

**2018**

# **MARICOPA COUNTY**

## **MARKET REPORT**

May 2018



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	May 2018	May 2017	+ / -	YTD 2018	YTD 2017	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	281	9,611	-97.1%	37,173	49,494	-24.9%
New Listing Volume	\$97,176,657	\$3,144,218,808	-96.9%	\$14,445,803,706	\$17,271,427,656	-16.4%
Active Listing Count	-	18,835	-	63,514	100,720	-36.9%
Active Listing Volume	-	\$9,885,008,039	-	\$38,235,293,696	\$52,922,452,359	-27.8%
Average Listing Price	-	\$524,821	-	\$601,998	\$525,441	+14.6%
Median Listing Price	-	\$329,000	-	\$360,575	\$318,082	+13.4%
Average Listing Price per Sq Ft	-	\$184	-	\$200	\$183	+8.9%
Median Listing Price per Sq Ft	-	\$158	-	\$170	\$157	+8.7%
Median Days in RPR	-	51	-	42.55	52.13	-18.4%
Months of Inventory	-	2.5	-100%	1.8	3.2	-42.6%
Absorption Rate	-	40.2%	-	55.18%	31.66%	+23.5%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	3,675	9,624	-61.8%	40,990	45,686	-10.3%
New Pending Sales Volume	\$1,305,739,325	\$3,034,606,029	-57%	\$14,141,763,538	\$13,647,345,607	+3.6%
Pending Sales Count	-	7,928	-	33,328	38,746	-14%
Pending Sales Volume	-	\$2,706,526,212	-	\$12,599,982,449	\$12,609,168,754	-0.1%
Closed Sales Count	2,221	8,504	-73.9%	29,830	35,047	-14.9%
Closed Sales Volume	\$814,087,176	\$2,680,112,229	-69.6%	\$9,992,431,662	\$10,709,794,333	-6.7%
Average Sales Price	\$366,541	\$315,159	+16.3%	\$334,979	\$305,584	+9.6%
Median Sales Price	\$275,000	\$252,000	+9.1%	\$263,924	\$243,629	+8.3%
Average Sales Price per Sq Ft	\$168	\$154	+9.5%	\$164	\$152	+7.9%
Median Sales Price per Sq Ft	\$158	\$144	+9.7%	\$154	\$142	+8.4%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	531	-	1,089	2,839	-61.6%

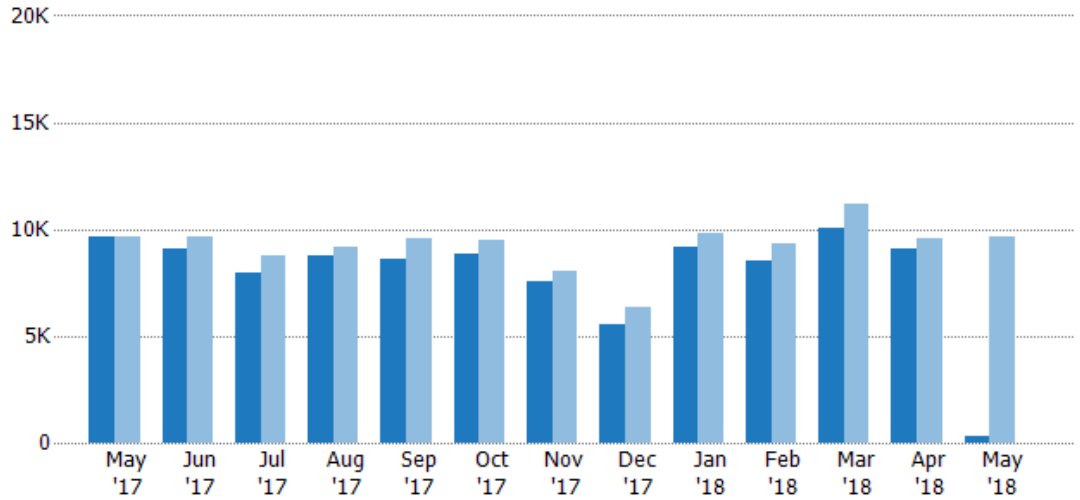
## New Listings

The number of new single-family, condominium and townhome 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.
May '18	281	-97.1%
May '17	9.61K	-0.8%
May '16	9.69K	-2.3%



Current Year	9.61K	9.09K	7.98K	8.76K	8.6K	8.84K	7.59K	5.57K	9.21K	8.55K	10K	9.12K	281
Prior Year	9.69K	9.68K	8.8K	9.13K	9.55K	9.47K	8.03K	6.36K	9.83K	9.36K	11.2K	9.53K	9.61K
Percent Change from Prior Year	-1%	-6%	-9%	-4%	-10%	-7%	-6%	-12%	-6%	-9%	-10%	-4%	-97%

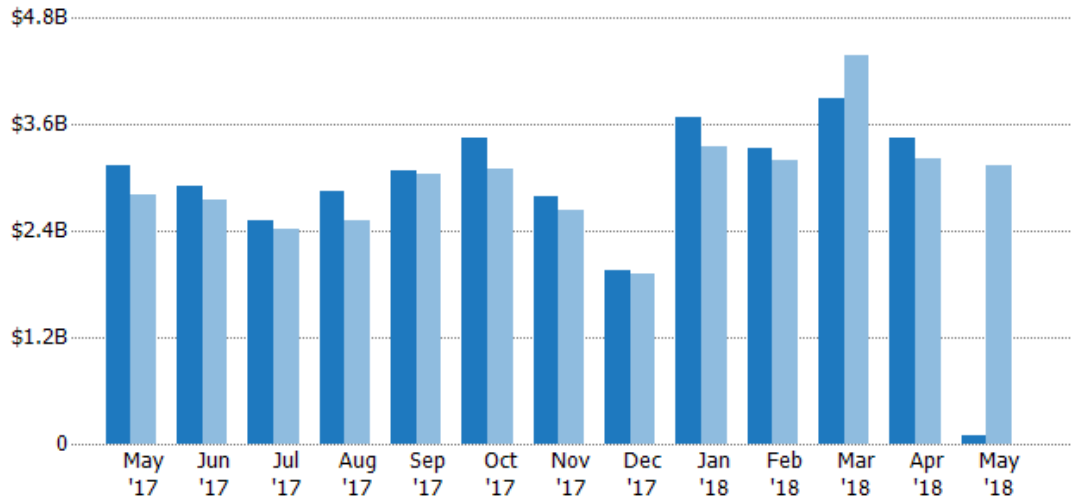
## New Listing Volume

The sum of the listing price of single-family, condominium and townhome 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.
May '18	\$97.2M	-96.9%
May '17	\$3.14B	12.1%
May '16	\$2.81B	-8.3%



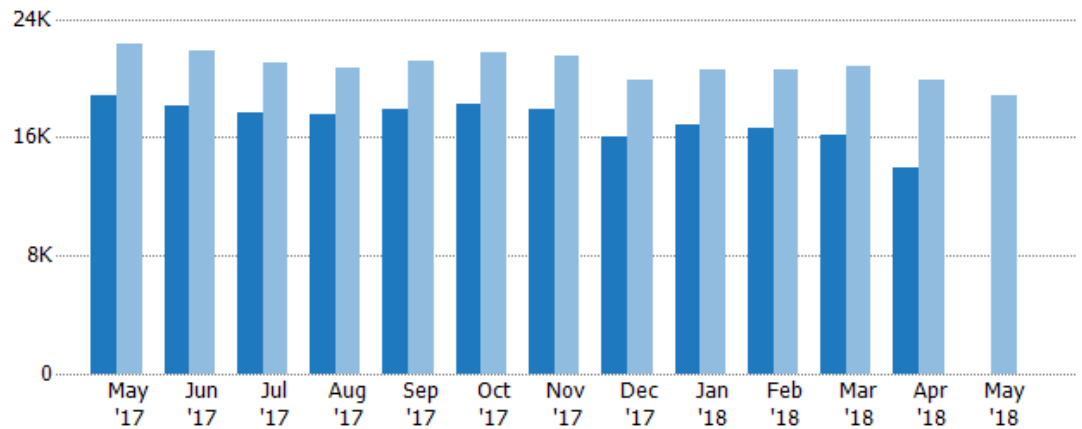
Current Year	\$3.14B	\$2.9B	\$2.51B	\$2.85B	\$3.08B	\$3.44B	\$2.79B	\$1.95B	\$3.69B	\$3.33B	\$3.89B	\$3.44B	\$97.2M
Prior Year	\$2.81B	\$2.75B	\$2.43B	\$2.53B	\$3.04B	\$3.1B	\$2.63B	\$1.92B	\$3.35B	\$3.19B	\$4.38B	\$3.21B	\$3.14B
Percent Change from Prior Year	12%	6%	4%	13%	1%	11%	6%	2%	10%	4%	-11%	7%	-97%

## Active Listings

The number of active single-family, condominium and townhome listings at the end of each month.

### Filters Used

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



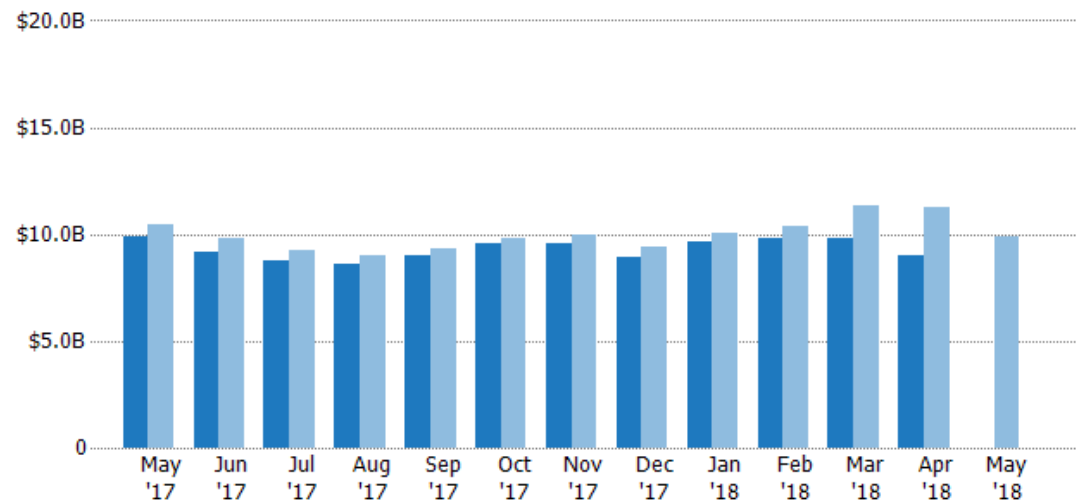
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	18.8K	18.2K	17.6K	17.5K	17.9K	18.3K	17.9K	16.1K	16.8K	16.6K	16.1K	13.9K	-
Prior Year	22.3K	21.8K	21.1K	20.7K	21.2K	21.7K	21.5K	19.8K	20.6K	20.6K	20.8K	19.9K	18.8K
Percent Change from Prior Year	-15%	-17%	-16%	-15%	-16%	-16%	-17%	-19%	-18%	-19%	-22%	-30%	-100%

## Active Listing Volume

The sum of the listing price of active single-family, condominium and townhome listings at the end of each month.

