

**2021**

**FOUNTAIN HILLS**  
MARKET REPORT  
February 2021



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	Feb 2021	Feb 2020	+ / -	YTD 2021	YTD 2020	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	69	84	-17.9%	165	208	-20.7%
New Listing Volume	\$45,388,288	\$54,302,231	-16.4%	\$108,557,788	\$133,007,006	-18.4%
Active Listing Count	128	242	-47.1%	N/A	N/A	
Active Listing Volume	\$125,936,720	\$226,094,065	-44.3%	N/A	N/A	
Average Listing Price	\$983,881	\$934,273	+5.3%	\$952,485	\$921,692	+3.3%
Median Listing Price	\$677,000	\$682,450	-0.8%	\$655,889	\$665,576	-1.5%
Average Listing Price per Sq Ft	\$297	\$257	+15.5%	\$290	\$255	+14%
Median Listing Price per Sq Ft	\$285	\$236	+20.8%	\$274	\$235	+16.7%
Median Days in RPR	42	72.5	-42.1%	37.9	70.7	-46.4%
Months of Inventory	1.6	3.8	-59.4%	2.1	3.7	-42.3%
Absorption Rate	64.06%	26.03%	+38%	47.14%	27.22%	+19.9%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	97	118	-17.8%	184	237	-22.4%
New Pending Sales Volume	\$64,218,893	\$67,193,894	-4.4%	\$118,360,309	\$128,015,510	-7.5%
Pending Sales Count	-	93	-	N/A	N/A	
Pending Sales Volume	-	\$55,257,463	-	N/A	N/A	
Closed Sales Count	78	77	+1.3%	160	140	+14.3%
Closed Sales Volume	\$48,710,800	\$41,858,400	+16.4%	\$104,967,349	\$74,004,725	+41.8%
Average Sales Price	\$624,497	\$543,616	+14.9%	\$656,046	\$528,605	+24.1%
Median Sales Price	\$490,250	\$435,000	+12.7%	\$516,746	\$426,000	+21.3%
Average Sales Price per Sq Ft	\$257	\$231	+11.4%	\$255	\$229	+11.4%
Median Sales Price per Sq Ft	\$247	\$219	+12.8%	\$244	\$218	+11.9%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	-	-	N/A	N/A	

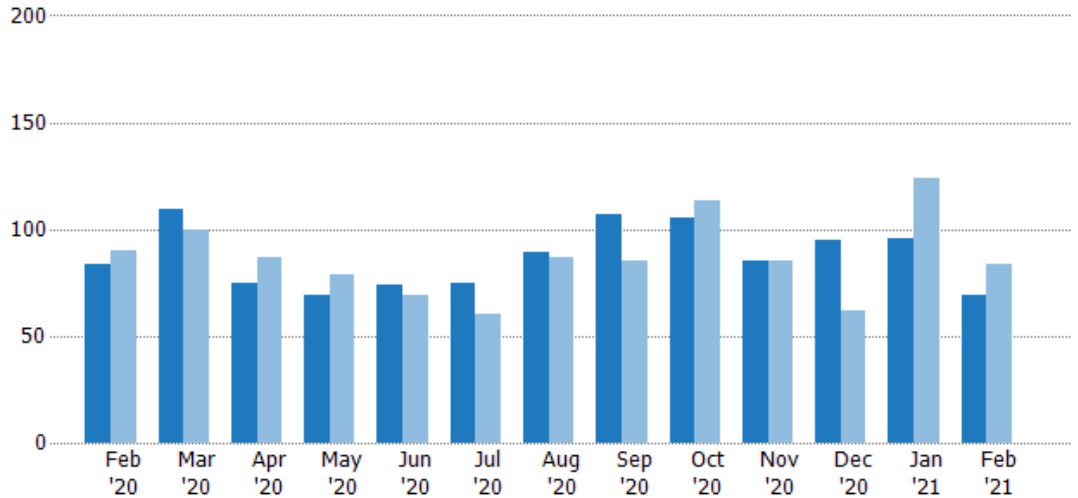
## New Listings

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

### Filters Used

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

Month/Year	Count	% Chg.
Feb '21	69	-17.9%
Feb '20	84	-6.7%
Feb '19	90	7.8%



Current Year	84	109	75	69	74	75	89	107	105	85	95	96	69
Prior Year	90	100	87	79	69	60	87	85	113	85	62	124	84
Percent Change from Prior Year	-7%	9%	-14%	-13%	7%	25%	2%	26%	-7%	0%	53%	-23%	-18%

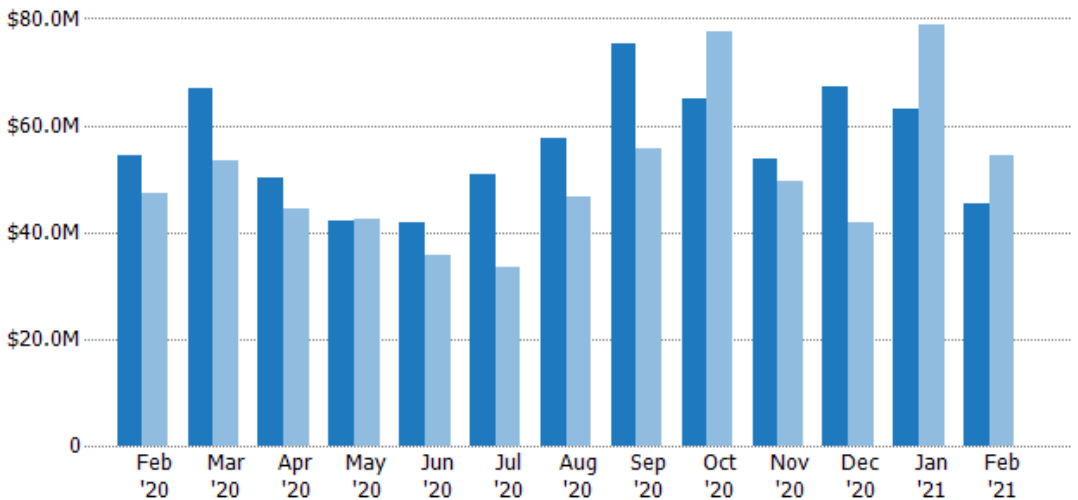
## New Listing Volume

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

### Filters Used

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

Month/Year	Volume	% Chg.
Feb '21	\$45.4M	-16.4%
Feb '20	\$54.3M	14.7%
Feb '19	\$47.3M	-0.1%



Current Year	\$54.3M	\$66.9M	\$50.1M	\$42.1M	\$41.7M	\$50.8M	\$57.5M	\$75.4M	\$65M	\$53.6M	\$67.2M	\$63.2M	\$45.4M
Prior Year	\$47.3M	\$53.2M	\$44.3M	\$42.4M	\$35.8M	\$33.5M	\$46.6M	\$55.5M	\$77.4M	\$49.4M	\$41.9M	\$78.7M	\$54.3M
Percent Change from Prior Year	15%	26%	13%	-1%	17%	52%	23%	36%	-16%	8%	60%	-20%	-16%

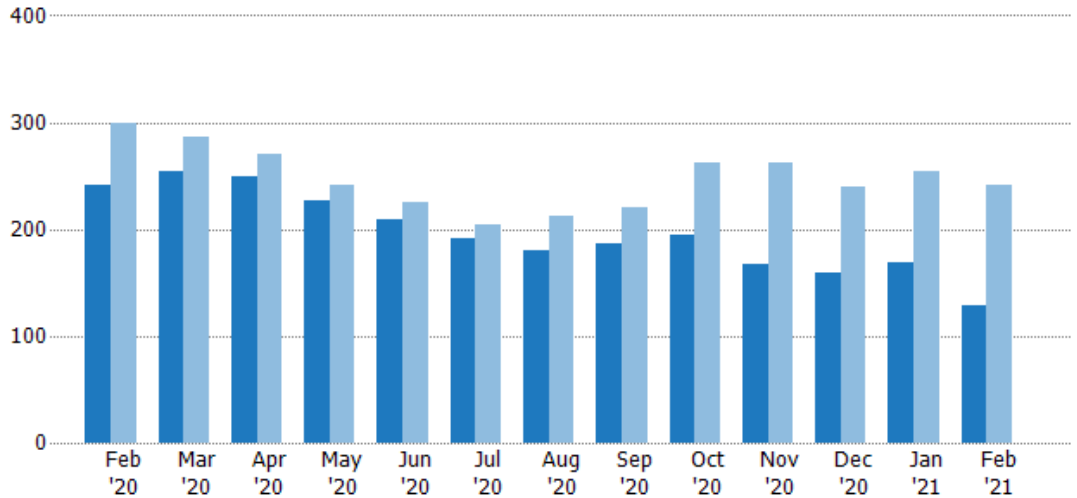
## Active Listings

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

### Filters Used

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

Month/Year	Count	% Chg.
Feb '21	128	-47.1%
Feb '20	242	-19.1%
Feb '19	299	18.1%



Current Year	242	254	249	226	209	192	180	187	194	168	159	169	128
Prior Year	299	286	271	241	225	204	213	221	263	262	239	254	242
Percent Change from Prior Year	-19%	-11%	-8%	-6%	-7%	-6%	-15%	-15%	-26%	-36%	-33%	-33%	-47%

