$330M	1.2%



Current Year	\$383M	\$413M	\$469M	\$511M	\$398M	\$483M	\$611M	\$461M	\$398M	\$549M	\$695M	\$725M	\$829M
Prior Year	\$330M	\$355M	\$343M	\$377M	\$312M	\$418M	\$465M	\$516M	\$550M	\$540M	\$471M	\$411M	\$383M
Percent Change from Prior Year	16%	16%	37%	35%	28%	16%	31%	-11%	-28%	2%	48%	76%	116%

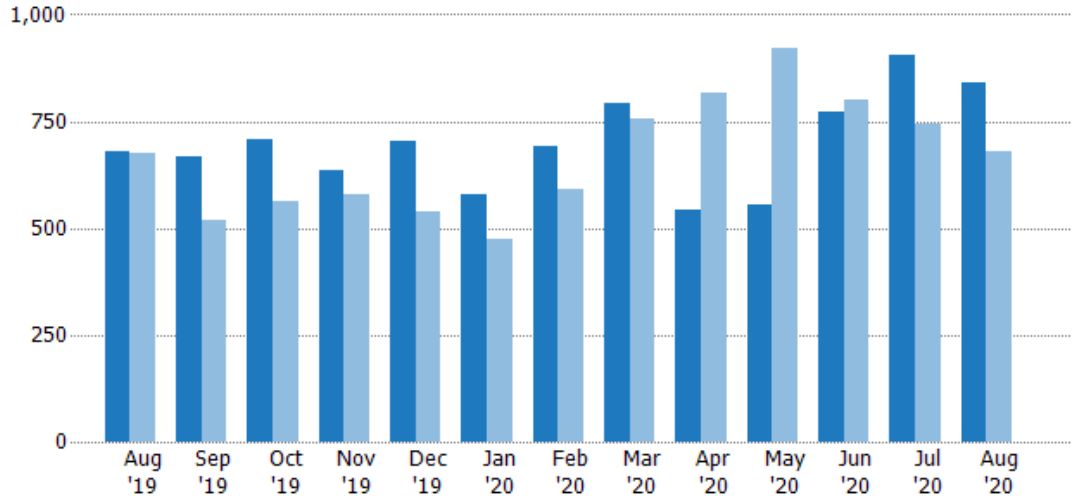
Closed Sales

The total number of residential properties sold each month.

Filters Used

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

Month/ Year	Count	% Chg.
Aug '20	840	23.3%
Aug '19	681	0.9%
Aug '18	675	-1.9%



Current Year	681	667	709	637	703	578	693	793	544	555	774	905	840
Prior Year	675	517	562	577	539	475	593	755	815	920	800	745	681
Percent Change from Prior Year	1%	29%	26%	10%	30%	22%	17%	5%	-33%	-40%	-3%	21%	23%

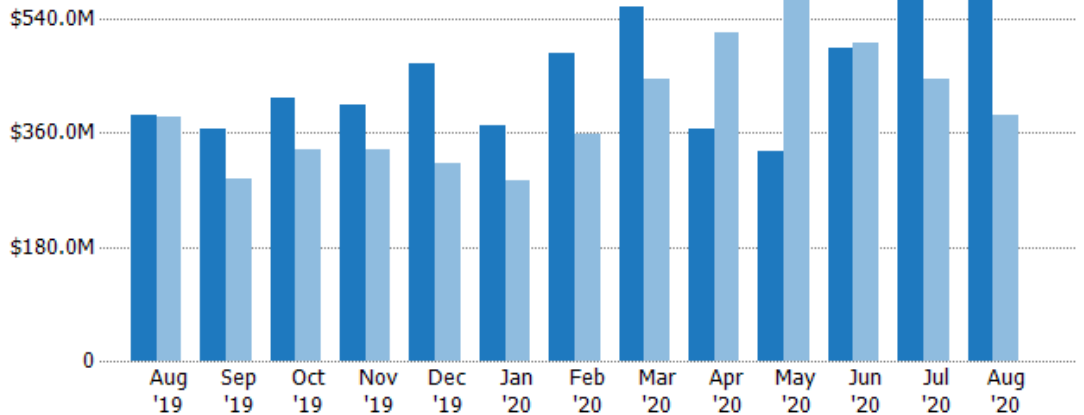
Closed Sales Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
Aug '20	\$603M	55.6%
Aug '19	\$387M	0.4%
Aug '18	\$386M	-11.7%



