



**2020**

# **SCOTTSDALE MARKET REPORT SEPTEMBER 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	Sep 2020	Sep 2019	+ / -	YTD 2020	YTD 2019	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	1,008	812	+24.1%	8,111	7,987	+1.6%
New Listing Volume	\$952,322,708	\$618,773,208	+53.9%	\$6,449,661,622	\$5,739,010,027	+12.4%
Active Listing Count	1,467	2,057	-28.7%	N/A	N/A	
Active Listing Volume	\$1,937,222,074	\$2,281,708,865	-15.1%	N/A	N/A	
Average Listing Price	\$1,320,533	\$1,109,241	+19%	\$1,195,199	\$1,046,029	+14.3%
Median Listing Price	\$829,000	\$725,000	+14.3%	\$770,309	\$680,264	+13.2%
Average Listing Price per Sq Ft	\$368	\$308	+19.4%	\$337	\$295	+14.3%
Median Listing Price per Sq Ft	\$317	\$265	+19.6%	\$292	\$255	+14.6%
Median Days in RPR	41	65	-36.9%	57.45	70.19	-18.1%
Months of Inventory	1.8	3	-42%	2.7	3.5	-22.4%
Absorption Rate	57.12%	33.16%	+24%	36.4%	28.25%	+8.1%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	1,162	883	+31.6%	9,411	8,761	+7.4%
New Pending Sales Volume	\$937,907,083	\$527,971,550	+77.6%	\$6,988,262,511	\$5,561,306,269	+25.7%
Pending Sales Count	1,260	626	+101.3%	N/A	N/A	
Pending Sales Volume	\$1,094,912,089	\$411,372,403	+166.2%	N/A	N/A	
Closed Sales Count	692	665	+4.1%	6,362	6,431	-1.1%
Closed Sales Volume	\$497,845,768	\$364,918,798	+36.4%	\$4,334,398,845	\$3,873,112,427	+11.9%
Average Sales Price	\$719,430	\$548,750	+31.1%	\$681,295	\$602,257	+13.1%
Median Sales Price	\$567,500	\$477,000	+19%	\$534,082	\$476,138	+12.2%
Average Sales Price per Sq Ft	\$284	\$249	+13.8%	\$277	\$253	+9.5%
Median Sales Price per Sq Ft	\$269	\$236	+14%	\$259	\$236	+9.9%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	18	-	N/A	N/A	

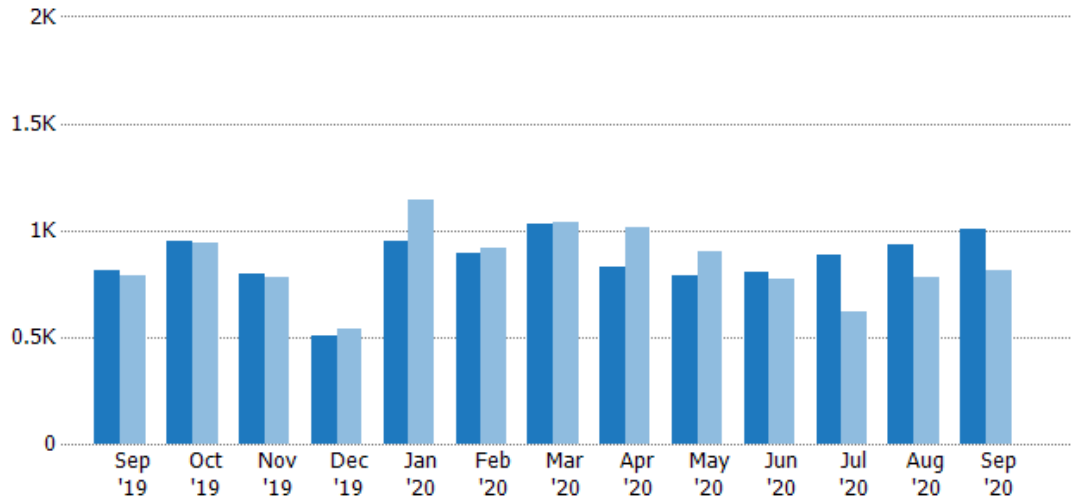
## New Listings

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.
Sep '20	1.01K	24.1%
Sep '19	812	2.7%
Sep '18	791	10.7%



Current Year	812	949	793	502	950	889	1.03K	829	791	800	883	935	1.01K
Prior Year	791	939	778	538	1.14K	917	1.04K	1.01K	901	768	619	778	812
Percent Change from Prior Year	3%	1%	2%	-7%	-17%	-3%	-1%	-18%	-12%	4%	43%	20%	24%

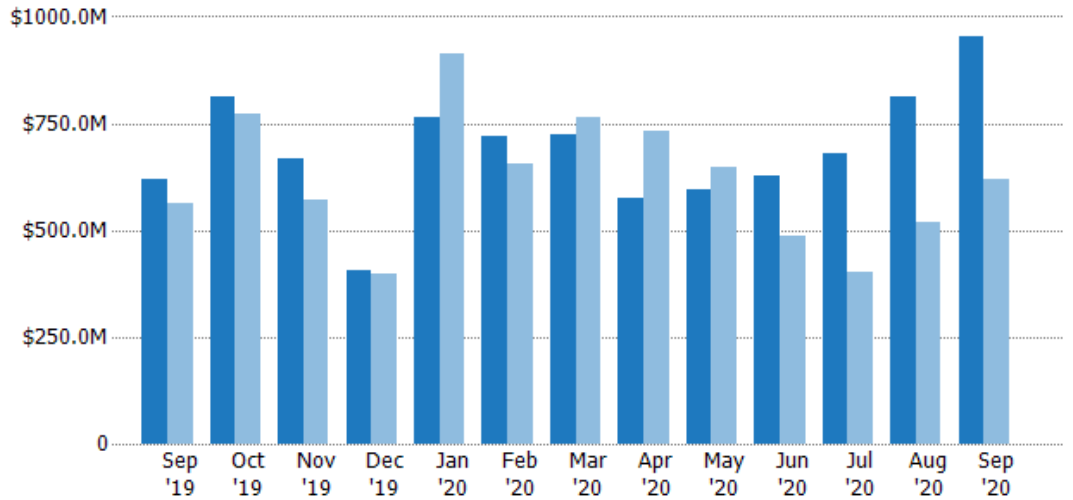
## New Listing Volume

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.
Sep '20	\$952M	53.9%
Sep '19	\$619M	9.7%
Sep '18	\$564M	1.5%



Current Year	\$619M	\$812M	\$669M	\$406M	\$765M	\$719M	\$723M	\$574M	\$596M	\$629M	\$678M	\$813M	\$952M
Prior Year	\$564M	\$770M	\$571M	\$396M	\$914M	\$654M	\$764M	\$731M	\$649M	\$487M	\$403M	\$518M	\$619M
Percent Change from Prior Year	10%	5%	17%	3%	-16%	10%	-5%	-21%	-8%	29%	68%	57%	54%

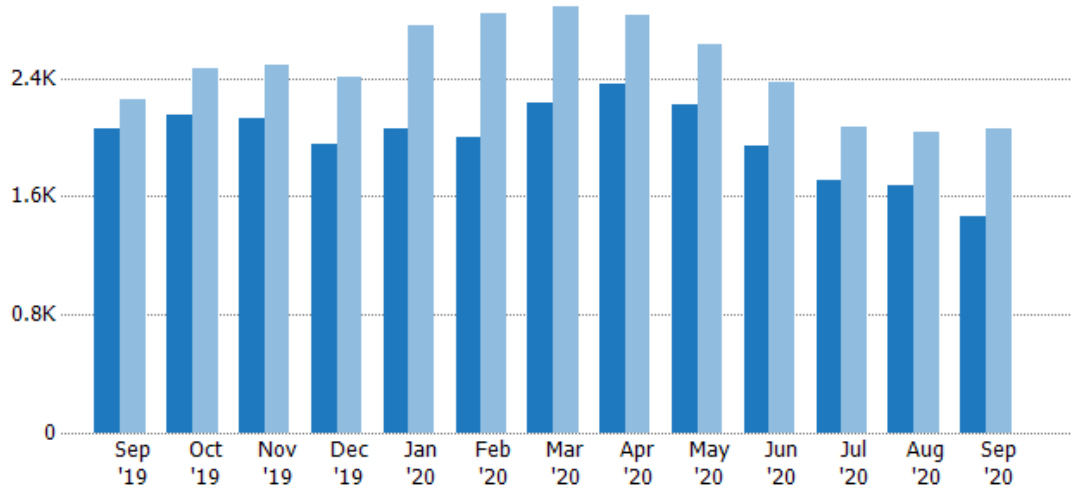
## Active Listings

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.
Sep '20	1.47K	-28.7%
Sep '19	2.06K	-8.9%
Sep '18	2.26K	7%



Current Year	2.06K	2.15K	2.12K	1.96K	2.06K	2K	2.24K	2.36K	2.22K	1.94K	1.71K	1.67K	1.47K
Prior Year	2.26K	2.47K	2.48K	2.4K	2.76K	2.84K	2.89K	2.82K	2.63K	2.37K	2.06K	2.03K	2.06K
Percent Change from Prior Year	-9%	-13%	-14%	-19%	-25%	-30%	-22%	-16%	-16%	-18%	-17%	-18%	-29%

