

**2019**

# **MARICOPA COUNTY MARKET REPORT**

August 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	Aug 2019	Aug 2018	+ / -	YTD 2019	YTD 2018	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	7,938	8,131	-2.4%	68,093	66,940	+1.7%
New Listing Volume	\$3,120,698,928	\$2,925,856,428	+6.7%	\$27,420,492,045	\$24,807,889,789	+10.5%
Active Listing Count	9,866	15,009	-34.3%	N/A	N/A	
Active Listing Volume	\$6,572,770,569	\$7,832,812,170	-16.1%	N/A	N/A	
Average Listing Price	\$666,204	\$521,874	+27.7%	\$596,426	\$550,444	+8.4%
Median Listing Price	\$415,000	\$339,900	+22.1%	\$368,896	\$347,272	+6.2%
Average Listing Price per Sq Ft	\$219	\$190	+15.3%	\$205	\$192	+7.1%
Median Listing Price per Sq Ft	\$186	\$167	+11.4%	\$177	\$167	+6.2%
Median Days in RPR	43	46	-6.5%	47.01	46.21	+1.7%
Months of Inventory	1.2	2.4	-48.4%	2.2	2.2	+1.9%
Absorption Rate	81.87%	42.27%	+39.6%	44.51%	45.37%	-0.9%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	9,638	7,215	+33.6%	77,463	64,635	+19.8%
New Pending Sales Volume	\$3,526,165,410	\$2,440,266,482	+44.5%	\$28,526,020,470	\$22,384,261,372	+27.4%
Pending Sales Count	9,166	5,614	+63.3%	N/A	N/A	
Pending Sales Volume	\$3,627,210,694	\$2,056,329,056	+76.4%	N/A	N/A	
Closed Sales Count	7,593	6,982	+8.8%	59,171	55,686	+6.3%
Closed Sales Volume	\$2,674,752,442	\$2,347,163,329	+14%	\$20,981,143,758	\$18,773,495,400	+11.8%
Average Sales Price	\$352,266	\$336,173	+4.8%	\$354,585	\$337,131	+5.2%
Median Sales Price	\$290,000	\$275,000	+5.5%	\$284,790	\$269,958	+5.5%
Average Sales Price per Sq Ft	\$175	\$167	+4.6%	\$175	\$166	+5.4%
Median Sales Price per Sq Ft	\$165	\$158	+4.4%	\$163	\$155	+5.3%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	100	223	-55.2%	N/A	N/A	

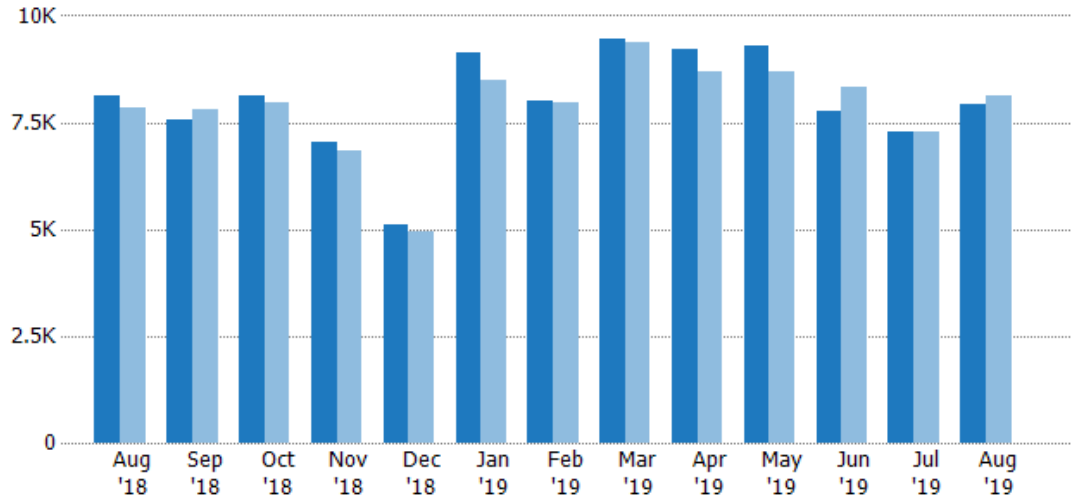
## New Listings

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.
Aug '19	7.94K	-2.4%
Aug '18	8.13K	3.6%
Aug '17	7.85K	-4.2%



