



**2019**

# **SCOTTSDALE**

## **MARKET REPORT**

April 2019



Scottsdale Area Association of REALTORS®  
8600 E Anderson Dr., Suite 200 Scottsdale, AZ 85255  
ScottsdaleREALTORS.org  
480-945-2651



## Summary of Key Listing and Sales Metrics

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

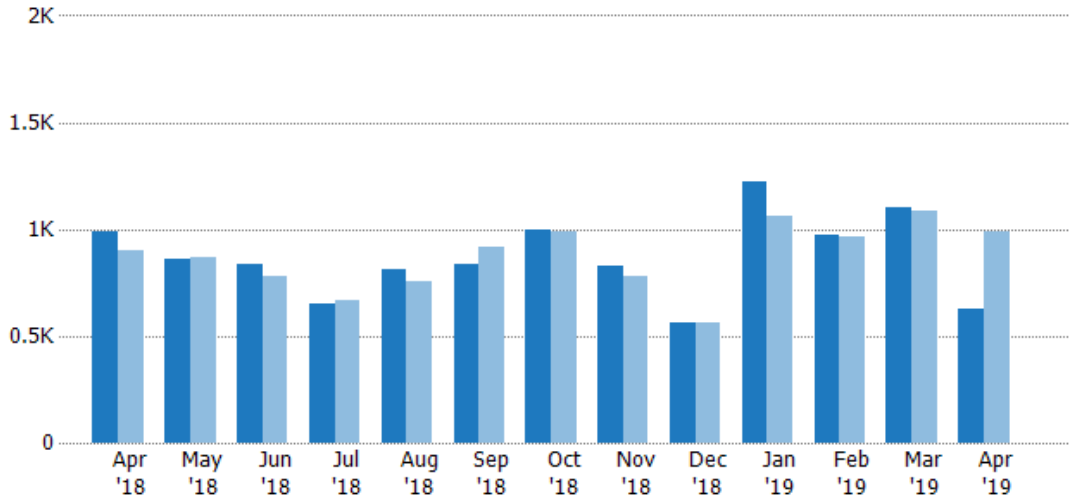
Key Metrics	Apr 2019	Apr 2018	+ / -	YTD 2019	YTD 2018	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	625	985	-36.5%	3,922	4,095	-4.2%
New Listing Volume	\$477,951,504	\$633,165,085	-24.5%	\$3,034,175,732	\$2,758,953,719	+10%
Active Listing Count	-	2,754	-	N/A	N/A	
Active Listing Volume	-	\$2,808,379,347	-	N/A	N/A	
Average Listing Price	-	\$1,019,746	-	\$1,085,471	\$1,023,221	+6.1%
Median Listing Price	-	\$690,000	-	\$697,630	\$688,345	+1.3%
Average Listing Price per Sq Ft	-	\$282	-	\$299	\$282	+5.9%
Median Listing Price per Sq Ft	-	\$246	-	\$258	\$245	+5%
Median Days in RPR	-	66	-	52.83	68.88	-23.3%
Months of Inventory	-	3.3	-100%	2.9	4.1	-28%
Absorption Rate	-	30.36%	-	33.93%	24.43%	+9.5%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	752	1,023	-26.5%	3,557	3,702	-3.9%
New Pending Sales Volume	\$530,530,945	\$635,957,627	-16.6%	\$2,341,924,822	\$2,241,190,052	+4.5%
Pending Sales Count	-	871	-	N/A	N/A	
Pending Sales Volume	-	\$602,540,638	-	N/A	N/A	
Closed Sales Count	379	840	-54.9%	2,258	2,921	-22.7%
Closed Sales Volume	\$256,264,159	\$492,460,987	-48%	\$1,380,423,892	\$1,668,628,616	-17.3%
Average Sales Price	\$676,159	\$586,263	+15.3%	\$611,348	\$571,253	+7%
Median Sales Price	\$505,000	\$455,000	+11%	\$465,770	\$447,935	+4%
Average Sales Price per Sq Ft	\$257	\$244	+5.4%	\$255	\$241	+6%
Median Sales Price per Sq Ft	\$239	\$228	+4.8%	\$235	\$224	+5.1%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	31	-	N/A	N/A	

## New Listings

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

### Filters Used

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



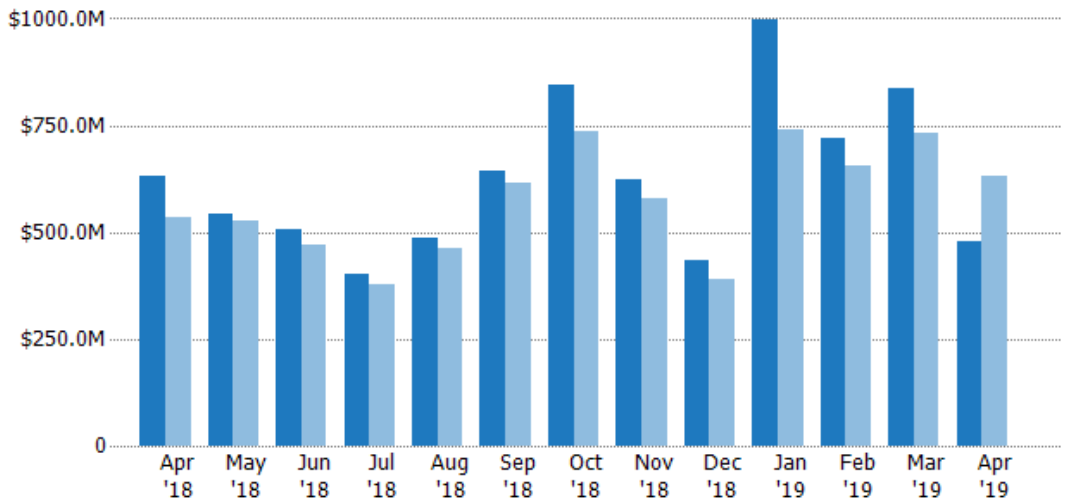
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	985	857	839	654	808	839	997	825	564	1.22K	976	1.1K	625
Prior Year	898	865	776	667	756	919	988	777	562	1.06K	968	1.08K	985
Percent Change from Prior Year	10%	-1%	8%	-2%	7%	-9%	1%	6%	0%	16%	1%	1%	-37%

## New Listing Volume

The sum of the listing price of residential listings that were added each month.

### Filters Used

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



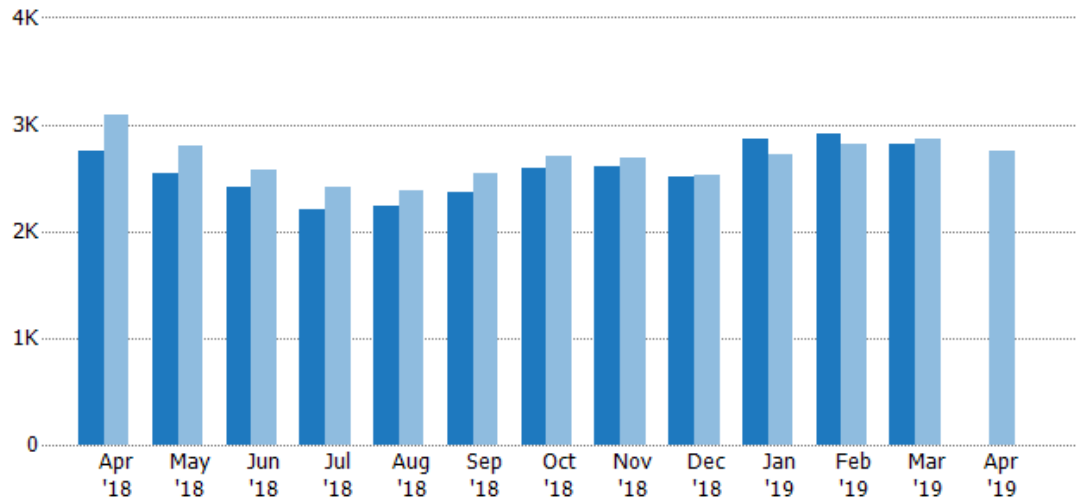
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$633M	\$543M	\$505M	\$402M	\$485M	\$644M	\$843M	\$623M	\$436M	\$999M	\$720M	\$836M	\$478M
Prior Year	\$534M	\$525M	\$470M	\$379M	\$462M	\$614M	\$737M	\$581M	\$389M	\$740M	\$654M	\$732M	\$633M
Percent Change from Prior Year	18%	3%	7%	6%	5%	5%	14%	7%	12%	35%	10%	14%	-25%

## Active Listings

The number of active residential listings at the end of each month.

