

2019

SCOTTSDALE

MARKET REPORT

June 2019



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



Summary of Key Listing and Sales Metrics

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

Key Metrics	Jun 2019	Jun 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	771	838	-8%	6,043	5,803	+4.1%
New Listing Volume	\$503,433,471	\$496,753,555	+1.3%	\$4,449,814,230	\$3,808,031,681	+16.9%
Active Listing Count	–	2,372	–	N/A	N/A	
Active Listing Volume	–	\$2,253,440,226	–	N/A	N/A	
Average Listing Price	–	\$950,017	–	\$1,078,178	\$996,457	+8.2%
Median Listing Price	–	\$650,000	–	\$691,029	\$678,362	+1.9%
Average Listing Price per Sq Ft	–	\$277	–	\$298	\$280	+6.3%
Median Listing Price per Sq Ft	–	\$244	–	\$257	\$245	+5.1%
Median Days in RPR	–	71	–	53.79	68.95	-22%
Months of Inventory	–	2.8	-100%	3.1	3.6	-13.6%
Absorption Rate	–	36.17%	–	32.16%	27.79%	+4.4%
Sales Activity Charts Metrics						
New Pending Sales Count	1,043	813	+28.3%	6,242	5,412	+15.3%
New Pending Sales Volume	\$648,958,973	\$477,815,297	+35.8%	\$4,080,424,430	\$3,316,732,287	+23%
Pending Sales Count	–	659	–	N/A	N/A	
Pending Sales Volume	–	\$446,718,135	–	N/A	N/A	
Closed Sales Count	819	819	+–	4,476	4,617	-3.1%
Closed Sales Volume	\$520,866,892	\$494,799,081	+5.3%	\$2,782,428,687	\$2,699,278,255	+3.1%
Average Sales Price	\$635,979	\$604,150	+5.3%	\$621,633	\$584,639	+6.3%
Median Sales Price	\$487,000	\$474,000	+2.7%	\$477,342	\$452,577	+5.5%
Average Sales Price per Sq Ft	\$256	\$244	+4.8%	\$256	\$243	+5.4%
Median Sales Price per Sq Ft	\$240	\$228	+5.3%	\$237	\$225	+5.1%
Distressed Charts Metrics						
Distressed Listing Count	–	23	–	N/A	N/A	

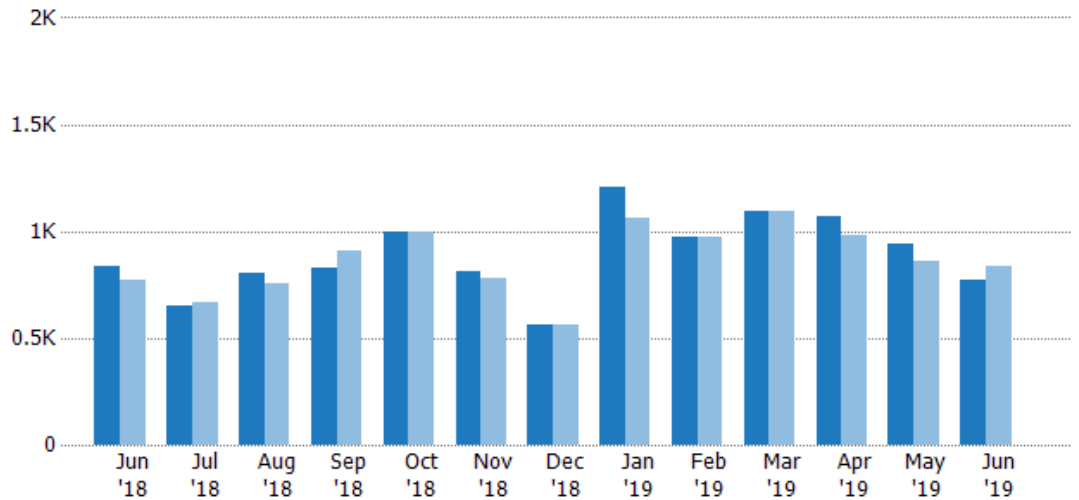
New Listings

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

Month/Year	Count	% Chg.
Jun '19	771	-8%
Jun '18	838	8.3%
Jun '17	774	-2.8%



	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	838	647	800	827	993	814	560	1.2K	971	1.09K	1.07K	940	771
Prior Year	774	669	755	912	993	780	564	1.06K	971	1.09K	980	861	838
Percent Change from Prior Year	8%	-3%	6%	-9%	0%	4%	-1%	13%	0%	0%	9%	9%	-8%

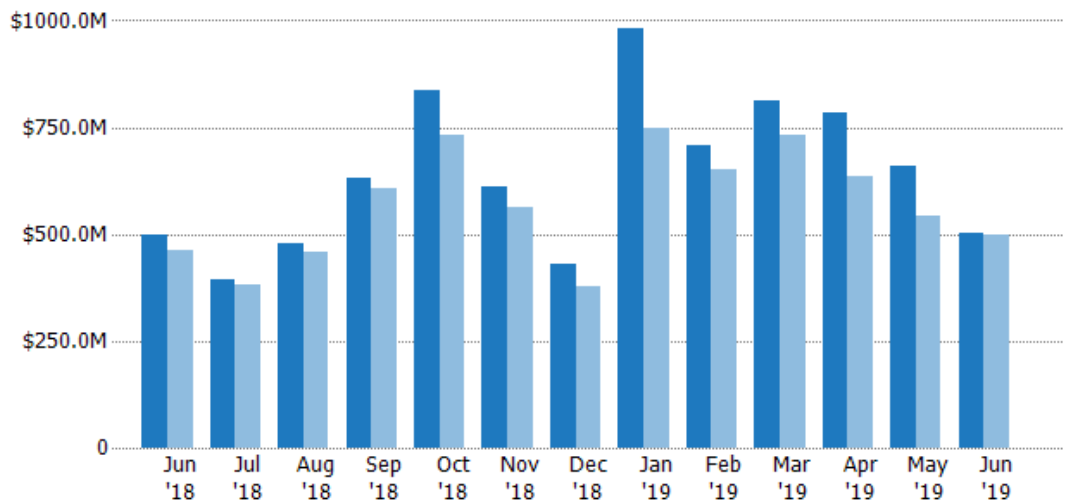
New Listing Volume

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

Month/Year	Volume	% Chg.
Jun '19	\$503M	1.3%
Jun '18	\$497M	7.6%
Jun '17	\$462M	-8.4%



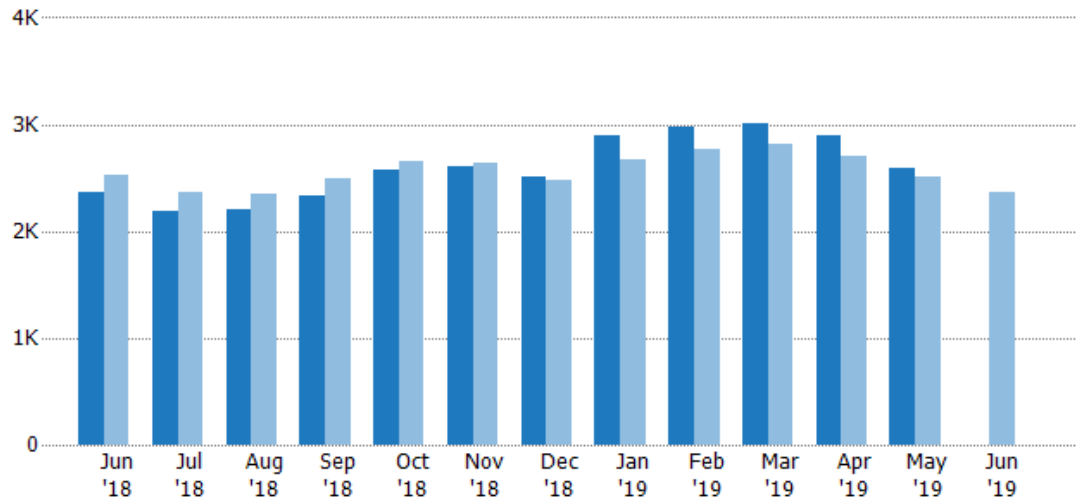
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$497M	\$395M	\$479M	\$632M	\$836M	\$612M	\$431M	\$982M	\$709M	\$814M	\$783M	\$659M	\$503M
Prior Year	\$462M	\$380M	\$459M	\$608M	\$730M	\$565M	\$377M	\$748M	\$653M	\$732M	\$635M	\$543M	\$497M
Percent Change from Prior Year	8%	4%	4%	4%	15%	8%	14%	31%	9%	11%	23%	21%	1%