### Filters Used

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



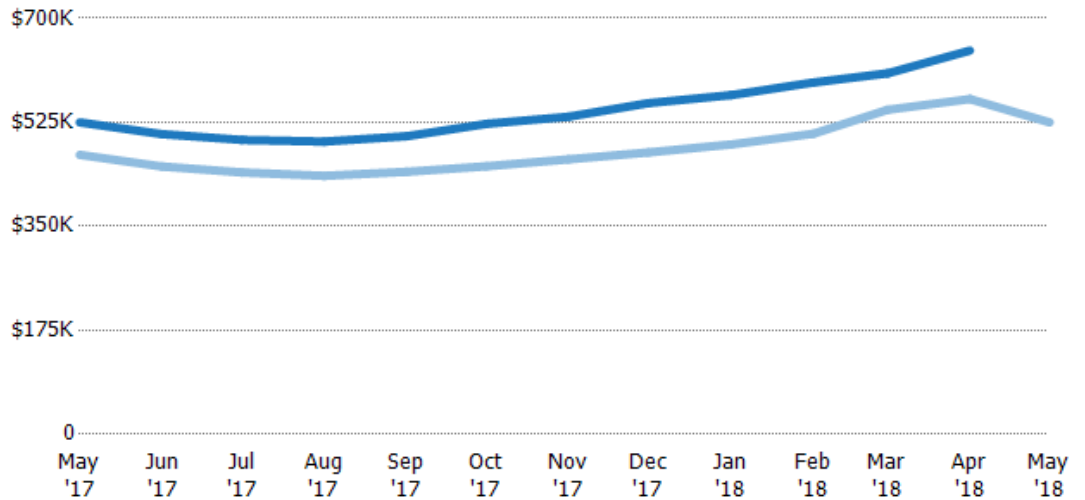
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	\$9.89B	\$9.17B	\$8.73B	\$8.63B	\$8.96B	\$9.55B	\$9.56B	\$8.96B	\$9.61B	\$9.83B	\$9.8B	\$8.99B	-
Prior Year	\$10.5B	\$9.84B	\$9.28B	\$8.99B	\$9.35B	\$9.8B	\$9.94B	\$9.41B	\$10B	\$10.4B	\$11.4B	\$11.2B	\$9.89B
Percent Change from Prior Year	-6%	-7%	-6%	-4%	-4%	-3%	-4%	-5%	-4%	-5%	-14%	-20%	-100%

## Average Listing Price

The average listing price of active single-family, condominium and townhome listings at the end of each month.

### Filters Used

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



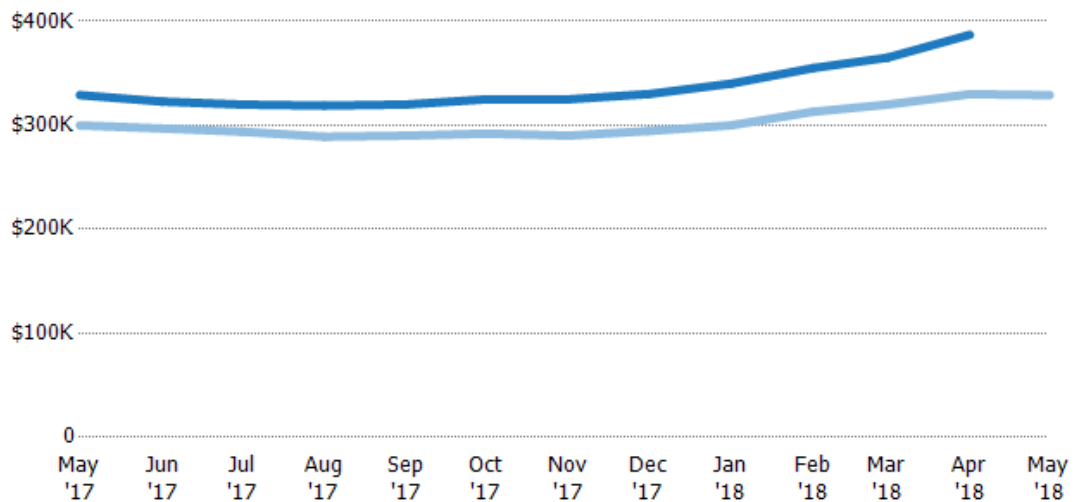
Current Year	\$525K	\$505K	\$495K	\$492K	\$502K	\$522K	\$534K	\$557K	\$571K	\$592K	\$607K	\$646K	-
Prior Year	\$470K	\$451K	\$441K	\$435K	\$442K	\$451K	\$463K	\$474K	\$488K	\$506K	\$546K	\$564K	\$525K
Percent Change from Prior Year	12%	12%	12%	13%	14%	16%	15%	17%	17%	17%	11%	14%	-100%

## Median Listing Price

The median listing price of active single-family, condominium and townhome listings at the end of each month.

### Filters Used

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



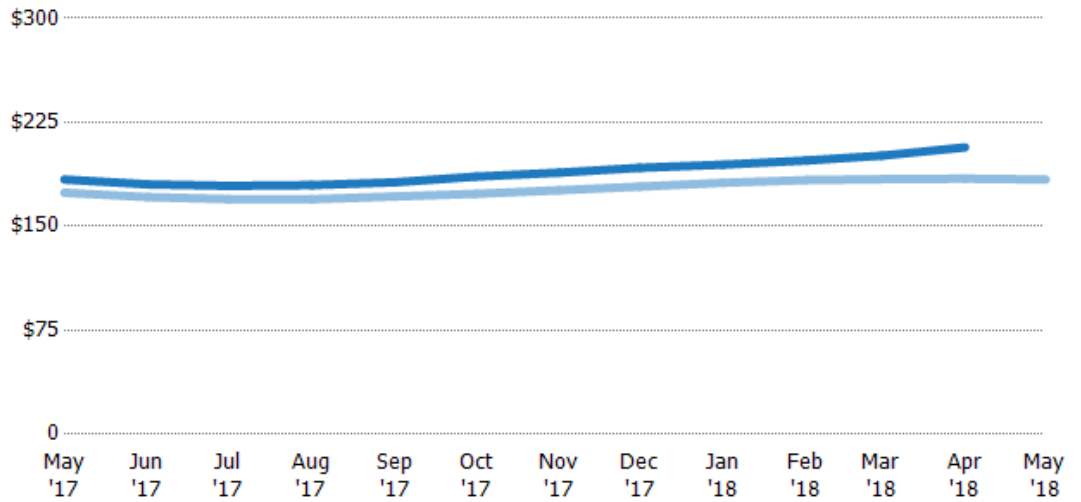
Current Year	\$329K	\$323K	\$320K	\$319K	\$320K	\$325K	\$325K	\$330K	\$340K	\$355K	\$365K	\$387K	-
Prior Year	\$300K	\$297K	\$294K	\$289K	\$290K	\$292K	\$290K	\$294K	\$300K	\$313K	\$320K	\$330K	\$329K
Percent Change from Prior Year	10%	9%	9%	10%	10%	11%	12%	12%	13%	13%	14%	17%	-100%

## 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



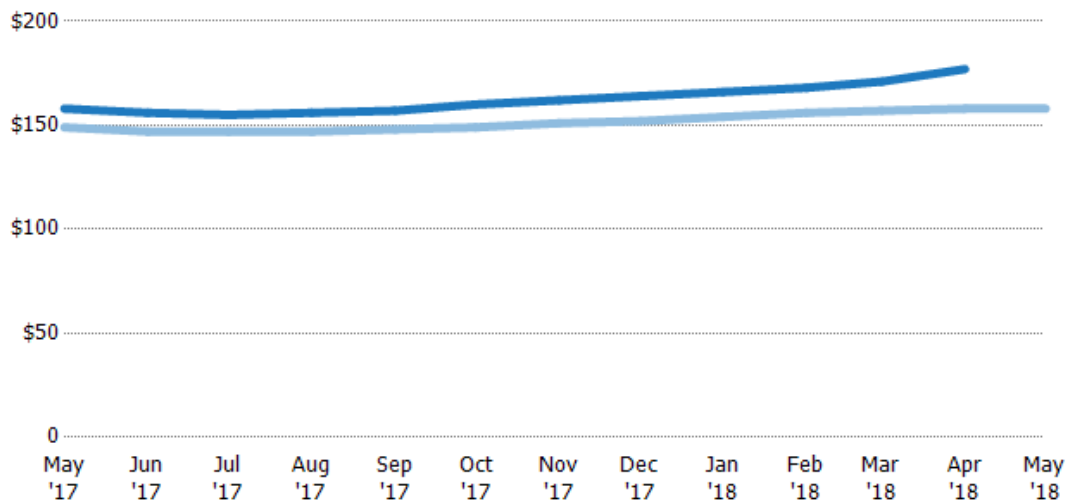
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	\$184	\$180	\$179	\$180	\$182	\$186	\$189	\$192	\$194	\$197	\$201	\$207	-
Prior Year	\$174	\$171	\$170	\$170	\$171	\$173	\$176	\$179	\$181	\$183	\$184	\$184	\$184
Percent Change from Prior Year	5%	5%	6%	6%	6%	7%	7%	8%	7%	8%	9%	12%	-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