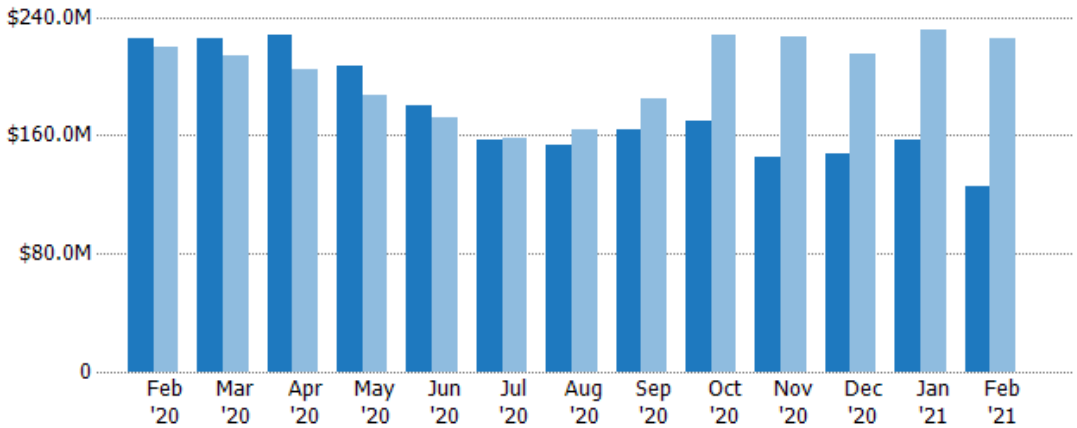
## Active Listing Volume

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

### Filters Used

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

Month/Year	Volume	% Chg.
Feb '21	\$126M	-44.3%
Feb '20	\$226M	2.8%
Feb '19	\$220M	9.6%



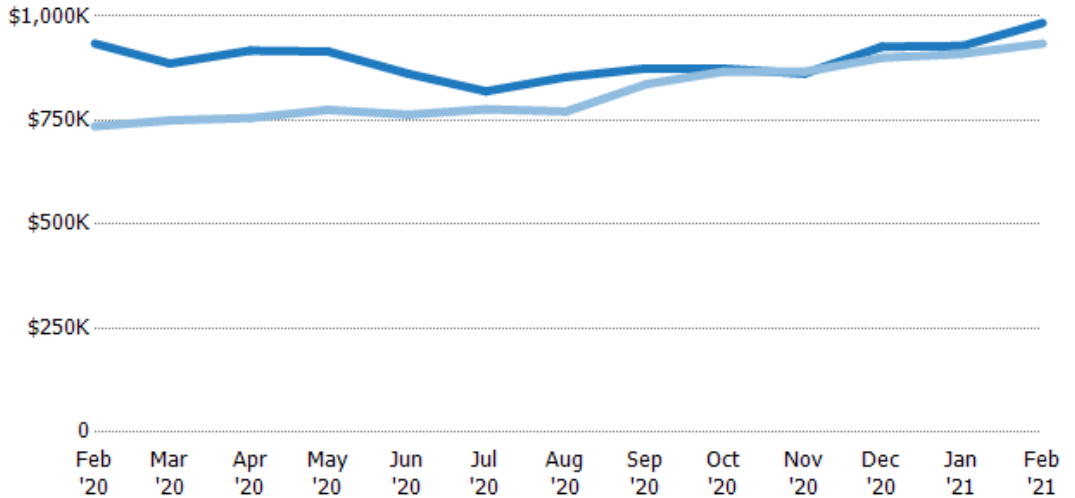
Current Year	\$226M	\$225M	\$228M	\$207M	\$180M	\$157M	\$154M	\$164M	\$170M	\$145M	\$147M	\$157M	\$126M
Prior Year	\$220M	\$214M	\$205M	\$187M	\$172M	\$158M	\$164M	\$185M	\$228M	\$227M	\$215M	\$231M	\$226M
Percent Change from Prior Year	3%	5%	12%	11%	5%	-1%	-6%	-12%	-26%	-36%	-31%	-32%	-44%

## Average Listing Price

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

### Filters Used

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



Month/Year	Price	% Chg.
Feb '21	\$984K	5.3%
Feb '20	\$934K	27%
Feb '19	\$736K	-7.2%

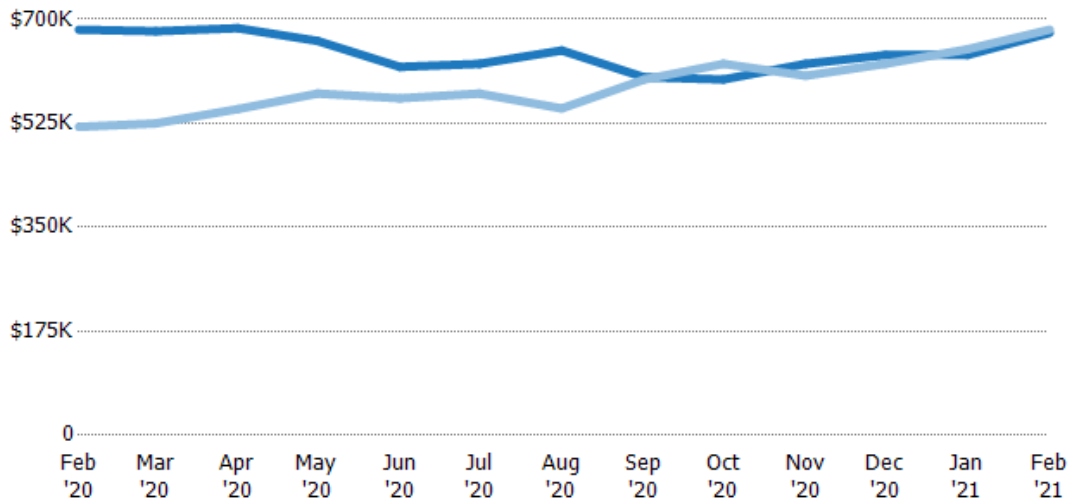
Current Year	\$934K	\$887K	\$917K	\$915K	\$862K	\$820K	\$854K	\$875K	\$874K	\$862K	\$927K	\$929K	\$984K
Prior Year	\$736K	\$750K	\$755K	\$775K	\$763K	\$776K	\$771K	\$837K	\$867K	\$867K	\$900K	\$910K	\$934K
Percent Change from Prior Year	27%	18%	21%	18%	13%	6%	11%	5%	1%	-1%	3%	2%	5%

## Median Listing Price

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

### Filters Used

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



Month/Year	Price	% Chg.
Feb '21	\$677K	-0.8%
Feb '20	\$682K	31.5%
Feb '19	\$519K	-0.8%

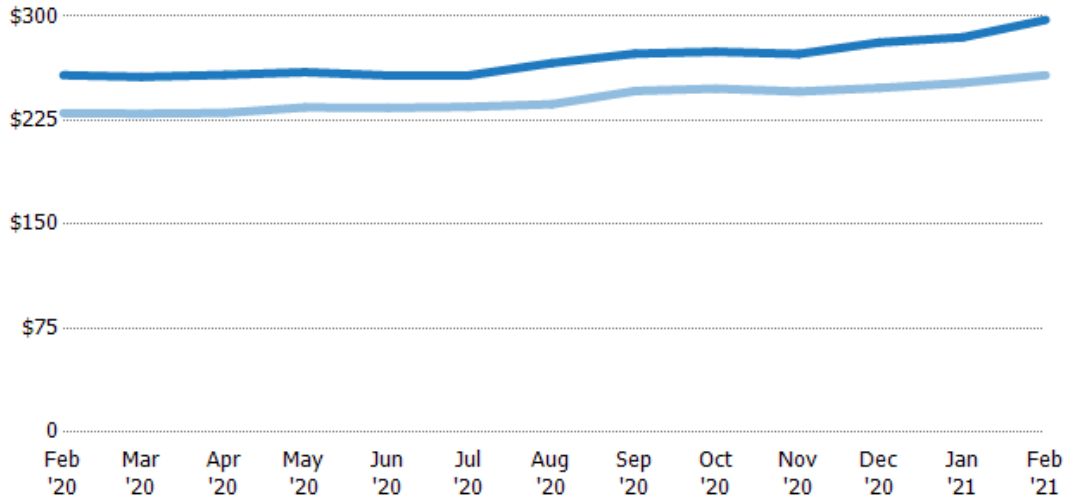
Current Year	\$682K	\$680K	\$685K	\$664K	\$620K	\$625K	\$648K	\$603K	\$599K	\$625K	\$640K	\$640K	\$677K
Prior Year	\$519K	\$525K	\$549K	\$575K	\$567K	\$575K	\$550K	\$599K	\$625K	\$605K	\$625K	\$650K	\$682K
Percent Change from Prior Year	31%	30%	25%	15%	9%	9%	18%	1%	-4%	3%	2%	-1%	-1%