### Filters Used

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



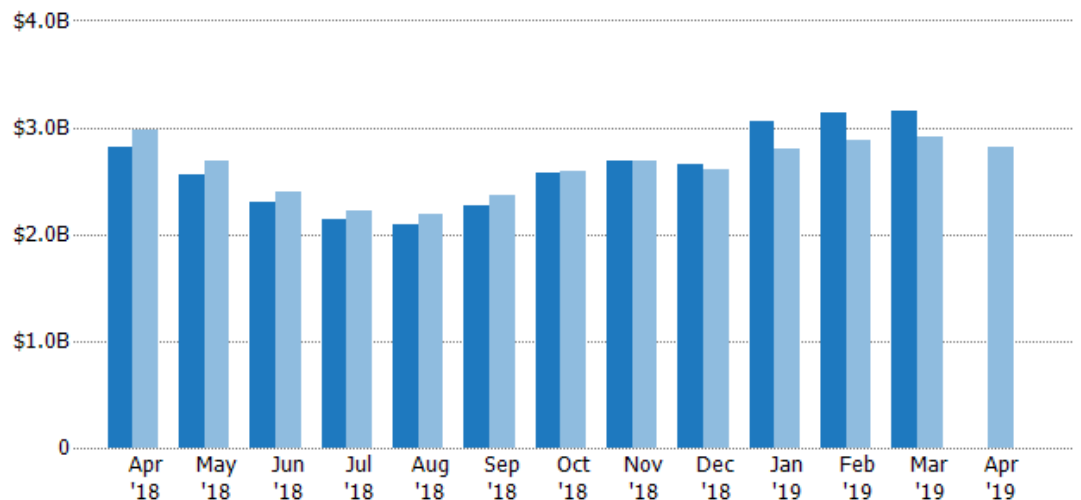
Current Year	2.75K	2.55K	2.41K	2.21K	2.23K	2.36K	2.59K	2.61K	2.51K	2.87K	2.92K	2.82K	-
Prior Year	3.09K	2.79K	2.57K	2.41K	2.38K	2.54K	2.7K	2.69K	2.52K	2.72K	2.81K	2.86K	2.75K
Percent Change from Prior Year	-11%	-9%	-6%	-9%	-6%	-7%	-4%	-3%	-1%	6%	4%	-1%	-100%

## Active Listing Volume

The sum of the listing price of active residential listings at the end of each month.

### Filters Used

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



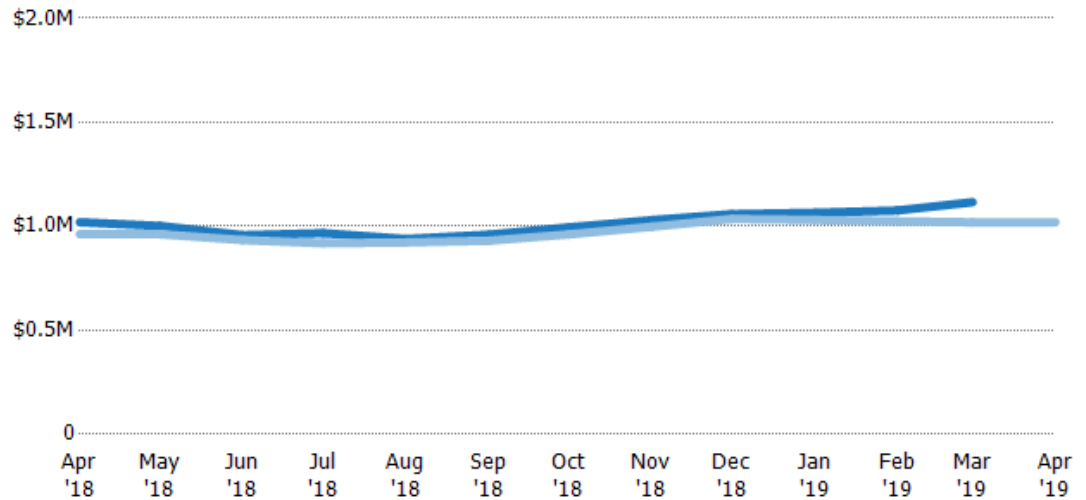
Current Year	\$2.81B	\$2.55B	\$2.3B	\$2.13B	\$2.09B	\$2.26B	\$2.57B	\$2.69B	\$2.65B	\$3.06B	\$3.14B	\$3.15B	-
Prior Year	\$2.97B	\$2.68B	\$2.4B	\$2.22B	\$2.19B	\$2.37B	\$2.6B	\$2.69B	\$2.61B	\$2.8B	\$2.88B	\$2.91B	\$2.81B
Percent Change from Prior Year	-6%	-5%	-4%	-4%	-5%	-4%	-1%	0%	2%	9%	9%	8%	-100%

## Average Listing Price

The average listing price of active residential listings at the end of each month.

### Filters Used

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



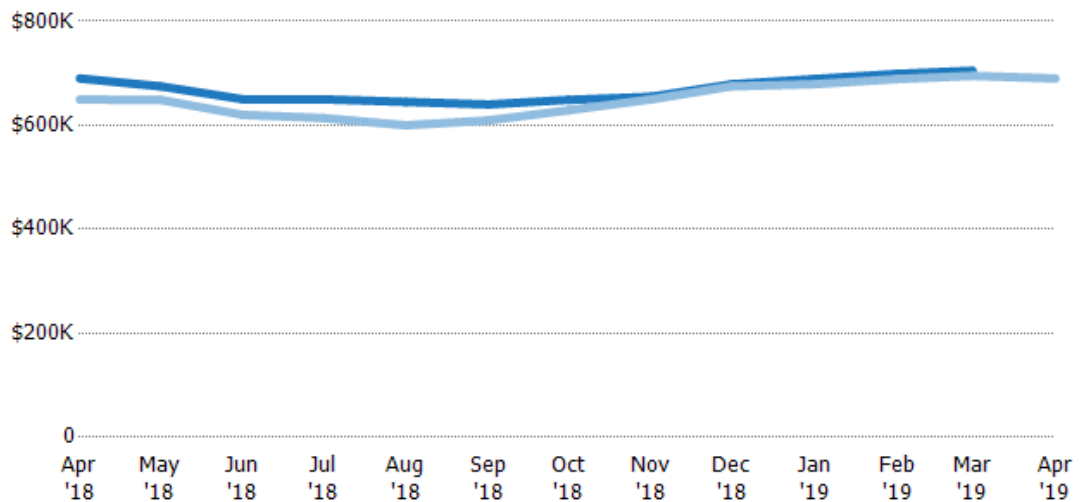
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$1.02M	\$1M	\$957K	\$967K	\$939K	\$960K	\$995K	\$1.03M	\$1.06M	\$1.07M	\$1.08M	\$1.12M	-
Prior Year	\$962K	\$962K	\$934K	\$918K	\$923K	\$931K	\$961K	\$998K	\$1.04M	\$1.03M	\$1.02M	\$1.02M	\$1.02M
Percent Change from Prior Year	6%	4%	3%	5%	2%	3%	3%	3%	2%	3%	5%	10%	-100%

## Median Listing Price

The median listing price of active residential listings at the end of each month.

### Filters Used

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



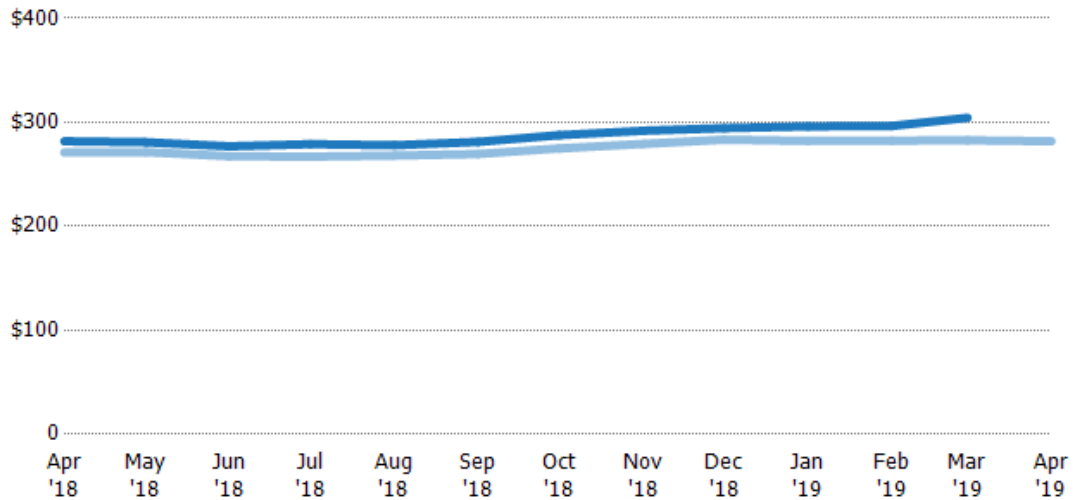
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$690K	\$675K	\$650K	\$650K	\$645K	\$640K	\$649K	\$655K	\$679K	\$689K	\$699K	\$705K	-
Prior Year	\$650K	\$649K	\$620K	\$614K	\$600K	\$610K	\$629K	\$650K	\$675K	\$679K	\$689K	\$695K	\$690K
Percent Change from Prior Year	6%	4%	5%	6%	8%	5%	3%	1%	1%	1%	1%	1%	-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