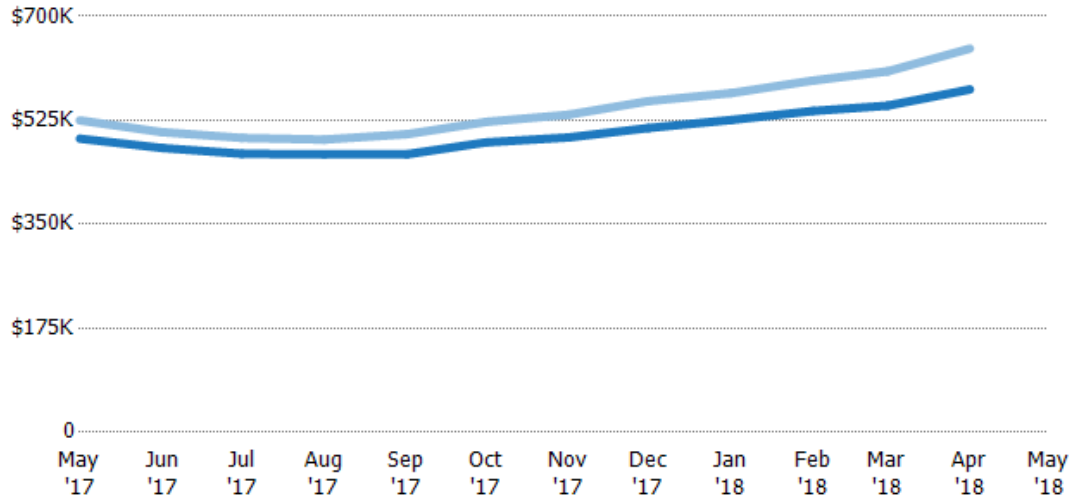
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	\$158	\$156	\$155	\$156	\$157	\$160	\$162	\$164	\$166	\$168	\$171	\$177	-
Prior Year	\$149	\$147	\$147	\$147	\$148	\$149	\$151	\$152	\$154	\$156	\$157	\$158	\$158
Percent Change from Prior Year	6%	6%	5%	6%	6%	7%	7%	8%	8%	8%	9%	12%	-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

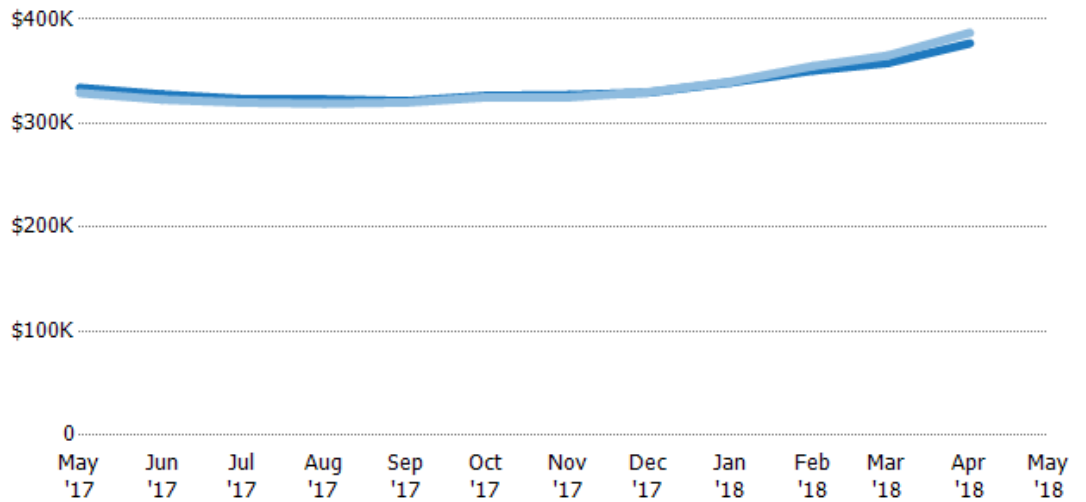


## Median Listing Price vs Median Est Value

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

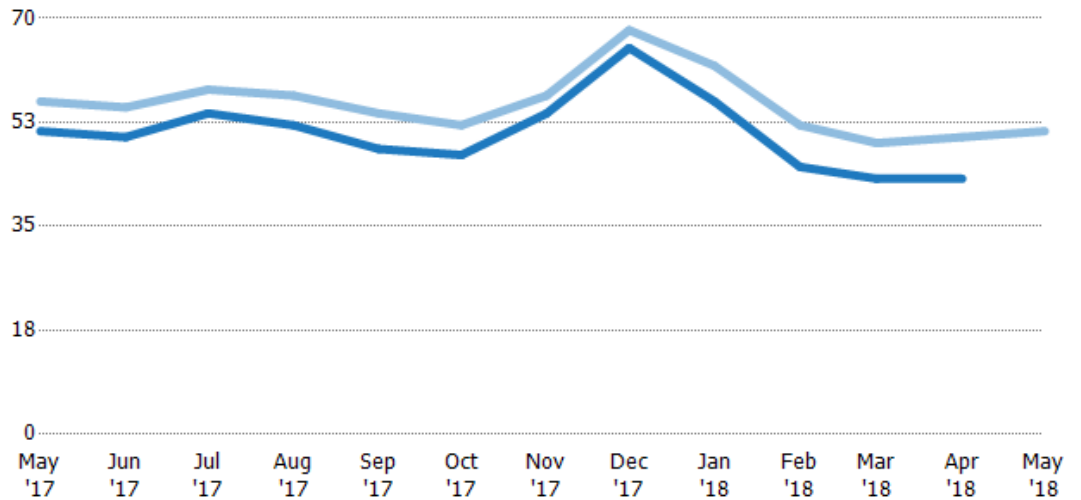


## Median Days in RPR

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



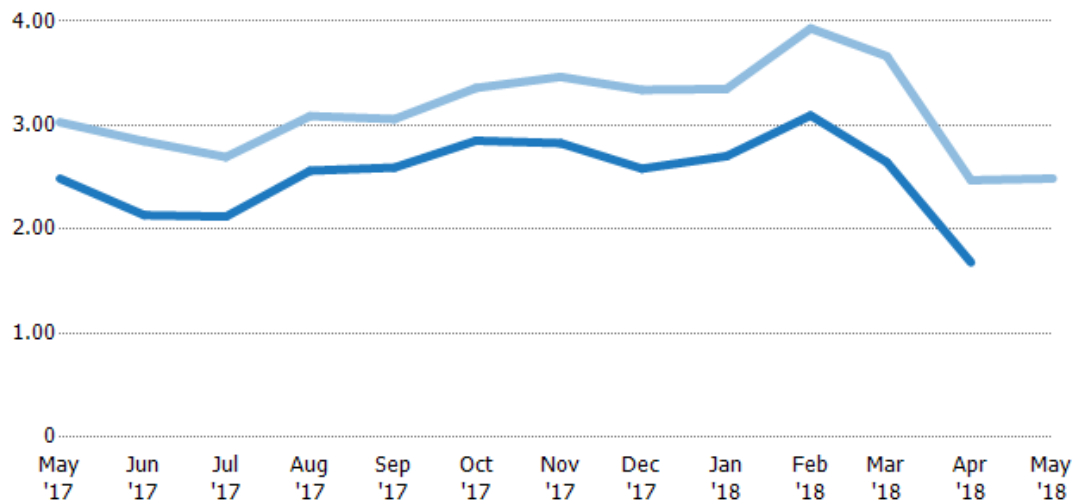
Current Year	51	50	54	52	48	47	54	65	56	45	43	43	-
Prior Year	56	55	58	57	54	52	57	68	62	52	49	50	51
Percent Change from Prior Year	-9%	-9%	-7%	-9%	-11%	-10%	-5%	-4%	-10%	-13%	-12%	-14%	-100%

## 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



Current Year	2.49	2.14	2.12	2.56	2.59	2.85	2.83	2.58	2.7	3.09	2.65	1.68	-
Prior Year	3.03	2.85	2.69	3.09	3.06	3.36	3.47	3.34	3.35	3.93	3.66	2.47	2.49
Percent Change from Prior Year	-18%	-25%	-21%	-17%	-15%	-15%	-18%	-23%	-19%	-21%	-28%	-32%	-100%

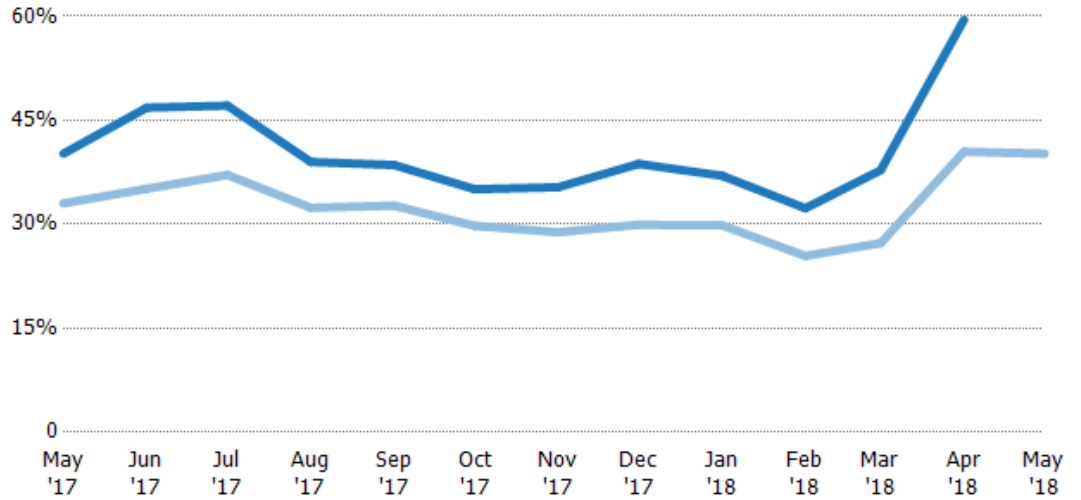


## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

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



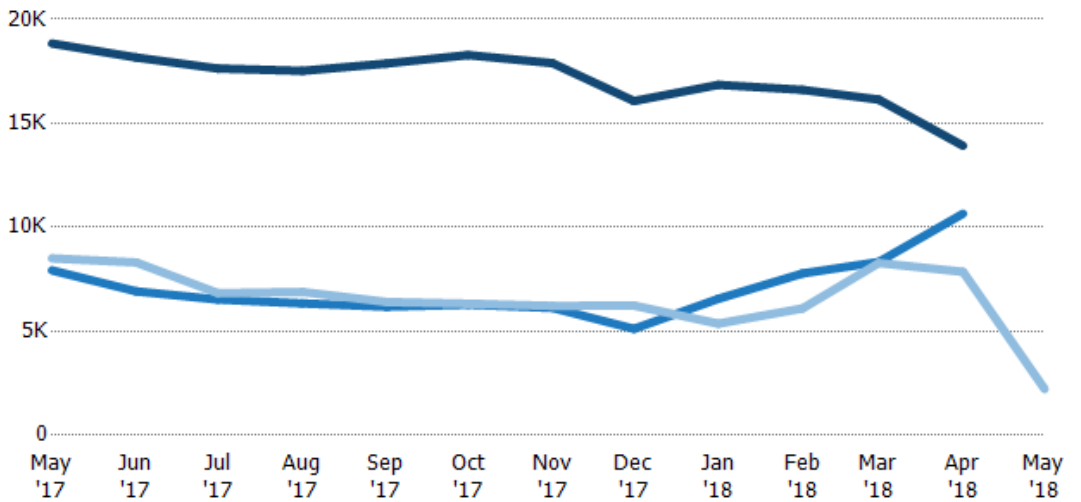
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	40%	47%	47%	39%	39%	35%	35%	39%	37%	32%	38%	60%	-
Prior Year	33%	35%	37%	32%	33%	30%	29%	30%	30%	25%	27%	40%	40%
Change from Prior Year	-7%	-12%	-10%	-7%	-6%	-5%	-7%	-9%	-7%	-7%	-11%	-19%	40%

