



**2019**

# **MARICOPA COUNTY**

## **MARKET REPORT**

April 2019



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.

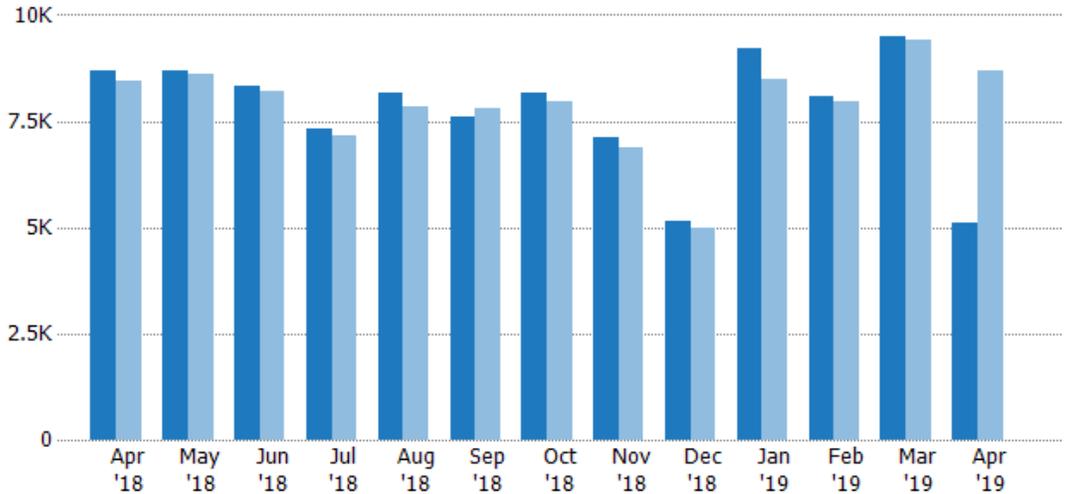
Key Metrics	Apr 2019	Apr 2018	+ / -	YTD 2019	YTD 2018	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	5,114	8,698	-41.2%	31,896	34,565	-7.7%
New Listing Volume	\$2,128,587,110	\$3,220,899,419	-33.9%	\$13,438,172,161	\$13,313,191,762	+0.9%
Active Listing Count	–	15,589	–	NA	NA	
Active Listing Volume	–	\$9,018,772,016	–	NA	NA	
Average Listing Price	–	\$578,534	–	\$591,539	\$571,232	+3.6%
Median Listing Price	–	\$359,890	–	\$358,464	\$351,205	+2.1%
Average Listing Price per Sq Ft	–	\$195	–	\$204	\$194	+5.4%
Median Listing Price per Sq Ft	–	\$169	–	\$176	\$167	+5.3%
Median Days in RPR	–	45	–	38.88	46.84	-17%
Months of Inventory	–	1.9	-100%	1.9	2.5	-21.1%
Absorption Rate	–	51.57%	–	51.66%	40.76%	+10.9%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	6,769	9,049	-25.2%	32,841	34,107	-3.7%
New Pending Sales Volume	\$2,568,722,919	\$3,165,820,763	-18.9%	\$12,144,802,482	\$11,799,714,470	+2.9%
Pending Sales Count	–	7,888	–	NA	NA	
Pending Sales Volume	–	\$3,012,101,303	–	NA	NA	
Closed Sales Count	3,657	7,657	-52.2%	21,456	26,851	-20.1%
Closed Sales Volume	\$1,322,145,683	\$2,600,568,868	-49.2%	\$7,519,785,860	\$8,921,548,650	-15.7%
Average Sales Price	\$361,538	\$339,633	+6.4%	\$350,475	\$332,261	+5.5%
Median Sales Price	\$280,000	\$265,000	+5.7%	\$277,370	\$262,960	+5.5%
Average Sales Price per Sq Ft	\$175	\$166	+5.6%	\$174	\$164	+6.1%
Median Sales Price per Sq Ft	\$164	\$155	+5.8%	\$162	\$153	+5.9%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	–	250	–	NA	NA	

## 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, Single  
 Family Residence



Month/Year	Count	% Chg.
Apr '19	5.11K	-41.2%
Apr '18	8.7K	3%
Apr '17	8.44K	5%

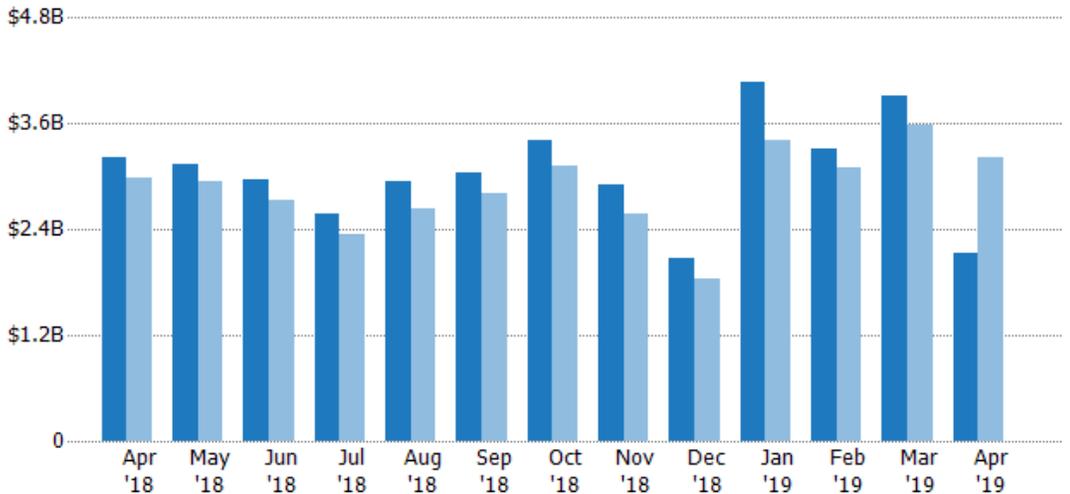
Current Year	8.7K	8.69K	8.33K	7.32K	8.17K	7.6K	8.16K	7.12K	5.16K	9.23K	8.07K	9.48K	5.11K
Prior Year	8.44K	8.6K	8.22K	7.14K	7.85K	7.81K	7.95K	6.87K	4.97K	8.5K	7.97K	9.39K	8.7K
Percent Change from Prior Year	3%	1%	1%	2%	4%	-3%	3%	4%	4%	9%	1%	1%	-41%

## 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, Single  
 Family Residence



Month/Year	Volume	% Chg.
Apr '19	\$2.13B	-33.9%
Apr '18	\$3.22B	7.7%
Apr '17	\$2.99B	-2.7%

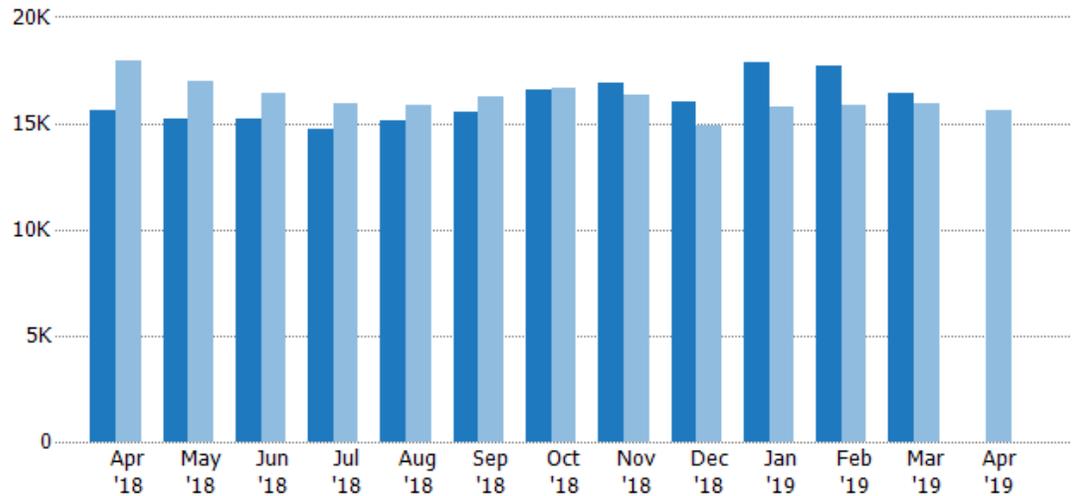
Current Year	\$3.22B	\$3.13B	\$2.96B	\$2.57B	\$2.95B	\$3.04B	\$3.41B	\$2.9B	\$2.06B	\$4.07B	\$3.31B	\$3.92B	\$2.13B
Prior Year	\$2.99B	\$2.94B	\$2.73B	\$2.35B	\$2.64B	\$2.82B	\$3.12B	\$2.58B	\$1.83B	\$3.4B	\$3.1B	\$3.59B	\$3.22B
Percent Change from Prior Year	8%	7%	8%	10%	12%	8%	9%	13%	13%	20%	7%	9%	-34%

## 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, Single  
Family Residence



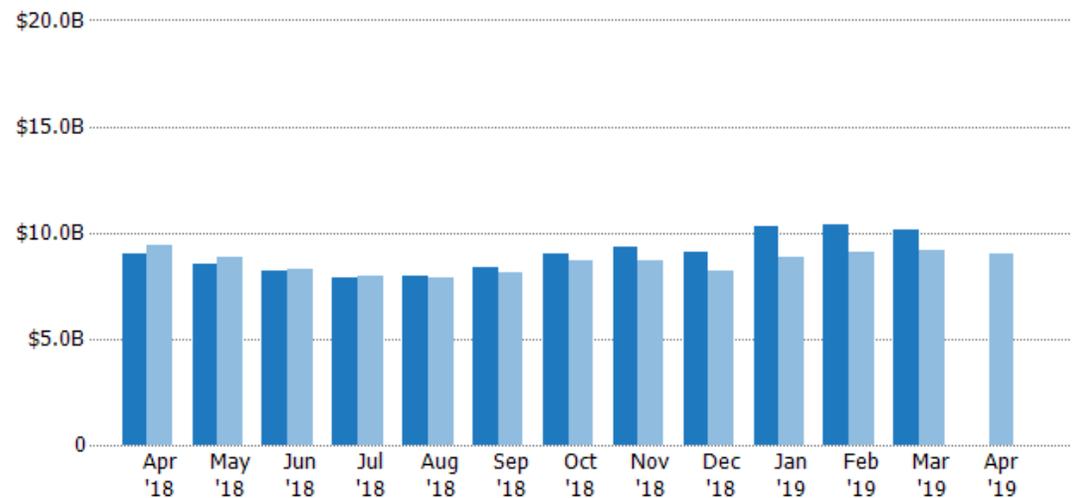
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	15.6K	15.2K	15.2K	14.7K	15.1K	15.6K	16.6K	16.9K	16K	17.9K	17.7K	16.4K	-
Prior Year	18K	17K	16.4K	15.9K	15.8K	16.3K	16.7K	16.3K	14.9K	15.8K	15.9K	15.9K	15.6K
Percent Change from Prior Year	-13%	-10%	-7%	-8%	-4%	-4%	-1%	3%	8%	13%	11%	3%	-100%