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



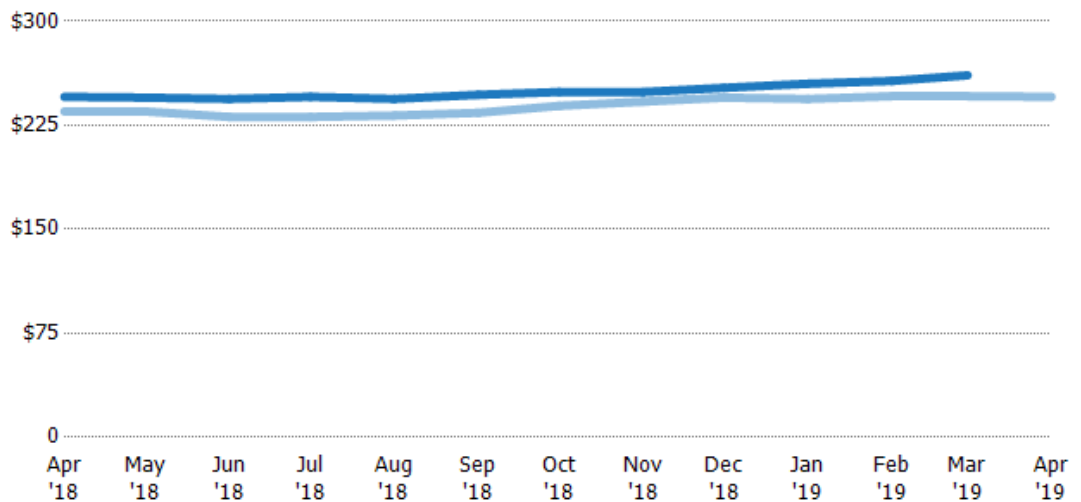
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$282	\$281	\$277	\$279	\$278	\$281	\$288	\$292	\$294	\$296	\$296	\$304	-
Prior Year	\$271	\$271	\$267	\$267	\$268	\$270	\$275	\$279	\$283	\$282	\$282	\$283	\$282
Percent Change from Prior Year	4%	3%	4%	4%	4%	4%	5%	5%	4%	5%	5%	8%	-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

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



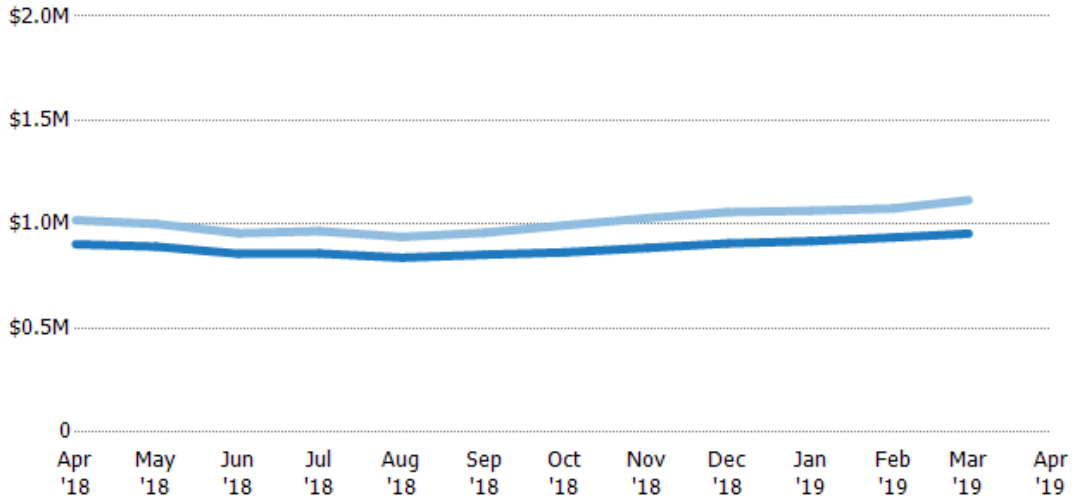
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$246	\$245	\$244	\$246	\$244	\$247	\$249	\$249	\$252	\$255	\$257	\$261	-
Prior Year	\$235	\$235	\$231	\$231	\$232	\$234	\$239	\$242	\$245	\$244	\$246	\$246	\$246
Percent Change from Prior Year	4%	4%	6%	6%	5%	6%	4%	3%	3%	5%	4%	6%	-100%

## Average Listing Price vs Average Est Value

The average listing price as a percentage of the average AVM or RVM® valuation estimate for active listings each month.

### Filters Used

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



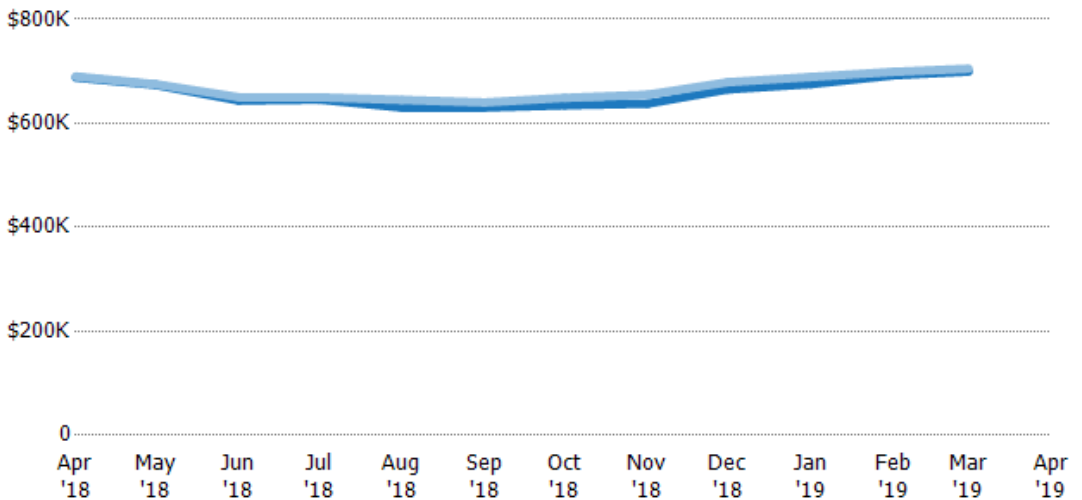
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Avg Est Value	\$904K	\$892K	\$858K	\$859K	\$839K	\$854K	\$865K	\$886K	\$908K	\$919K	\$937K	\$955K	-
Avg Listing Price	\$1.02M	\$1M	\$957K	\$967K	\$939K	\$960K	\$995K	\$1.03M	\$1.06M	\$1.07M	\$1.08M	\$1.12M	-
Avg Listing Price as a % of Avg Est Value	113%	112%	112%	113%	112%	112%	115%	116%	117%	116%	115%	117%	-

## 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



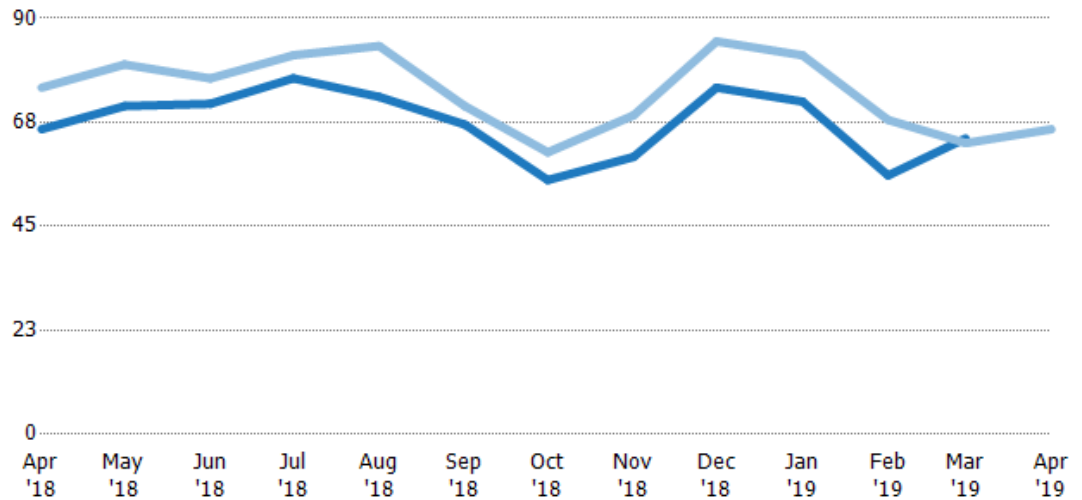
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Median Est Value	\$688K	\$674K	\$644K	\$646K	\$630K	\$630K	\$635K	\$638K	\$665K	\$675K	\$692K	\$700K	-
Median Listing Price	\$690K	\$675K	\$650K	\$650K	\$645K	\$640K	\$649K	\$655K	\$679K	\$689K	\$699K	\$705K	-
Med Listing Price as a % of Med Est Value	100%	100%	101%	101%	102%	102%	102%	103%	102%	102%	101%	101%	-

## Median Days in RPR

The median number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR.

