

2019

MARICOPA COUNTY MARKET REPORT

May 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	May 2019	May 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	9,132	8,726	+4.7%	45,170	43,408	+4.1%
New Listing Volume	\$3,673,534,740	\$3,141,564,407	+16.9%	\$18,652,610,539	\$16,475,237,049	+13.2%
Active Listing Count	12,923	15,141	-14.6%	N/A	N/A	
Active Listing Volume	\$8,672,243,268	\$8,454,420,318	+2.6%	N/A	N/A	
Average Listing Price	\$671,070	\$558,379	+20.2%	\$603,249	\$566,152	+6.6%
Median Listing Price	\$400,000	\$350,000	+14.3%	\$366,296	\$350,759	+4.4%
Average Listing Price per Sq Ft	\$217	\$193	+12.2%	\$206	\$193	+6.5%
Median Listing Price per Sq Ft	\$184	\$168	+9.5%	\$177	\$167	+5.8%
Median Days in RPR	46	45	+2.2%	47.29	46.42	+1.9%
Months of Inventory	1.5	2	-21.7%	2.4	2.3	+5.1%
Absorption Rate	64.7%	50.63%	+14.1%	41.65%	43.77%	-2.1%
Sales Activity Charts Metrics						
New Pending Sales Count	11,440	8,789	+30.2%	48,508	42,851	+13.2%
New Pending Sales Volume	\$4,262,967,831	\$3,127,468,099	+36.3%	\$17,967,803,179	\$14,924,701,983	+20.4%
Pending Sales Count	10,635	7,130	+49.2%	N/A	N/A	
Pending Sales Volume	\$4,220,294,413	\$2,724,783,763	+54.9%	N/A	N/A	
Closed Sales Count	9,141	7,844	+16.5%	35,290	34,750	+1.6%
Closed Sales Volume	\$3,289,524,133	\$2,723,489,850	+20.8%	\$12,453,251,316	\$11,666,591,443	+6.7%
Average Sales Price	\$359,865	\$347,207	+3.6%	\$352,883	\$335,729	+5.1%
Median Sales Price	\$289,000	\$275,000	+5.1%	\$281,203	\$265,648	+5.9%
Average Sales Price per Sq Ft	\$175	\$168	+4.6%	\$175	\$165	+5.8%
Median Sales Price per Sq Ft	\$164	\$157	+4.5%	\$163	\$154	+5.7%
Distressed Charts Metrics						
Distressed Listing Count	118	237	-50.2%	N/A	N/A	

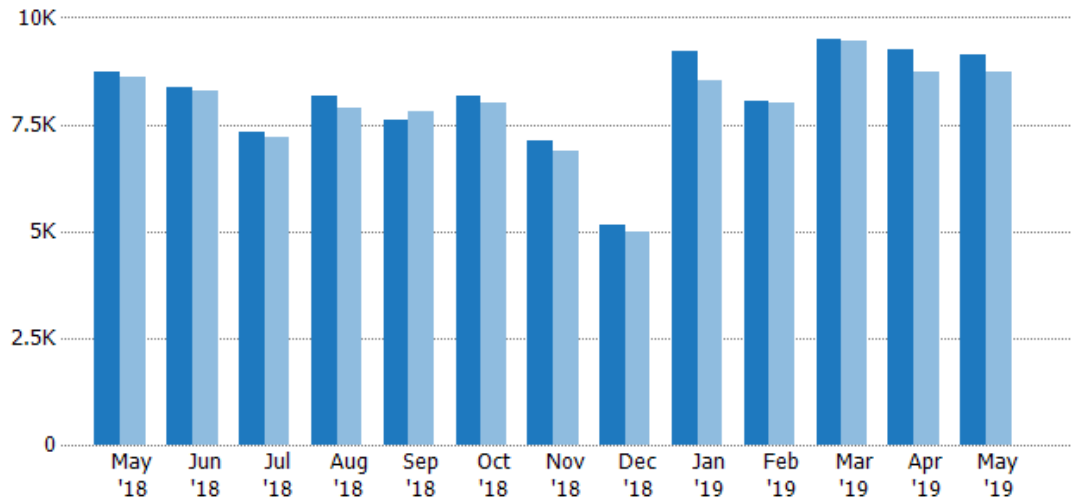
New Listings

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.
May '19	9.13K	4.7%
May '18	8.73K	1.2%
May '17	8.63K	-5.8%



Current Year	8.73K	8.36K	7.31K	8.16K	7.6K	8.15K	7.11K	5.16K	9.21K	8.06K	9.5K	9.27K	9.13K
Prior Year	8.63K	8.28K	7.19K	7.89K	7.82K	7.99K	6.89K	4.99K	8.52K	8K	9.44K	8.72K	8.73K
Percent Change from Prior Year	1%	1%	2%	3%	-3%	2%	3%	3%	8%	1%	1%	6%	5%

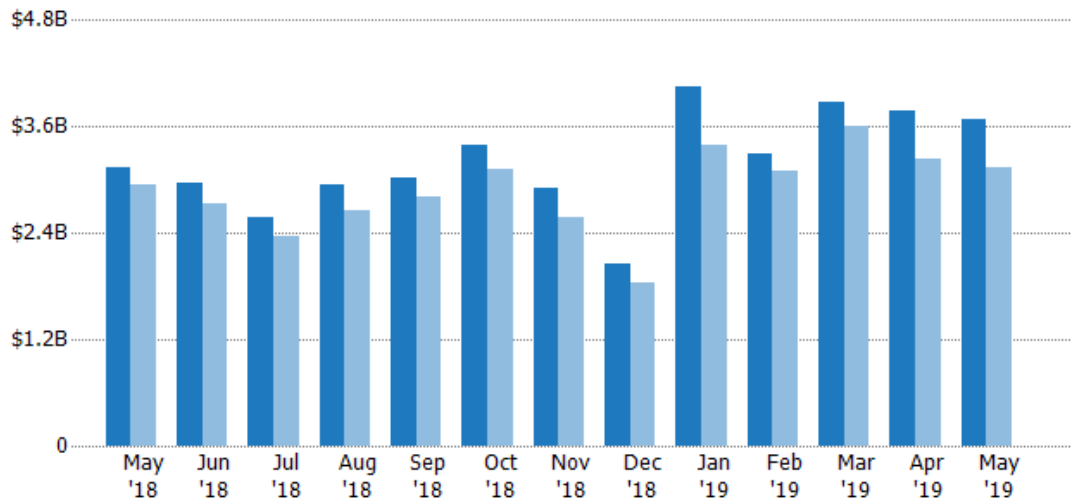
New Listing Volume

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.
May '19	\$3.67B	16.9%
May '18	\$3.14B	6.9%
May '17	\$2.94B	-10.2%



Current Year	\$3.14B	\$2.97B	\$2.57B	\$2.94B	\$3.02B	\$3.4B	\$2.9B	\$2.05B	\$4.04B	\$3.29B	\$3.87B	\$3.78B	\$3.67B
Prior Year	\$2.94B	\$2.74B	\$2.37B	\$2.66B	\$2.81B	\$3.13B	\$2.57B	\$1.84B	\$3.39B	\$3.11B	\$3.61B	\$3.23B	\$3.14B
Percent Change from Prior Year	7%	8%	8%	10%	7%	9%	13%	12%	19%	6%	7%	17%	17%

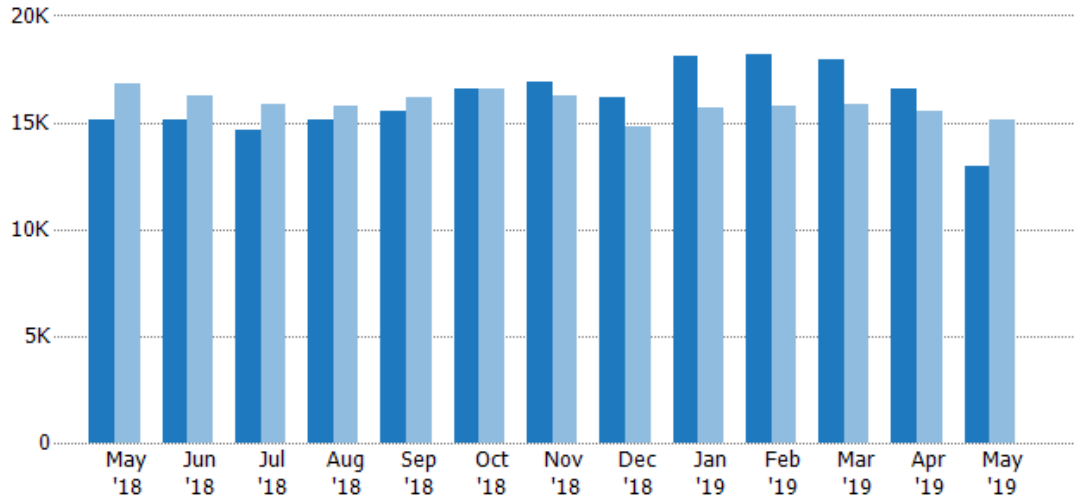
Active Listings

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.
May '19	12.9K	-14.6%
May '18	15.1K	-9.9%
May '17	16.8K	12%



Current Year	15.1K	15.1K	14.7K	15.1K	15.5K	16.6K	16.9K	16.1K	18.1K	18.2K	18K	16.6K	12.9K
Prior Year	16.8K	16.3K	15.8K	15.7K	16.2K	16.6K	16.3K	14.8K	15.7K	15.8K	15.9K	15.5K	15.1K
Percent Change from Prior Year	-10%	-7%	-7%	-4%	-4%	0%	4%	9%	16%	15%	13%	7%	-15%

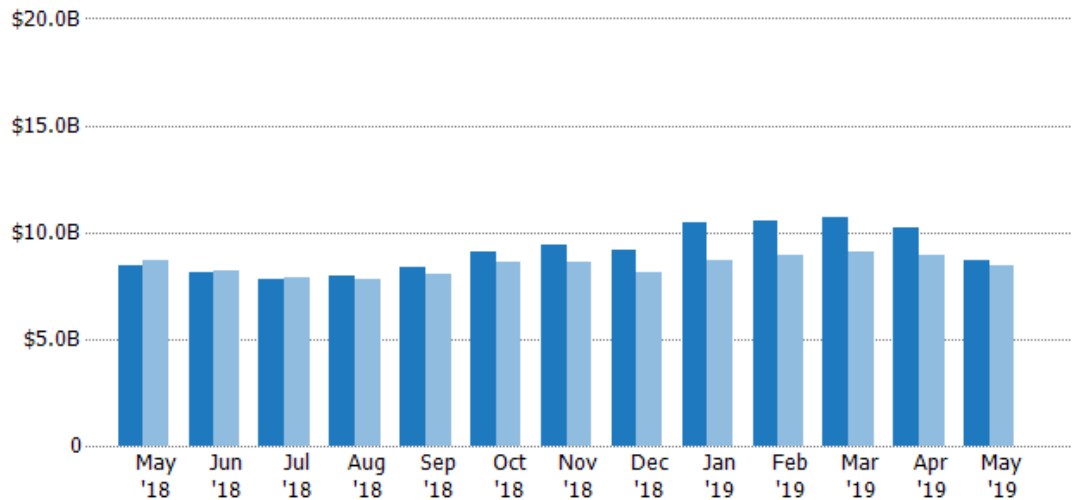
Active Listing Volume

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.
May '19	\$8.67B	2.6%
May '18	\$8.45B	-3%
May '17	\$8.72B	3.7%