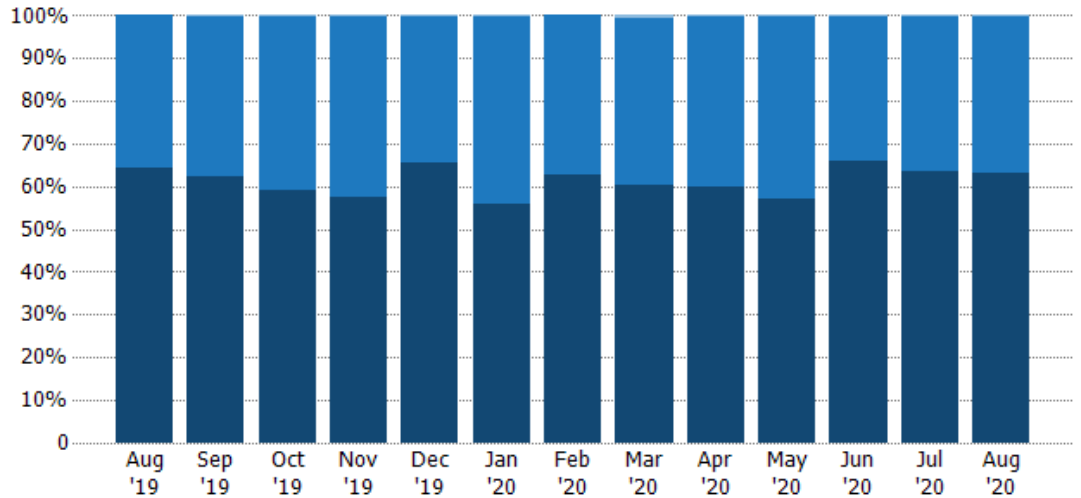
Current Year	\$387M	\$366M	\$414M	\$403M	\$468M	\$371M	\$484M	\$558M	\$366M	\$332M	\$495M	\$635M	\$603M
Prior Year	\$386M	\$288M	\$333M	\$334M	\$313M	\$285M	\$357M	\$446M	\$517M	\$573M	\$503M	\$446M	\$387M
Percent Change from Prior Year	0%	27%	25%	21%	49%	30%	36%	25%	-29%	-42%	-2%	42%	56%

Closed Sales by Property Type

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

Filters Used

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



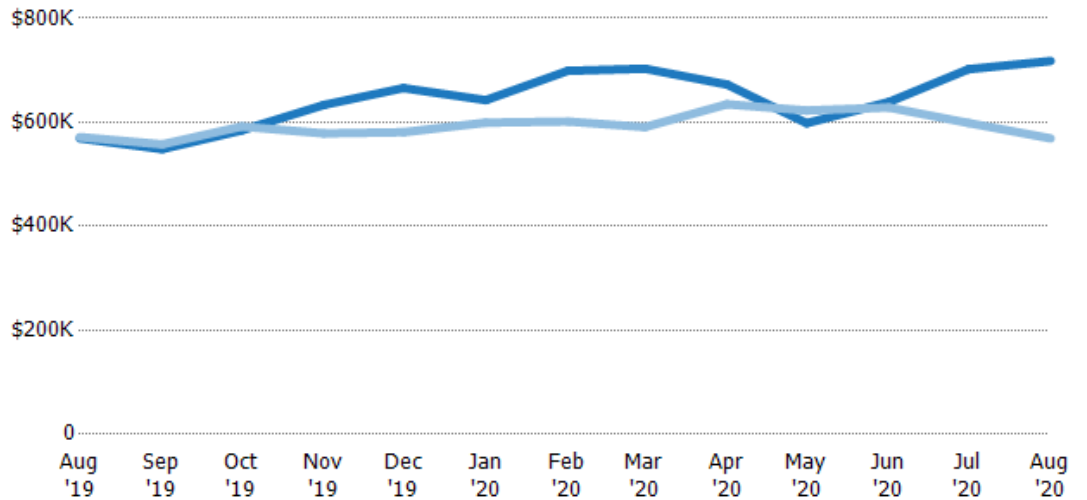
Property Type	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Mobile/Manufactured	-	0%	0%	0%	0%	0%	-	1%	0%	0%	0%	0%	0%
Condo/Townhouse	36%	37%	41%	42%	34%	44%	37%	39%	40%	43%	34%	36%	37%
Single Family Residence	64%	63%	59%	57%	65%	56%	63%	60%	60%	57%	66%	64%	63%

