



2019

MARICOPA COUNTY

MARKET REPORT

March 2019



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



Summary of Key Listing and Sales Metrics

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

Key Metrics	Mar 2019	Mar 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	9,297	9,400	-1.1%	26,567	25,888	+2.6%
New Listing Volume	\$3,862,301,406	\$3,592,968,943	+7.5%	\$11,249,578,040	\$10,108,202,922	+11.3%
Active Listing Count	14,938	16,280	-8.2%	N/A	N/A	
Active Listing Volume	\$9,504,506,822	\$9,116,726,020	+4.3%	N/A	N/A	
Average Listing Price	\$636,264	\$559,995	+13.6%	\$595,372	\$551,730	+7.9%
Median Listing Price	\$383,116	\$349,000	+9.8%	\$361,044	\$341,295	+5.8%
Average Listing Price per Sq Ft	\$212	\$195	+8.9%	\$205	\$193	+6.6%
Median Listing Price per Sq Ft	\$181	\$168	+7.7%	\$177	\$166	+6.5%
Median Days in RPR	47	44	+6.8%	47.98	48.15	-0.4%
Months of Inventory	2.7	2.7	-2.7%	2.6	2.6	-1%
Absorption Rate	37.55%	36.52%	+1%	38.16%	37.77%	+0.4%
Sales Activity Charts Metrics						
New Pending Sales Count	10,796	9,594	+12.5%	26,255	25,451	+3.2%
New Pending Sales Volume	\$3,997,461,898	\$3,336,788,390	+19.8%	\$9,629,077,160	\$8,639,936,258	+11.4%
Pending Sales Count	10,566	7,461	+41.6%	N/A	N/A	
Pending Sales Volume	\$4,163,505,571	\$2,787,731,741	+49.4%	N/A	N/A	
Closed Sales Count	7,411	8,040	-7.8%	17,784	19,196	-7.4%
Closed Sales Volume	\$2,633,133,054	\$2,688,707,623	-2.1%	\$6,187,956,991	\$6,321,193,032	-2.1%
Average Sales Price	\$355,301	\$334,416	+6.2%	\$347,951	\$329,297	+5.7%
Median Sales Price	\$279,900	\$265,500	+5.4%	\$276,774	\$262,147	+5.6%
Average Sales Price per Sq Ft	\$174	\$164	+6.2%	\$174	\$163	+6.4%
Median Sales Price per Sq Ft	\$162	\$153	+5.9%	\$162	\$152	+6.1%
Distressed Charts Metrics						
Distressed Listing Count	141	287	-50.9%	N/A	N/A	

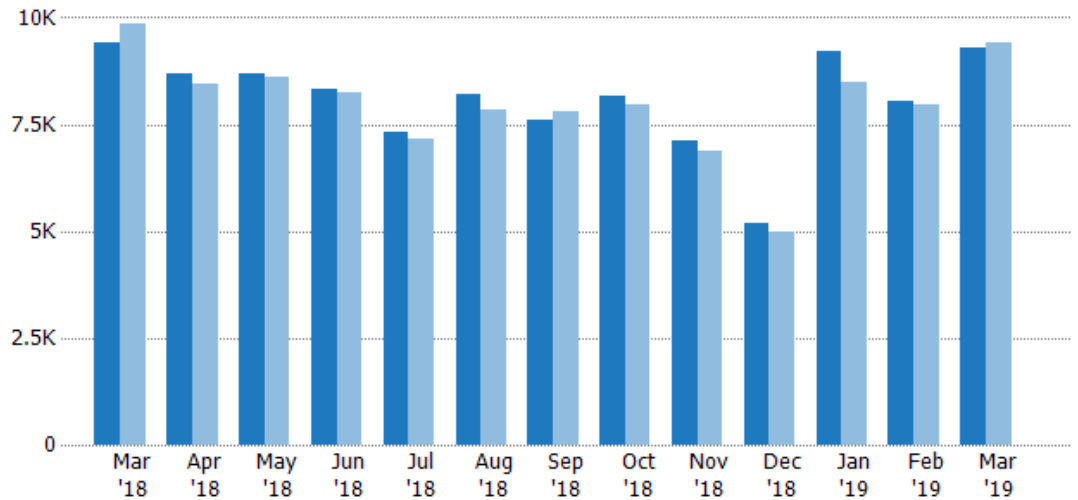
New Listings

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

Filters Used

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

Month/ Year	Count	% Chg.
Mar '19	9.3K	-1.1%
Mar '18	9.4K	-4.6%
Mar '17	9.85K	-6.7%



Current Year	9.4K	8.71K	8.69K	8.34K	7.33K	8.19K	7.6K	8.17K	7.12K	5.17K	9.21K	8.06K	9.3K
Prior Year	9.85K	8.45K	8.61K	8.23K	7.15K	7.86K	7.81K	7.96K	6.87K	4.97K	8.51K	7.98K	9.4K
Percent Change from Prior Year	-5%	3%	1%	1%	2%	4%	-3%	3%	4%	4%	8%	1%	-1%

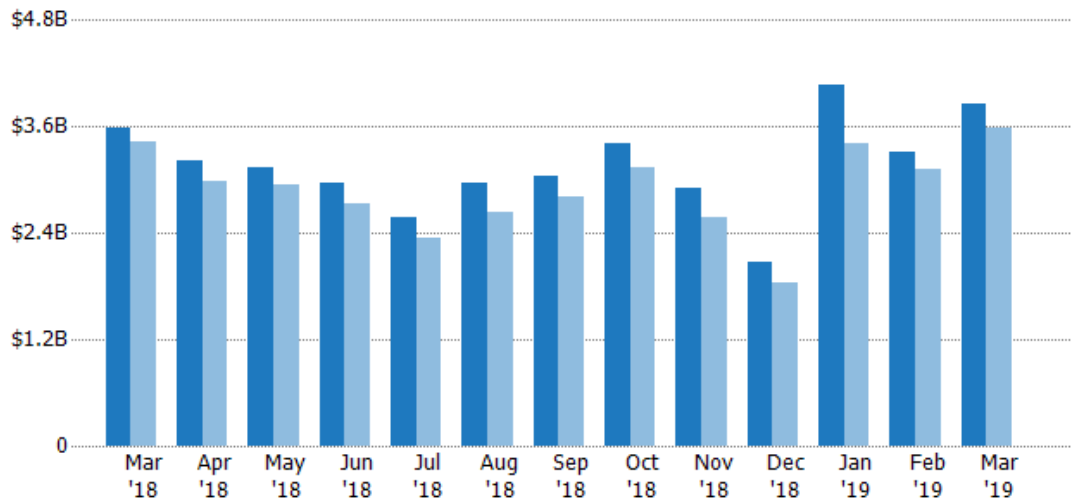
New Listing Volume

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.
Mar '19	\$3.86B	7.5%
Mar '18	\$3.59B	4.6%
Mar '17	\$3.44B	-6.5%



Current Year	\$3.59B	\$3.23B	\$3.13B	\$2.97B	\$2.58B	\$2.95B	\$3.04B	\$3.42B	\$2.91B	\$2.07B	\$4.07B	\$3.32B	\$3.86B
Prior Year	\$3.44B	\$2.99B	\$2.94B	\$2.74B	\$2.35B	\$2.64B	\$2.82B	\$3.13B	\$2.58B	\$1.83B	\$3.41B	\$3.11B	\$3.59B
Percent Change from Prior Year	5%	8%	7%	8%	10%	12%	8%	9%	13%	13%	20%	7%	7%

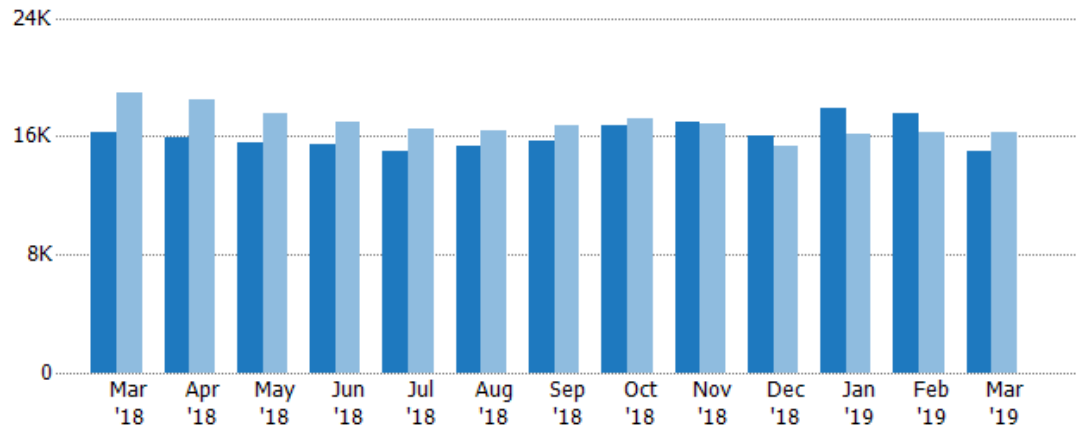
Active Listings

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

Month/ Year	Count	% Chg.
Mar '19	14.9K	-8.2%
Mar '18	16.3K	-14.1%
Mar '17	18.9K	8.9%



Current Year	16.3K	15.9K	15.5K	15.5K	15K	15.4K	15.7K	16.7K	17K	16.1K	17.8K	17.5K	14.9K
Prior Year	18.9K	18.5K	17.5K	17K	16.5K	16.3K	16.7K	17.1K	16.8K	15.3K	16.2K	16.3K	16.3K
Percent Change from Prior Year	-14%	-14%	-11%	-9%	-9%	-6%	-6%	-3%	1%	5%	10%	8%	-8%

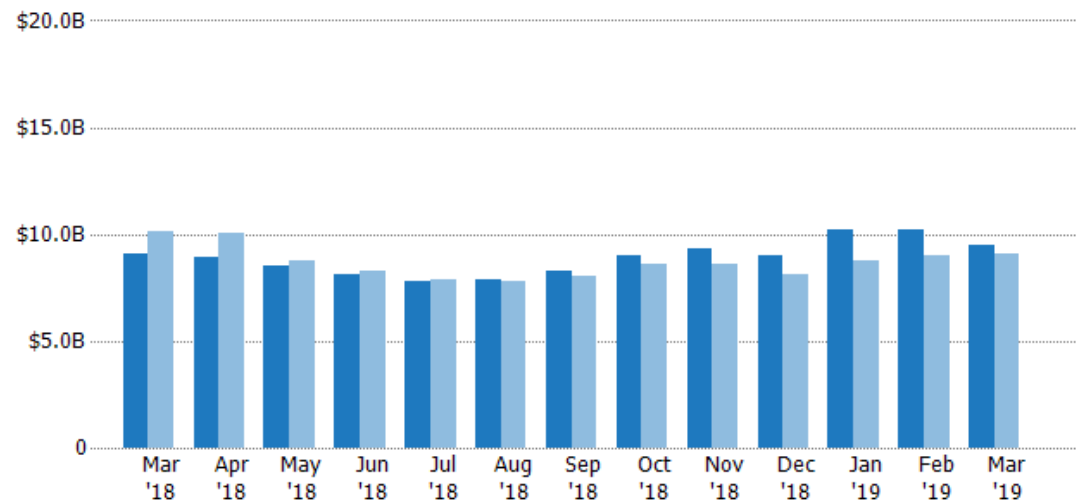
Active Listing Volume

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

Month/ Year	Volume	% Chg.
Mar '19	\$9.5B	4.3%
Mar '18	\$9.12B	-9.8%
Mar '17	\$10.1B	-4.9%