Current Year	\$8.45B	\$8.14B	\$7.81B	\$7.94B	\$8.35B	\$9.06B	\$9.4B	\$9.15B	\$10.4B	\$10.6B	\$10.7B	\$10.2B	\$8.67B
Prior Year	\$8.72B	\$8.18B	\$7.85B	\$7.78B	\$8.04B	\$8.57B	\$8.59B	\$8.11B	\$8.72B	\$8.96B	\$9.08B	\$8.92B	\$8.45B
Percent Change from Prior Year	-3%	0%	-1%	2%	4%	6%	10%	13%	20%	18%	18%	14%	3%

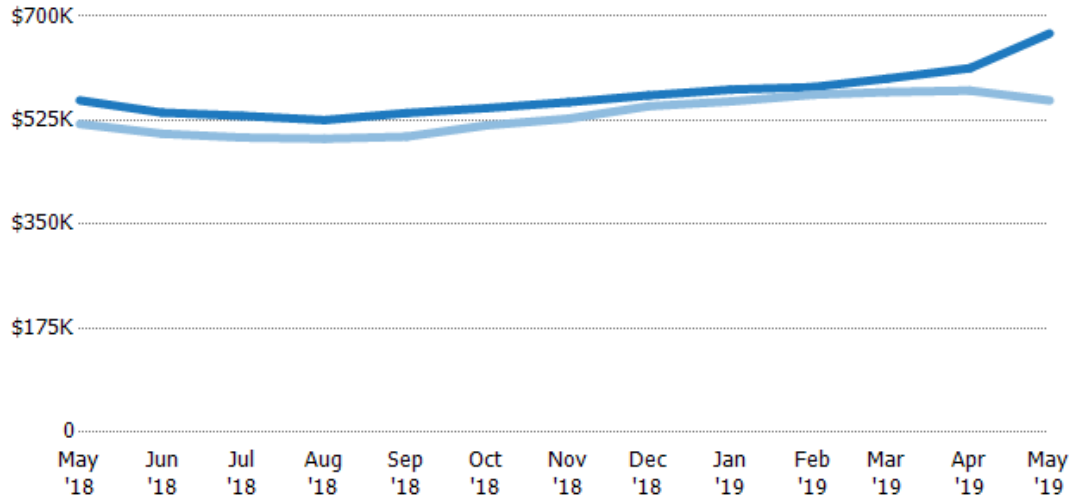
Average Listing Price

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.
May '19	\$671K	20.2%
May '18	\$558K	7.6%
May '17	\$519K	-7.4%



Current Year	\$558K	\$538K	\$533K	\$525K	\$537K	\$545K	\$555K	\$567K	\$577K	\$581K	\$595K	\$613K	\$671K
Prior Year	\$519K	\$502K	\$496K	\$494K	\$497K	\$516K	\$528K	\$549K	\$557K	\$568K	\$573K	\$575K	\$558K
Percent Change from Prior Year	8%	7%	7%	6%	8%	6%	5%	3%	4%	2%	4%	7%	20%

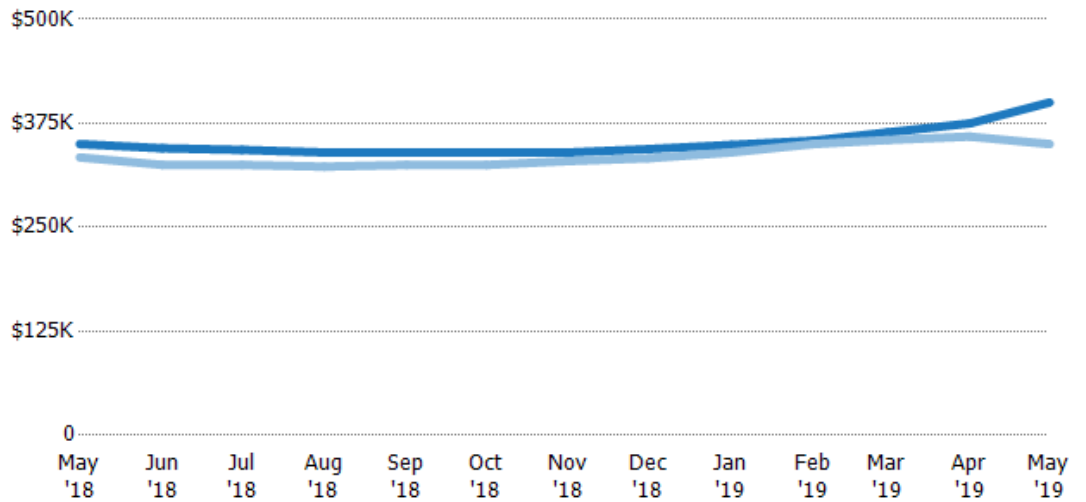
Median Listing Price

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.
May '19	\$400K	14.3%
May '18	\$350K	4.8%
May '17	\$334K	-5.7%



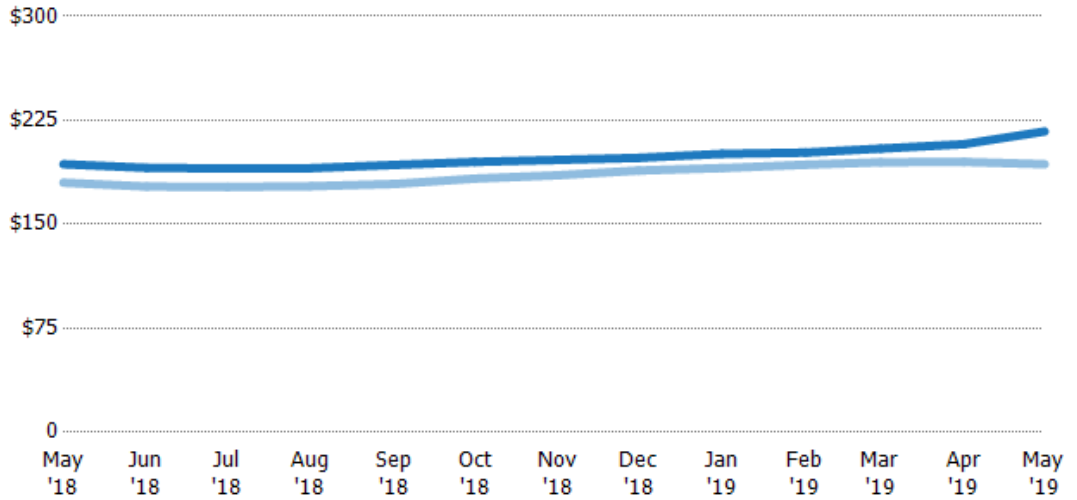
Current Year	\$350K	\$345K	\$343K	\$340K	\$340K	\$340K	\$340K	\$344K	\$349K	\$354K	\$364K	\$375K	\$400K
Prior Year	\$334K	\$325K	\$325K	\$323K	\$325K	\$325K	\$330K	\$333K	\$340K	\$350K	\$355K	\$359K	\$350K
Percent Change from Prior Year	5%	6%	6%	5%	5%	5%	3%	3%	3%	1%	3%	4%	14%

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



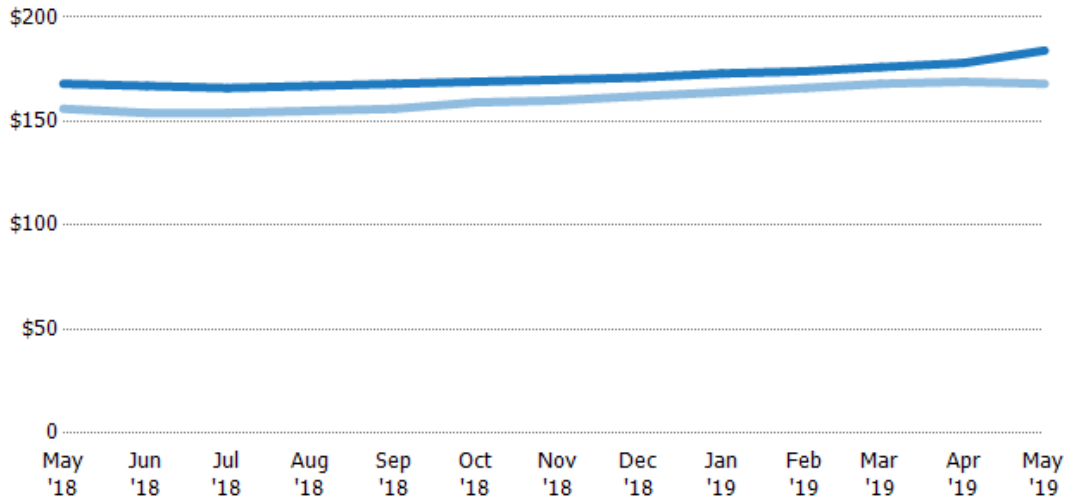
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	\$193	\$191	\$190	\$190	\$193	\$195	\$196	\$198	\$201	\$202	\$205	\$208	\$217
Prior Year	\$180	\$177	\$177	\$177	\$179	\$183	\$185	\$189	\$191	\$193	\$195	\$195	\$193
Percent Change from Prior Year	7%	8%	8%	7%	8%	7%	6%	5%	5%	5%	5%	7%	12%