## Active/Pending/Sold Units

The number of single-family, condominium and townhome 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



	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Active	18.8K	18.2K	17.6K	17.5K	17.9K	18.3K	17.9K	16.1K	16.8K	16.6K	16.1K	13.9K	-
Pending	7.93K	6.92K	6.53K	6.34K	6.18K	6.28K	6.13K	5.12K	6.56K	7.78K	8.33K	10.7K	-
Sold	8.5K	8.31K	6.83K	6.89K	6.41K	6.33K	6.22K	6.24K	5.37K	6.1K	8.28K	7.86K	2.22K

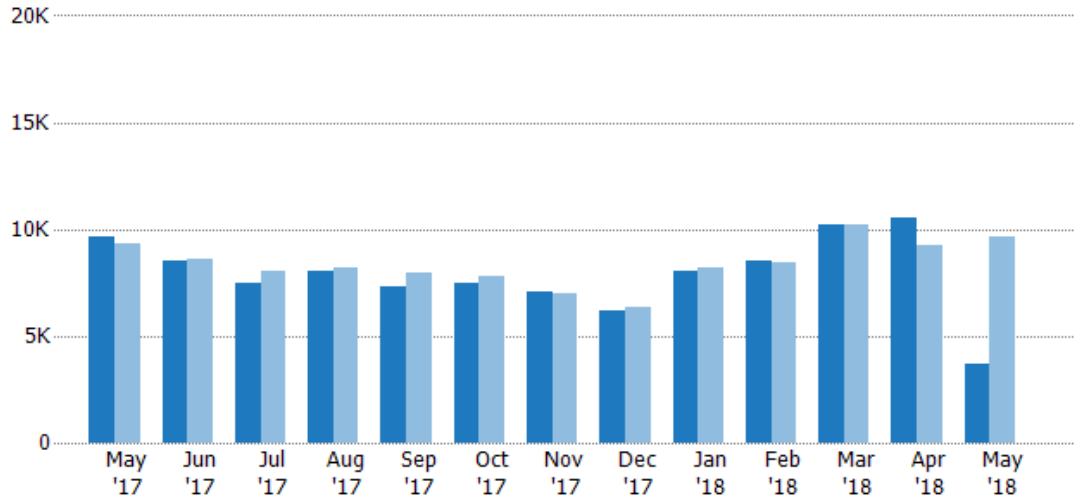
## New Pending Sales

The number of single-family, condominium and townhome 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.
May '18	3.68K	-61.8%
May '17	9.62K	3.1%
May '16	9.34K	-10.3%



Current Year	9.62K	8.5K	7.51K	8K	7.31K	7.51K	7.08K	6.15K	8.05K	8.52K	10.2K	10.6K	3.68K
Prior Year	9.34K	8.61K	8.07K	8.18K	7.98K	7.77K	7K	6.33K	8.18K	8.42K	10.2K	9.23K	9.62K
Percent Change from Prior Year	3%	-1%	-7%	-2%	-8%	-3%	1%	-3%	-2%	1%	-1%	14%	-62%

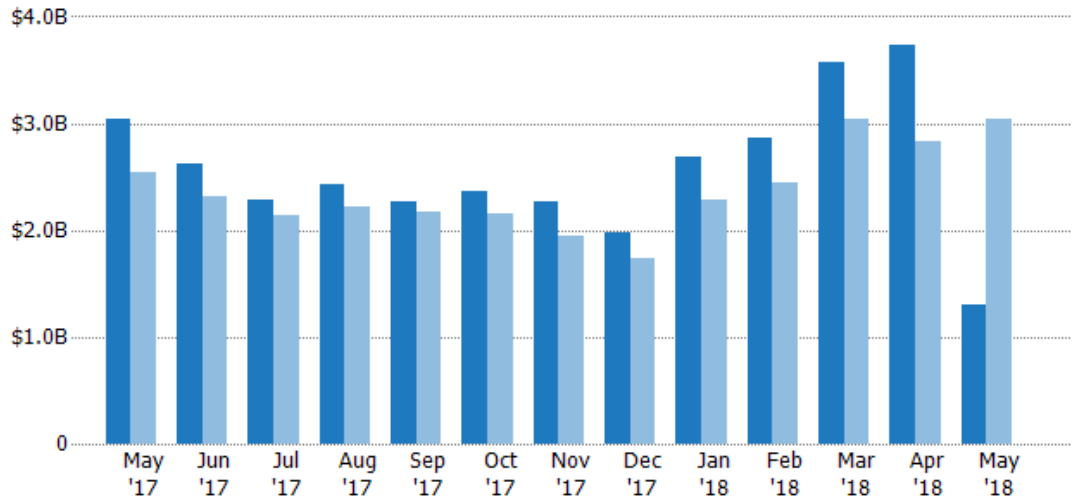
## New Pending Sales Volume

The sum of the sales price of single-family, condominium and townhome 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.
May '18	\$1.31B	-57%
May '17	\$3.03B	19.3%
May '16	\$2.54B	-15.1%



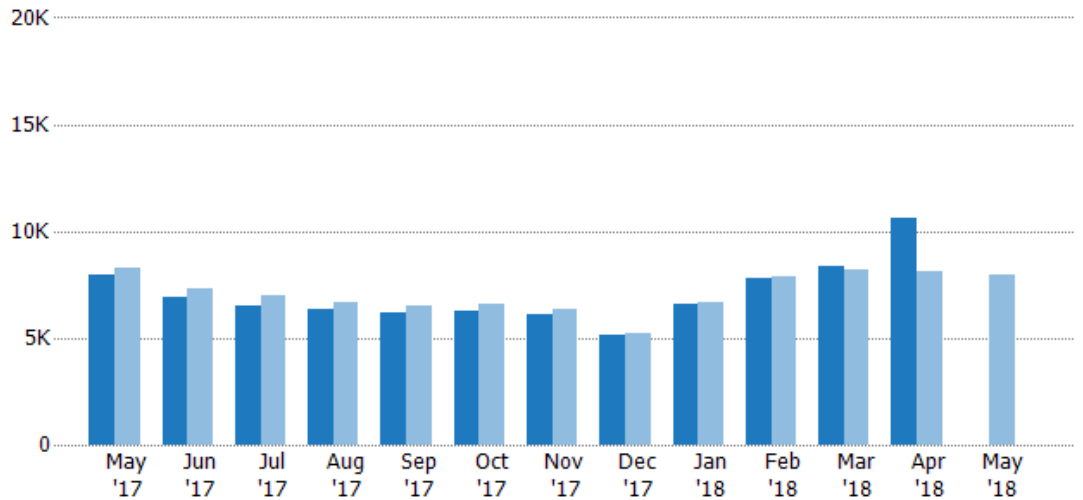
Current Year	\$3.03B	\$2.62B	\$2.28B	\$2.43B	\$2.27B	\$2.37B	\$2.28B	\$1.99B	\$2.68B	\$2.86B	\$3.57B	\$3.73B	\$1.31B
Prior Year	\$2.54B	\$2.32B	\$2.13B	\$2.23B	\$2.18B	\$2.16B	\$1.95B	\$1.74B	\$2.28B	\$2.45B	\$3.05B	\$2.83B	\$3.03B
Percent Change from Prior Year	19%	13%	7%	9%	4%	10%	17%	14%	17%	17%	17%	32%	-57%

## Pending Sales

The number of single-family, condominium and townhome 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



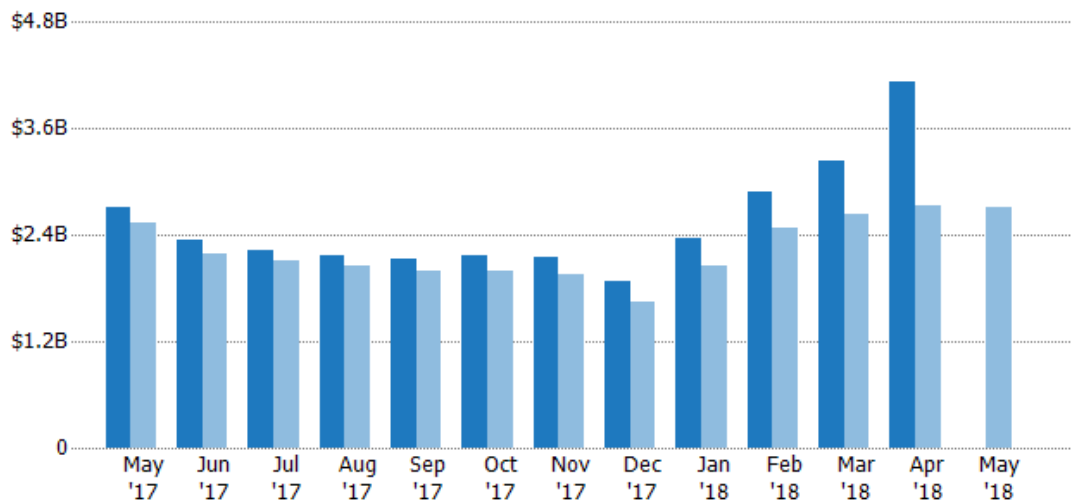
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	7.93K	6.92K	6.53K	6.34K	6.18K	6.28K	6.13K	5.12K	6.56K	7.78K	8.33K	10.7K	-
Prior Year	8.26K	7.33K	7.01K	6.63K	6.54K	6.59K	6.37K	5.24K	6.67K	7.84K	8.2K	8.12K	7.93K
Percent Change from Prior Year	-4%	-6%	-7%	-4%	-5%	-5%	-4%	-2%	-2%	-1%	2%	31%	-100%