### Filters Used

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



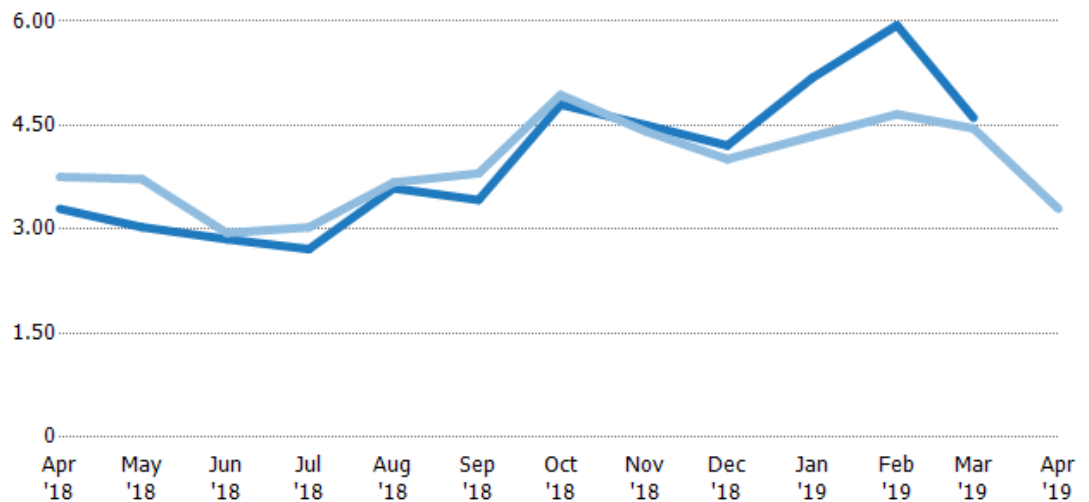
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	66	71	71.5	77	73	67	55	60	75	72	56	64	-
Prior Year	75	80	77	82	84	71	61	69	85	82	68	63	66
Percent Change from Prior Year	-12%	-11%	-7%	-6%	-13%	-6%	-10%	-13%	-12%	-12%	-18%	2%	-100%

## 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



	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	3.29	3.03	2.86	2.71	3.59	3.42	4.8	4.5	4.21	5.18	5.94	4.61	-
Prior Year	3.75	3.72	2.95	3.03	3.68	3.81	4.94	4.41	4.01	4.34	4.66	4.45	3.29
Percent Change from Prior Year	-12%	-19%	-3%	-10%	-2%	-10%	-3%	2%	5%	19%	28%	3%	-100%

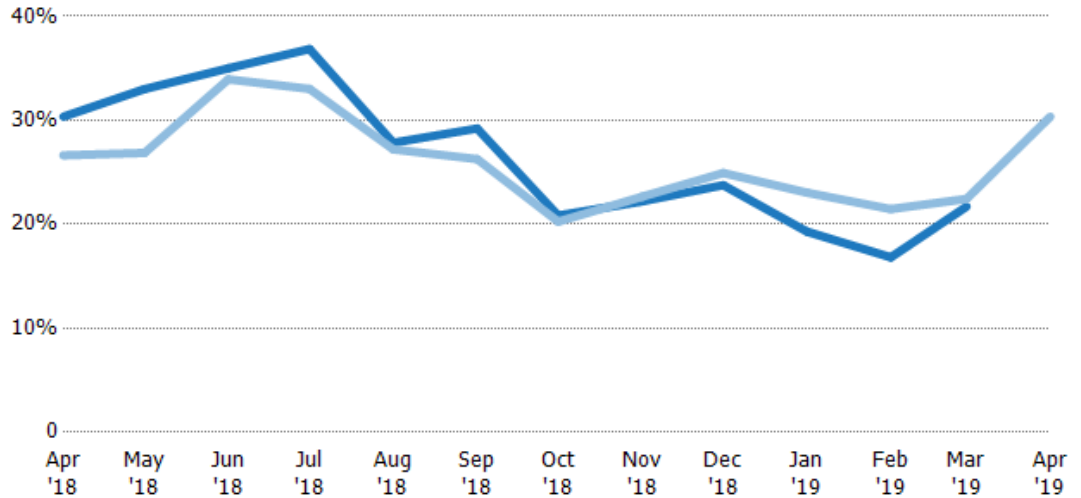


## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

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



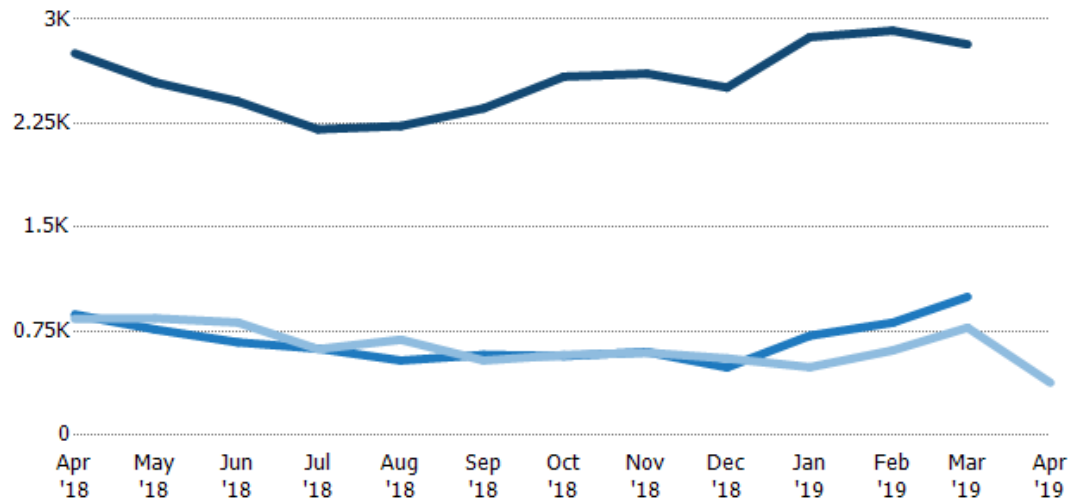
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	30%	33%	35%	37%	28%	29%	21%	22%	24%	19%	17%	22%	-
Prior Year	27%	27%	34%	33%	27%	26%	20%	23%	25%	23%	21%	22%	30%
Change from Prior Year	-4%	-6%	-1%	-4%	-1%	-3%	-1%	0%	1%	4%	5%	1%	30%

## Active/Pending/Sold Units

The number of residential 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



	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Active	2.75K	2.55K	2.41K	2.21K	2.23K	2.36K	2.59K	2.61K	2.51K	2.87K	2.92K	2.82K	-
Pending	871	763	670	625	539	580	571	601	489	718	812	998	-
Sold	840	843	813	621	689	539	579	596	554	491	612	776	379

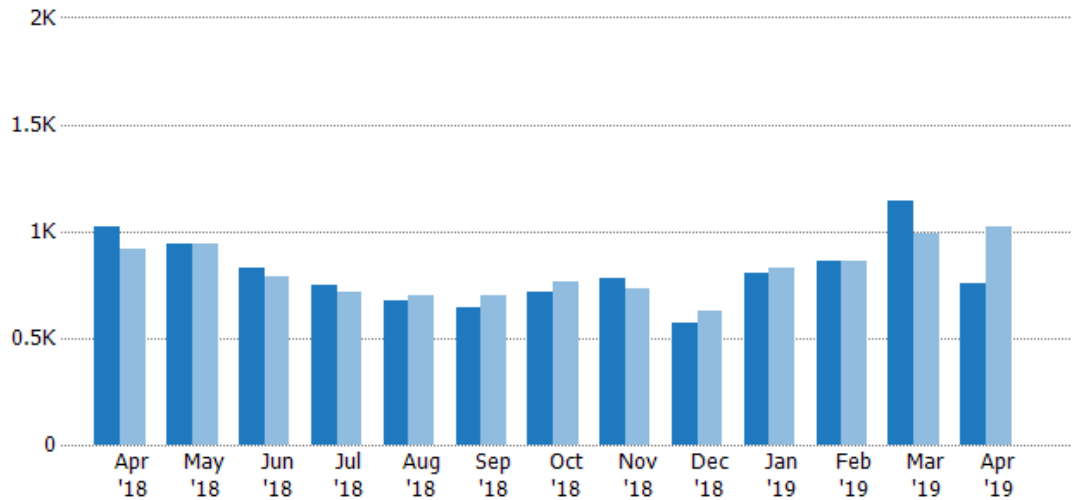
## New Pending Sales

The number of residential 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 '19	752	-26.5%
Apr '18	1.02K	11.8%
Apr '17	915	-8.7%



Current Year	1.02K	940	824	749	676	645	713	777	574	800	861	1.14K	752
Prior Year	915	942	788	713	702	699	766	735	628	830	862	987	1.02K
Percent Change from Prior Year	12%	0%	5%	5%	-4%	-8%	-7%	6%	-9%	-4%	0%	16%	-26%