Current Year	\$9.12B	\$8.95B	\$8.51B	\$8.12B	\$7.78B	\$7.92B	\$8.3B	\$8.99B	\$9.32B	\$9.01B	\$10.2B	\$10.2B	\$9.5B
Prior Year	\$10.1B	\$10.1B	\$8.76B	\$8.27B	\$7.88B	\$7.81B	\$8.07B	\$8.6B	\$8.64B	\$8.13B	\$8.75B	\$9.01B	\$9.12B
Percent Change from Prior Year	-10%	-11%	-3%	-2%	-1%	1%	3%	5%	8%	11%	17%	13%	4%

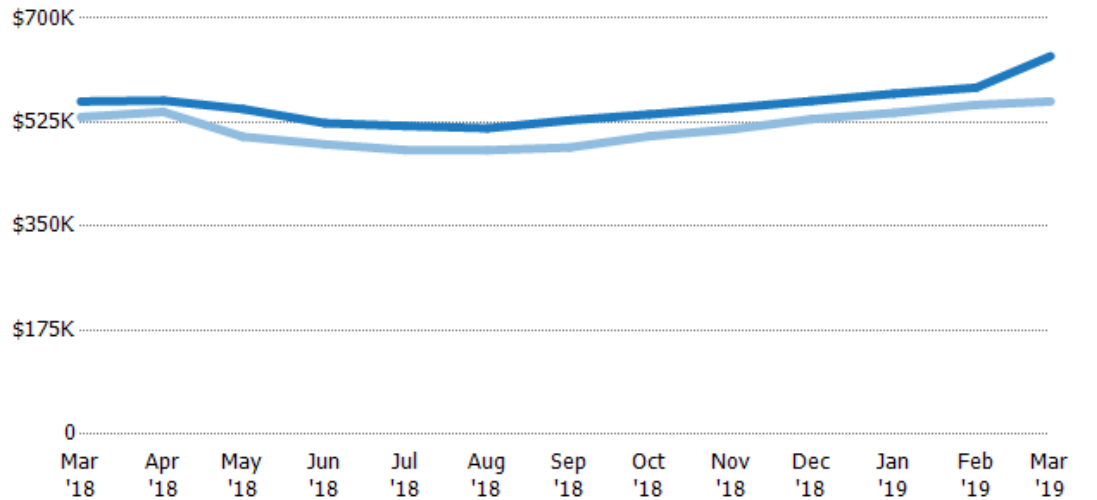
Average Listing Price

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

Month/ Year	Price	% Chg.
Mar '19	\$636K	13.6%
Mar '18	\$560K	4.9%
Mar '17	\$534K	-12.7%



Current Year	\$560K	\$562K	\$547K	\$523K	\$519K	\$515K	\$528K	\$538K	\$549K	\$561K	\$573K	\$583K	\$636K
Prior Year	\$534K	\$542K	\$501K	\$488K	\$478K	\$478K	\$483K	\$502K	\$513K	\$530K	\$541K	\$554K	\$560K
Percent Change from Prior Year	5%	4%	9%	7%	8%	8%	9%	7%	7%	6%	6%	5%	14%

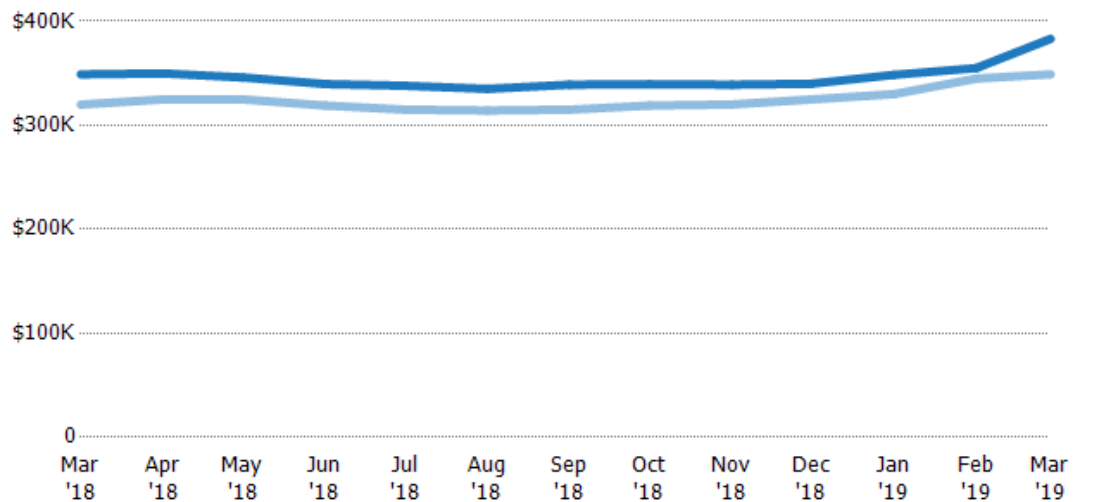
Median Listing Price

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

Month/ Year	Price	% Chg.
Mar '19	\$383K	9.8%
Mar '18	\$349K	9.1%
Mar '17	\$320K	-5.3%



Current Year	\$349K	\$350K	\$346K	\$340K	\$338K	\$335K	\$339K	\$340K	\$339K	\$340K	\$349K	\$355K	\$383K
Prior Year	\$320K	\$325K	\$325K	\$319K	\$315K	\$314K	\$315K	\$319K	\$320K	\$325K	\$330K	\$345K	\$349K
Percent Change from Prior Year	9%	8%	6%	6%	7%	7%	8%	6%	6%	5%	6%	3%	10%

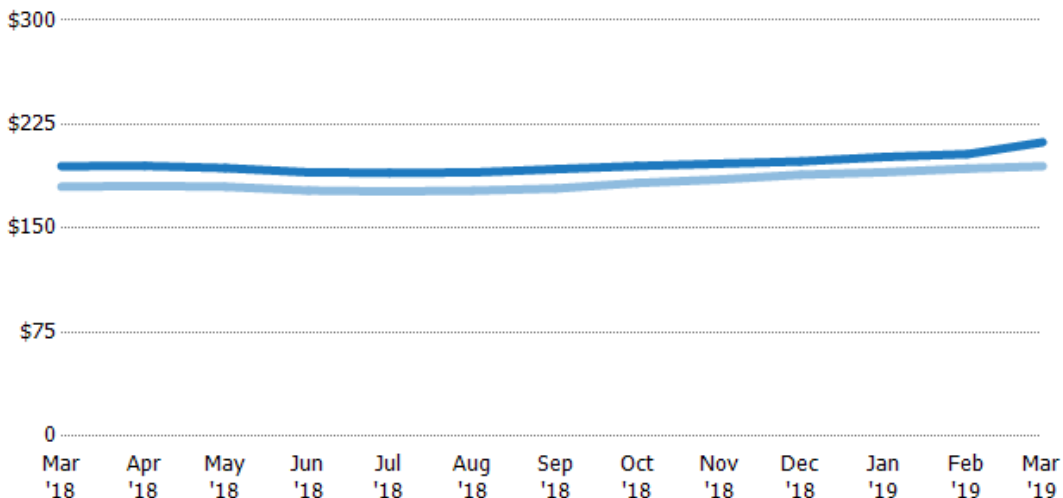
Average Listing Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Mar '19	\$212	8.9%
Mar '18	\$195	8.3%
Mar '17	\$180	-5.3%



Current Year	\$195	\$195	\$193	\$190	\$190	\$190	\$193	\$195	\$197	\$198	\$201	\$203	\$212
Prior Year	\$180	\$181	\$180	\$177	\$177	\$177	\$179	\$183	\$185	\$189	\$190	\$193	\$195
Percent Change from Prior Year	8%	8%	7%	7%	8%	7%	8%	7%	6%	5%	6%	5%	9%

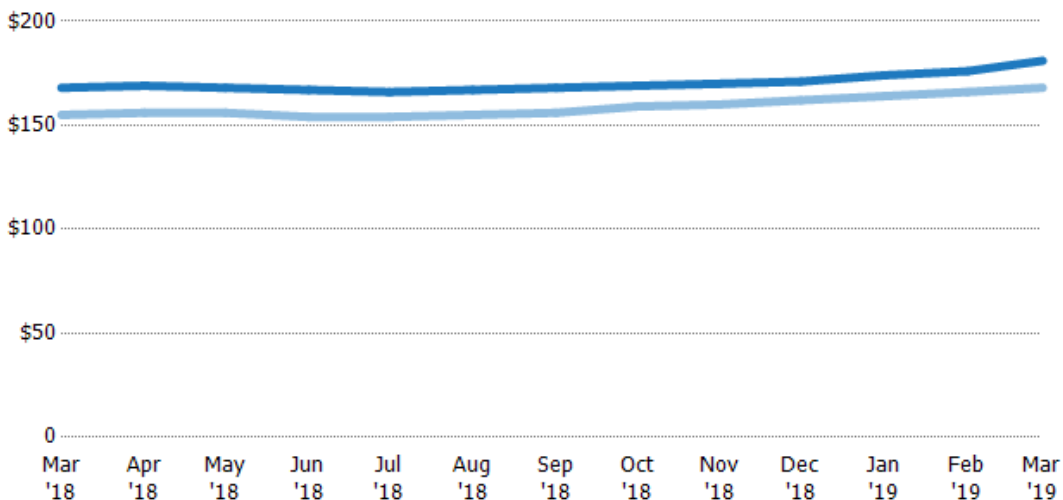
Median Listing Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Mar '19	\$181	7.7%
Mar '18	\$168	8.4%
Mar '17	\$155	-5.2%