## Average Listing Price per Sq Ft

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

### Filters Used

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



Month/Year	Price/sq ft	% Chg.
Feb '21	\$297	15.5%
Feb '20	\$257	11.9%
Feb '19	\$230	-5.9%

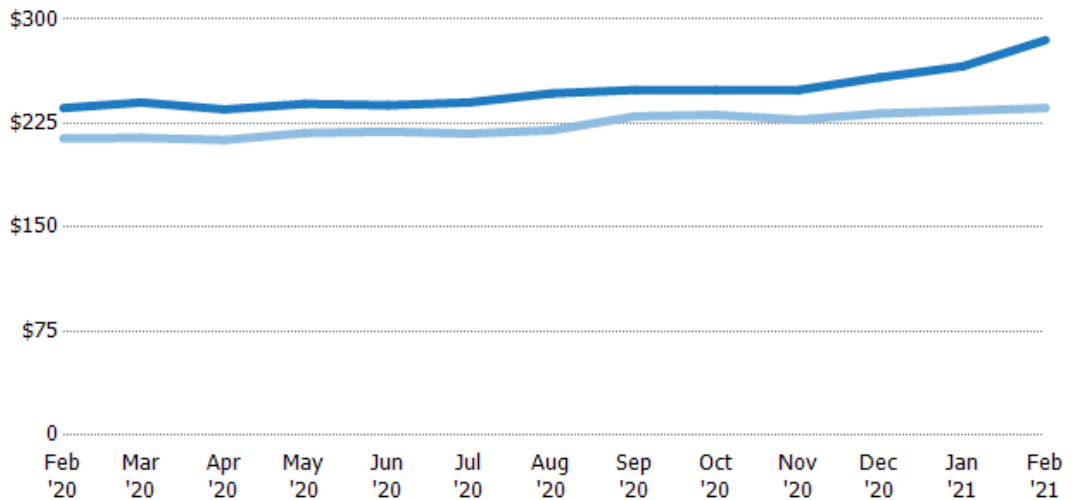
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$257	\$256	\$258	\$260	\$257	\$257	\$266	\$273	\$274	\$273	\$281	\$285	\$297
Prior Year	\$230	\$230	\$230	\$234	\$234	\$235	\$237	\$246	\$248	\$246	\$248	\$252	\$257
Percent Change from Prior Year	12%	12%	12%	11%	10%	10%	13%	11%	11%	11%	13%	13%	15%

## Median Listing Price per Sq Ft

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

### Filters Used

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



Month/Year	Price/sq ft	% Chg.
Feb '21	\$285	20.8%
Feb '20	\$236	10.3%
Feb '19	\$214	-6.5%

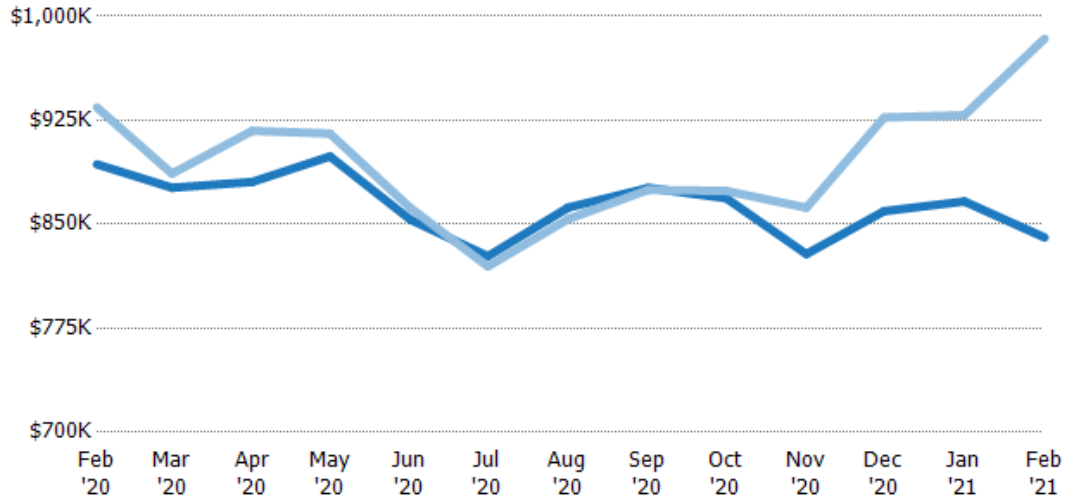
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$236	\$240	\$235	\$239	\$238	\$240	\$247	\$249	\$249	\$249	\$258	\$266	\$285
Prior Year	\$214	\$215	\$213	\$218	\$219	\$218	\$220	\$230	\$231	\$228	\$232	\$234	\$236
Percent Change from Prior Year	10%	12%	10%	10%	9%	10%	12%	8%	8%	9%	11%	14%	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

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



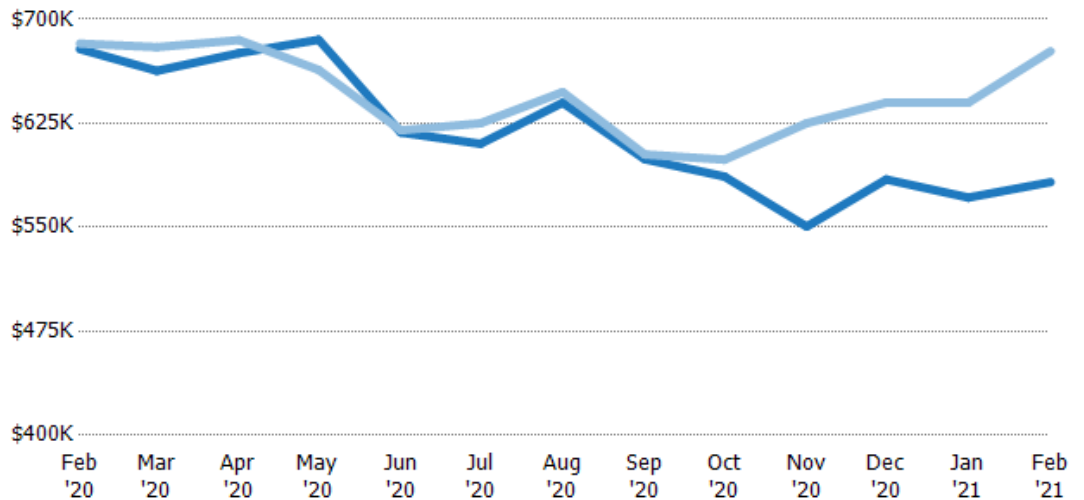
Avg Est Value	\$893K	\$876K	\$881K	\$899K	\$853K	\$827K	\$862K	\$876K	\$869K	\$828K	\$859K	\$866K	\$840K
Avg Listing Price	\$934K	\$887K	\$917K	\$915K	\$862K	\$820K	\$854K	\$875K	\$874K	\$862K	\$927K	\$929K	\$984K
Avg Listing Price as a % of Avg Est Value	105%	101%	104%	102%	101%	99%	99%	100%	101%	104%	108%	107%	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: Fountain Hills, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt.,  
 Mobile/Manufactured, Single Family



Median Est Value	\$679K	\$663K	\$676K	\$685K	\$618K	\$610K	\$640K	\$599K	\$587K	\$551K	\$584K	\$571K	\$583K
Median Listing Price	\$682K	\$680K	\$685K	\$664K	\$620K	\$625K	\$648K	\$603K	\$599K	\$625K	\$640K	\$640K	\$677K
Med Listing Price as a % of Med Est Value	101%	103%	101%	97%	100%	102%	101%	101%	102%	114%	109%	112%	116%

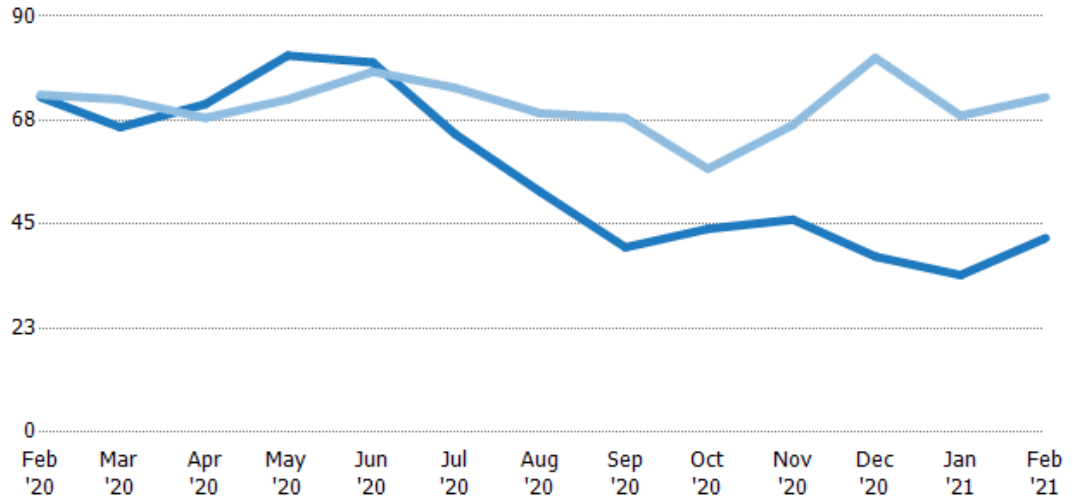
## Median Days in RPR

The median number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR.