## Pending Sales Volume

The sum of the sales price of single-family, condominium and townhome 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



	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	\$2.71B	\$2.34B	\$2.23B	\$2.16B	\$2.13B	\$2.17B	\$2.14B	\$1.87B	\$2.37B	\$2.88B	\$3.23B	\$4.13B	-
Prior Year	\$2.53B	\$2.18B	\$2.1B	\$2.04B	\$2B	\$2B	\$1.95B	\$1.64B	\$2.05B	\$2.48B	\$2.64B	\$2.73B	\$2.71B
Percent Change from Prior Year	7%	7%	6%	6%	7%	8%	10%	14%	15%	16%	22%	51%	-100%

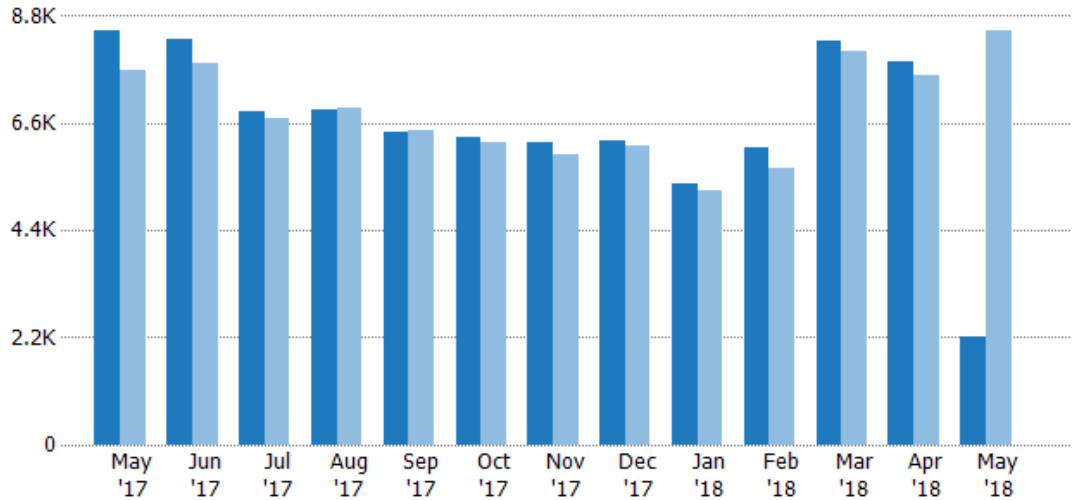
## Closed Sales

The total number of single-family, condominium and townhome properties sold each month.

### Filters Used

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

Month/ Year	Count	% Chg.
May '18	2.22K	-73.9%
May '17	8.5K	10.9%
May '16	7.67K	-5.5%



Current Year	8.5K	8.31K	6.83K	6.89K	6.41K	6.33K	6.22K	6.24K	5.37K	6.1K	8.28K	7.86K	2.22K
Prior Year	7.67K	7.81K	6.69K	6.92K	6.47K	6.2K	5.94K	6.15K	5.23K	5.68K	8.06K	7.57K	8.5K
Percent Change from Prior Year	11%	6%	2%	0%	-1%	2%	5%	1%	3%	7%	3%	4%	-74%

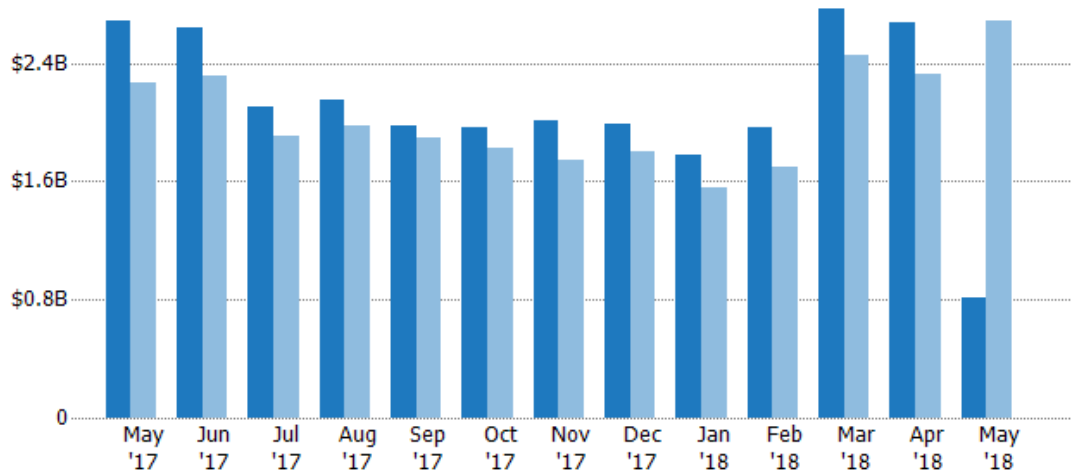
## Closed Sales Volume

The sum of the sales price of single-family, condominium and townhome properties sold each month.

### Filters Used

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

Month/ Year	Volume	% Chg.
May '18	\$814M	-69.6%
May '17	\$2.68B	18%
May '16	\$2.27B	-10.2%



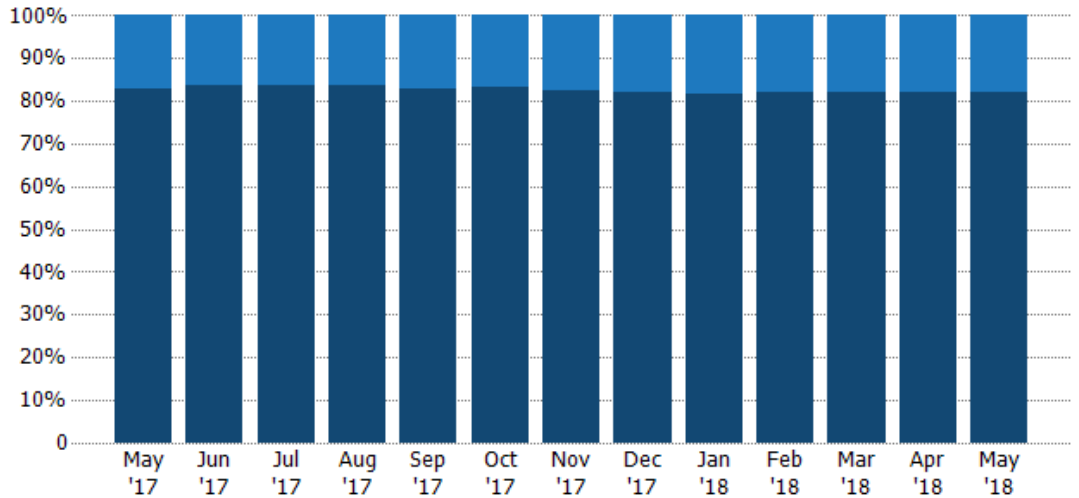
Current Year	\$2.68B	\$2.64B	\$2.11B	\$2.15B	\$1.97B	\$1.96B	\$2.01B	\$1.99B	\$1.77B	\$1.97B	\$2.76B	\$2.67B	\$814M
Prior Year	\$2.27B	\$2.31B	\$1.9B	\$1.97B	\$1.9B	\$1.83B	\$1.75B	\$1.81B	\$1.56B	\$1.7B	\$2.45B	\$2.32B	\$2.68B
Percent Change from Prior Year	18%	14%	11%	9%	4%	7%	15%	10%	14%	16%	13%	15%	-70%

## Closed Sales by Property Type

The percentage of single-family, condominium and townhome properties sold each month by property type.

### Filters Used

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



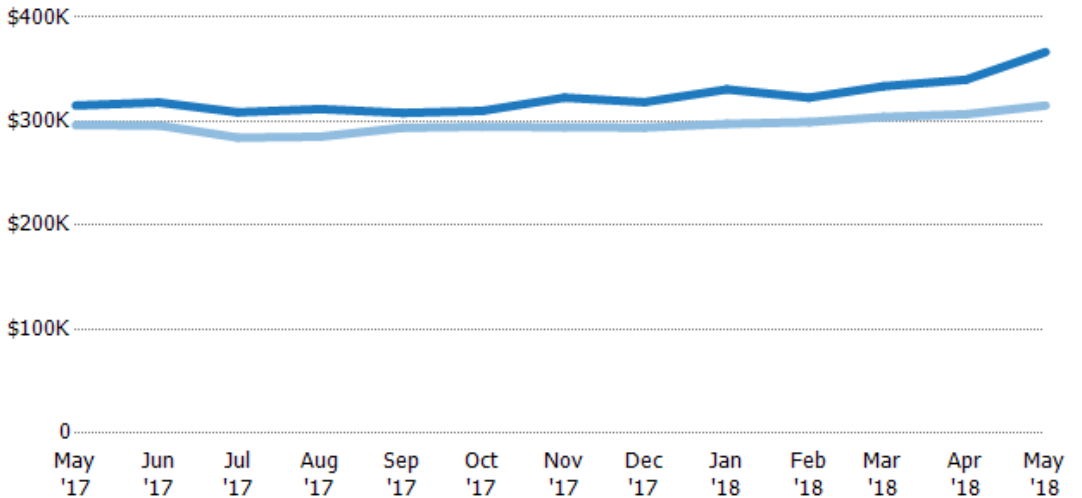
Condo/Townhouse	17%	16%	16%	16%	17%	17%	17%	18%	18%	18%	18%	18%	18%
Single Family Residence	83%	84%	84%	84%	83%	83%	83%	82%	82%	82%	82%	82%	82%

## Average Sales Price

The average sales price of the single-family, condominium and townhome properties sold each month.