Current Year	8.13K	7.55K	8.11K	7.06K	5.12K	9.13K	7.99K	9.44K	9.23K	9.29K	7.78K	7.29K	7.94K
Prior Year	7.85K	7.79K	7.96K	6.84K	4.96K	8.49K	7.97K	9.37K	8.71K	8.68K	8.33K	7.26K	8.13K
Percent Change from Prior Year	4%	-3%	2%	3%	3%	8%	0%	1%	6%	7%	-7%	0%	-2%

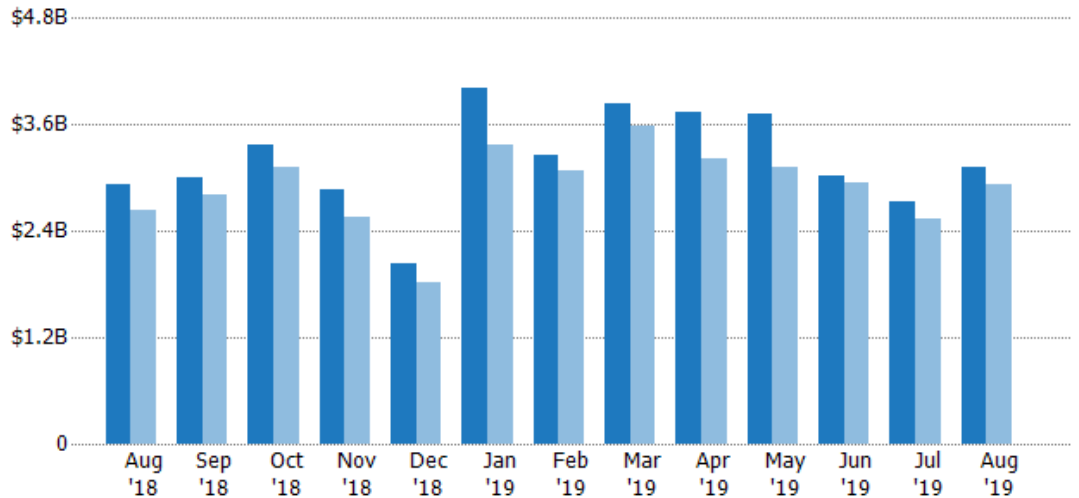
## New Listing Volume

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.
Aug '19	\$3.12B	6.7%
Aug '18	\$2.93B	10.9%
Aug '17	\$2.64B	-10.5%



Current Year	\$2.93B	\$3B	\$3.37B	\$2.87B	\$2.04B	\$4B	\$3.25B	\$3.85B	\$3.73B	\$3.72B	\$3.02B	\$2.73B	\$3.12B
Prior Year	\$2.64B	\$2.81B	\$3.12B	\$2.55B	\$1.81B	\$3.37B	\$3.09B	\$3.59B	\$3.23B	\$3.12B	\$2.95B	\$2.54B	\$2.93B
Percent Change from Prior Year	11%	7%	8%	13%	12%	19%	5%	7%	16%	19%	2%	7%	7%

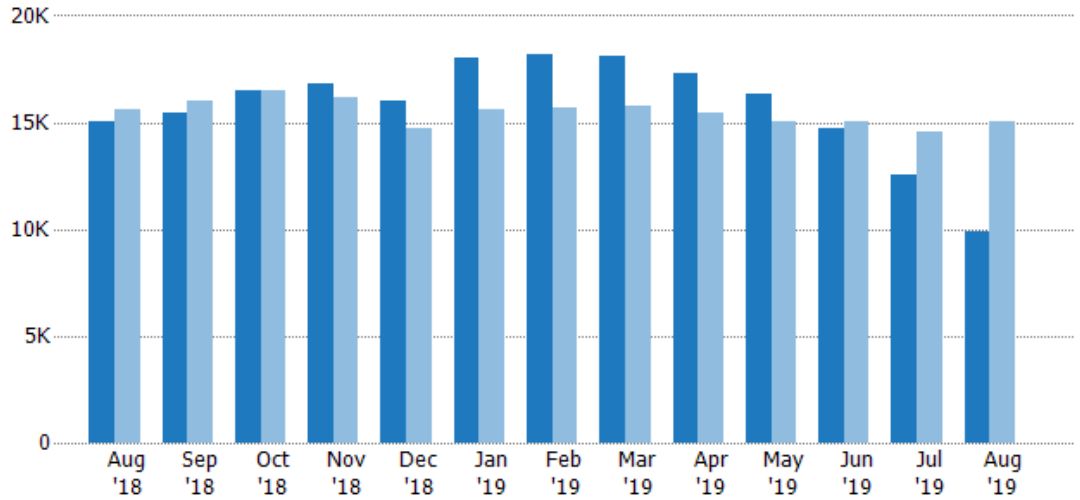
## Active Listings

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.
Aug '19	9.87K	-34.3%
Aug '18	15K	-4%
Aug '17	15.6K	11.2%



