

2022



# MARICOPA COUNTY



## MARKET REPORT FEBRUARY

Scottsdale Area Association of REALTORS®  
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## 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 2022	Feb 2021	+ / -	YTD 2022	YTD 2021	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	6,559	7,496	-12.5%	13,892	14,844	-6.4%
New Listing Volume	\$4,220,051,308	\$3,903,334,741	+8.1%	\$8,873,065,957	\$7,616,027,923	+16.5%
Active Listing Count	2,631	8,839	-70.2%	N/A	N/A	
Active Listing Volume	\$2,346,806,670	\$6,523,222,518	-64%	N/A	N/A	
Average Listing Price	\$891,983	\$738,005	+20.9%	\$835,381	\$730,639	+14.3%
Median Listing Price	\$523,000	\$410,000	+27.6%	\$510,453	\$404,931	+26.1%
Average Listing Price per Sq Ft	\$324	\$260	+24.6%	\$315	\$258	+22.1%
Median Listing Price per Sq Ft	\$281	\$223	+26%	\$274	\$221	+24%
Median Days in RPR	12	25	-52%	15.78	25.48	-38.1%
Months of Inventory	0.4	1.4	-68.6%	0.7	1.5	-55.5%
Absorption Rate	223.91%	70.38%	+153.5%	149.86%	66.68%	+83.2%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	9,064	8,141	+11.3%	17,813	15,008	+18.7%
New Pending Sales Volume	\$5,674,764,426	\$4,027,295,938	+40.9%	\$10,911,238,158	\$7,222,672,263	+51.1%
Pending Sales Count	3,662	5,693	-35.7%	N/A	N/A	
Pending Sales Volume	\$2,297,055,571	\$2,882,340,337	-20.3%	N/A	N/A	
Closed Sales Count	6,577	6,794	-3.2%	12,468	13,015	-4.2%
Closed Sales Volume	\$3,887,043,570	\$3,244,940,474	+19.8%	\$7,232,516,813	\$6,109,421,017	+18.4%
Average Sales Price	\$591,006	\$477,619	+23.7%	\$580,086	\$469,414	+23.6%
Median Sales Price	\$465,000	\$360,000	+29.2%	\$457,913	\$355,220	+28.9%
Average Sales Price per Sq Ft	\$281	\$223	+26%	\$279	\$220	+26.7%
Median Sales Price per Sq Ft	\$264	\$207	+27.5%	\$261	\$204	+27.8%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	4	19	-78.9%	N/A	N/A	

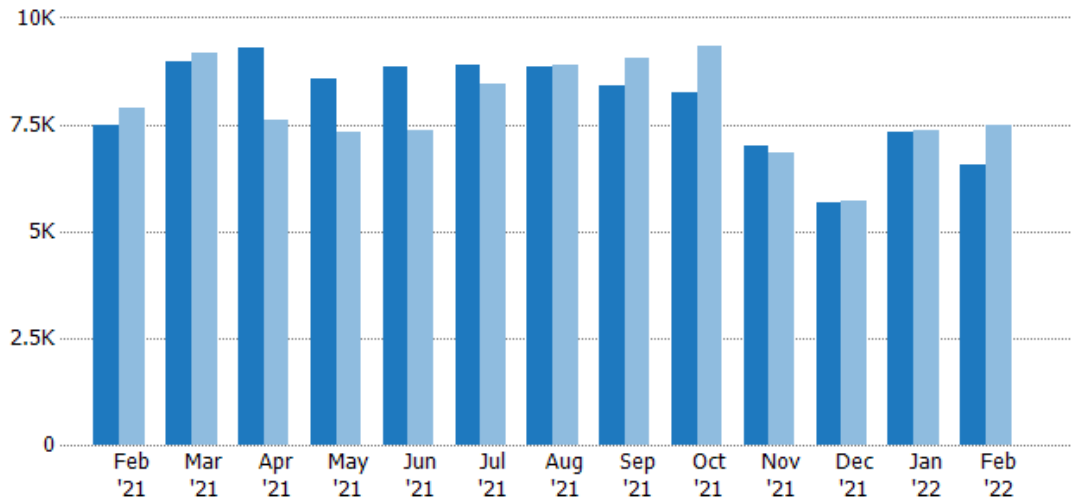
## New Listings

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

Month/ Year	Count	% Chg.
Feb '22	6.56K	-12.5%
Feb '21	7.5K	-4.9%
Feb '20	7.88K	0%



Current Year	7.5K	8.98K	9.29K	8.56K	8.86K	8.87K	8.87K	8.41K	8.24K	7.01K	5.68K	7.33K	6.56K
Prior Year	7.88K	9.19K	7.61K	7.31K	7.36K	8.45K	8.88K	9.06K	9.32K	6.83K	5.72K	7.35K	7.5K
Percent Change from Prior Year	-5%	-2%	22%	17%	20%	5%	0%	-7%	-12%	3%	-1%	0%	-13%

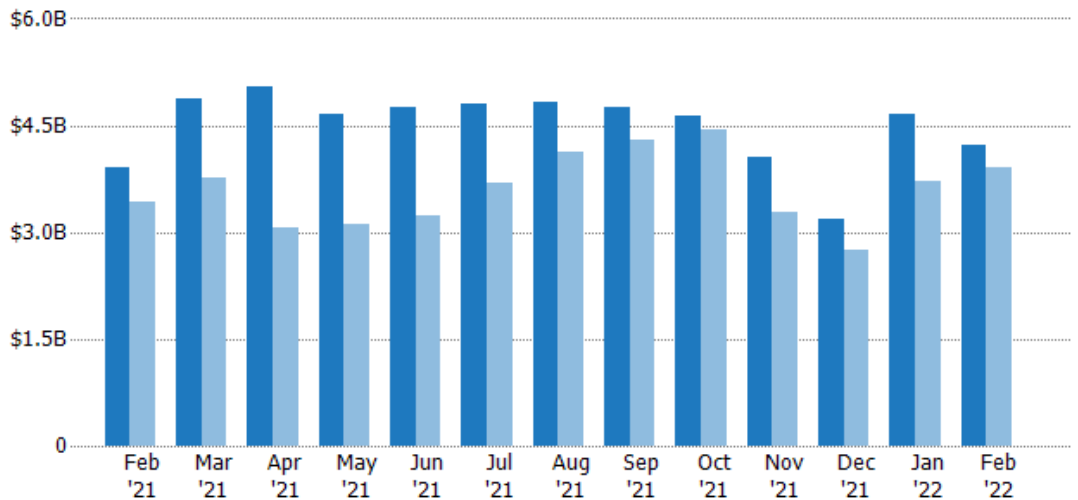
## New Listing Volume

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

Month/ Year	Volume	% Chg.
Feb '22	\$4.22B	8.1%
Feb '21	\$3.9B	14.1%
Feb '20	\$3.42B	-8.5%



Current Year	\$3.9B	\$4.88B	\$5.05B	\$4.65B	\$4.75B	\$4.8B	\$4.82B	\$4.76B	\$4.62B	\$4.05B	\$3.18B	\$4.65B	\$4.22B
Prior Year	\$3.42B	\$3.76B	\$3.07B	\$3.11B	\$3.24B	\$3.7B	\$4.12B	\$4.31B	\$4.45B	\$3.29B	\$2.74B	\$3.71B	\$3.9B
Percent Change from Prior Year	14%	30%	64%	49%	46%	30%	17%	11%	4%	23%	16%	25%	8%

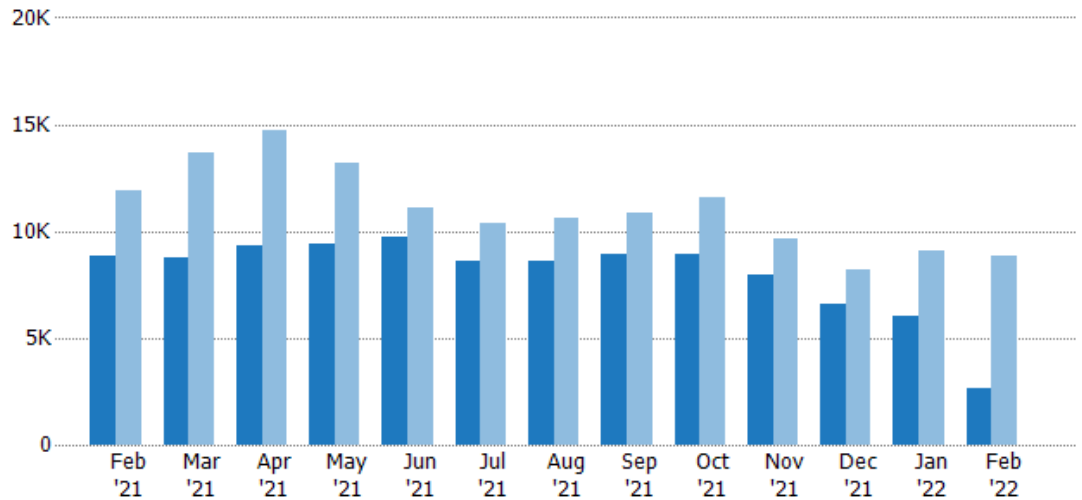
## Active Listings

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

Month/ Year	Count	% Chg.
Feb '22	2.63K	-70.2%
Feb '21	8.84K	-25.8%
Feb '20	11.9K	49.2%