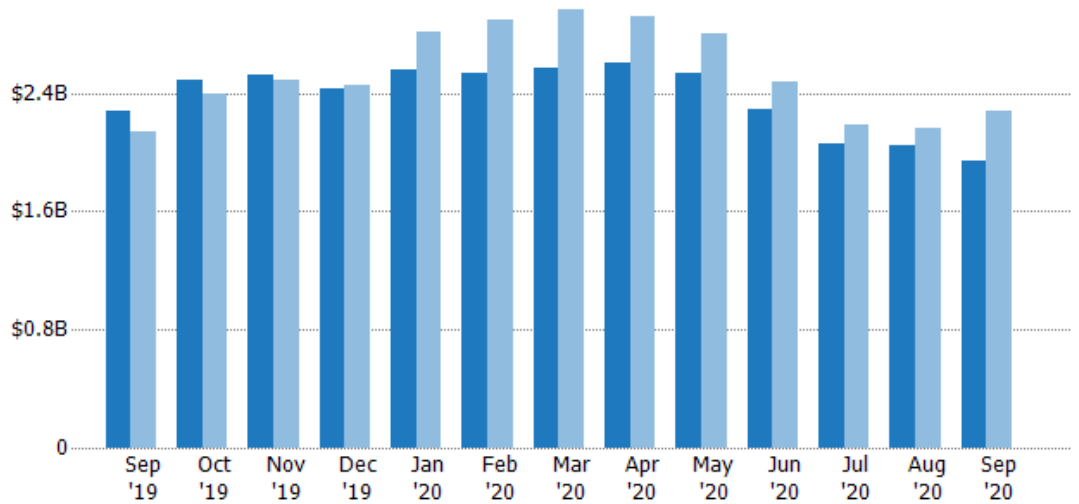
## Active Listing Volume

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.
Sep '20	\$1.94B	-15.1%
Sep '19	\$2.28B	6.4%
Sep '18	\$2.14B	4.8%



Current Year	\$2.28B	\$2.49B	\$2.52B	\$2.43B	\$2.55B	\$2.53B	\$2.56B	\$2.6B	\$2.53B	\$2.29B	\$2.06B	\$2.05B	\$1.94B
Prior Year	\$2.14B	\$2.4B	\$2.48B	\$2.46B	\$2.81B	\$2.89B	\$2.96B	\$2.92B	\$2.8B	\$2.48B	\$2.19B	\$2.16B	\$2.28B
Percent Change from Prior Year	6%	4%	1%	-1%	-9%	-12%	-13%	-11%	-10%	-8%	-6%	-5%	-15%

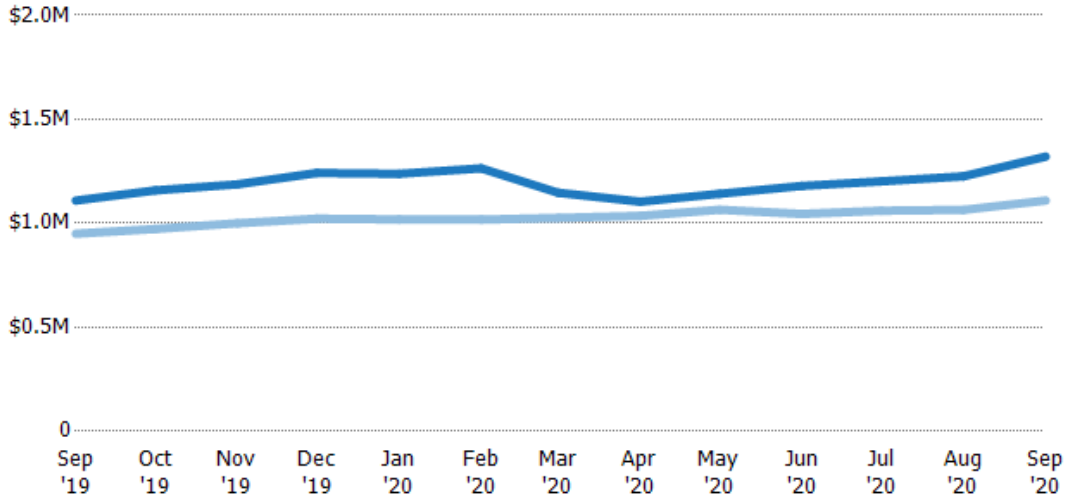
## Average Listing Price

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.
Sep '20	\$1.32M	19%
Sep '19	\$1.11M	16.8%
Sep '18	\$950K	-2.1%



Current Year	\$1.11M	\$1.16M	\$1.19M	\$1.24M	\$1.24M	\$1.26M	\$1.15M	\$1.1M	\$1.14M	\$1.18M	\$1.2M	\$1.23M	\$1.32M
Prior Year	\$950K	\$972K	\$1M	\$1.02M	\$1.02M	\$1.02M	\$1.03M	\$1.04M	\$1.07M	\$1.05M	\$1.06M	\$1.06M	\$1.11M
Percent Change from Prior Year	17%	19%	19%	22%	22%	24%	12%	7%	7%	13%	13%	15%	19%

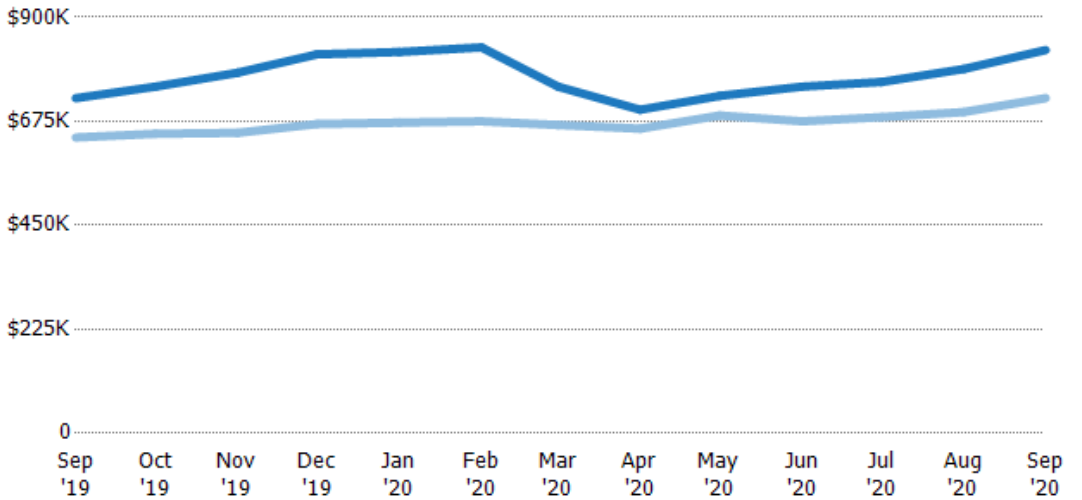
## Median Listing Price

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.
Sep '20	\$829K	14.3%
Sep '19	\$725K	13.3%
Sep '18	\$640K	-4.5%



Current Year	\$725K	\$750K	\$780K	\$820K	\$825K	\$835K	\$750K	\$700K	\$730K	\$750K	\$760K	\$788K	\$829K
Prior Year	\$640K	\$648K	\$650K	\$669K	\$672K	\$675K	\$667K	\$659K	\$688K	\$675K	\$684K	\$695K	\$725K
Percent Change from Prior Year	13%	16%	20%	23%	23%	24%	12%	6%	6%	11%	11%	13%	14%

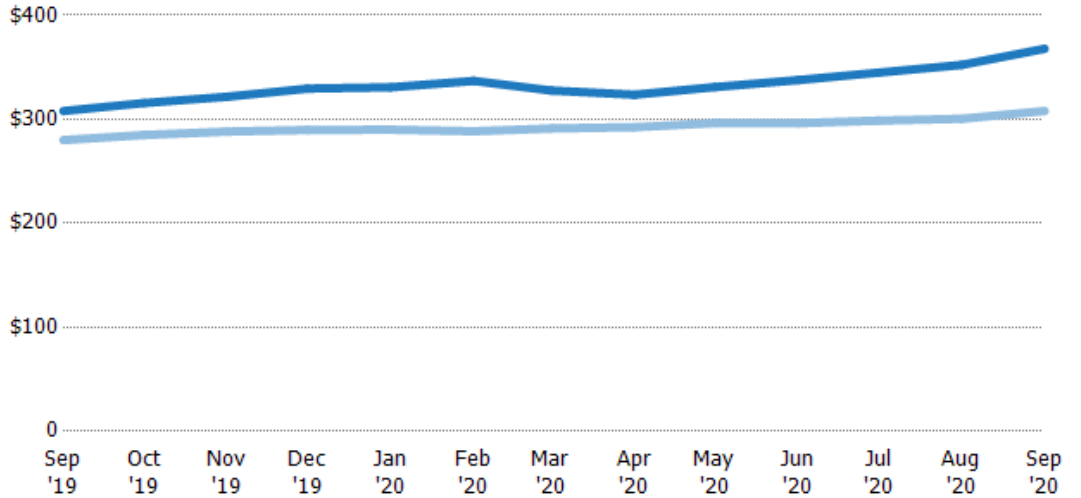
## Average Listing Price per Sq Ft

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

### Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Sep '20	\$368	19.4%
Sep '19	\$308	10%
Sep '18	\$280	-3.5%