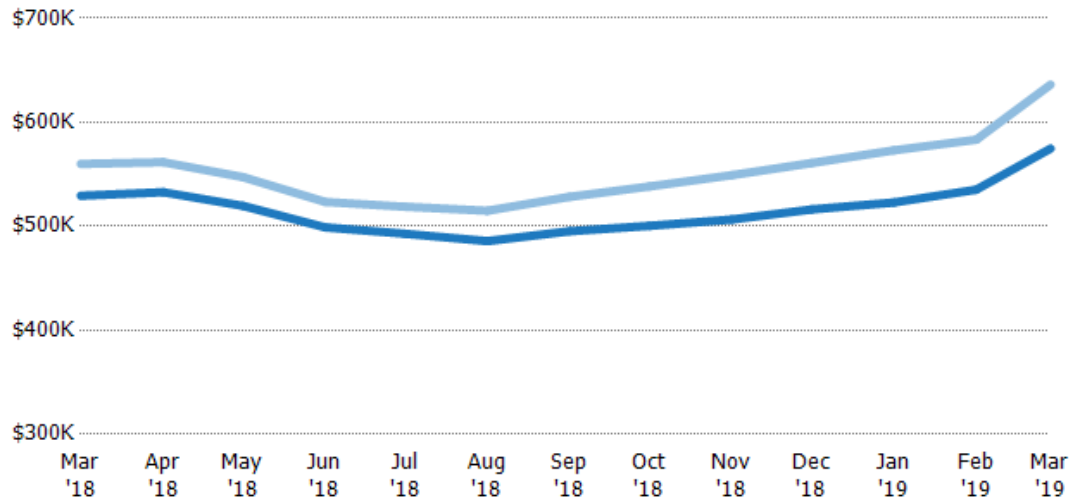
Current Year	\$168	\$169	\$168	\$167	\$166	\$167	\$168	\$169	\$170	\$171	\$174	\$176	\$181
Prior Year	\$155	\$156	\$156	\$154	\$154	\$155	\$156	\$159	\$160	\$162	\$164	\$166	\$168
Percent Change from Prior Year	8%	8%	8%	8%	8%	8%	8%	6%	6%	6%	6%	6%	8%

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

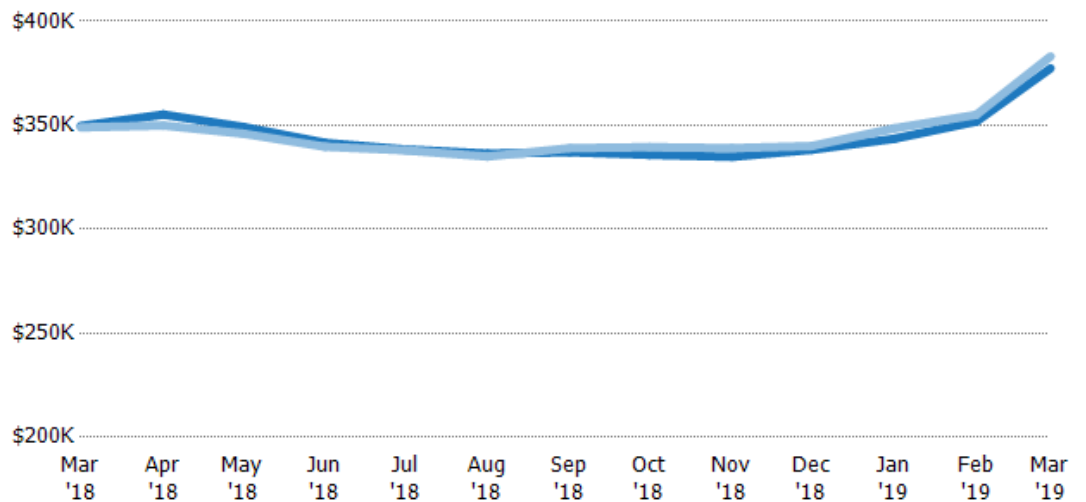


Median Listing Price vs Median Est Value

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



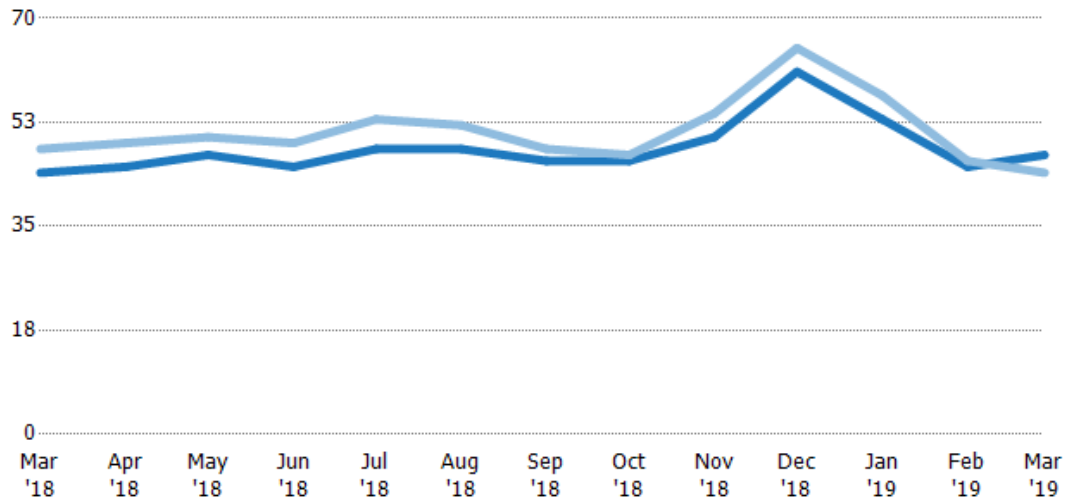
Median Days in RPR

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

Month/ Year	Days	% Chg.
Mar '19	47	6.8%
Mar '18	44	-8.3%
Mar '17	48	8.3%



Current Year	44	45	47	45	48	48	46	46	50	61	53	45	47
Prior Year	48	49	50	49	53	52	48	47	54	65	57	46	44
Percent Change from Prior Year	-8%	-8%	-6%	-8%	-9%	-8%	-4%	-2%	-7%	-6%	-7%	-2%	7%

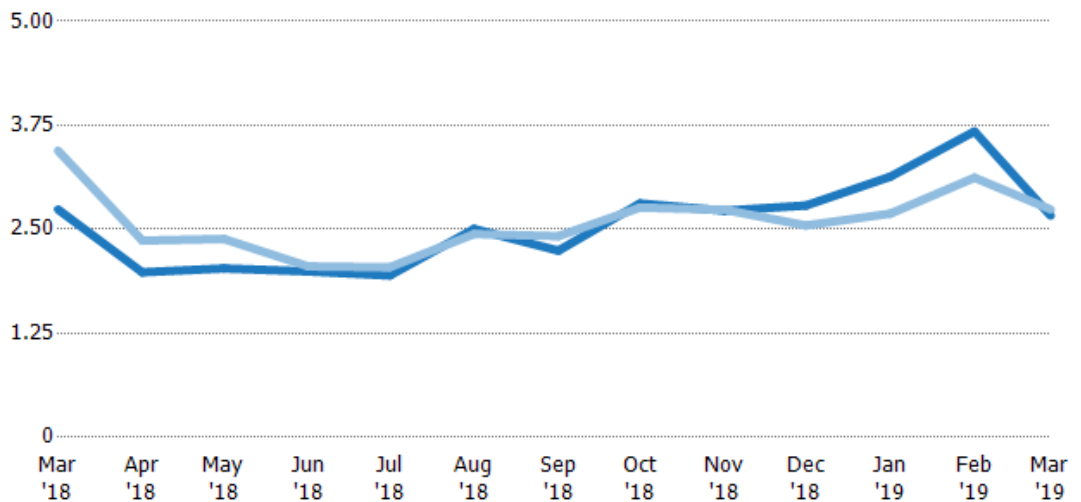
Months of Inventory

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

Month/ Year	Months	% Chg.
Mar '19	2.66	-2.7%
Mar '18	2.74	-20.5%
Mar '17	3.45	24.3%



Current Year	2.74	1.98	2.03	1.99	1.94	2.5	2.24	2.81	2.72	2.79	3.13	3.68	2.66
Prior Year	3.45	2.36	2.38	2.05	2.04	2.44	2.42	2.76	2.74	2.55	2.69	3.12	2.74
Percent Change from Prior Year	-21%	-16%	-15%	-3%	-5%	3%	-7%	2%	0%	9%	17%	18%	-3%

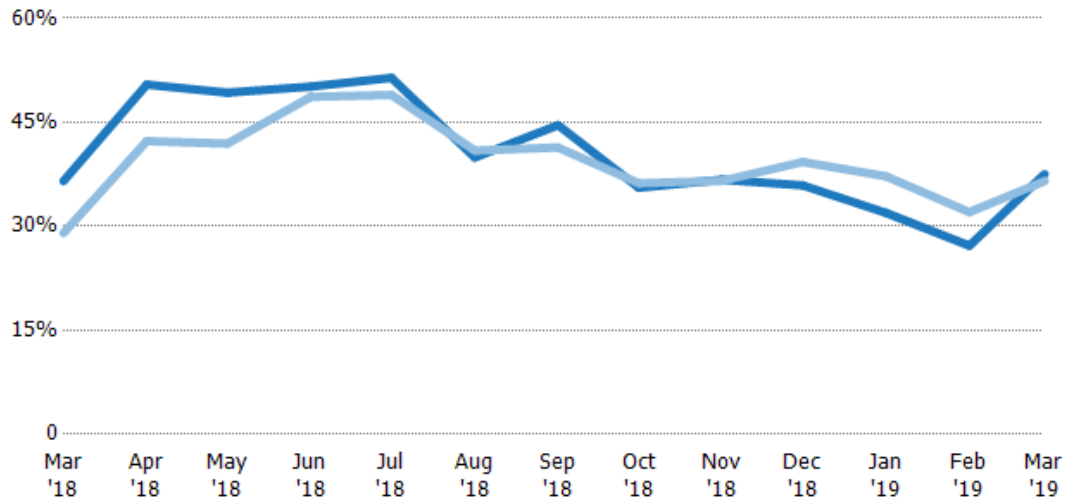
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/ Year	Rate	Chg.
Mar '19	38%	-1%
Mar '18	37%	-7.5%
Mar '17	29%	-19.6%



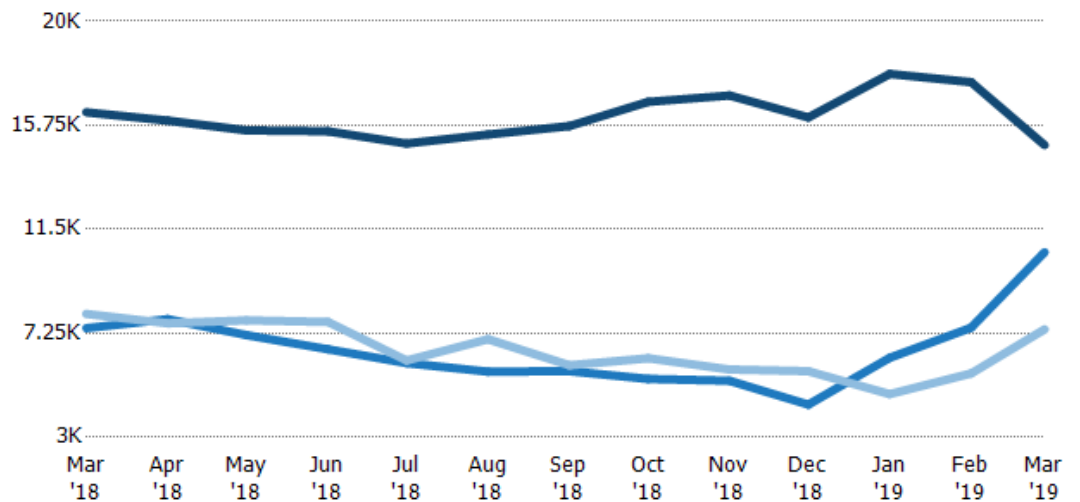
Current Year	37%	50%	49%	50%	51%	40%	45%	36%	37%	36%	32%	27%	38%
Prior Year	29%	42%	42%	49%	49%	41%	41%	36%	37%	39%	37%	32%	37%
Change from Prior Year	-7%	-8%	-7%	-1%	-2%	1%	-3%	1%	0%	3%	5%	5%	-1%