### Filters Used

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

Month/Year	Days	% Chg.
Feb '21	42	-42.1%
Feb '20	72.5	-0.7%
Feb '19	73	12.3%



	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	72.5	66	71	81.5	80	64.5	52	40	44	46	38	34	42
Prior Year	73	72	68	72	78	74.5	69	68	57	66.5	81	68.5	72.5
Percent Change from Prior Year	-1%	-8%	4%	13%	3%	-13%	-25%	-41%	-23%	-31%	-53%	-50%	-42%

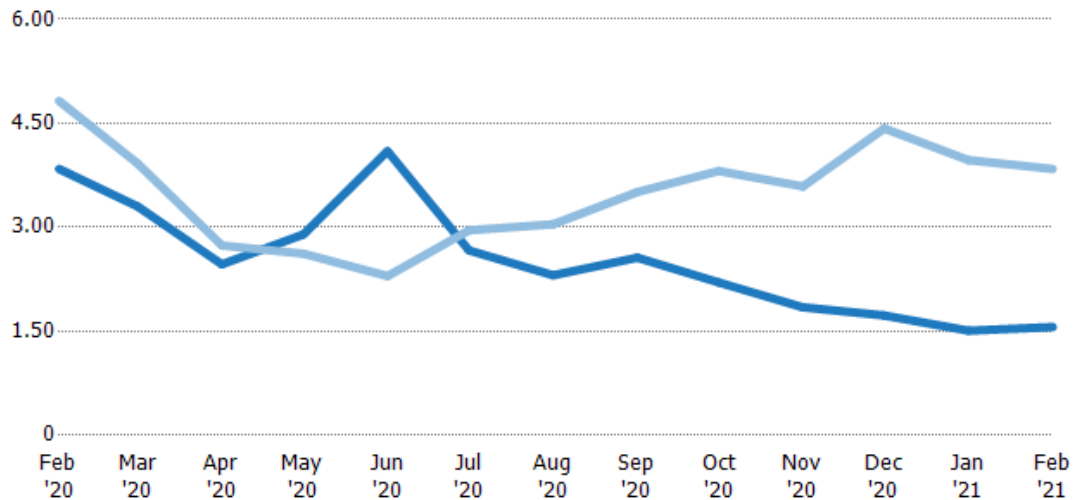
## Months of Inventory

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

### Filters Used

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

Month/Year	Months	% Chg.
Feb '21	1.56	-59.4%
Feb '20	3.84	-20.3%
Feb '19	4.82	14.4%



	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	3.84	3.3	2.47	2.9	4.1	2.67	2.31	2.56	2.2	1.85	1.73	1.51	1.56
Prior Year	4.82	3.92	2.74	2.62	2.3	2.96	3.04	3.51	3.81	3.59	4.43	3.97	3.84
Percent Change from Prior Year	-20%	-16%	-10%	11%	78%	-10%	-24%	-27%	-42%	-49%	-61%	-62%	-59%



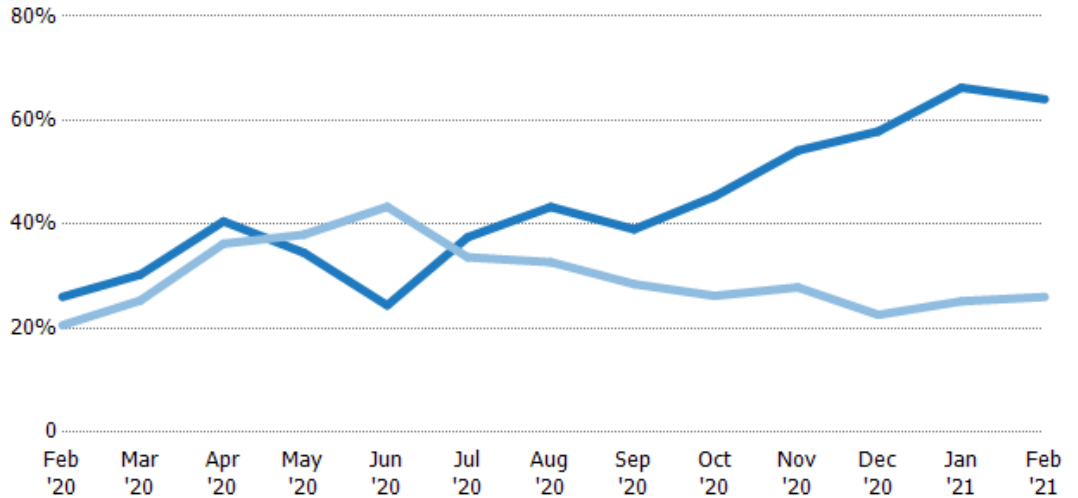
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

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

Month/Year	Rate	Chg.
Feb '21	64%	-38%
Feb '20	26%	-5.4%
Feb '19	21%	-11.9%



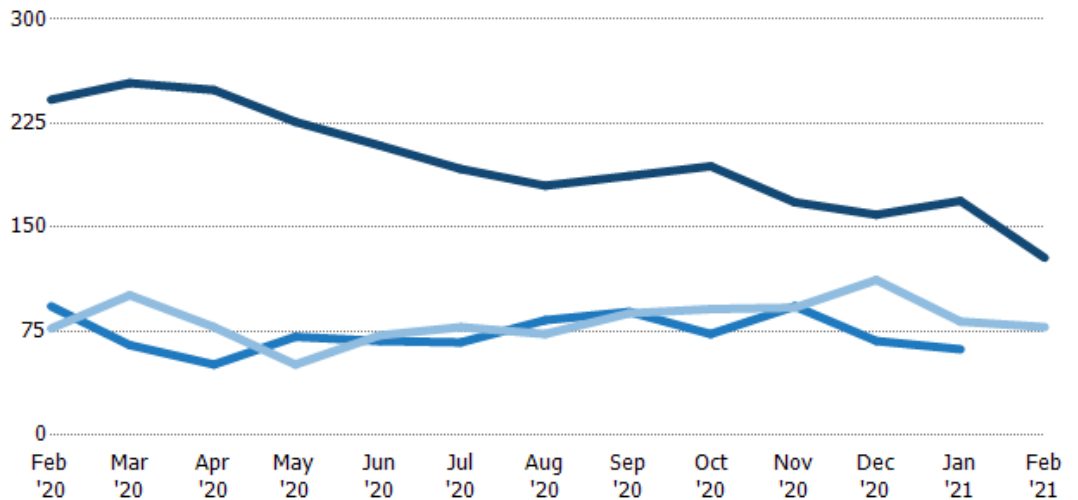
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	26%	30%	41%	35%	24%	38%	43%	39%	45%	54%	58%	66%	64%
Prior Year	21%	25%	36%	38%	43%	34%	33%	29%	26%	28%	23%	25%	26%
Change from Prior Year	-5%	-5%	-4%	4%	19%	-4%	-11%	-11%	-19%	-26%	-35%	-41%	-38%

## Active/Pending/Sold Units

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

### Filters Used

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



	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Active	242	254	249	226	209	192	180	187	194	168	159	169	128
Pending	93	65	51	71	68	67	83	89	73	93	68	62	-
Sold	77	101	78	51	72	78	73	88	91	92	112	82	78

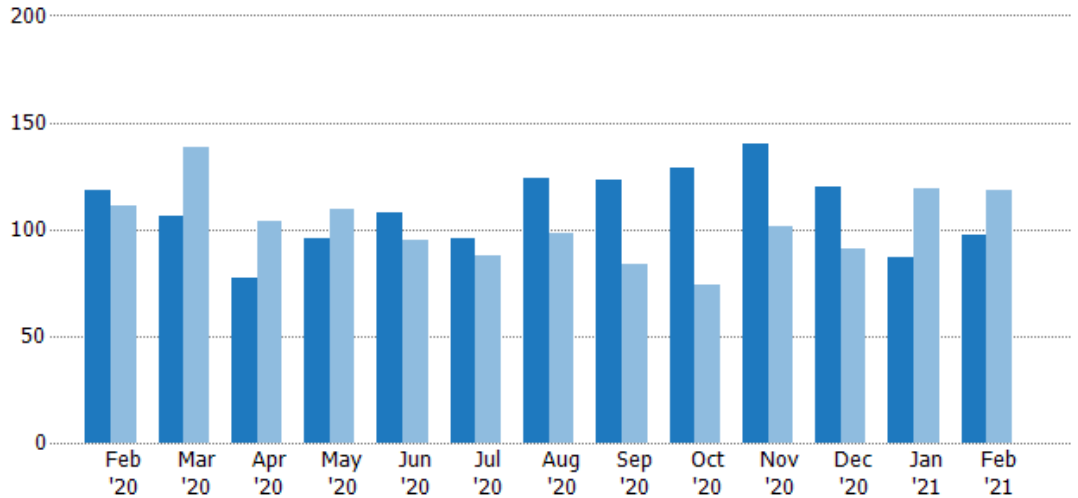
## New Pending Sales

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

### Filters Used

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

Month/Year	Count	% Chg.
Feb '21	97	-17.8%
Feb '20	118	6.3%
Feb '19	111	-25.2%



Current Year	118	106	77	96	108	96	124	123	129	140	120	87	97
Prior Year	111	138	104	109	95	88	98	84	74	101	91	119	118
Percent Change from Prior Year	6%	-23%	-26%	-12%	14%	9%	27%	46%	74%	39%	32%	-27%	-18%