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	15K	15.4K	16.5K	16.8K	16K	18K	18.2K	18.1K	17.3K	16.4K	14.7K	12.6K	9.87K
Prior Year	15.6K	16K	16.5K	16.1K	14.7K	15.6K	15.7K	15.8K	15.4K	15.1K	15.1K	14.6K	15K
Percent Change from Prior Year	-4%	-4%	0%	4%	9%	16%	15%	15%	12%	9%	-2%	-14%	-34%

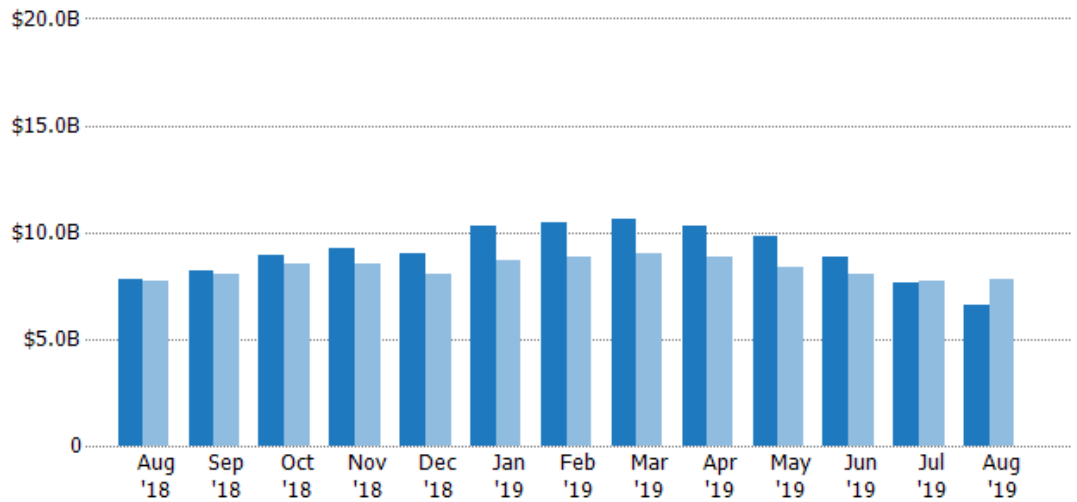
## Active Listing Volume

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.
Aug '19	\$6.57B	-16.1%
Aug '18	\$7.83B	1.1%
Aug '17	\$7.75B	2.1%



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	\$7.83B	\$8.23B	\$8.93B	\$9.27B	\$9.01B	\$10.3B	\$10.4B	\$10.6B	\$10.3B	\$9.84B	\$8.87B	\$7.64B	\$6.57B
Prior Year	\$7.75B	\$8.01B	\$8.54B	\$8.52B	\$8.05B	\$8.65B	\$8.88B	\$8.99B	\$8.82B	\$8.36B	\$8.06B	\$7.7B	\$7.83B
Percent Change from Prior Year	1%	3%	5%	9%	12%	19%	18%	18%	17%	18%	10%	-1%	-16%