Current Year	\$308	\$316	\$322	\$329	\$331	\$337	\$328	\$324	\$331	\$338	\$345	\$352	\$368
Prior Year	\$280	\$285	\$288	\$290	\$290	\$288	\$291	\$292	\$296	\$296	\$299	\$301	\$308
Percent Change from Prior Year	10%	11%	12%	14%	14%	17%	13%	11%	12%	14%	15%	17%	19%

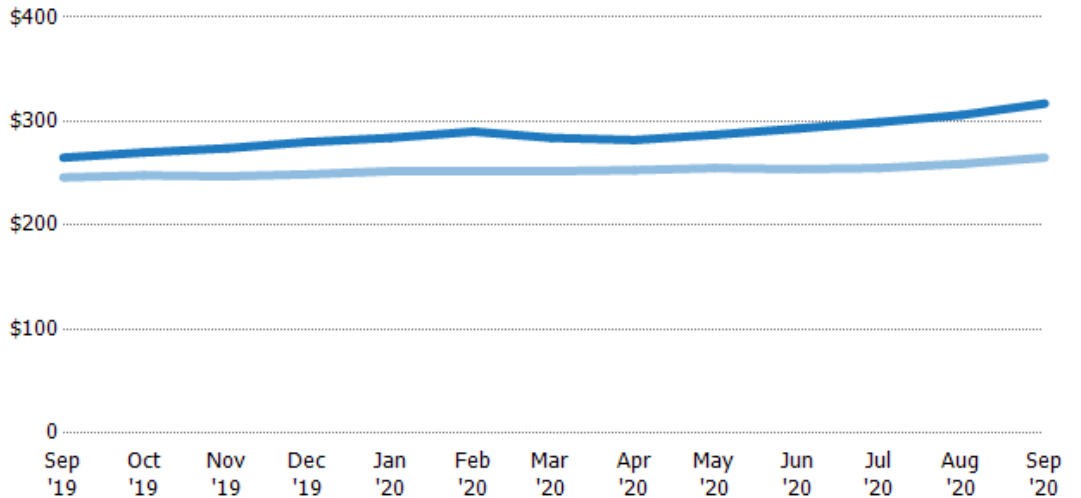
## Median Listing Price per Sq Ft

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.
Sep '20	\$317	19.6%
Sep '19	\$265	7.7%
Sep '18	\$246	-4.1%



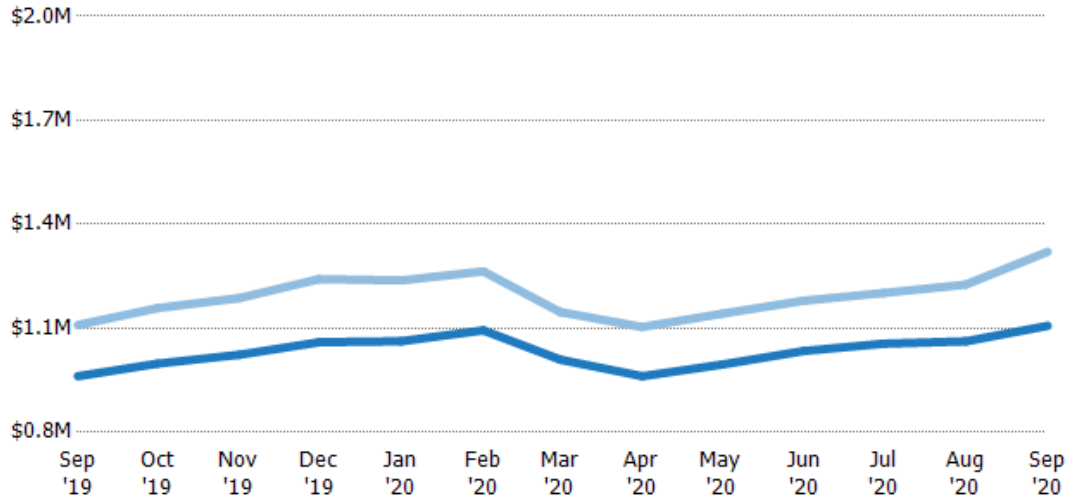
Current Year	\$265	\$270	\$274	\$280	\$284	\$290	\$284	\$282	\$287	\$293	\$299	\$306	\$317
Prior Year	\$246	\$248	\$247	\$249	\$252	\$252	\$252	\$253	\$255	\$254	\$255	\$259	\$265
Percent Change from Prior Year	8%	9%	11%	12%	13%	15%	13%	11%	13%	15%	17%	18%	20%

## 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



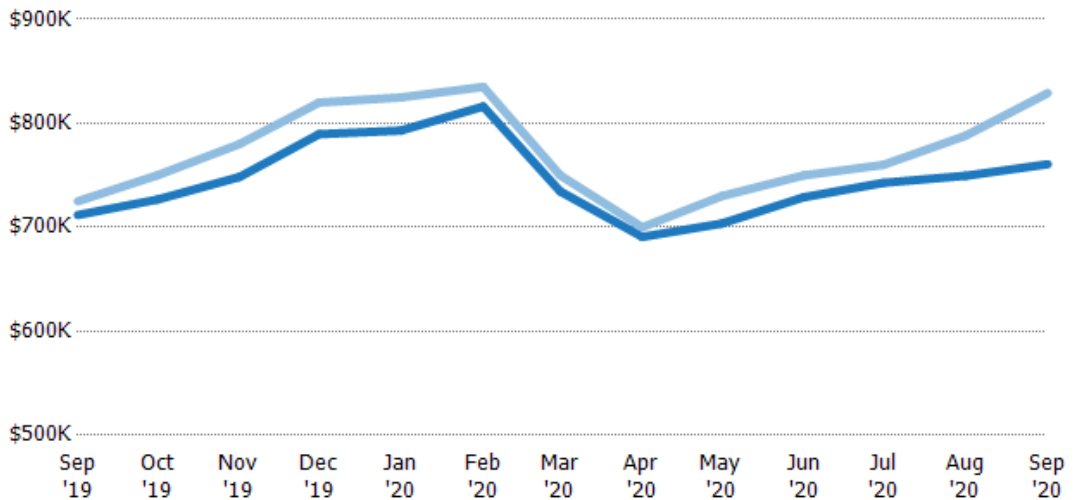
Avg Est Value	\$962K	\$998K	\$1.02M	\$1.06M	\$1.06M	\$1.09M	\$1.01M	\$962K	\$995K	\$1.03M	\$1.06M	\$1.06M	\$1.11M
Avg Listing Price	\$1.11M	\$1.16M	\$1.19M	\$1.24M	\$1.24M	\$1.26M	\$1.15M	\$1.1M	\$1.14M	\$1.18M	\$1.2M	\$1.23M	\$1.32M
Avg Listing Price as a % of Avg Est Value	115%	116%	116%	117%	117%	116%	114%	115%	115%	114%	114%	115%	119%

## 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



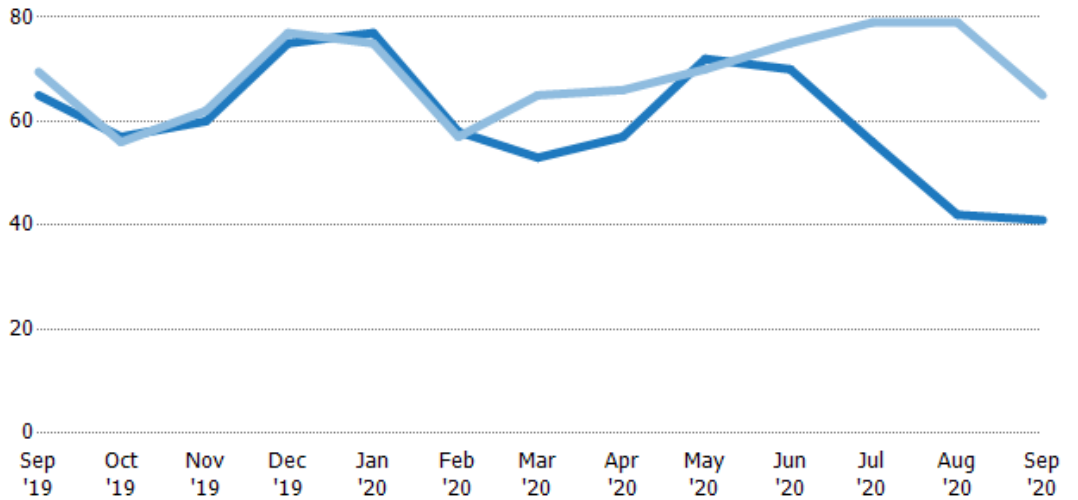
Median Est Value	\$712K	\$727K	\$748K	\$789K	\$793K	\$816K	\$735K	\$691K	\$704K	\$729K	\$743K	\$750K	\$761K
Median Listing Price	\$725K	\$750K	\$780K	\$820K	\$825K	\$835K	\$750K	\$700K	\$730K	\$750K	\$760K	\$788K	\$829K
Med Listing Price as a % of Med Est Value	102%	103%	104%	104%	104%	102%	102%	101%	104%	103%	102%	105%	109%

