

2018

SCOTTSDALE

MARKET REPORT

April 2018



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	Apr 2018	Apr 2017	+ / -	YTD 2018	YTD 2017	+ / -
Listing Activity Charts Metrics						
New Listing Count	1,083	1,151	-5.9%	4,588	5,074	-9.6%
New Listing Volume	\$708,964,338	\$588,351,512	+20.5%	\$3,139,107,111	\$2,906,583,119	+8%
Active Listing Count	2,707	3,764	-28.1%	11,957	15,773	-24.2%
Active Listing Volume	\$3,002,456,332	\$3,480,747,792	-13.7%	\$12,675,793,925	\$14,067,975,972	-9.9%
Average Listing Price	\$1,109,145	\$924,747	+19.9%	\$1,060,115	\$891,902	+18.9%
Median Listing Price	\$729,750	\$599,500	+21.7%	\$702,819	\$572,074	+22.9%
Average Listing Price per Sq Ft	\$297	\$276	+7.7%	\$291	\$276	+5.2%
Median Listing Price per Sq Ft	\$256	\$238	+7.6%	\$251	\$239	+5.2%
Median Days in RPR	66	79	-16.5%	70.04	81.13	-13.7%
Months of Inventory	3.1	4.4	-29.1%	4.2	6.2	-32.5%
Absorption Rate	32.25%	22.87%	+9.4%	23.74%	16.01%	+7.7%
Sales Activity Charts Metrics						
New Pending Sales Count	1,217	1,000	+21.7%	4,111	3,889	+5.7%
New Pending Sales Volume	\$774,289,107	\$531,790,448	+45.6%	\$2,488,994,928	\$1,968,737,328	+26.4%
Pending Sales Count	1,248	900	+38.7%	3,774	3,429	+10.1%
Pending Sales Volume	\$887,809,145	\$546,966,839	+62.3%	\$2,627,873,668	\$1,958,774,251	+34.2%
Closed Sales Count	868	790	+9.9%	3,022	2,838	+6.5%
Closed Sales Volume	\$510,167,737	\$426,836,400	+19.5%	\$1,739,611,311	\$1,495,697,636	+16.3%
Average Sales Price	\$587,751	\$540,299	+8.8%	\$575,649	\$527,025	+9.2%
Median Sales Price	\$455,000	\$422,500	+7.7%	\$447,335	\$414,283	+8%
Average Sales Price per Sq Ft	\$244	\$230	+5.9%	\$241	\$226	+6.7%
Median Sales Price per Sq Ft	\$227	\$216	+5.3%	\$224	\$211	+6.3%
Distressed Charts Metrics						
Distressed Listing Count	25	60	-58.3%	136	237	-42.6%

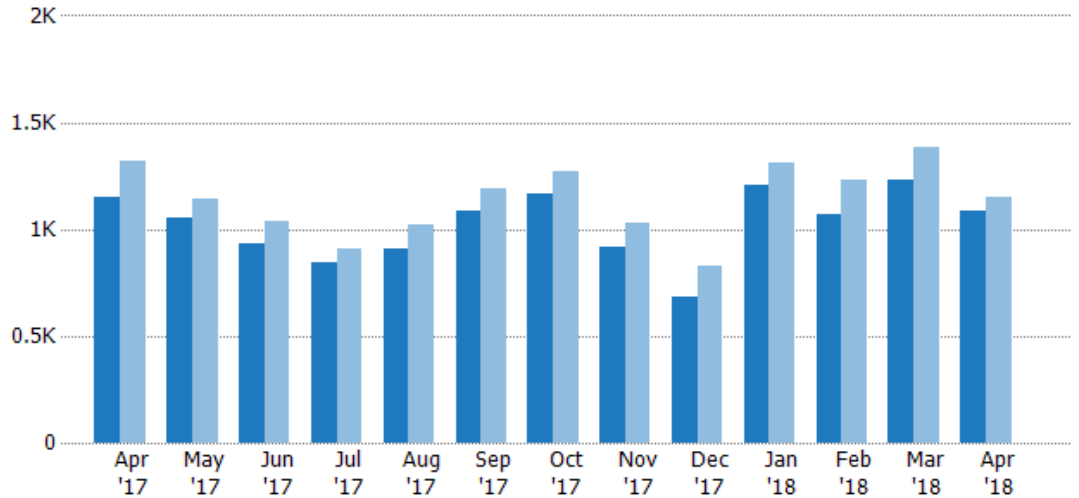
New Listings

The number of new single-family, condominium and townhome listings that were added each month.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single Family Residence

Month/Year	Count	% Chg.
Apr '18	1.08K	-5.9%
Apr '17	1.15K	-13%
Apr '16	1.32K	-3.2%



Current Year	1.15K	1.06K	935	842	907	1.08K	1.17K	920	679	1.2K	1.07K	1.23K	1.08K
Prior Year	1.32K	1.14K	1.04K	905	1.02K	1.19K	1.27K	1.03K	824	1.31K	1.23K	1.38K	1.15K
Percent Change from Prior Year	-13%	-8%	-10%	-7%	-11%	-9%	-8%	-11%	-18%	-8%	-13%	-11%	-6%

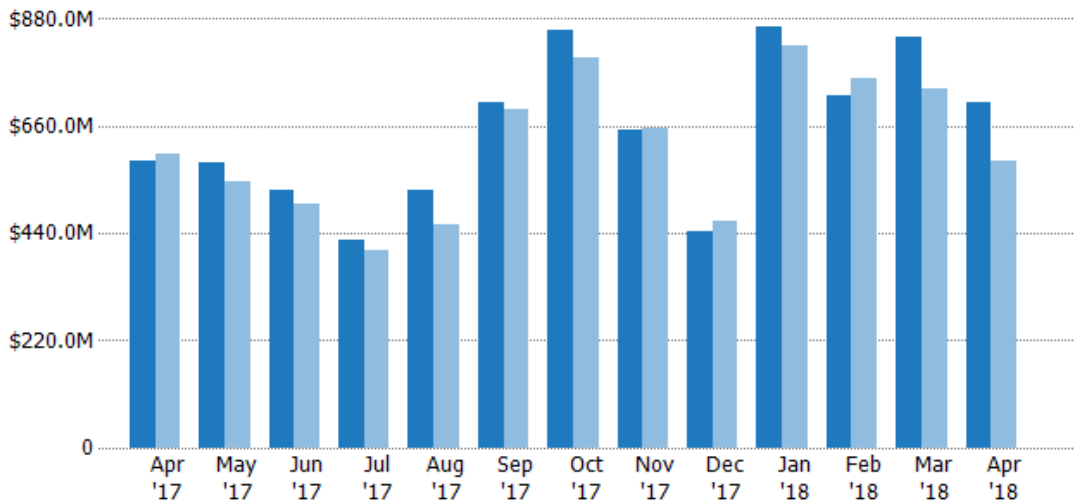
New Listing Volume

The sum of the listing price of single-family, condominium and townhome listings that were added each month.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single Family Residence

Month/Year	Volume	% Chg.
Apr '18	\$709M	20.5%
Apr '17	\$588M	-2.2%
Apr '16	\$602M	1.8%



Current Year	\$588M	\$585M	\$529M	\$426M	\$529M	\$708M	\$857M	\$652M	\$443M	\$865M	\$723M	\$842M	\$709M
Prior Year	\$602M	\$546M	\$502M	\$407M	\$458M	\$693M	\$800M	\$656M	\$467M	\$826M	\$757M	\$735M	\$588M
Percent Change from Prior Year	-2%	7%	5%	5%	16%	2%	7%	-1%	-5%	5%	-5%	15%	21%

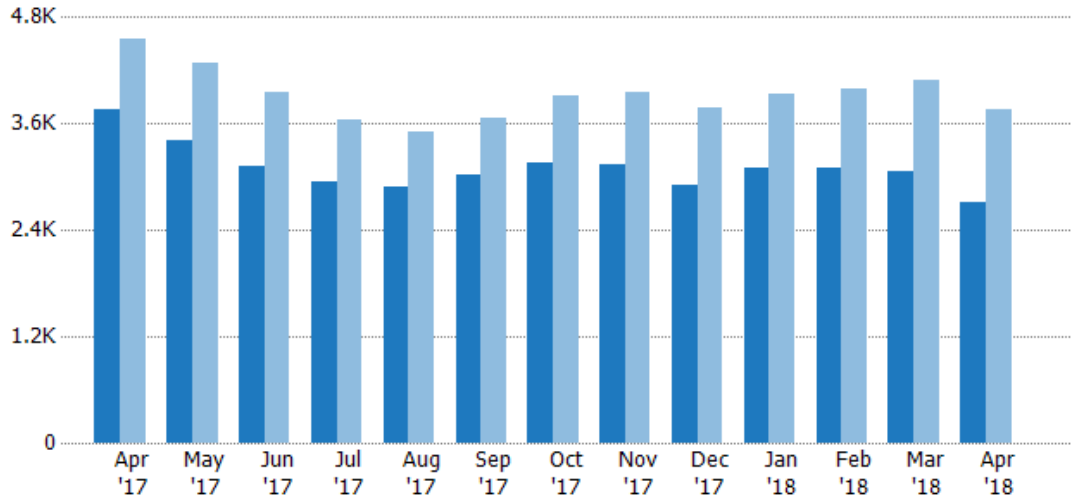
Active Listings

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

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single Family Residence

Month/Year	Count	% Chg.
Apr '18	2.71K	-28.1%
Apr '17	3.76K	-17.2%
Apr '16	4.55K	-7%