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



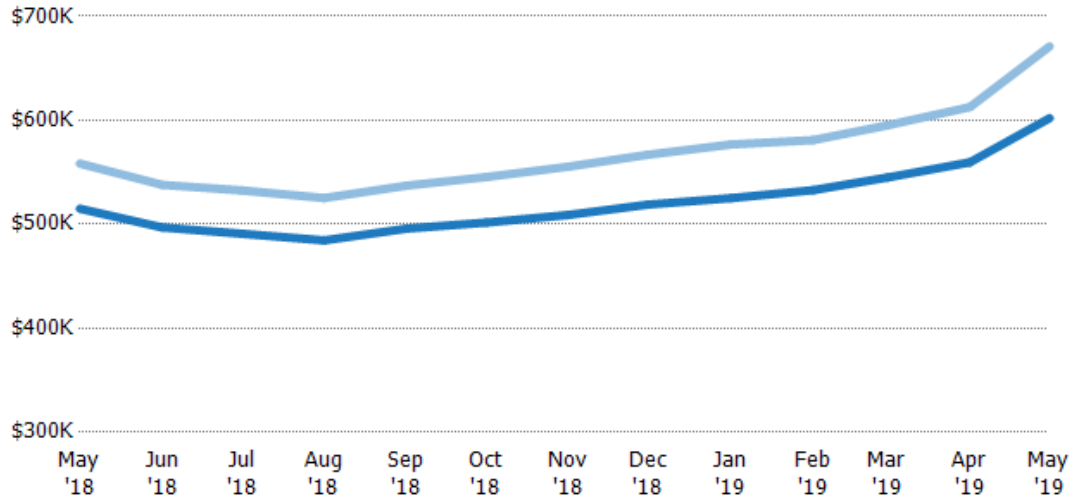
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	\$168	\$167	\$166	\$167	\$168	\$169	\$170	\$171	\$173	\$174	\$176	\$178	\$184
Prior Year	\$156	\$154	\$154	\$155	\$156	\$159	\$160	\$162	\$164	\$166	\$168	\$169	\$168
Percent Change from Prior Year	8%	8%	8%	8%	8%	6%	6%	6%	5%	5%	5%	5%	10%

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

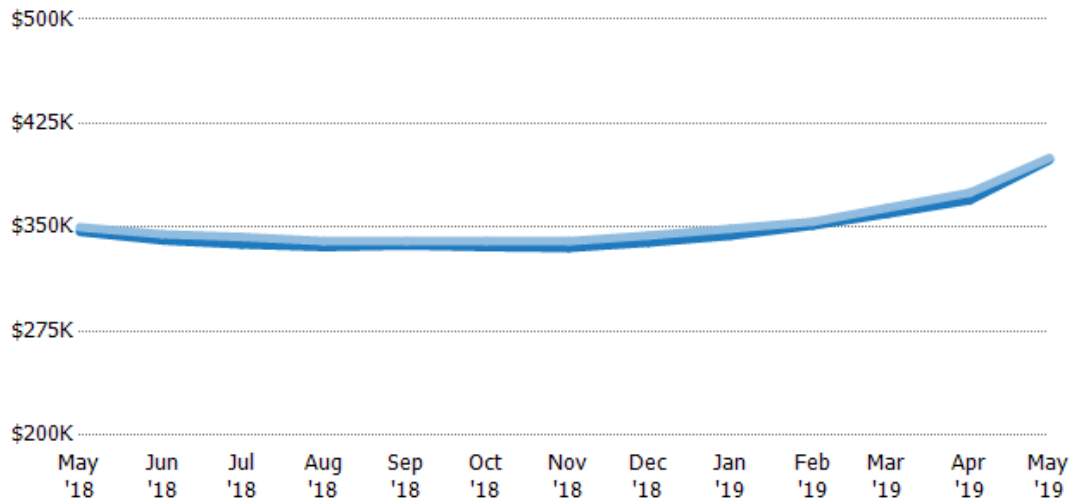


Median Listing Price vs Median Est Value

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

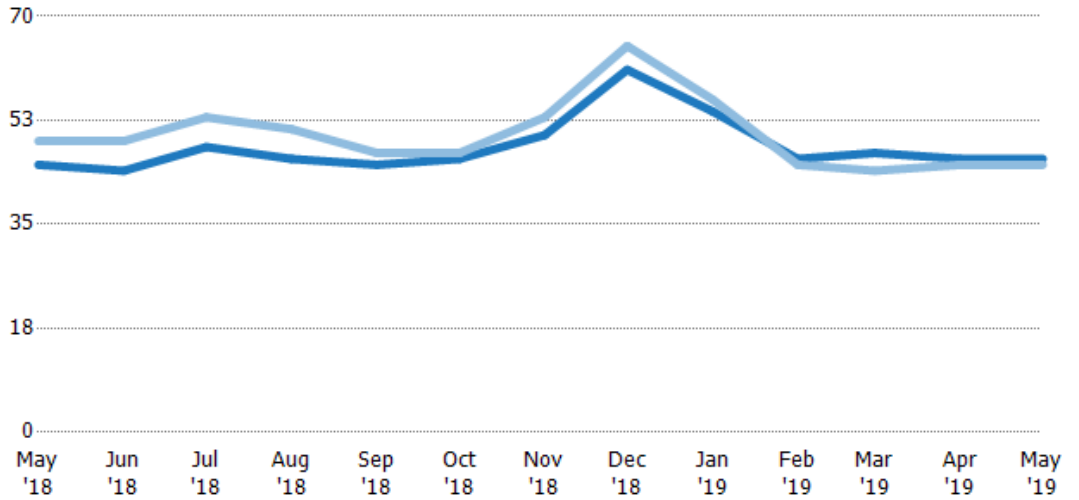


Median Days in RPR

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.
May '19	46	2.2%
May '18	45	-8.2%
May '17	49	10.2%

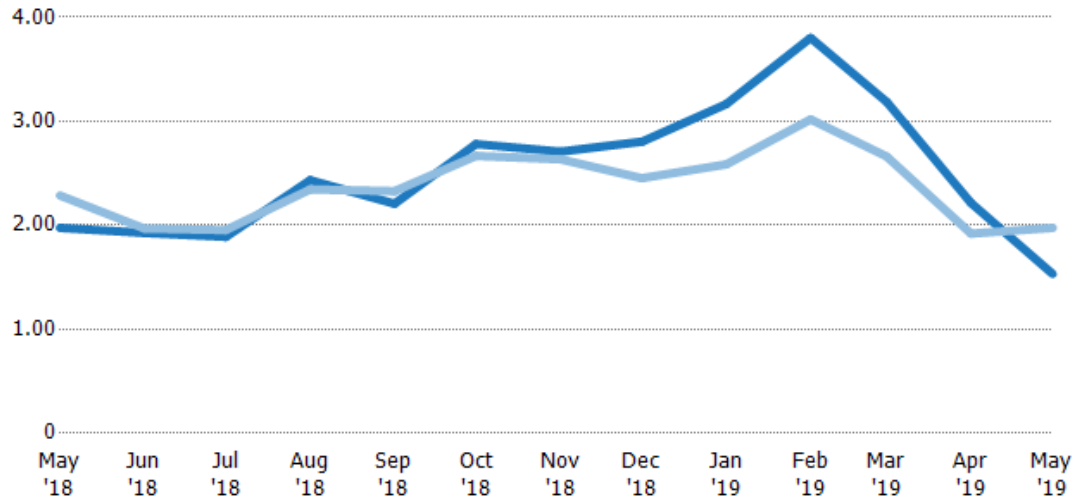
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	45	44	48	46	45	46	50	61	54	46	47	46	46
Prior Year	49	49	53	51	47	47	53	65	56	45	44	45	45
Percent Change from Prior Year	-8%	-10%	-9%	-10%	-4%	-2%	-6%	-6%	-4%	2%	7%	2%	2%

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.
May '19	1.53	-22.4%
May '18	1.97	-13.6%
May '17	2.29	17.5%

	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	1.97	1.93	1.89	2.43	2.21	2.78	2.71	2.8	3.17	3.8	3.19	2.21	1.53
Prior Year	2.29	1.97	1.95	2.35	2.33	2.67	2.63	2.45	2.59	3.02	2.66	1.92	1.97
Percent Change from Prior Year	-14%	-2%	-3%	4%	-5%	4%	3%	14%	22%	26%	20%	15%	-22%

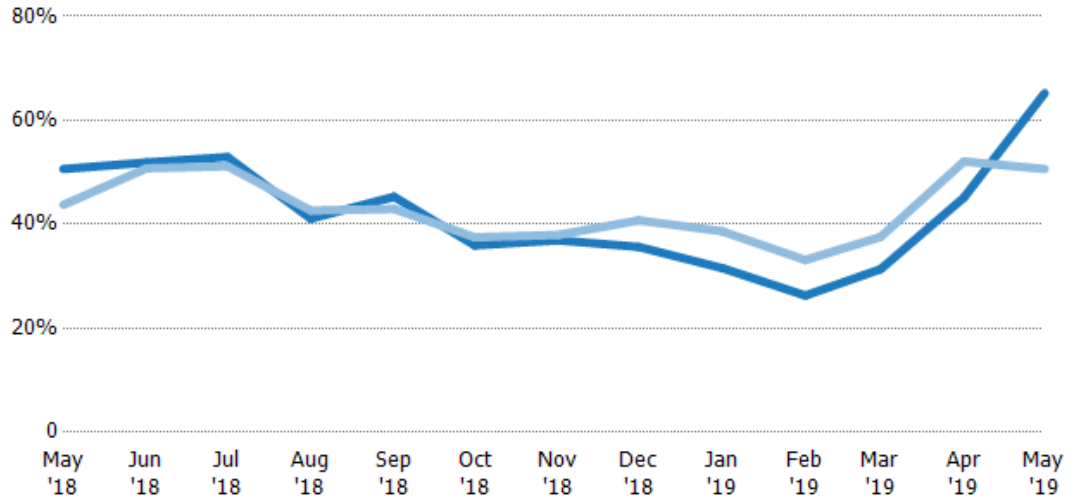
Absorption Rate

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.
May '19	65%	-14.6%
May '18	51%	-6.9%
May '17	44%	-14.9%



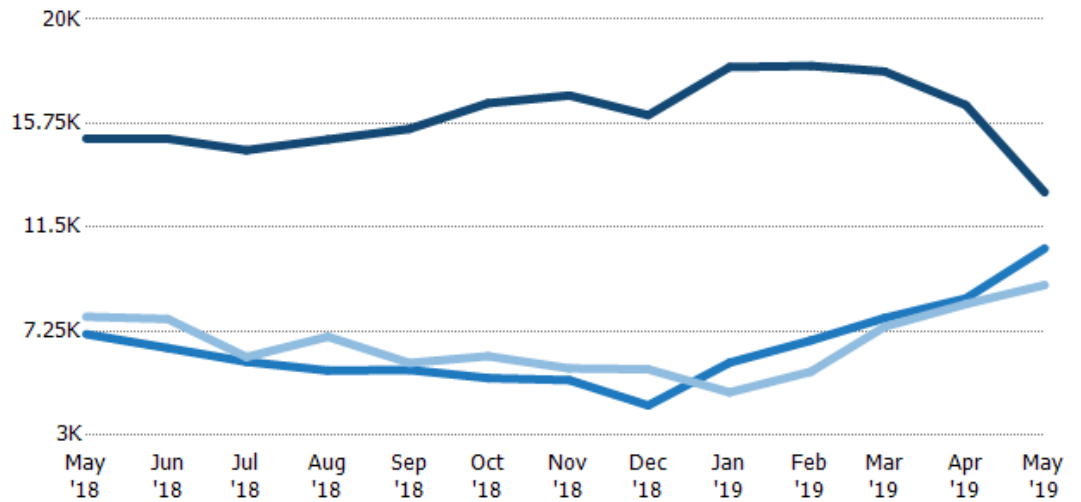
Current Year	51%	52%	53%	41%	45%	36%	37%	36%	32%	26%	31%	45%	65%
Prior Year	44%	51%	51%	43%	43%	37%	38%	41%	39%	33%	38%	52%	51%
Change from Prior Year	-7%	-1%	-2%	2%	-2%	2%	1%	5%	7%	7%	6%	7%	-15%