## 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.
Sep '20	41	-36.9%
Sep '19	65	-6.5%
Sep '18	69.5	2.2%

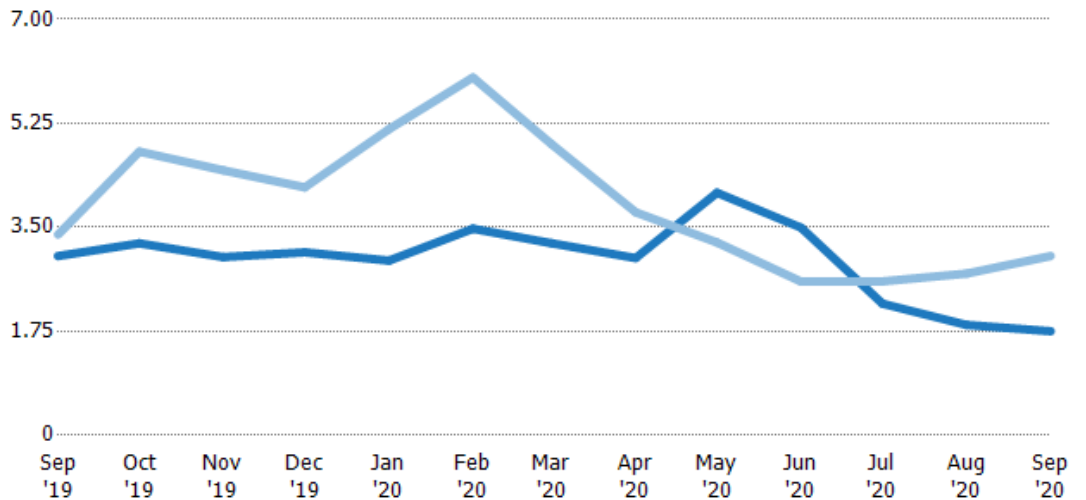
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	65	57	60	75	77	58	53	57	72	70	56	42	41
Prior Year	69.5	56	62	77	75	57	65	66	70	75	79	79	65
Percent Change from Prior Year	-6%	2%	-3%	-3%	3%	2%	-18%	-14%	3%	-7%	-29%	-47%	-37%

## 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.
Sep '20	1.75	-42%
Sep '19	3.02	-10.6%
Sep '18	3.38	9%

	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	3.02	3.23	3	3.08	2.94	3.48	3.23	2.98	4.08	3.49	2.21	1.86	1.75
Prior Year	3.38	4.77	4.46	4.17	5.15	6.02	4.9	3.75	3.24	2.59	2.59	2.72	3.02
Percent Change from Prior Year	-11%	-32%	-33%	-26%	-43%	-42%	-34%	-21%	26%	35%	-14%	-32%	-42%



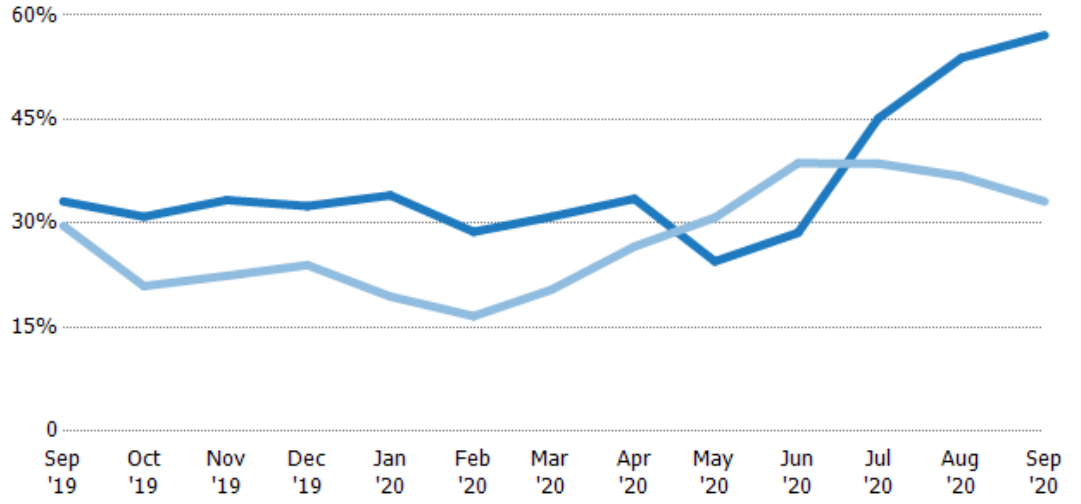
## Absorption Rate

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.
Sep '20	57%	-24%
Sep '19	33%	-3.5%
Sep '18	30%	-8.2%



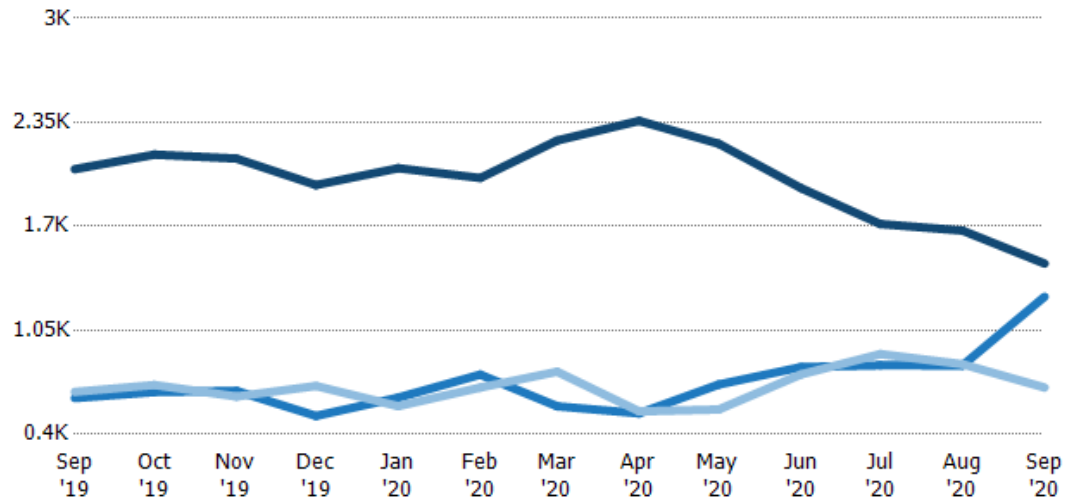
Current Year	33%	31%	33%	32%	34%	29%	31%	34%	25%	29%	45%	54%	57%
Prior Year	30%	21%	22%	24%	19%	17%	20%	27%	31%	39%	39%	37%	33%
Change from Prior Year	-4%	-10%	-11%	-9%	-15%	-12%	-11%	-7%	6%	10%	-7%	-17%	-24%

## 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



Active	2.06K	2.15K	2.12K	1.96K	2.06K	2K	2.24K	2.36K	2.22K	1.94K	1.71K	1.67K	1.47K
Pending	626	664	671	515	629	773	575	531	711	820	831	830	1.26K
Sold	665	708	636	702	576	692	791	543	555	774	901	838	692

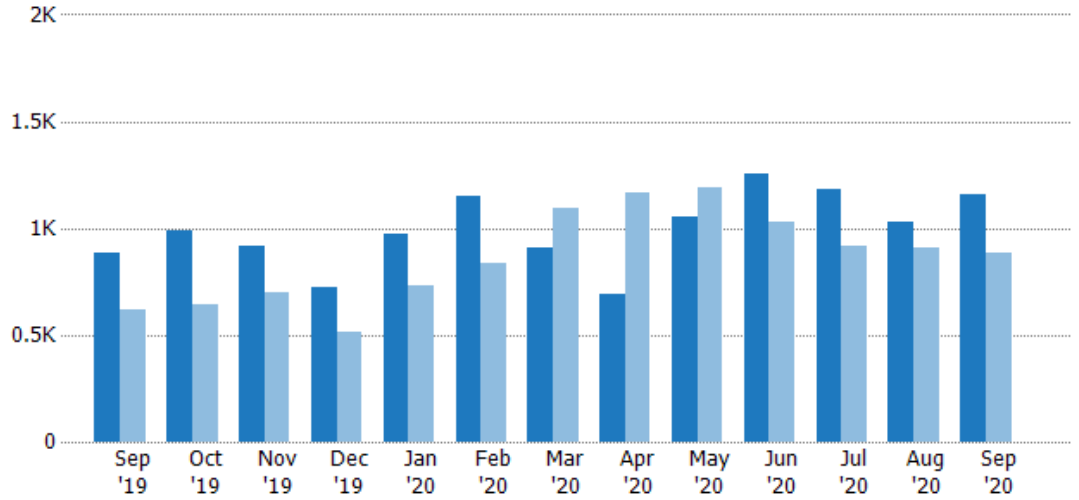
## New Pending Sales

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.
Sep '20	1.16K	31.6%
Sep '19	883	43.3%
Sep '18	616	8.4%



	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	883	988	916	720	974	1.15K	910	695	1.05K	1.26K	1.18K	1.03K	1.16K
Prior Year	616	639	699	515	734	839	1.09K	1.17K	1.19K	1.03K	919	910	883
Percent Change from Prior Year	43%	55%	31%	40%	33%	37%	-17%	-40%	-12%	22%	29%	13%	32%