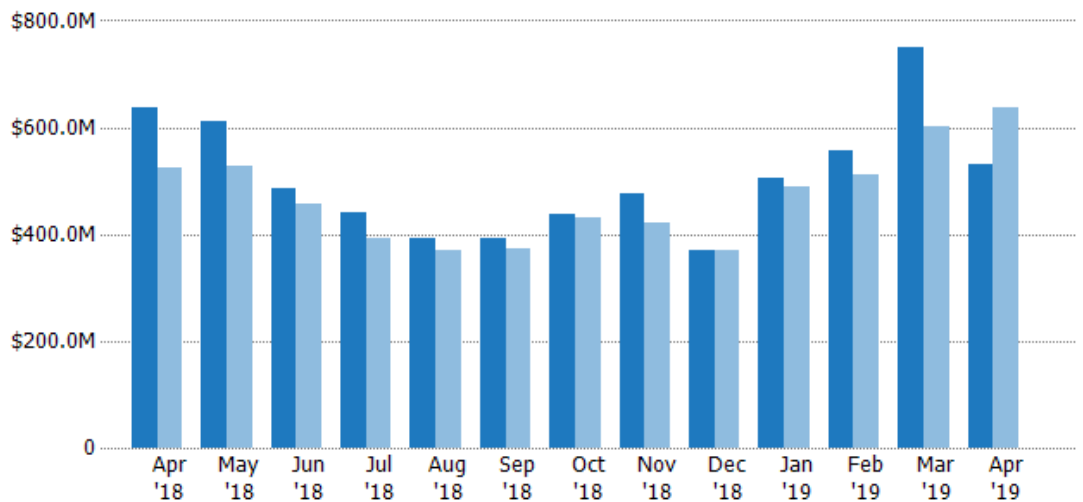
## New Pending Sales Volume

The sum of the sales price of residential 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 '19	\$531M	-16.6%
Apr '18	\$636M	21.2%
Apr '17	\$525M	-8.6%



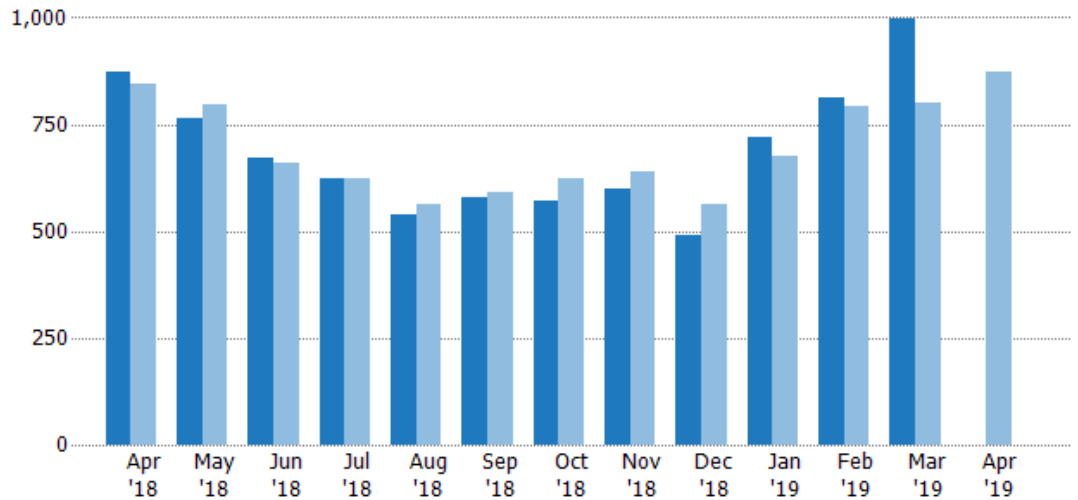
Current Year	\$636M	\$610M	\$484M	\$441M	\$394M	\$391M	\$436M	\$477M	\$371M	\$505M	\$556M	\$751M	\$531M
Prior Year	\$525M	\$527M	\$458M	\$392M	\$368M	\$374M	\$431M	\$422M	\$371M	\$489M	\$513M	\$603M	\$636M
Percent Change from Prior Year	21%	16%	6%	13%	7%	5%	1%	13%	0%	3%	9%	24%	-17%

## Pending Sales

The number of residential 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



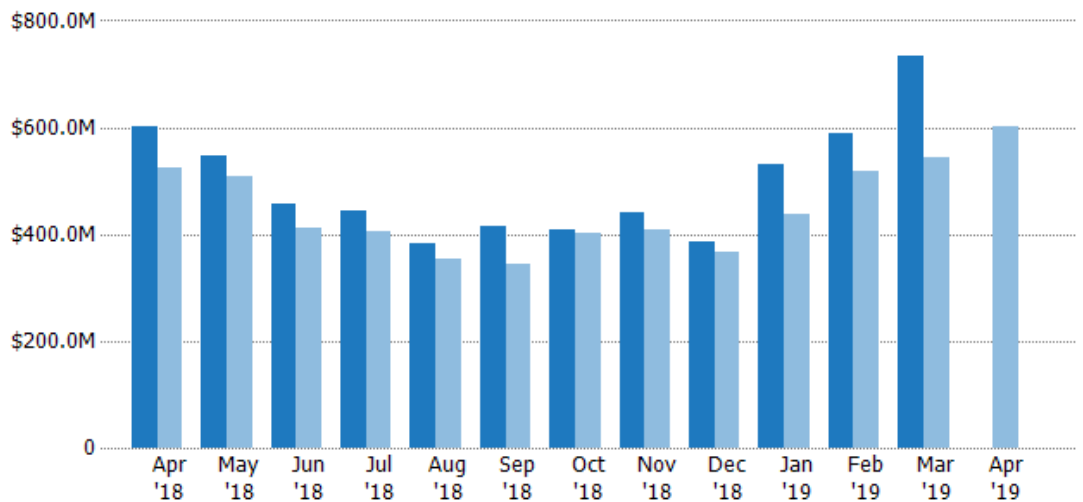
Current Year	871	763	670	625	539	580	571	601	489	718	812	998	-
Prior Year	844	798	660	625	561	593	624	640	562	676	791	802	871
Percent Change from Prior Year	3%	-4%	2%	0%	-4%	-2%	-8%	-6%	-13%	6%	3%	24%	-100%

## Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

### Filters Used

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



Current Year	\$603M	\$548M	\$458M	\$443M	\$383M	\$416M	\$409M	\$441M	\$385M	\$531M	\$590M	\$734M	-
Prior Year	\$525M	\$507M	\$412M	\$405M	\$354M	\$345M	\$402M	\$408M	\$366M	\$438M	\$519M	\$545M	\$603M
Percent Change from Prior Year	15%	8%	11%	9%	8%	21%	2%	8%	5%	21%	14%	35%	-100%

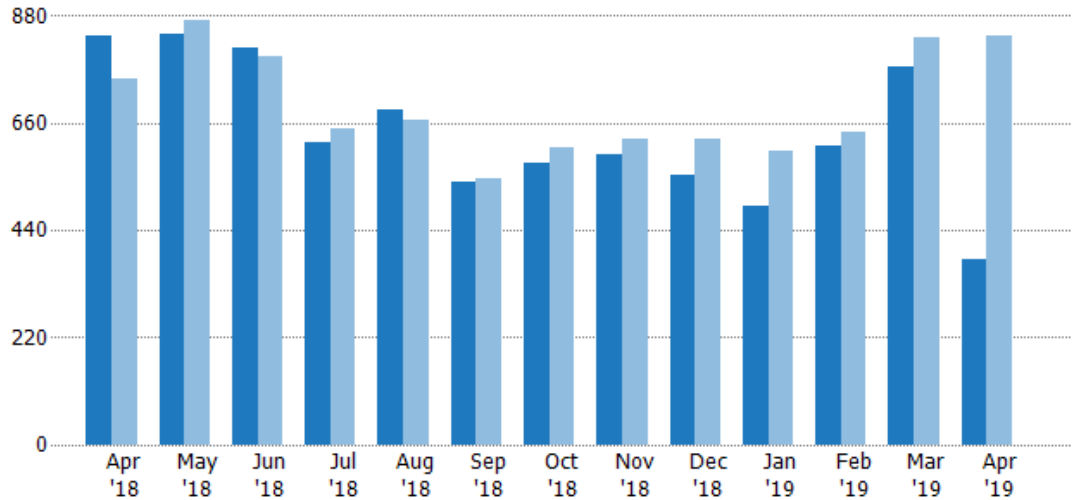
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

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

Month/Year	Count	% Chg.
Apr '19	379	-54.9%
Apr '18	840	12%
Apr '17	750	-2.8%



Current Year	840	843	813	621	689	539	579	596	554	491	612	776	379
Prior Year	750	871	797	647	668	547	610	629	627	603	642	836	840
Percent Change from Prior Year	12%	-3%	2%	-4%	3%	-1%	-5%	-5%	-12%	-19%	-5%	-7%	-55%