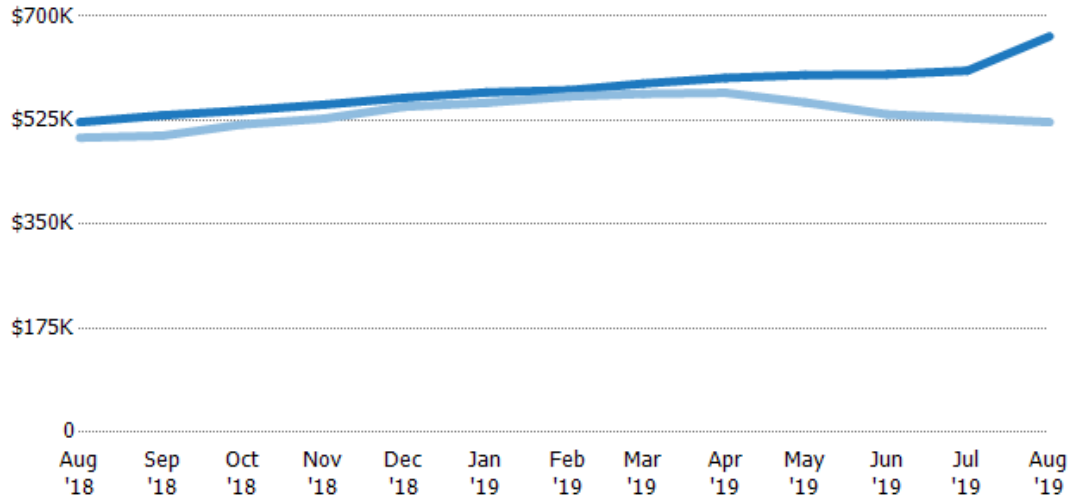
## Average Listing Price

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.
Aug '19	\$666K	27.7%
Aug '18	\$522K	5.3%
Aug '17	\$496K	-8.2%



Current Year	\$522K	\$533K	\$541K	\$551K	\$563K	\$572K	\$576K	\$587K	\$596K	\$601K	\$602K	\$608K	\$666K
Prior Year	\$496K	\$499K	\$518K	\$528K	\$548K	\$554K	\$565K	\$569K	\$571K	\$555K	\$535K	\$529K	\$522K
Percent Change from Prior Year	5%	7%	5%	4%	3%	3%	2%	3%	4%	8%	13%	15%	28%

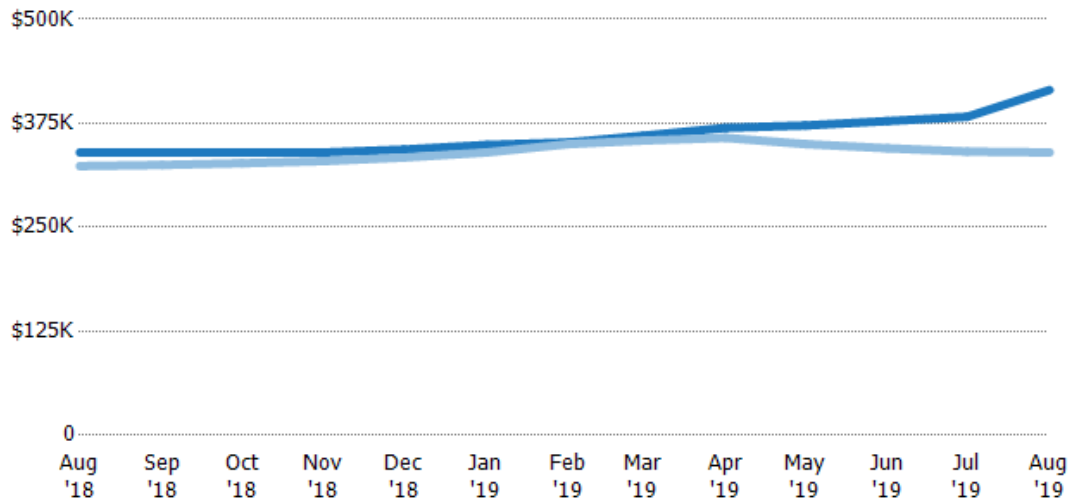
## Median Listing Price

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.
Aug '19	\$415K	22.1%
Aug '18	\$340K	5.1%
Aug '17	\$324K	-5.7%



Current Year	\$340K	\$340K	\$340K	\$340K	\$343K	\$349K	\$352K	\$360K	\$370K	\$372K	\$378K	\$383K	\$415K
Prior Year	\$324K	\$325K	\$327K	\$330K	\$334K	\$340K	\$350K	\$354K	\$358K	\$350K	\$345K	\$341K	\$340K
Percent Change from Prior Year	5%	5%	4%	3%	3%	3%	1%	2%	3%	6%	9%	12%	22%