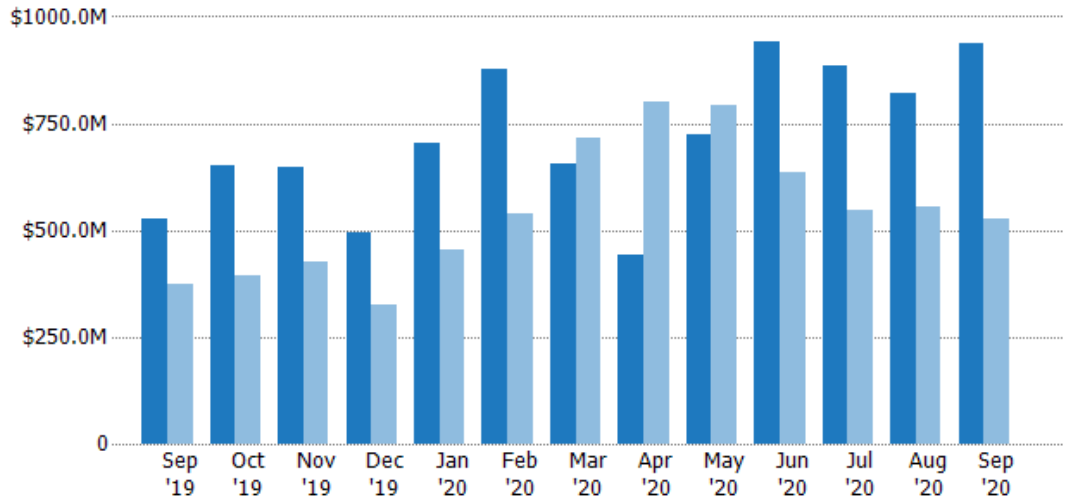
## New Pending Sales Volume

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.
Sep '20	\$938M	77.6%
Sep '19	\$528M	41.1%
Sep '18	\$374M	-4.7%



	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	\$528M	\$652M	\$648M	\$495M	\$704M	\$876M	\$655M	\$442M	\$726M	\$943M	\$883M	\$822M	\$938M
Prior Year	\$374M	\$393M	\$428M	\$325M	\$454M	\$539M	\$716M	\$799M	\$790M	\$635M	\$545M	\$554M	\$528M
Percent Change from Prior Year	41%	66%	52%	52%	55%	63%	-8%	-45%	-8%	48%	62%	48%	78%

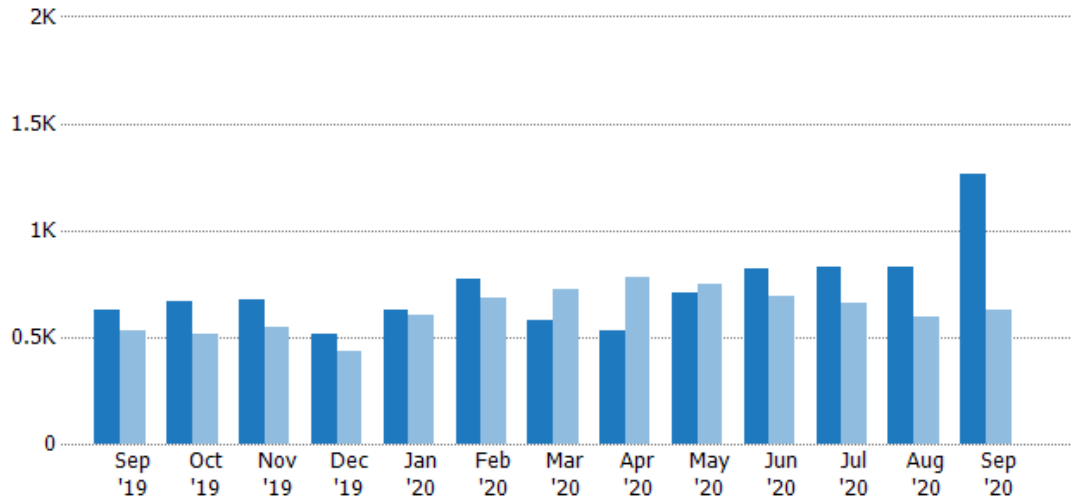
## Pending Sales

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.
Sep '20	1.26K	101.3%
Sep '19	626	18.3%
Sep '18	529	1.7%



Current Year	626	664	671	515	629	773	575	531	711	820	831	830	1.26K
Prior Year	529	513	547	430	606	686	724	776	748	691	655	592	626
Percent Change from Prior Year	18%	29%	23%	20%	4%	13%	-21%	-32%	-5%	19%	27%	40%	101%

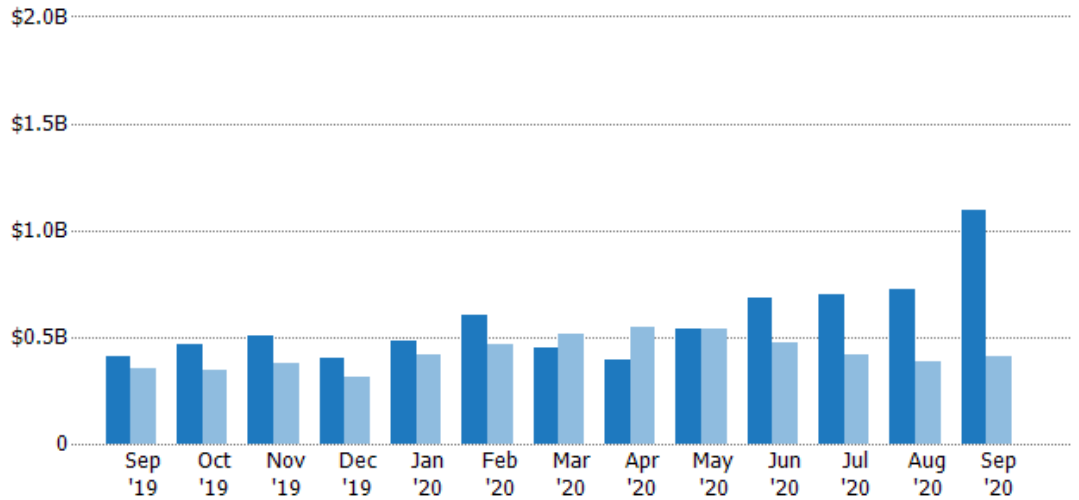
## Pending Sales Volume

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.
Sep '20	\$1.09B	166.2%
Sep '19	\$411M	16.9%
Sep '18	\$352M	-12.2%



Current Year	\$411M	\$467M	\$509M	\$397M	\$482M	\$604M	\$453M	\$391M	\$540M	\$682M	\$697M	\$721M	\$1.09B
Prior Year	\$352M	\$342M	\$375M	\$312M	\$417M	\$465M	\$515M	\$549M	\$539M	\$470M	\$415M	\$382M	\$411M
Percent Change from Prior Year	17%	36%	36%	28%	16%	30%	-12%	-29%	0%	45%	68%	89%	166%

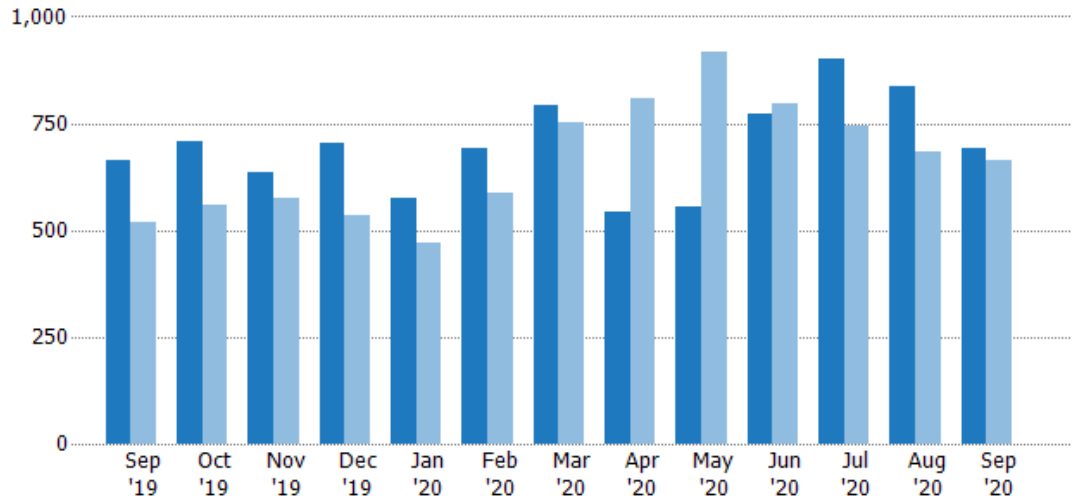
## Closed Sales

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.
Sep '20	692	4.1%
Sep '19	665	28.6%
Sep '18	517	5.2%



Current Year	665	708	636	702	576	692	791	543	555	774	901	838	692
Prior Year	517	557	576	536	472	589	752	810	918	797	746	682	665
Percent Change from Prior Year	29%	27%	10%	31%	22%	17%	5%	-33%	-40%	-3%	21%	23%	4%