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	15.1K	15.1K	14.7K	15.1K	15.5K	16.6K	16.9K	16.1K	18K	18.1K	17.9K	16.5K	12.9K
Pending	7.13K	6.57K	6K	5.65K	5.67K	5.34K	5.25K	4.22K	5.97K	6.87K	7.79K	8.59K	10.6K
Sold	7.84K	7.75K	6.2K	7.03K	5.96K	6.23K	5.73K	5.7K	4.75K	5.6K	7.43K	8.36K	9.14K

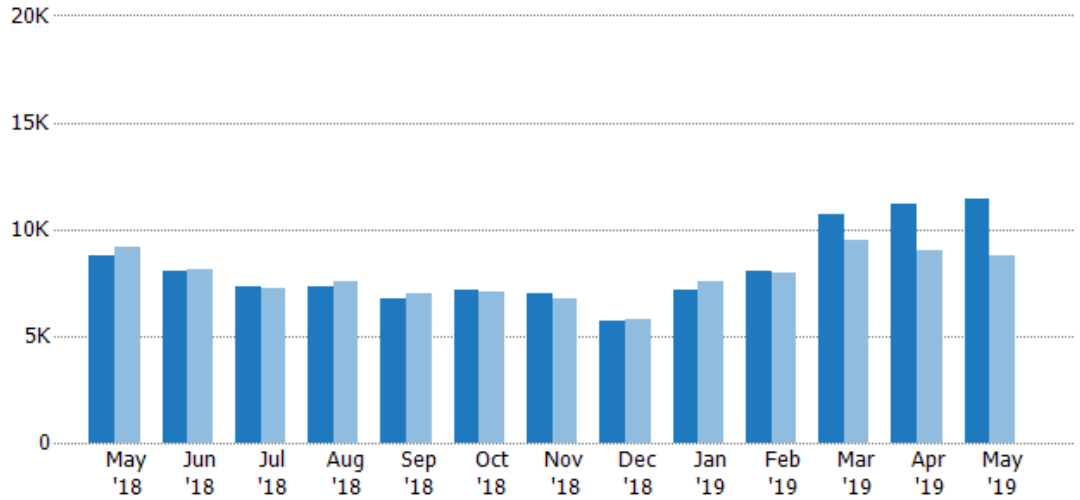
New Pending Sales

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.
May '19	11.4K	30.2%
May '18	8.79K	-4.3%
May '17	9.18K	-7.9%



	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	8.79K	8.04K	7.3K	7.32K	6.72K	7.16K	6.98K	5.69K	7.17K	8.04K	10.7K	11.1K	11.4K
Prior Year	9.18K	8.1K	7.26K	7.58K	6.97K	7.09K	6.73K	5.81K	7.59K	7.97K	9.46K	9.04K	8.79K
Percent Change from Prior Year	-4%	-1%	0%	-4%	-4%	1%	4%	-2%	-6%	1%	13%	23%	30%

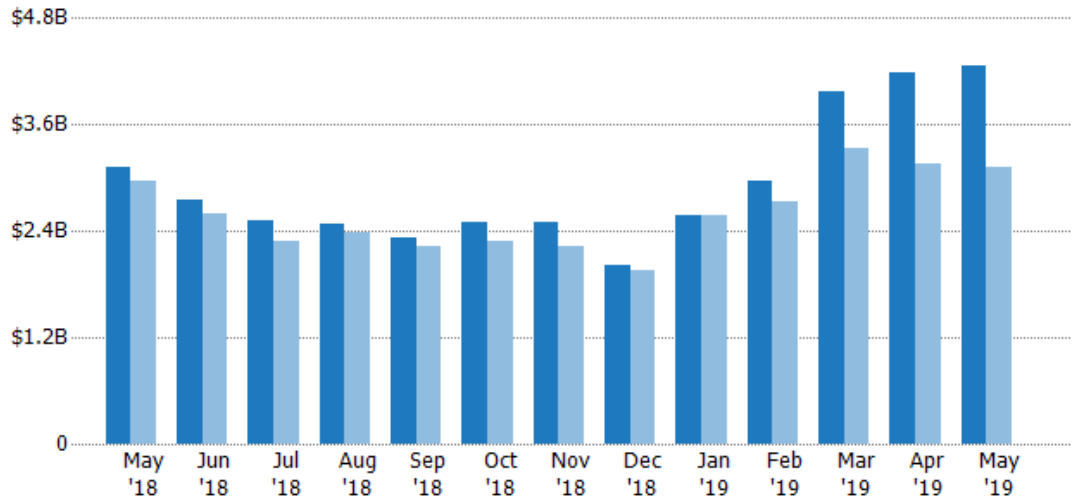
New Pending Sales Volume

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.
May '19	\$4.26B	36.3%
May '18	\$3.13B	5.7%
May '17	\$2.96B	-15.6%



	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	\$3.13B	\$2.76B	\$2.51B	\$2.47B	\$2.33B	\$2.5B	\$2.49B	\$2.01B	\$2.57B	\$2.97B	\$3.97B	\$4.19B	\$4.26B
Prior Year	\$2.96B	\$2.59B	\$2.29B	\$2.38B	\$2.23B	\$2.29B	\$2.22B	\$1.95B	\$2.57B	\$2.72B	\$3.33B	\$3.17B	\$3.13B
Percent Change from Prior Year	6%	6%	10%	4%	4%	9%	12%	3%	0%	9%	19%	32%	36%

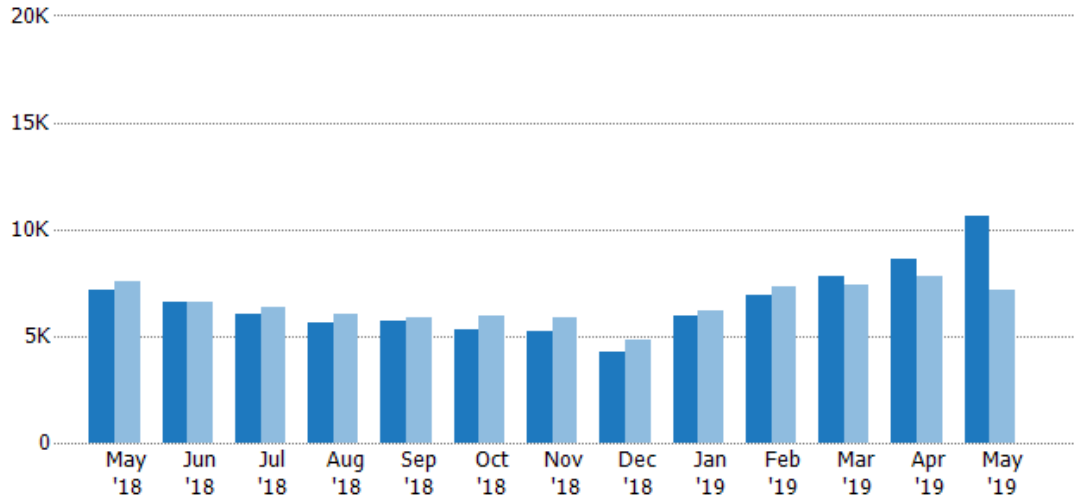
Pending Sales

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.
May '19	10.6K	49.2%
May '18	7.13K	-6%
May '17	7.58K	-0.2%



Current Year	7.13K	6.57K	6K	5.65K	5.67K	5.34K	5.25K	4.22K	5.97K	6.87K	7.79K	8.59K	10.6K
Prior Year	7.58K	6.62K	6.37K	6.04K	5.89K	5.95K	5.84K	4.84K	6.19K	7.28K	7.43K	7.83K	7.13K
Percent Change from Prior Year	-6%	-1%	-6%	-7%	-4%	-10%	-10%	-13%	-4%	-6%	5%	10%	49%

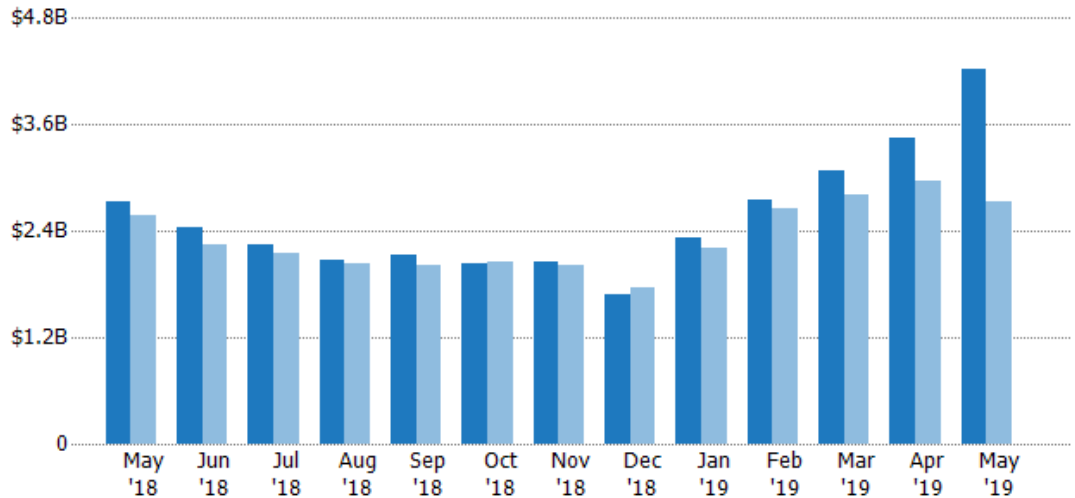
Pending Sales Volume

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.
May '19	\$4.22B	54.9%
May '18	\$2.72B	5.6%
May '17	\$2.58B	-7.7%



Current Year	\$2.72B	\$2.43B	\$2.25B	\$2.08B	\$2.13B	\$2.04B	\$2.06B	\$1.68B	\$2.32B	\$2.75B	\$3.08B	\$3.46B	\$4.22B
Prior Year	\$2.58B	\$2.24B	\$2.15B	\$2.03B	\$2B	\$2.05B	\$2.02B	\$1.75B	\$2.21B	\$2.66B	\$2.8B	\$2.97B	\$2.72B
Percent Change from Prior Year	6%	8%	5%	2%	6%	-1%	2%	-4%	5%	4%	10%	16%	55%