Average Sales Price

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

Filters Used

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



Month/Year	Price	% Chg.
Aug '20	\$718K	26.1%
Aug '19	\$569K	-0.5%
Aug '18	\$572K	-9.9%

Property Type	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	\$569K	\$548K	\$584K	\$633K	\$666K	\$643K	\$699K	\$703K	\$673K	\$598K	\$639K	\$702K	\$718K
Prior Year	\$572K	\$558K	\$592K	\$579K	\$581K	\$599K	\$601K	\$591K	\$635K	\$623K	\$628K	\$599K	\$569K
Percent Change from Prior Year	0%	-2%	-1%	9%	15%	7%	16%	19%	6%	-4%	2%	17%	26%

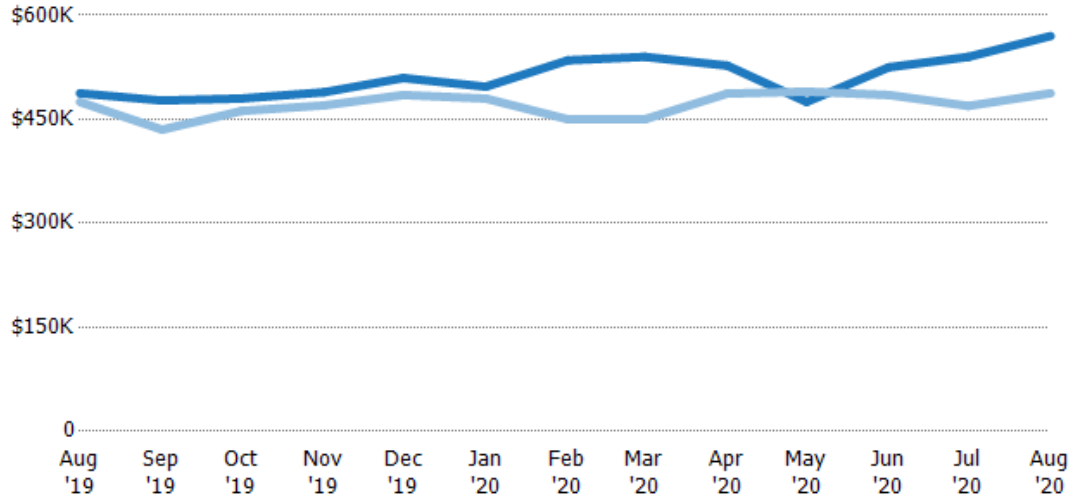
Median Sales Price

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

Filters Used

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

Month/ Year	Price	% Chg.
Aug '20	\$570K	16.9%
Aug '19	\$488K	2.7%
Aug '18	\$475K	-15.8%