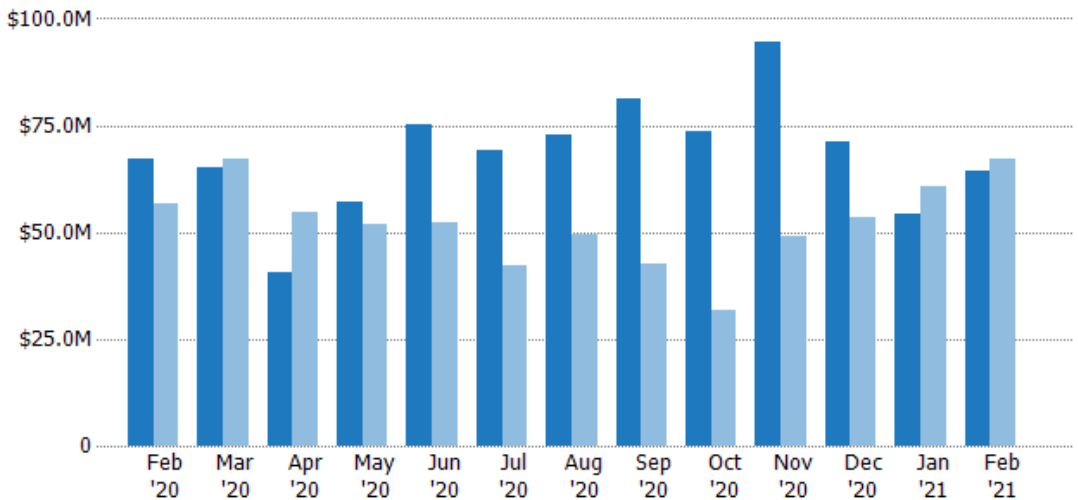
## New Pending Sales Volume

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

### Filters Used

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

Month/Year	Volume	% Chg.
Feb '21	\$64.2M	-4.4%
Feb '20	\$67.2M	18.1%
Feb '19	\$56.9M	-25.3%



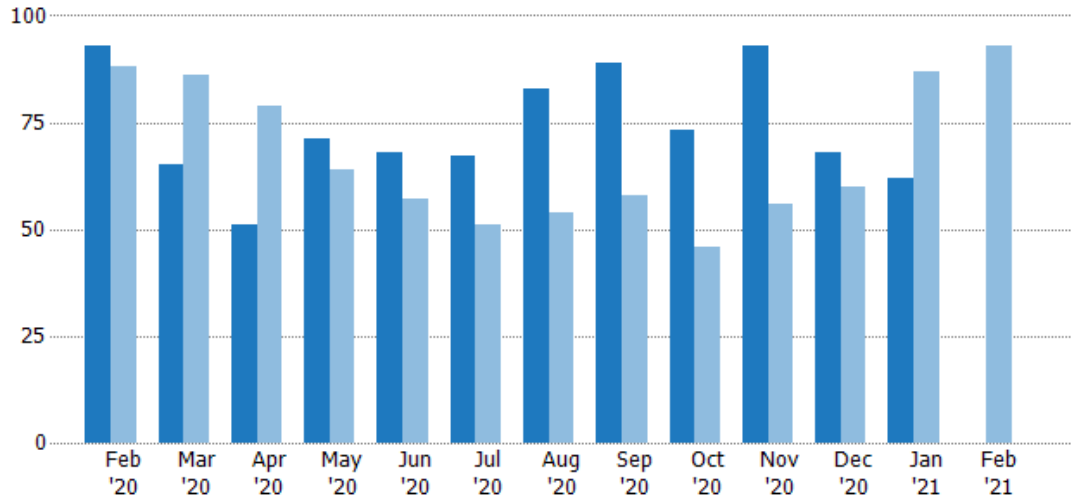
Current Year	\$67.2M	\$65.2M	\$40.6M	\$57M	\$75.1M	\$69.1M	\$72.8M	\$81.2M	\$73.4M	\$94.4M	\$71.3M	\$54.1M	\$64.2M
Prior Year	\$56.9M	\$67.2M	\$54.6M	\$51.8M	\$52.1M	\$42.3M	\$49.4M	\$42.7M	\$31.6M	\$49M	\$53.4M	\$60.8M	\$67.2M
Percent Change from Prior Year	18%	-3%	-26%	10%	44%	63%	47%	90%	132%	93%	34%	-11%	-4%

## Pending Sales

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

### Filters Used

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



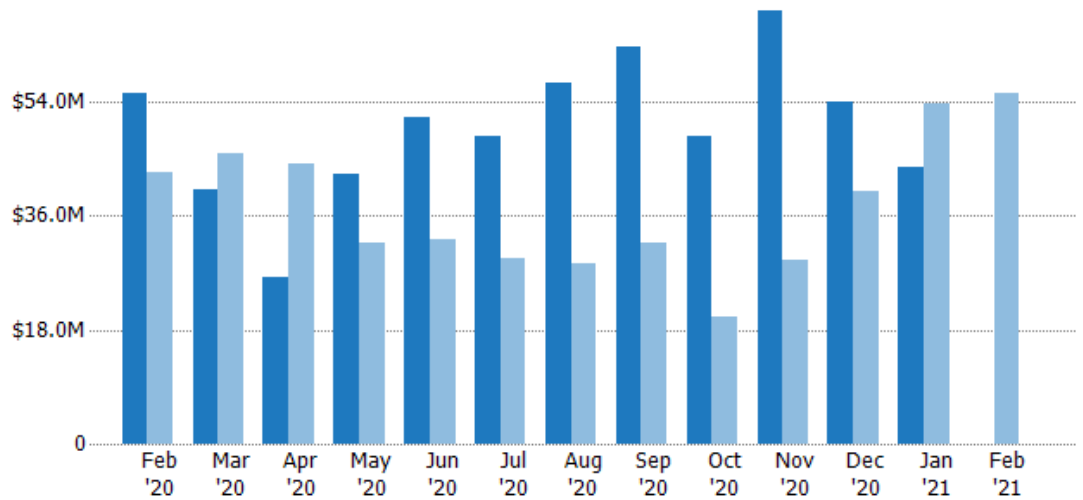
Current Year	93	65	51	71	68	67	83	89	73	93	68	62	-
Prior Year	88	86	79	64	57	51	54	58	46	56	60	87	93
Percent Change from Prior Year	6%	-24%	-35%	11%	19%	31%	54%	53%	59%	66%	13%	-29%	-100%

## Pending Sales Volume

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

### Filters Used

Custom Area: Fountain Hills, Arizona  
 Saved Area  
 Property Type:  
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 Mobile/Manufactured, Single Family



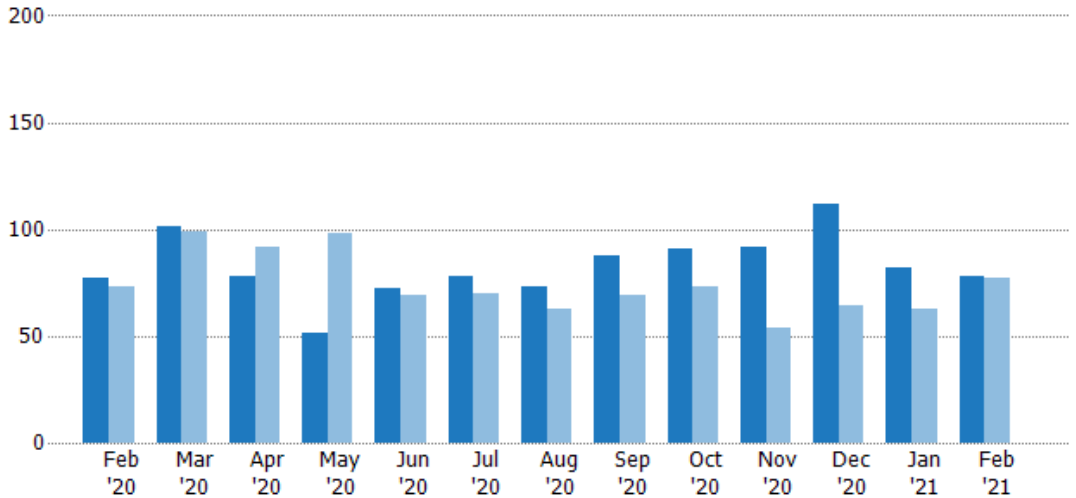
Current Year	\$55.3M	\$40.1M	\$26.4M	\$42.6M	\$51.5M	\$48.4M	\$57.1M	\$62.7M	\$48.5M	\$68.4M	\$54M	\$43.6M	-
Prior Year	\$42.9M	\$45.9M	\$44.2M	\$31.8M	\$32.3M	\$29.2M	\$28.6M	\$31.6M	\$20.1M	\$29M	\$39.8M	\$53.6M	\$55.3M
Percent Change from Prior Year	29%	-13%	-40%	34%	60%	66%	100%	99%	142%	136%	36%	-19%	-100%

## Closed Sales

The total number of residential properties sold each month.