### Filters Used

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



Current Year	\$315K	\$318K	\$309K	\$312K	\$308K	\$310K	\$323K	\$318K	\$331K	\$323K	\$334K	\$340K	\$367K
Prior Year	\$296K	\$296K	\$284K	\$285K	\$294K	\$295K	\$294K	\$294K	\$297K	\$299K	\$304K	\$307K	\$315K
Percent Change from Prior Year	6%	7%	9%	9%	5%	5%	10%	8%	11%	8%	10%	11%	16%

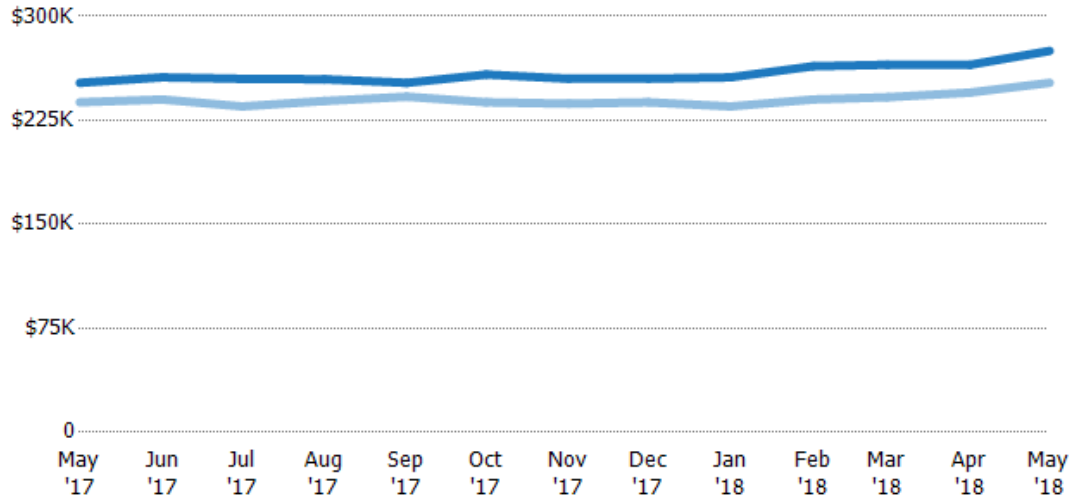
## Median Sales Price

The median sales price of the single-family, condominium and townhome properties sold each month.

### Filters Used

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

Month/Year	Price	% Chg.
May '18	\$275K	9.1%
May '17	\$252K	5.9%
May '16	\$238K	-6.9%



Current Year	\$252K	\$256K	\$255K	\$255K	\$252K	\$258K	\$255K	\$255K	\$256K	\$264K	\$265K	\$265K	\$275K
Prior Year	\$238K	\$240K	\$235K	\$239K	\$242K	\$238K	\$237K	\$238K	\$235K	\$240K	\$242K	\$245K	\$252K
Percent Change from Prior Year	6%	7%	8%	7%	4%	8%	8%	7%	9%	10%	10%	8%	9%

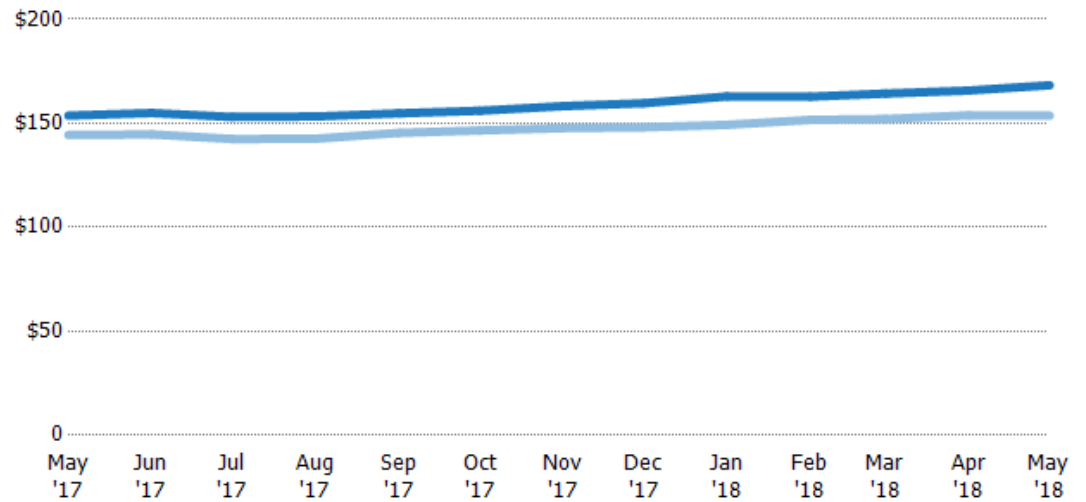
## Average Sales Price per Sq Ft

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.
May '18	\$168	9.5%
May '17	\$154	6.5%
May '16	\$144	-5.9%



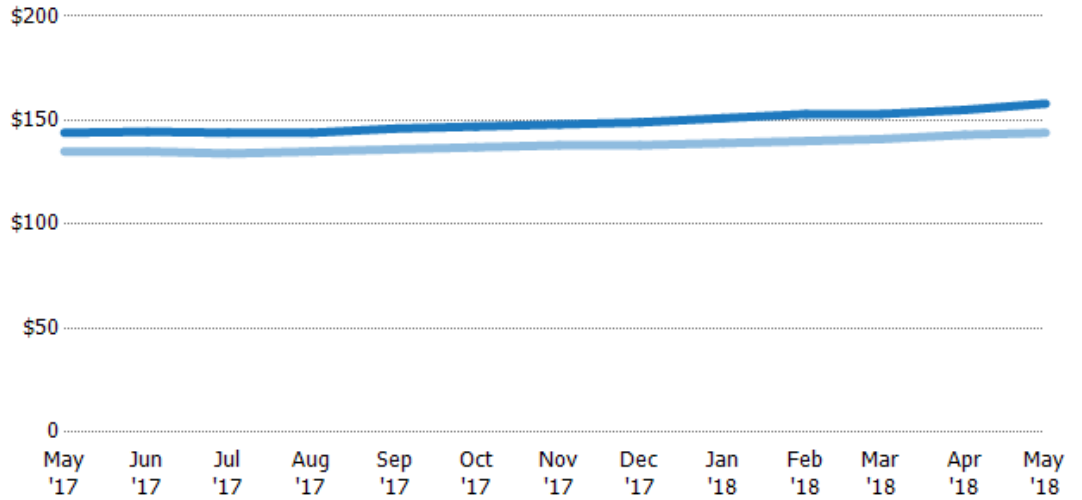
Current Year	\$154	\$155	\$153	\$153	\$155	\$156	\$158	\$160	\$163	\$163	\$164	\$166	\$168
Prior Year	\$144	\$145	\$142	\$143	\$145	\$147	\$148	\$148	\$149	\$152	\$152	\$154	\$154
Percent Change from Prior Year	6%	7%	7%	7%	6%	6%	7%	8%	9%	7%	8%	8%	9%

## 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



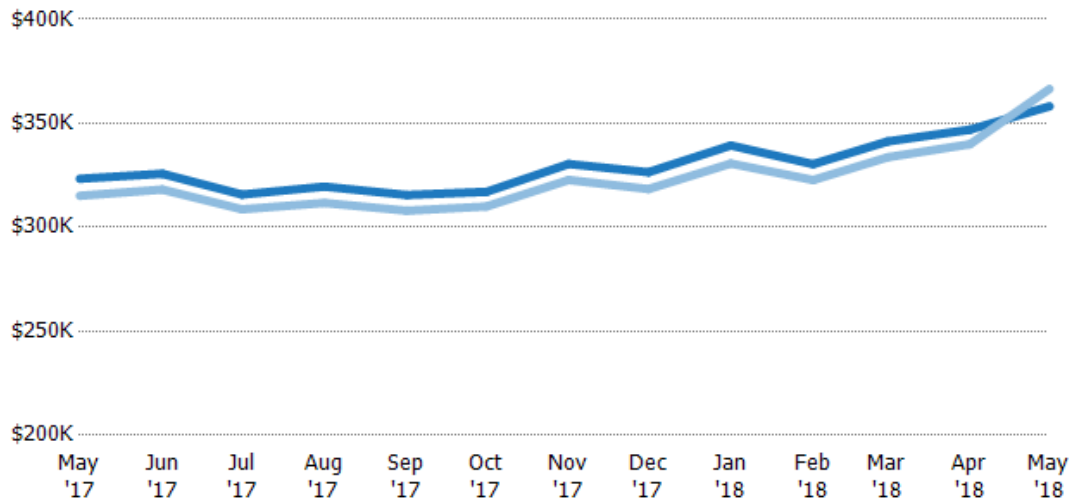
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	\$144	\$145	\$144	\$144	\$146	\$147	\$148	\$149	\$151	\$153	\$153	\$155	\$158
Prior Year	\$135	\$135	\$134	\$135	\$136	\$137	\$138	\$138	\$139	\$140	\$141	\$143	\$144
Percent Change from Prior Year	7%	7%	7%	7%	7%	7%	7%	8%	9%	9%	9%	8%	10%

## 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



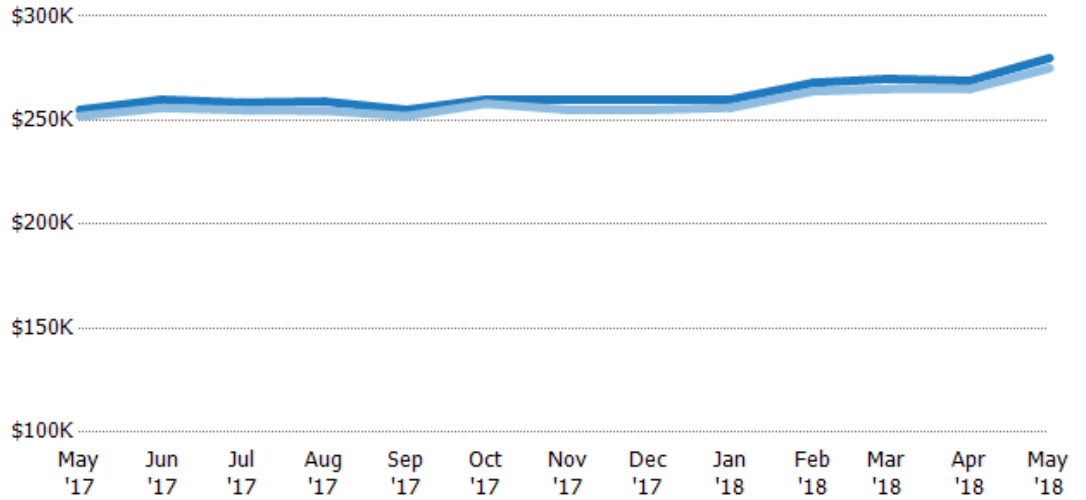
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Avg List Price	\$323K	\$326K	\$316K	\$320K	\$316K	\$317K	\$330K	\$326K	\$339K	\$330K	\$341K	\$347K	\$358K
Avg Sales Price	\$315K	\$318K	\$309K	\$312K	\$308K	\$310K	\$323K	\$318K	\$331K	\$323K	\$334K	\$340K	\$367K
Avg Sales Price as a % of Avg List Price	97%	98%	98%	98%	98%	98%	98%	98%	97%	98%	98%	98%	102%