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



Active	16.3K	15.9K	15.5K	15.5K	15K	15.4K	15.7K	16.7K	17K	16.1K	17.8K	17.5K	14.9K
Pending	7.46K	7.83K	7.18K	6.6K	6.03K	5.68K	5.7K	5.39K	5.31K	4.34K	6.25K	7.48K	10.6K
Sold	8.04K	7.66K	7.78K	7.72K	6.14K	7.01K	5.94K	6.23K	5.77K	5.7K	4.76K	5.61K	7.41K

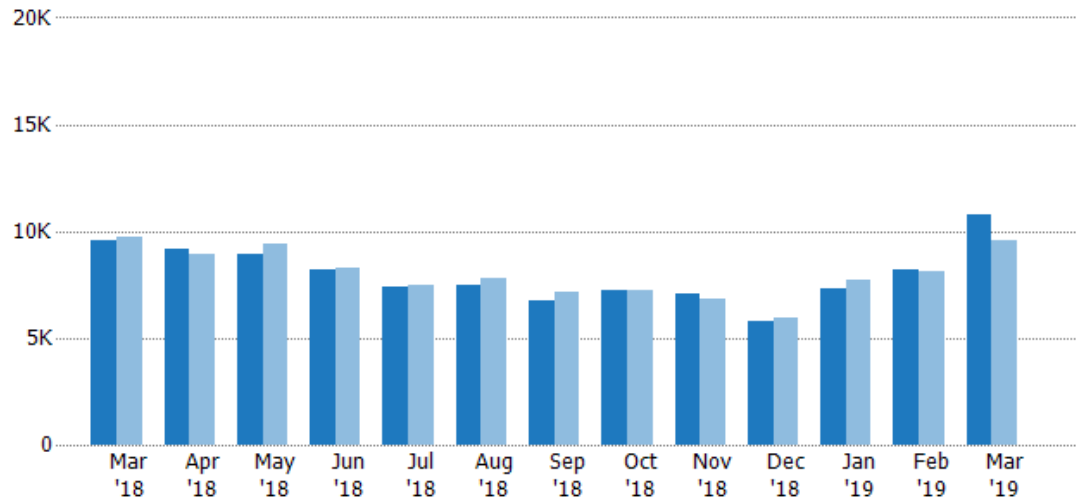
New Pending Sales

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.
Mar '19	10.8K	12.5%
Mar '18	9.59K	-1.2%
Mar '17	9.71K	-8.2%



Current Year	9.59K	9.15K	8.96K	8.16K	7.39K	7.43K	6.76K	7.23K	7.07K	5.76K	7.29K	8.17K	10.8K
Prior Year	9.71K	8.9K	9.41K	8.31K	7.46K	7.76K	7.11K	7.25K	6.86K	5.93K	7.75K	8.11K	9.59K
Percent Change from Prior Year	-1%	3%	-5%	-2%	-1%	-4%	-5%	0%	3%	-3%	-6%	1%	13%

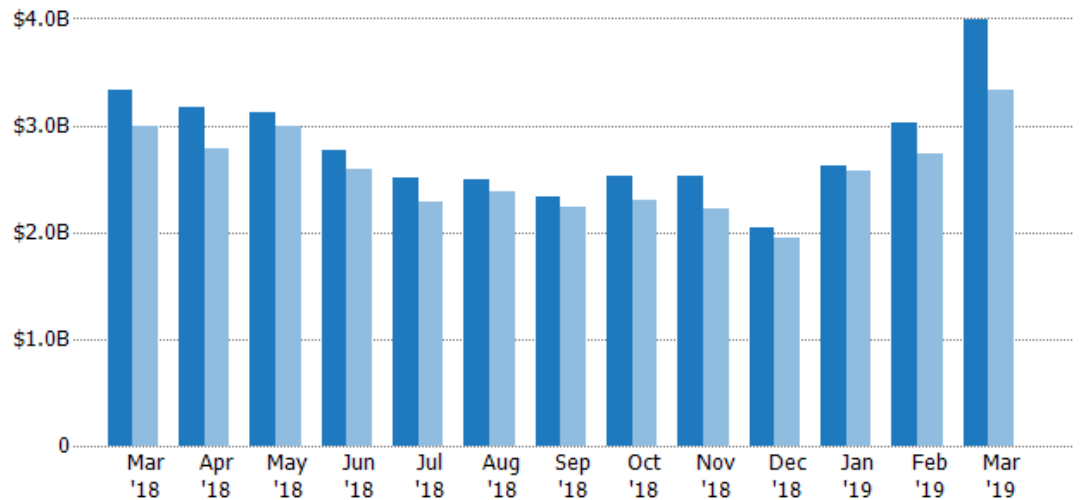
New Pending Sales Volume

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.
Mar '19	\$4B	19.8%
Mar '18	\$3.34B	11.4%
Mar '17	\$3B	-15.5%



Current Year	\$3.34B	\$3.17B	\$3.13B	\$2.76B	\$2.51B	\$2.49B	\$2.33B	\$2.52B	\$2.53B	\$2.04B	\$2.61B	\$3.02B	\$4B
Prior Year	\$3B	\$2.79B	\$2.99B	\$2.59B	\$2.29B	\$2.38B	\$2.23B	\$2.3B	\$2.21B	\$1.95B	\$2.58B	\$2.73B	\$3.34B
Percent Change from Prior Year	11%	14%	5%	7%	10%	4%	5%	10%	14%	4%	1%	11%	20%

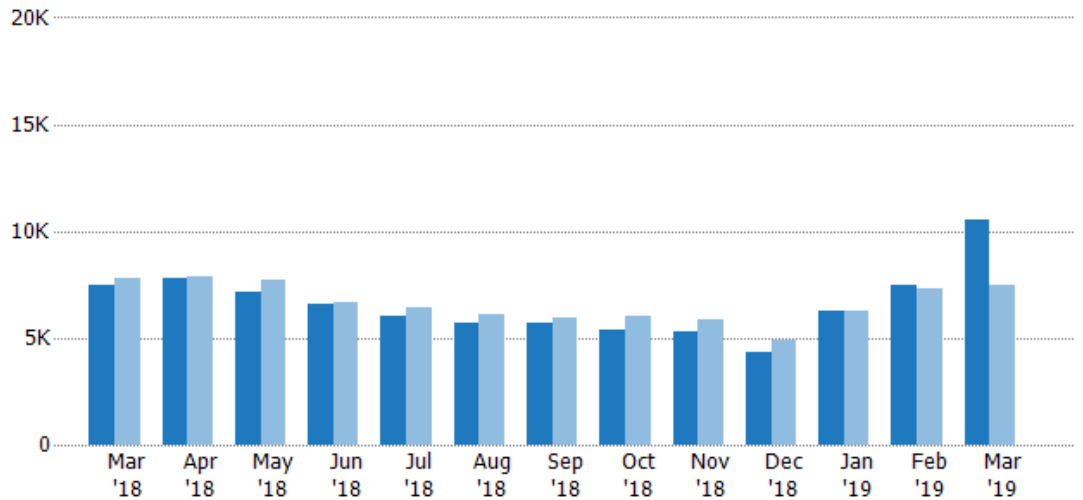
Pending Sales

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

Month/ Year	Count	% Chg.
Mar '19	10.6K	41.6%
Mar '18	7.46K	-4.5%
Mar '17	7.81K	-3.7%



Current Year	7.46K	7.83K	7.18K	6.6K	6.03K	5.68K	5.7K	5.39K	5.31K	4.34K	6.25K	7.48K	10.6K
Prior Year	7.81K	7.86K	7.68K	6.68K	6.43K	6.09K	5.93K	5.99K	5.86K	4.87K	6.23K	7.31K	7.46K
Percent Change from Prior Year	-5%	0%	-7%	-1%	-6%	-7%	-4%	-10%	-9%	-11%	0%	2%	42%

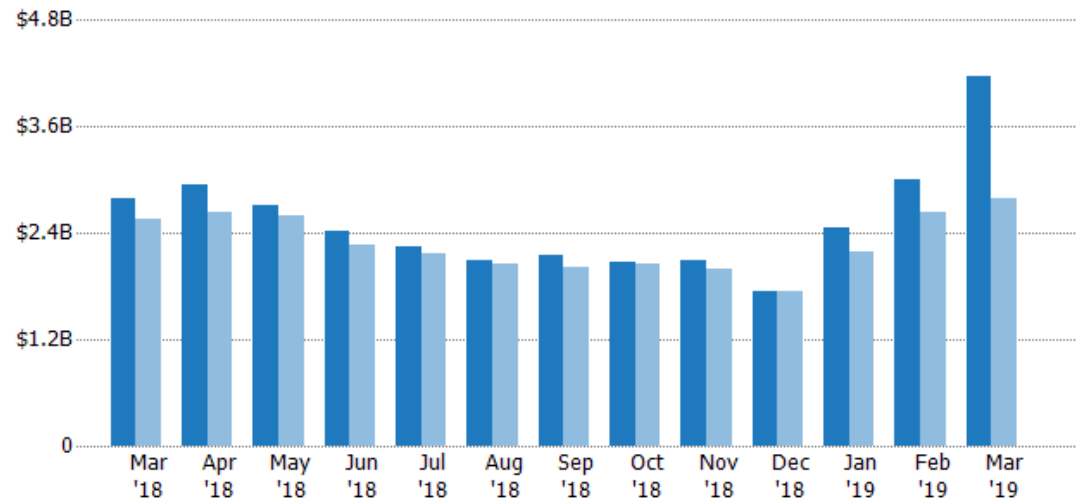
Pending Sales Volume

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

Month/ Year	Volume	% Chg.
Mar '19	\$4.16B	49.4%
Mar '18	\$2.79B	9.1%
Mar '17	\$2.56B	-11.1%



Current Year	\$2.79B	\$2.94B	\$2.7B	\$2.42B	\$2.25B	\$2.09B	\$2.15B	\$2.07B	\$2.09B	\$1.74B	\$2.45B	\$3.01B	\$4.16B
Prior Year	\$2.56B	\$2.63B	\$2.6B	\$2.26B	\$2.17B	\$2.05B	\$2.02B	\$2.05B	\$2B	\$1.73B	\$2.19B	\$2.64B	\$2.79B
Percent Change from Prior Year	9%	12%	4%	7%	4%	2%	6%	1%	5%	1%	12%	14%	49%