### Filters Used

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



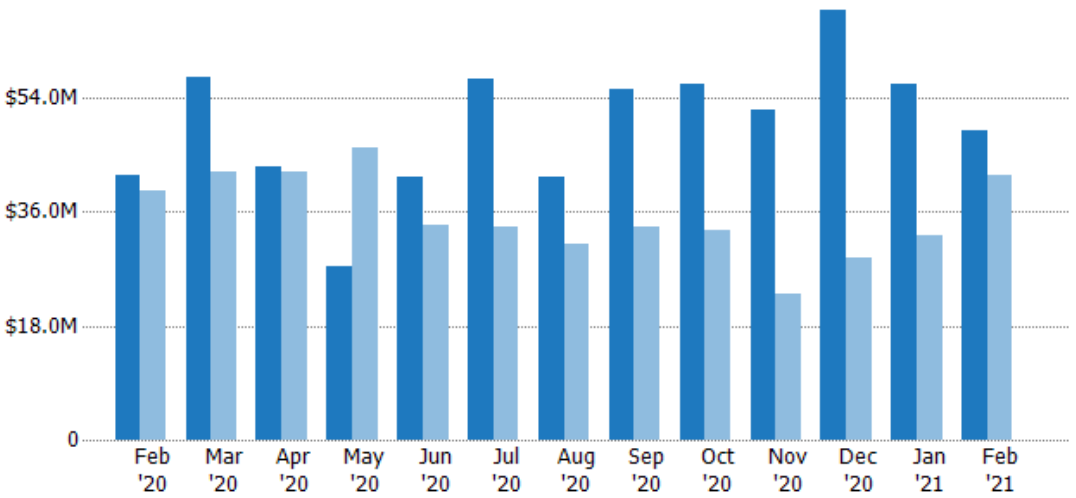
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	77	101	78	51	72	78	73	88	91	92	112	82	78
Prior Year	73	99	92	98	69	70	63	69	73	54	64	63	77
Percent Change from Prior Year	5%	2%	-15%	-48%	4%	11%	16%	28%	25%	70%	75%	30%	1%

## Closed Sales Volume

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

### Filters Used

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



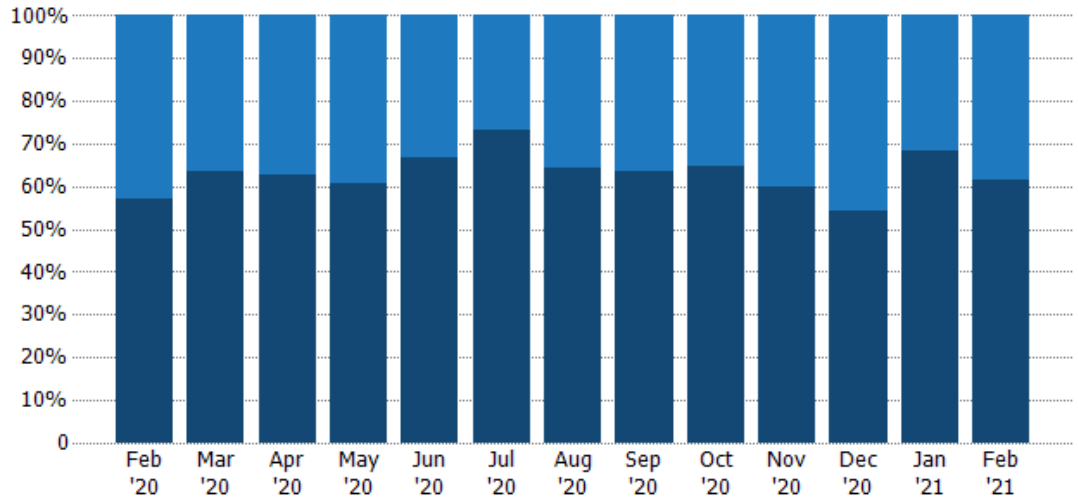
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$41.9M	\$57.4M	\$43.1M	\$27.4M	\$41.4M	\$57M	\$41.4M	\$55.2M	\$56.3M	\$52.2M	\$67.8M	\$56.3M	\$48.7M
Prior Year	\$39.3M	\$42.2M	\$42.2M	\$46.2M	\$33.9M	\$33.7M	\$30.8M	\$33.7M	\$33M	\$23.2M	\$28.8M	\$32.1M	\$41.9M
Percent Change from Prior Year	7%	36%	2%	-41%	22%	69%	34%	64%	71%	126%	135%	75%	16%

## Closed Sales by Property Type

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

### Filters Used

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



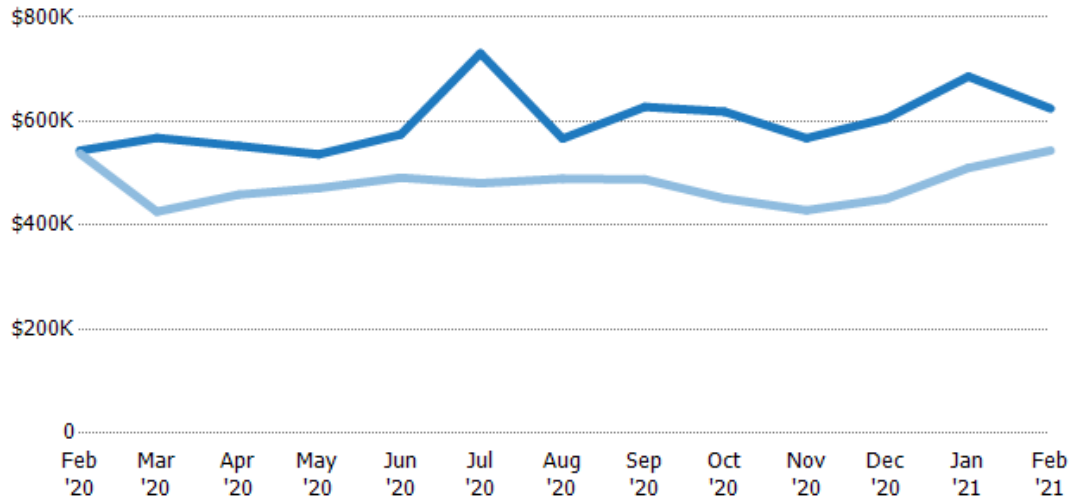
Condo/Townhouse	43%	37%	37%	39%	33%	27%	36%	36%	35%	40%	46%	32%	38%
Single Family Residence	57%	63%	63%	61%	67%	73%	64%	64%	65%	60%	54%	68%	62%

## Average Sales Price

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

### Filters Used

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



Current Year	\$544K	\$568K	\$552K	\$536K	\$575K	\$731K	\$567K	\$628K	\$618K	\$568K	\$605K	\$686K	\$624K
Prior Year	\$538K	\$426K	\$459K	\$471K	\$491K	\$481K	\$490K	\$488K	\$452K	\$429K	\$451K	\$510K	\$544K
Percent Change from Prior Year	1%	33%	20%	14%	17%	52%	16%	29%	37%	32%	34%	34%	15%

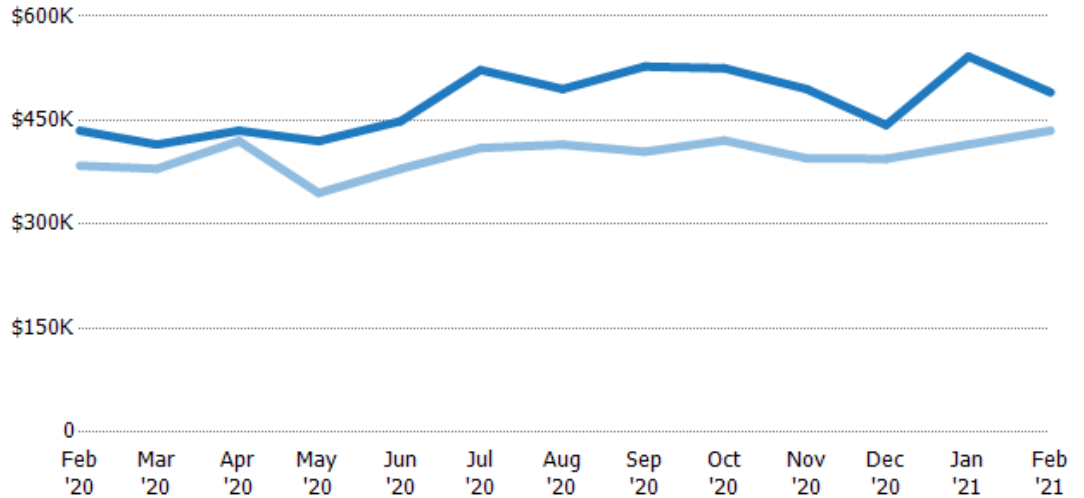
## Median Sales Price

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

### Filters Used

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

Month/ Year	Price	% Chg.
Feb '21	\$490K	12.7%
Feb '20	\$435K	13.1%
Feb '19	\$385K	-18.1%