Current Year	8.84K	8.77K	9.31K	9.39K	9.7K	8.61K	8.6K	8.94K	8.94K	7.92K	6.59K	6.05K	2.63K
Prior Year	11.9K	13.6K	14.7K	13.2K	11.1K	10.4K	10.6K	10.8K	11.6K	9.63K	8.22K	9.09K	8.84K
Percent Change from Prior Year	-26%	-36%	-37%	-29%	-12%	-17%	-19%	-18%	-23%	-18%	-20%	-33%	-70%

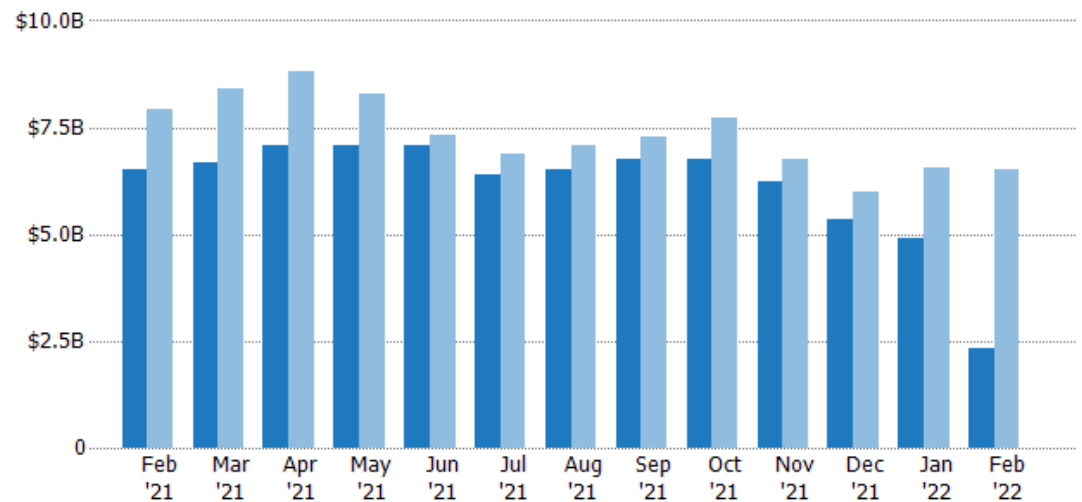
## Active Listing Volume

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

Month/ Year	Volume	% Chg.
Feb '22	\$2.35B	-64%
Feb '21	\$6.52B	-17.5%
Feb '20	\$7.9B	22.7%



Current Year	\$6.52B	\$6.68B	\$7.07B	\$7.07B	\$7.07B	\$6.41B	\$6.5B	\$6.76B	\$6.75B	\$6.25B	\$5.34B	\$4.91B	\$2.35B
Prior Year	\$7.9B	\$8.4B	\$8.81B	\$8.29B	\$7.33B	\$6.89B	\$7.06B	\$7.29B	\$7.7B	\$6.74B	\$6.01B	\$6.57B	\$6.52B
Percent Change from Prior Year	-17%	-20%	-20%	-15%	-4%	-7%	-8%	-7%	-12%	-7%	-11%	-25%	-64%

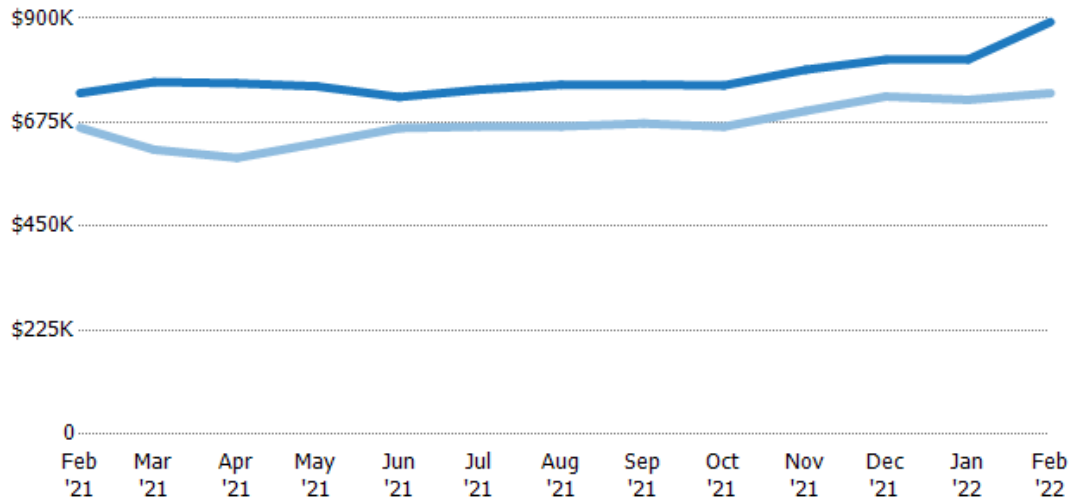
## Average Listing Price

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

Month/ Year	Price	% Chg.
Feb '22	\$892K	20.9%
Feb '21	\$738K	11.3%
Feb '20	\$663K	-17.8%



Current Year	\$738K	\$762K	\$759K	\$753K	\$730K	\$745K	\$756K	\$756K	\$755K	\$789K	\$811K	\$811K	\$892K
Prior Year	\$663K	\$616K	\$598K	\$629K	\$662K	\$666K	\$666K	\$672K	\$665K	\$700K	\$731K	\$723K	\$738K
Percent Change from Prior Year	11%	24%	27%	20%	10%	12%	14%	12%	13%	13%	11%	12%	21%

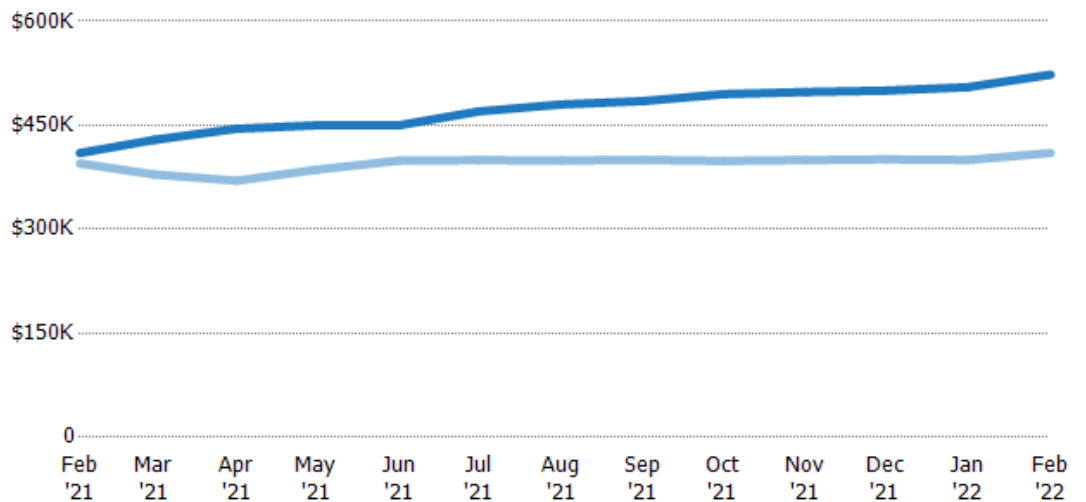
## Median Listing Price

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

Month/ Year	Price	% Chg.
Feb '22	\$523K	27.6%
Feb '21	\$410K	3.8%
Feb '20	\$395K	-12.7%



Current Year	\$410K	\$429K	\$445K	\$450K	\$450K	\$470K	\$480K	\$485K	\$495K	\$498K	\$500K	\$505K	\$523K
Prior Year	\$395K	\$379K	\$370K	\$386K	\$399K	\$400K	\$399K	\$400K	\$399K	\$400K	\$401K	\$400K	\$410K
Percent Change from Prior Year	4%	13%	20%	17%	13%	18%	20%	21%	24%	25%	25%	26%	28%



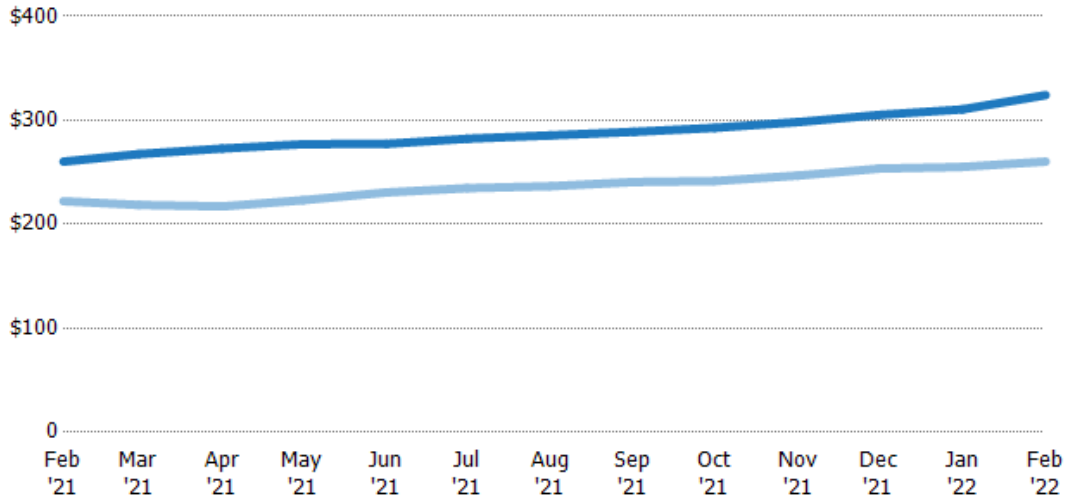
## Average Listing Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Feb '22	\$324	24.6%
Feb '21	\$260	17.1%
Feb '20	\$222	-11.7%