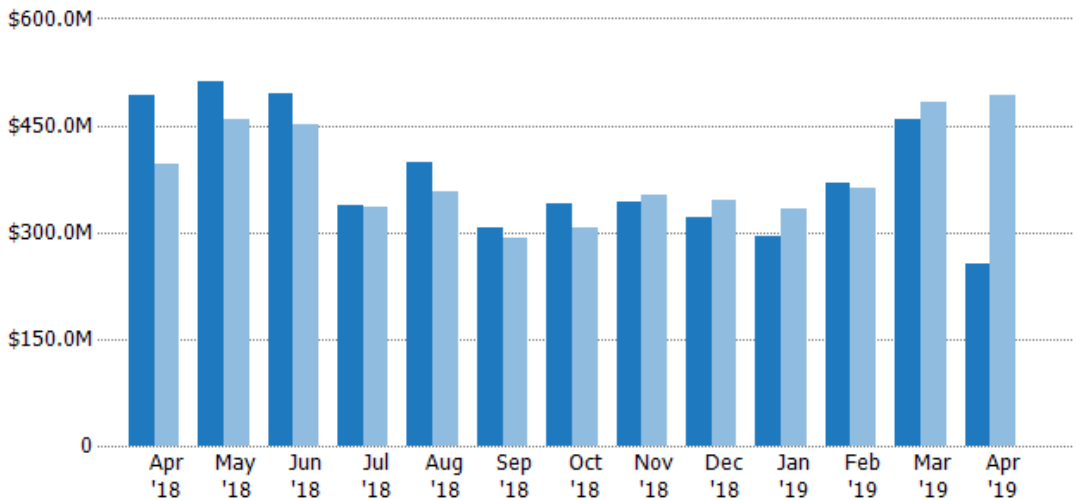
## Closed Sales Volume

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

### Filters Used

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

Month/Year	Volume	% Chg.
Apr '19	\$256M	-48%
Apr '18	\$492M	24.8%
Apr '17	\$395M	-8.9%



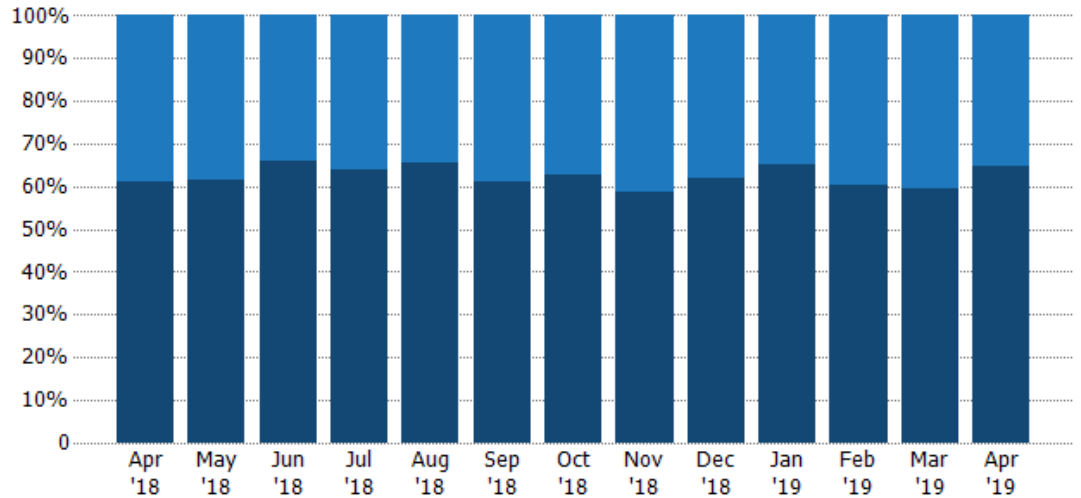
Current Year	\$492M	\$511M	\$495M	\$339M	\$397M	\$307M	\$340M	\$343M	\$322M	\$295M	\$369M	\$460M	\$256M
Prior Year	\$395M	\$459M	\$451M	\$334M	\$357M	\$291M	\$305M	\$352M	\$345M	\$333M	\$361M	\$482M	\$492M
Percent Change from Prior Year	25%	11%	10%	1%	11%	6%	11%	-3%	-7%	-11%	2%	-5%	-48%

## Closed Sales by Property Type

The percentage of residential properties sold each month by property type.

### Filters Used

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



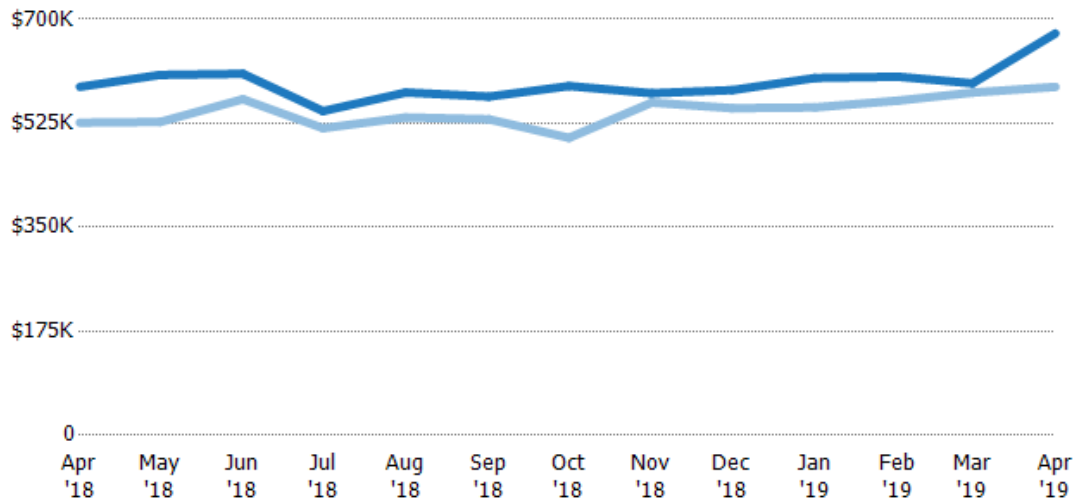
Condo/Townhouse	39%	38%	34%	36%	34%	39%	37%	41%	38%	35%	40%	40%	35%
Single Family Residence	61%	62%	66%	64%	66%	61%	63%	59%	62%	65%	60%	60%	65%

## Average Sales Price

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

### Filters Used

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



Current Year	\$586K	\$606K	\$608K	\$545K	\$577K	\$570K	\$588K	\$576K	\$581K	\$601K	\$603K	\$592K	\$676K
Prior Year	\$526K	\$527K	\$566K	\$517K	\$535K	\$532K	\$501K	\$560K	\$550K	\$552K	\$563K	\$577K	\$586K
Percent Change from Prior Year	11%	15%	8%	6%	8%	7%	17%	3%	6%	9%	7%	3%	15%

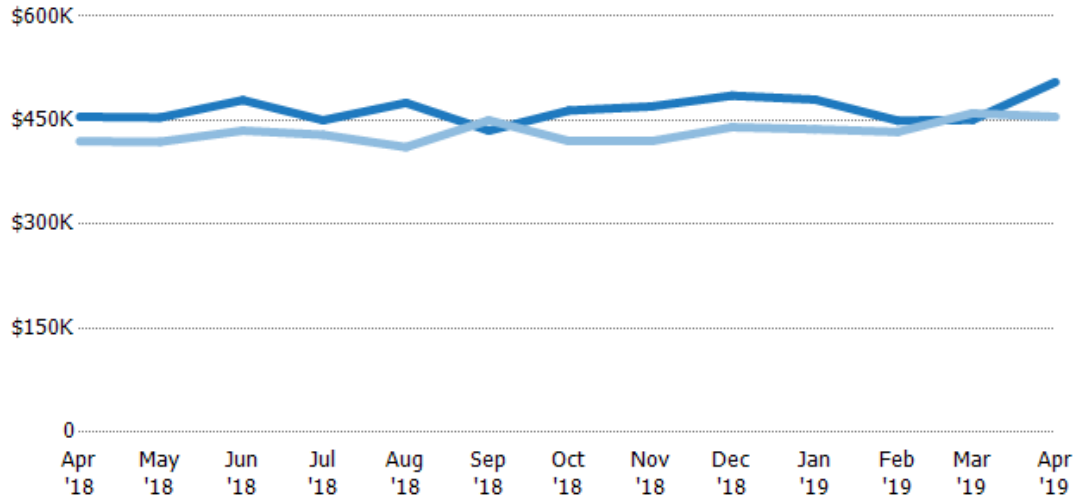
## Median Sales Price

The median sales price of the residential 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 '19	\$505K	11%
Apr '18	\$455K	8.4%
Apr '17	\$420K	-6.8%



	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$455K	\$454K	\$479K	\$450K	\$475K	\$435K	\$464K	\$470K	\$486K	\$480K	\$450K	\$451K	\$505K
Prior Year	\$420K	\$419K	\$435K	\$429K	\$411K	\$450K	\$420K	\$420K	\$440K	\$437K	\$433K	\$460K	\$455K
Percent Change from Prior Year	8%	8%	10%	5%	16%	-3%	10%	12%	10%	10%	4%	-2%	11%