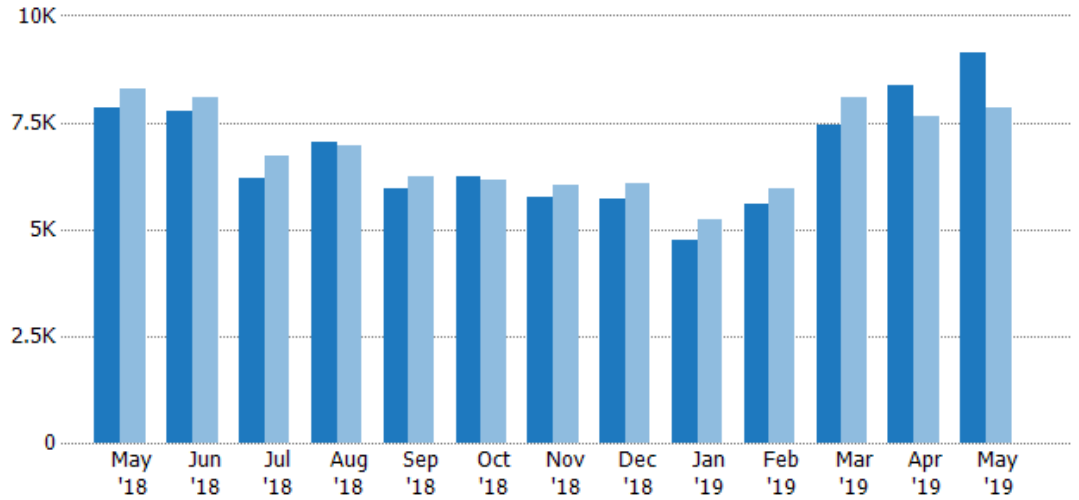
Closed Sales

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.
May '19	9.14K	16.5%
May '18	7.84K	-5.2%
May '17	8.27K	-11.5%



Current Year	7.84K	7.75K	6.2K	7.03K	5.96K	6.23K	5.73K	5.7K	4.75K	5.6K	7.43K	8.36K	9.14K
Prior Year	8.27K	8.1K	6.71K	6.94K	6.22K	6.17K	6.02K	6.05K	5.22K	5.95K	8.07K	7.66K	7.84K
Percent Change from Prior Year	-5%	-4%	-8%	1%	-4%	1%	-5%	-6%	-9%	-6%	-8%	9%	17%

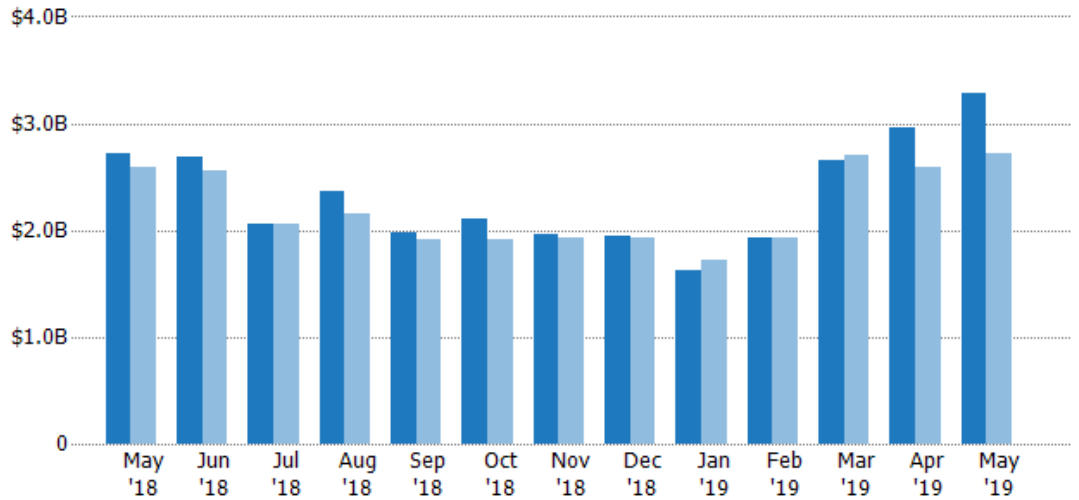
Closed Sales Volume

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.
May '19	\$3.29B	20.8%
May '18	\$2.72B	5.3%
May '17	\$2.59B	-17.4%



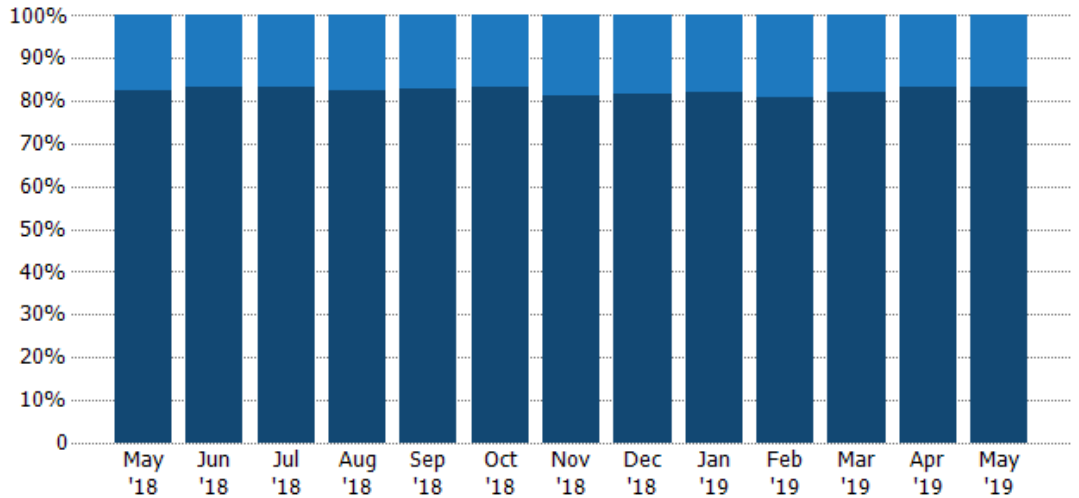
Current Year	\$2.72B	\$2.69B	\$2.05B	\$2.36B	\$1.97B	\$2.11B	\$1.96B	\$1.95B	\$1.63B	\$1.92B	\$2.65B	\$2.97B	\$3.29B
Prior Year	\$2.59B	\$2.55B	\$2.07B	\$2.15B	\$1.91B	\$1.91B	\$1.93B	\$1.93B	\$1.72B	\$1.93B	\$2.7B	\$2.6B	\$2.72B
Percent Change from Prior Year	5%	6%	-1%	10%	3%	11%	1%	1%	-6%	0%	-2%	14%	21%

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



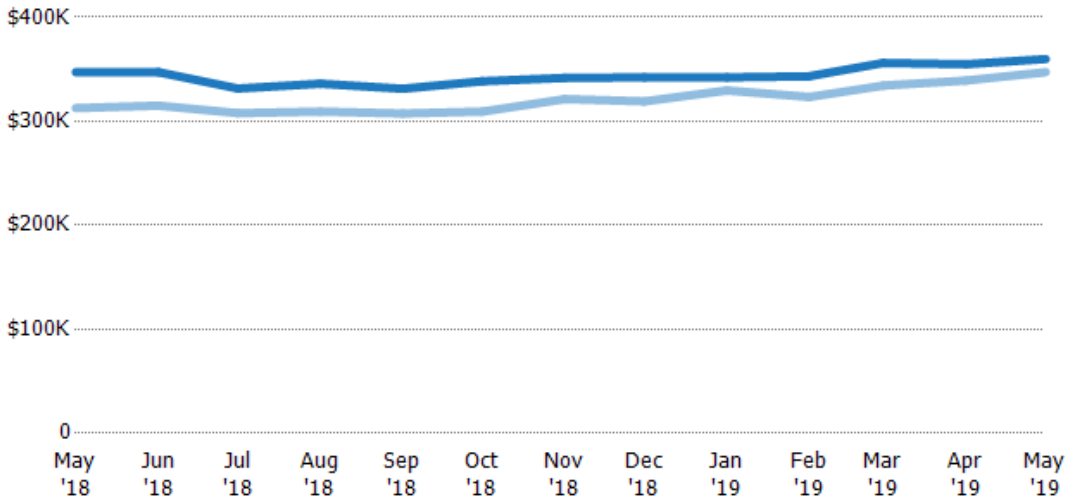
Condo/Townhouse	18%	17%	17%	17%	17%	17%	19%	18%	18%	19%	18%	17%	17%
Single Family Residence	82%	83%	83%	83%	83%	83%	81%	82%	82%	81%	82%	83%	83%

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	\$347K	\$347K	\$331K	\$336K	\$331K	\$339K	\$342K	\$342K	\$342K	\$343K	\$356K	\$355K	\$360K
Prior Year	\$313K	\$315K	\$308K	\$309K	\$308K	\$309K	\$321K	\$319K	\$330K	\$323K	\$334K	\$339K	\$347K
Percent Change from Prior Year	11%	10%	8%	9%	8%	9%	6%	7%	4%	6%	7%	5%	4%

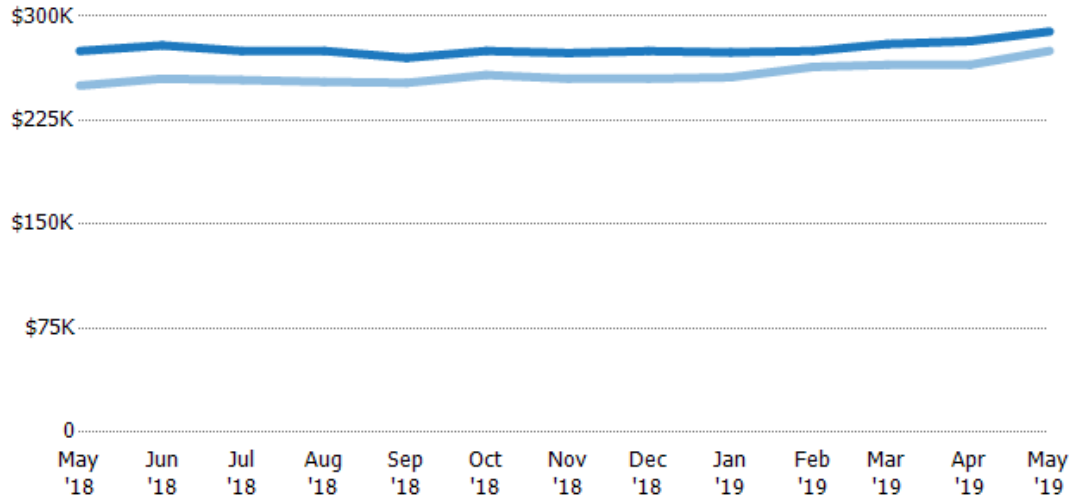
Median Sales Price

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.
May '19	\$289K	5.1%
May '18	\$275K	10%
May '17	\$250K	-6%