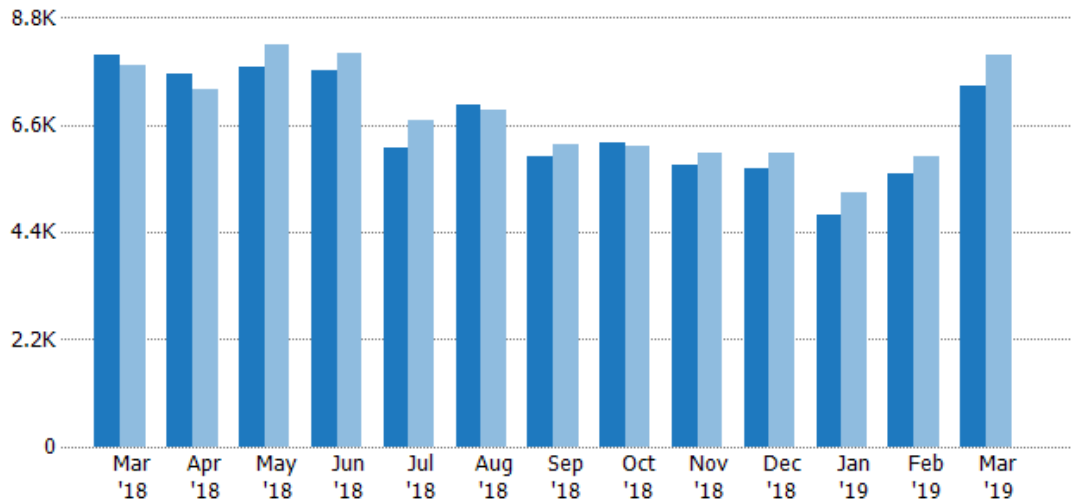
Closed Sales

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.
Mar '19	7.41K	-7.8%
Mar '18	8.04K	2.6%
Mar '17	7.84K	-11.6%



Current Year	8.04K	7.66K	7.78K	7.72K	6.14K	7.01K	5.94K	6.23K	5.77K	5.7K	4.76K	5.61K	7.41K
Prior Year	7.84K	7.34K	8.25K	8.07K	6.69K	6.92K	6.21K	6.15K	6.02K	6.02K	5.21K	5.95K	8.04K
Percent Change from Prior Year	3%	4%	-6%	-4%	-8%	1%	-4%	1%	-4%	-5%	-9%	-6%	-8%

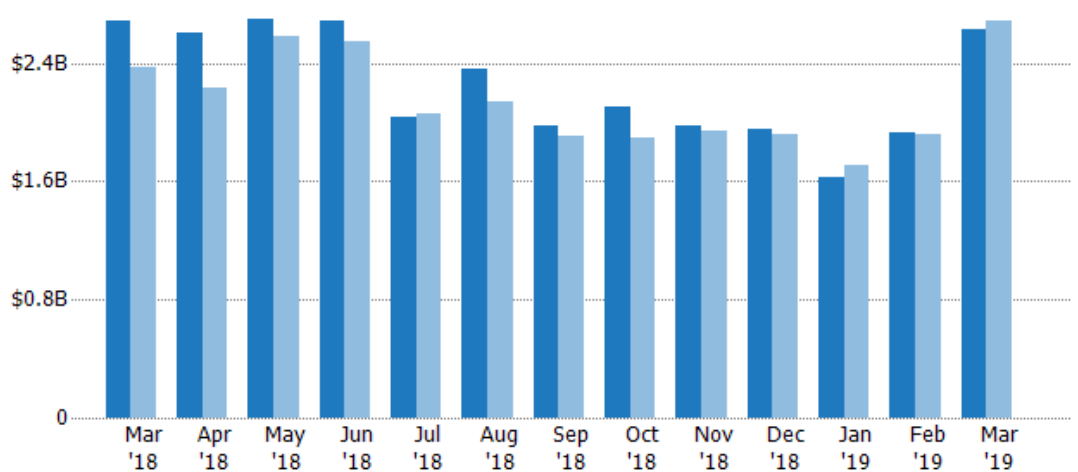
Closed Sales Volume

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.
Mar '19	\$2.63B	-2.1%
Mar '18	\$2.69B	13.3%
Mar '17	\$2.37B	-18.4%



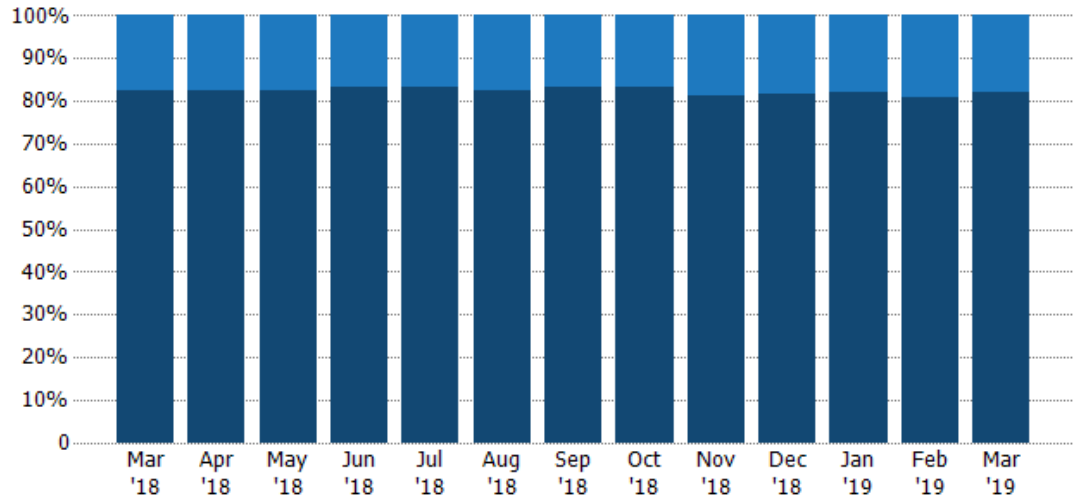
Current Year	\$2.69B	\$2.6B	\$2.7B	\$2.68B	\$2.04B	\$2.36B	\$1.97B	\$2.11B	\$1.97B	\$1.95B	\$1.63B	\$1.93B	\$2.63B
Prior Year	\$2.37B	\$2.23B	\$2.58B	\$2.55B	\$2.06B	\$2.14B	\$1.91B	\$1.9B	\$1.94B	\$1.92B	\$1.71B	\$1.92B	\$2.69B
Percent Change from Prior Year	13%	17%	5%	5%	-1%	10%	3%	11%	2%	1%	-5%	0%	-2%

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%	18%	17%	17%	17%	17%	17%	17%	19%	18%	18%	19%	18%
Single Family Residence	82%	82%	83%	83%	83%	83%	83%	83%	81%	82%	82%	81%	82%

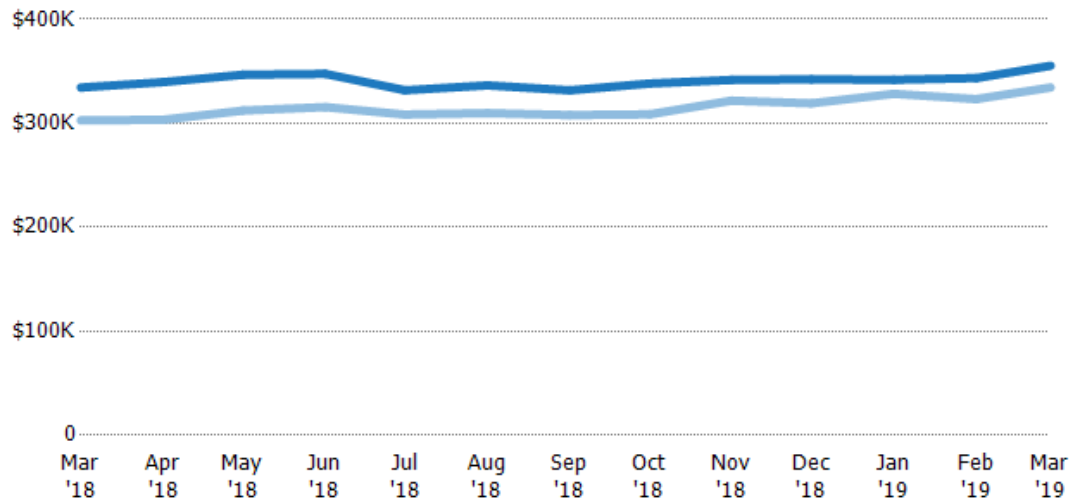
Average Sales Price

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

Month/ Year	Price	% Chg.
Mar '19	\$355K	6.2%
Mar '18	\$334K	10.4%
Mar '17	\$303K	-7.8%



Current Year	\$334K	\$340K	\$347K	\$347K	\$332K	\$336K	\$332K	\$338K	\$342K	\$342K	\$342K	\$343K	\$355K
Prior Year	\$303K	\$303K	\$312K	\$316K	\$308K	\$310K	\$308K	\$309K	\$322K	\$319K	\$328K	\$323K	\$334K
Percent Change from Prior Year	10%	12%	11%	10%	8%	9%	8%	10%	6%	7%	4%	6%	6%

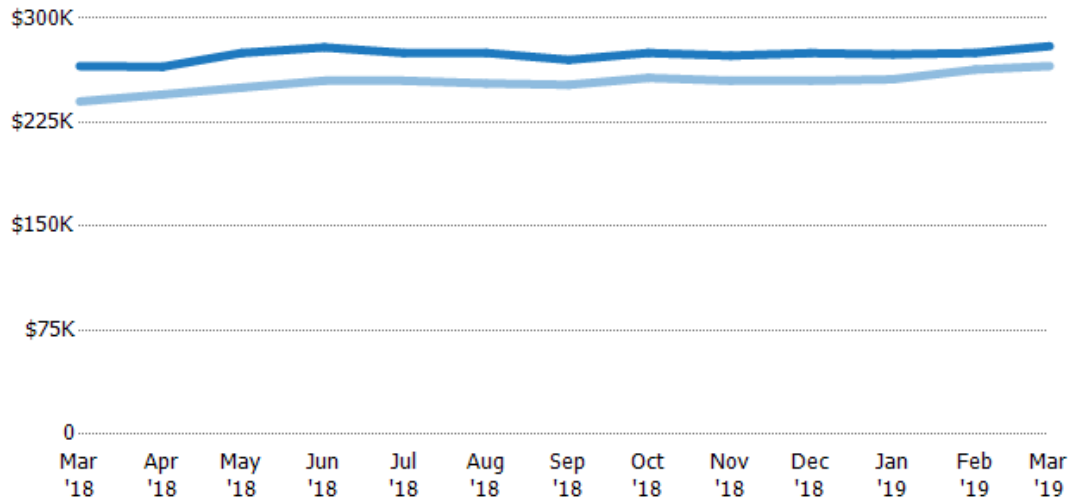
Median Sales Price

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.
Mar '19	\$280K	5.4%
Mar '18	\$266K	10.6%
Mar '17	\$240K	-6%