Current Year	\$488K	\$477K	\$480K	\$489K	\$510K	\$497K	\$535K	\$540K	\$528K	\$475K	\$525K	\$540K	\$570K
Prior Year	\$475K	\$435K	\$462K	\$470K	\$485K	\$480K	\$450K	\$450K	\$487K	\$490K	\$485K	\$469K	\$488K
Percent Change from Prior Year	3%	10%	4%	4%	5%	4%	19%	20%	8%	-3%	8%	15%	17%

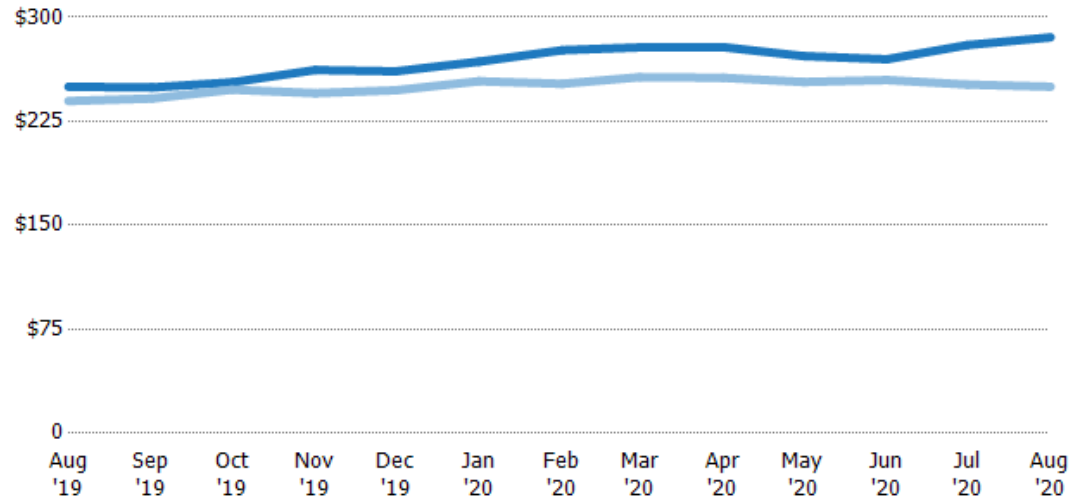
Average Sales Price per Sq Ft

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

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Aug '20	\$286	14.3%
Aug '19	\$250	4.3%
Aug '18	\$240	-6.9%



Current Year	\$250	\$249	\$253	\$262	\$261	\$268	\$276	\$278	\$278	\$272	\$270	\$280	\$286
Prior Year	\$240	\$241	\$248	\$245	\$247	\$254	\$252	\$257	\$256	\$253	\$255	\$252	\$250
Percent Change from Prior Year	4%	3%	2%	7%	6%	6%	10%	8%	9%	7%	6%	11%	14%