Current Year	3.76K	3.41K	3.12K	2.94K	2.89K	3.01K	3.16K	3.13K	2.91K	3.09K	3.1K	3.06K	2.71K
Prior Year	4.55K	4.29K	3.95K	3.65K	3.51K	3.66K	3.92K	3.95K	3.77K	3.92K	4K	4.08K	3.76K
Percent Change from Prior Year	-17%	-20%	-21%	-20%	-18%	-18%	-20%	-21%	-23%	-21%	-23%	-25%	-28%

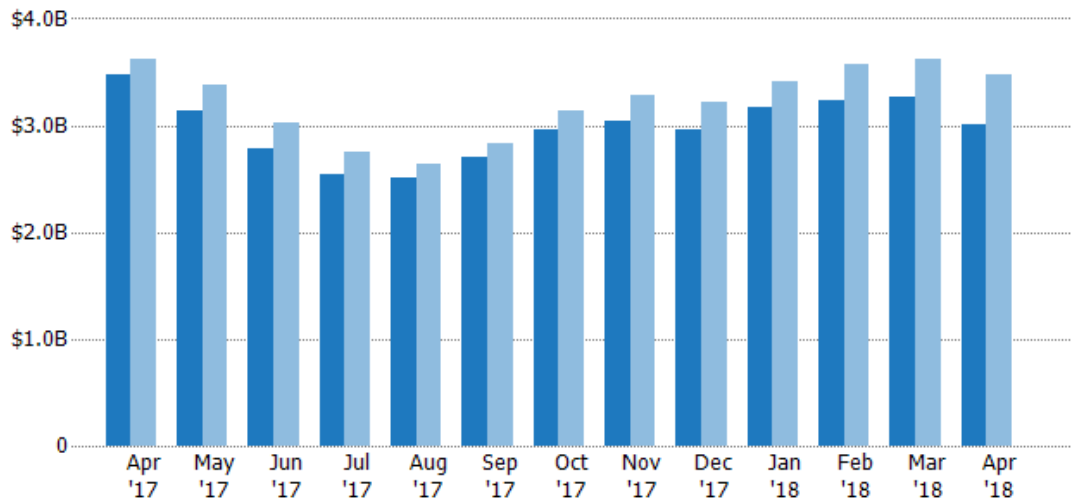
Active Listing Volume

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

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single Family Residence

Month/Year	Volume	% Chg.
Apr '18	\$3B	-13.7%
Apr '17	\$3.48B	-3.7%
Apr '16	\$3.62B	-9.9%



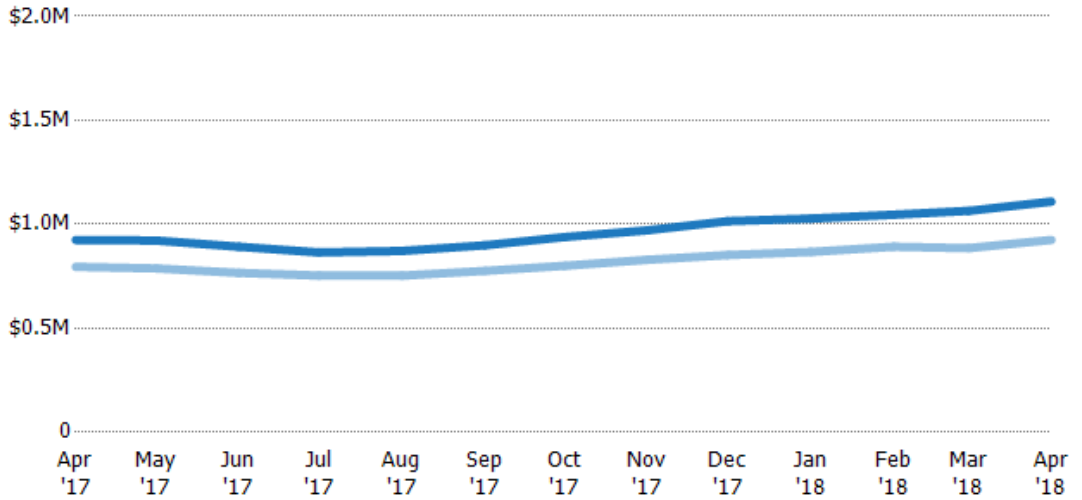
Current Year	\$3.48B	\$3.14B	\$2.78B	\$2.54B	\$2.52B	\$2.71B	\$2.96B	\$3.04B	\$2.95B	\$3.17B	\$3.24B	\$3.26B	\$3B
Prior Year	\$3.62B	\$3.38B	\$3.03B	\$2.75B	\$2.64B	\$2.84B	\$3.14B	\$3.28B	\$3.21B	\$3.4B	\$3.57B	\$3.62B	\$3.48B
Percent Change from Prior Year	-4%	-7%	-8%	-8%	-5%	-5%	-6%	-7%	-8%	-7%	-9%	-10%	-14%

Average Listing Price

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

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single Family Residence



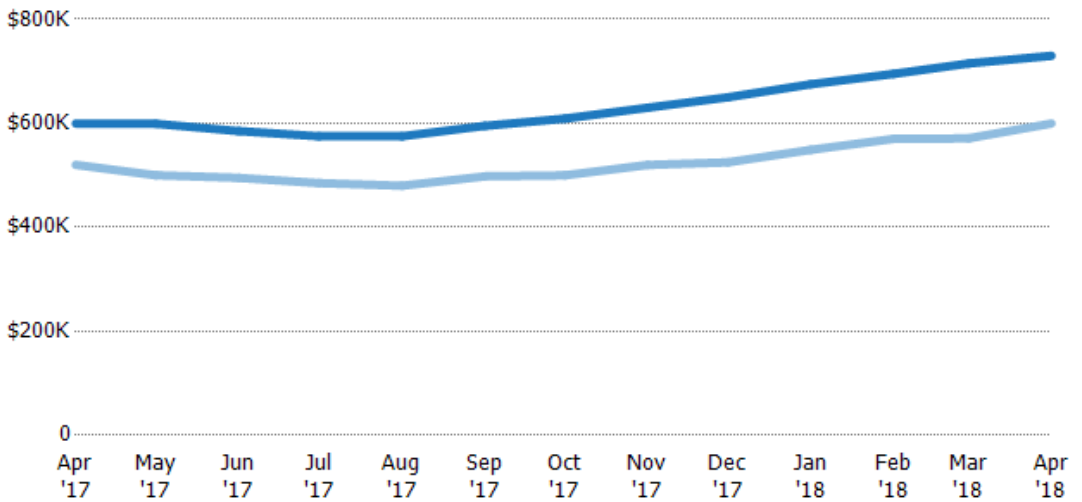
	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Current Year	\$925K	\$922K	\$892K	\$864K	\$872K	\$899K	\$939K	\$971K	\$1.01M	\$1.03M	\$1.05M	\$1.06M	\$1.11M
Prior Year	\$795K	\$788K	\$767K	\$754K	\$753K	\$776K	\$800K	\$829K	\$852K	\$867K	\$892K	\$885K	\$925K
Percent Change from Prior Year	16%	17%	16%	15%	16%	16%	17%	17%	19%	18%	17%	20%	20%

Median Listing Price

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

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single Family Residence



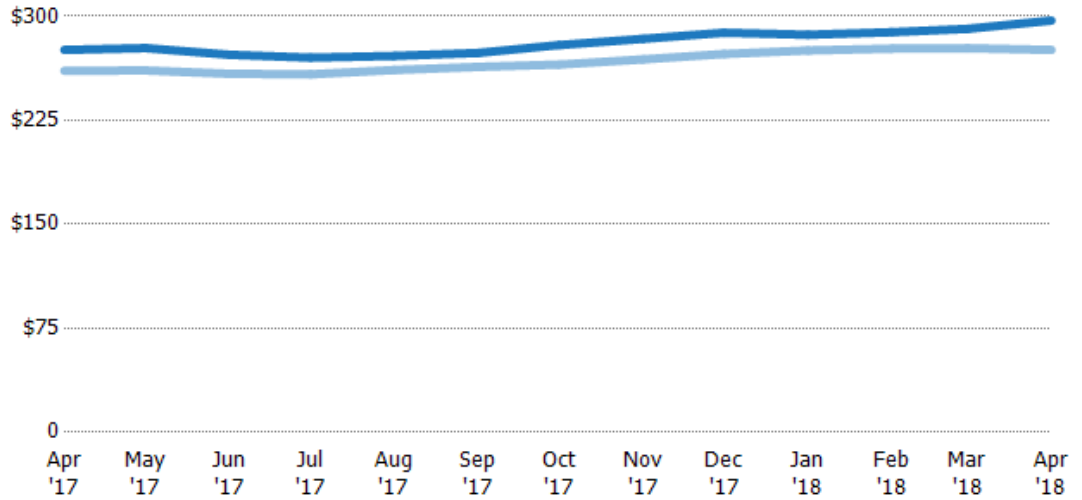
	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Current Year	\$600K	\$599K	\$585K	\$575K	\$575K	\$595K	\$609K	\$630K	\$650K	\$675K	\$695K	\$715K	\$730K
Prior Year	\$520K	\$500K	\$495K	\$485K	\$480K	\$498K	\$500K	\$520K	\$525K	\$549K	\$570K	\$571K	\$600K
Percent Change from Prior Year	15%	20%	18%	19%	20%	20%	22%	21%	24%	23%	22%	25%	22%

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

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



Month/Year	Price/sq ft	% Chg.
Apr '18	\$297	7.7%
Apr '17	\$276	5.8%
Apr '16	\$261	-2.3%