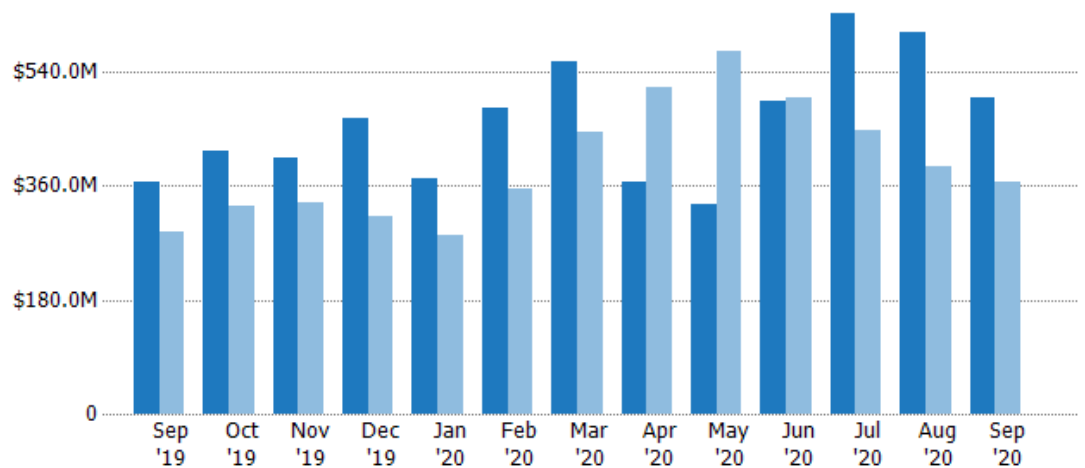
## Closed Sales Volume

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.
Sep '20	\$498M	36.4%
Sep '19	\$365M	26.5%
Sep '18	\$288M	-2.7%



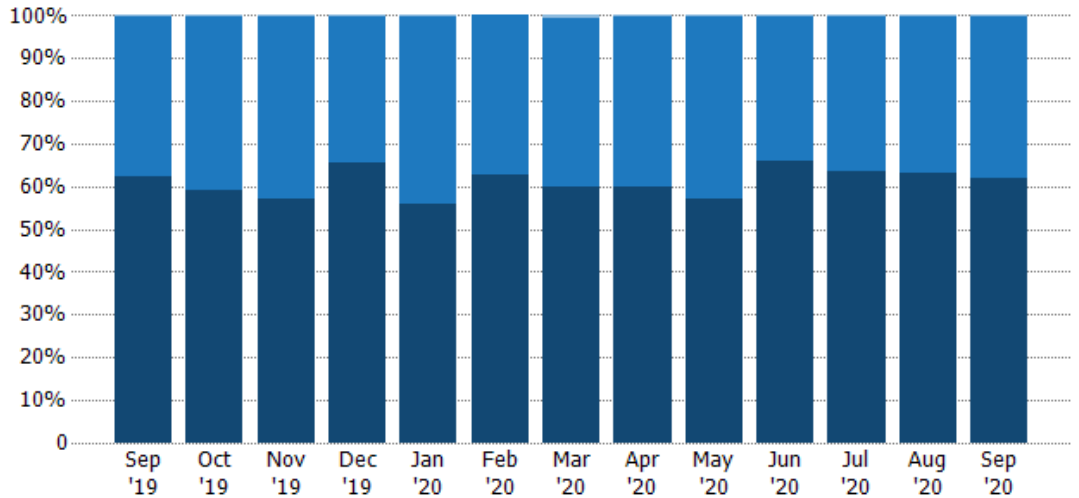
Current Year	\$365M	\$414M	\$403M	\$467M	\$370M	\$484M	\$556M	\$365M	\$332M	\$495M	\$633M	\$602M	\$498M
Prior Year	\$288M	\$328M	\$333M	\$312M	\$283M	\$355M	\$444M	\$515M	\$572M	\$500M	\$447M	\$391M	\$365M
Percent Change from Prior Year	27%	26%	21%	50%	31%	36%	25%	-29%	-42%	-1%	42%	54%	36%

## 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



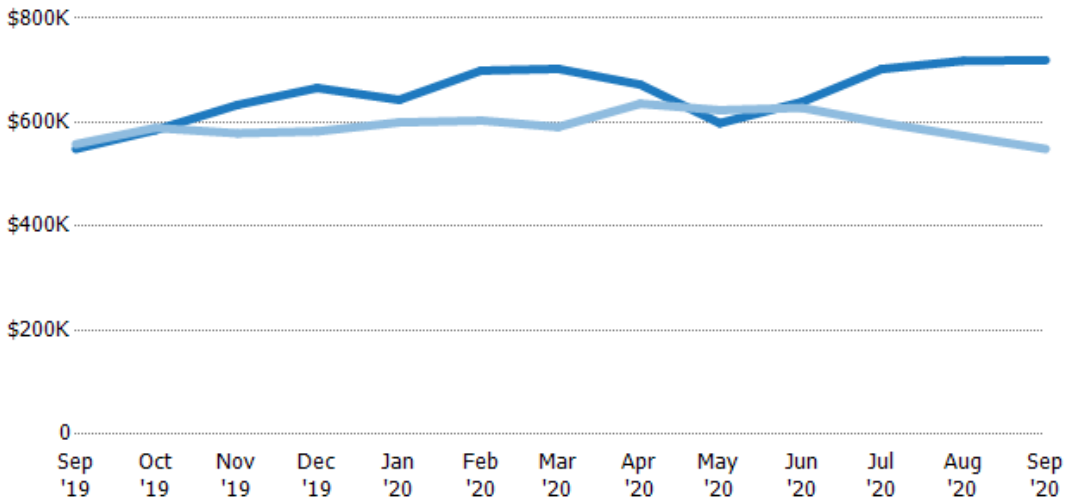
Property Type	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Mobile/Manufactured	0%	0%	0%	0%	0%	-	1%	0%	0%	0%	0%	0%	0%
Condo/Townhouse	37%	41%	43%	34%	44%	37%	39%	40%	43%	34%	36%	37%	38%
Single Family Residence	62%	59%	57%	65%	56%	63%	60%	60%	57%	66%	64%	63%	62%

## 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.
Sep '20	\$719K	31.1%
Sep '19	\$549K	-1.6%
Sep '18	\$558K	-7.5%

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	\$549K	\$585K	\$633K	\$666K	\$643K	\$699K	\$703K	\$672K	\$598K	\$639K	\$702K	\$718K	\$719K
Prior Year	\$558K	\$589K	\$579K	\$582K	\$600K	\$603K	\$591K	\$636K	\$623K	\$628K	\$599K	\$574K	\$549K
Percent Change from Prior Year	-2%	-1%	9%	14%	7%	16%	19%	6%	-4%	2%	17%	25%	31%

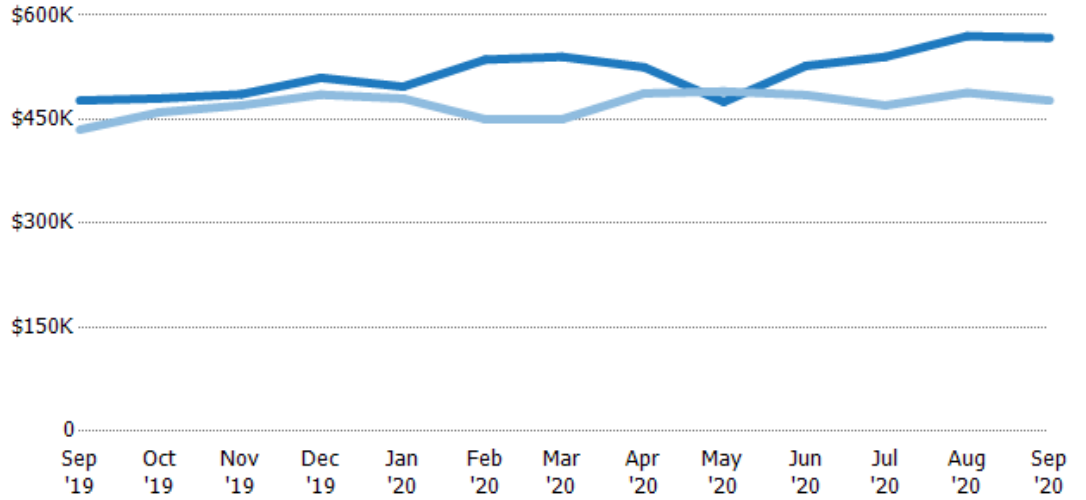
## Median Sales Price

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.
Sep '20	\$568K	19%
Sep '19	\$477K	9.7%
Sep '18	\$435K	3.2%



Current Year	\$477K	\$480K	\$486K	\$510K	\$497K	\$536K	\$540K	\$525K	\$475K	\$527K	\$540K	\$570K	\$568K
Prior Year	\$435K	\$460K	\$470K	\$486K	\$480K	\$450K	\$450K	\$487K	\$490K	\$485K	\$470K	\$488K	\$477K
Percent Change from Prior Year	10%	4%	3%	5%	4%	19%	20%	8%	-3%	9%	15%	17%	19%