## 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, Single  
Family Residence



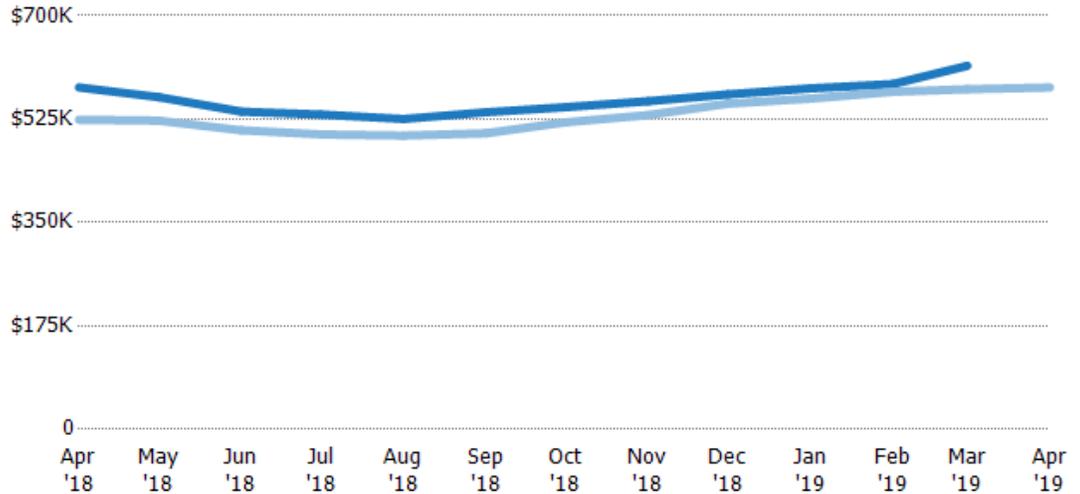
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$9.02B	\$8.55B	\$8.17B	\$7.84B	\$7.95B	\$8.35B	\$9.04B	\$9.36B	\$9.06B	\$10.3B	\$10.3B	\$10.1B	-
Prior Year	\$9.42B	\$8.85B	\$8.3B	\$7.95B	\$7.86B	\$8.14B	\$8.67B	\$8.69B	\$8.19B	\$8.82B	\$9.07B	\$9.17B	\$9.02B
Percent Change from Prior Year	-4%	-3%	-2%	-1%	1%	2%	4%	8%	11%	17%	14%	10%	-100%

## 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, Single  
 Family Residence



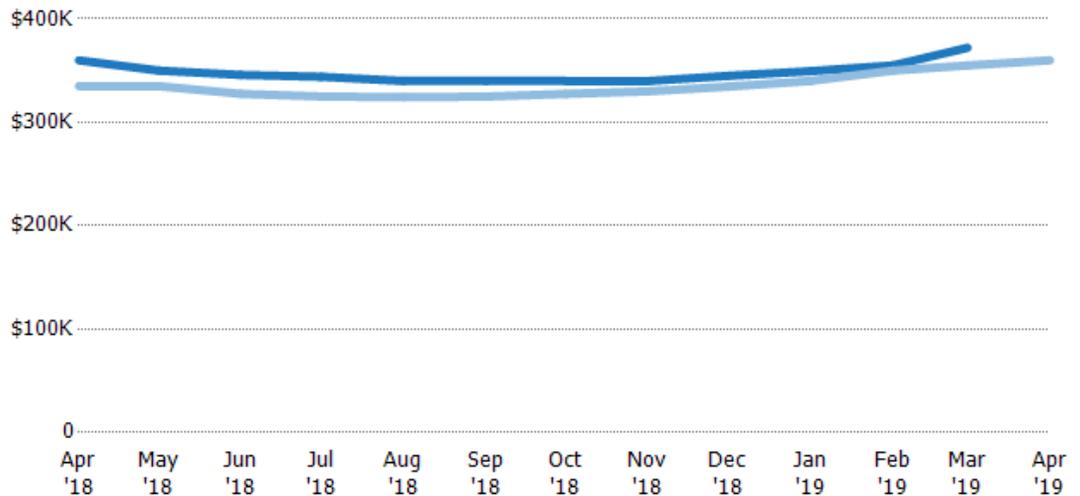
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$579K	\$562K	\$538K	\$533K	\$525K	\$537K	\$545K	\$555K	\$567K	\$577K	\$584K	\$615K	-
Prior Year	\$524K	\$522K	\$506K	\$499K	\$497K	\$501K	\$520K	\$532K	\$551K	\$560K	\$571K	\$576K	\$579K
Percent Change from Prior Year	10%	8%	6%	7%	6%	7%	5%	4%	3%	3%	2%	7%	-100%

## 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, Single  
 Family Residence



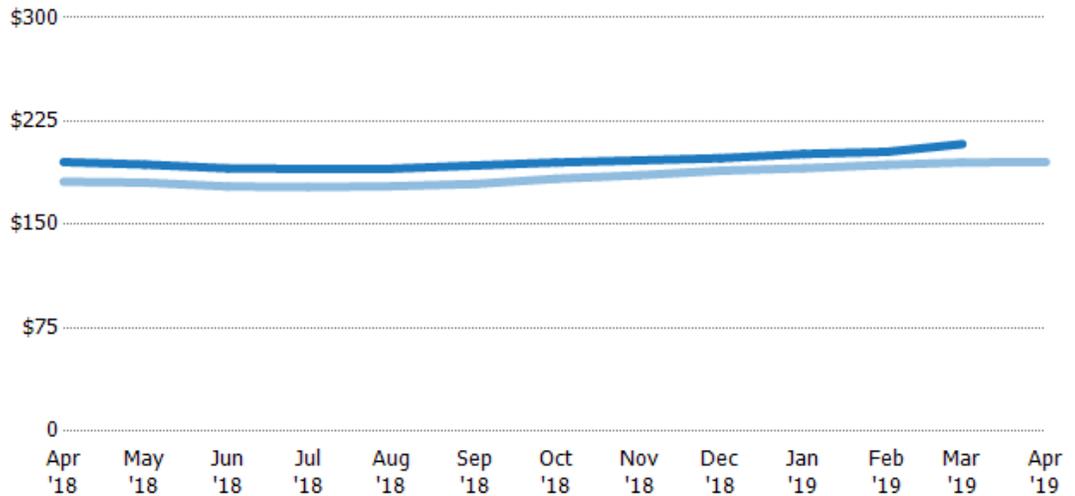
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$360K	\$350K	\$346K	\$344K	\$340K	\$340K	\$340K	\$340K	\$345K	\$349K	\$355K	\$372K	-
Prior Year	\$335K	\$335K	\$328K	\$325K	\$324K	\$325K	\$328K	\$330K	\$335K	\$340K	\$350K	\$355K	\$360K
Percent Change from Prior Year	7%	5%	6%	6%	5%	5%	4%	3%	3%	3%	1%	5%	-100%

## 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, Single  
Family Residence



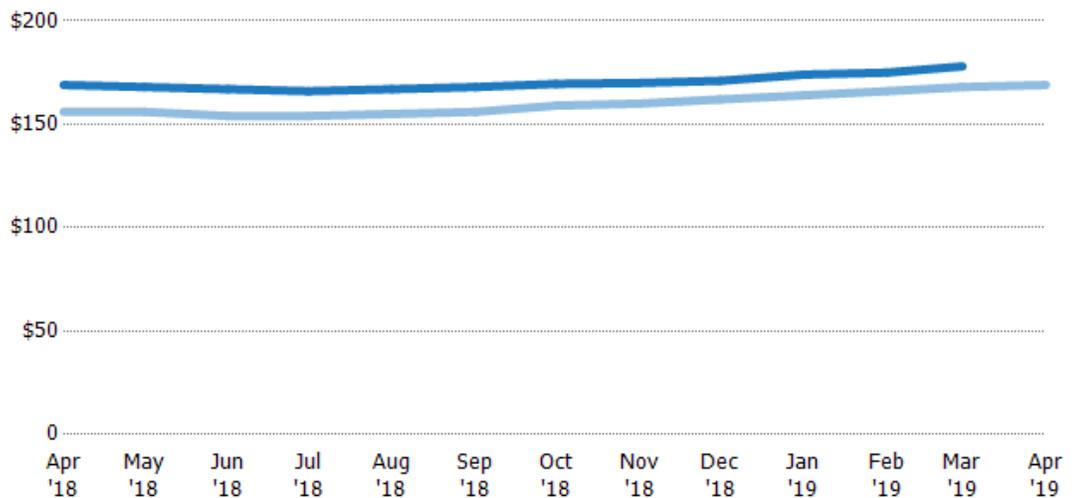
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$195	\$194	\$191	\$190	\$190	\$193	\$195	\$197	\$198	\$201	\$203	\$208	-
Prior Year	\$181	\$180	\$178	\$177	\$178	\$179	\$183	\$186	\$189	\$191	\$193	\$195	\$195
Percent Change from Prior Year	8%	7%	7%	7%	7%	7%	6%	6%	5%	5%	5%	7%	-100%