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



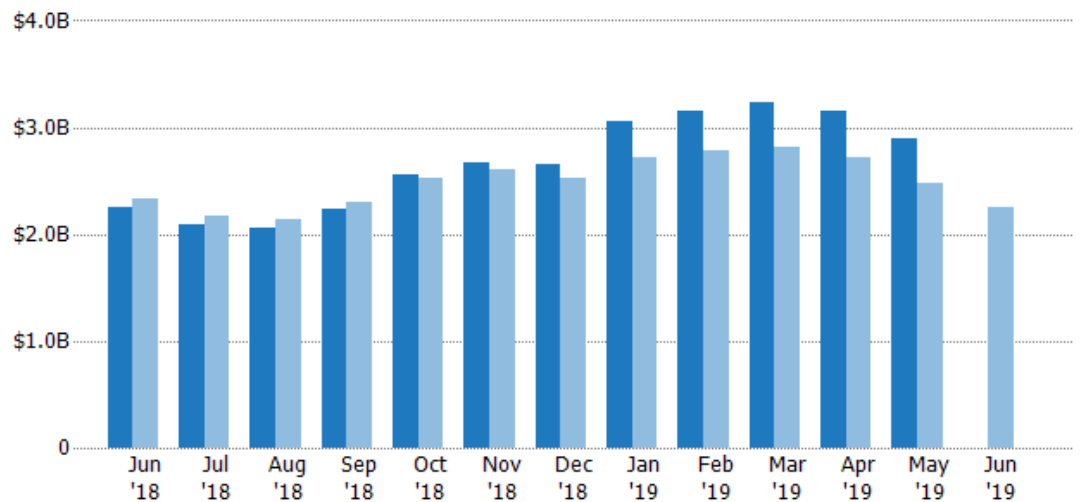
Current Year	2.37K	2.18K	2.21K	2.33K	2.57K	2.6K	2.52K	2.89K	2.97K	3.01K	2.9K	2.58K	-
Prior Year	2.53K	2.37K	2.34K	2.49K	2.66K	2.64K	2.47K	2.67K	2.76K	2.81K	2.71K	2.5K	2.37K
Percent Change from Prior Year	-6%	-8%	-6%	-6%	-3%	-2%	2%	8%	8%	7%	7%	3%	-100%

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



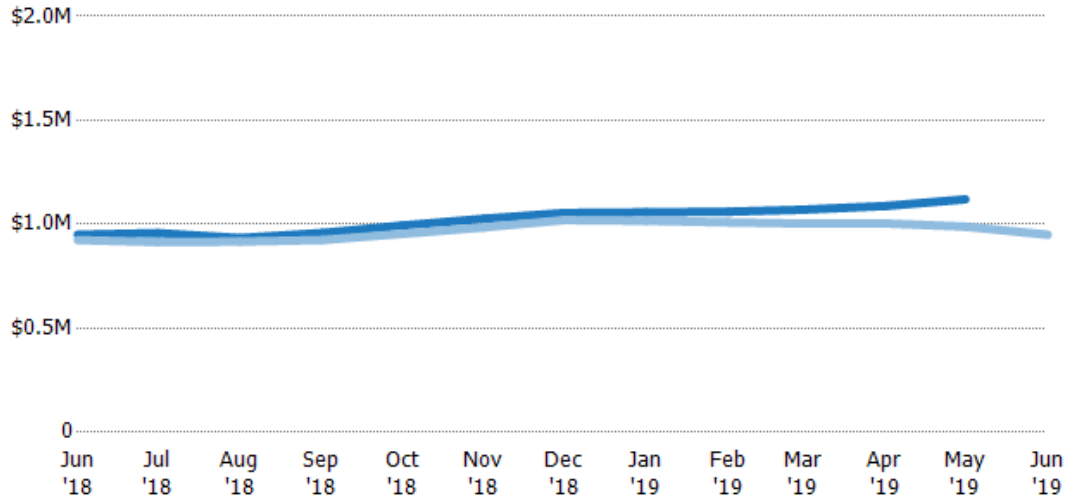
Current Year	\$2.25B	\$2.09B	\$2.06B	\$2.24B	\$2.56B	\$2.67B	\$2.65B	\$3.05B	\$3.15B	\$3.23B	\$3.15B	\$2.89B	-
Prior Year	\$2.33B	\$2.17B	\$2.15B	\$2.31B	\$2.53B	\$2.6B	\$2.52B	\$2.71B	\$2.79B	\$2.82B	\$2.72B	\$2.48B	\$2.25B
Percent Change from Prior Year	-3%	-4%	-4%	-3%	1%	3%	5%	13%	13%	14%	16%	17%	-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



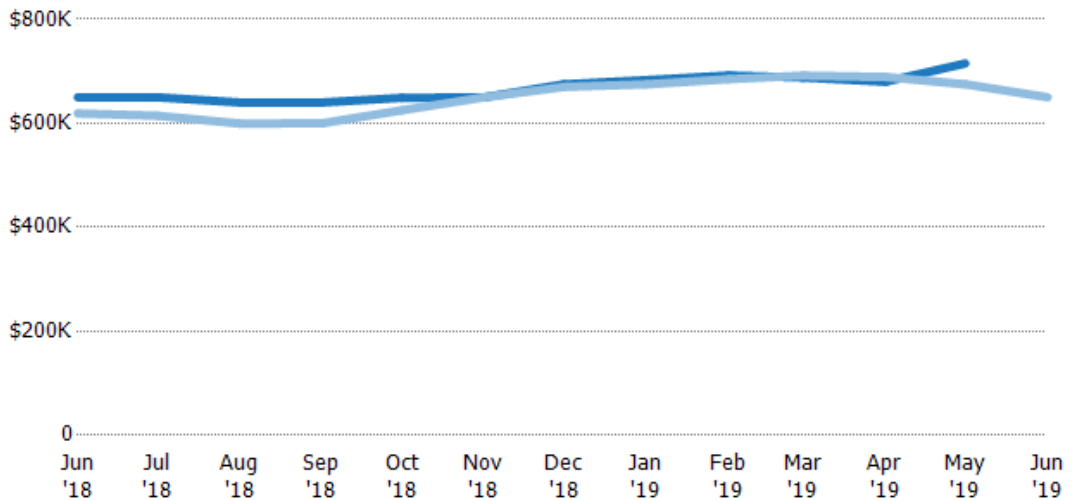
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$950K	\$957K	\$934K	\$958K	\$994K	\$1.03M	\$1.05M	\$1.06M	\$1.06M	\$1.07M	\$1.09M	\$1.12M	-
Prior Year	\$924K	\$914K	\$917K	\$925K	\$954K	\$985K	\$1.02M	\$1.02M	\$1.01M	\$1M	\$1M	\$988K	\$950K
Percent Change from Prior Year	3%	5%	2%	4%	4%	4%	3%	4%	5%	7%	8%	13%	-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



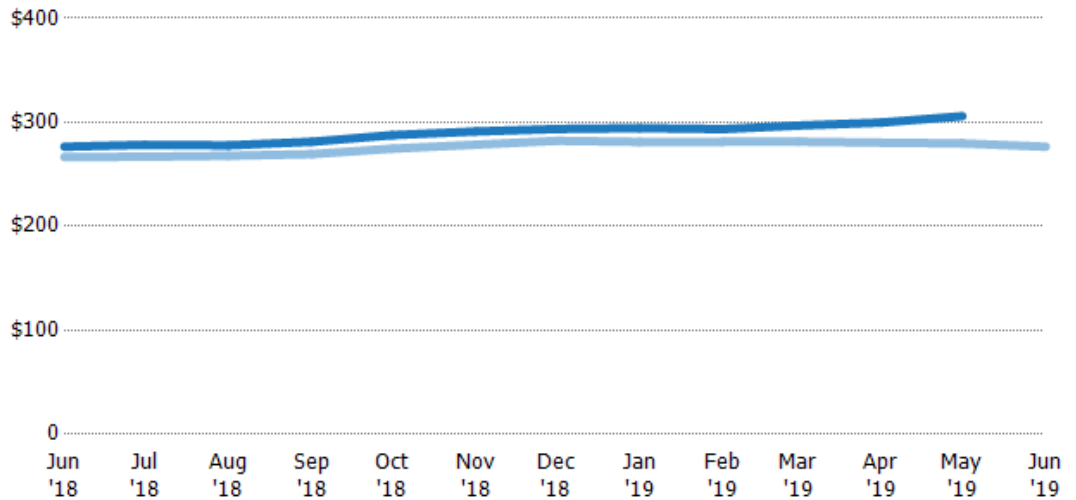
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$650K	\$650K	\$640K	\$640K	\$649K	\$650K	\$675K	\$683K	\$692K	\$688K	\$680K	\$715K	-
Prior Year	\$619K	\$615K	\$599K	\$600K	\$625K	\$650K	\$670K	\$675K	\$685K	\$692K	\$689K	\$675K	\$650K
Percent Change from Prior Year	5%	6%	7%	7%	4%	0%	1%	1%	1%	-1%	-1%	6%	-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