Current Year	\$260	\$267	\$273	\$277	\$277	\$282	\$285	\$289	\$293	\$298	\$305	\$310	\$324
Prior Year	\$222	\$219	\$217	\$223	\$231	\$235	\$237	\$241	\$242	\$247	\$253	\$255	\$260
Percent Change from Prior Year	17%	22%	26%	24%	20%	20%	21%	20%	21%	21%	20%	22%	25%

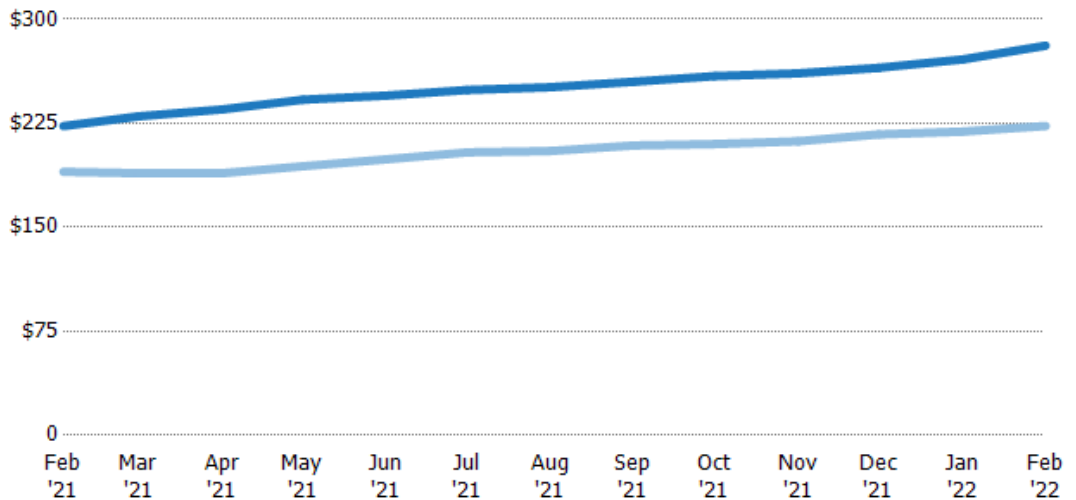
## Median Listing Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Feb '22	\$281	26%
Feb '21	\$223	17.4%
Feb '20	\$190	-9.5%



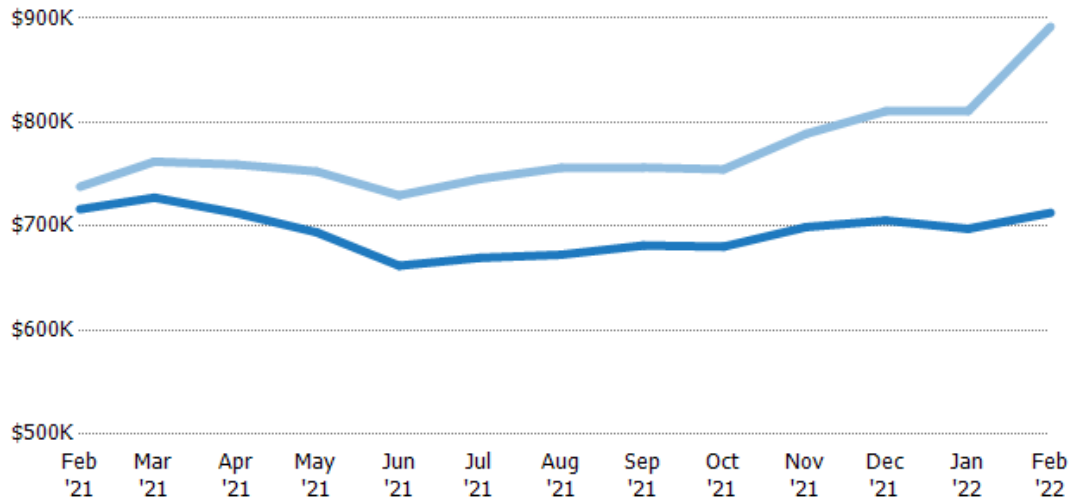
Current Year	\$223	\$230	\$235	\$242	\$245	\$249	\$251	\$255	\$259	\$261	\$265	\$271	\$281
Prior Year	\$190	\$189	\$189	\$194	\$199	\$204	\$205	\$209	\$210	\$212	\$217	\$219	\$223
Percent Change from Prior Year	17%	22%	24%	25%	23%	22%	22%	22%	23%	23%	22%	24%	26%

## 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



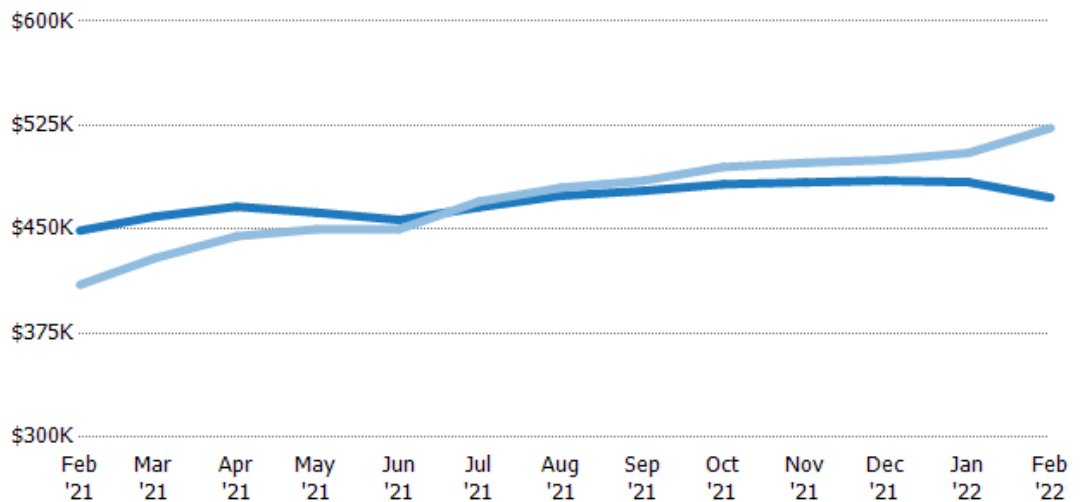
Avg Est Value	\$716K	\$728K	\$713K	\$694K	\$662K	\$670K	\$673K	\$681K	\$680K	\$699K	\$706K	\$698K	\$713K
Avg Listing Price	\$738K	\$762K	\$759K	\$753K	\$730K	\$745K	\$756K	\$756K	\$755K	\$789K	\$811K	\$811K	\$892K
Avg Listing Price as a % of Avg Est Value	103%	105%	107%	108%	110%	111%	112%	111%	111%	113%	115%	116%	125%

## 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



Median Est Value	\$449K	\$459K	\$466K	\$462K	\$457K	\$466K	\$474K	\$478K	\$483K	\$484K	\$485K	\$484K	\$473K
Median Listing Price	\$410K	\$429K	\$445K	\$450K	\$450K	\$470K	\$480K	\$485K	\$495K	\$498K	\$500K	\$505K	\$523K
Med Listing Price as a % of Med Est Value	91%	93%	95%	97%	99%	101%	101%	102%	103%	103%	103%	104%	111%

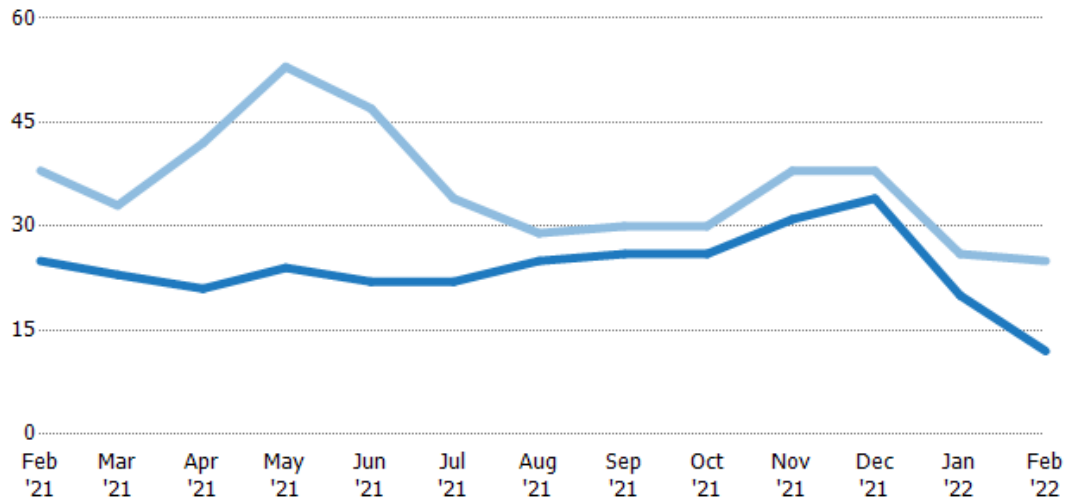
## Median Days in RPR

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

Month/ Year	Days	% Chg.
Feb '22	12	-52%
Feb '21	25	-34.2%
Feb '20	38	21.1%



Current Year	25	23	21	24	22	22	25	26	26	31	34	20	12
Prior Year	38	33	42	53	47	34	29	30	30	38	38	26	25
Percent Change from Prior Year	-34%	-30%	-50%	-55%	-53%	-35%	-14%	-13%	-13%	-18%	-11%	-23%	-52%