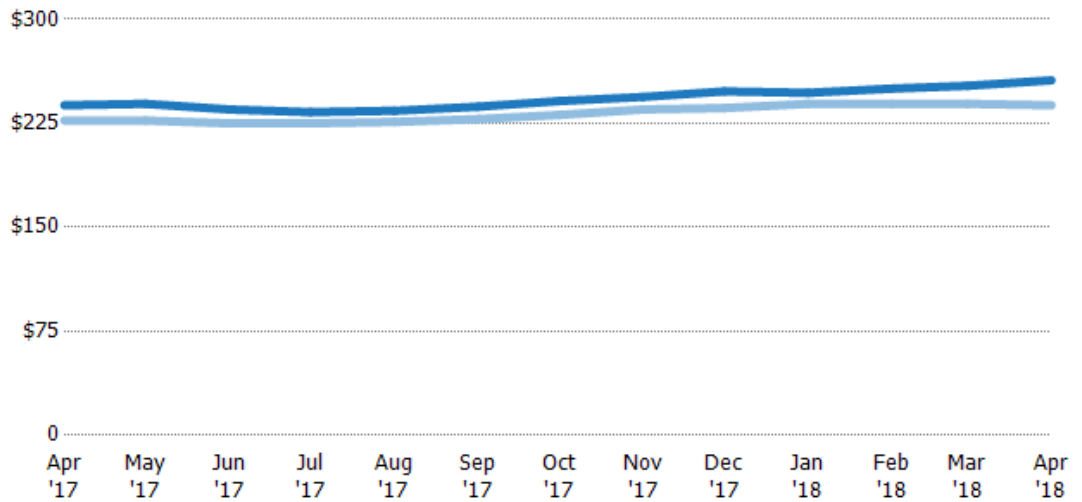
Current Year	\$276	\$277	\$272	\$270	\$271	\$274	\$279	\$284	\$288	\$287	\$289	\$291	\$297
Prior Year	\$261	\$261	\$259	\$258	\$261	\$264	\$265	\$269	\$273	\$275	\$277	\$277	\$276
Percent Change from Prior Year	6%	6%	5%	5%	4%	4%	5%	6%	6%	4%	4%	5%	8%

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

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



Month/Year	Price/sq ft	% Chg.
Apr '18	\$256	7.6%
Apr '17	\$238	4.8%
Apr '16	\$227	-4%

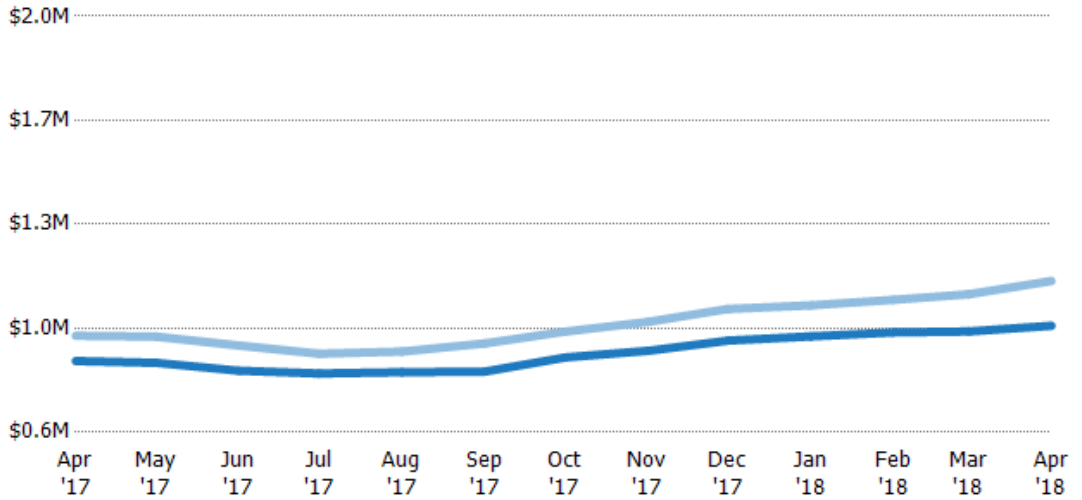
Current Year	\$238	\$239	\$235	\$233	\$234	\$237	\$241	\$244	\$248	\$247	\$250	\$252	\$256
Prior Year	\$227	\$227	\$225	\$225	\$226	\$228	\$231	\$235	\$236	\$239	\$239	\$239	\$238
Percent Change from Prior Year	5%	5%	4%	4%	4%	4%	4%	4%	5%	3%	5%	5%	8%

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

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



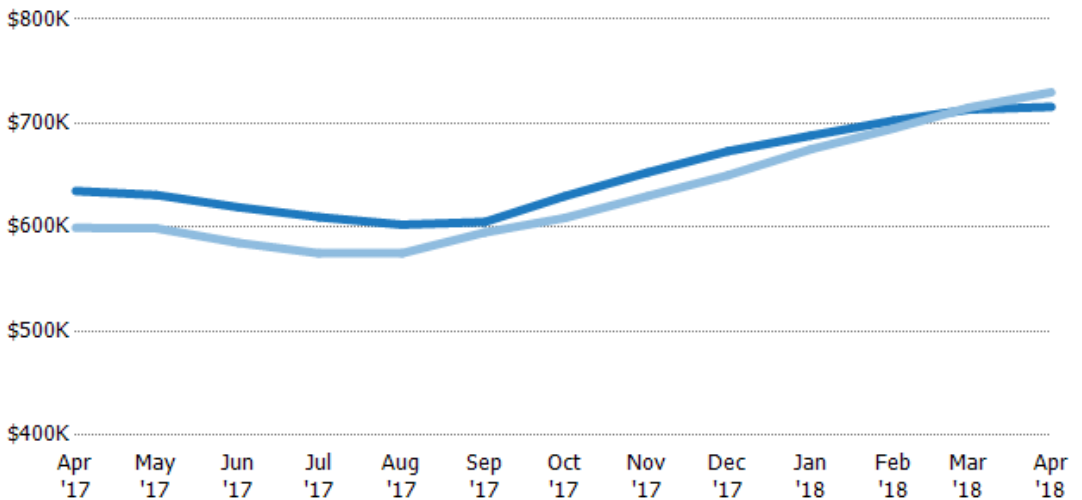
	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Avg Est Value	\$840K	\$834K	\$807K	\$798K	\$802K	\$804K	\$852K	\$874K	\$908K	\$923K	\$936K	\$939K	\$959K
Avg Listing Price	\$925K	\$922K	\$892K	\$864K	\$872K	\$899K	\$939K	\$971K	\$1.01M	\$1.03M	\$1.05M	\$1.06M	\$1.11M
Avg Listing Price as a % of Avg Est Value	110%	111%	111%	108%	109%	112%	110%	111%	112%	111%	112%	113%	116%

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

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Median Est Value	\$635K	\$631K	\$619K	\$610K	\$603K	\$605K	\$630K	\$653K	\$673K	\$688K	\$703K	\$713K	\$716K
Median Listing Price	\$600K	\$599K	\$585K	\$575K	\$575K	\$595K	\$609K	\$630K	\$650K	\$675K	\$695K	\$715K	\$730K
Med Listing Price as a % of Med Est Value	94%	95%	94%	94%	95%	98%	97%	97%	97%	98%	99%	100%	102%

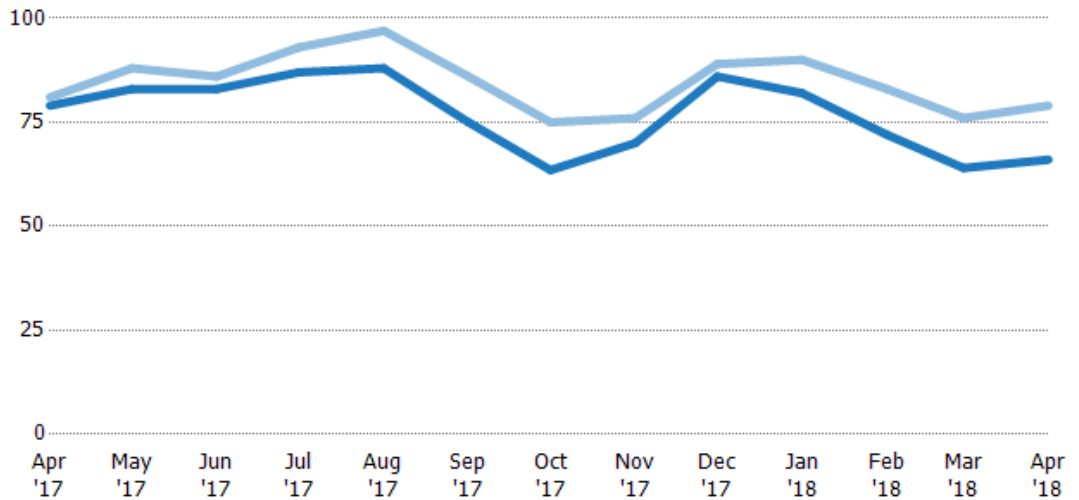
Median Days in RPR

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

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Days	% Chg.
Apr '18	66	-16.5%
Apr '17	79	-2.5%
Apr '16	81	-2.5%



Current Year	79	83	83	87	88	75	63.5	70	86	82	72	64	66
Prior Year	81	88	86	93	97	86	75	76	89	90	83	76	79
Percent Change from Prior Year	-2%	-6%	-3%	-6%	-9%	-13%	-15%	-8%	-3%	-9%	-13%	-16%	-16%