Current Year	\$275K	\$279K	\$275K	\$275K	\$270K	\$275K	\$274K	\$275K	\$274K	\$275K	\$280K	\$282K	\$289K
Prior Year	\$250K	\$255K	\$254K	\$253K	\$252K	\$258K	\$255K	\$255K	\$256K	\$264K	\$265K	\$265K	\$275K
Percent Change from Prior Year	10%	9%	8%	9%	7%	7%	7%	8%	7%	4%	6%	6%	5%

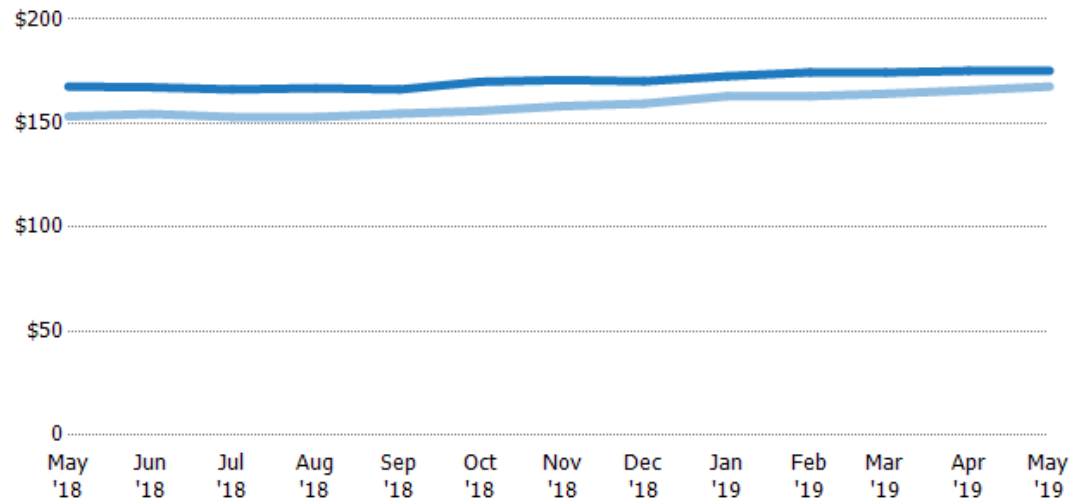
Average Sales Price per Sq Ft

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.
May '19	\$175	4.6%
May '18	\$168	9.4%
May '17	\$153	-6.2%



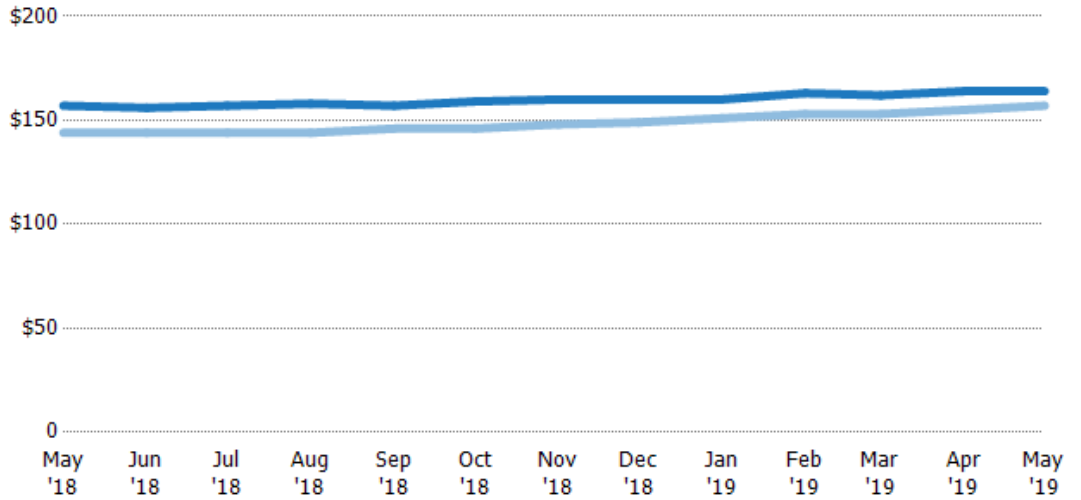
Current Year	\$168	\$167	\$166	\$167	\$166	\$170	\$171	\$170	\$173	\$174	\$174	\$175	\$175
Prior Year	\$153	\$154	\$153	\$153	\$155	\$156	\$158	\$159	\$163	\$163	\$164	\$166	\$168
Percent Change from Prior Year	9%	8%	9%	9%	8%	9%	8%	7%	6%	7%	6%	6%	5%

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



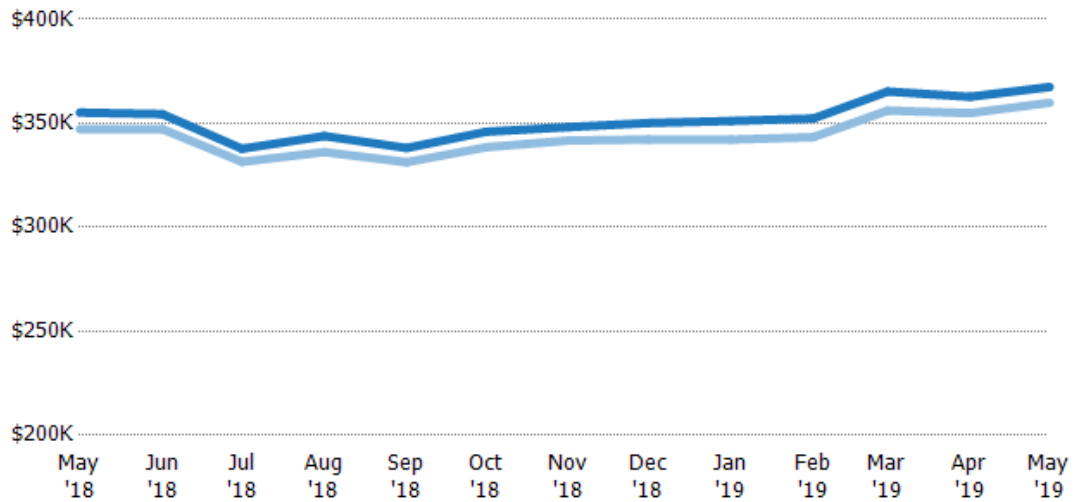
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	\$157	\$156	\$157	\$158	\$157	\$159	\$160	\$160	\$160	\$163	\$162	\$164	\$164
Prior Year	\$144	\$144	\$144	\$144	\$146	\$146	\$148	\$149	\$151	\$153	\$153	\$155	\$157
Percent Change from Prior Year	9%	8%	9%	10%	8%	9%	8%	7%	6%	7%	6%	6%	4%

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



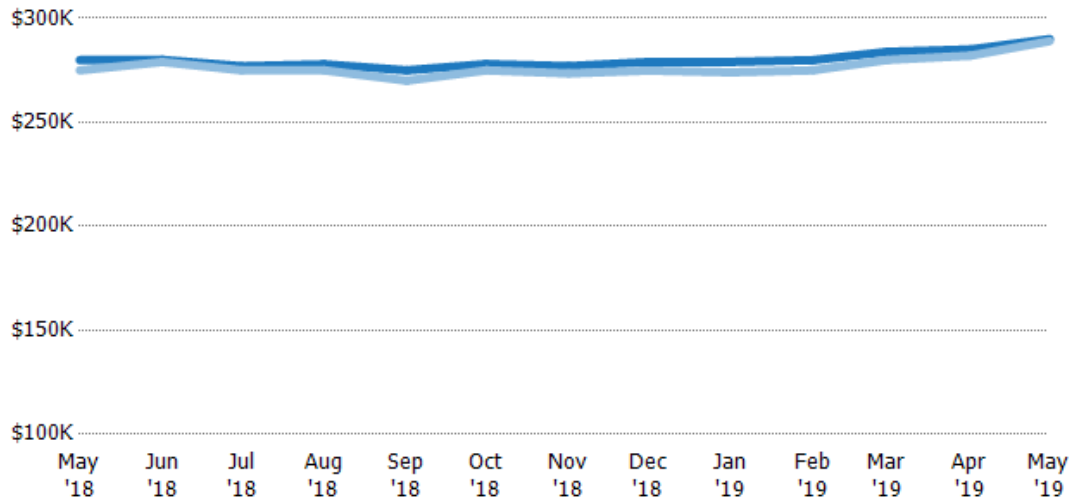
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Avg List Price	\$355K	\$354K	\$338K	\$344K	\$338K	\$346K	\$348K	\$350K	\$351K	\$352K	\$365K	\$363K	\$367K
Avg Sales Price	\$347K	\$347K	\$331K	\$336K	\$331K	\$339K	\$342K	\$342K	\$342K	\$343K	\$356K	\$355K	\$360K
Avg Sales Price as a % of Avg List Price	98%	98%	98%	98%	98%	98%	98%	98%	97%	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



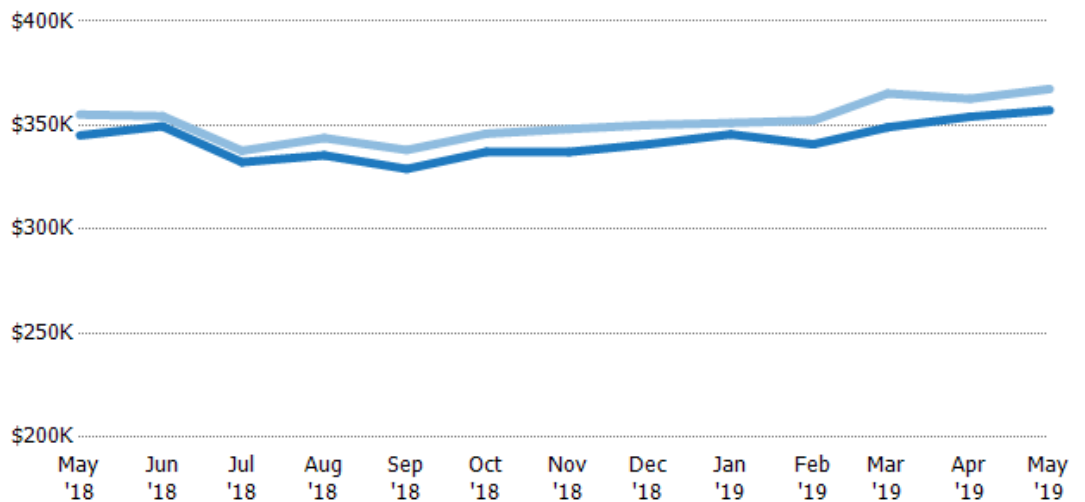
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Median List Price	\$280K	\$280K	\$277K	\$278K	\$275K	\$278K	\$277K	\$279K	\$279K	\$280K	\$284K	\$285K	\$290K
Median Sales Price	\$275K	\$279K	\$275K	\$275K	\$270K	\$275K	\$274K	\$275K	\$274K	\$275K	\$280K	\$282K	\$289K
Med Sales Price as a % of Med List Price	98%	100%	99%	99%	98%	99%	99%	99%	98%	98%	99%	99%	100%