## 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



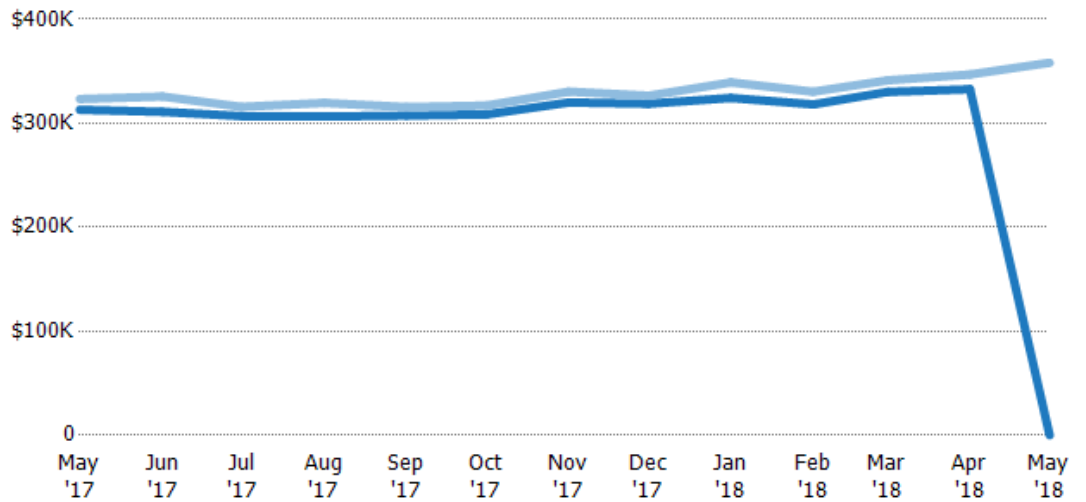
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Median List Price	\$255K	\$260K	\$258K	\$259K	\$255K	\$260K	\$260K	\$260K	\$260K	\$268K	\$270K	\$269K	\$280K
Median Sales Price	\$252K	\$256K	\$255K	\$255K	\$252K	\$258K	\$255K	\$255K	\$256K	\$264K	\$265K	\$265K	\$275K
Med Sales Price as a % of Med List Price	99%	98%	99%	98%	99%	99%	98%	98%	98%	99%	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



	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Avg Est Value	\$313K	\$311K	\$307K	\$306K	\$307K	\$309K	\$320K	\$319K	\$324K	\$318K	\$330K	\$333K	\$0
Avg Sales Price	\$323K	\$326K	\$316K	\$320K	\$316K	\$317K	\$330K	\$326K	\$339K	\$330K	\$341K	\$347K	\$358K
Avg Sales Price as a % of Avg Est Value	103%	105%	103%	104%	103%	103%	103%	102%	105%	104%	103%	104%	100%

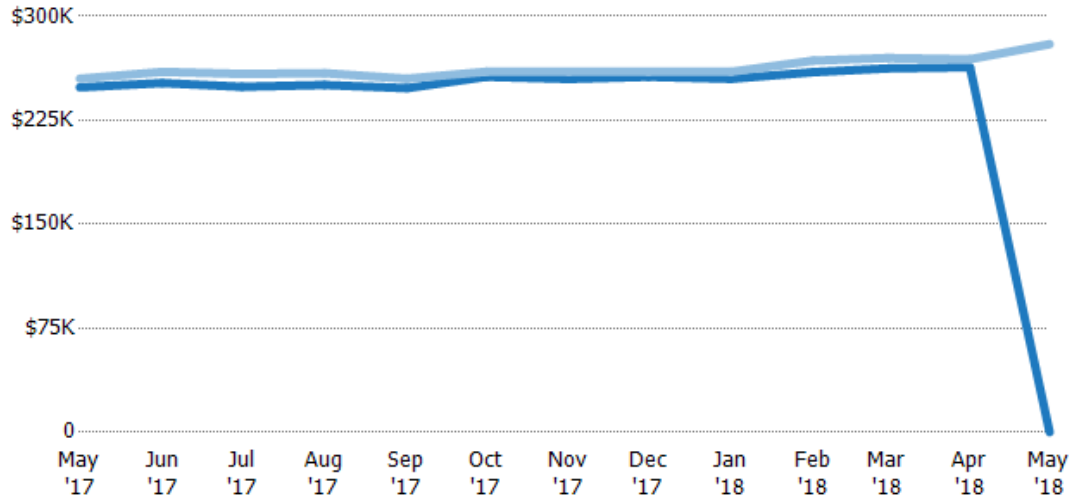


## Median Sales Price vs Median Est Value

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

### Filters Used

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



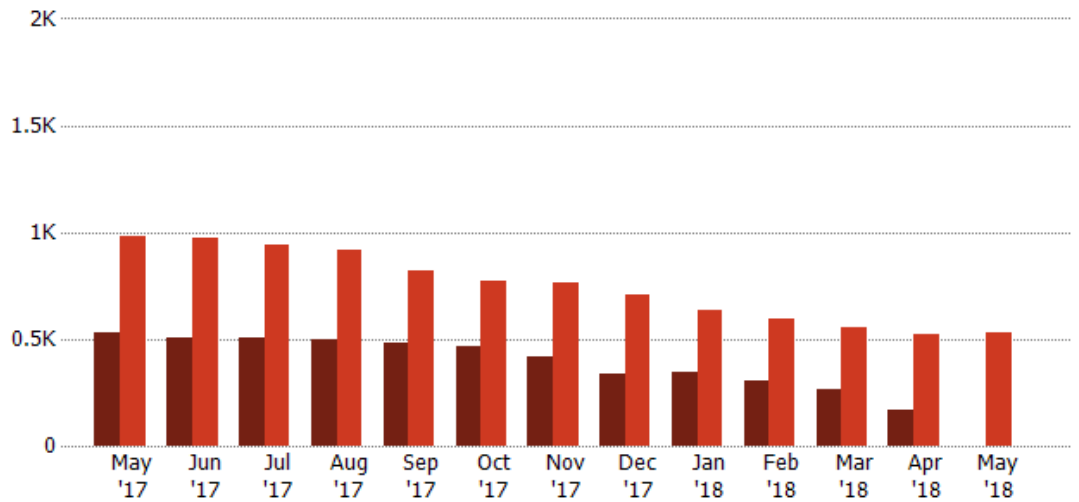
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Median Est Value	\$249K	\$252K	\$249K	\$250K	\$248K	\$256K	\$255K	\$256K	\$255K	\$260K	\$262K	\$263K	\$0
Median Sales Price	\$255K	\$260K	\$258K	\$259K	\$255K	\$260K	\$260K	\$260K	\$260K	\$268K	\$270K	\$269K	\$280K
Med Sales Price as a % of Med Est Value	103%	103%	104%	103%	103%	101%	102%	101%	102%	103%	103%	102%	100%

## Distressed Listings

The number of distressed single-family, condominium and townhome 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



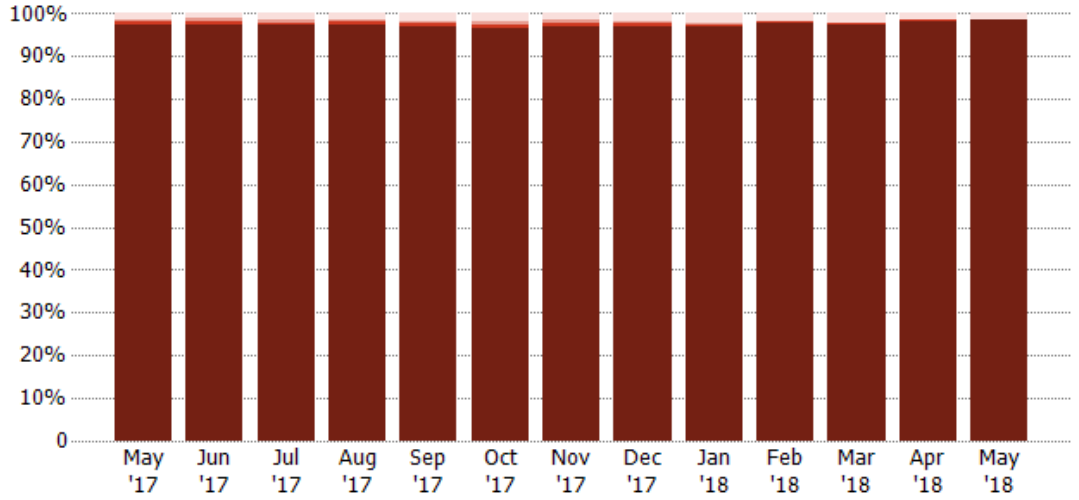
	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Current Year	531	503	502	501	482	463	414	339	348	307	266	168	-
Prior Year	977	976	941	918	822	773	764	711	631	598	558	521	531
Percent Change from Prior Year	-46%	-48%	-47%	-45%	-41%	-40%	-46%	-52%	-45%	-49%	-52%	-68%	-100%

## Distressed Sales by Sales Type

The percentage of single-family, condominium and townhome properties sold each month for each sales type.