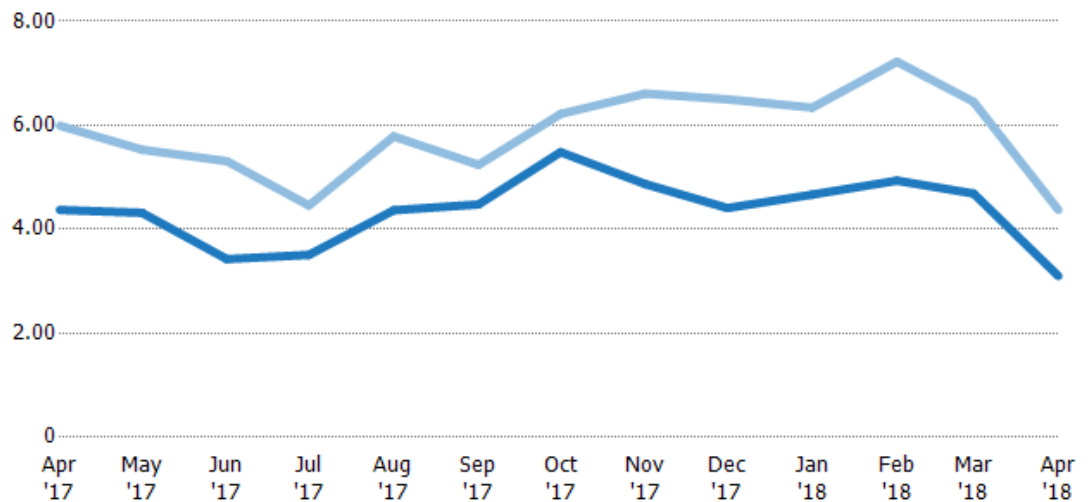
Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Months	% Chg.
Apr '18	3.1	-29.1%
Apr '17	4.37	-27%
Apr '16	5.99	-4.9%



Current Year	4.37	4.32	3.43	3.51	4.37	4.48	5.48	4.87	4.41	4.67	4.93	4.69	3.1
Prior Year	5.99	5.53	5.31	4.46	5.79	5.24	6.22	6.61	6.5	6.34	7.22	6.45	4.37
Percent Change from Prior Year	-27%	-22%	-35%	-21%	-25%	-15%	-12%	-26%	-32%	-26%	-32%	-27%	-29%

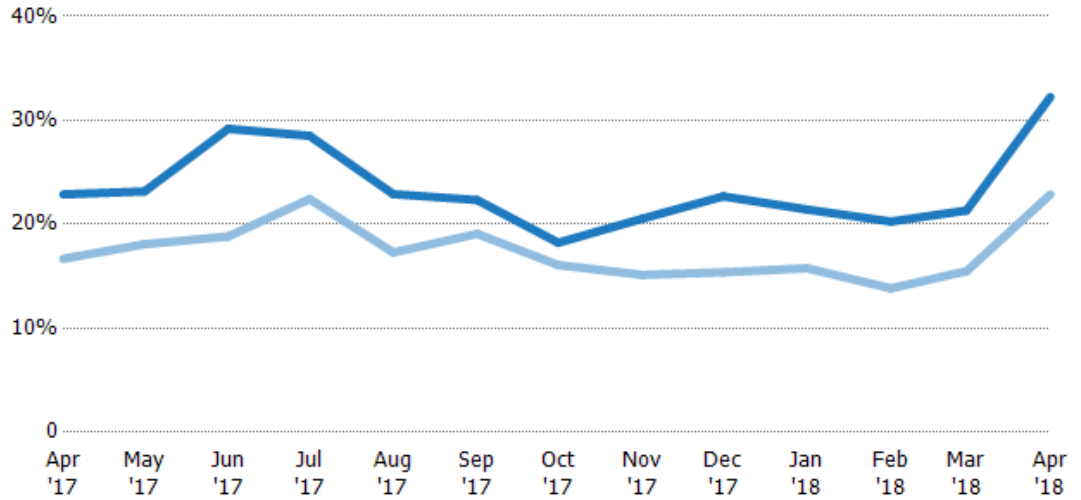
Absorption Rate

The percentage of inventory sold per month.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Rate	Chg.
Apr '18	32%	-9.4%
Apr '17	23%	-6.2%
Apr '16	17%	5.1%



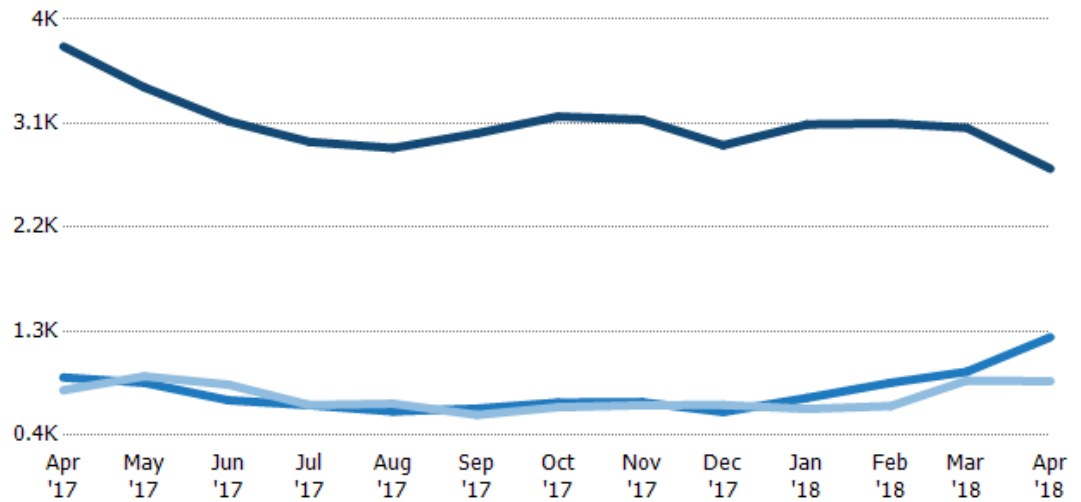
Current Year	23%	23%	29%	29%	23%	22%	18%	21%	23%	21%	20%	21%	32%
Prior Year	17%	18%	19%	22%	17%	19%	16%	15%	15%	16%	14%	15%	23%
Change from Prior Year	-6%	-5%	-10%	-6%	-6%	-3%	-2%	-5%	-7%	-6%	-6%	-6%	-9%

Active/Pending/Sold Units

The number of single-family, condominium and townhome properties that were Active, Pending and Sold each month.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



Active	3.76K	3.41K	3.12K	2.94K	2.89K	3.01K	3.16K	3.13K	2.91K	3.09K	3.1K	3.06K	2.71K
Pending	900	854	703	660	606	631	683	686	601	723	854	949	1,250
Sold	790	910	838	661	673	576	643	660	662	628	653	873	868

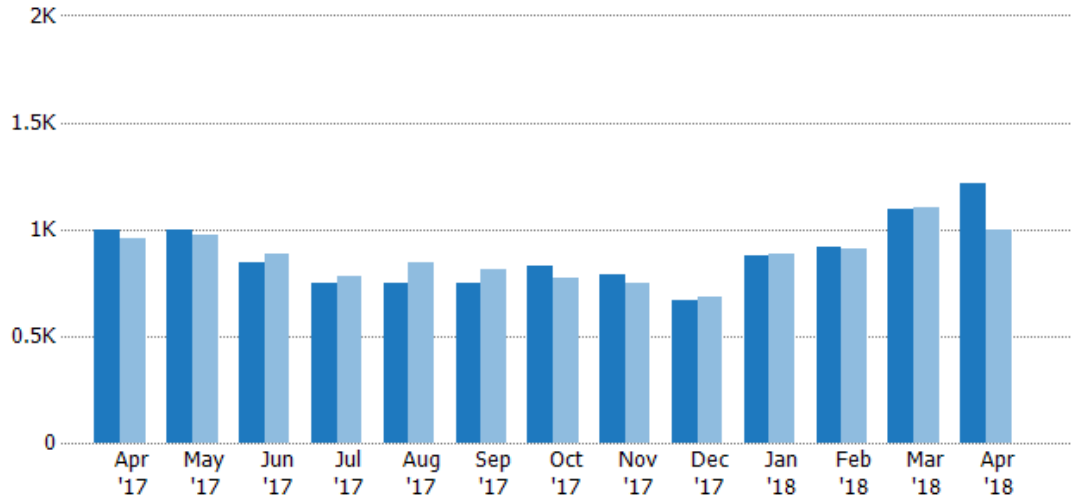
New Pending Sales

The number of single-family, condominium and townhome properties with accepted offers that were added each month.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Count	% Chg.
Apr '18	1.22K	21.7%
Apr '17	1K	4.8%
Apr '16	954	0.9%



Current Year	1K	997	845	746	748	750	829	788	665	878	919	1.1K	1.22K
Prior Year	954	976	887	776	841	810	773	751	680	884	905	1.1K	1K
Percent Change from Prior Year	5%	2%	-5%	-4%	-11%	-7%	7%	5%	-2%	-1%	2%	0%	22%