## 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, Single  
Family Residence



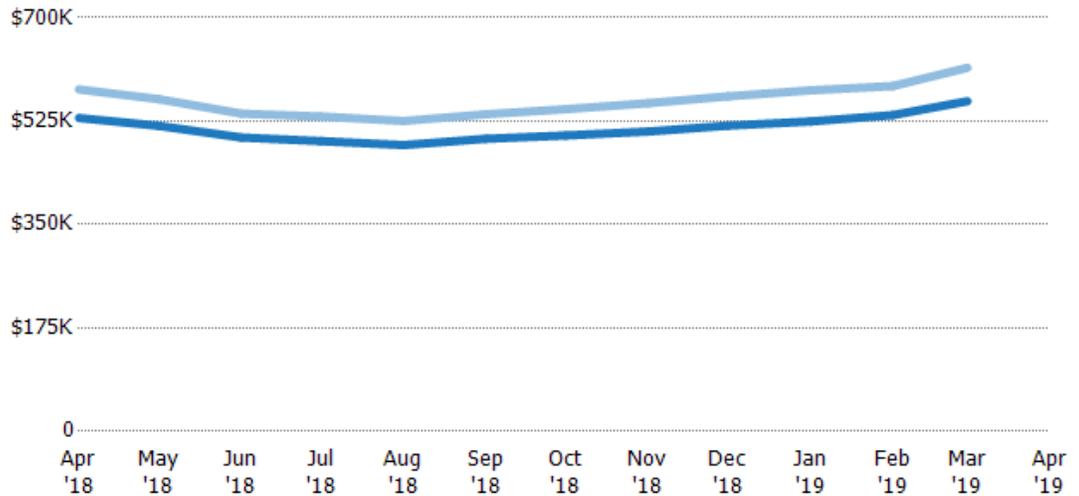
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$169	\$168	\$167	\$166	\$167	\$168	\$170	\$170	\$171	\$174	\$175	\$178	-
Prior Year	\$156	\$156	\$154	\$154	\$155	\$156	\$159	\$160	\$162	\$164	\$166	\$168	\$169
Percent Change from Prior Year	8%	8%	8%	8%	8%	8%	7%	6%	6%	6%	5%	6%	-100%

## 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, Single  
 Family Residence



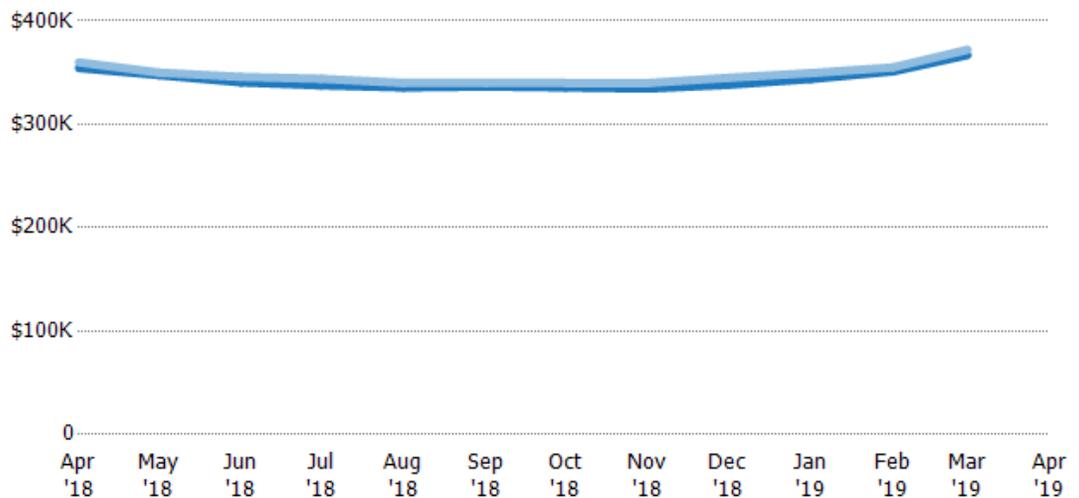
Avg Est Value	\$530K	\$517K	\$497K	\$491K	\$484K	\$495K	\$501K	\$507K	\$517K	\$524K	\$535K	\$559K	-
Avg Listing Price	\$579K	\$562K	\$538K	\$533K	\$525K	\$537K	\$545K	\$555K	\$567K	\$577K	\$584K	\$615K	-
Avg Listing Price as a % of Avg Est Value	109%	109%	108%	108%	108%	108%	109%	109%	110%	110%	109%	110%	-

## 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, Single  
 Family Residence



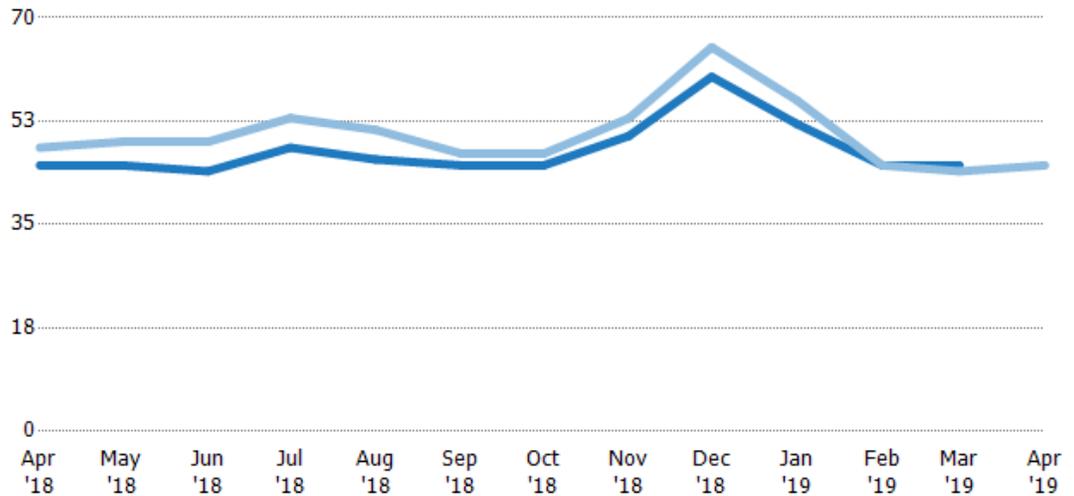
Median Est Value	\$354K	\$348K	\$341K	\$338K	\$336K	\$337K	\$336K	\$335K	\$338K	\$344K	\$351K	\$367K	-
Median Listing Price	\$360K	\$350K	\$346K	\$344K	\$340K	\$340K	\$340K	\$340K	\$345K	\$349K	\$355K	\$372K	-
Med Listing Price as a % of Med Est Value	102%	101%	102%	102%	101%	101%	101%	102%	102%	102%	101%	101%	-

## 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, Single  
Family Residence



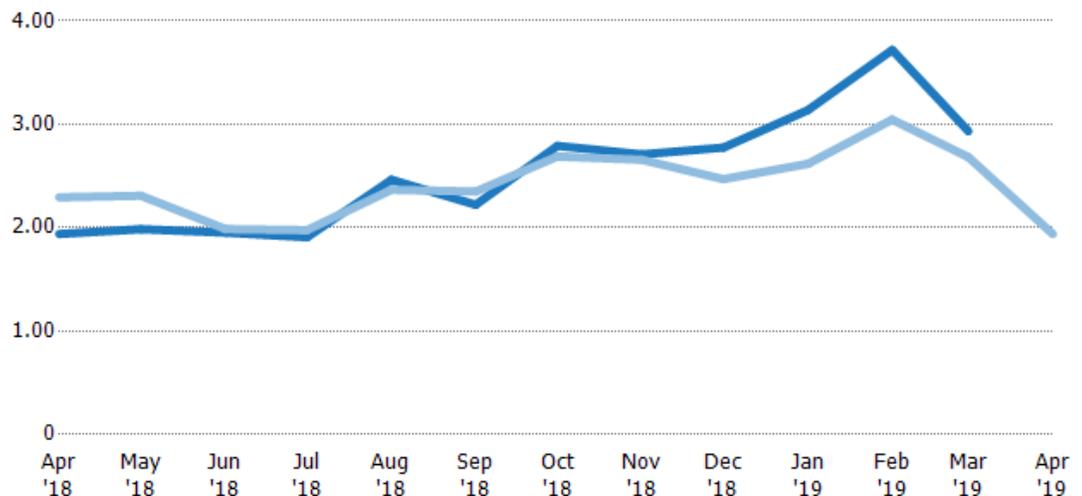
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	45	45	44	48	46	45	45	50	60	52	45	45	-
Prior Year	48	49	49	53	51	47	47	53	65	56	45	44	45
Percent Change from Prior Year	-6%	-8%	-10%	-9%	-10%	-4%	-4%	-6%	-8%	-7%	0%	2%	-100%

## 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, Single  
Family Residence



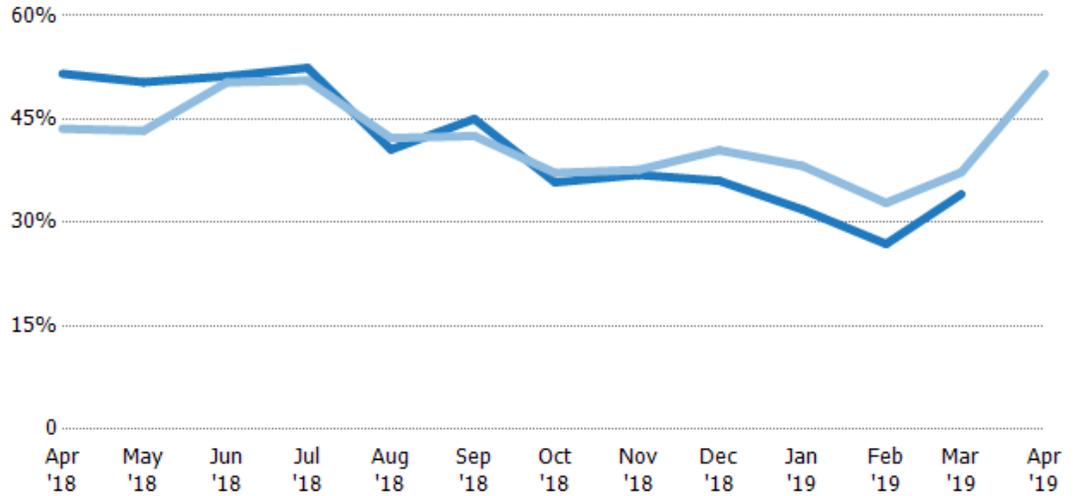
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	1.94	1.99	1.95	1.91	2.46	2.22	2.79	2.71	2.77	3.14	3.72	2.93	-
Prior Year	2.29	2.31	1.99	1.98	2.37	2.35	2.69	2.66	2.47	2.62	3.05	2.68	1.94
Percent Change from Prior Year	-15%	-14%	-2%	-3%	4%	-5%	4%	2%	12%	20%	22%	9%	-100%

## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

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



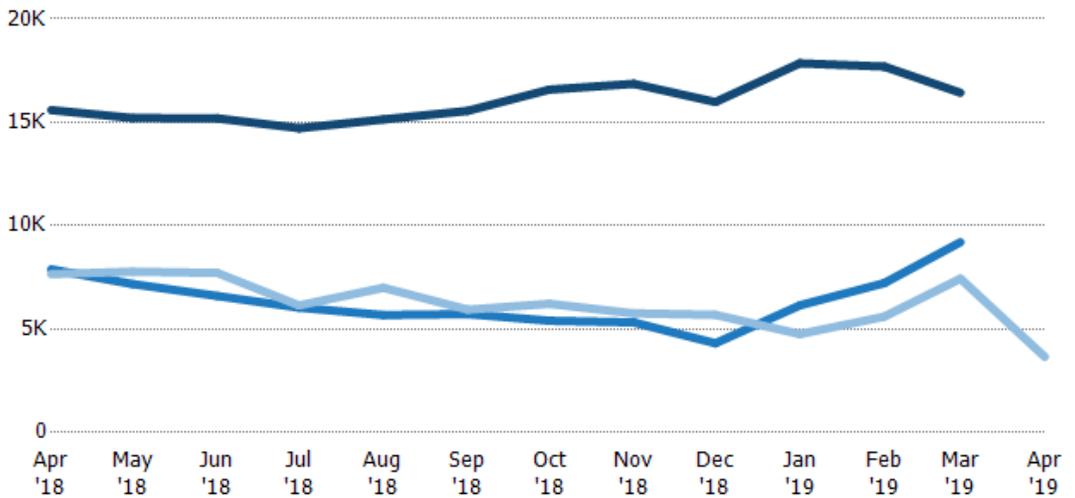
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	52%	50%	51%	52%	41%	45%	36%	37%	36%	32%	27%	34%	-
Prior Year	44%	43%	50%	51%	42%	43%	37%	38%	40%	38%	33%	37%	52%
Change from Prior Year	-8%	-7%	-1%	-2%	2%	-2%	1%	1%	4%	6%	6%	3%	52%

## 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, Single  
 Family Residence



	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Active	15.6K	15.2K	15.2K	14.7K	15.1K	15.6K	16.6K	16.9K	16K	17.9K	17.7K	16.4K	-
Pending	7.89K	7.18K	6.6K	6.04K	5.68K	5.73K	5.41K	5.32K	4.32K	6.15K	7.22K	9.2K	-
Sold	7.66K	7.78K	7.71K	6.15K	7K	5.94K	6.22K	5.76K	5.69K	4.76K	5.6K	7.44K	3.66K

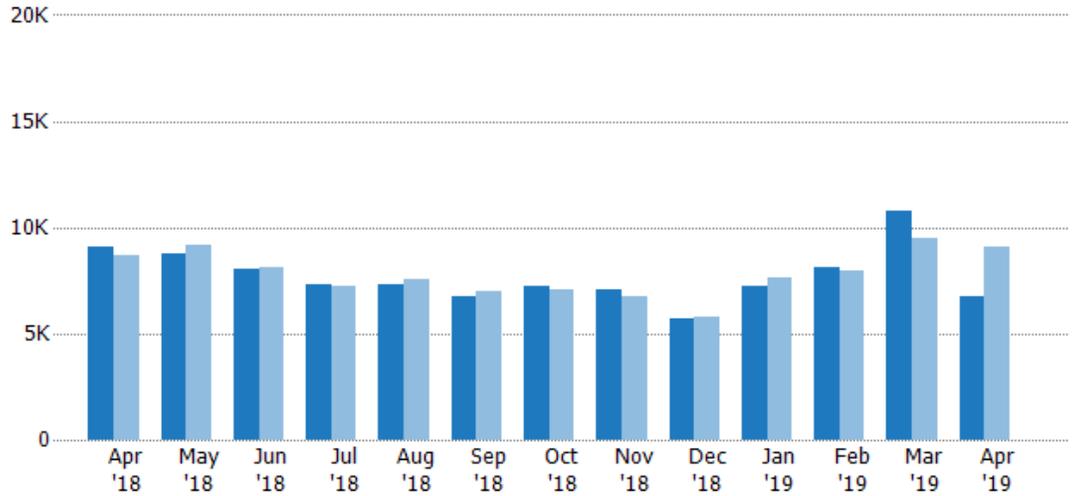
## New Pending Sales

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, Single  
 Family Residence

Month/Year	Count	% Chg.
Apr '19	6.77K	-25.2%
Apr '18	9.05K	4.4%
Apr '17	8.67K	-0.4%



Current Year	9.05K	8.8K	8.05K	7.3K	7.33K	6.74K	7.2K	7.04K	5.73K	7.23K	8.09K	10.8K	6.77K
Prior Year	8.67K	9.19K	8.1K	7.27K	7.59K	6.97K	7.1K	6.72K	5.81K	7.6K	7.99K	9.47K	9.05K
Percent Change from Prior Year	4%	-4%	-1%	0%	-3%	-3%	1%	5%	-1%	-5%	1%	14%	-25%

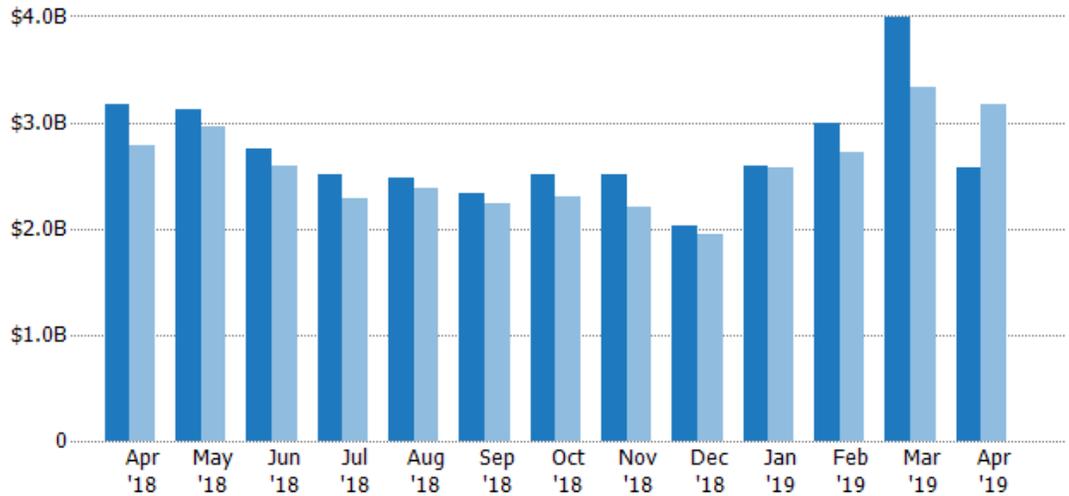
## New Pending Sales Volume

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, Single  
 Family Residence

Month/Year	Volume	% Chg.
Apr '19	\$2.57B	-18.9%
Apr '18	\$3.17B	13.7%
Apr '17	\$2.78B	-7%



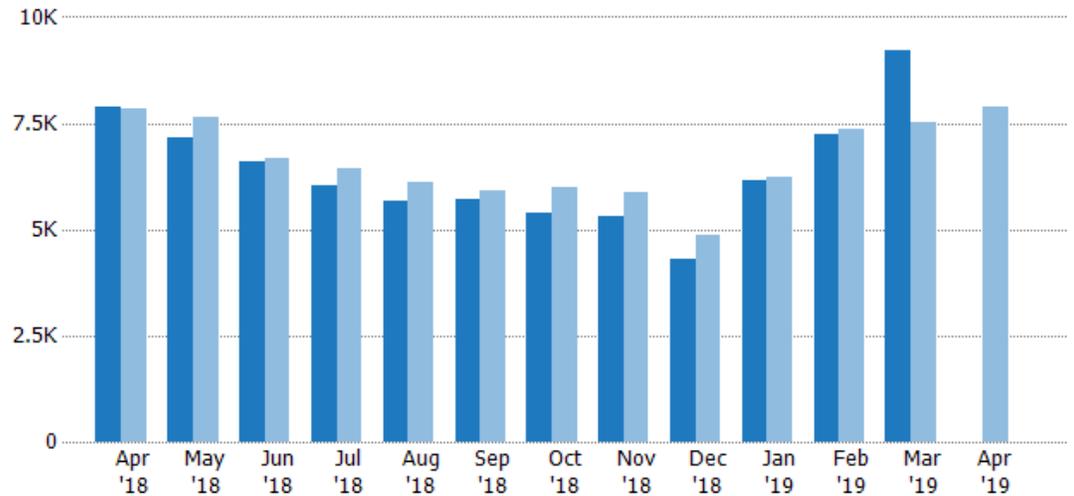
Current Year	\$3.17B	\$3.13B	\$2.76B	\$2.51B	\$2.48B	\$2.33B	\$2.52B	\$2.51B	\$2.02B	\$2.59B	\$2.99B	\$3.99B	\$2.57B
Prior Year	\$2.78B	\$2.96B	\$2.59B	\$2.29B	\$2.38B	\$2.23B	\$2.29B	\$2.21B	\$1.95B	\$2.57B	\$2.73B	\$3.34B	\$3.17B
Percent Change from Prior Year	14%	6%	7%	10%	4%	5%	10%	14%	4%	1%	10%	20%	-19%

## 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, Single  
Family Residence



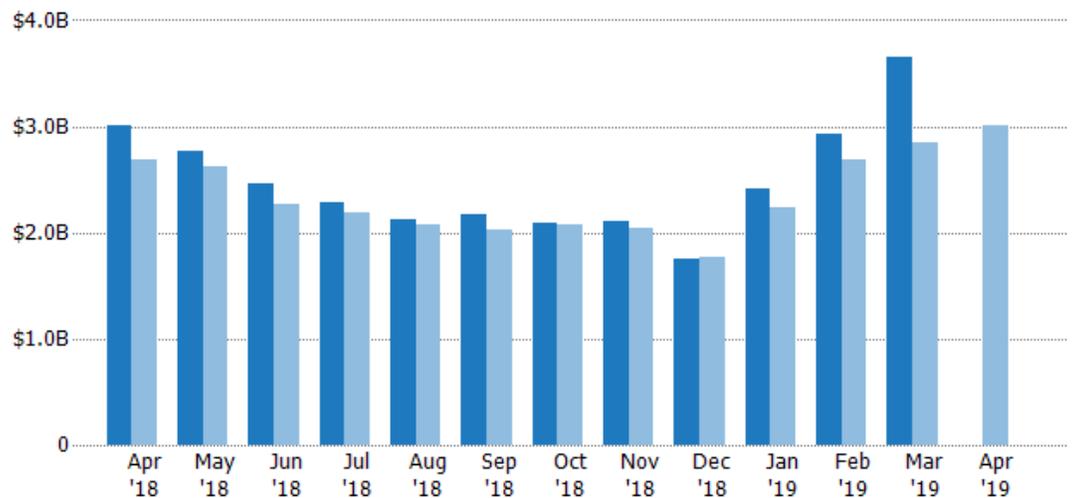
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	7.89K	7.18K	6.6K	6.04K	5.68K	5.73K	5.41K	5.32K	4.32K	6.15K	7.22K	9.2K	-
Prior Year	7.86K	7.65K	6.67K	6.42K	6.1K	5.93K	5.99K	5.87K	4.87K	6.23K	7.34K	7.51K	7.89K
Percent Change from Prior Year	0%	-6%	-1%	-6%	-7%	-3%	-10%	-9%	-11%	-1%	-2%	23%	-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