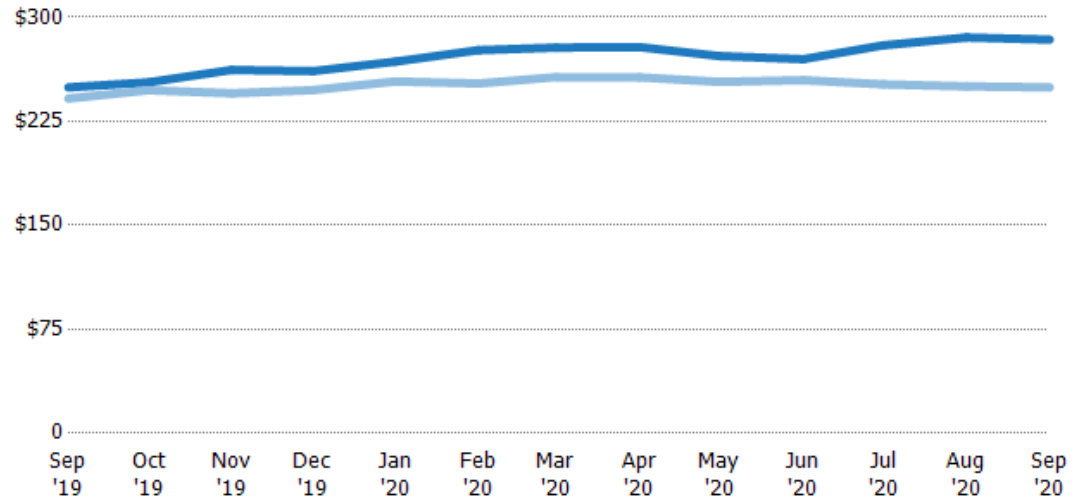
## Average Sales Price per Sq Ft

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.
Sep '20	\$284	13.8%
Sep '19	\$249	3.3%
Sep '18	\$241	-7.2%



Current Year	\$249	\$253	\$262	\$261	\$268	\$276	\$278	\$279	\$272	\$270	\$280	\$285	\$284
Prior Year	\$241	\$247	\$245	\$247	\$254	\$252	\$257	\$257	\$253	\$255	\$252	\$250	\$249
Percent Change from Prior Year	3%	2%	7%	6%	6%	10%	8%	9%	7%	6%	11%	14%	14%

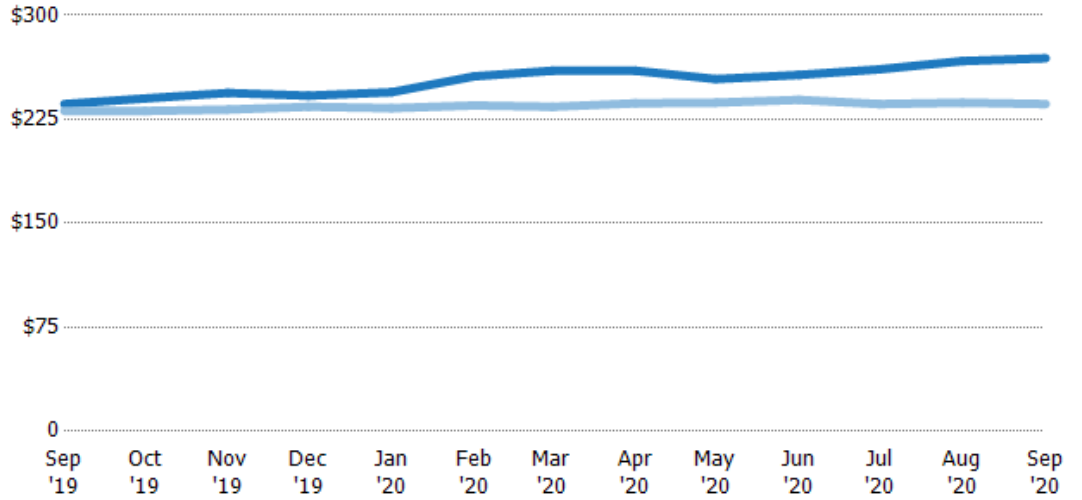
## Median Sales Price per Sq Ft

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

### Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Sep '20	\$269	14%
Sep '19	\$236	2.2%
Sep '18	\$231	-7.4%



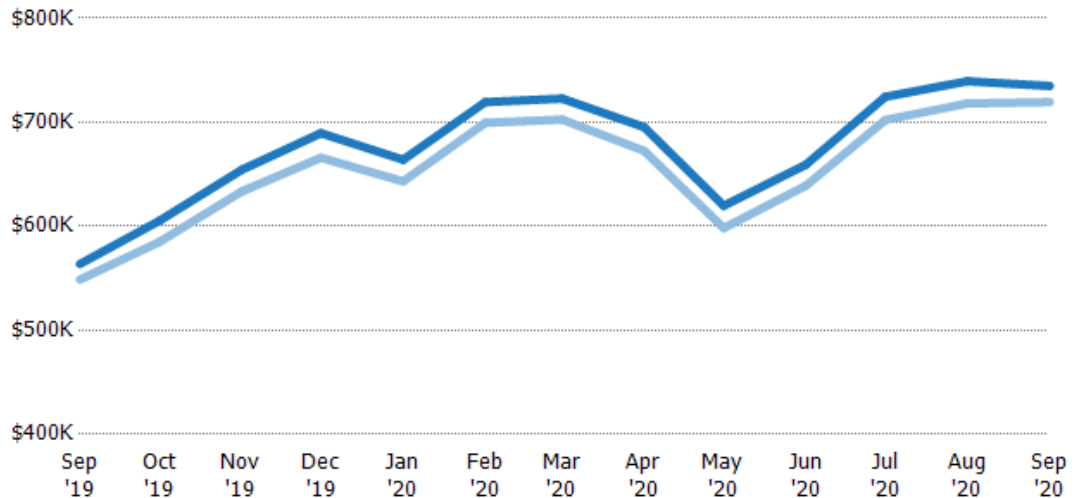
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Current Year	\$236	\$240	\$244	\$242	\$245	\$256	\$260	\$260	\$254	\$257	\$261	\$267	\$269
Prior Year	\$231	\$231	\$232	\$234	\$233	\$235	\$234	\$237	\$237	\$239	\$236	\$237	\$236
Percent Change from Prior Year	2%	4%	5%	3%	5%	9%	11%	10%	7%	8%	11%	13%	14%

## 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



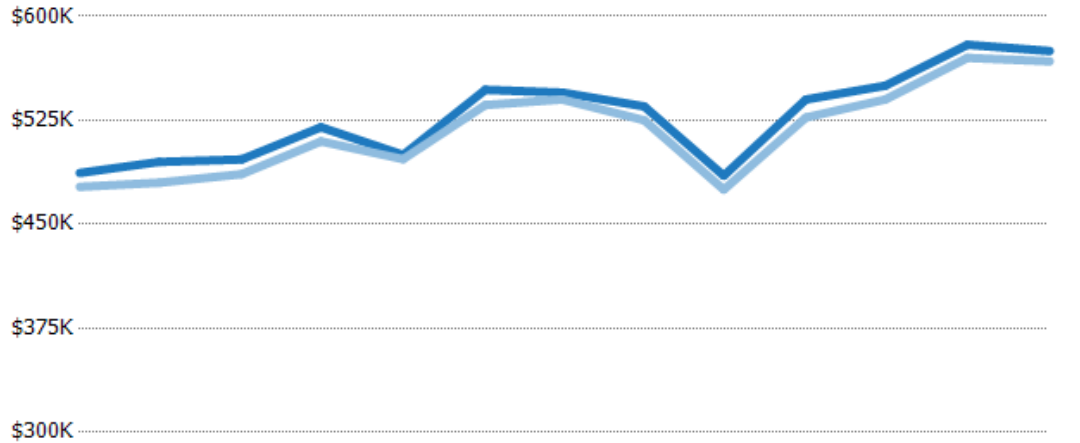
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Avg List Price	\$564K	\$605K	\$654K	\$690K	\$664K	\$719K	\$723K	\$695K	\$620K	\$659K	\$725K	\$739K	\$735K
Avg Sales Price	\$549K	\$585K	\$633K	\$666K	\$643K	\$699K	\$703K	\$672K	\$598K	\$639K	\$702K	\$718K	\$719K
Avg Sales Price as a % of Avg List Price	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	98%