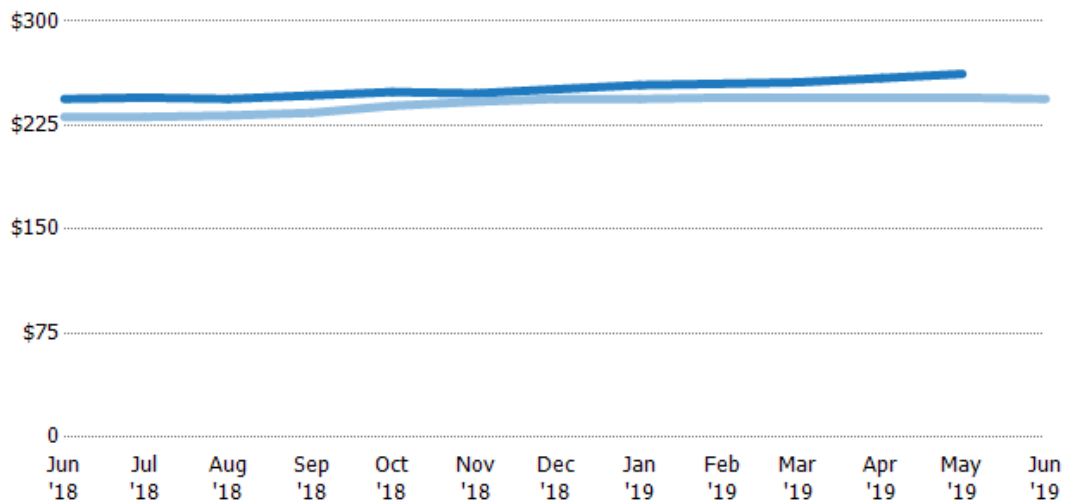
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$277	\$278	\$278	\$281	\$288	\$291	\$294	\$294	\$293	\$297	\$300	\$306	-
Prior Year	\$267	\$267	\$268	\$269	\$275	\$278	\$282	\$281	\$281	\$281	\$280	\$280	\$277
Percent Change from Prior Year	4%	4%	4%	4%	5%	5%	4%	5%	4%	5%	7%	9%	-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



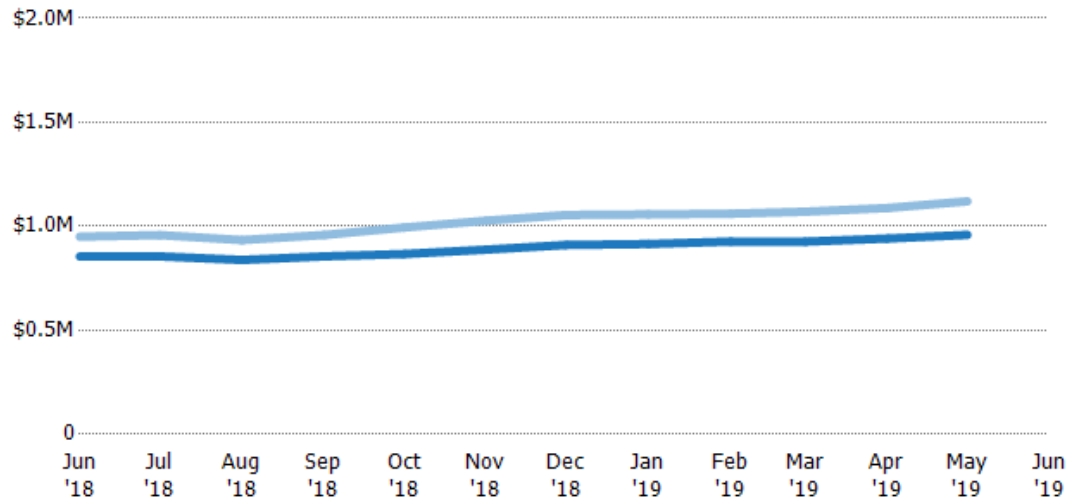
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$244	\$245	\$244	\$247	\$249	\$248	\$251	\$254	\$255	\$256	\$259	\$262	-
Prior Year	\$231	\$231	\$232	\$234	\$239	\$242	\$244	\$244	\$245	\$245	\$245	\$245	\$244
Percent Change from Prior Year	6%	6%	5%	5%	4%	2%	3%	4%	4%	4%	6%	7%	-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



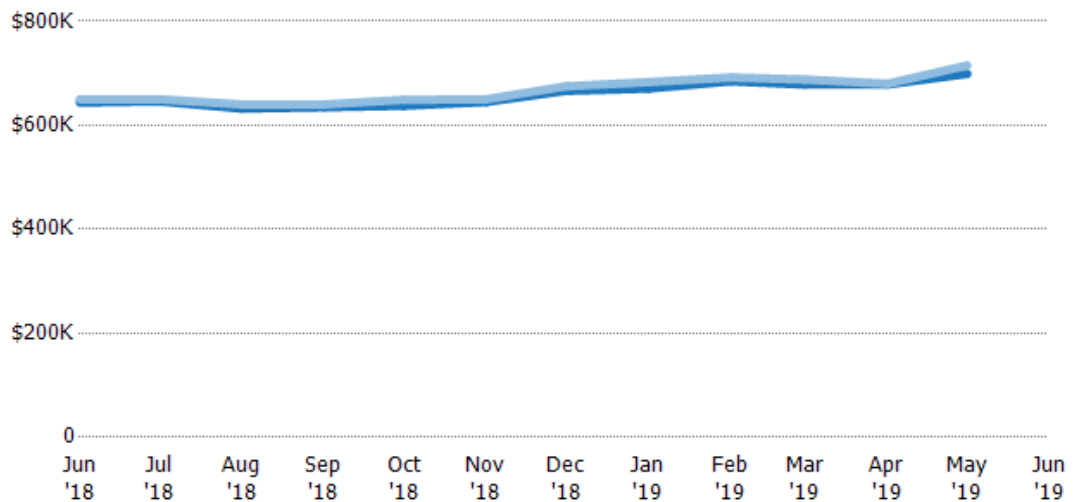
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Avg Est Value	\$855K	\$855K	\$838K	\$855K	\$866K	\$888K	\$910K	\$915K	\$927K	\$926K	\$941K	\$959K	-
Avg Listing Price	\$950K	\$957K	\$934K	\$958K	\$994K	\$1.03M	\$1.05M	\$1.06M	\$1.06M	\$1.07M	\$1.09M	\$1.12M	-
Avg Listing Price as a % of Avg Est Value	111%	112%	111%	112%	115%	116%	116%	116%	114%	116%	116%	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



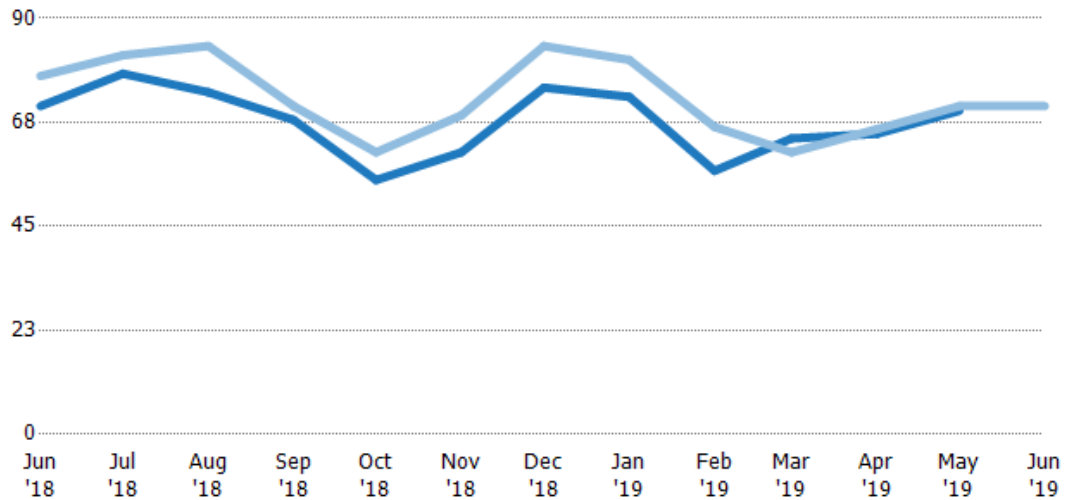
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Median Est Value	\$644K	\$646K	\$632K	\$635K	\$637K	\$645K	\$666K	\$671K	\$685K	\$678K	\$679K	\$699K	-
Median Listing Price	\$650K	\$650K	\$640K	\$640K	\$649K	\$650K	\$675K	\$683K	\$692K	\$688K	\$680K	\$715K	-
Med Listing Price as a % of Med Est Value	101%	101%	101%	101%	102%	101%	101%	102%	101%	101%	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