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



	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$3.01B	\$2.76B	\$2.46B	\$2.28B	\$2.12B	\$2.17B	\$2.08B	\$2.11B	\$1.75B	\$2.42B	\$2.93B	\$3.65B	-
Prior Year	\$2.69B	\$2.62B	\$2.27B	\$2.19B	\$2.07B	\$2.03B	\$2.08B	\$2.05B	\$1.77B	\$2.23B	\$2.68B	\$2.85B	\$3.01B
Percent Change from Prior Year	12%	5%	8%	4%	2%	7%	0%	3%	-1%	8%	9%	28%	-100%

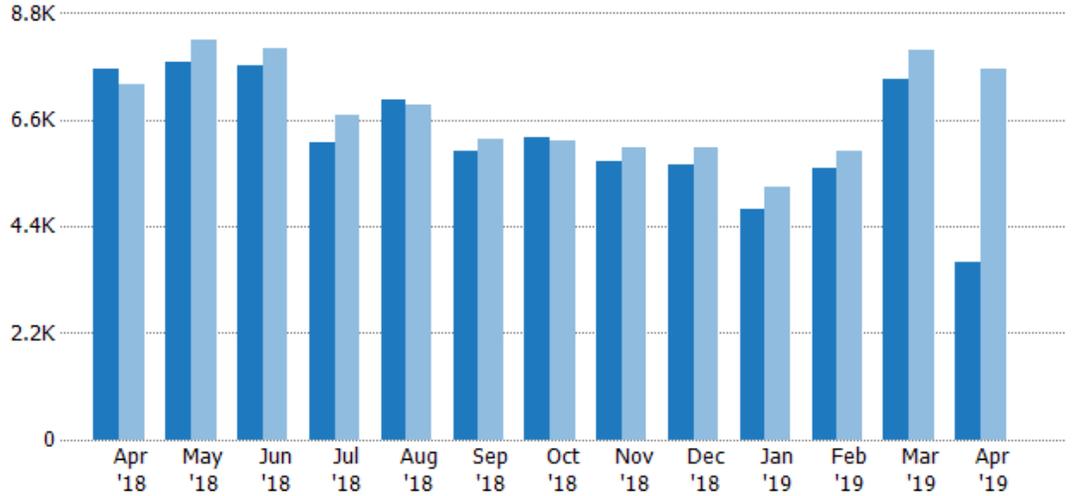
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

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

Month/Year	Count	% Chg.
Apr '19	3.66K	-52.2%
Apr '18	7.66K	4.3%
Apr '17	7.34K	-4.4%



Current Year	7.66K	7.78K	7.71K	6.15K	7K	5.94K	6.22K	5.76K	5.69K	4.76K	5.6K	7.44K	3.66K
Prior Year	7.34K	8.25K	8.06K	6.68K	6.92K	6.21K	6.15K	6.02K	6.02K	5.21K	5.94K	8.04K	7.66K
Percent Change from Prior Year	4%	-6%	-4%	-8%	1%	-4%	1%	-4%	-5%	-9%	-6%	-7%	-52%

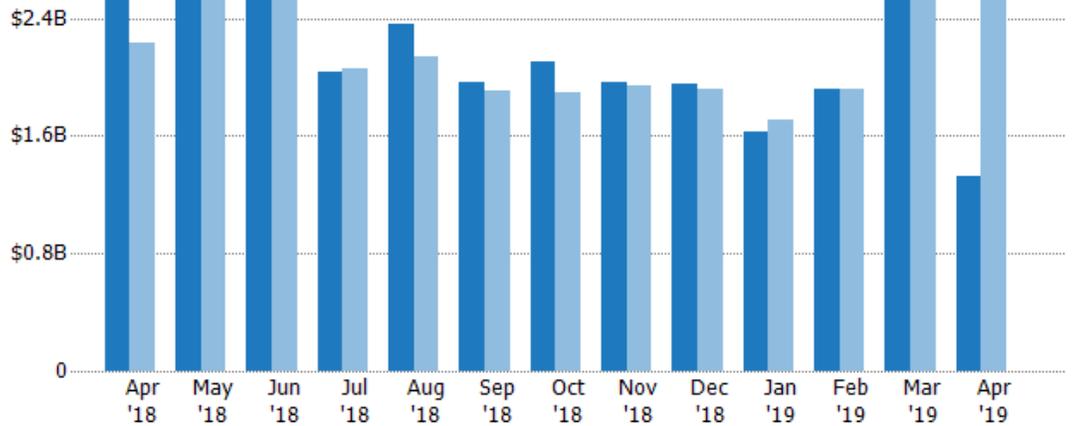
## Closed Sales Volume

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, Single  
 Family Residence

Month/Year	Volume	% Chg.
Apr '19	\$1.32B	-49.2%
Apr '18	\$2.6B	16.8%
Apr '17	\$2.23B	-11.3%



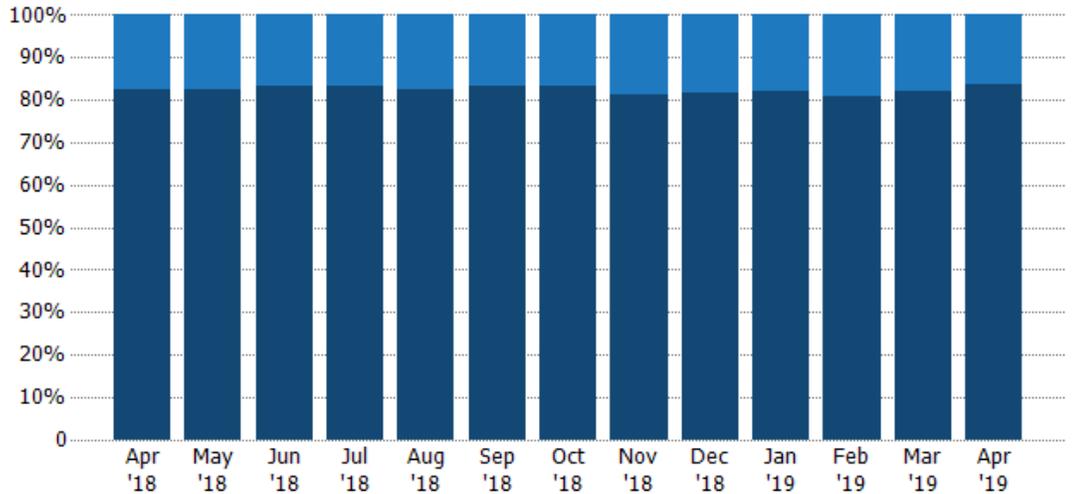
Current Year	\$2.6B	\$2.7B	\$2.68B	\$2.04B	\$2.36B	\$1.97B	\$2.11B	\$1.97B	\$1.95B	\$1.63B	\$1.92B	\$2.65B	\$1.32B
Prior Year	\$2.23B	\$2.58B	\$2.54B	\$2.06B	\$2.14B	\$1.91B	\$1.9B	\$1.94B	\$1.92B	\$1.71B	\$1.92B	\$2.69B	\$2.6B
Percent Change from Prior Year	17%	5%	5%	-1%	10%	3%	11%	2%	1%	-5%	0%	-2%	-49%

## 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, Single  
 Family Residence



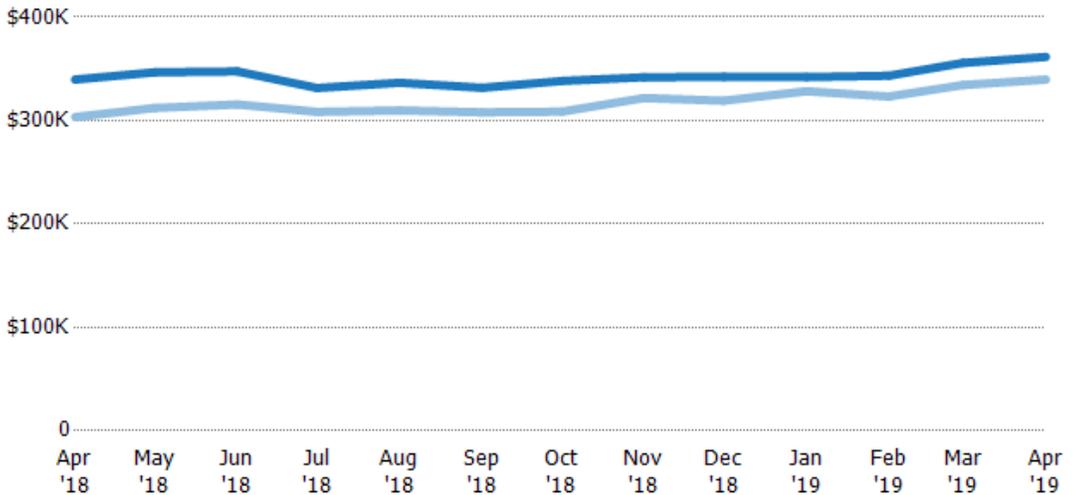
Condo/Townhouse	18%	17%	17%	17%	17%	17%	17%	19%	18%	18%	19%	18%	16%
Single Family Residence	82%	83%	83%	83%	83%	83%	83%	81%	82%	82%	81%	82%	84%

## 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, Single  
 Family Residence



Current Year	\$340K	\$347K	\$347K	\$331K	\$337K	\$332K	\$338K	\$342K	\$342K	\$342K	\$343K	\$356K	\$362K
Prior Year	\$303K	\$312K	\$316K	\$308K	\$310K	\$308K	\$309K	\$322K	\$319K	\$328K	\$323K	\$334K	\$340K
Percent Change from Prior Year	12%	11%	10%	7%	9%	8%	10%	6%	7%	4%	6%	6%	6%