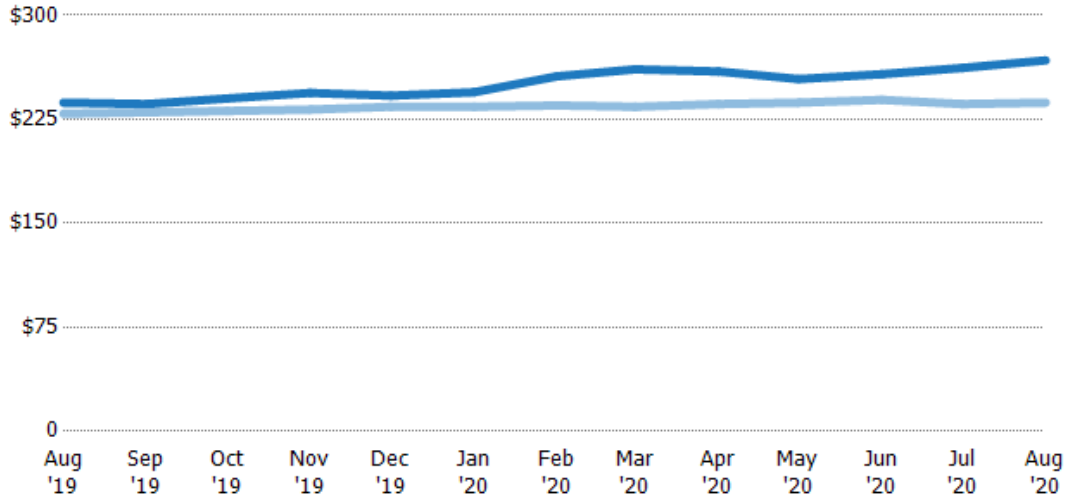
Median Sales Price per Sq Ft

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

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Aug '20	\$268	12.9%
Aug '19	\$237	3.5%
Aug '18	\$229	-6.3%



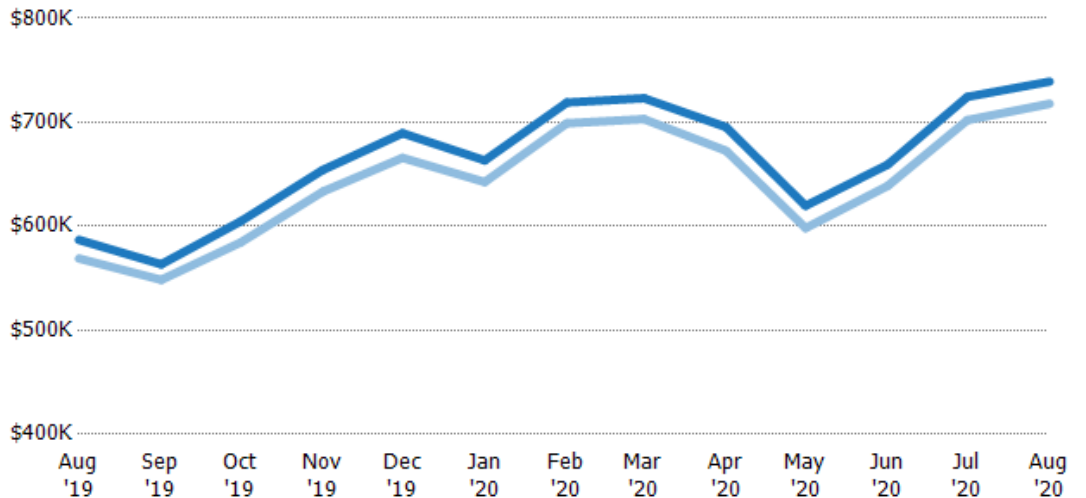
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	\$237	\$236	\$240	\$244	\$242	\$245	\$256	\$261	\$260	\$254	\$258	\$262	\$268
Prior Year	\$229	\$230	\$231	\$232	\$234	\$234	\$235	\$234	\$236	\$237	\$239	\$236	\$237
Percent Change from Prior Year	3%	3%	4%	5%	3%	4%	9%	12%	10%	7%	8%	11%	13%

Average Sales Price vs Average Listing Price

The average sales price as a percentage of the average listing price for properties sold each month.