### Filters Used

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



Sales Type	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18
Pre-Foreclosure	1%	1%	1%	1%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Short Sale	1%	1%	1%	1%	1%	1%	1%	0%	0%	-	-	-	-
Foreclosure	1%	1%	1%	1%	1%	1%	1%	1%	0%	0%	0%	0%	-
Non-Distressed	97%	98%	97%	97%	97%	97%	97%	97%	97%	98%	98%	98%	98%



# Sales Activity by ZIP

May 2018

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			3	\$1,322,693	\$453,428	\$531,385	\$306	\$285	48
85004			2	\$572,500	\$292,450	\$292,450	\$212	\$212	30
85006			7	\$2,233,800	\$325,300	\$350,000	\$268	\$258	11
85007			4	\$1,867,000	\$514,950	\$487,400	\$212	\$213	27
85008			19	\$2,524,500	\$135,279	\$74,000	\$111	\$80	27
85009			8	\$1,177,500	\$148,488	\$143,950	\$136	\$132	27
85012			4	\$1,142,500	\$297,325	\$182,400	\$165	\$144	57
85013			9	\$2,578,500	\$288,422	\$315,000	\$202	\$194	32
85014			18	\$5,054,600	\$285,556	\$276,250	\$195	\$183	28
85015			15	\$3,182,826	\$234,343	\$236,000	\$142	\$152	48
85016			23	\$9,056,000	\$404,926	\$359,000	\$219	\$227	27
85017			11	\$1,896,300	\$172,609	\$179,000	\$116	\$114	21
85018			30	\$26,371,796	\$925,654	\$737,000	\$293	\$288	29
85019			9	\$1,672,500	\$183,633	\$175,000	\$123	\$123	20
85020			20	\$44,244,040	\$287,055	\$259,950	\$1,219	\$187	13
85021			14	\$5,278,950	\$389,328	\$337,445	\$181	\$172	41
85022			21	\$6,470,188	\$314,592	\$265,000	\$168	\$172	30
85023			17	\$4,461,390	\$266,876	\$219,900	\$148	\$143	36
85024			12	\$2,946,200	\$250,300	\$238,450	\$182	\$177	21
85027			15	\$2,785,049	\$187,233	\$209,900	\$159	\$157	12
85028			15	\$5,809,150	\$397,667	\$365,000	\$191	\$179	29
85029			12	\$2,547,868	\$217,441	\$209,950	\$135	\$134	36
85031			3	\$440,000	\$145,467	\$184,000	\$104	\$96	40
85032			29	\$8,733,625	\$304,564	\$275,000	\$178	\$179	17
85033			24	\$4,053,899	\$169,562	\$177,450	\$120	\$120	35
85034			1	\$130,000	\$145,000	\$145,000	\$96	\$96	54
85035			7	\$1,320,900	\$185,686	\$187,900	\$123	\$119	36
85037			28	\$5,348,600	\$192,685	\$191,000	\$122	\$127	10
85040			15	\$2,661,700	\$178,940	\$184,900	\$128	\$130	15
85041			27	\$5,626,400	\$207,133	\$210,000	\$122	\$120	14
85042			13	\$3,242,100	\$249,835	\$179,900	\$146	\$140	28
85043			12	\$2,559,300	\$214,032	\$212,900	\$130	\$120	25
85044			27	\$9,840,933	\$369,337	\$315,000	\$172	\$171	31
85045			3	\$1,515,000	\$514,933	\$394,900	\$176	\$194	29
85048			19	\$6,392,600	\$340,350	\$324,900	\$159	\$159	36
85050			27	\$11,069,581	\$415,496	\$349,900	\$187	\$184	17
85051			14	\$2,760,315	\$199,650	\$216,450	\$130	\$134	18
85053			6	\$1,188,400	\$195,750	\$209,900	\$136	\$156	11

Continues on next page →



## Sales Activity by ZIP

May 2018

← 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
85054			5	\$1,877,000	\$388,960	\$410,000	\$220	\$222	7
85083			12	\$4,418,000	\$371,267	\$329,500	\$171	\$175	15
85085			17	\$7,366,695	\$438,659	\$379,900	\$172	\$170	25
85086			37	\$13,735,319	\$378,897	\$369,000	\$149	\$146	31
85087			5	\$1,789,990	\$366,278	\$352,000	\$158	\$152	69
85120			1	\$217,000	\$225,000	\$225,000	\$111	\$111	2
85142			37	\$14,788,704	\$402,761	\$395,000	\$146	\$139	32
85201			14	\$2,554,100	\$183,507	\$156,950	\$135	\$136	5
85202			16	\$4,034,133	\$253,286	\$256,500	\$155	\$149	18
85203			10	\$2,289,350	\$234,390	\$238,500	\$137	\$138	36
85204			11	\$2,300,200	\$211,227	\$215,000	\$155	\$162	12
85205			16	\$4,394,075	\$277,916	\$269,450	\$158	\$155	38
85206			24	\$5,791,400	\$246,279	\$225,000	\$145	\$144	30
85207			24	\$9,838,222	\$421,061	\$420,984	\$176	\$169	28
85208			14	\$3,491,800	\$250,350	\$238,250	\$147	\$144	18
85209			21	\$5,356,717	\$258,196	\$239,900	\$147	\$145	13
85210			12	\$2,804,500	\$234,372	\$269,000	\$151	\$158	16
85212			29	\$9,418,206	\$327,902	\$329,900	\$145	\$148	26
85213			12	\$4,923,354	\$414,991	\$363,495	\$149	\$150	36
85215			9	\$3,208,000	\$361,398	\$309,000	\$180	\$180	8
85224			23	\$5,714,600	\$251,665	\$259,900	\$171	\$171	18
85225			27	\$7,008,434	\$261,840	\$275,000	\$166	\$167	20
85226			10	\$3,231,000	\$327,758	\$333,500	\$185	\$185	19
85233			27	\$7,518,990	\$279,813	\$270,000	\$170	\$165	11
85234			18	\$6,062,999	\$339,133	\$328,000	\$146	\$146	27
85248			36	\$14,076,950	\$399,753	\$384,450	\$175	\$177	32
85249			31	\$12,402,500	\$406,932	\$410,000	\$154	\$159	20
85250			23	\$8,207,500	\$361,787	\$335,000	\$219	\$220	25
85251			41	\$13,219,400	\$330,190	\$299,000	\$227	\$211	30
85253			18	\$31,965,000	\$1,911,167	\$1,724,500	\$363	\$362	82
85254			31	\$13,850,800	\$460,171	\$448,000	\$229	\$220	34
85255			32	\$30,521,000	\$1,012,959	\$762,500	\$259	\$252	120
85257			12	\$4,048,900	\$344,150	\$355,000	\$224	\$233	24
85258			38	\$17,532,797	\$473,400	\$471,950	\$227	\$221	41
85259			19	\$11,459,140	\$626,836	\$549,900	\$215	\$201	20
85260			28	\$14,092,244	\$514,678	\$428,500	\$225	\$215	35
85262			19	\$30,026,825	\$1,712,889	\$1,295,000	\$307	\$267	113

Continues on next page →

## Sales Activity by ZIP

May 2018

← 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
85263			6	\$3,488,547	\$602,581	\$637,000	\$204	\$204	103
85266			7	\$4,581,000	\$678,971	\$624,900	\$226	\$239	48
85268			43	\$17,716,200	\$429,073	\$364,900	\$187	\$186	61
85281			16	\$4,352,010	\$272,611	\$298,000	\$191	\$185	20
85282			16	\$3,876,437	\$246,474	\$232,445	\$154	\$158	12
85283			15	\$3,662,500	\$248,980	\$269,900	\$151	\$149	25
85284			7	\$4,008,750	\$589,486	\$525,000	\$182	\$175	33
85286			15	\$5,962,800	\$401,233	\$375,000	\$167	\$170	9
85295			27	\$9,043,924	\$338,930	\$294,900	\$154	\$155	17
85296			28	\$9,496,540	\$343,129	\$294,450	\$156	\$151	12
85297			19	\$8,234,300	\$441,574	\$390,000	\$166	\$168	39
85298			32	\$13,154,137	\$416,395	\$399,789	\$166	\$172	20
85301			10	\$1,488,000	\$148,490	\$148,500	\$106	\$96	46
85302			17	\$3,587,700	\$213,005	\$215,000	\$127	\$133	9
85303			9	\$2,221,000	\$248,400	\$239,900	\$140	\$146	22
85304			10	\$2,370,899	\$240,870	\$227,950	\$138	\$139	27
85305			4	\$1,104,000	\$278,450	\$269,900	\$135	\$136	28
85306			6	\$1,864,500	\$318,900	\$289,950	\$138	\$144	55
85307			1	\$220,000	\$230,000	\$230,000	\$158	\$158	21
85308			31	\$9,923,749	\$326,837	\$310,000	\$157	\$161	41
85310			11	\$4,532,000	\$426,245	\$331,000	\$157	\$171	48
85323			19	\$3,956,457	\$208,373	\$217,000	\$125	\$125	23
85326			49	\$10,797,090	\$221,698	\$200,000	\$123	\$117	26
85331			28	\$12,018,518	\$439,422	\$432,450	\$199	\$199	39
85335			19	\$3,507,900	\$184,484	\$199,000	\$115	\$113	39
85338			35	\$9,550,900	\$275,051	\$249,900	\$122	\$120	29
85339			27	\$6,769,700	\$253,343	\$242,000	\$117	\$113	26
85340			29	\$8,890,990	\$308,265	\$290,000	\$131	\$132	34
85342			1	\$110,000	\$110,000	\$110,000	\$110	\$110	6
85345			21	\$4,617,790	\$218,190	\$209,000	\$142	\$144	17
85351			35	\$5,553,100	\$162,889	\$149,000	\$111	\$111	44
85353			10	\$2,126,999	\$214,368	\$220,495	\$117	\$118	21
85354			1	\$265,000	\$265,000	\$265,000	\$96	\$96	28
85355			7	\$2,201,400	\$319,829	\$310,000	\$132	\$128	41
85361			2	\$768,735	\$390,868	\$390,868	\$145	\$145	126
85363			2	\$374,000	\$186,500	\$186,500	\$138	\$138	19
85373			19	\$4,455,700	\$241,442	\$229,900	\$129	\$120	28

Continues on next page →

## Sales Activity by ZIP

May 2018

← 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
85374			42	\$11,509,100	\$280,155	\$239,450	\$155	\$145	33
85375			37	\$9,200,481	\$251,705	\$235,000	\$141	\$139	30
85377			5	\$2,986,400	\$634,000	\$450,000	\$195	\$188	71
85378			5	\$1,060,890	\$215,958	\$249,900	\$135	\$136	32
85379			30	\$7,516,728	\$252,147	\$262,500	\$120	\$122	23
85381			10	\$2,657,640	\$267,660	\$269,900	\$135	\$139	28
85382			23	\$6,252,300	\$277,547	\$258,900	\$152	\$156	22
85383			37	\$15,918,513	\$441,572	\$359,990	\$163	\$154	33
85387			11	\$3,604,942	\$330,994	\$276,445	\$139	\$133	77
85388			13	\$3,518,100	\$273,600	\$285,000	\$116	\$112	51
85390			9	\$2,614,881	\$302,417	\$250,000	\$160	\$165	82
85392			22	\$5,580,600	\$256,259	\$251,500	\$122	\$119	28
85395			15	\$4,839,665	\$330,471	\$289,900	\$153	\$152	42
85396			26	\$8,358,617	\$326,298	\$320,500	\$134	\$126	64