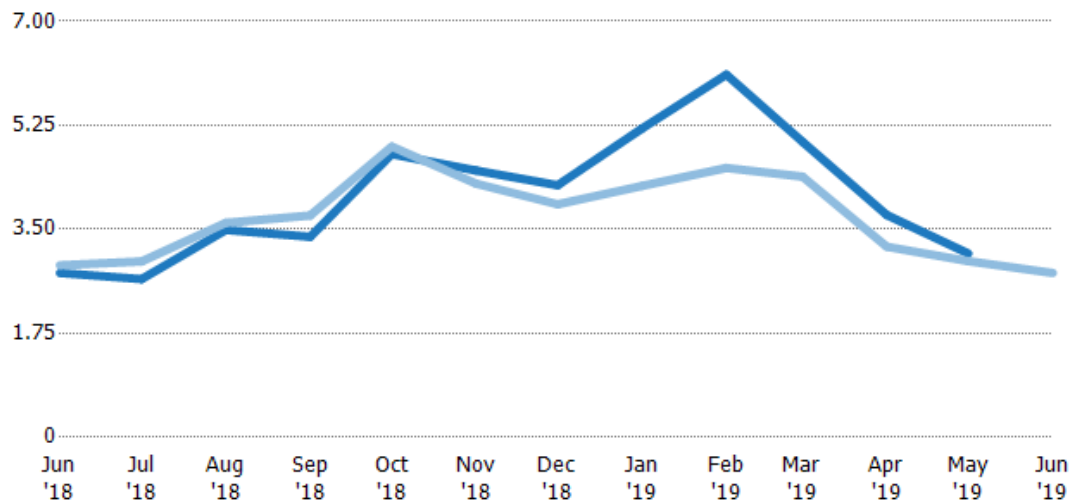
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	71	78	74	68	55	61	75	73	57	64	65	70	-
Prior Year	77.5	82	84	71	61	69	84	81	66.5	61	66	71	71
Percent Change from Prior Year	-8%	-5%	-12%	-4%	-10%	-12%	-11%	-10%	-14%	5%	-2%	-1%	-100%

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



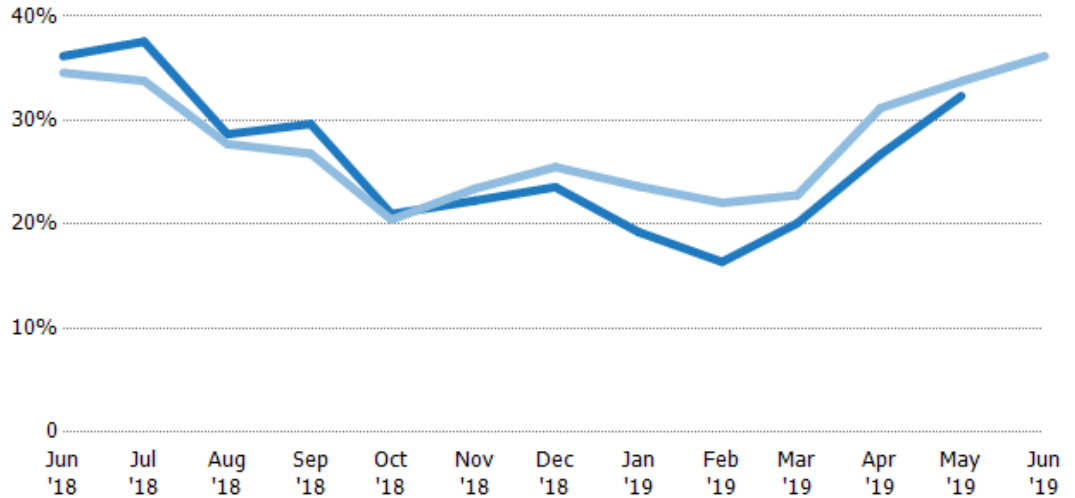
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	2.76	2.66	3.49	3.37	4.76	4.49	4.24	5.2	6.1	4.97	3.74	3.09	-
Prior Year	2.89	2.96	3.61	3.73	4.89	4.27	3.92	4.23	4.53	4.39	3.21	2.96	2.76
Percent Change from Prior Year	-4%	-10%	-3%	-10%	-3%	5%	8%	23%	35%	13%	17%	4%	-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



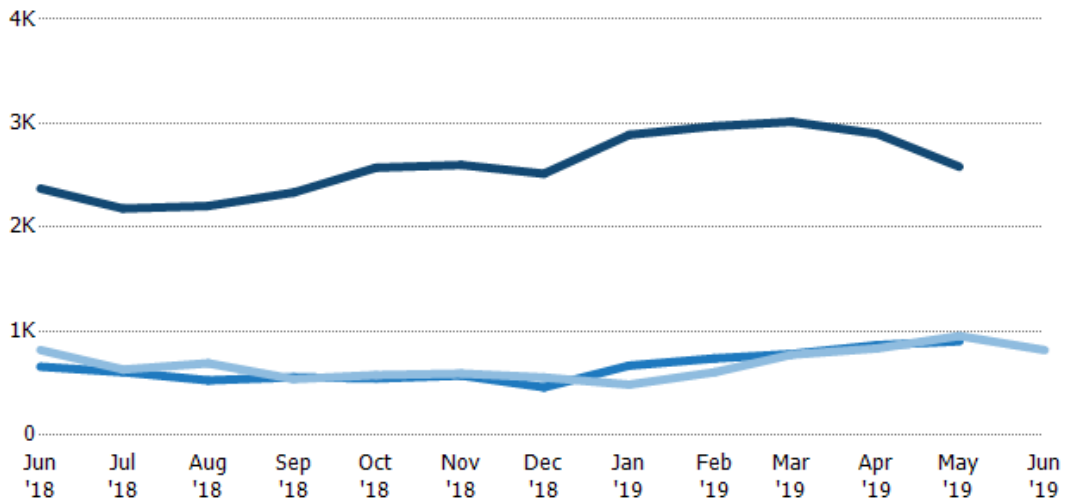
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	36%	38%	29%	30%	21%	22%	24%	19%	16%	20%	27%	32%	-
Prior Year	35%	34%	28%	27%	20%	23%	26%	24%	22%	23%	31%	34%	36%
Change from Prior Year	-2%	-4%	-1%	-3%	-1%	1%	2%	4%	6%	3%	4%	1%	36%

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



	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Active	2.37K	2.18K	2.21K	2.33K	2.57K	2.6K	2.52K	2.89K	2.97K	3.01K	2.9K	2.58K	-
Pending	659	607	528	558	547	575	461	670	739	781	866	904	-
Sold	819	632	692	540	579	593	556	487	606	775	835	954	819

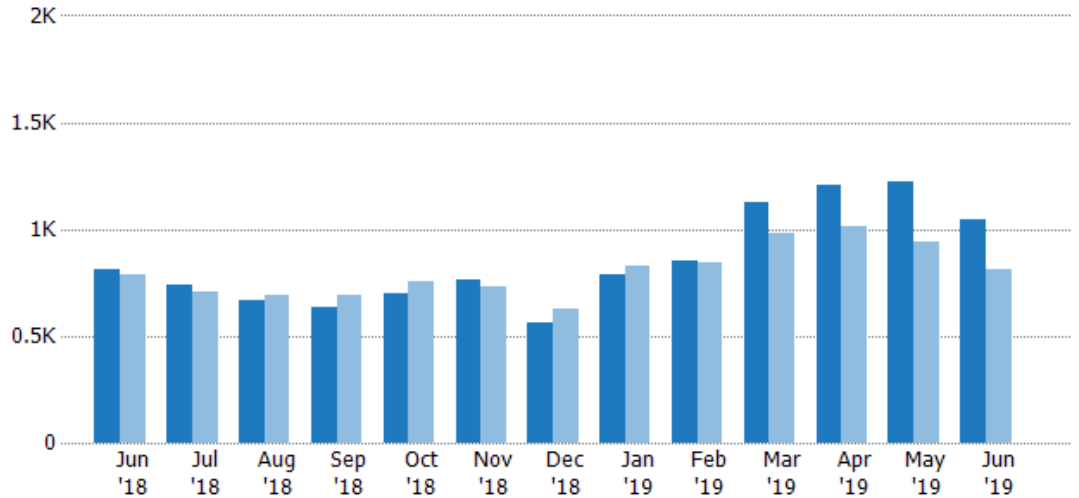
New Pending Sales

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.
Jun '19	1.04K	28.3%
Jun '18	813	3.4%
Jun '17	786	-3.1%