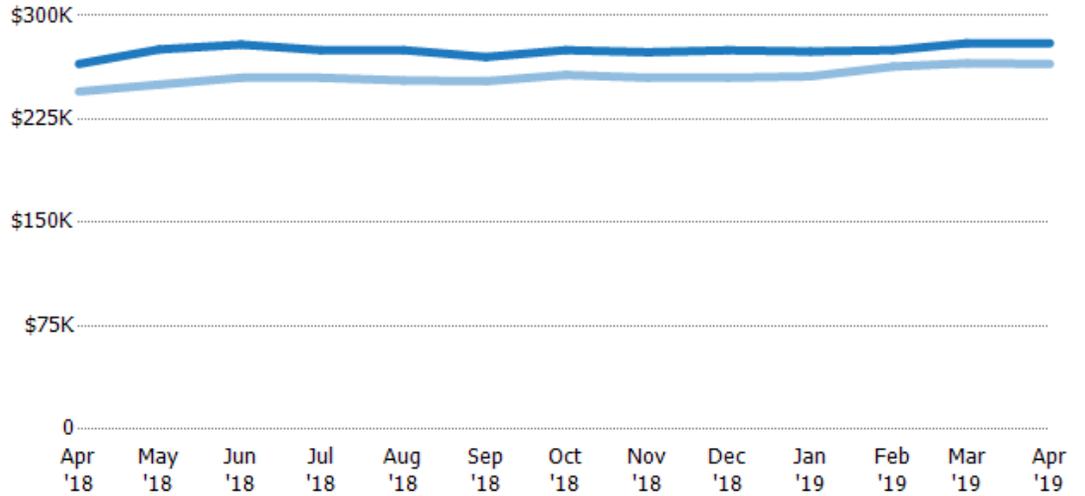
## Median Sales Price

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

### Filters Used

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

Month/ Year	Price	% Chg.
Apr '19	\$280K	5.7%
Apr '18	\$265K	8.2%
Apr '17	\$245K	-6.1%



Current Year	\$265K	\$276K	\$279K	\$275K	\$275K	\$270K	\$275K	\$274K	\$275K	\$274K	\$275K	\$280K	\$280K
Prior Year	\$245K	\$250K	\$255K	\$255K	\$253K	\$253K	\$257K	\$255K	\$255K	\$256K	\$263K	\$266K	\$265K
Percent Change from Prior Year	8%	10%	9%	8%	9%	7%	7%	7%	8%	7%	5%	5%	6%

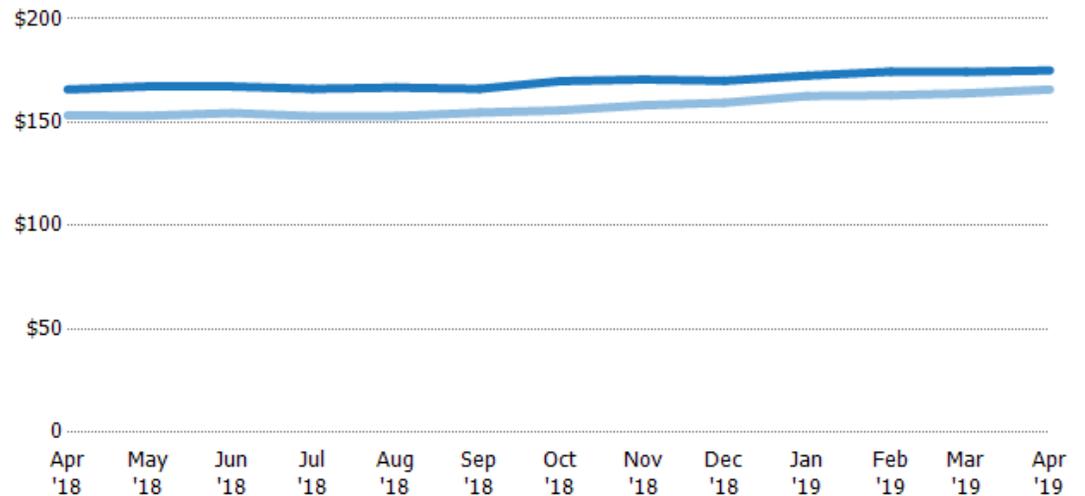
## Average Sales Price per Sq Ft

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, Single  
Family Residence

Month/ Year	Price/sq ft	% Chg.
Apr '19	\$175	5.6%
Apr '18	\$166	8.2%
Apr '17	\$153	-6.9%



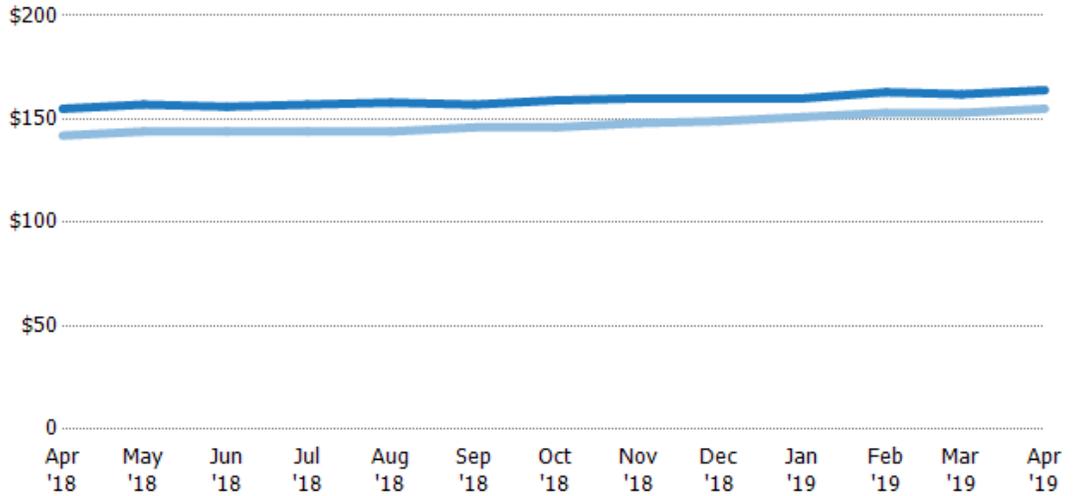
Current Year	\$166	\$167	\$167	\$166	\$167	\$166	\$170	\$171	\$170	\$173	\$174	\$174	\$175
Prior Year	\$153	\$153	\$154	\$153	\$153	\$155	\$156	\$158	\$159	\$163	\$163	\$164	\$166
Percent Change from Prior Year	8%	9%	8%	9%	9%	7%	9%	8%	7%	6%	7%	6%	6%

## 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, Single  
 Family Residence



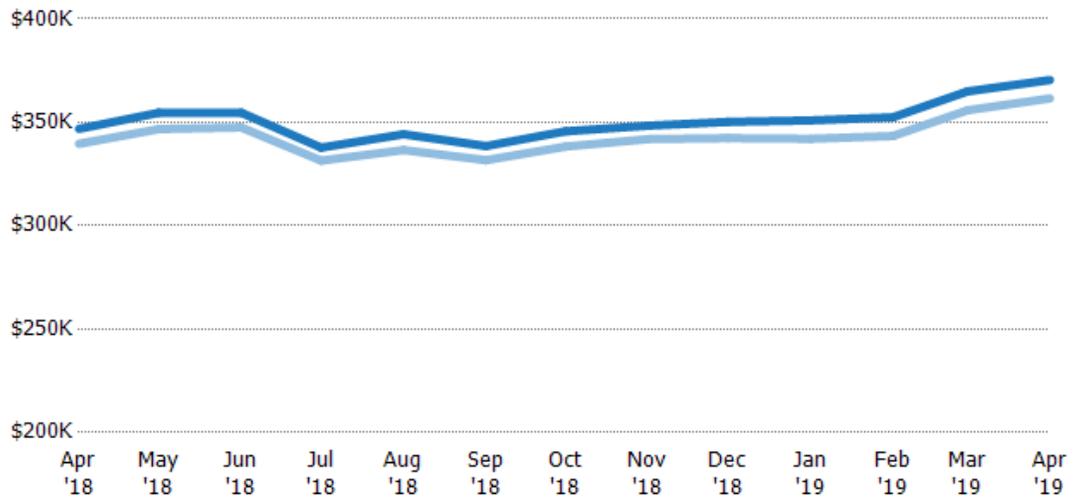
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$155	\$157	\$156	\$157	\$158	\$157	\$159	\$160	\$160	\$160	\$163	\$162	\$164
Prior Year	\$142	\$144	\$144	\$144	\$144	\$146	\$146	\$148	\$149	\$151	\$153	\$153	\$155
Percent Change from Prior Year	9%	9%	8%	9%	10%	8%	9%	8%	7%	6%	7%	6%	6%

## 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, Single  
 Family Residence



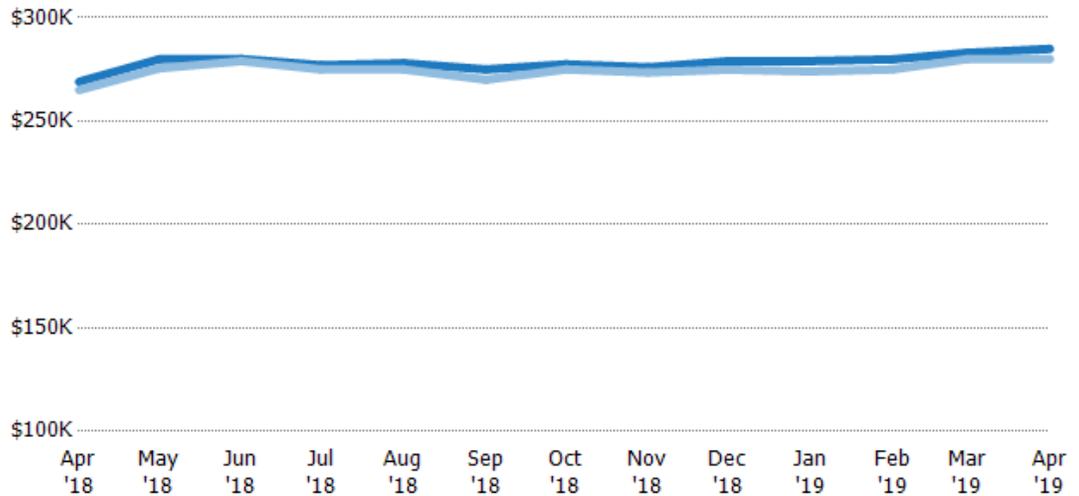
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Avg List Price	\$347K	\$355K	\$355K	\$338K	\$344K	\$339K	\$346K	\$348K	\$350K	\$351K	\$352K	\$365K	\$370K
Avg Sales Price	\$340K	\$347K	\$347K	\$331K	\$337K	\$332K	\$338K	\$342K	\$342K	\$342K	\$343K	\$356K	\$362K
Avg Sales Price as a % of Avg List Price	98%	98%	98%	98%	98%	98%	98%	98%	98%	97%	97%	98%	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