## Median Sales Price vs Median Listing Price

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

### Filters Used

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



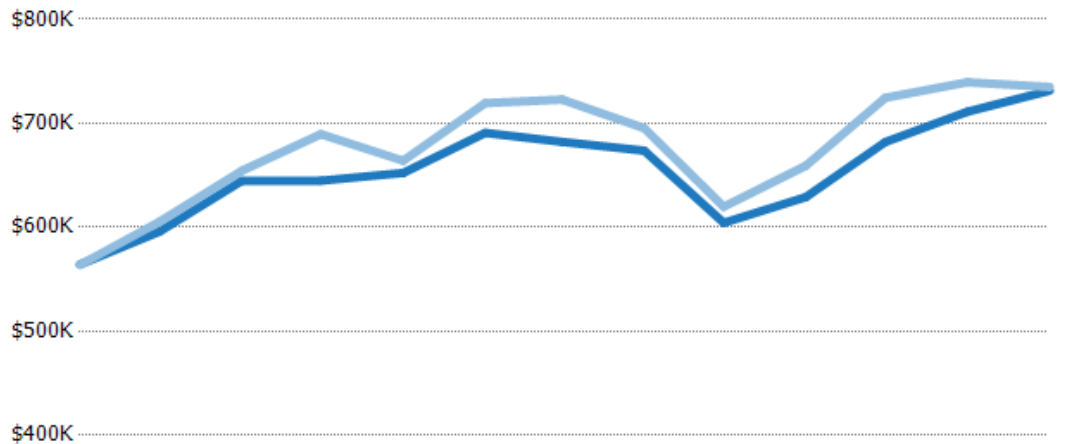
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Median List Price	\$487K	\$495K	\$497K	\$520K	\$500K	\$547K	\$545K	\$535K	\$485K	\$540K	\$550K	\$579K	\$575K
Median Sales Price	\$477K	\$480K	\$486K	\$510K	\$497K	\$536K	\$540K	\$525K	\$475K	\$527K	\$540K	\$570K	\$568K
Med Sales Price as a % of Med List Price	98%	97%	98%	98%	99%	98%	99%	98%	98%	98%	98%	98%	99%

## Average Sales Price vs Average Est Value

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

### Filters Used

Custom Area: Scottsdale, Arizona  
 Saved Area  
 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	\$564K	\$596K	\$644K	\$645K	\$652K	\$691K	\$682K	\$674K	\$604K	\$629K	\$682K	\$711K	\$731K
Avg Sales Price	\$564K	\$605K	\$654K	\$690K	\$664K	\$719K	\$723K	\$695K	\$620K	\$659K	\$725K	\$739K	\$735K
Avg Sales Price as a % of Avg Est Value	100%	102%	102%	107%	102%	104%	106%	103%	103%	105%	106%	104%	100%

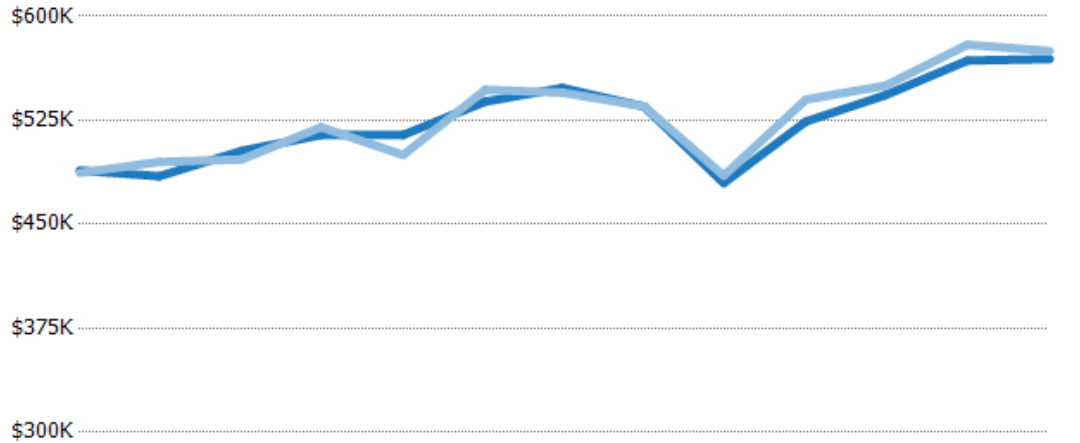


## Median Sales Price vs Median Est Value

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



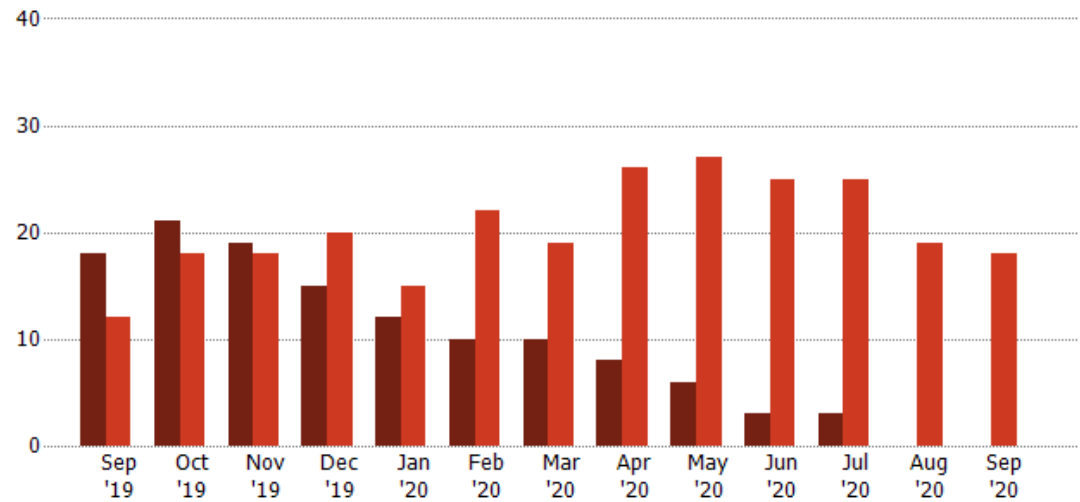
	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20
Median Est Value	\$489K	\$485K	\$503K	\$514K	\$514K	\$538K	\$548K	\$535K	\$480K	\$524K	\$543K	\$568K	\$569K
Median Sales Price	\$487K	\$495K	\$497K	\$520K	\$500K	\$547K	\$545K	\$535K	\$485K	\$540K	\$550K	\$579K	\$575K
Med Sales Price as a % of Med Est Value	100%	102%	99%	101%	97%	102%	99%	100%	101%	103%	101%	102%	101%

## 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



	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	18	21	19	15	12	10	10	8	6	3	3	-	-
Prior Year	12	18	18	20	15	22	19	26	27	25	25	19	18
Percent Change from Prior Year	50%	17%	6%	-25%	-20%	-55%	-47%	-69%	-78%	-88%	-88%	-100%	-100%

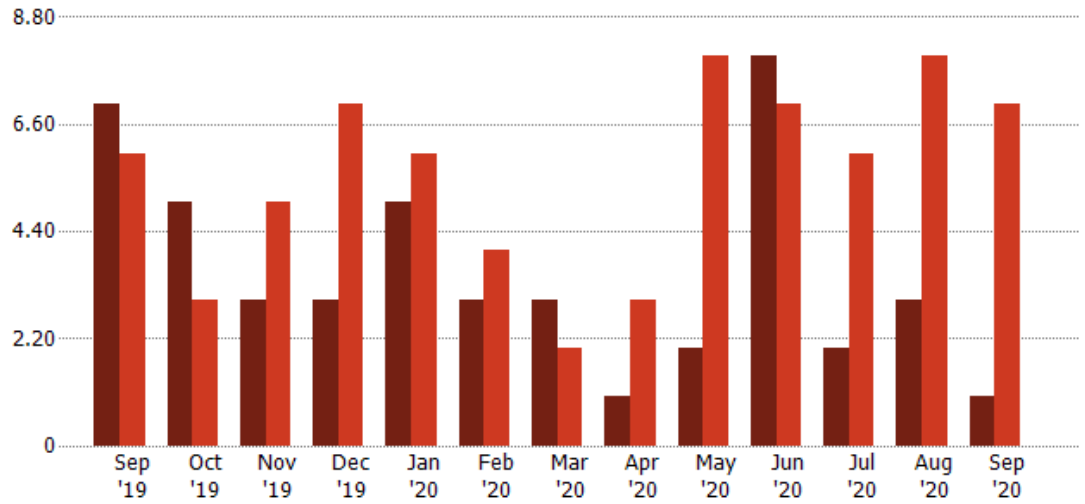
## Distressed Sales

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.
Sep '20	1	-85.7%
Sep '19	7	16.7%
Sep '18	6	-33.3%



Current Year	7	5	3	3	5	3	3	1	2	8	2	3	1
Prior Year	6	3	5	7	6	4	2	3	8	7	6	8	7
Percent Change from Prior Year	17%	67%	-40%	-57%	-17%	-25%	50%	-67%	-75%	14%	-67%	-63%	-86%

## 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
85250	81	\$45,997,963	58	\$30,068,908	\$518,429	\$442,505	\$279	\$269	30
85251	178	\$101,586,165	100	\$48,010,490	\$480,105	\$375,500	\$282	\$254	25
85254	158	\$104,289,501	81	\$47,394,692	\$585,120	\$576,000	\$258	\$247	21
85255	241	\$310,010,832	121	\$118,434,895	\$978,801	\$735,000	\$301	\$284	35
85257	64	\$25,721,294	41	\$16,335,153	\$398,418	\$399,000	\$235	\$255	24
85258	119	\$73,202,668	67	\$37,586,125	\$560,987	\$455,000	\$285	\$277	35
85259	77	\$70,641,737	40	\$32,355,529	\$808,888	\$753,000	\$262	\$265	44
85260	124	\$82,556,890	75	\$46,480,700	\$619,743	\$522,000	\$261	\$257	28
85262	142	\$199,949,041	68	\$76,686,540	\$1,127,743	\$921,000	\$298	\$269	65
85266	73	\$79,466,298	41	\$44,492,736	\$1,085,189	\$924,000	\$302	\$291	31