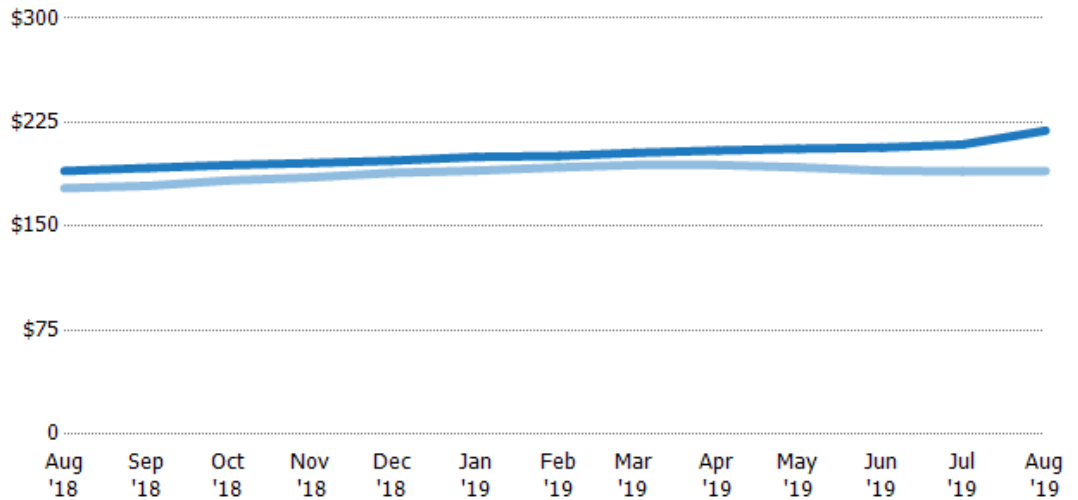
## Average Listing Price per Sq Ft

The average of listing prices divided by the living area of homes on market at the end of each month.

### Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Aug '19	\$219	15.3%
Aug '18	\$190	7%
Aug '17	\$177	-6%



Current Year	\$190	\$192	\$194	\$196	\$197	\$200	\$201	\$203	\$205	\$206	\$207	\$209	\$219
Prior Year	\$177	\$179	\$183	\$185	\$189	\$190	\$192	\$194	\$194	\$193	\$190	\$190	\$190
Percent Change from Prior Year	7%	7%	6%	6%	5%	5%	4%	5%	5%	7%	9%	10%	15%

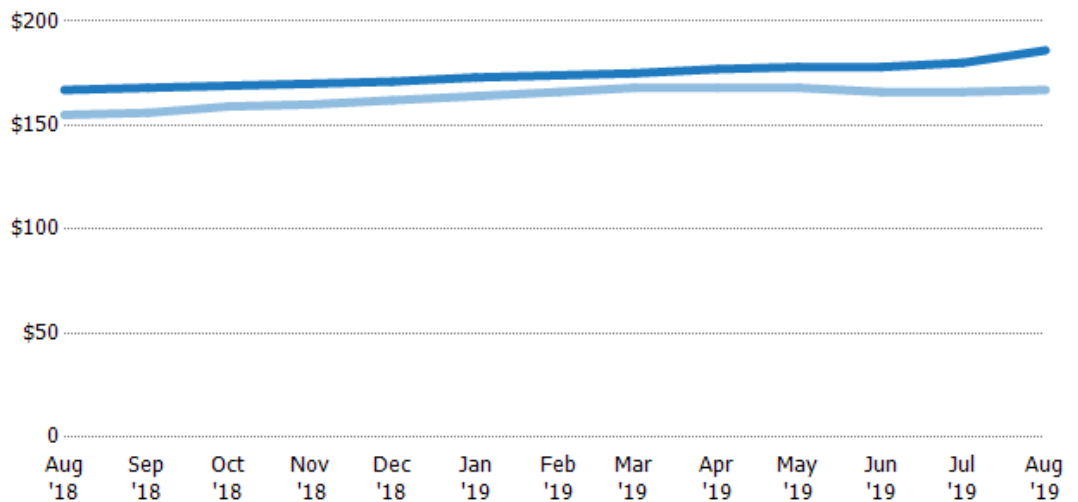
## Median Listing Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Aug '19	\$186	11.4%
Aug '18	\$167	7.7%
Aug '17	\$155	-5.8%