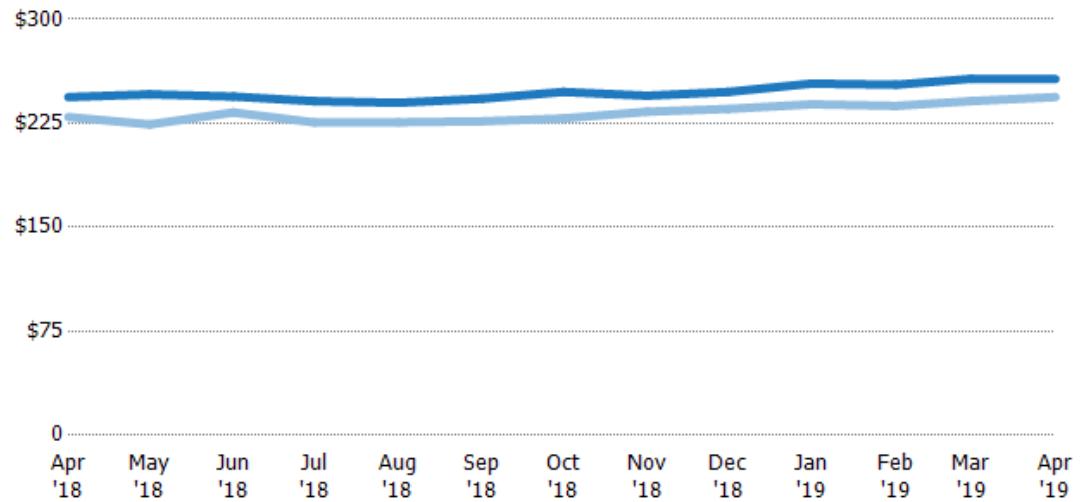
## Average Sales Price per Sq Ft

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 '19	\$257	5.4%
Apr '18	\$244	6.3%
Apr '17	\$229	-6.5%



	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	\$244	\$246	\$244	\$241	\$240	\$243	\$248	\$245	\$248	\$254	\$253	\$257	\$257
Prior Year	\$229	\$224	\$233	\$226	\$226	\$226	\$228	\$233	\$235	\$239	\$238	\$241	\$244
Percent Change from Prior Year	6%	10%	5%	7%	6%	7%	8%	5%	5%	6%	6%	7%	5%

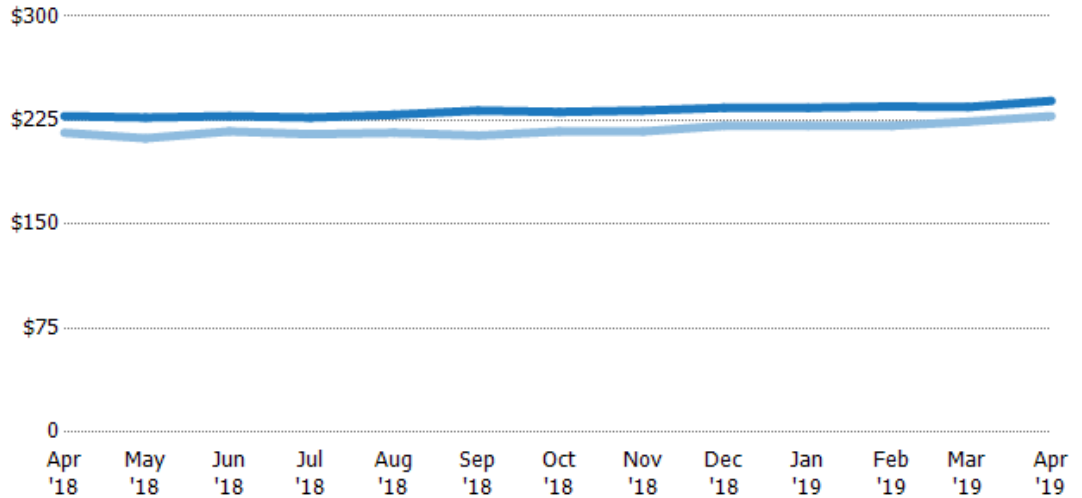
## Median Sales Price per Sq Ft

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

### Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Apr '19	\$239	4.8%
Apr '18	\$228	5.6%
Apr '17	\$216	-6.5%



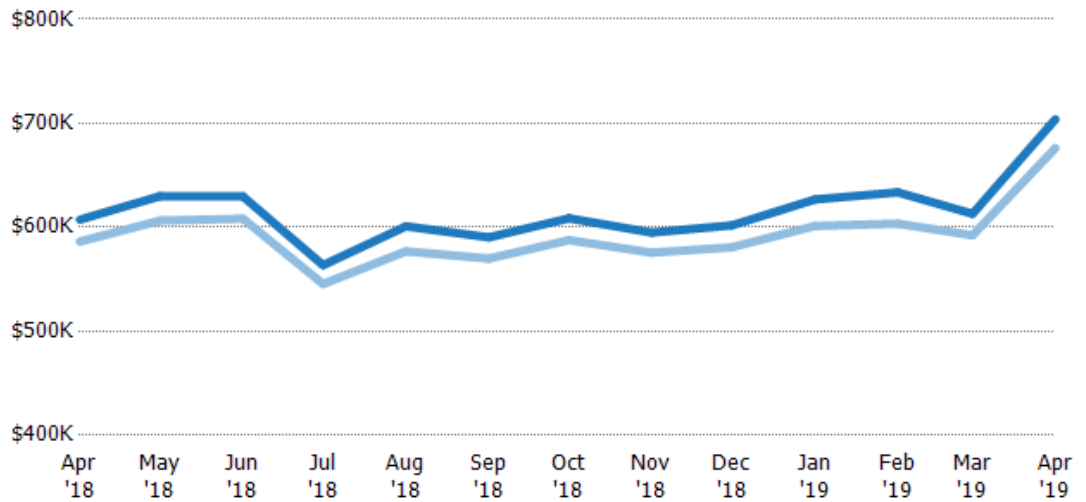
Current Year	\$228	\$227	\$228	\$227	\$229	\$232	\$231	\$232	\$234	\$234	\$235	\$235	\$239
Prior Year	\$216	\$212	\$217	\$215	\$216	\$214	\$217	\$217	\$221	\$221	\$221	\$224	\$228
Percent Change from Prior Year	6%	7%	5%	6%	6%	8%	6%	7%	6%	6%	6%	5%	5%

## 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



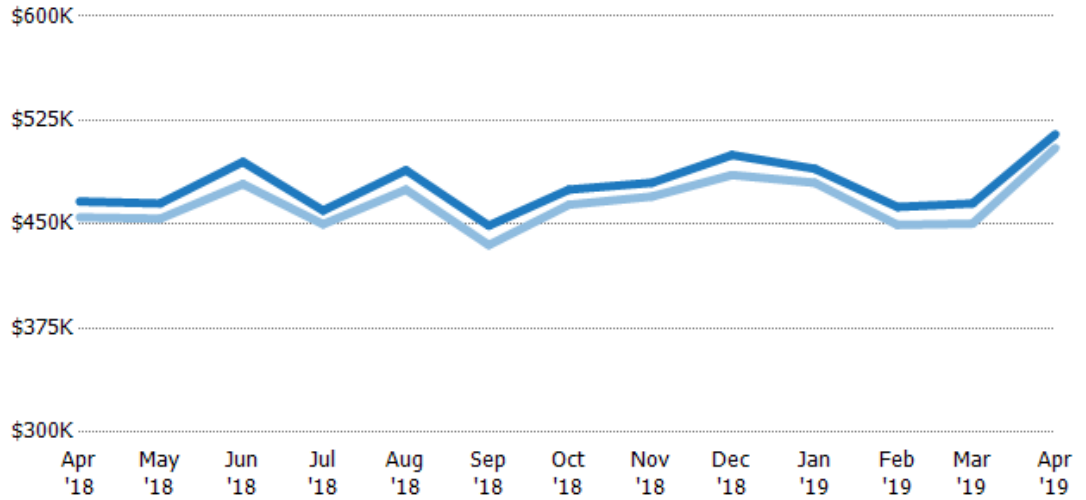
Avg List Price	\$607K	\$630K	\$630K	\$564K	\$601K	\$590K	\$609K	\$595K	\$602K	\$627K	\$634K	\$613K	\$704K
Avg Sales Price	\$586K	\$606K	\$608K	\$545K	\$577K	\$570K	\$588K	\$576K	\$581K	\$601K	\$603K	\$592K	\$676K
Avg Sales Price as a % of Avg List Price	97%	96%	97%	97%	96%	97%	97%	97%	96%	96%	95%	97%	96%