	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	813	741	670	637	700	762	562	788	853	1.13K	1.21K	1.22K	1.04K
Prior Year	786	708	689	691	759	729	627	825	848	977	1.01K	938	813
Percent Change from Prior Year	3%	5%	-3%	-8%	-8%	5%	-10%	-4%	1%	15%	19%	30%	28%

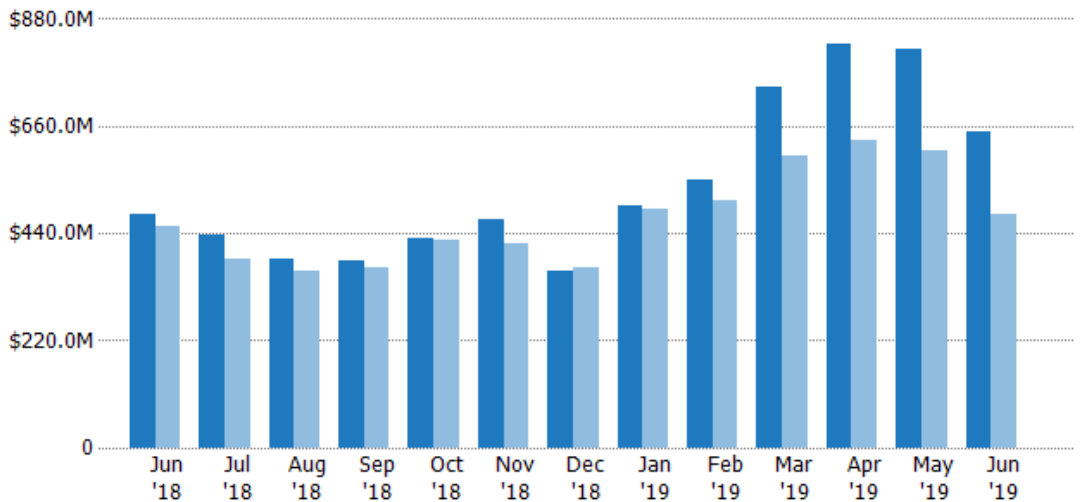
New Pending Sales Volume

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.
Jun '19	\$649M	35.8%
Jun '18	\$478M	4.8%
Jun '17	\$456M	-17.3%



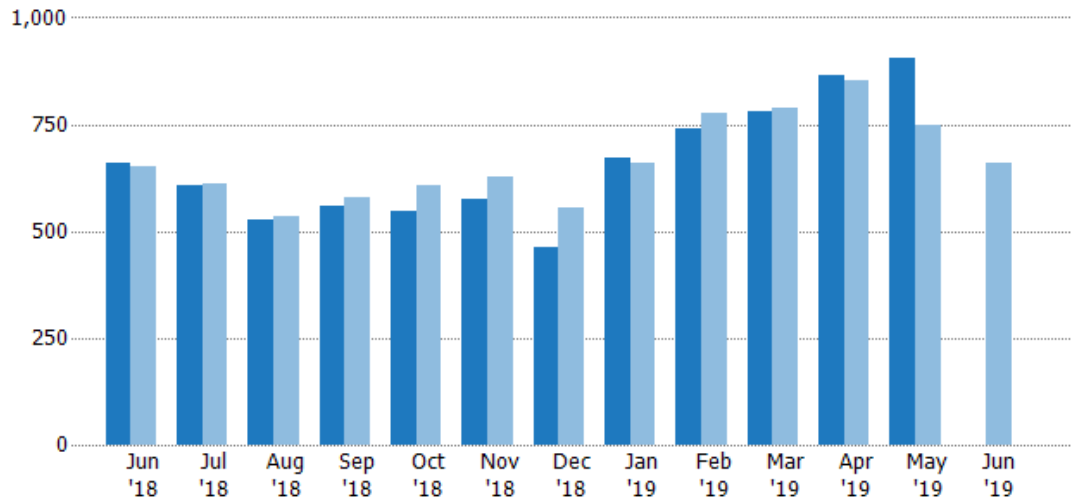
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$478M	\$437M	\$387M	\$385M	\$429M	\$469M	\$362M	\$498M	\$549M	\$740M	\$829M	\$816M	\$649M
Prior Year	\$456M	\$389M	\$361M	\$371M	\$427M	\$420M	\$370M	\$489M	\$507M	\$600M	\$632M	\$610M	\$478M
Percent Change from Prior Year	5%	12%	7%	4%	0%	12%	-2%	2%	8%	23%	31%	34%	36%

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



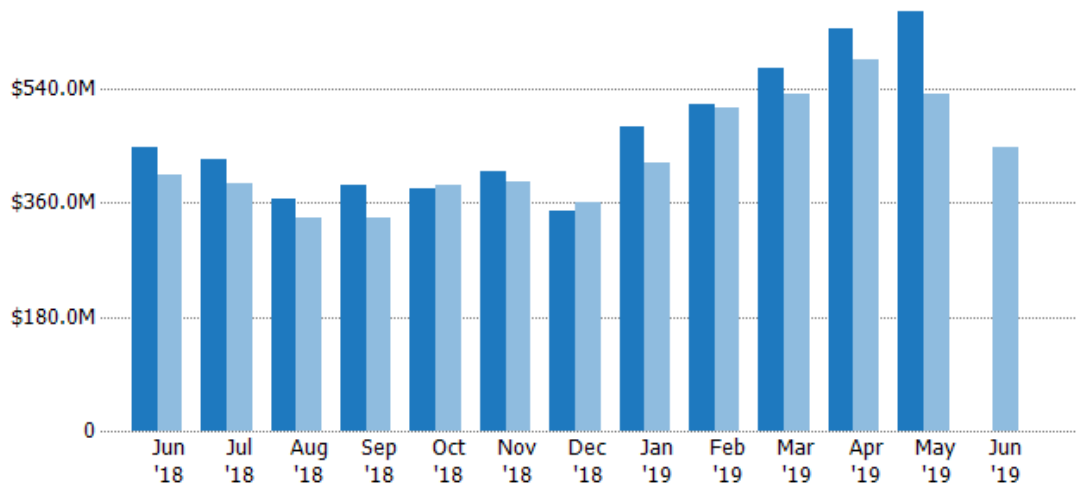
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	659	607	528	558	547	575	461	670	739	781	866	904	-
Prior Year	651	611	535	579	607	626	555	658	776	787	851	750	659
Percent Change from Prior Year	1%	-1%	-1%	-4%	-10%	-8%	-17%	2%	-5%	-1%	2%	21%	-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



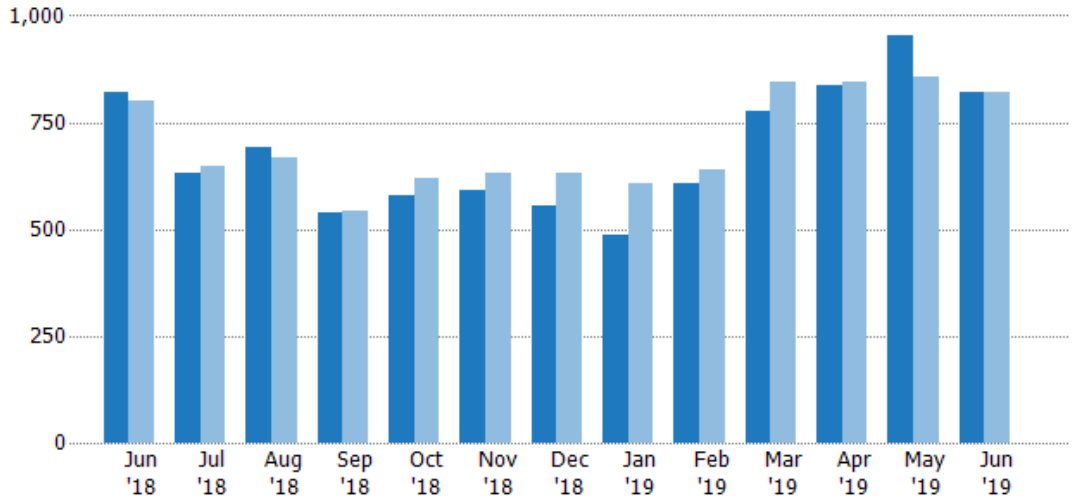
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$447M	\$428M	\$366M	\$388M	\$382M	\$410M	\$346M	\$480M	\$515M	\$572M	\$635M	\$662M	-
Prior Year	\$404M	\$389M	\$335M	\$336M	\$389M	\$393M	\$360M	\$424M	\$510M	\$531M	\$586M	\$531M	\$447M
Percent Change from Prior Year	11%	10%	9%	15%	-2%	4%	-4%	13%	1%	8%	8%	25%	-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