Current Year	\$266K	\$265K	\$275K	\$279K	\$275K	\$275K	\$270K	\$275K	\$273K	\$275K	\$274K	\$275K	\$280K
Prior Year	\$240K	\$245K	\$250K	\$255K	\$255K	\$253K	\$252K	\$257K	\$255K	\$255K	\$256K	\$263K	\$266K
Percent Change from Prior Year	11%	8%	10%	9%	8%	9%	7%	7%	7%	8%	7%	5%	5%

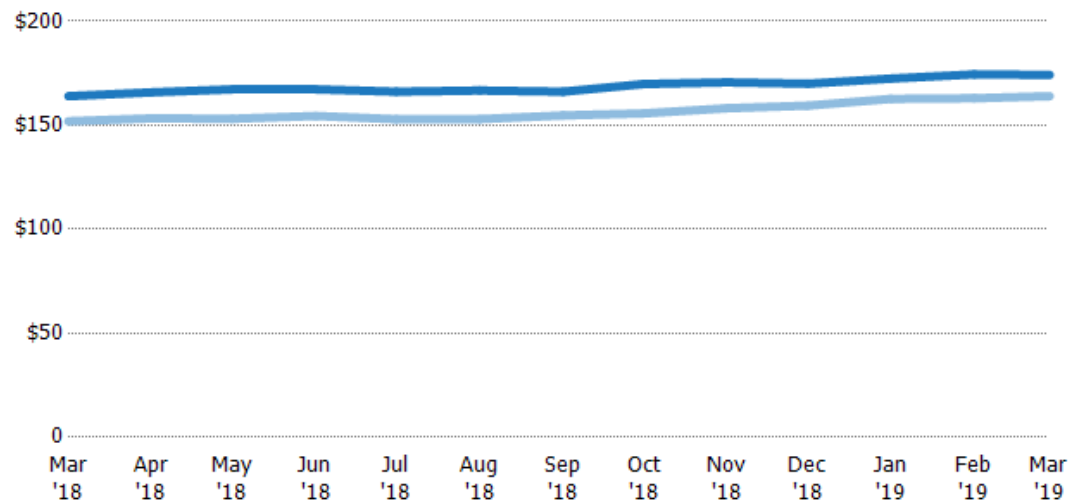
Average Sales Price per Sq Ft

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.
Mar '19	\$174	6.2%
Mar '18	\$164	7.9%
Mar '17	\$152	-6.9%



Current Year	\$164	\$166	\$167	\$167	\$166	\$167	\$166	\$170	\$171	\$170	\$172	\$174	\$174
Prior Year	\$152	\$153	\$153	\$154	\$153	\$153	\$155	\$156	\$158	\$159	\$163	\$163	\$164
Percent Change from Prior Year	8%	8%	9%	8%	9%	9%	7%	9%	8%	7%	6%	7%	6%

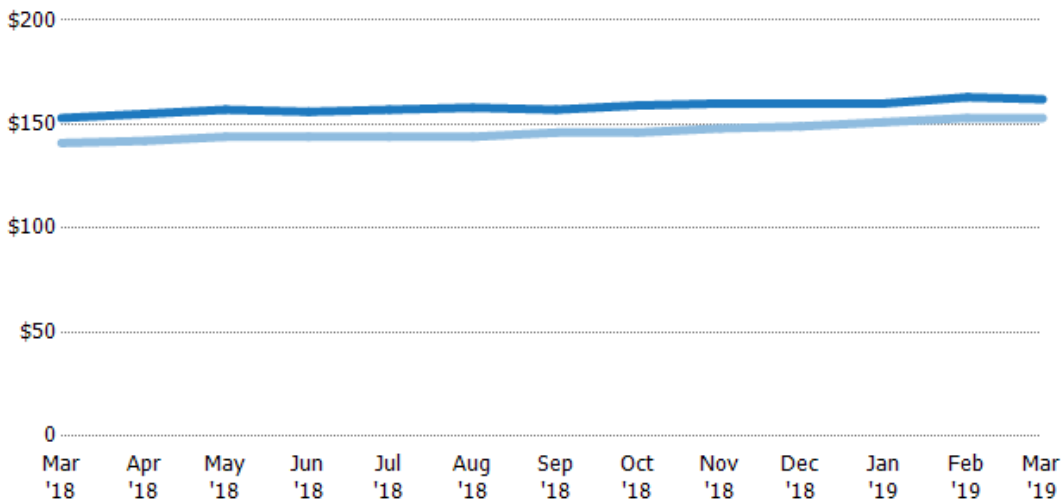
Median Sales Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Mar '19	\$162	5.9%
Mar '18	\$153	8.5%
Mar '17	\$141	-7.1%



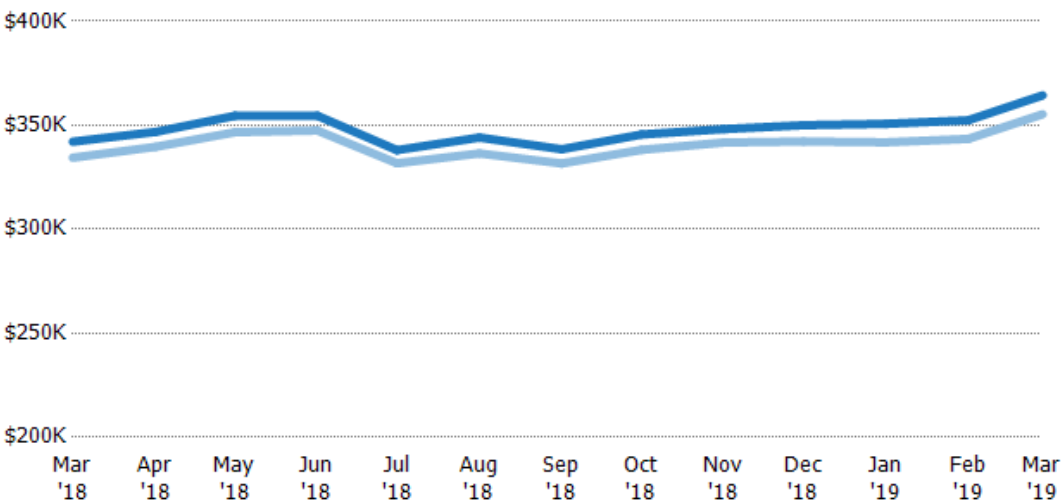
Current Year	\$153	\$155	\$157	\$156	\$157	\$158	\$157	\$159	\$160	\$160	\$160	\$163	\$162
Prior Year	\$141	\$142	\$144	\$144	\$144	\$144	\$146	\$146	\$148	\$149	\$151	\$153	\$153
Percent Change from Prior Year	9%	9%	9%	8%	9%	10%	8%	9%	8%	7%	6%	7%	6%

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



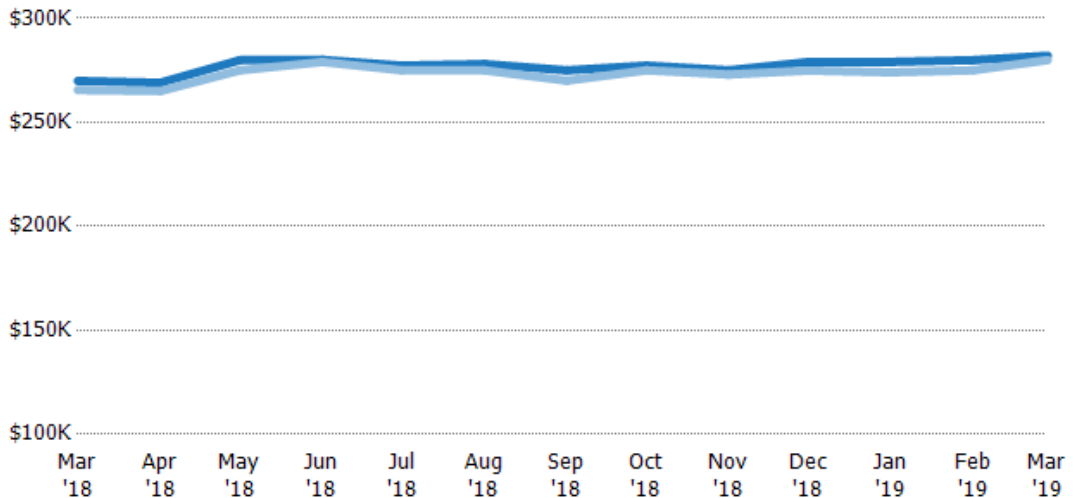
Avg List Price	\$342K	\$347K	\$355K	\$355K	\$338K	\$344K	\$338K	\$346K	\$348K	\$350K	\$351K	\$352K	\$364K
Avg Sales Price	\$334K	\$340K	\$347K	\$347K	\$332K	\$336K	\$332K	\$338K	\$342K	\$342K	\$342K	\$343K	\$355K
Avg Sales Price as a % of Avg List Price	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	97%	97%	97%

Median Sales Price vs Median Listing Price

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

Filters Used

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



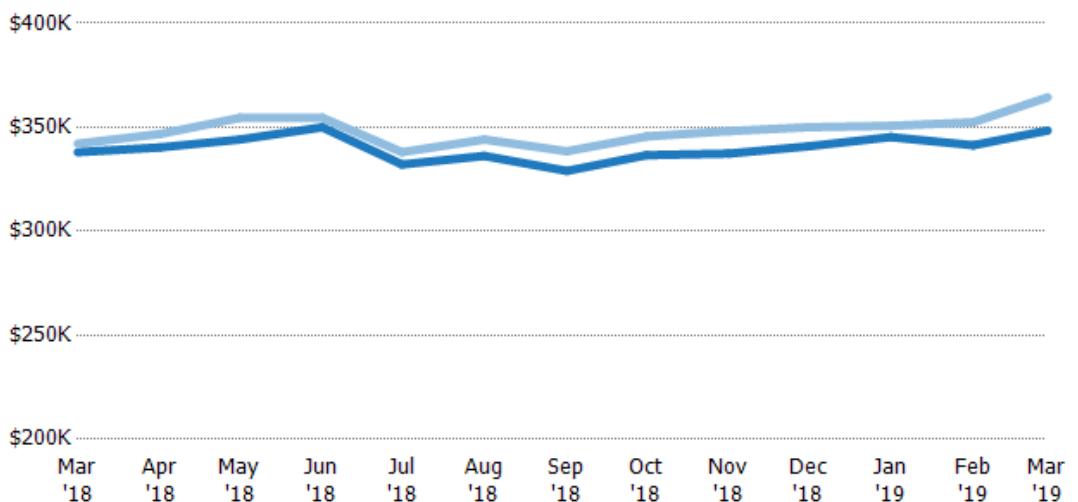
Median List Price	\$270K	\$269K	\$280K	\$280K	\$277K	\$278K	\$275K	\$277K	\$275K	\$279K	\$279K	\$280K	\$282K
Median Sales Price	\$266K	\$265K	\$275K	\$279K	\$275K	\$275K	\$270K	\$275K	\$273K	\$275K	\$274K	\$275K	\$280K
Med Sales Price as a % of Med List Price	98%	99%	98%	100%	99%	99%	98%	99%	99%	99%	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