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



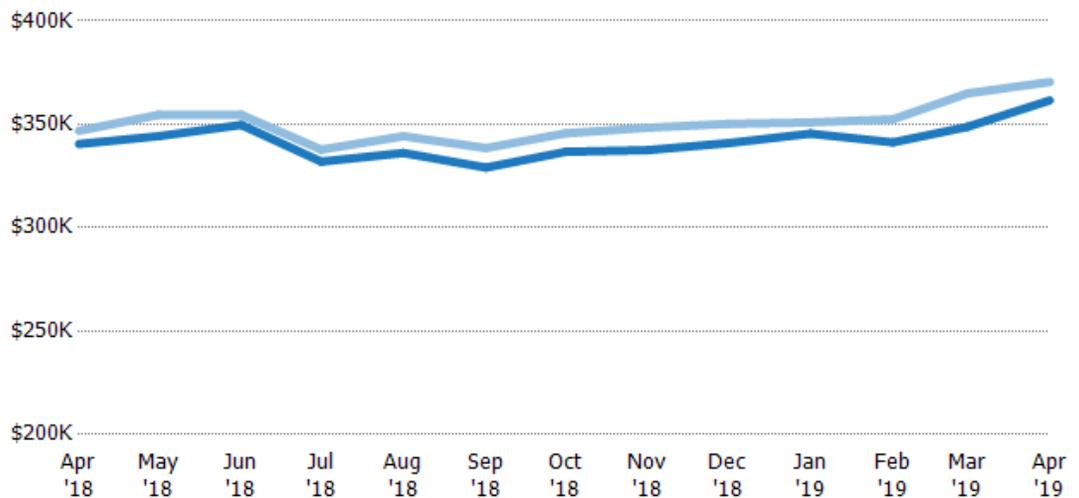
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Median List Price	\$269K	\$280K	\$280K	\$277K	\$278K	\$275K	\$278K	\$276K	\$279K	\$279K	\$280K	\$283K	\$285K
Median Sales Price	\$265K	\$276K	\$279K	\$275K	\$275K	\$270K	\$275K	\$274K	\$275K	\$274K	\$275K	\$280K	\$280K
Med Sales Price as a % of Med List Price	99%	98%	100%	99%	99%	98%	99%	99%	99%	98%	98%	99%	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

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



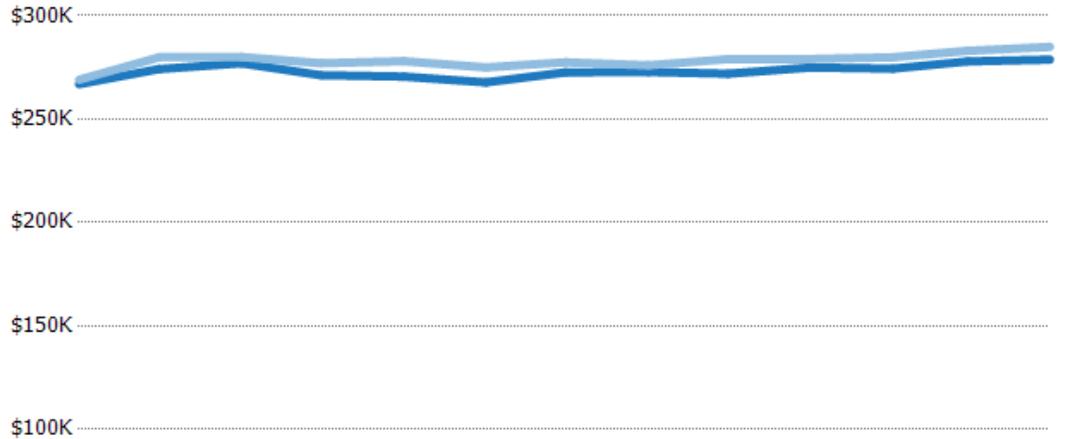
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Avg Est Value	\$340K	\$344K	\$350K	\$332K	\$336K	\$329K	\$337K	\$338K	\$341K	\$345K	\$341K	\$349K	\$362K
Avg Sales Price	\$347K	\$355K	\$355K	\$338K	\$344K	\$339K	\$346K	\$348K	\$350K	\$351K	\$352K	\$365K	\$370K
Avg Sales Price as a % of Avg Est Value	102%	103%	101%	102%	102%	103%	103%	103%	103%	102%	103%	105%	102%

## 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, Single  
 Family Residence



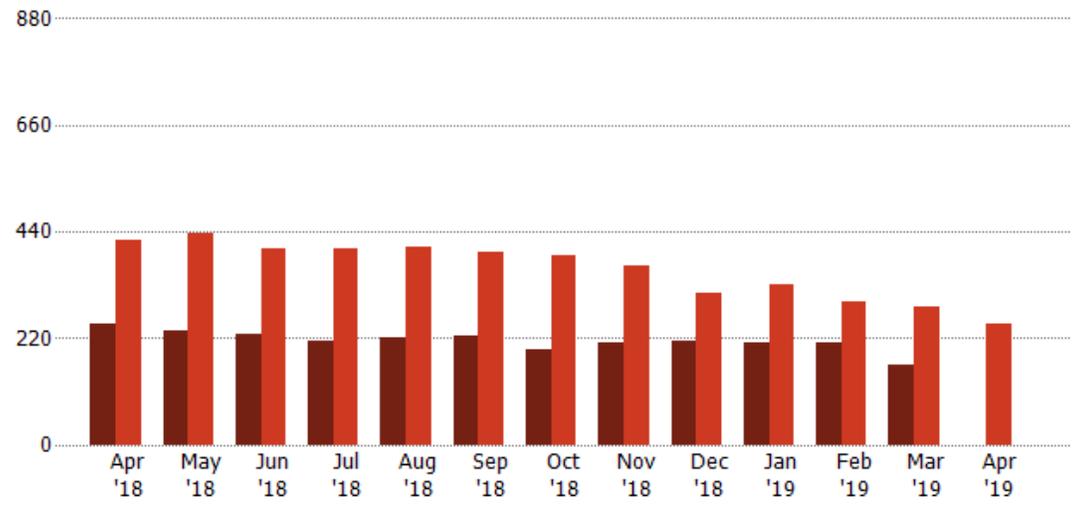
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Median Est Value	\$267K	\$274K	\$277K	\$271K	\$271K	\$268K	\$273K	\$273K	\$272K	\$275K	\$274K	\$278K	\$279K
Median Sales Price	\$269K	\$280K	\$280K	\$277K	\$278K	\$275K	\$278K	\$276K	\$279K	\$279K	\$280K	\$283K	\$285K
Med Sales Price as a % of Med Est Value	101%	102%	101%	102%	103%	103%	102%	101%	103%	101%	102%	102%	102%

## 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, Single  
 Family Residence



	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	250	235	228	216	221	225	198	211	215	212	211	166	-
Prior Year	423	437	405	406	409	398	391	369	313	330	295	285	250
Percent Change from Prior Year	-41%	-46%	-44%	-47%	-46%	-43%	-49%	-43%	-31%	-36%	-28%	-42%	-100%

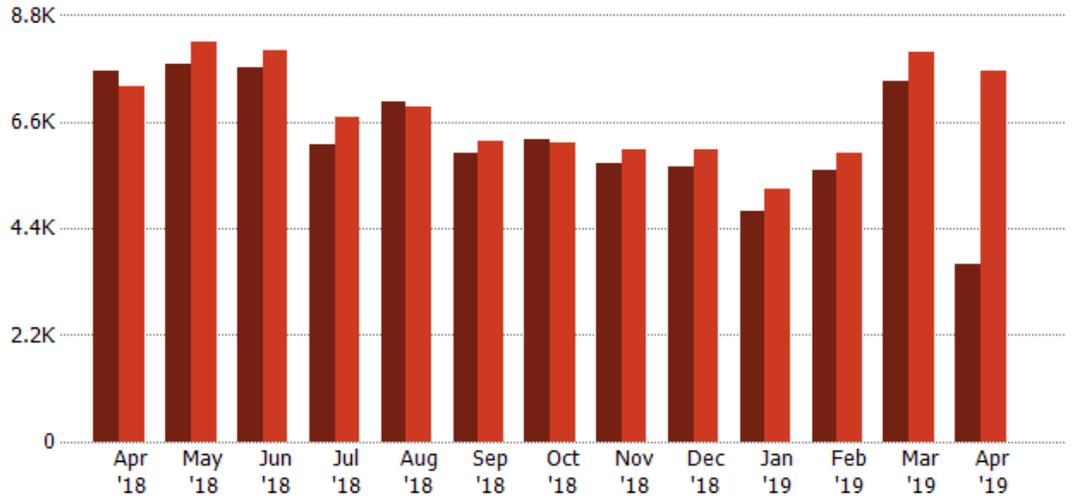
## Distressed Sales

The count of distressed residential properties sold each month.