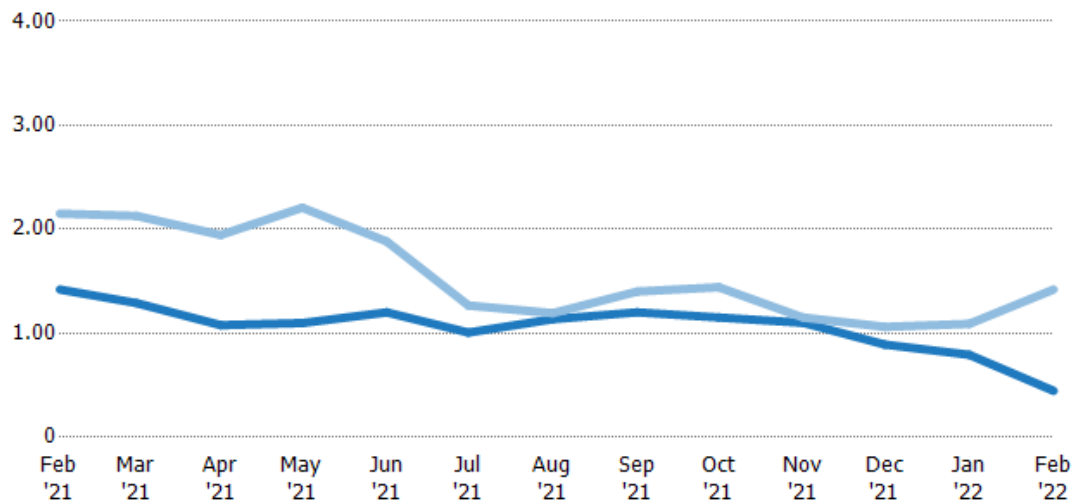
## Months of Inventory

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

Month/ Year	Months	% Chg.
Feb '22	0	-68.6%
Feb '21	1.42	-33.9%
Feb '20	2.15	78.4%



Current Year	1.42	1.29	1.08	1.1	1.2	1.01	1.14	1.2	1.15	1.1	0	0	0
Prior Year	2.15	2.13	1.94	2.21	1.88	1.27	1.19	1.4	1.44	1.15	1.06	1.09	1.42
Percent Change from Prior Year	-34%	-39%	-45%	-50%	-36%	-21%	-5%	-14%	-20%	-4%	-16%	-27%	-69%



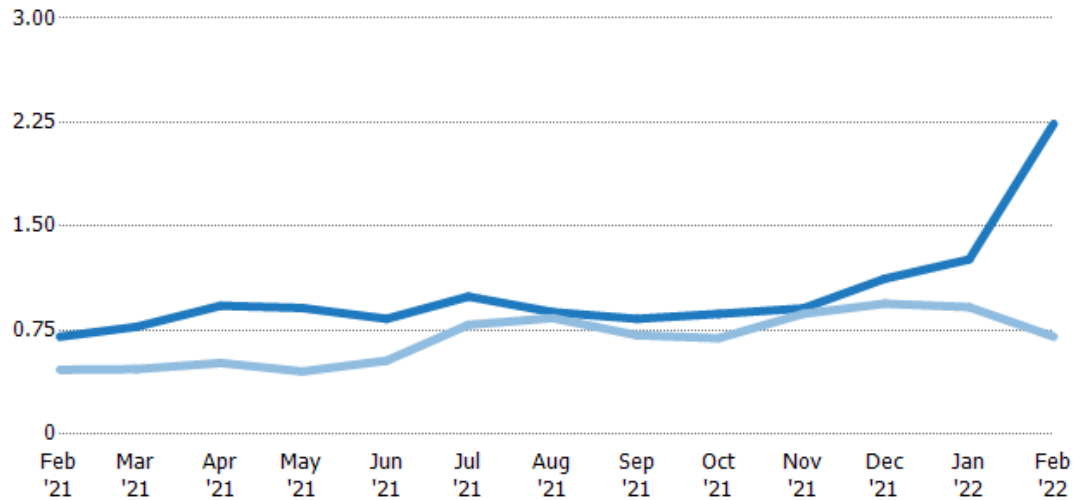
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

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

Month/ Year	Rate	Chg.
Feb '22	224%	-153.5%
Feb '21	70%	-23.9%
Feb '20	47%	-43.9%



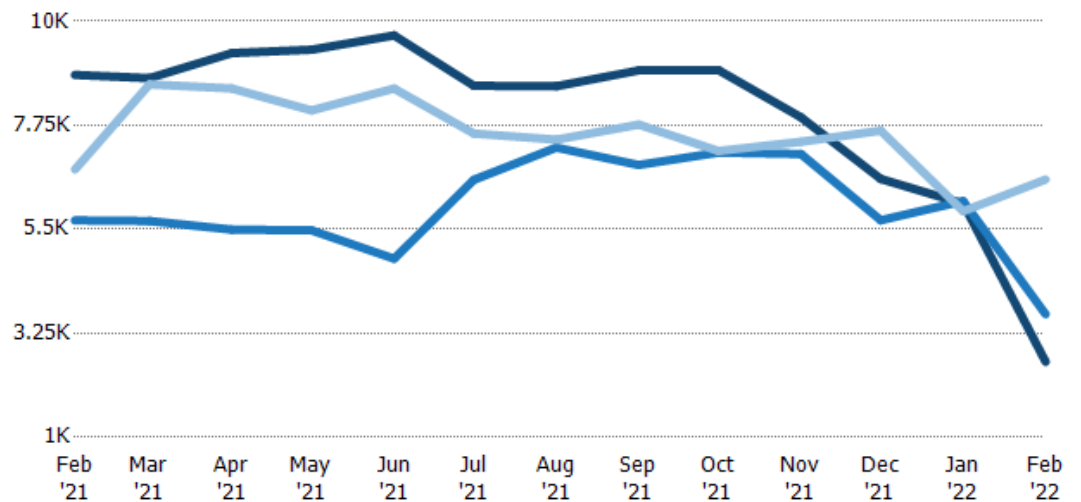
Current Year	70%	77%	93%	91%	83%	99%	88%	83%	87%	91%	112%	126%	224%
Prior Year	47%	47%	51%	45%	53%	79%	84%	71%	69%	87%	94%	92%	70%
Change from Prior Year	-24%	-30%	-41%	-46%	-30%	-20%	-4%	-12%	-18%	-4%	-18%	-34%	-154%

## 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



Active	8.84K	8.77K	9.31K	9.39K	9.7K	8.61K	8.6K	8.94K	8.94K	7.92K	6.59K	6.05K	2.63K
Pending	5.69K	5.68K	5.49K	5.48K	4.86K	6.57K	7.27K	6.89K	7.16K	7.13K	5.7K	6.11K	3.66K
Sold	6.79K	8.64K	8.55K	8.07K	8.55K	7.57K	7.44K	7.77K	7.19K	7.39K	7.63K	5.89K	6.58K

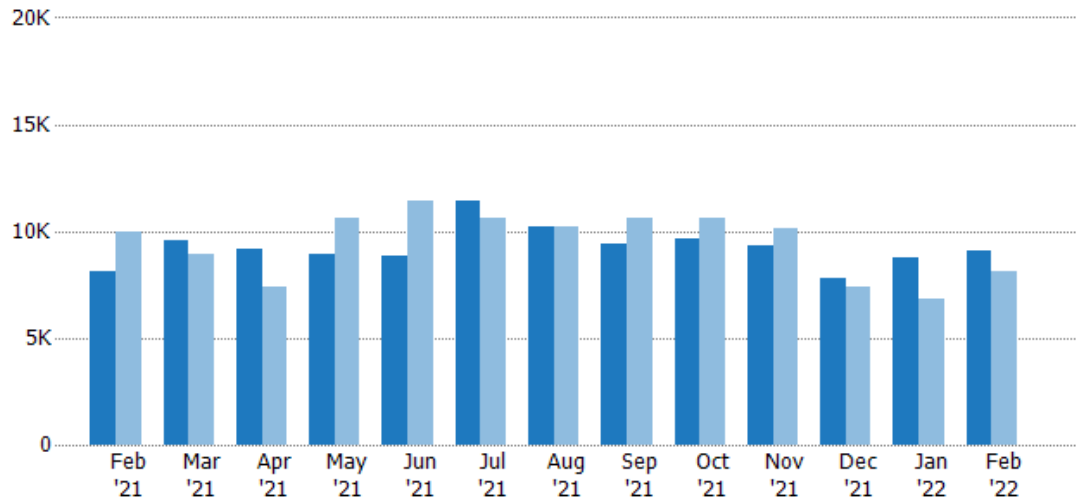
## New Pending Sales

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

Month/ Year	Count	% Chg.
Feb '22	9.06K	11.3%
Feb '21	8.14K	-18%
Feb '20	9.93K	-20.2%