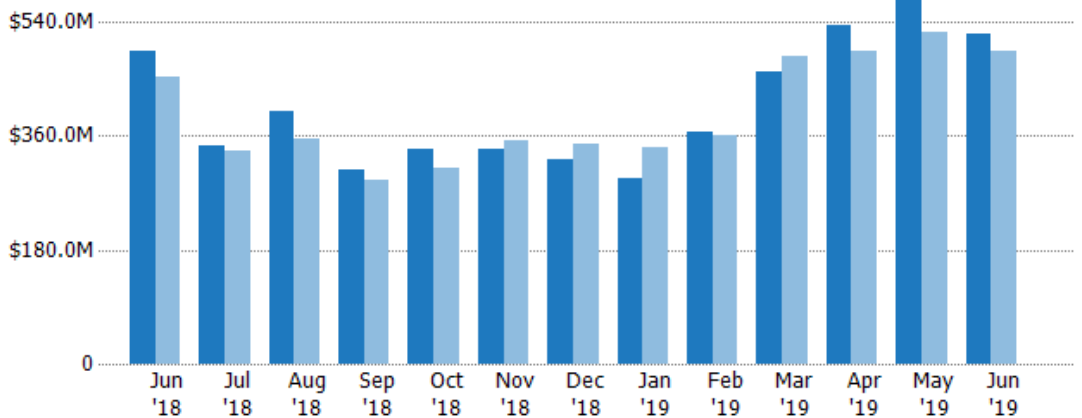
Month/Year	Count	% Chg.
Jun '19	819	0%
Jun '18	819	2.2%
Jun '17	801	-4.2%

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



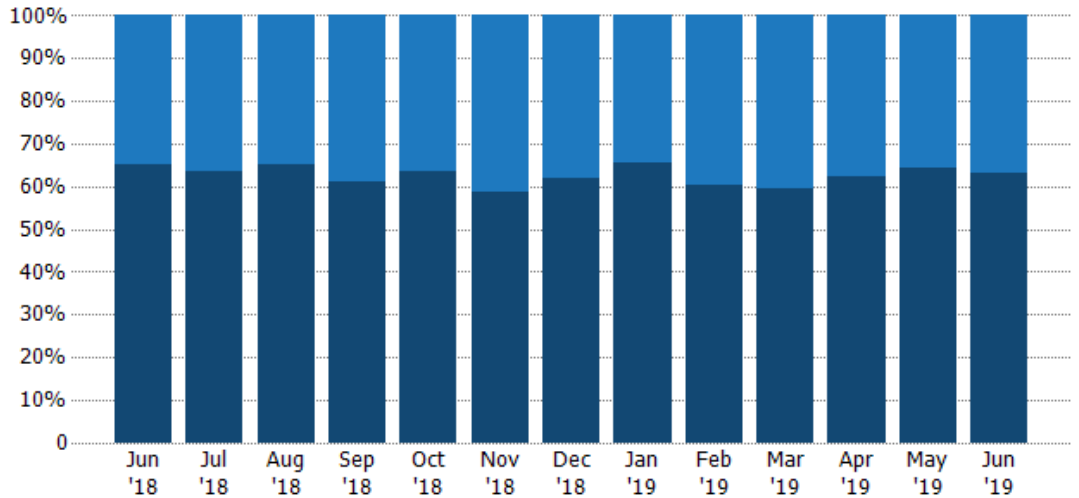
Month/Year	Volume	% Chg.
Jun '19	\$521M	5.3%
Jun '18	\$495M	9.6%
Jun '17	\$452M	-17.3%

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



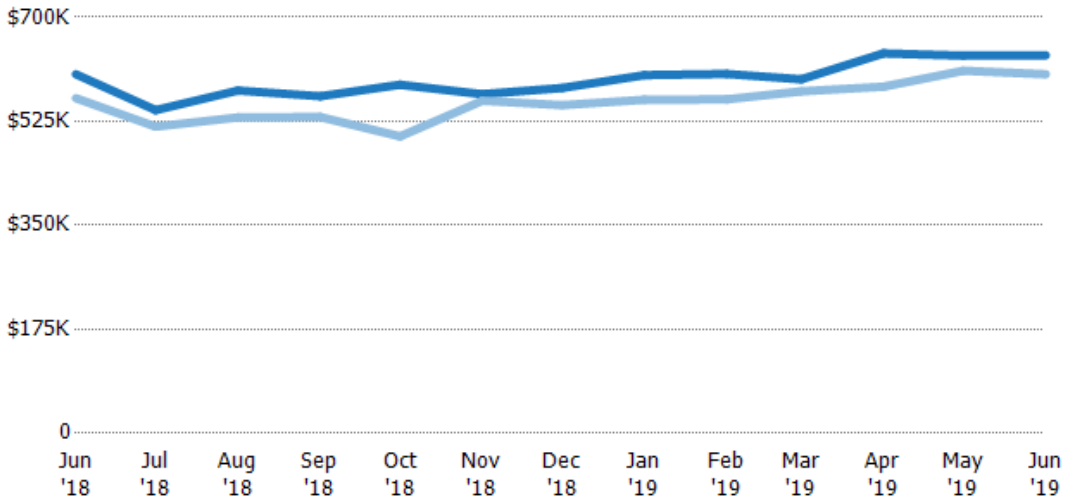
Condo/Townhouse	35%	37%	35%	39%	36%	41%	38%	34%	40%	40%	37%	36%	37%
Single Family Residence	65%	63%	65%	61%	64%	59%	62%	66%	60%	60%	63%	64%	63%

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	\$604K	\$544K	\$577K	\$567K	\$586K	\$571K	\$581K	\$603K	\$605K	\$596K	\$639K	\$635K	\$636K
Prior Year	\$564K	\$516K	\$532K	\$532K	\$500K	\$560K	\$552K	\$561K	\$562K	\$575K	\$583K	\$610K	\$604K
Percent Change from Prior Year	7%	5%	9%	7%	17%	2%	5%	7%	8%	4%	10%	4%	5%

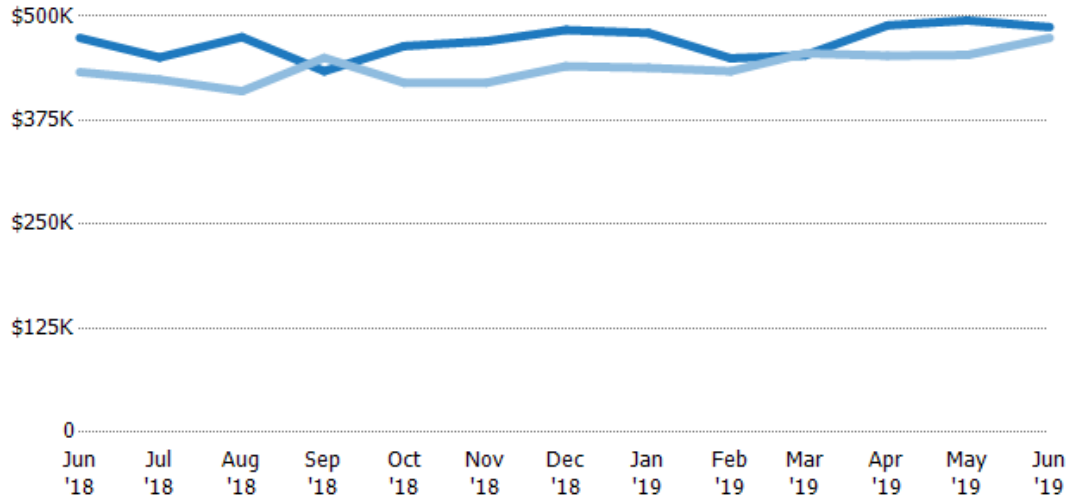
Median Sales Price

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.
Jun '19	\$487K	2.7%
Jun '18	\$474K	9.5%
Jun '17	\$433K	-7.6%



Current Year	\$474K	\$451K	\$475K	\$434K	\$464K	\$470K	\$484K	\$480K	\$450K	\$453K	\$489K	\$495K	\$487K
Prior Year	\$433K	\$424K	\$410K	\$450K	\$420K	\$420K	\$440K	\$438K	\$434K	\$456K	\$453K	\$453K	\$474K
Percent Change from Prior Year	9%	6%	16%	-4%	10%	12%	10%	10%	4%	-1%	8%	9%	3%