### Filters Used

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

Month/ Year	Count	% Chg.
Apr '19	3.66K	-52.2%
Apr '18	7.66K	4.3%
Apr '17	7.34K	-4.4%



Current Year	7.66K	7.78K	7.71K	6.15K	7K	5.94K	6.22K	5.76K	5.69K	4.76K	5.6K	7.44K	3.66K
Prior Year	7.34K	8.25K	8.06K	6.68K	6.92K	6.21K	6.15K	6.02K	6.02K	5.21K	5.94K	8.04K	7.66K
Percent Change from Prior Year	4%	-6%	-4%	-8%	1%	-4%	1%	-4%	-5%	-9%	-6%	-7%	-52%

## Sales Activity by ZIP

Apr 2019

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85003			4	\$1,454,500	\$363,625	\$312,750	\$233	\$226	26
85004			4	\$1,394,000	\$348,500	\$262,000	\$219	\$196	64
85006			10	\$3,045,400	\$304,540	\$293,000	\$260	\$266	35
85007			8	\$2,382,000	\$297,750	\$276,250	\$195	\$195	130
85008			20	\$5,684,900	\$284,245	\$244,500	\$175	\$171	39
85009			22	\$3,576,400	\$162,564	\$173,450	\$137	\$147	49
85012			5	\$2,771,500	\$554,300	\$670,000	\$265	\$266	143
85013			18	\$5,233,500	\$290,750	\$263,000	\$225	\$221	51
85014			19	\$7,075,649	\$372,403	\$328,000	\$219	\$228	55
85015			22	\$4,510,311	\$205,014	\$216,500	\$135	\$121	19
85016			39	\$19,662,600	\$504,169	\$308,500	\$241	\$224	55
85017			16	\$2,700,000	\$168,750	\$170,500	\$123	\$122	22
85018			45	\$31,843,350	\$707,630	\$505,000	\$284	\$247	37
85019			10	\$1,971,840	\$197,184	\$195,000	\$128	\$128	26
85020			21	\$7,313,300	\$348,252	\$300,000	\$204	\$192	35
85021			15	\$7,113,100	\$474,207	\$620,000	\$183	\$173	50
85022			43	\$12,360,835	\$287,461	\$255,000	\$176	\$183	40
85023			25	\$6,304,000	\$252,160	\$247,000	\$149	\$148	27
85024			28	\$9,009,400	\$321,764	\$305,500	\$166	\$166	34
85027			31	\$6,708,100	\$216,390	\$220,500	\$171	\$172	24
85028			24	\$10,026,347	\$417,764	\$365,000	\$207	\$196	33
85029			36	\$7,450,399	\$206,956	\$213,750	\$139	\$140	28
85031			20	\$3,612,595	\$180,630	\$187,000	\$119	\$118	25
85032			44	\$11,944,405	\$271,464	\$248,750	\$175	\$177	17
85033			27	\$5,168,400	\$191,422	\$192,500	\$140	\$135	39
85035			25	\$4,912,680	\$196,507	\$195,000	\$137	\$136	22
85037			25	\$5,089,115	\$203,565	\$210,000	\$128	\$127	28
85040			19	\$3,691,856	\$194,308	\$198,565	\$138	\$142	27
85041			36	\$8,397,299	\$233,258	\$225,450	\$131	\$131	36
85042			26	\$6,346,073	\$244,080	\$228,500	\$150	\$154	31
85043			21	\$4,257,200	\$202,724	\$205,000	\$120	\$123	26
85044			29	\$9,461,450	\$326,257	\$262,000	\$178	\$182	29
85045			11	\$3,847,400	\$349,764	\$349,000	\$171	\$171	53
85048			28	\$11,598,074	\$414,217	\$344,750	\$182	\$179	30
85050			31	\$11,572,025	\$373,291	\$365,000	\$193	\$191	31
85051			27	\$5,490,333	\$203,346	\$210,000	\$126	\$129	40
85053			17	\$3,850,100	\$226,476	\$233,000	\$146	\$146	34
85054			9	\$2,388,900	\$265,433	\$293,000	\$212	\$213	94

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## Sales Activity by ZIP

Apr 2019

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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
85083			24	\$9,566,500	\$398,604	\$390,350	\$161	\$167	37
85085			25	\$9,259,024	\$370,361	\$348,449	\$168	\$162	49
85086			55	\$20,298,900	\$369,071	\$337,500	\$163	\$157	46
85087			14	\$5,835,853	\$416,847	\$424,500	\$151	\$162	44
85142			51	\$19,599,471	\$384,303	\$354,611	\$154	\$150	45
85201			21	\$5,007,300	\$238,443	\$234,000	\$161	\$160	38
85202			30	\$6,618,150	\$220,605	\$204,500	\$152	\$149	13
85203			20	\$6,119,100	\$305,955	\$275,675	\$152	\$154	37
85204			18	\$4,318,000	\$239,889	\$243,950	\$163	\$160	26
85205			37	\$9,126,577	\$246,664	\$206,000	\$158	\$158	22
85206			37	\$8,351,135	\$225,706	\$224,900	\$150	\$150	30
85207			61	\$26,773,853	\$438,916	\$375,000	\$181	\$166	41
85208			32	\$7,151,739	\$223,492	\$220,500	\$151	\$156	21
85209			44	\$12,150,800	\$276,155	\$263,500	\$162	\$162	32
85210			17	\$4,051,950	\$238,350	\$235,000	\$160	\$167	40
85212			35	\$11,979,901	\$342,283	\$319,000	\$148	\$149	34
85213			32	\$12,063,700	\$376,991	\$330,750	\$161	\$163	25
85215			13	\$4,975,900	\$382,762	\$280,000	\$165	\$161	44
85224			32	\$9,578,950	\$299,342	\$277,500	\$188	\$187	29
85225			46	\$12,669,458	\$275,423	\$272,500	\$176	\$177	20
85226			25	\$7,455,752	\$298,230	\$275,000	\$189	\$184	20
85233			38	\$12,053,199	\$317,189	\$320,750	\$167	\$164	27
85234			32	\$11,161,600	\$348,800	\$305,500	\$172	\$170	19
85248			47	\$17,053,058	\$362,831	\$324,999	\$172	\$171	27
85249			50	\$23,434,962	\$468,699	\$428,050	\$178	\$174	35
85250			32	\$11,018,700	\$344,334	\$315,000	\$221	\$216	23
85251			42	\$18,488,826	\$440,210	\$349,200	\$262	\$225	32
85253			22	\$48,476,400	\$2,203,473	\$1,850,000	\$401	\$375	74
85254			46	\$23,657,250	\$514,288	\$502,500	\$226	\$232	45
85255			55	\$59,074,000	\$1,074,073	\$850,000	\$291	\$270	47
85257			24	\$8,065,500	\$336,063	\$343,000	\$210	\$217	36
85258			50	\$23,312,950	\$466,259	\$402,000	\$240	\$231	28
85259			30	\$23,623,294	\$787,443	\$621,500	\$230	\$212	69
85260			38	\$19,580,899	\$515,287	\$435,000	\$225	\$212	47
85262			36	\$46,358,490	\$1,287,736	\$1,137,500	\$293	\$275	81
85263			13	\$7,982,713	\$614,055	\$617,000	\$238	\$233	65
85266			25	\$22,744,250	\$909,770	\$735,000	\$263	\$242	52

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## Sales Activity by ZIP

Apr 2019

← Continued from previous page

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85268			44	\$22,085,375	\$501,940	\$421,250	\$213	\$211	49
85281			25	\$6,616,700	\$264,668	\$265,000	\$206	\$196	20
85282			32	\$8,413,300	\$262,916	\$277,500	\$178	\$176	21
85283			22	\$6,930,350	\$315,016	\$300,000	\$173	\$174	27
85284			11	\$5,227,000	\$475,182	\$430,000	\$178	\$178	34
85286			34	\$13,301,146	\$391,210	\$378,000	\$173	\$175	37
85295			33	\$11,432,961	\$346,453	\$327,347	\$158	\$154	29
85296			50	\$17,410,769	\$348,215	\$304,750	\$167	\$169	24
85297			34	\$14,526,800	\$427,259	\$362,500	\$165	\$159	29
85298			34	\$14,697,720	\$432,286	\$361,450	\$176	\$175	35
85301			25	\$4,548,483	\$181,939	\$175,000	\$123	\$122	18
85302			32	\$6,949,193	\$217,162	\$216,500	\$130	\$125	21
85303			17	\$4,023,990	\$236,705	\$225,000	\$144	\$143	53
85304			15	\$4,005,300	\$267,020	\$245,000	\$148	\$140	32
85305			8	\$2,536,115	\$317,014	\$287,250	\$135	\$134	40
85306			19	\$4,560,401	\$240,021	\$254,500	\$145	\$154	27
85307			8	\$2,687,288	\$335,911	\$293,593	\$132	\$132	45
85308			57	\$18,192,800	\$319,172	\$285,000	\$163	\$164	44
85310			17	\$5,385,599	\$316,800	\$289,999	\$154	\$158	38
85322			1	\$198,000	\$198,000	\$198,000	\$131	\$131	2
85323			26	\$6,454,300	\$248,242	\$235,000	\$121	\$126	41
85326			74	\$17,138,469	\$231,601	\$220,000	\$122	\$125	35
85331			45	\$22,789,400	\$506,431	\$445,000	\$196	\$197	39
85335			26	\$5,363,570	\$206,291	\$211,000	\$135	\$133	25
85337			1	\$120,000	\$120,000	\$120,000	\$46	\$46	153
85338			70	\$20,886,327	\$298,376	\$272,000	\$142	\$142	30
85339			38	\$10,621,753	\$279,520	\$270,500	\$126	\$121	57
85340			33	\$11,367,778	\$344,478	\$338,000	\$145	\$143	41
85345			39	\$8,672,375	\$222,369	\$218,000	\$145	\$141	18
85351			79	\$14,333,383	\$181,435	\$175,500	\$124	\$122	31
85353			33	\$7,759,919	\$235,149	\$230,000	\$120	\$118	34
85355			13	\$4,093,000	\$314,846	\$293,000	\$121	\$124	57
85361			8	\$2,516,700	\$314,588	\$317,500	\$154	\$156	95
85363			10	\$1,994,000	\$199,400	\$205,000	\$127	\$125	10
85373			29	\$6,736,980	\$232,310	\$225,000	\$132	\$130	34
85374			50	\$12,669,490	\$253,390	\$240,750	\$157	\$163	16
85375			60	\$15,003,070	\$250,051	\$231,500	\$152	\$152	27

Continues on next page →

## Sales Activity by ZIP

Apr 2019

← Continued from previous page

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85377			7	\$5,739,000	\$819,857	\$365,000	\$259	\$173	17
85378			6	\$1,381,546	\$230,258	\$219,773	\$147	\$140	23
85379			64	\$18,014,779	\$281,481	\$269,000	\$125	\$125	39
85381			22	\$6,000,350	\$272,743	\$269,000	\$143	\$141	29
85382			37	\$10,272,300	\$277,630	\$270,000	\$158	\$158	20
85383			69	\$29,635,101	\$429,494	\$380,000	\$172	\$167	46
85387			26	\$8,185,895	\$314,842	\$311,794	\$159	\$171	59
85388			36	\$9,448,085	\$262,447	\$246,000	\$132	\$132	35
85390			5	\$1,422,500	\$284,500	\$230,000	\$164	\$153	199
85392			34	\$8,664,397	\$254,835	\$249,500	\$138	\$138	25
85395			44	\$15,358,845	\$349,065	\$316,000	\$168	\$154	42
85396			46	\$15,515,641	\$337,297	\$298,245	\$153	\$155	54