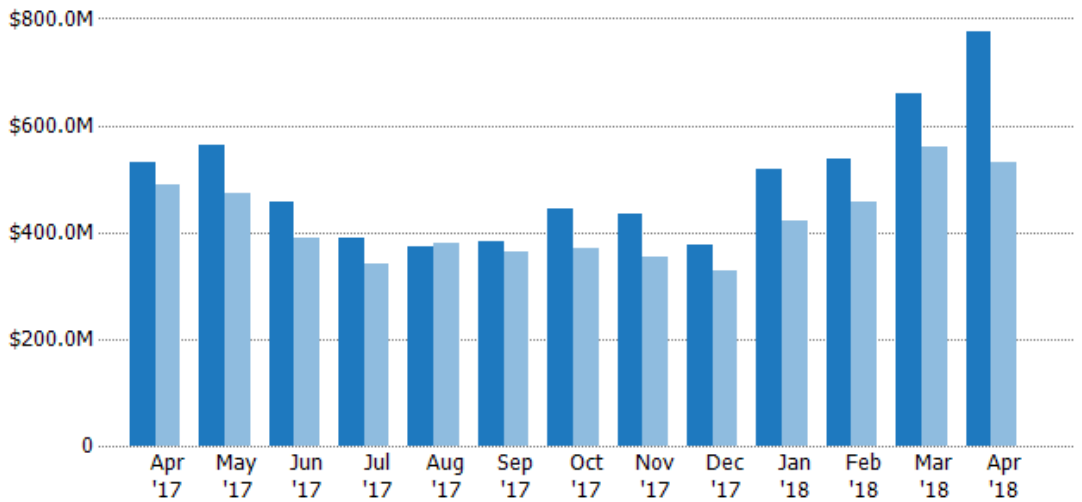
New Pending Sales Volume

The sum of the sales price of single-family, condominium and townhome properties with accepted offers that were added each month.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Volume	% Chg.
Apr '18	\$774M	45.6%
Apr '17	\$532M	9%
Apr '16	\$488M	0.9%



Current Year	\$532M	\$562M	\$457M	\$388M	\$372M	\$381M	\$444M	\$435M	\$375M	\$518M	\$537M	\$660M	\$774M
Prior Year	\$488M	\$472M	\$389M	\$341M	\$380M	\$362M	\$368M	\$354M	\$327M	\$422M	\$456M	\$559M	\$532M
Percent Change from Prior Year	9%	19%	17%	14%	-2%	5%	20%	23%	15%	23%	18%	18%	46%

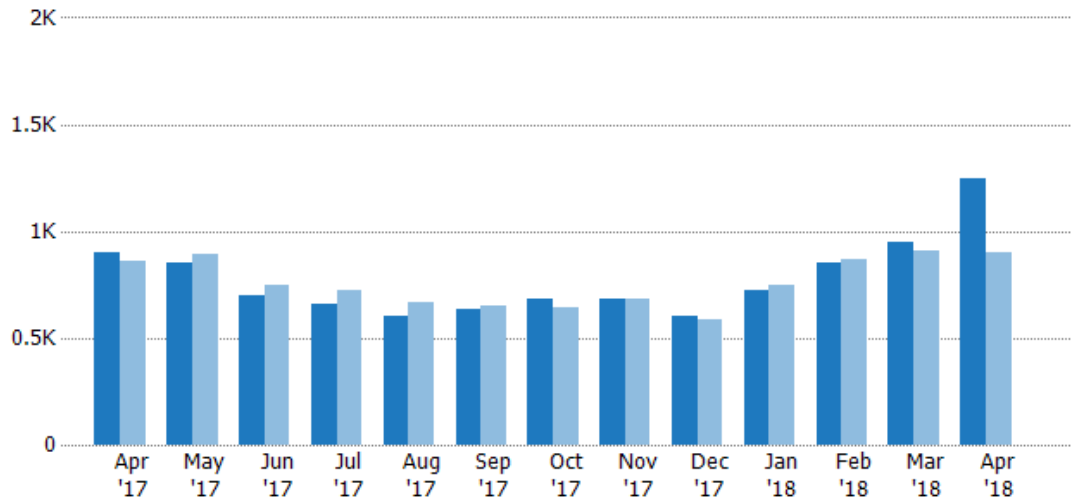
Pending Sales

The number of single-family, condominium and townhome properties with accepted offers that were available at the end each month.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single Family Residence

Month/Year	Count	% Chg.
Apr '18	1.25K	38.7%
Apr '17	900	4.5%
Apr '16	861	7.3%



Current Year	900	854	703	660	606	631	683	686	601	723	854	949	1.25K
Prior Year	861	896	745	723	668	650	645	682	586	751	869	909	900
Percent Change from Prior Year	5%	-5%	-6%	-9%	-9%	-3%	6%	1%	3%	-4%	-2%	4%	39%

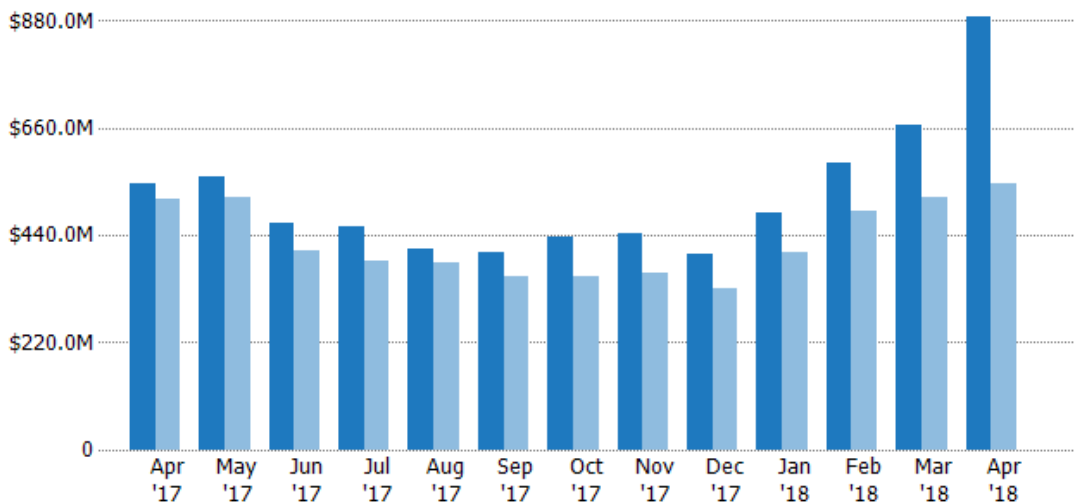
Pending Sales Volume

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

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single Family Residence

Month/Year	Volume	% Chg.
Apr '18	\$888M	62.3%
Apr '17	\$547M	6.1%
Apr '16	\$516M	1.8%



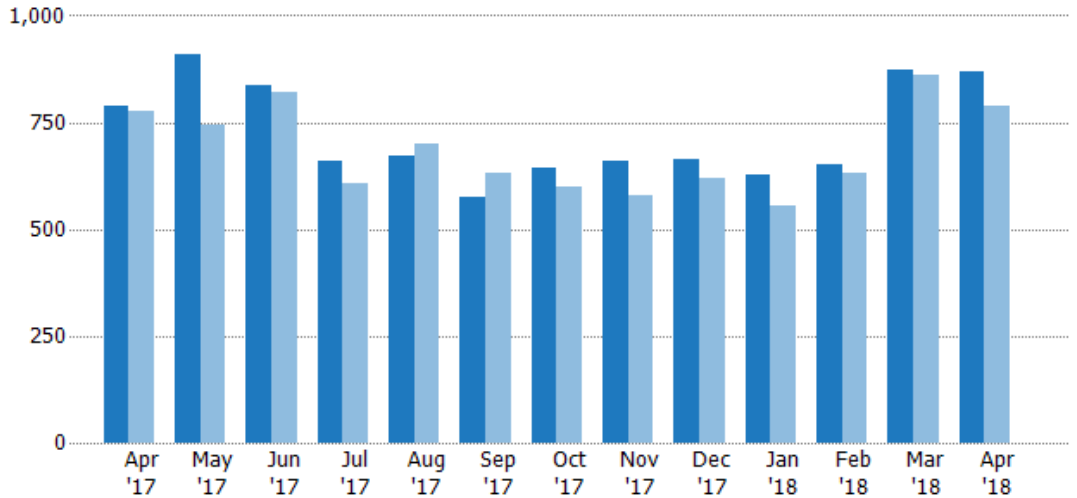
Current Year	\$547M	\$562M	\$466M	\$460M	\$412M	\$405M	\$435M	\$446M	\$402M	\$487M	\$588M	\$665M	\$888M
Prior Year	\$516M	\$519M	\$408M	\$388M	\$385M	\$357M	\$355M	\$364M	\$333M	\$405M	\$488M	\$519M	\$547M
Percent Change from Prior Year	6%	8%	14%	19%	7%	14%	23%	22%	21%	20%	20%	28%	62%

Closed Sales

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

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single Family Residence



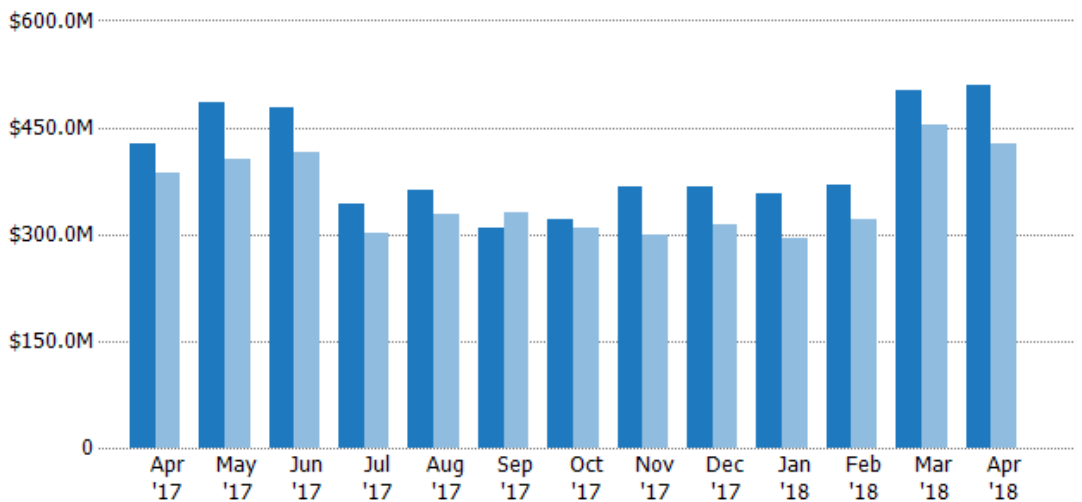
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Apr '18	868	790	9.9%
Apr '17	790	775	1.9%
Apr '16	775	775	-1.8%