Current Year	8.14K	9.53K	9.14K	8.93K	8.87K	11.4K	10.2K	9.42K	9.63K	9.3K	7.76K	8.75K	9.06K
Prior Year	9.93K	8.95K	7.36K	10.6K	11.4K	10.6K	10.3K	10.6K	10.6K	10.1K	7.43K	6.87K	8.14K
Percent Change from Prior Year	-18%	7%	24%	-16%	-22%	7%	0%	-11%	-9%	-8%	4%	27%	11%

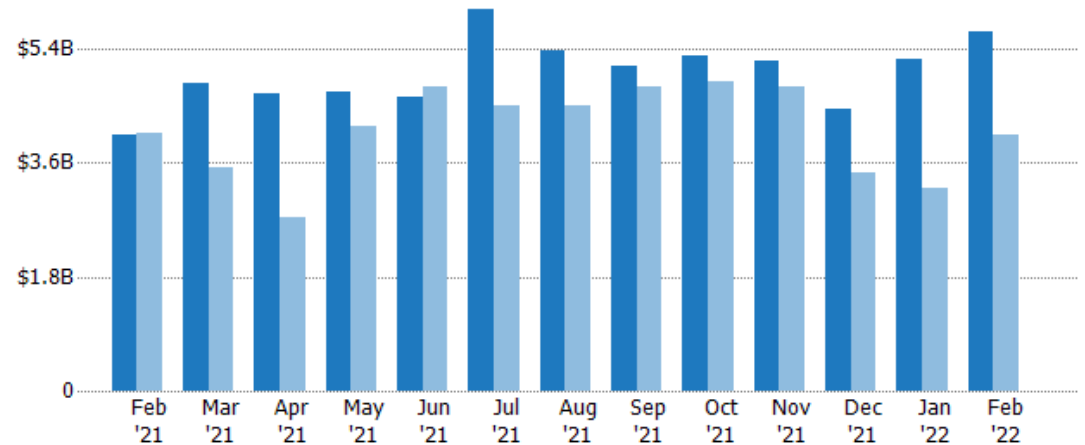
## New Pending Sales Volume

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

Month/ Year	Volume	% Chg.
Feb '22	\$5.67B	40.9%
Feb '21	\$4.03B	-0.8%
Feb '20	\$4.06B	-29.3%



Current Year	\$4.03B	\$4.85B	\$4.68B	\$4.72B	\$4.65B	\$6.03B	\$5.36B	\$5.11B	\$5.29B	\$5.22B	\$4.44B	\$5.24B	\$5.67B
Prior Year	\$4.06B	\$3.53B	\$2.74B	\$4.17B	\$4.81B	\$4.5B	\$4.5B	\$4.79B	\$4.89B	\$4.81B	\$3.43B	\$3.2B	\$4.03B
Percent Change from Prior Year	-1%	37%	71%	13%	-3%	34%	19%	7%	8%	9%	29%	64%	41%

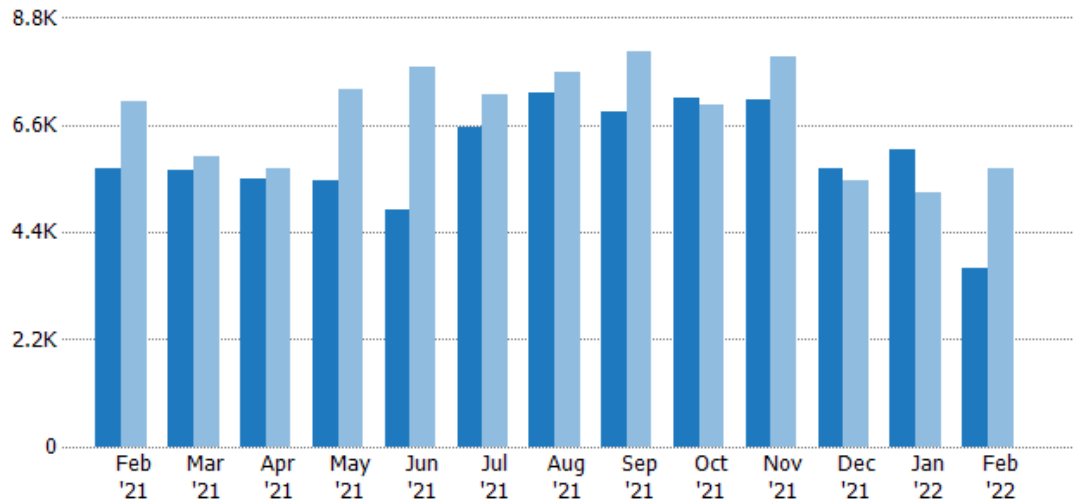
## Pending Sales

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

Month/ Year	Count	% Chg.
Feb '22	3.66K	-35.7%
Feb '21	5.69K	-19.6%
Feb '20	7.08K	-9.1%



Current Year	5.69K	5.68K	5.49K	5.48K	4.86K	6.57K	7.27K	6.89K	7.16K	7.13K	5.7K	6.11K	3.66K
Prior Year	7.08K	5.97K	5.72K	7.34K	7.78K	7.22K	7.68K	8.11K	7K	8.01K	5.46K	5.22K	5.69K
Percent Change from Prior Year	-20%	-5%	-4%	-25%	-37%	-9%	-5%	-15%	2%	-11%	4%	17%	-36%

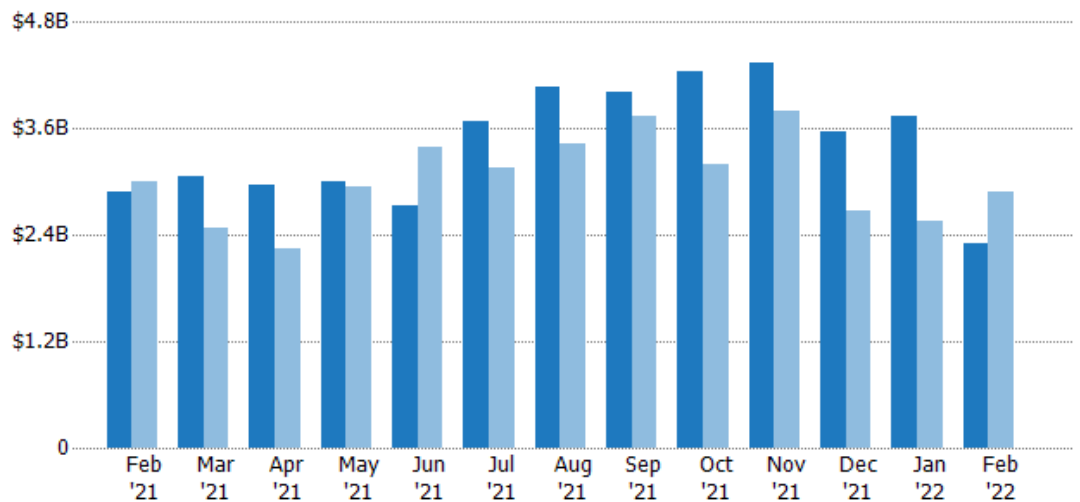
## Pending Sales Volume

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

Month/ Year	Volume	% Chg.
Feb '22	\$2.3B	-20.3%
Feb '21	\$2.88B	-4.1%
Feb '20	\$3.01B	-18.4%



Current Year	\$2.88B	\$3.05B	\$2.96B	\$3.01B	\$2.73B	\$3.69B	\$4.06B	\$4.02B	\$4.23B	\$4.35B	\$3.56B	\$3.75B	\$2.3B
Prior Year	\$3.01B	\$2.49B	\$2.24B	\$2.95B	\$3.39B	\$3.17B	\$3.44B	\$3.74B	\$3.19B	\$3.8B	\$2.67B	\$2.57B	\$2.88B
Percent Change from Prior Year	-4%	23%	32%	2%	-19%	16%	18%	8%	33%	14%	33%	46%	-20%

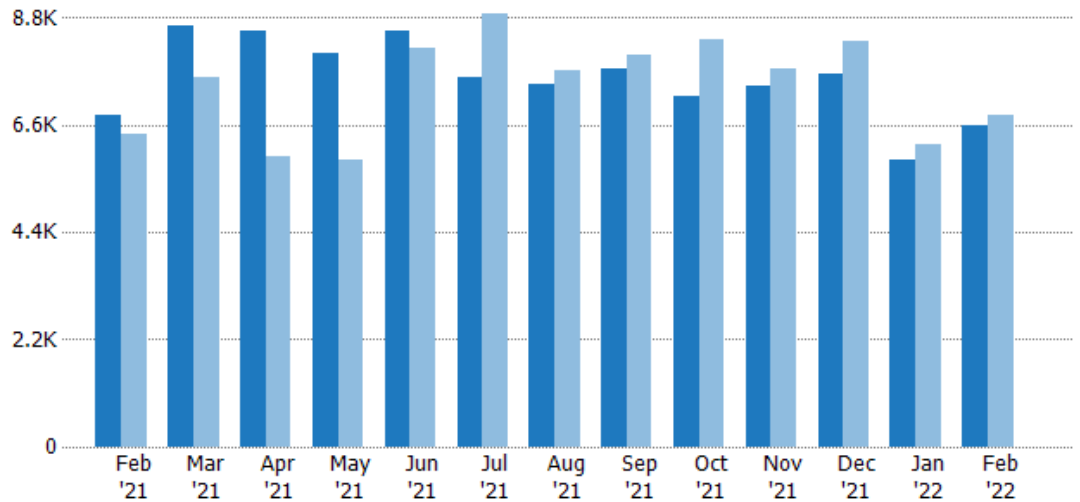
## Closed Sales

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

Month/ Year	Count	% Chg.
Feb '22	6.58K	-3.2%
Feb '21	6.79K	6%
Feb '20	6.41K	-14.1%