Current Year	\$435K	\$415K	\$435K	\$420K	\$449K	\$522K	\$495K	\$528K	\$525K	\$495K	\$443K	\$542K	\$490K
Prior Year	\$385K	\$380K	\$420K	\$345K	\$380K	\$410K	\$415K	\$404K	\$421K	\$395K	\$394K	\$415K	\$435K
Percent Change from Prior Year	13%	9%	4%	22%	18%	27%	19%	30%	25%	25%	12%	31%	13%

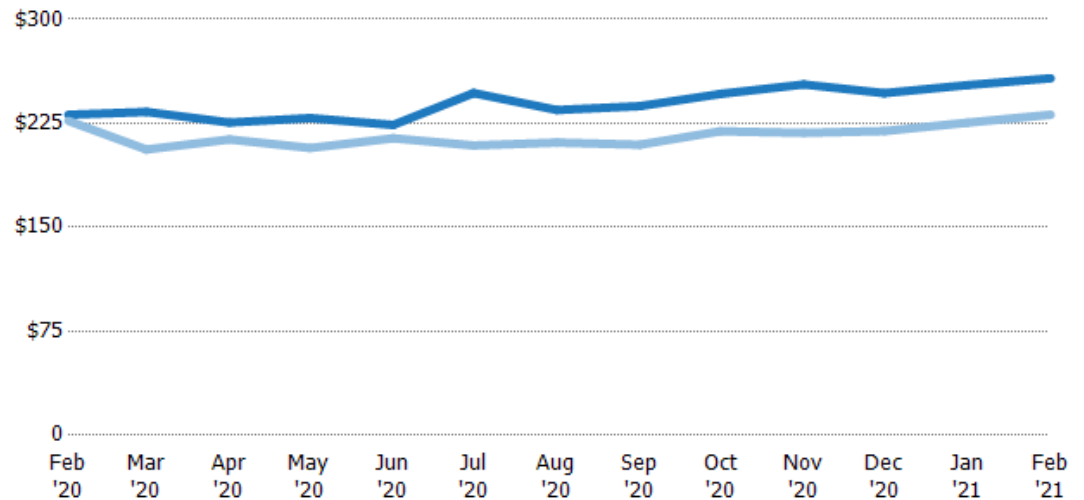
## Average Sales Price per Sq Ft

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

### Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Feb '21	\$257	11.4%
Feb '20	\$231	2%
Feb '19	\$227	-14.8%



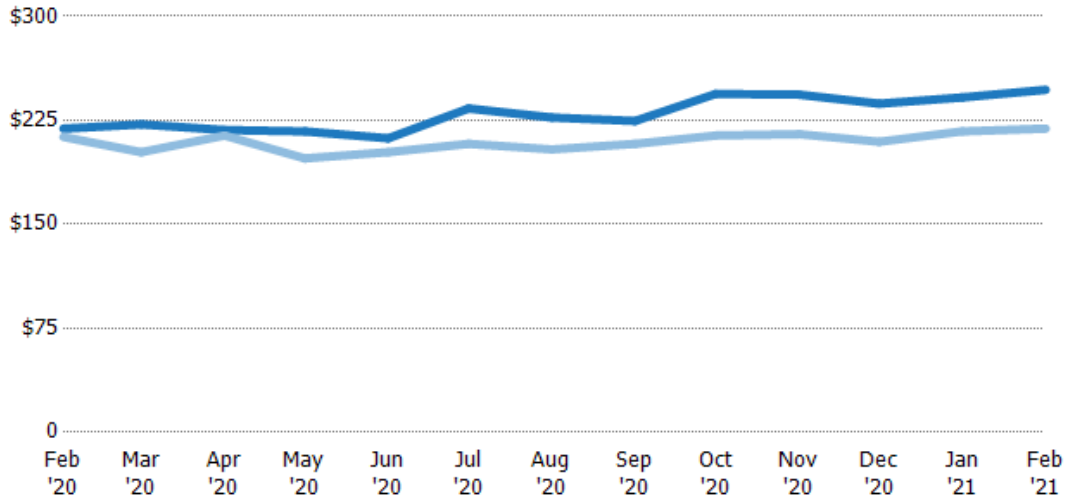
Current Year	\$231	\$233	\$226	\$229	\$224	\$247	\$235	\$237	\$246	\$253	\$247	\$253	\$257
Prior Year	\$227	\$206	\$213	\$207	\$214	\$209	\$211	\$210	\$219	\$218	\$219	\$225	\$231
Percent Change from Prior Year	2%	13%	6%	10%	4%	18%	11%	13%	12%	16%	12%	12%	11%

## Median Sales Price per Sq Ft

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

### Filters Used

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



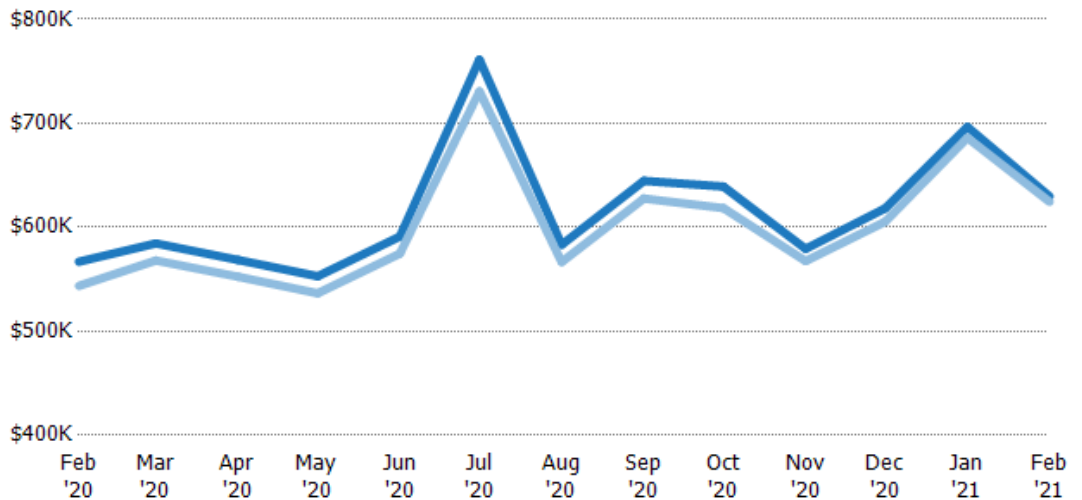
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Feb '20	\$219	\$213	3%
Mar '20	\$222	\$202	10%
Apr '20	\$218	\$214	2%
May '20	\$217	\$198	10%
Jun '20	\$212	\$202	5%
Jul '20	\$234	\$208	12%
Aug '20	\$227	\$204	11%
Sep '20	\$225	\$208	8%
Oct '20	\$244	\$214	14%
Nov '20	\$244	\$215	13%
Dec '20	\$237	\$210	13%
Jan '21	\$242	\$217	11%
Feb '21	\$247	\$219	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: Fountain Hills, Arizona  
 Saved Area  
 Property Type:  
 Condo/Townhouse/Apt.,  
 Mobile/Manufactured, Single Family



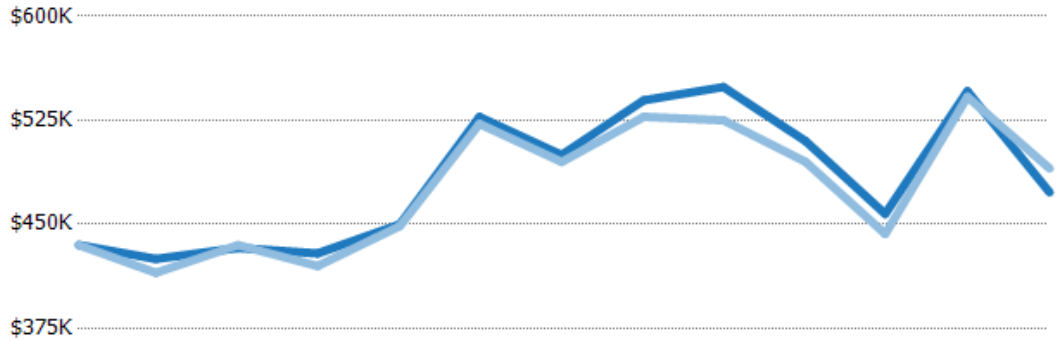
Month/Year	Avg List Price	Avg Sales Price	Avg Sales Price as a % of Avg List Price
Feb '20	\$567K	\$544K	96%
Mar '20	\$584K	\$568K	97%
Apr '20	\$569K	\$552K	97%
May '20	\$553K	\$536K	97%
Jun '20	\$591K	\$575K	97%
Jul '20	\$761K	\$731K	96%
Aug '20	\$583K	\$567K	97%
Sep '20	\$645K	\$628K	97%
Oct '20	\$639K	\$618K	97%
Nov '20	\$579K	\$568K	98%
Dec '20	\$618K	\$605K	98%
Jan '21	\$697K	\$686K	98%
Feb '21	\$630K	\$624K	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