Filters Used

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



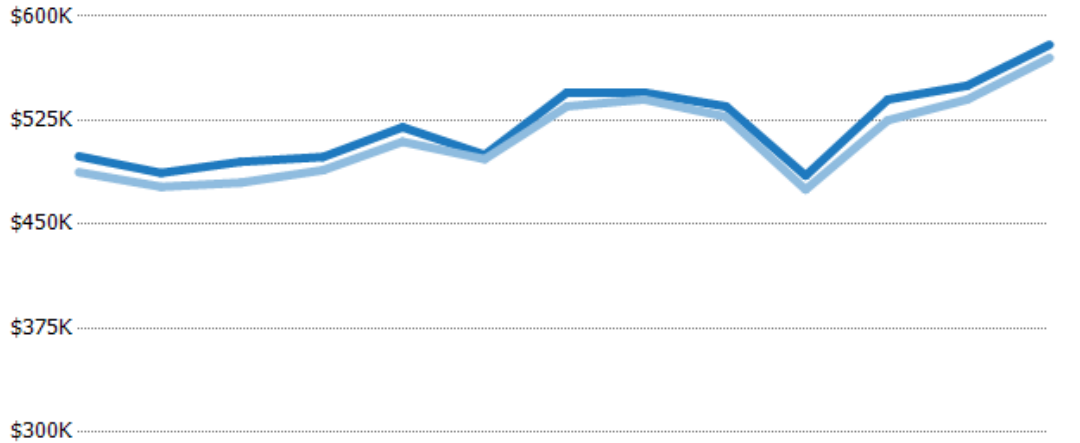
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Avg List Price	\$587K	\$563K	\$605K	\$654K	\$689K	\$663K	\$719K	\$723K	\$695K	\$620K	\$659K	\$724K	\$739K
Avg Sales Price	\$569K	\$548K	\$584K	\$633K	\$666K	\$643K	\$699K	\$703K	\$673K	\$598K	\$639K	\$702K	\$718K
Avg Sales Price as a % of Avg List Price	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%

Median Sales Price vs Median Listing Price

The median sales price as a percentage of the median listing price for properties sold each month.

Filters Used

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



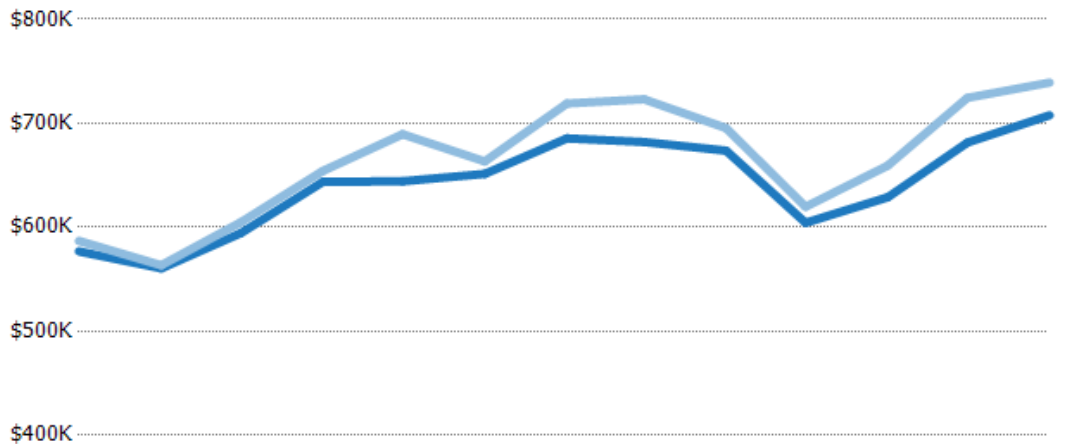
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Median List Price	\$499K	\$487K	\$495K	\$499K	\$520K	\$500K	\$545K	\$545K	\$535K	\$485K	\$540K	\$550K	\$579K
Median Sales Price	\$488K	\$477K	\$480K	\$489K	\$510K	\$497K	\$535K	\$540K	\$528K	\$475K	\$525K	\$540K	\$570K
Med Sales Price as a % of Med List Price	98%	98%	97%	98%	98%	99%	98%	99%	99%	98%	97%	98%	98%