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



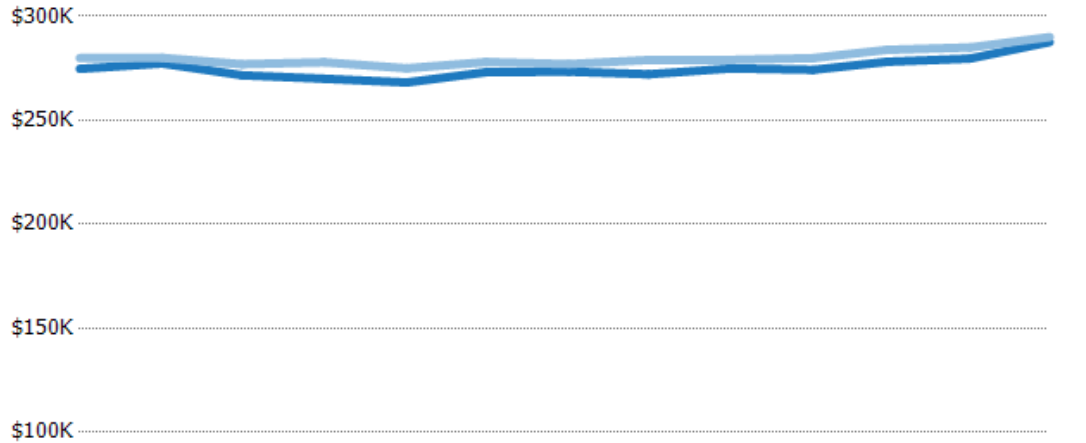
	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Avg Est Value	\$345K	\$350K	\$332K	\$336K	\$329K	\$337K	\$337K	\$341K	\$346K	\$341K	\$349K	\$354K	\$357K
Avg Sales Price	\$355K	\$354K	\$338K	\$344K	\$338K	\$346K	\$348K	\$350K	\$351K	\$352K	\$365K	\$363K	\$367K
Avg Sales Price as a % of Avg Est Value	103%	101%	102%	102%	103%	103%	103%	103%	102%	103%	105%	102%	103%

Median Sales Price vs Median Est Value

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

Filters Used

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



	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Median Est Value	\$275K	\$277K	\$272K	\$270K	\$268K	\$273K	\$273K	\$272K	\$275K	\$274K	\$278K	\$280K	\$288K
Median Sales Price	\$280K	\$280K	\$277K	\$278K	\$275K	\$278K	\$277K	\$279K	\$279K	\$280K	\$284K	\$285K	\$290K
Med Sales Price as a % of Med Est Value	102%	101%	102%	103%	103%	102%	101%	103%	101%	102%	102%	102%	101%

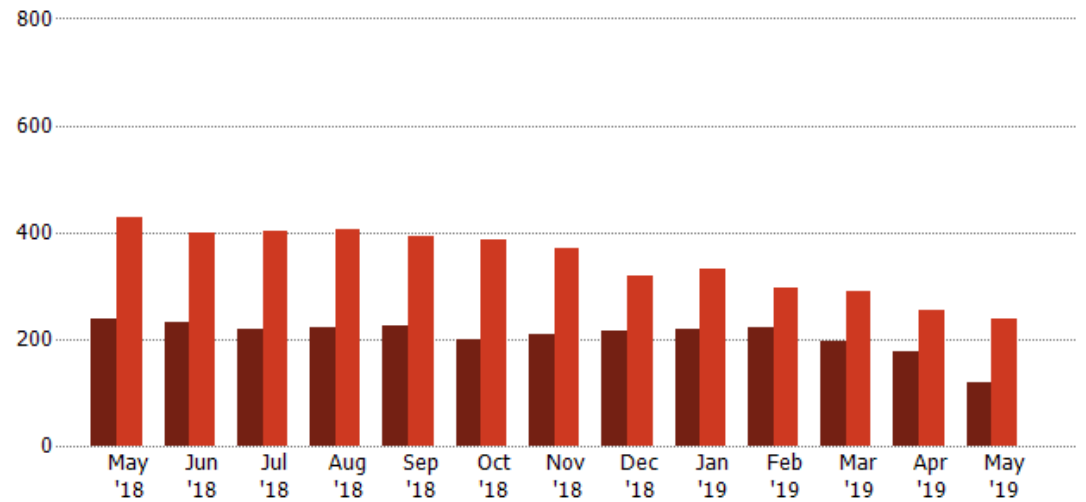
Distressed Listings

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

Month/Year	Count	% Chg.
May '19	118	-50.2%
May '18	237	-44.6%
May '17	428	82.2%



	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19
Current Year	237	231	220	222	225	198	209	214	220	221	196	177	118
Prior Year	428	399	401	404	391	385	371	317	332	296	289	253	237
Percent Change from Prior Year	-45%	-42%	-45%	-45%	-42%	-49%	-44%	-32%	-34%	-25%	-32%	-30%	-50%

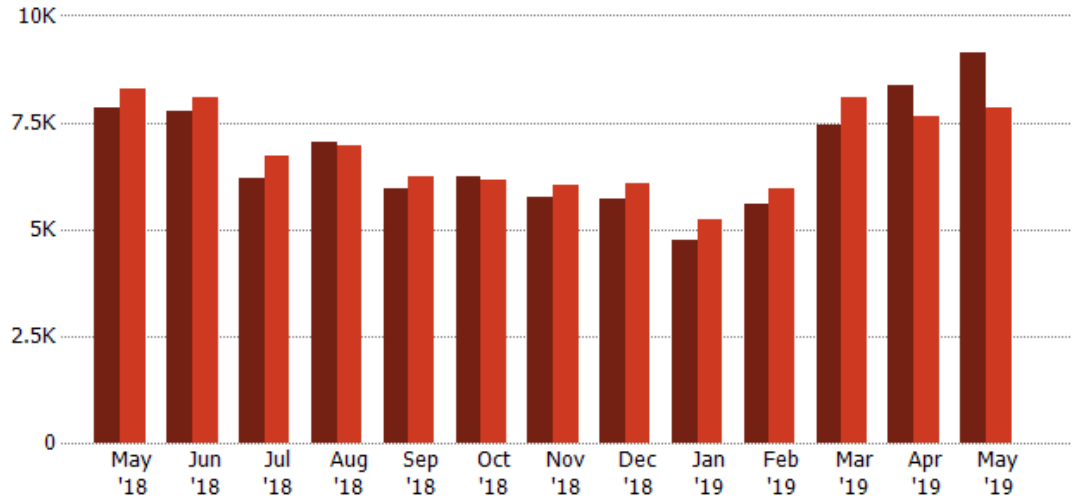
Distressed Sales

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.
May '19	9.14K	16.5%
May '18	7.84K	-5.2%
May '17	8.27K	-11.5%



Current Year	7.84K	7.75K	6.2K	7.03K	5.96K	6.23K	5.73K	5.7K	4.75K	5.6K	7.43K	8.36K	9.14K
Prior Year	8.27K	8.1K	6.71K	6.94K	6.22K	6.17K	6.02K	6.05K	5.22K	5.95K	8.07K	7.66K	7.84K
Percent Change from Prior Year	-5%	-4%	-8%	1%	-4%	1%	-5%	-6%	-9%	-6%	-8%	9%	17%

Sales Activity by ZIP

May 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	18	\$7,398,399	15	\$5,259,000	\$350,600	\$310,000	\$230	\$246	21
85004	17	\$6,038,000	15	\$5,217,150	\$347,810	\$320,000	\$221	\$218	23
85006	31	\$10,277,911	35	\$10,895,700	\$311,306	\$299,000	\$245	\$245	50
85007	18	\$6,984,800	16	\$5,497,600	\$343,600	\$314,500	\$228	\$228	87
85008	82	\$21,292,071	41	\$10,651,600	\$259,795	\$246,000	\$181	\$171	20
85009	43	\$8,845,658	34	\$5,930,650	\$174,431	\$178,250	\$139	\$136	29
85012	17	\$7,781,397	18	\$5,935,840	\$329,769	\$283,000	\$232	\$218	67
85013	48	\$20,407,100	43	\$16,529,320	\$384,403	\$329,900	\$216	\$216	27
85014	84	\$29,185,415	54	\$16,256,874	\$301,053	\$280,750	\$199	\$193	50
85015	61	\$14,335,042	42	\$9,894,400	\$235,581	\$233,975	\$149	\$149	40
85016	108	\$48,870,603	89	\$35,588,767	\$399,874	\$333,000	\$226	\$217	43
85017	41	\$7,403,383	29	\$4,801,225	\$165,559	\$180,000	\$123	\$126	13
85018	144	\$112,087,786	95	\$62,241,205	\$655,171	\$480,000	\$259	\$246	49
85019	46	\$9,224,041	38	\$7,569,300	\$199,192	\$210,050	\$127	\$127	32
85020	106	\$37,480,733	85	\$28,245,234	\$332,297	\$283,500	\$193	\$189	40
85021	74	\$28,568,411	52	\$21,215,579	\$407,992	\$327,000	\$187	\$193	57
85022	87	\$28,237,855	87	\$25,857,123	\$297,208	\$247,000	\$171	\$172	24
85023	64	\$18,923,200	49	\$13,969,119	\$285,084	\$262,500	\$155	\$156	28
85024	75	\$23,390,637	53	\$15,723,737	\$296,674	\$279,900	\$174	\$173	23
85027	91	\$21,321,309	59	\$13,298,600	\$225,400	\$234,000	\$169	\$171	22
85028	53	\$28,900,921	52	\$22,590,505	\$434,433	\$415,000	\$200	\$191	37
85029	74	\$17,563,889	79	\$16,966,906	\$214,771	\$211,500	\$145	\$143	26
85031	44	\$8,056,978	39	\$6,389,306	\$163,828	\$173,000	\$114	\$114	34
85032	137	\$42,677,818	134	\$39,008,855	\$291,111	\$275,000	\$181	\$182	27
85033	74	\$14,147,148	69	\$12,905,988	\$187,043	\$195,000	\$135	\$135	39
85034	6	\$1,561,900	3	\$539,000	\$179,667	\$188,000	\$166	\$195	158
85035	51	\$10,368,084	48	\$9,682,299	\$201,715	\$199,000	\$136	\$135	35
85037	104	\$21,826,830	87	\$18,582,055	\$213,587	\$211,000	\$138	\$133	16
85040	93	\$19,380,959	63	\$12,435,055	\$197,382	\$199,900	\$141	\$139	28
85041	151	\$36,734,352	98	\$24,211,971	\$247,061	\$237,800	\$137	\$136	24
85042	111	\$28,579,374	57	\$13,955,171	\$244,828	\$233,000	\$157	\$153	20
85043	75	\$17,877,407	57	\$12,706,295	\$222,917	\$220,000	\$131	\$126	28
85044	67	\$28,808,731	92	\$30,390,300	\$330,329	\$293,500	\$181	\$182	27
85045	45	\$20,373,648	21	\$7,920,800	\$377,181	\$345,000	\$167	\$168	20
85048	81	\$34,122,769	77	\$27,435,900	\$356,310	\$322,500	\$181	\$181	22
85050	91	\$44,402,590	74	\$30,167,358	\$407,667	\$341,800	\$196	\$195	23
85051	82	\$16,959,173	58	\$11,988,999	\$206,707	\$221,000	\$136	\$137	27
85053	77	\$17,583,470	70	\$17,699,150	\$252,845	\$243,500	\$153	\$148	35