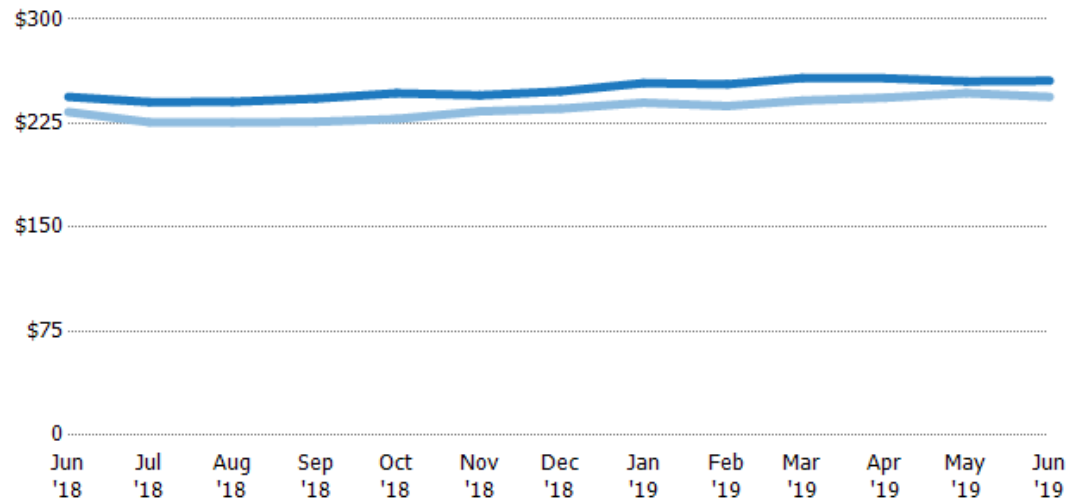
Average Sales Price per Sq Ft

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.
Jun '19	\$256	4.8%
Jun '18	\$244	4.7%
Jun '17	\$233	-8.8%



Current Year	\$244	\$240	\$241	\$243	\$247	\$245	\$248	\$254	\$253	\$258	\$257	\$255	\$256
Prior Year	\$233	\$226	\$225	\$226	\$228	\$234	\$235	\$240	\$237	\$241	\$243	\$247	\$244
Percent Change from Prior Year	5%	6%	7%	7%	8%	5%	5%	6%	7%	7%	6%	3%	5%

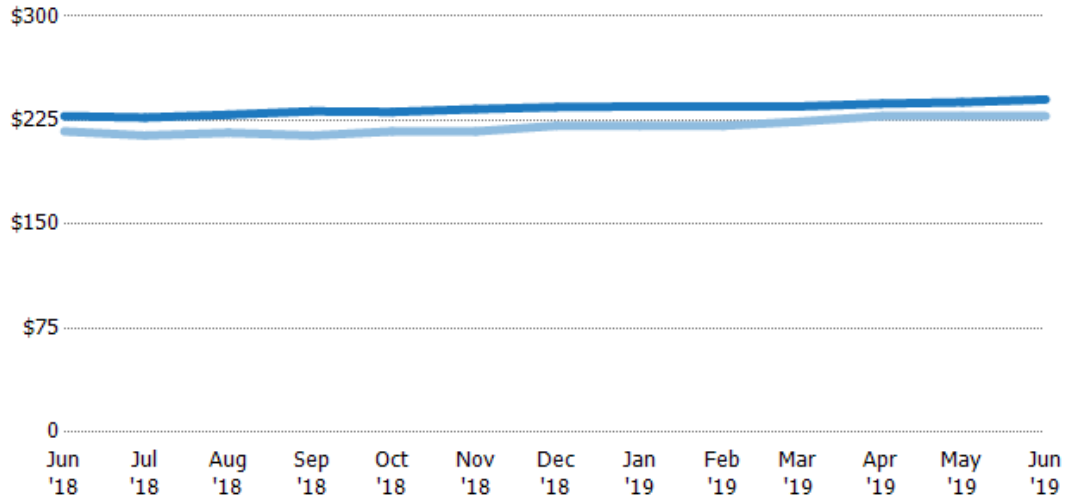
Median Sales Price per Sq Ft

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.
Jun '19	\$240	5.3%
Jun '18	\$228	5.1%
Jun '17	\$217	-7.8%



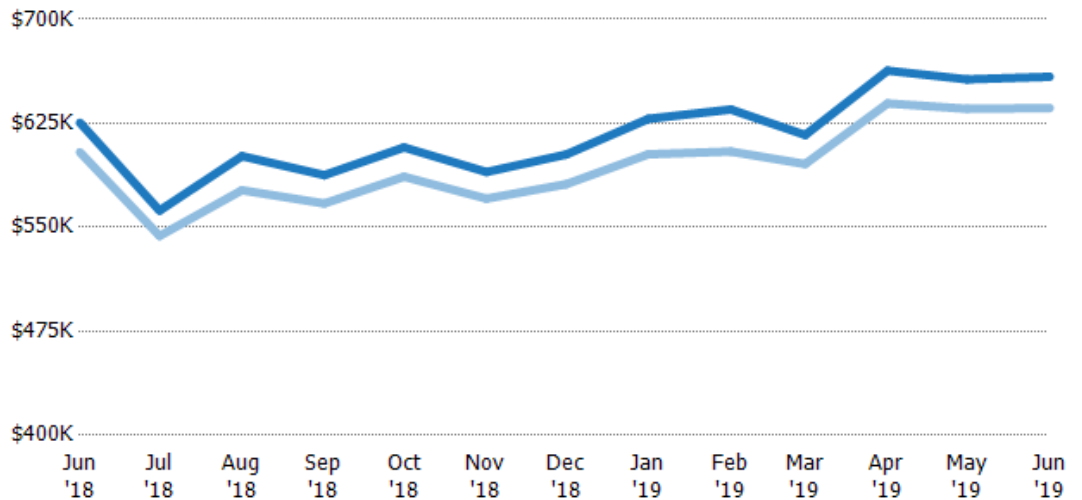
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$228	\$227	\$229	\$232	\$231	\$233	\$235	\$235	\$235	\$235	\$237	\$238	\$240
Prior Year	\$217	\$214	\$216	\$214	\$217	\$217	\$221	\$221	\$221	\$224	\$228	\$228	\$228
Percent Change from Prior Year	5%	6%	6%	8%	6%	7%	6%	6%	6%	5%	4%	4%	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



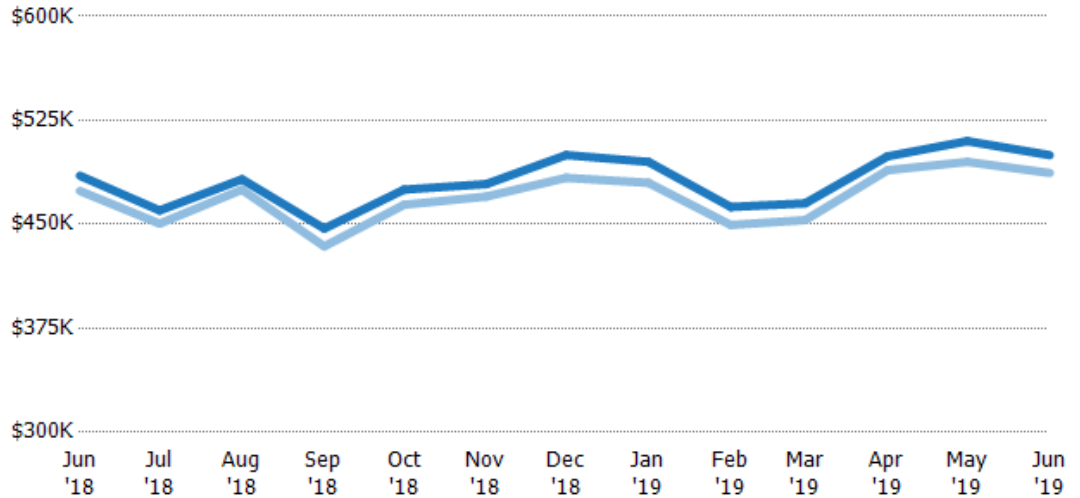
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Avg List Price	\$625K	\$562K	\$601K	\$588K	\$608K	\$590K	\$602K	\$628K	\$635K	\$617K	\$663K	\$657K	\$659K
Avg Sales Price	\$604K	\$544K	\$577K	\$567K	\$586K	\$571K	\$581K	\$603K	\$605K	\$596K	\$639K	\$635K	\$636K
Avg Sales Price as a % of Avg List Price	97%	97%	96%	97%	97%	97%	96%	96%	95%	97%	96%	97%	97%