Current Year	6.79K	8.64K	8.55K	8.07K	8.55K	7.57K	7.44K	7.77K	7.19K	7.39K	7.63K	5.89K	6.58K
Prior Year	6.41K	7.57K	5.97K	5.88K	8.17K	8.89K	7.74K	8.03K	8.37K	7.74K	8.33K	6.22K	6.79K
Percent Change from Prior Year	6%	14%	43%	37%	5%	-15%	-4%	-3%	-14%	-5%	-8%	-5%	-3%

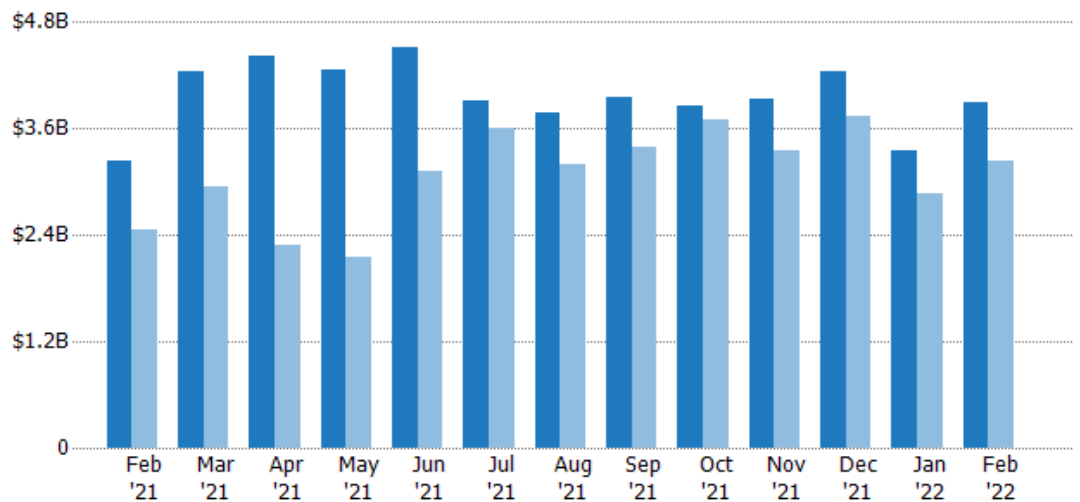
## Closed Sales Volume

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

### Filters Used

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

Month/ Year	Volume	% Chg.
Feb '22	\$3.89B	19.8%
Feb '21	\$3.24B	31.8%
Feb '20	\$2.46B	-24.9%



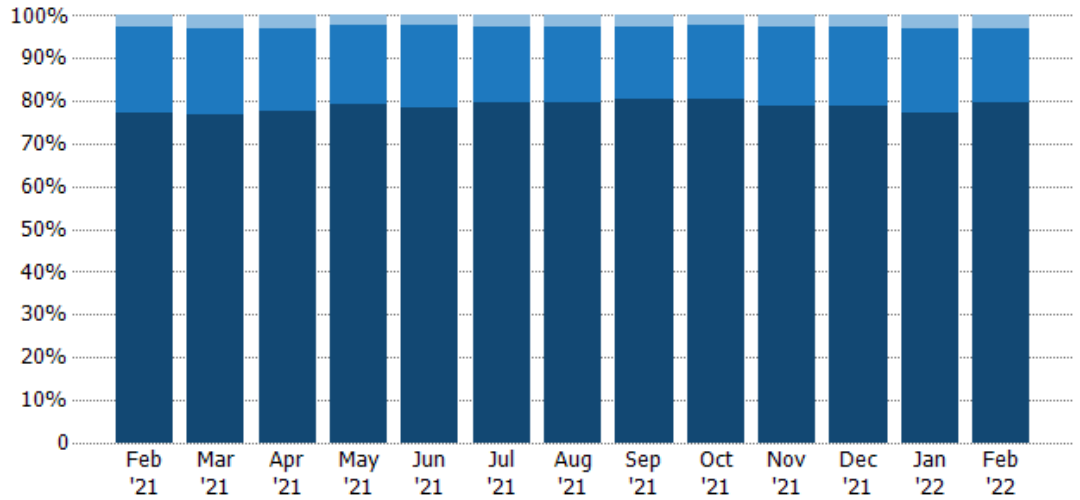
Current Year	\$3.24B	\$4.25B	\$4.43B	\$4.26B	\$4.52B	\$3.92B	\$3.78B	\$3.96B	\$3.86B	\$3.94B	\$4.24B	\$3.35B	\$3.89B
Prior Year	\$2.46B	\$2.95B	\$2.28B	\$2.15B	\$3.11B	\$3.61B	\$3.19B	\$3.39B	\$3.7B	\$3.35B	\$3.73B	\$2.86B	\$3.24B
Percent Change from Prior Year	32%	44%	95%	98%	45%	9%	19%	17%	4%	18%	14%	17%	20%

## 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



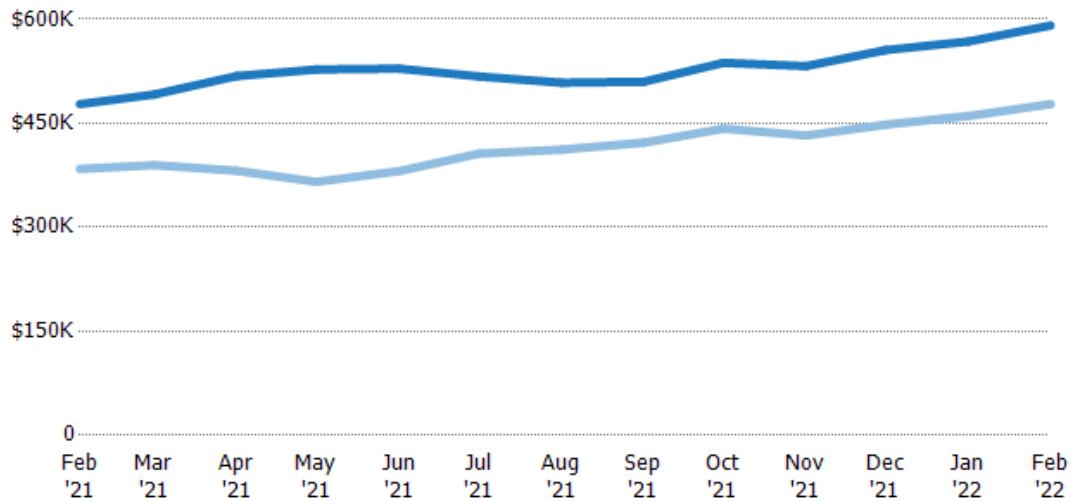
Mobile/Manufactured	2%	3%	3%	2%	2%	3%	3%	2%	2%	3%	3%	3%	3%
Condo/Townhouse	20%	20%	19%	18%	19%	18%	18%	17%	17%	18%	18%	20%	17%
Single Family Residence	77%	77%	78%	79%	78%	80%	79%	80%	81%	79%	79%	77%	80%

## 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



Current Year	\$478K	\$492K	\$518K	\$528K	\$529K	\$518K	\$509K	\$510K	\$537K	\$532K	\$556K	\$568K	\$591K
Prior Year	\$384K	\$390K	\$382K	\$366K	\$381K	\$406K	\$412K	\$422K	\$442K	\$432K	\$448K	\$460K	\$478K
Percent Change from Prior Year	24%	26%	36%	44%	39%	27%	23%	21%	21%	23%	24%	23%	24%

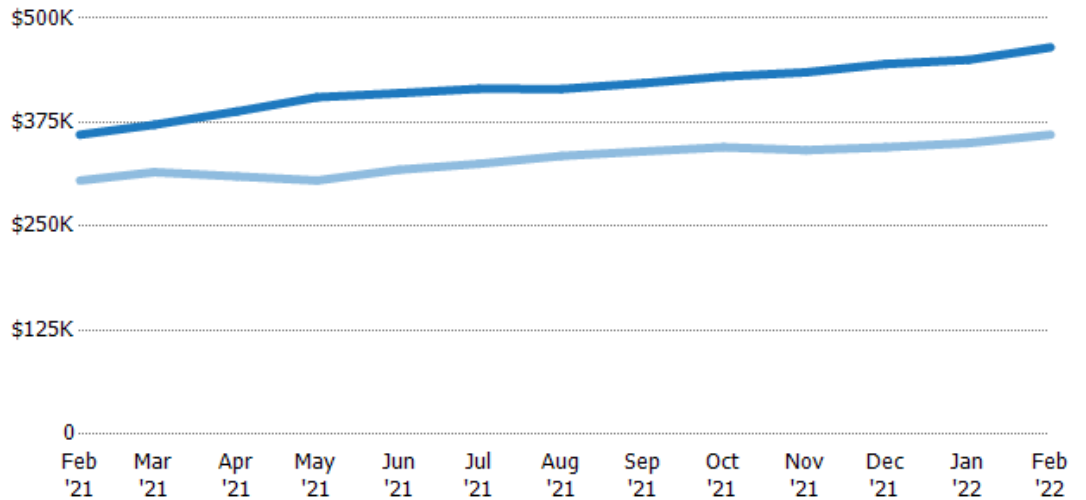
## Median Sales Price

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

Month/ Year	Price	% Chg.
Feb '22	\$465K	29.2%
Feb '21	\$360K	18%
Feb '20	\$305K	-10.7%