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



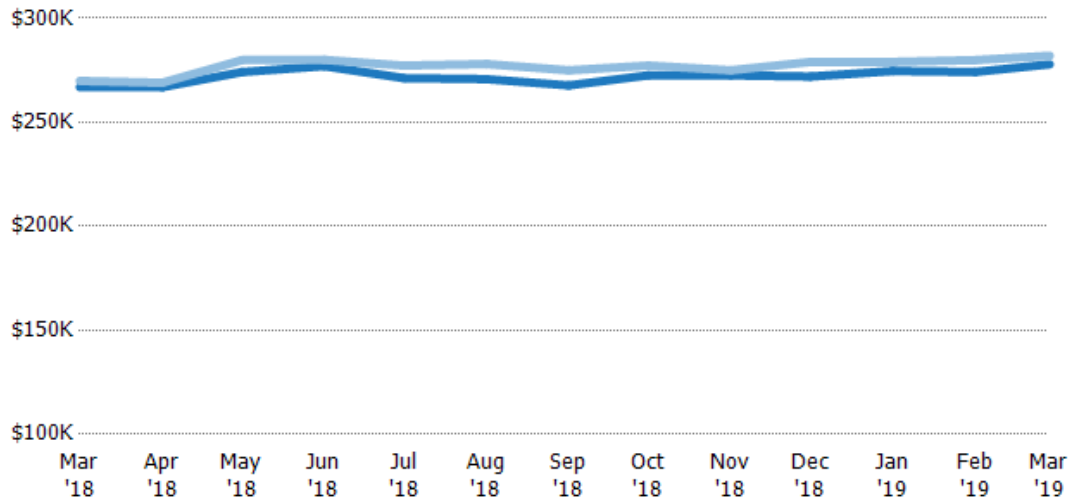
Avg Est Value	\$338K	\$340K	\$344K	\$350K	\$332K	\$336K	\$329K	\$337K	\$337K	\$341K	\$345K	\$341K	\$348K
Avg Sales Price	\$342K	\$347K	\$355K	\$355K	\$338K	\$344K	\$338K	\$346K	\$348K	\$350K	\$351K	\$352K	\$364K
Avg Sales Price as a % of Avg Est Value	101%	102%	103%	101%	102%	102%	103%	103%	103%	103%	102%	103%	105%

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



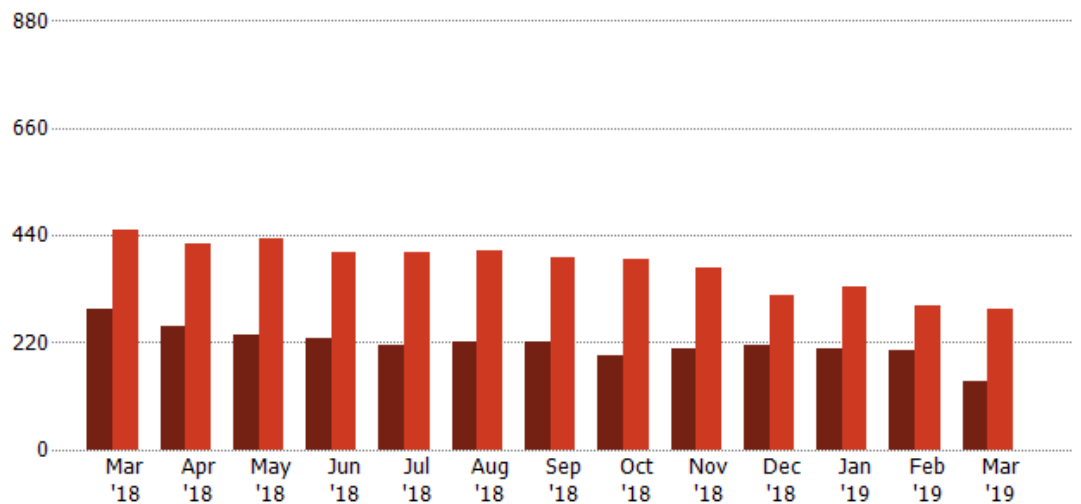
Median Est Value	\$267K	\$267K	\$274K	\$277K	\$271K	\$271K	\$268K	\$273K	\$273K	\$272K	\$275K	\$274K	\$278K
Median Sales Price	\$270K	\$269K	\$280K	\$280K	\$277K	\$278K	\$275K	\$277K	\$275K	\$279K	\$279K	\$280K	\$282K
Med Sales Price as a % of Med Est Value	101%	101%	102%	101%	102%	103%	103%	102%	101%	103%	102%	102%	101%

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



Current Year	287	254	236	230	213	220	222	195	208	213	209	203	141
Prior Year	450	424	434	404	405	410	396	391	373	316	335	297	287
Percent Change from Prior Year	-36%	-40%	-46%	-43%	-47%	-46%	-44%	-50%	-44%	-33%	-38%	-32%	-51%

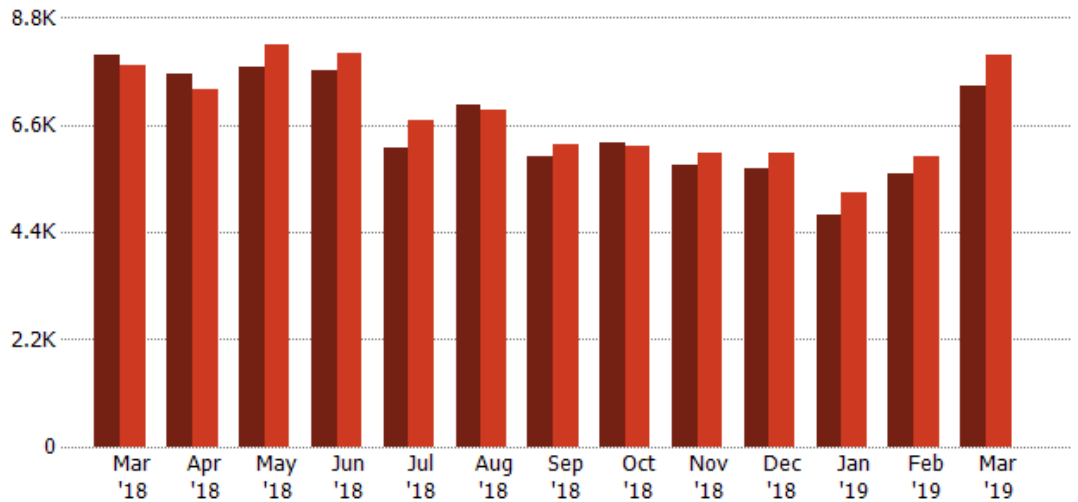
Distressed Sales

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.
Mar '19	7.41K	-7.8%
Mar '18	8.04K	2.6%
Mar '17	7.84K	-11.6%



Current Year	8.04K	7.66K	7.78K	7.72K	6.14K	7.01K	5.94K	6.23K	5.77K	5.7K	4.76K	5.61K	7.41K
Prior Year	7.84K	7.34K	8.25K	8.07K	6.69K	6.92K	6.21K	6.15K	6.02K	6.02K	5.21K	5.95K	8.04K
Percent Change from Prior Year	3%	4%	-6%	-4%	-8%	1%	-4%	1%	-4%	-5%	-9%	-6%	-8%

Sales Activity by ZIP

Mar 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	16	\$5,953,300	13	\$5,535,000	\$425,769	\$410,000	\$267	\$265	47
85004	16	\$5,623,099	15	\$4,209,480	\$280,632	\$279,900	\$198	\$206	42
85006	32	\$9,665,694	22	\$6,741,750	\$306,443	\$287,700	\$224	\$225	88
85007	20	\$7,532,793	8	\$3,017,900	\$377,238	\$404,500	\$228	\$223	102
85008	57	\$15,454,949	45	\$11,117,200	\$247,049	\$220,000	\$185	\$175	31
85009	55	\$9,951,583	35	\$5,524,885	\$157,854	\$169,900	\$132	\$137	40
85012	24	\$8,920,595	12	\$3,919,500	\$326,625	\$303,000	\$208	\$170	66
85013	53	\$19,616,669	37	\$13,866,200	\$374,762	\$329,000	\$214	\$206	36
85014	71	\$23,461,125	41	\$11,794,501	\$287,671	\$251,000	\$191	\$187	47
85015	67	\$16,100,810	44	\$9,517,329	\$216,303	\$205,500	\$141	\$143	33
85016	107	\$54,248,148	75	\$27,389,365	\$365,192	\$322,500	\$217	\$207	38
85017	47	\$7,557,974	20	\$3,017,850	\$150,893	\$152,000	\$117	\$112	49
85018	117	\$94,569,428	85	\$55,811,414	\$656,605	\$485,000	\$265	\$244	49
85019	39	\$7,398,699	24	\$4,655,750	\$193,990	\$210,000	\$135	\$135	27
85020	88	\$30,189,434	84	\$23,562,631	\$280,508	\$211,500	\$187	\$183	32
85021	56	\$23,871,840	40	\$13,998,649	\$349,966	\$315,950	\$177	\$180	41
85022	100	\$30,824,417	84	\$26,110,705	\$310,842	\$287,000	\$169	\$167	31
85023	57	\$15,976,038	41	\$11,208,300	\$273,373	\$259,000	\$164	\$166	35
85024	64	\$20,695,949	53	\$15,297,450	\$288,631	\$275,000	\$171	\$171	31
85027	74	\$16,943,609	57	\$13,016,450	\$228,359	\$230,000	\$161	\$168	20
85028	59	\$26,748,224	31	\$14,074,137	\$454,004	\$395,000	\$201	\$194	38
85029	78	\$16,762,363	57	\$12,970,165	\$227,547	\$215,000	\$145	\$145	39
85031	58	\$10,753,294	21	\$3,203,399	\$152,543	\$185,000	\$107	\$115	28
85032	131	\$37,800,175	98	\$27,602,739	\$281,661	\$265,000	\$173	\$172	45
85033	74	\$14,443,956	49	\$9,048,990	\$184,673	\$191,000	\$137	\$135	44
85034	6	\$1,373,480	1	\$160,000	\$160,000	\$160,000	\$226	\$226	119
85035	62	\$12,043,732	44	\$8,101,250	\$184,119	\$190,000	\$127	\$128	31
85037	86	\$18,137,556	69	\$13,777,580	\$199,675	\$200,000	\$135	\$132	19
85040	54	\$11,639,893	38	\$7,386,126	\$194,372	\$190,000	\$141	\$141	24
85041	112	\$26,943,108	88	\$19,810,247	\$225,116	\$220,000	\$135	\$137	34
85042	93	\$23,007,382	61	\$14,599,535	\$239,337	\$230,000	\$151	\$149	35
85043	74	\$15,863,589	56	\$12,472,777	\$222,728	\$216,950	\$126	\$124	28
85044	86	\$30,840,063	74	\$23,310,101	\$315,001	\$291,000	\$183	\$180	31
85045	25	\$10,752,890	30	\$12,260,650	\$408,688	\$350,375	\$166	\$174	37
85048	97	\$41,444,520	45	\$20,068,300	\$445,962	\$332,000	\$181	\$175	30
85050	82	\$36,042,310	47	\$19,692,000	\$418,979	\$367,000	\$185	\$183	45
85051	70	\$14,314,449	50	\$9,054,154	\$181,083	\$194,250	\$127	\$135	28
85053	65	\$15,475,775	41	\$9,882,545	\$241,038	\$229,000	\$155	\$154	41