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Sales Activity by ZIP

May 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	31	\$15,541,114	20	\$8,310,530	\$415,527	\$391,500	\$225	\$224	32
85083	57	\$23,571,542	58	\$23,292,383	\$401,593	\$367,700	\$160	\$159	33
85085	72	\$32,299,501	82	\$31,395,480	\$382,872	\$359,495	\$163	\$161	37
85086	159	\$67,606,488	133	\$51,347,868	\$386,074	\$355,000	\$160	\$159	37
85087	28	\$26,516,879	32	\$12,313,900	\$384,809	\$375,000	\$162	\$155	73
85120	4	\$1,403,699	5	\$1,155,900	\$231,180	\$220,000	\$175	\$175	19
85142	196	\$85,104,559	174	\$73,714,085	\$423,644	\$379,500	\$157	\$151	39
85201	74	\$17,747,500	59	\$12,109,600	\$205,247	\$200,000	\$160	\$163	16
85202	60	\$15,209,695	73	\$17,403,025	\$238,398	\$228,000	\$156	\$151	21
85203	39	\$12,181,449	39	\$11,657,799	\$298,918	\$297,500	\$155	\$155	14
85204	67	\$17,202,883	79	\$20,033,305	\$253,586	\$247,000	\$163	\$162	17
85205	103	\$30,737,604	102	\$29,794,764	\$292,106	\$252,000	\$162	\$162	23
85206	76	\$18,506,789	76	\$18,627,166	\$245,094	\$239,500	\$156	\$156	30
85207	125	\$61,489,776	116	\$46,026,760	\$396,782	\$352,500	\$176	\$170	34
85208	71	\$17,802,140	59	\$14,181,085	\$240,357	\$237,500	\$155	\$157	24
85209	110	\$33,926,044	113	\$32,102,776	\$284,095	\$270,000	\$163	\$164	22
85210	50	\$12,316,150	51	\$11,486,700	\$225,229	\$235,000	\$165	\$157	13
85212	123	\$45,067,473	141	\$50,279,382	\$356,591	\$347,990	\$159	\$158	35
85213	67	\$27,806,628	43	\$16,309,058	\$379,280	\$349,000	\$158	\$158	19
85215	43	\$15,648,240	43	\$18,514,540	\$430,571	\$359,999	\$171	\$170	50
85224	87	\$26,376,050	62	\$16,086,050	\$259,452	\$262,500	\$184	\$183	14
85225	146	\$42,710,217	110	\$30,758,941	\$279,627	\$275,125	\$173	\$172	19
85226	79	\$26,842,466	67	\$21,661,033	\$323,299	\$291,500	\$185	\$183	26
85233	86	\$31,084,524	70	\$22,973,300	\$328,190	\$320,000	\$173	\$172	23
85234	112	\$42,252,431	109	\$39,042,820	\$358,191	\$337,500	\$168	\$164	18
85248	119	\$49,958,455	126	\$47,369,521	\$375,949	\$354,495	\$179	\$174	45
85249	148	\$72,067,414	132	\$57,231,850	\$433,575	\$413,750	\$170	\$172	29
85250	83	\$37,127,387	66	\$27,324,900	\$414,014	\$343,750	\$228	\$217	28
85251	161	\$80,176,730	135	\$51,099,440	\$378,514	\$304,500	\$248	\$227	41
85253	100	\$203,362,097	55	\$104,079,442	\$1,892,353	\$1,400,000	\$393	\$354	77
85254	143	\$83,610,423	117	\$60,664,625	\$518,501	\$490,000	\$227	\$217	39
85255	186	\$189,386,274	140	\$121,018,116	\$864,415	\$649,500	\$278	\$253	51
85257	82	\$29,560,562	69	\$23,402,610	\$339,168	\$340,000	\$220	\$217	44
85258	120	\$58,052,298	100	\$53,522,275	\$535,223	\$524,000	\$251	\$244	41
85259	79	\$68,568,027	76	\$63,155,050	\$830,988	\$637,500	\$243	\$230	46
85260	118	\$69,355,444	102	\$48,161,664	\$472,173	\$421,500	\$229	\$220	30
85262	114	\$153,106,985	79	\$103,987,569	\$1,316,298	\$865,000	\$306	\$268	78

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Sales Activity by ZIP

May 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	21	\$14,417,358	26	\$15,886,714	\$611,027	\$552,500	\$230	\$225	35
85266	66	\$60,712,719	63	\$53,461,024	\$848,588	\$765,000	\$246	\$238	58
85268	94	\$52,513,203	102	\$48,323,237	\$473,757	\$353,000	\$203	\$197	45
85281	68	\$20,175,026	63	\$17,290,490	\$274,452	\$249,500	\$206	\$211	30
85282	73	\$20,701,740	83	\$22,961,380	\$276,643	\$280,000	\$177	\$175	22
85283	55	\$17,619,387	59	\$17,465,649	\$296,028	\$295,000	\$171	\$173	24
85284	44	\$23,784,884	32	\$15,240,500	\$476,266	\$448,500	\$190	\$191	35
85286	110	\$44,233,573	98	\$38,793,979	\$395,857	\$365,243	\$172	\$172	26
85295	130	\$50,291,537	122	\$46,905,417	\$384,471	\$334,000	\$165	\$163	23
85296	116	\$47,426,420	118	\$43,548,643	\$369,056	\$331,550	\$167	\$170	20
85297	89	\$38,914,312	82	\$33,848,298	\$412,784	\$345,130	\$161	\$158	15
85298	150	\$70,401,587	117	\$48,687,145	\$416,129	\$395,600	\$169	\$170	30
85301	68	\$13,328,739	64	\$11,249,600	\$175,775	\$174,250	\$124	\$120	18
85302	70	\$15,982,589	67	\$15,396,690	\$229,801	\$239,900	\$141	\$137	25
85303	51	\$11,910,847	41	\$9,507,800	\$231,898	\$224,900	\$135	\$134	47
85304	49	\$12,847,300	54	\$12,911,105	\$239,095	\$240,000	\$146	\$143	19
85305	29	\$10,319,664	25	\$7,837,199	\$313,488	\$290,000	\$139	\$138	38
85306	38	\$9,887,990	50	\$13,410,100	\$268,202	\$248,000	\$153	\$157	28
85307	38	\$12,522,433	27	\$7,589,680	\$281,099	\$248,000	\$153	\$147	32
85308	160	\$53,308,414	149	\$46,961,727	\$315,179	\$286,000	\$164	\$162	24
85310	62	\$24,074,086	36	\$14,388,900	\$399,692	\$351,000	\$166	\$166	31
85320			1	\$72,000	\$72,000	\$72,000	\$82	\$82	95
85323	87	\$20,240,325	64	\$15,025,774	\$234,778	\$232,750	\$129	\$128	23
85326	209	\$48,255,626	157	\$36,294,544	\$231,175	\$222,500	\$125	\$124	37
85331	120	\$66,538,508	113	\$59,306,909	\$524,840	\$459,000	\$210	\$205	36
85335	75	\$16,909,263	48	\$10,469,675	\$218,118	\$214,950	\$136	\$132	18
85338	195	\$58,012,934	130	\$39,120,439	\$300,926	\$277,500	\$140	\$139	31
85339	114	\$34,217,612	103	\$28,279,637	\$274,560	\$255,000	\$127	\$126	39
85340	91	\$33,930,056	83	\$27,886,404	\$335,981	\$318,000	\$143	\$139	40
85342	3	\$722,000	5	\$1,795,000	\$359,000	\$410,000	\$146	\$133	114
85345	103	\$22,592,399	86	\$19,233,525	\$223,646	\$224,900	\$147	\$148	17
85351	155	\$28,031,817	159	\$29,357,234	\$184,637	\$175,900	\$129	\$124	30
85353	90	\$22,174,389	66	\$15,981,160	\$242,139	\$239,450	\$124	\$127	27
85354	8	\$1,925,275	4	\$995,000	\$248,750	\$215,000	\$123	\$121	133
85355	49	\$18,396,401	27	\$8,786,900	\$325,441	\$296,000	\$130	\$130	24
85361	14	\$4,278,000	12	\$3,593,500	\$299,458	\$309,500	\$155	\$144	38
85363	15	\$2,914,200	15	\$2,891,800	\$192,787	\$187,000	\$142	\$129	8

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Sales Activity by ZIP

May 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
85373	94	\$23,104,861	72	\$17,063,155	\$236,988	\$236,250	\$132	\$133	35
85374	117	\$30,871,997	143	\$39,023,516	\$272,892	\$255,000	\$158	\$160	32
85375	156	\$42,271,520	143	\$37,901,520	\$265,046	\$249,000	\$148	\$147	31
85377	18	\$14,347,800	12	\$9,093,500	\$757,792	\$612,500	\$250	\$259	107
85378	43	\$8,892,695	28	\$4,983,200	\$177,971	\$213,450	\$149	\$142	14
85379	188	\$55,775,786	142	\$41,169,277	\$289,924	\$285,000	\$131	\$133	33
85381	47	\$14,283,000	32	\$9,019,600	\$281,863	\$280,000	\$148	\$148	21
85382	95	\$28,693,878	94	\$26,610,012	\$283,085	\$279,500	\$157	\$155	26
85383	239	\$106,863,417	188	\$80,904,451	\$430,343	\$384,395	\$163	\$158	43
85387	76	\$24,750,820	54	\$18,310,421	\$339,082	\$294,000	\$163	\$169	32
85388	82	\$22,971,005	94	\$25,845,450	\$274,952	\$264,995	\$127	\$127	38
85390	22	\$7,240,300	13	\$4,777,000	\$367,462	\$253,000	\$170	\$165	49
85392	86	\$23,452,016	86	\$22,125,871	\$257,278	\$250,450	\$136	\$136	31
85395	93	\$35,259,562	111	\$40,159,988	\$361,802	\$360,000	\$160	\$153	57
85396	168	\$53,039,205	137	\$43,783,246	\$319,586	\$287,780	\$145	\$139	38
Other	1	\$375,000	1	\$249,900	\$249,900	\$249,900	\$129	\$129	14