## 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

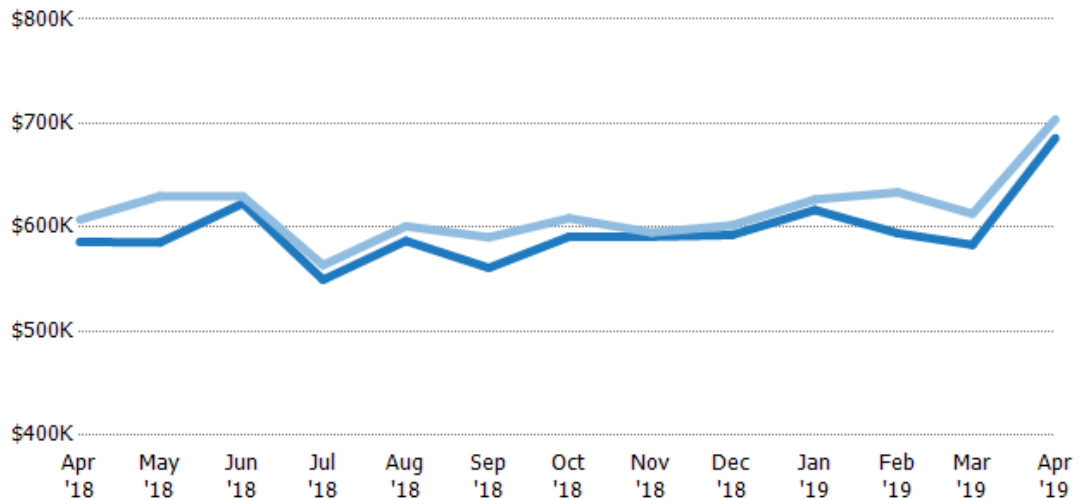


## Average Sales Price vs Average Est Value

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



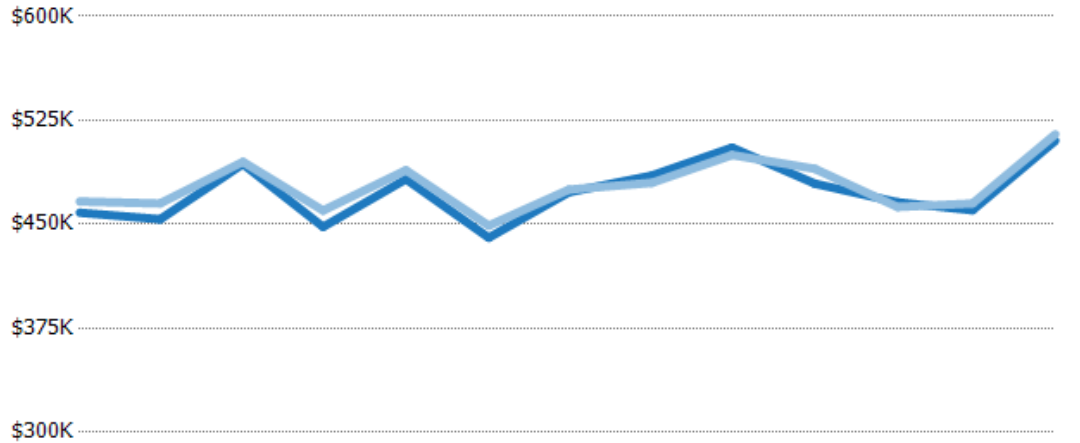


## Median Sales Price vs Median Est Value

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



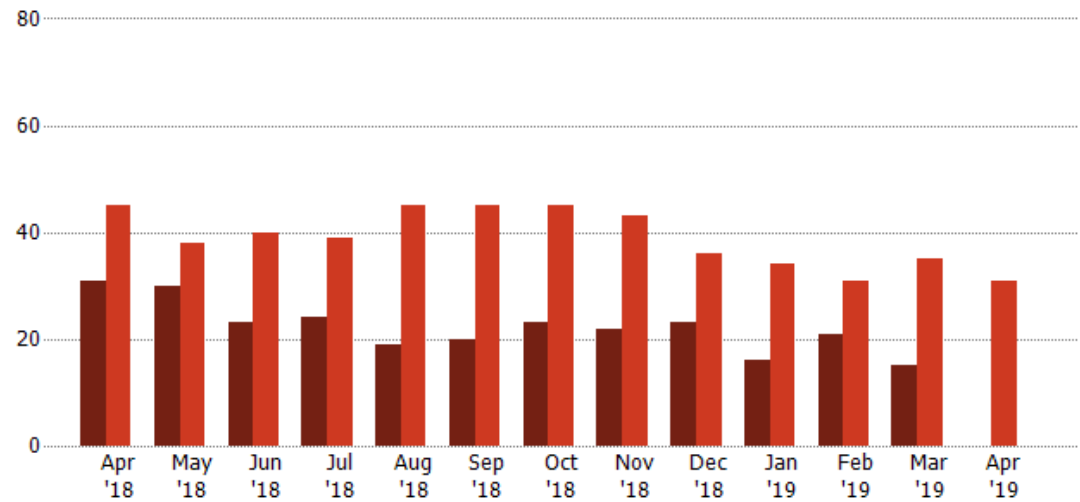
	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Median Est Value	\$458K	\$454K	\$493K	\$448K	\$483K	\$440K	\$473K	\$485K	\$505K	\$479K	\$466K	\$460K	\$510K
Median Sales Price	\$466K	\$465K	\$495K	\$460K	\$489K	\$449K	\$475K	\$480K	\$500K	\$490K	\$462K	\$465K	\$515K
Med Sales Price as a % of Med Est Value	102%	103%	100%	103%	101%	102%	100%	99%	99%	102%	99%	101%	101%

## Distressed Listings

The number of distressed residential 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



	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19
Current Year	31	30	23	24	19	20	23	22	23	16	21	15	-
Prior Year	45	38	40	39	45	45	45	43	36	34	31	35	31
Percent Change from Prior Year	-31%	-21%	-43%	-38%	-58%	-56%	-49%	-49%	-36%	-53%	-32%	-57%	-100%

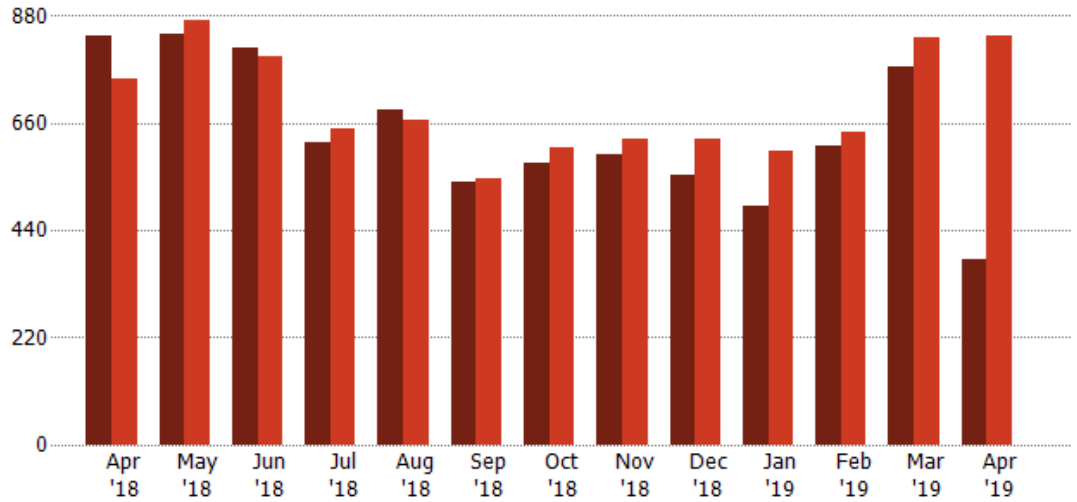
## Distressed Sales

The count of distressed residential properties sold each month.

### Filters Used

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

Month/ Year	Count	% Chg.
Apr '19	379	-54.9%
Apr '18	840	12%
Apr '17	750	-2.8%



Current Year	840	843	813	621	689	539	579	596	554	491	612	776	379
Prior Year	750	871	797	647	668	547	610	629	627	603	642	836	840
Percent Change from Prior Year	12%	-3%	2%	-4%	3%	-1%	-5%	-5%	-12%	-19%	-5%	-7%	-55%

## Sales Activity by ZIP

Apr 2019

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85250			32	\$11,018,700	\$344,334	\$315,000	\$221	\$216	23
85251			42	\$18,488,826	\$440,210	\$349,200	\$262	\$225	32
85254			46	\$23,657,250	\$514,288	\$502,500	\$226	\$232	45
85255			55	\$59,074,000	\$1,074,073	\$850,000	\$291	\$270	47
85257			24	\$8,065,500	\$336,063	\$343,000	\$210	\$217	36
85258			50	\$23,312,950	\$466,259	\$402,000	\$240	\$231	28
85259			30	\$23,623,294	\$787,443	\$621,500	\$230	\$212	69
85260			38	\$19,580,899	\$515,287	\$435,000	\$225	\$212	47
85262			36	\$46,358,490	\$1,287,736	\$1,137,500	\$293	\$275	81
85266			25	\$22,744,250	\$909,770	\$735,000	\$263	\$242	52
85268			1	\$340,000	\$340,000	\$340,000	\$207	\$207	65