Closed Sales Volume

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

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single Family Residence



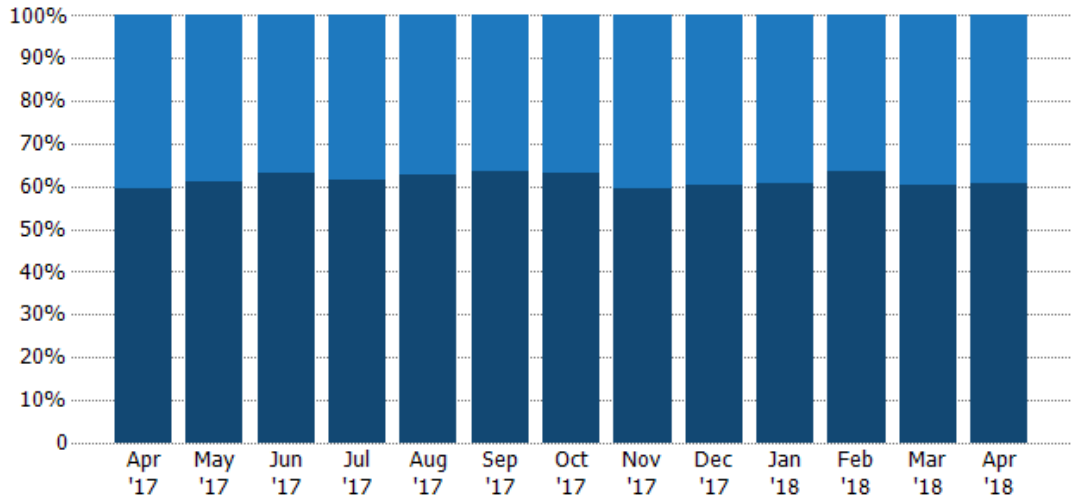
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Apr '18	\$510M	\$427M	19.5%
Apr '17	\$427M	\$386M	10.7%
Apr '16	\$386M	\$386M	5.1%

Closed Sales by Property Type

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

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single Family Residence



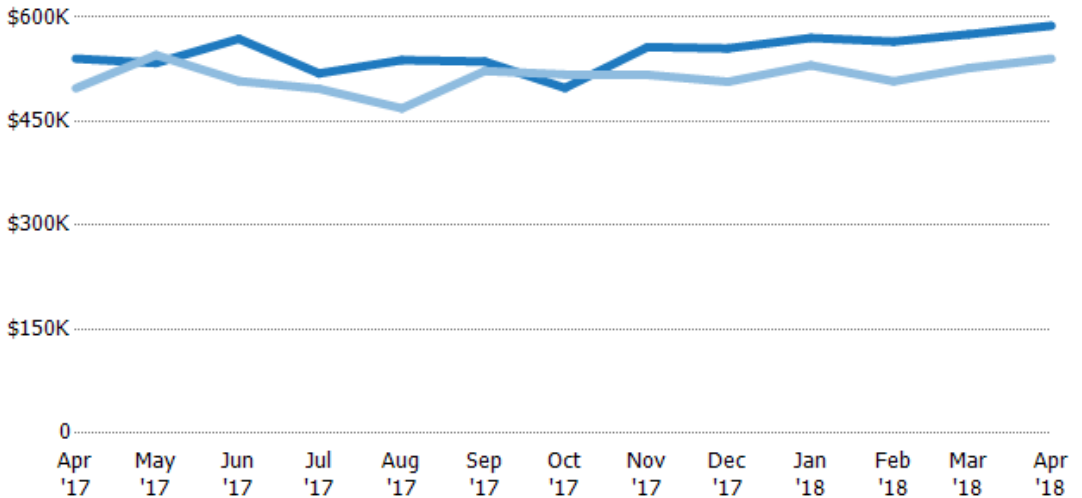
Condo/Townhouse	41%	39%	37%	38%	37%	37%	37%	40%	40%	39%	37%	40%	39%
Single Family Residence	59%	61%	63%	62%	63%	63%	63%	60%	60%	61%	63%	60%	61%

Average Sales Price

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

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single Family Residence



Current Year	\$540K	\$534K	\$569K	\$519K	\$538K	\$536K	\$498K	\$557K	\$555K	\$570K	\$565K	\$575K	\$588K
Prior Year	\$498K	\$546K	\$508K	\$497K	\$469K	\$522K	\$517K	\$517K	\$507K	\$531K	\$508K	\$527K	\$540K
Percent Change from Prior Year	9%	-2%	12%	4%	15%	3%	-4%	8%	9%	7%	11%	9%	9%

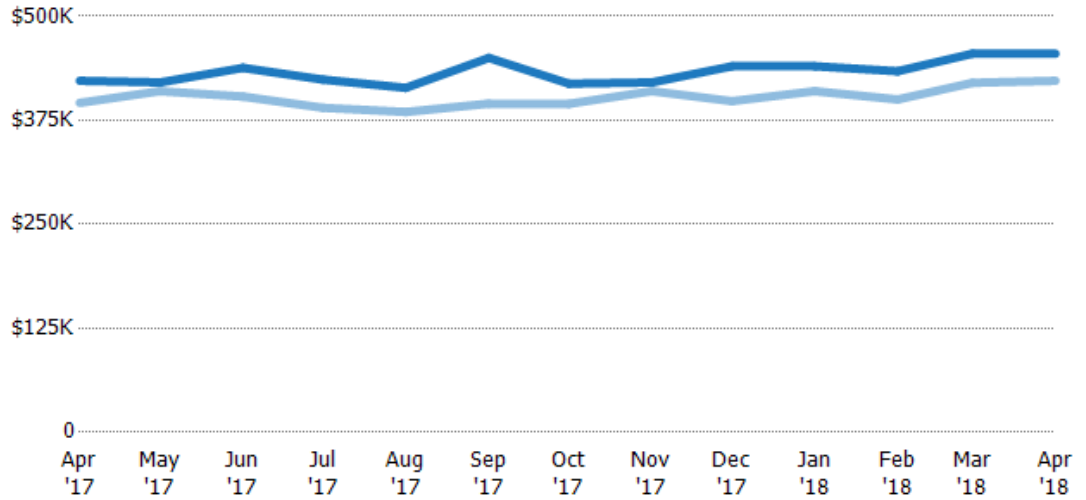
Median Sales Price

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

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price	% Chg.
Apr '18	\$455K	7.7%
Apr '17	\$423K	6.7%
Apr '16	\$396K	-1.8%



Current Year	\$423K	\$421K	\$438K	\$424K	\$414K	\$450K	\$419K	\$420K	\$440K	\$440K	\$434K	\$455K	\$455K
Prior Year	\$396K	\$410K	\$404K	\$390K	\$385K	\$395K	\$395K	\$410K	\$398K	\$410K	\$400K	\$420K	\$423K
Percent Change from Prior Year	7%	3%	9%	9%	8%	14%	6%	3%	11%	7%	9%	8%	8%

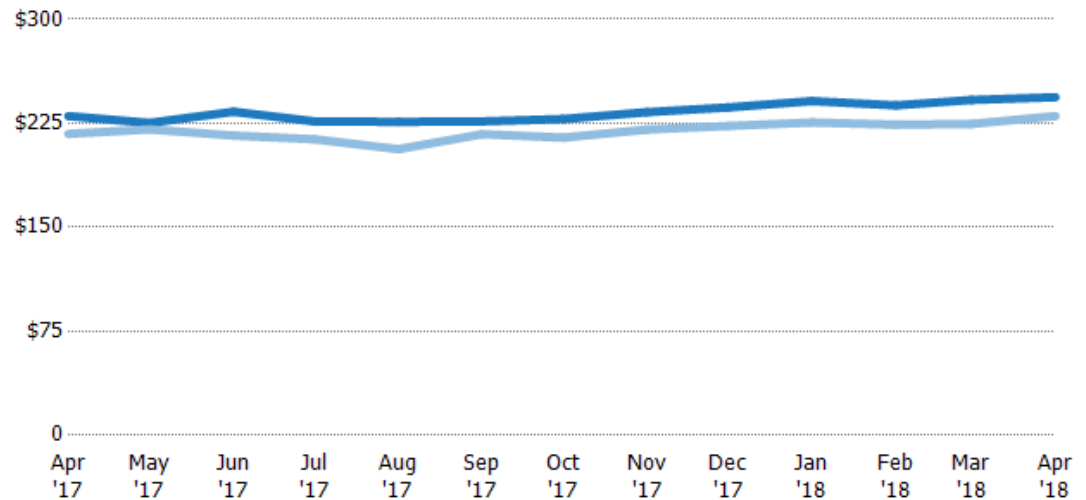
Average Sales Price per Sq Ft

The average of the sales price divided by the living area of properties sold each month.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price/sq ft	% Chg.
Apr '18	\$244	5.9%
Apr '17	\$230	5.9%
Apr '16	\$217	-2.2%