Current Year	\$360K	\$372K	\$388K	\$405K	\$410K	\$415K	\$415K	\$422K	\$430K	\$435K	\$445K	\$450K	\$465K
Prior Year	\$305K	\$315K	\$310K	\$305K	\$318K	\$325K	\$334K	\$340K	\$345K	\$342K	\$345K	\$350K	\$360K
Percent Change from Prior Year	18%	18%	25%	33%	29%	28%	24%	24%	25%	27%	29%	29%	29%

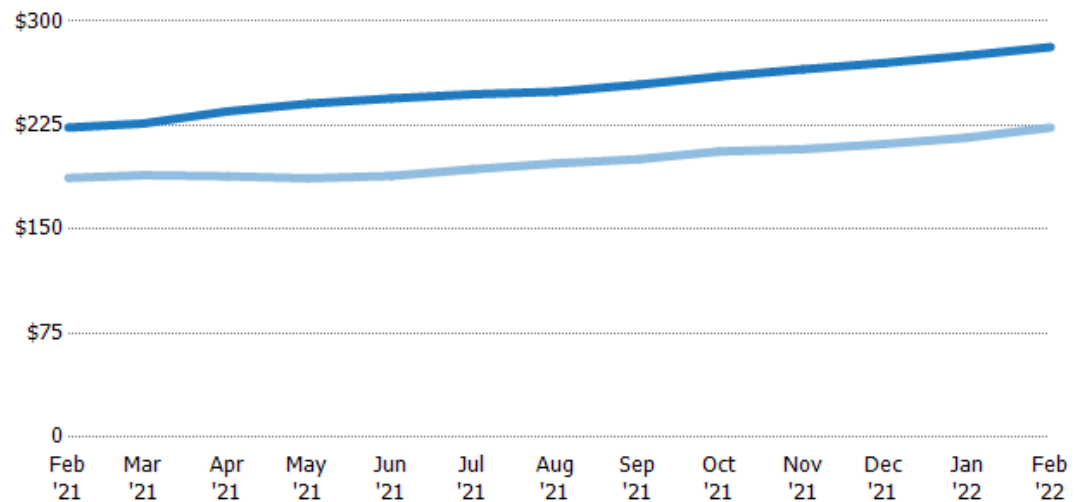
## Average Sales Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Feb '22	\$281	26%
Feb '21	\$223	19.4%
Feb '20	\$187	-7.7%



Current Year	\$223	\$226	\$235	\$241	\$244	\$247	\$249	\$254	\$260	\$265	\$270	\$275	\$281
Prior Year	\$187	\$189	\$188	\$187	\$188	\$193	\$197	\$201	\$206	\$208	\$211	\$216	\$223
Percent Change from Prior Year	19%	20%	25%	29%	30%	28%	26%	27%	26%	28%	28%	27%	26%



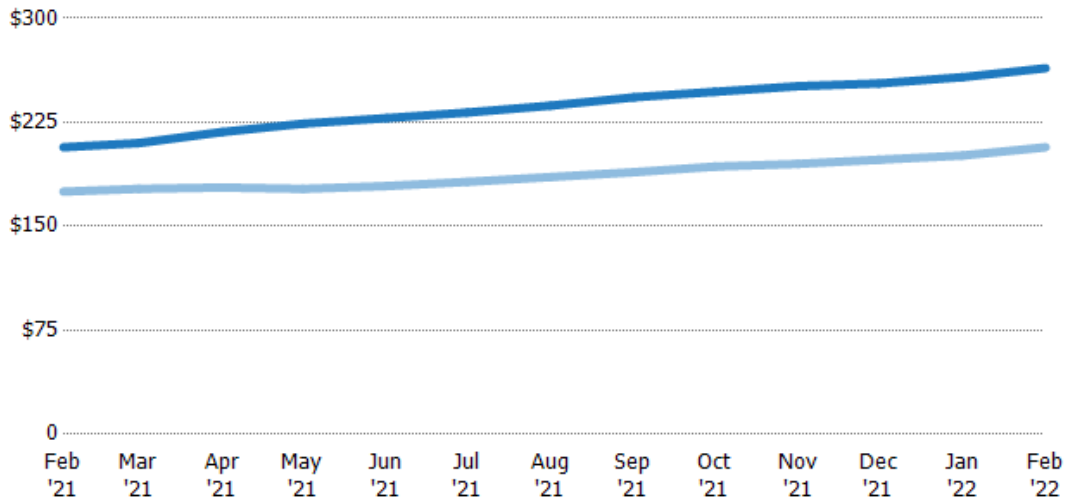
## Median Sales Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Feb '22	\$264	27.5%
Feb '21	\$207	18.3%
Feb '20	\$175	-7.4%



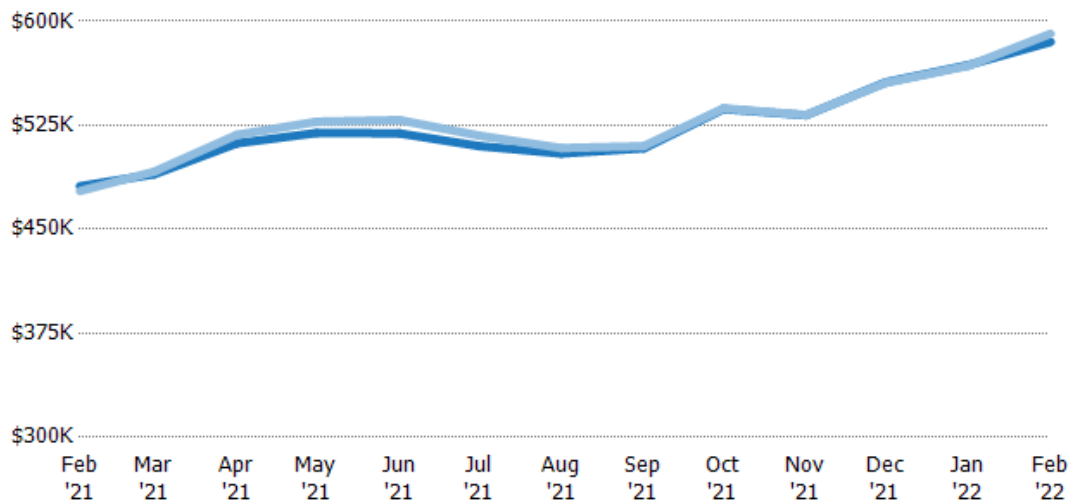
Current Year	\$207	\$210	\$218	\$224	\$228	\$232	\$237	\$243	\$247	\$251	\$253	\$258	\$264
Prior Year	\$175	\$177	\$178	\$177	\$179	\$182	\$186	\$189	\$193	\$195	\$198	\$201	\$207
Percent Change from Prior Year	18%	19%	22%	27%	27%	27%	28%	29%	28%	29%	28%	28%	28%

## 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



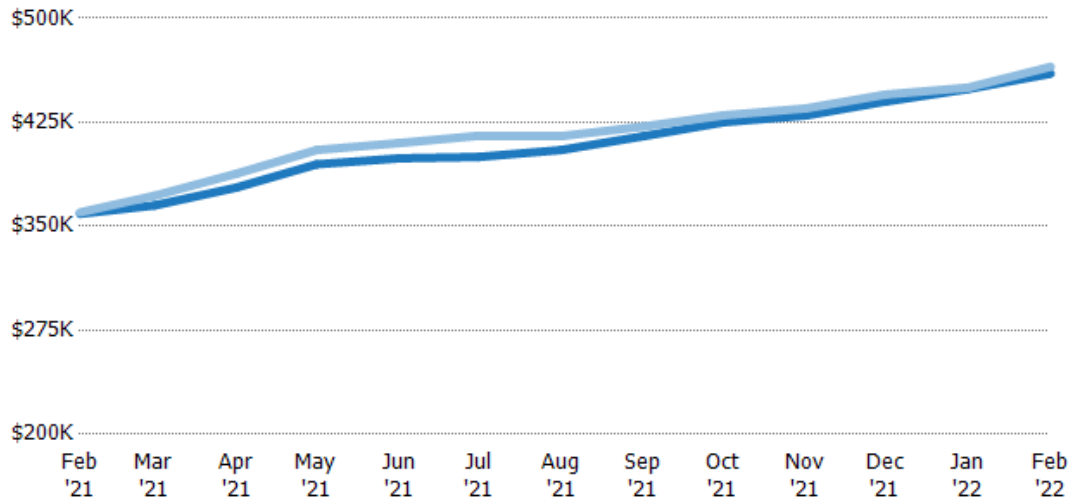
Avg List Price	\$481K	\$490K	\$512K	\$519K	\$519K	\$510K	\$505K	\$508K	\$537K	\$532K	\$556K	\$568K	\$585K
Avg Sales Price	\$478K	\$492K	\$518K	\$528K	\$529K	\$518K	\$509K	\$510K	\$537K	\$532K	\$556K	\$568K	\$591K
Avg Sales Price as a % of Avg List Price	99%	100%	101%	102%	102%	101%	101%	100%	100%	100%	100%	100%	101%