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Sales Activity by ZIP

Mar 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
85054	35	\$14,488,513	16	\$7,342,025	\$458,877	\$393,000	\$226	\$221	58
85083	50	\$21,572,257	36	\$14,348,790	\$398,578	\$385,000	\$149	\$143	46
85085	78	\$33,725,067	67	\$26,867,891	\$401,013	\$369,099	\$159	\$155	64
85086	158	\$63,037,610	103	\$38,543,401	\$374,208	\$355,000	\$158	\$156	33
85087	33	\$29,448,569	11	\$4,190,407	\$380,946	\$390,000	\$164	\$169	40
85120	3	\$1,106,600	5	\$1,059,900	\$211,980	\$217,900	\$138	\$131	9
85142	187	\$78,026,379	124	\$49,458,875	\$398,862	\$348,950	\$157	\$149	39
85201	77	\$16,844,207	56	\$11,188,750	\$199,799	\$179,500	\$156	\$152	23
85202	74	\$16,965,775	60	\$14,300,290	\$238,338	\$247,500	\$156	\$153	18
85203	47	\$13,590,198	36	\$11,792,499	\$327,569	\$287,000	\$156	\$161	26
85204	87	\$22,038,169	65	\$15,187,691	\$233,657	\$230,000	\$159	\$161	29
85205	107	\$32,433,001	85	\$23,148,479	\$272,335	\$254,500	\$157	\$157	20
85206	90	\$21,507,891	80	\$18,659,524	\$233,244	\$227,625	\$147	\$145	36
85207	147	\$70,261,343	94	\$33,277,819	\$354,019	\$341,500	\$174	\$167	33
85208	80	\$18,436,039	58	\$13,598,554	\$234,458	\$236,000	\$157	\$158	36
85209	119	\$35,370,723	102	\$28,300,880	\$277,460	\$260,174	\$162	\$160	35
85210	55	\$12,449,209	44	\$9,577,830	\$217,678	\$222,750	\$154	\$150	23
85212	115	\$40,863,330	81	\$27,971,336	\$345,325	\$337,000	\$152	\$154	40
85213	72	\$29,035,706	40	\$14,126,438	\$353,161	\$330,000	\$154	\$156	21
85215	47	\$20,745,488	41	\$16,209,886	\$395,363	\$300,000	\$171	\$171	36
85224	73	\$21,838,349	58	\$15,880,350	\$273,799	\$265,250	\$176	\$176	19
85225	131	\$36,307,009	103	\$28,278,550	\$274,549	\$275,500	\$168	\$172	24
85226	76	\$24,478,500	46	\$15,454,004	\$335,957	\$294,450	\$188	\$186	11
85233	86	\$28,387,699	67	\$21,418,290	\$319,676	\$300,000	\$170	\$168	19
85234	98	\$35,723,918	78	\$27,718,190	\$355,361	\$309,500	\$171	\$168	31
85248	122	\$53,394,349	108	\$39,514,770	\$365,878	\$335,000	\$175	\$175	38
85249	137	\$67,310,416	88	\$40,134,320	\$456,072	\$413,000	\$171	\$168	41
85250	77	\$33,185,747	64	\$29,551,984	\$461,750	\$367,500	\$228	\$209	38
85251	155	\$69,649,103	110	\$43,494,335	\$395,403	\$305,500	\$239	\$208	45
85253	94	\$228,435,300	71	\$161,728,783	\$2,277,870	\$1,475,000	\$381	\$347	77
85254	136	\$79,158,967	94	\$46,043,700	\$489,827	\$457,500	\$229	\$224	28
85255	169	\$187,675,776	116	\$102,814,616	\$886,333	\$637,500	\$302	\$258	40
85257	71	\$24,090,144	47	\$15,561,013	\$331,085	\$332,500	\$212	\$211	30
85258	131	\$68,746,079	116	\$55,767,385	\$480,753	\$450,000	\$251	\$243	38
85259	100	\$91,449,121	66	\$48,211,050	\$730,470	\$613,000	\$234	\$226	64
85260	129	\$74,238,444	74	\$34,265,637	\$463,049	\$395,000	\$222	\$219	28
85262	109	\$129,915,880	63	\$64,669,746	\$1,026,504	\$800,000	\$273	\$258	90

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Sales Activity by ZIP

Mar 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
85263	43	\$26,729,215	12	\$5,898,515	\$491,543	\$423,250	\$189	\$193	115
85266	77	\$74,440,917	24	\$18,140,400	\$755,850	\$712,500	\$318	\$255	90
85268	141	\$73,554,513	102	\$43,375,700	\$425,252	\$385,500	\$200	\$196	48
85281	60	\$17,350,424	55	\$14,980,275	\$272,369	\$265,650	\$208	\$202	46
85282	102	\$29,138,089	62	\$18,305,655	\$295,253	\$306,250	\$175	\$175	30
85283	64	\$20,610,850	47	\$13,975,591	\$297,353	\$300,000	\$170	\$169	19
85284	30	\$15,540,699	19	\$7,530,000	\$396,316	\$379,000	\$189	\$181	41
85286	90	\$37,681,160	53	\$20,877,143	\$393,908	\$364,900	\$171	\$171	26
85295	105	\$40,210,039	68	\$25,020,200	\$367,944	\$310,000	\$162	\$160	31
85296	143	\$52,502,985	98	\$32,756,360	\$334,249	\$311,000	\$162	\$163	27
85297	73	\$30,501,594	66	\$24,931,489	\$377,750	\$346,500	\$158	\$155	28
85298	102	\$47,738,879	96	\$46,000,560	\$479,173	\$407,500	\$169	\$161	28
85301	75	\$13,419,648	53	\$9,579,100	\$180,738	\$180,000	\$115	\$113	20
85302	82	\$18,195,960	50	\$10,521,469	\$210,429	\$227,506	\$137	\$138	27
85303	44	\$9,833,047	40	\$9,061,550	\$226,539	\$215,000	\$133	\$135	25
85304	51	\$12,908,367	26	\$6,137,388	\$236,053	\$226,500	\$144	\$144	23
85305	26	\$8,869,139	18	\$4,664,299	\$259,128	\$232,000	\$137	\$134	50
85306	41	\$10,864,449	36	\$9,095,400	\$252,650	\$237,000	\$157	\$155	23
85307	39	\$13,644,580	19	\$4,954,120	\$260,743	\$251,000	\$138	\$128	63
85308	159	\$51,979,547	109	\$32,939,490	\$302,197	\$285,900	\$162	\$162	28
85310	47	\$17,499,004	43	\$15,825,078	\$368,025	\$315,000	\$166	\$165	41
85323	63	\$14,730,389	52	\$11,746,960	\$225,903	\$226,500	\$128	\$129	36
85326	227	\$51,602,470	140	\$31,846,258	\$227,473	\$218,465	\$124	\$123	40
85331	130	\$73,293,429	81	\$42,092,730	\$519,663	\$510,000	\$204	\$202	39
85335	70	\$14,921,513	49	\$10,505,780	\$214,404	\$212,000	\$138	\$136	23
85338	172	\$54,100,810	120	\$36,419,718	\$303,498	\$275,000	\$140	\$137	47
85339	136	\$39,044,626	72	\$19,118,668	\$265,537	\$250,000	\$131	\$132	39
85340	103	\$38,871,490	58	\$21,296,524	\$367,181	\$347,750	\$146	\$140	40
85342	1	\$449,500	3	\$672,500	\$224,167	\$182,500	\$146	\$130	21
85345	113	\$25,546,452	86	\$19,191,250	\$223,154	\$222,750	\$143	\$143	25
85351	176	\$32,312,179	116	\$20,601,517	\$177,599	\$178,700	\$124	\$121	32
85353	90	\$21,881,578	59	\$13,869,545	\$235,077	\$239,900	\$126	\$127	46
85354	4	\$820,475	5	\$1,256,800	\$251,360	\$278,000	\$147	\$148	57
85355	41	\$14,640,974	26	\$8,211,319	\$315,820	\$284,500	\$124	\$120	72
85361	16	\$5,375,097	10	\$3,438,500	\$343,850	\$392,500	\$156	\$156	84
85363	15	\$3,065,200	15	\$2,608,200	\$173,880	\$184,000	\$132	\$135	13
85373	87	\$21,835,120	64	\$15,673,450	\$244,898	\$240,000	\$138	\$139	30

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Sales Activity by ZIP

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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
85374	136	\$38,247,924	96	\$23,587,725	\$245,705	\$235,500	\$154	\$157	28
85375	198	\$53,888,925	152	\$40,579,390	\$266,970	\$244,750	\$148	\$145	30
85377	23	\$15,140,200	10	\$8,823,210	\$882,321	\$678,000	\$225	\$228	91
85378	40	\$8,844,984	11	\$2,196,800	\$199,709	\$214,900	\$142	\$143	50
85379	164	\$48,619,093	116	\$31,620,758	\$272,593	\$256,500	\$130	\$134	31
85381	58	\$18,601,772	41	\$11,717,900	\$285,802	\$282,000	\$152	\$148	34
85382	104	\$29,968,390	89	\$25,482,977	\$286,326	\$274,000	\$162	\$165	30
85383	232	\$104,593,035	141	\$56,329,168	\$399,498	\$370,000	\$160	\$153	45
85387	70	\$23,066,642	67	\$21,823,012	\$325,717	\$290,902	\$156	\$151	63
85388	87	\$24,006,733	67	\$18,717,000	\$279,358	\$270,000	\$125	\$123	38
85390	21	\$9,432,500	17	\$6,943,400	\$408,435	\$315,000	\$170	\$163	88
85392	84	\$21,940,848	68	\$17,736,154	\$260,826	\$251,000	\$132	\$132	32
85395	112	\$41,631,388	76	\$26,797,406	\$352,597	\$358,500	\$158	\$153	70
85396	160	\$51,199,034	100	\$31,213,661	\$312,137	\$274,450	\$147	\$144	49