Current Year	\$230	\$225	\$233	\$226	\$226	\$226	\$228	\$233	\$236	\$241	\$238	\$242	\$244
Prior Year	\$217	\$221	\$216	\$213	\$206	\$217	\$215	\$220	\$223	\$226	\$224	\$225	\$230
Percent Change from Prior Year	6%	2%	8%	6%	10%	4%	6%	6%	6%	7%	6%	8%	6%

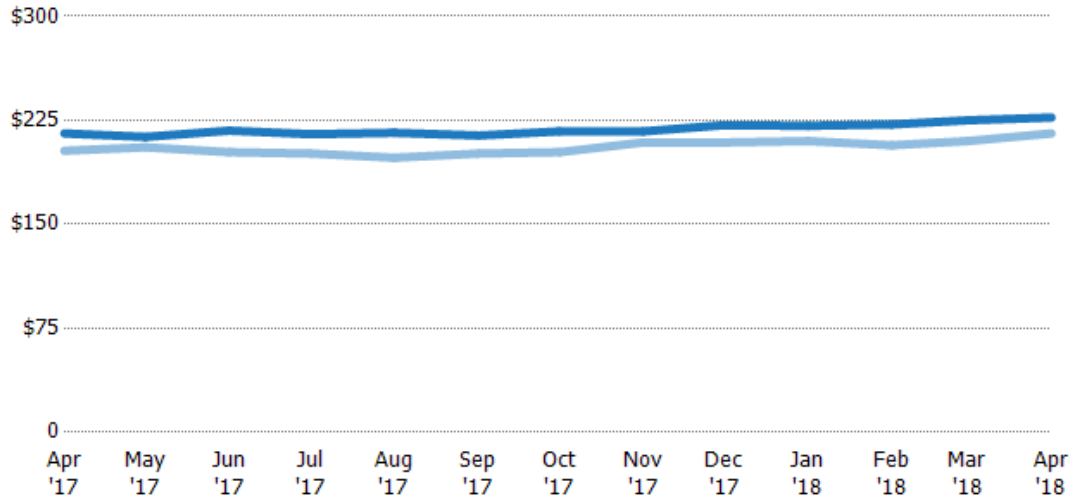
Median Sales Price per Sq Ft

The median of the sales price divided by the living area of properties sold each month.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price/sq ft	% Chg.
Apr '18	\$227	5.3%
Apr '17	\$216	6.2%
Apr '16	\$203	-3%



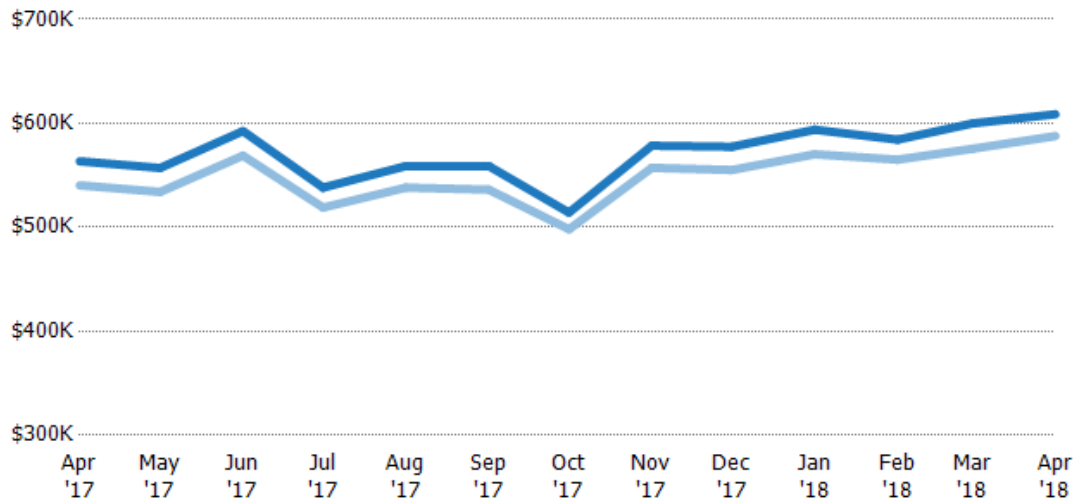
	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Current Year	\$216	\$213	\$218	\$215	\$216	\$214	\$217	\$217	\$222	\$221	\$222	\$225	\$227
Prior Year	\$203	\$206	\$202	\$201	\$198	\$201	\$202	\$209	\$209	\$210	\$207	\$210	\$216
Percent Change from Prior Year	6%	4%	8%	7%	9%	6%	7%	4%	6%	5%	7%	7%	5%

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

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



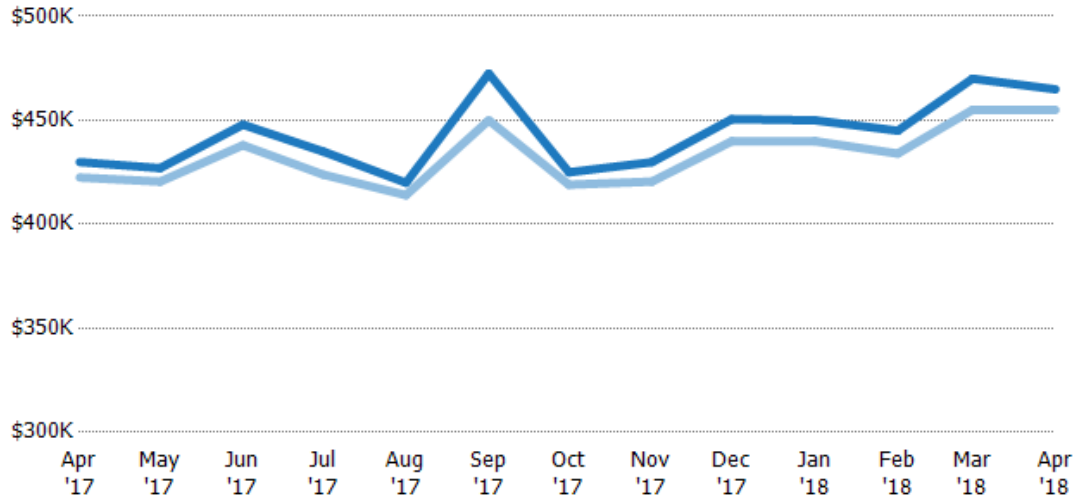
	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Avg List Price	\$563K	\$557K	\$592K	\$538K	\$559K	\$559K	\$514K	\$578K	\$577K	\$594K	\$584K	\$600K	\$609K
Avg Sales Price	\$540K	\$534K	\$569K	\$519K	\$538K	\$536K	\$498K	\$557K	\$555K	\$570K	\$565K	\$575K	\$588K
Avg Sales Price as a % of Avg List Price	96%	96%	96%	96%	96%	96%	97%	96%	96%	96%	97%	96%	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

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



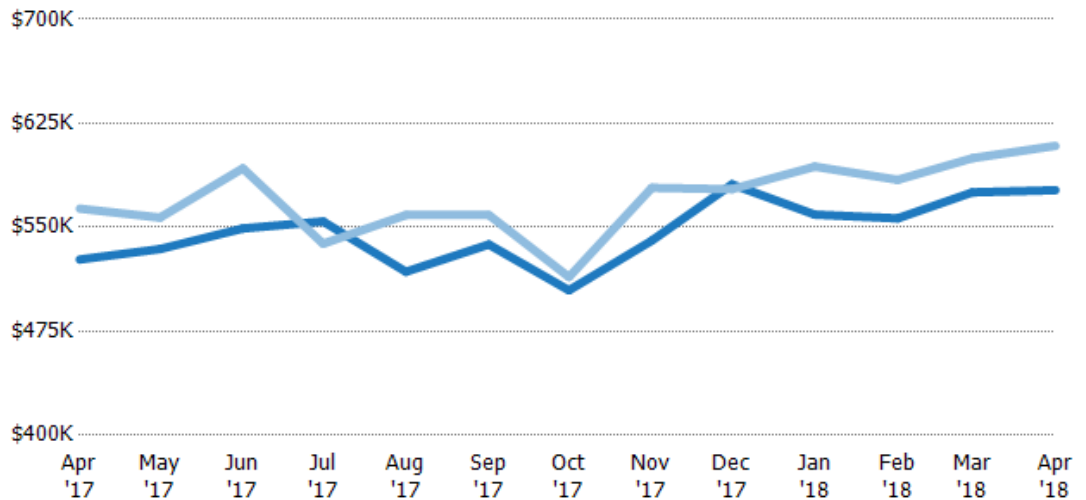
	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Median List Price	\$430K	\$427K	\$448K	\$435K	\$420K	\$472K	\$425K	\$430K	\$451K	\$450K	\$445K	\$470K	\$465K
Median Sales Price	\$423K	\$421K	\$438K	\$424K	\$414K	\$450K	\$419K	\$420K	\$440K	\$440K	\$434K	\$455K	\$455K
Med Sales Price as a % of Med List Price	98%	98%	98%	97%	99%	95%	99%	98%	98%	98%	98%	97%	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