## 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



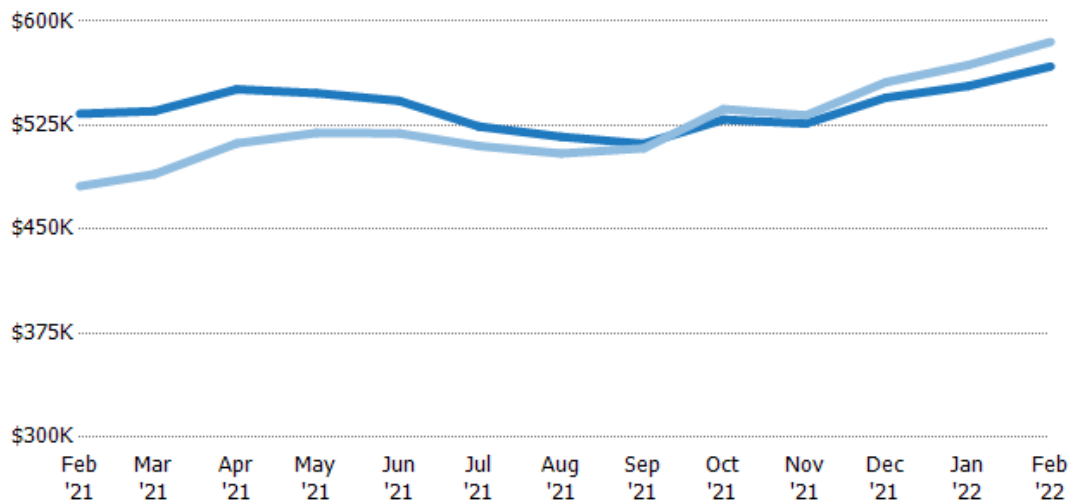
Median List Price	\$359K	\$365K	\$378K	\$395K	\$399K	\$400K	\$405K	\$415K	\$425K	\$430K	\$440K	\$449K	\$460K
Median Sales Price	\$360K	\$372K	\$388K	\$405K	\$410K	\$415K	\$415K	\$422K	\$430K	\$435K	\$445K	\$450K	\$465K
Med Sales Price as a % of Med List Price	100%	102%	103%	103%	103%	104%	102%	102%	101%	101%	101%	100%	101%

## 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



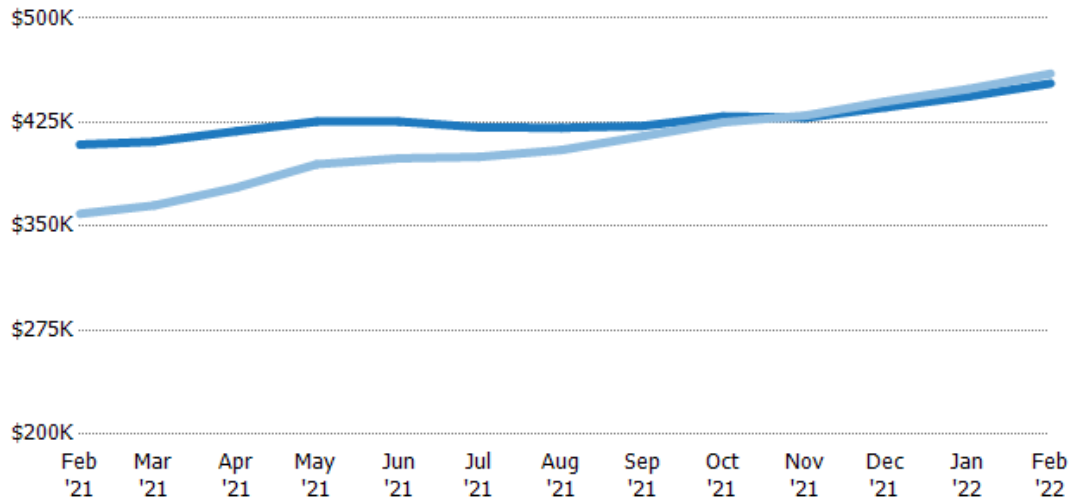
Avg Est Value	\$533K	\$535K	\$551K	\$548K	\$543K	\$524K	\$517K	\$512K	\$529K	\$526K	\$545K	\$553K	\$567K
Avg Sales Price	\$481K	\$490K	\$512K	\$519K	\$519K	\$510K	\$505K	\$508K	\$537K	\$532K	\$556K	\$568K	\$585K
Avg Sales Price as a % of Avg Est Value	90%	92%	93%	95%	96%	97%	98%	99%	101%	101%	102%	103%	103%

## 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



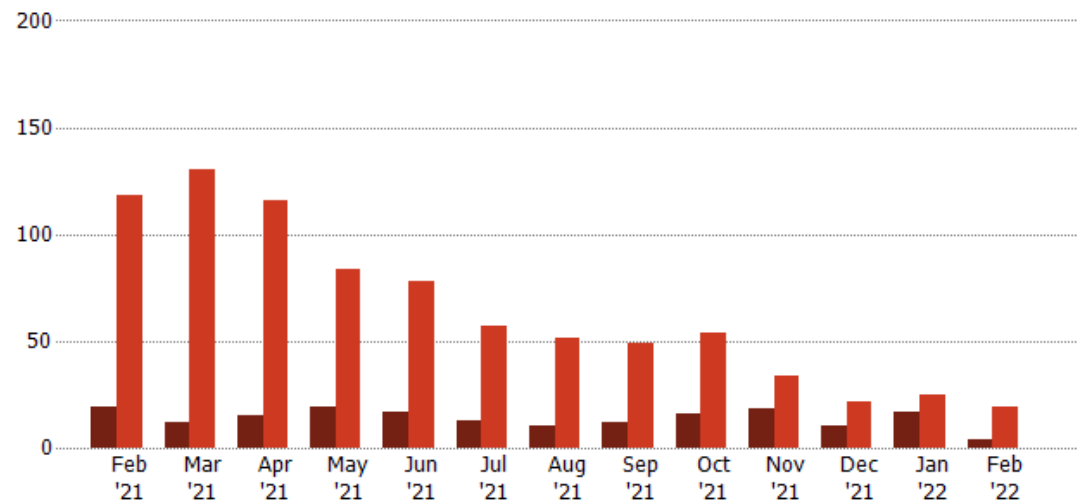
## Distressed Listings

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

Month/ Year	Count	% Chg.
Feb '22	4	-78.9%
Feb '21	19	-83.9%
Feb '20	118	31.4%



Current Year	19	12	15	19	17	13	10	12	16	18	10	17	4
Prior Year	118	130	116	84	78	57	51	49	54	34	22	25	19
Percent Change from Prior Year	-84%	-91%	-87%	-77%	-78%	-77%	-80%	-76%	-70%	-47%	-55%	-32%	-79%

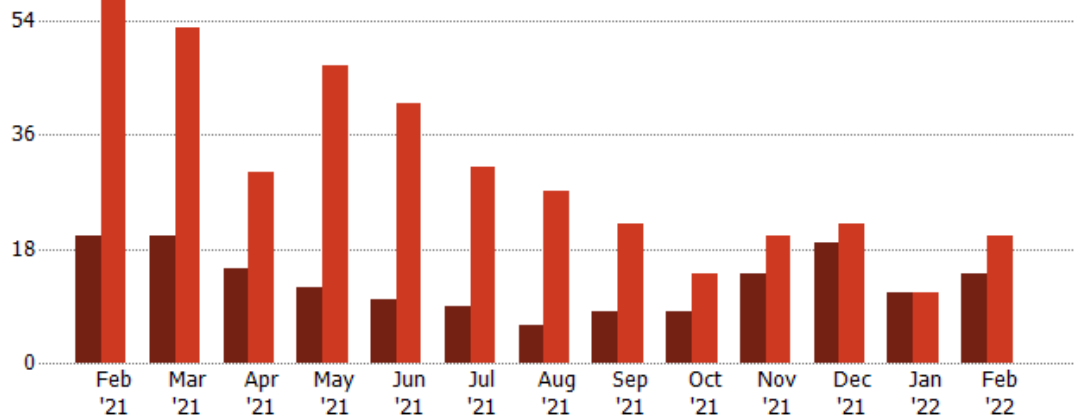
## Distressed Sales

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

Month/ Year	Count	% Chg.
Feb '22	14	-30%
Feb '21	20	-66.7%
Feb '20	60	-23.3%



Current Year	20	20	15	12	10	9	6	8	8	14	19	11	14
Prior Year	60	53	30	47	41	31	27	22	14	20	22	11	20
Percent Change from Prior Year	-67%	-62%	-50%	-74%	-76%	-71%	-78%	-64%	-43%	-30%	-14%	0%	-30%