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



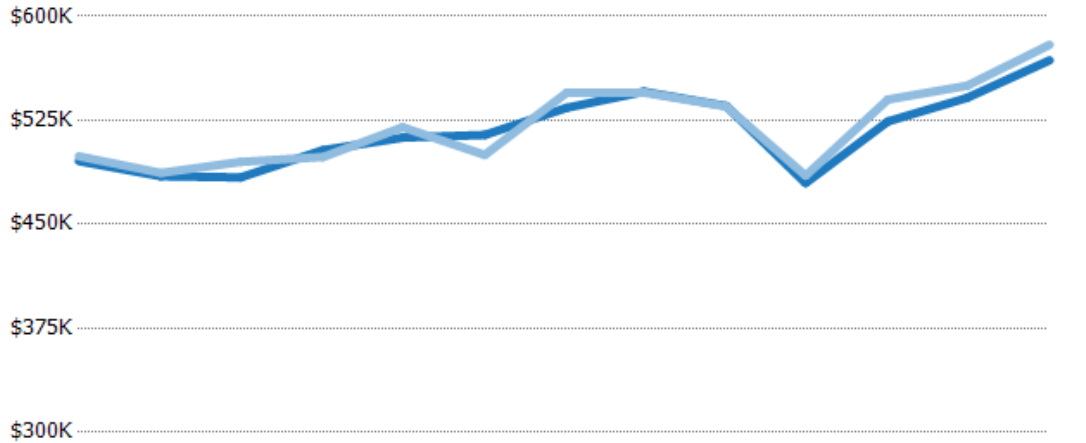
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Avg Est Value	\$577K	\$560K	\$594K	\$644K	\$644K	\$651K	\$685K	\$682K	\$674K	\$604K	\$629K	\$681K	\$708K
Avg Sales Price	\$587K	\$563K	\$605K	\$654K	\$689K	\$663K	\$719K	\$723K	\$695K	\$620K	\$659K	\$724K	\$739K
Avg Sales Price as a % of Avg Est Value	102%	101%	102%	102%	107%	102%	105%	106%	103%	103%	105%	106%	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

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



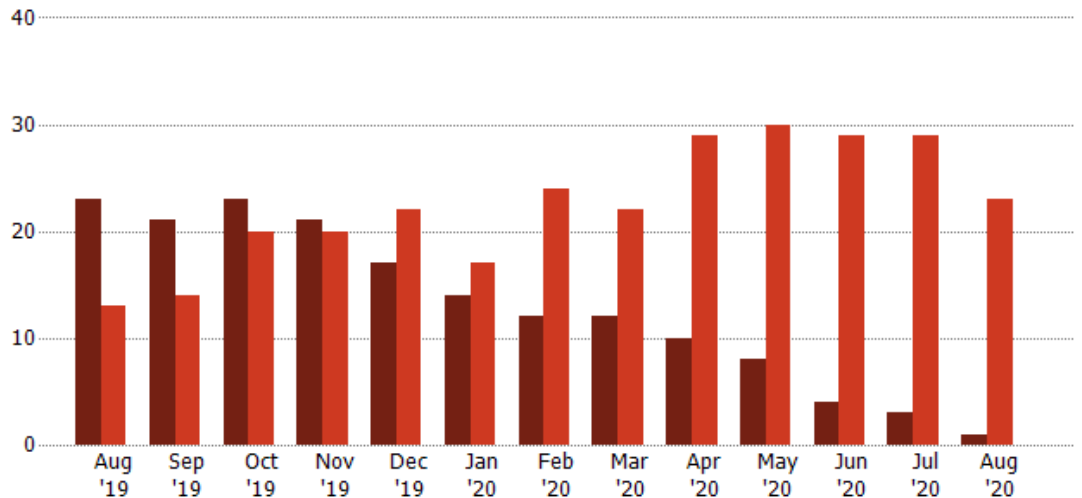
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Median Est Value	\$496K	\$485K	\$484K	\$503K	\$512K	\$514K	\$534K	\$546K	\$535K	\$480K	\$524K	\$541K	\$568K
Median Sales Price	\$499K	\$487K	\$495K	\$499K	\$520K	\$500K	\$545K	\$545K	\$535K	\$485K	\$540K	\$550K	\$579K
Med Sales Price as a % of Med Est Value	101%	100%	102%	99%	101%	97%	102%	100%	100%	101%	103%	102%	102%