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



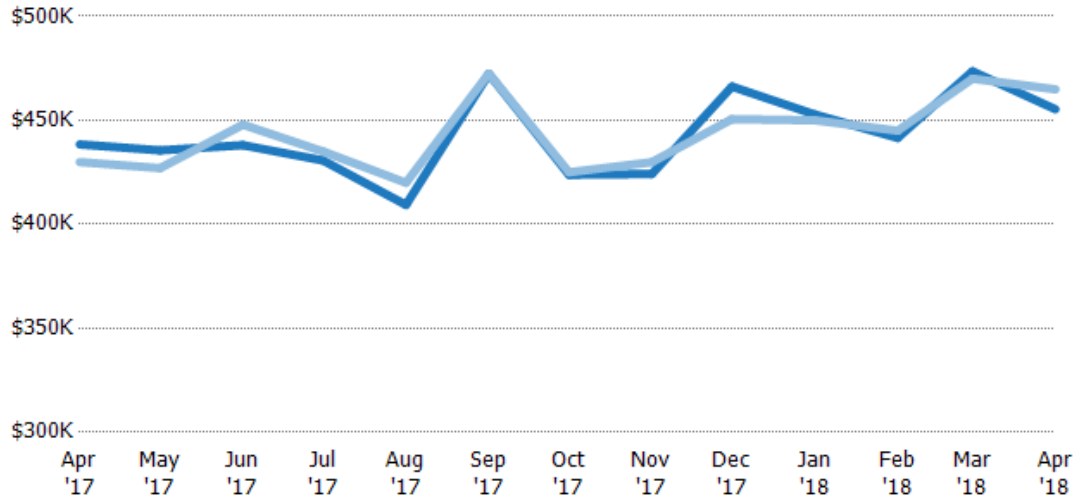
	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Avg Est Value	\$527K	\$534K	\$549K	\$554K	\$518K	\$538K	\$505K	\$540K	\$581K	\$559K	\$556K	\$575K	\$577K
Avg Sales Price	\$563K	\$557K	\$592K	\$538K	\$559K	\$559K	\$514K	\$578K	\$577K	\$594K	\$584K	\$600K	\$609K
Avg Sales Price as a % of Avg Est Value	107%	104%	108%	97%	108%	104%	102%	107%	99%	106%	105%	104%	106%

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

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



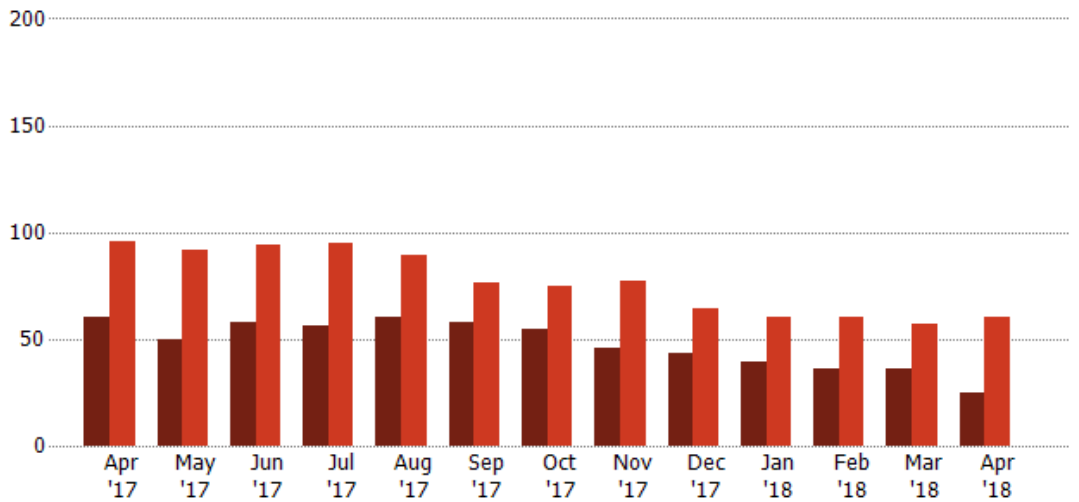
	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Median Est Value	\$438K	\$436K	\$438K	\$431K	\$409K	\$472K	\$424K	\$424K	\$466K	\$453K	\$442K	\$474K	\$455K
Median Sales Price	\$430K	\$427K	\$448K	\$435K	\$420K	\$472K	\$425K	\$430K	\$451K	\$450K	\$445K	\$470K	\$465K
Med Sales Price as a % of Med Est Value	98%	98%	102%	101%	103%	100%	100%	101%	97%	99%	101%	99%	102%

Distressed Listings

The number of distressed single-family, condominium and townhome properties that were for sale at the end of each month.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



Month/Year	Count	% Chg.
Apr '18	25	-58.3%
Apr '17	60	-37.5%
Apr '16	96	30.2%

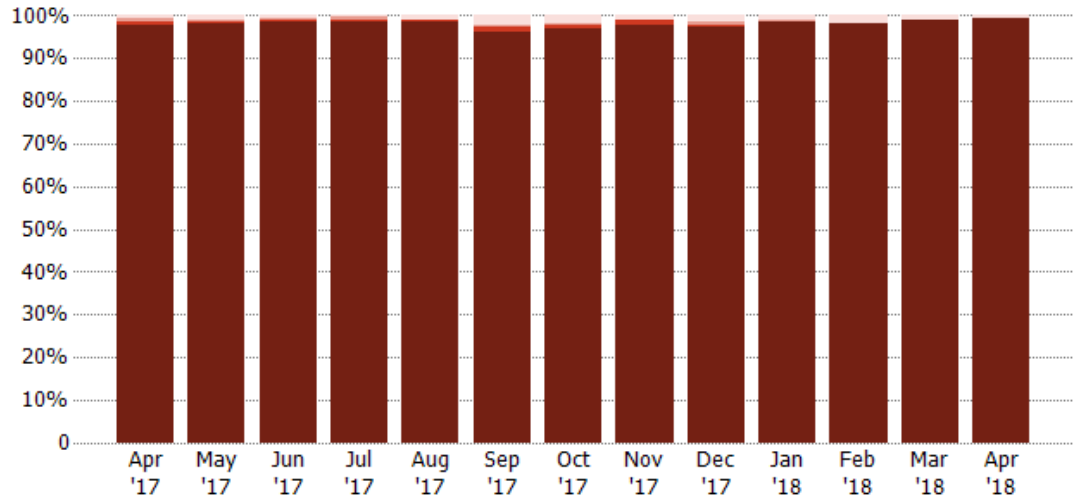
	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Current Year	60	50	58	56	60	58	55	46	43	39	36	36	25
Prior Year	96	92	94	95	89	76	75	77	64	60	60	57	60
Percent Change from Prior Year	-38%	-46%	-38%	-41%	-33%	-24%	-27%	-40%	-33%	-35%	-40%	-37%	-58%

Distressed Sales by Sales Type

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

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



Sales Type	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Pre-Foreclosure	1%	1%	1%	0%	1%	2%	2%	1%	1%	1%	2%	1%	1%
Short Sale	1%	1%	0%	1%	-	1%	0%	-	1%	0%	-	-	-
Foreclosure	1%	0%	1%	1%	1%	1%	1%	1%	0%	0%	-	-	-
Non-Distressed	98%	98%	99%	98%	99%	96%	97%	98%	97%	99%	98%	99%	99%

Listing Activity by ZIP

Apr 2018

ZIP	Listings (Month End)	Listing Volume (Month End)	Avg Listing Price	Median Listing Price	Avg Listing Price per Sq Ft	Median Listing Price per Sq Ft	Months of Inventory	Absorption Rate %
85250	79	\$41,728,149	\$528,204	\$439,900	\$250	\$237	1	92.40 %
85251	290	\$188,397,995	\$649,648	\$456,248	\$341	\$337	2	40.68 %
85253	1	\$5,495,000	\$5,495,000	\$5,495,000	\$544	\$544		
85254	218	\$134,952,287	\$619,047	\$514,950	\$253	\$219	2	47.24 %
85255	613	\$972,569,541	\$1,586,573	\$999,999	\$332	\$284	4	23.98 %
85257	81	\$26,889,345	\$331,967	\$344,900	\$213	\$226	1	72.83 %
85258	253	\$150,833,771	\$596,181	\$499,950	\$254	\$241	2	43.08 %
85259	212	\$232,070,263	\$1,094,671	\$937,450	\$258	\$241	3	31.13 %
85260	210	\$149,994,246	\$714,258	\$522,500	\$237	\$222	3	39.52 %
85262	505	\$828,889,396	\$1,641,365	\$1,199,000	\$340	\$294	8	12.27 %
85266	245	\$270,636,339	\$1,104,638	\$869,000	\$280	\$259	5	19.59 %

Sales Activity by ZIP

Apr 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
85250	75	\$29,012,797	73	\$24,805,810	\$347,648	\$332,500	\$206	\$201	24
85251	168	\$75,714,411	118	\$50,836,040	\$442,321	\$334,950	\$249	\$216	34
85254	158	\$81,101,991	103	\$51,459,230	\$512,758	\$459,000	\$230	\$216	28
85255	218	\$251,739,754	147	\$125,206,697	\$889,004	\$679,900	\$264	\$251	46
85257	78	\$25,330,662	59	\$19,566,954	\$338,951	\$334,900	\$207	\$209	29
85258	152	\$84,936,496	109	\$52,540,279	\$497,444	\$445,000	\$228	\$225	34
85259	92	\$69,391,159	66	\$49,797,200	\$779,740	\$675,750	\$225	\$223	56
85260	107	\$55,551,745	83	\$40,941,889	\$506,424	\$408,000	\$221	\$218	31
85262	114	\$136,898,323	62	\$60,155,908	\$1,029,699	\$754,500	\$272	\$249	74
85266	86	\$78,131,807	48	\$34,857,730	\$744,202	\$704,000	\$240	\$240	69