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



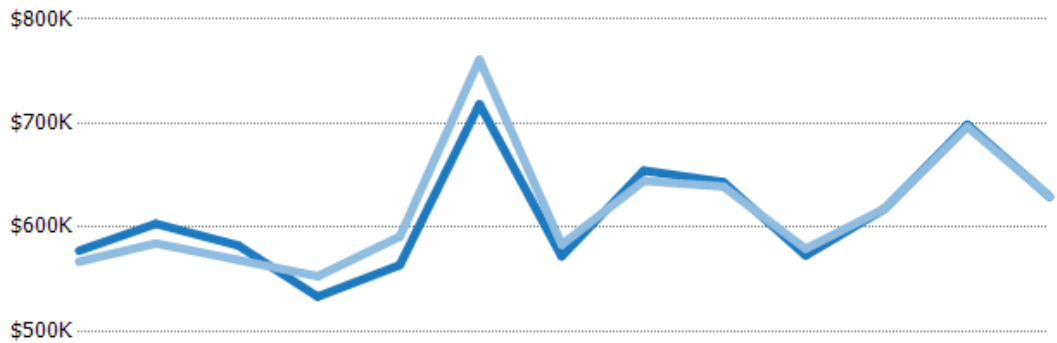
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Median List Price	\$435K	\$425K	\$433K	\$429K	\$450K	\$527K	\$500K	\$539K	\$549K	\$510K	\$458K	\$546K	\$473K
Median Sales Price	\$435K	\$415K	\$435K	\$420K	\$449K	\$522K	\$495K	\$528K	\$525K	\$495K	\$443K	\$542K	\$490K
Med Sales Price as a % of Med List Price	100%	98%	100%	98%	100%	99%	99%	98%	96%	97%	97%	99%	104%

## Average Sales Price vs Average Est Value

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

### Filters Used

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



	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Avg Est Value	\$577K	\$603K	\$583K	\$533K	\$564K	\$718K	\$572K	\$655K	\$643K	\$573K	\$618K	\$699K	\$629K
Avg Sales Price	\$567K	\$584K	\$569K	\$553K	\$591K	\$761K	\$583K	\$645K	\$639K	\$579K	\$618K	\$697K	\$630K
Avg Sales Price as a % of Avg Est Value	98%	97%	98%	104%	105%	106%	102%	98%	99%	101%	100%	100%	100%

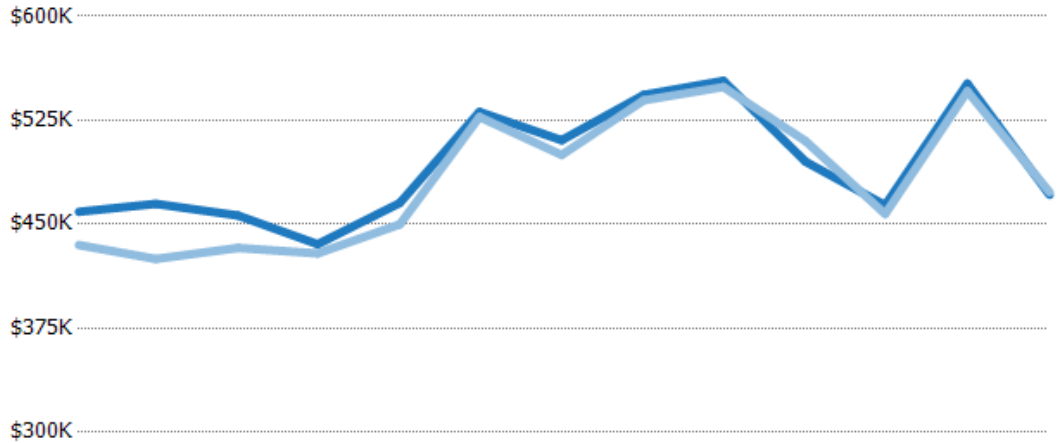


## Median Sales Price vs Median Est Value

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

### Filters Used

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



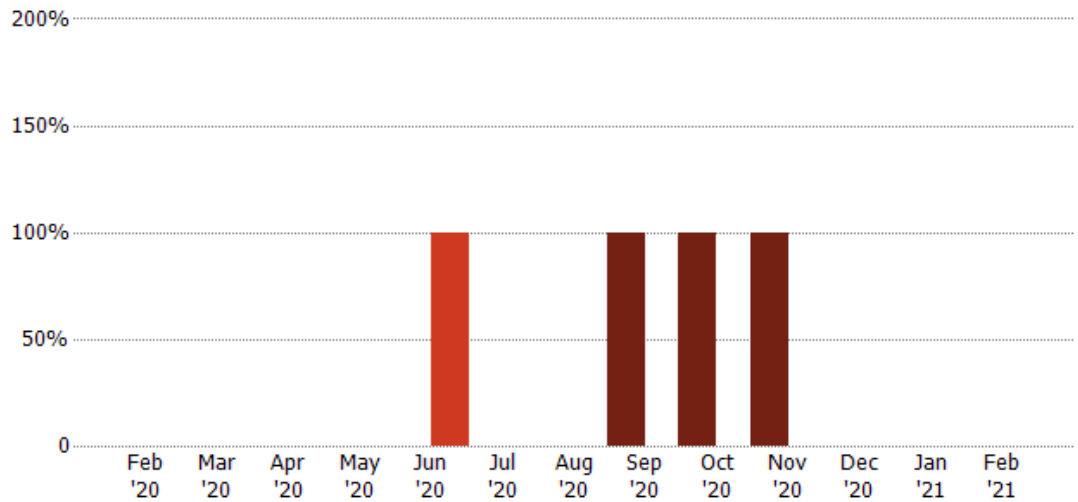
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Median Est Value	\$459K	\$465K	\$456K	\$436K	\$465K	\$531K	\$511K	\$543K	\$553K	\$495K	\$464K	\$551K	\$471K
Median Sales Price	\$435K	\$425K	\$433K	\$429K	\$450K	\$527K	\$500K	\$539K	\$549K	\$510K	\$458K	\$546K	\$473K
Med Sales Price as a % of Med Est Value	95%	91%	95%	98%	97%	99%	98%	99%	99%	103%	99%	99%	100%

## Distressed Listings

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

### Filters Used

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



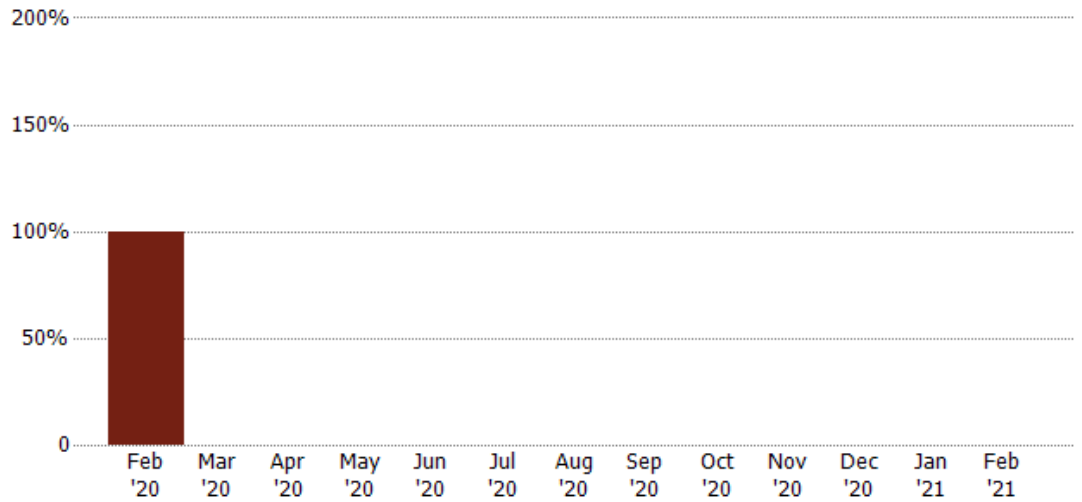
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	-	-	-	-	-	-	-	1	1	1	-	-	-
Prior Year	-	-	-	-	1	-	-	-	-	-	-	-	-
Percent Change from Prior Year	-	-	-	-	-100%	-	-	100%	100%	100%	-	-	-

## Distressed Sales

The count of distressed residential properties sold each month.

### Filters Used

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



■ Current Year



## Sales Activity by ZIP

Feb 2021

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85268			78	\$48,710,800	\$624,497	\$490,250	\$257	\$249	36