Distressed Listings

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

Filters Used

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



Month/Year	Count	% Chg.
Aug '20	1	-95.7%
Aug '19	23	76.9%
Aug '18	13	169.2%

Current Year	23	21	23	21	17	14	12	12	10	8	4	3	1
Prior Year	13	14	20	20	22	17	24	22	29	30	29	29	23
Percent Change from Prior Year	77%	50%	15%	5%	-23%	-18%	-50%	-45%	-66%	-73%	-86%	-90%	-96%

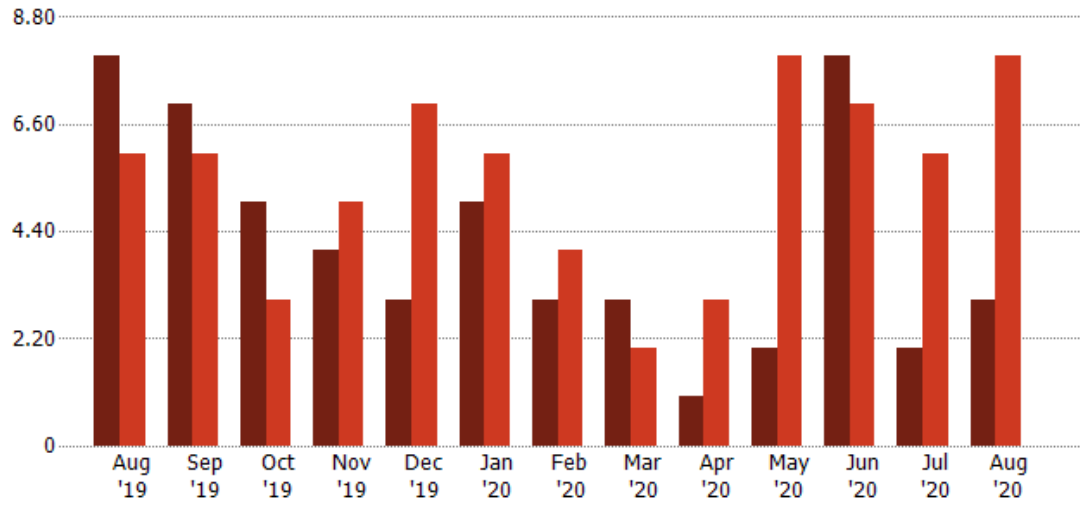
Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

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

Month/ Year	Count	% Chg.
Aug '20	3	-62.5%
Aug '19	8	33.3%
Aug '18	6	-50%



Current Year	8	7	5	4	3	5	3	3	1	2	8	2	3
Prior Year	6	6	3	5	7	6	4	2	3	8	7	6	8
Percent Change from Prior Year	33%	17%	67%	-20%	-57%	-17%	-25%	50%	-67%	-75%	14%	-67%	-63%

Sales Activity by ZIP

Aug 2020

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85250	73	\$38,275,419	63	\$31,065,550	\$493,104	\$455,000	\$266	\$255	39
85251	134	\$79,358,668	103	\$54,557,998	\$529,689	\$415,000	\$293	\$274	33
85254	116	\$77,627,392	107	\$63,835,506	\$596,594	\$599,900	\$263	\$250	30
85255	178	\$193,968,912	147	\$144,933,234	\$985,940	\$740,500	\$305	\$283	36
85257	52	\$22,752,734	72	\$27,865,906	\$387,026	\$424,750	\$247	\$249	29
85258	85	\$59,559,267	99	\$61,154,145	\$617,719	\$577,900	\$278	\$270	50
85259	61	\$55,890,538	54	\$45,296,988	\$838,833	\$744,500	\$256	\$256	23
85260	99	\$72,744,050	85	\$49,757,998	\$585,388	\$495,000	\$264	\$257	24
85262	113	\$151,263,648	62	\$80,984,498	\$1,306,202	\$900,000	\$317	\$280	92
85266	61	\$75,880,049	47	\$43,031,990	\$915,574	\$775,000	\$280	\$280	77
Other	2	\$949,800	1	\$455,000	\$455,000	\$455,000	\$254	\$254	108