Median Sales Price vs Median Listing Price

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

Filters Used

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

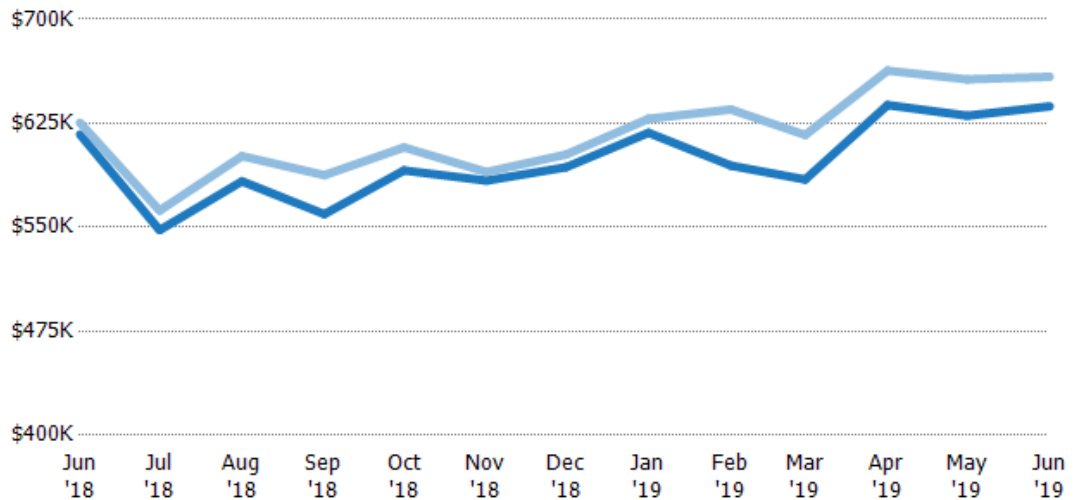


Average Sales Price vs Average Est Value

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

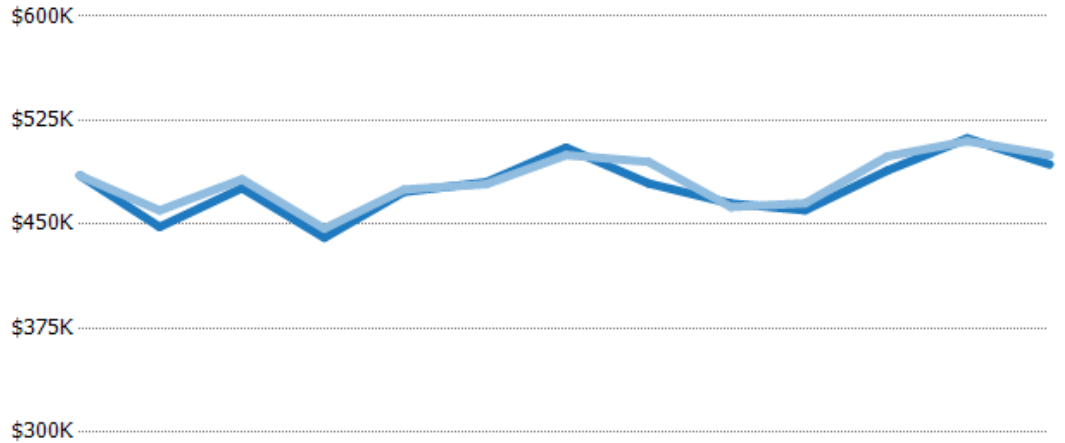


Median Sales Price vs Median Est Value

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



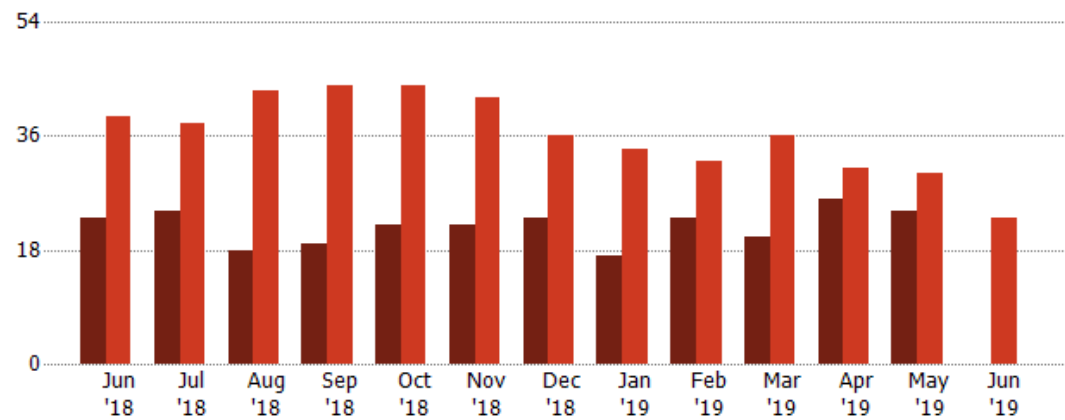
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Median Est Value	\$485K	\$448K	\$476K	\$440K	\$473K	\$480K	\$505K	\$479K	\$465K	\$460K	\$489K	\$512K	\$493K
Median Sales Price	\$485K	\$460K	\$482K	\$447K	\$475K	\$479K	\$500K	\$495K	\$462K	\$465K	\$499K	\$510K	\$500K
Med Sales Price as a % of Med Est Value	100%	103%	101%	101%	100%	100%	99%	103%	99%	101%	102%	100%	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



	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	23	24	18	19	22	22	23	17	23	20	26	24	-
Prior Year	39	38	43	44	44	42	36	34	32	36	31	30	23
Percent Change from Prior Year	-41%	-37%	-58%	-57%	-50%	-48%	-36%	-50%	-28%	-44%	-16%	-20%	-100%

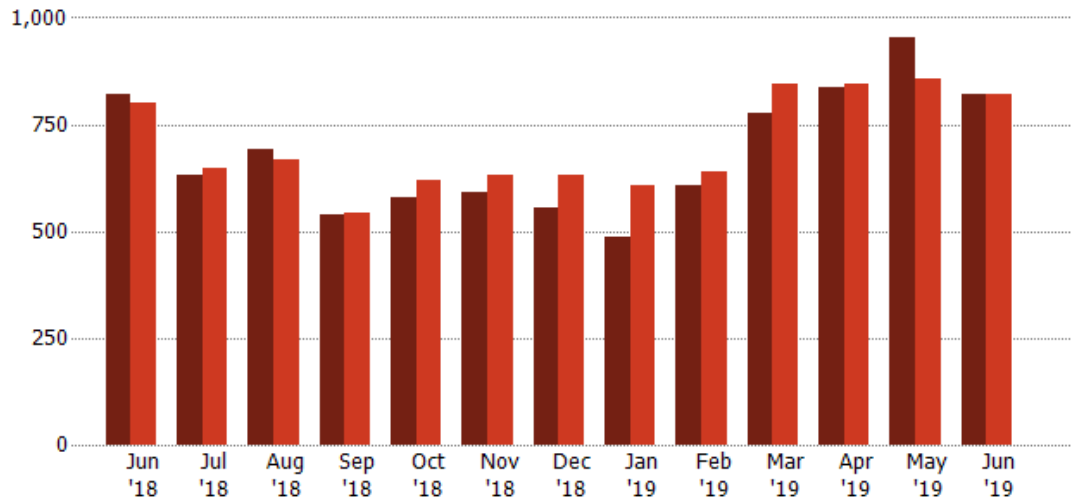
Distressed Sales

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.
Jun '19	819	0%
Jun '18	819	2.2%
Jun '17	801	-4.2%



Current Year	819	632	692	540	579	593	556	487	606	775	835	954	819
Prior Year	801	649	668	543	619	631	631	609	641	845	845	858	819
Percent Change from Prior Year	2%	-3%	4%	-1%	-6%	-6%	-12%	-20%	-5%	-8%	-1%	11%	0%

Sales Activity by ZIP

Jun 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			64	\$25,719,750	\$401,871	\$353,500	\$240	\$238	29
85251			124	\$52,457,904	\$423,048	\$361,950	\$243	\$229	36
85254			109	\$64,744,419	\$593,985	\$515,000	\$246	\$231	43
85255			136	\$125,660,446	\$923,974	\$670,000	\$277	\$255	55
85257			60	\$21,948,200	\$365,803	\$351,000	\$219	\$221	35
85258			83	\$37,266,350	\$448,992	\$427,000	\$234	\$226	37
85259			58	\$43,791,715	\$755,030	\$679,950	\$235	\$222	58
85260			86	\$40,263,308	\$468,178	\$395,000	\$230	\$227	33
85262			66	\$79,322,800	\$1,201,861	\$850,000	\$287	\$263	101
85266			33	\$29,692,000	\$899,758	\$810,000	\$261	\$271	111