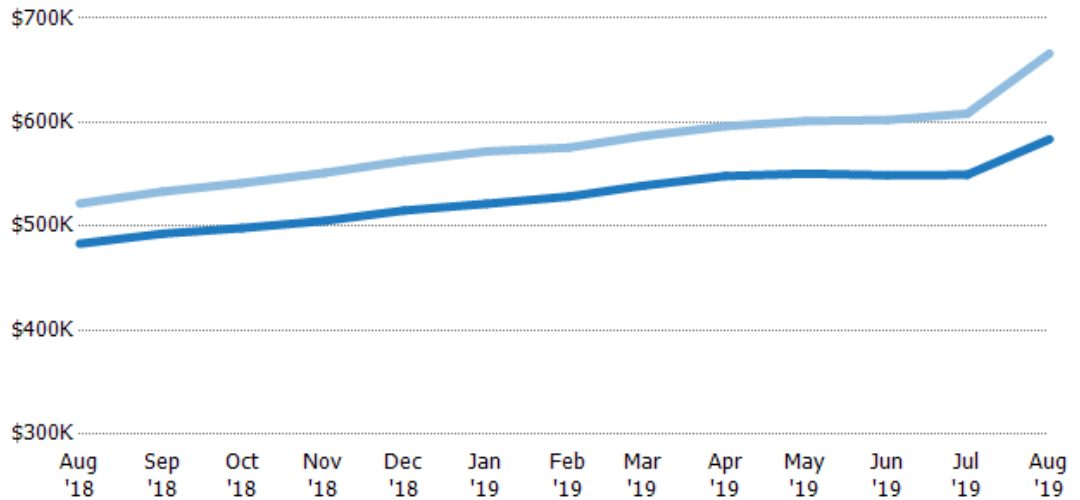
Current Year	\$167	\$168	\$169	\$170	\$171	\$173	\$174	\$175	\$177	\$178	\$178	\$180	\$186
Prior Year	\$155	\$156	\$159	\$160	\$162	\$164	\$166	\$168	\$168	\$168	\$166	\$166	\$167
Percent Change from Prior Year	8%	8%	6%	6%	6%	5%	5%	4%	5%	6%	7%	8%	11%

## 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



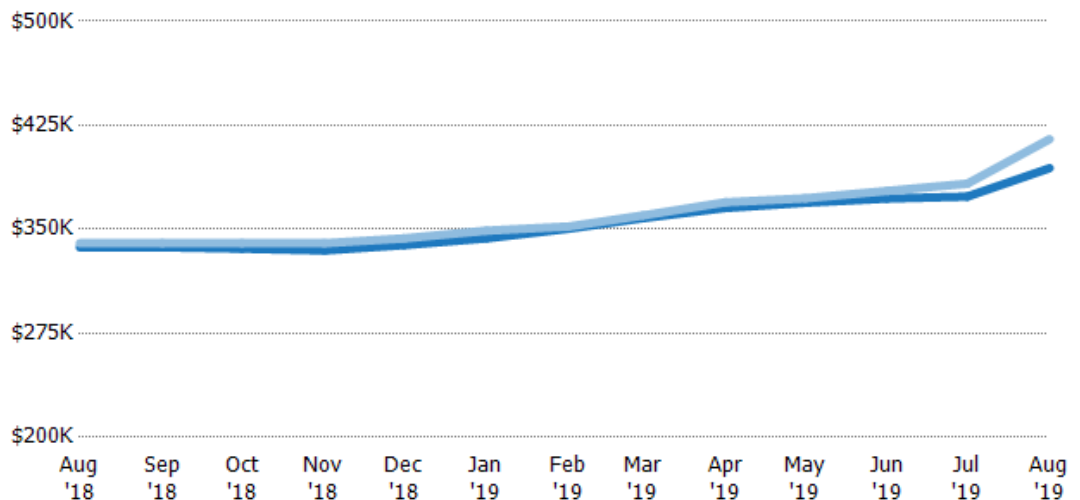
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Avg Est Value	\$483K	\$493K	\$498K	\$505K	\$515K	\$522K	\$529K	\$539K	\$548K	\$551K	\$549K	\$550K	\$584K
Avg Listing Price	\$522K	\$533K	\$541K	\$551K	\$563K	\$572K	\$576K	\$587K	\$596K	\$601K	\$602K	\$608K	\$666K
Avg Listing Price as a % of Avg Est Value	108%	108%	109%	109%	109%	110%	109%	109%	109%	109%	110%	111%	114%

## 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



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Median Est Value	\$337K	\$337K	\$336K	\$335K	\$339K	\$343K	\$350K	\$358K	\$365K	\$369K	\$372K	\$374K	\$394K
Median Listing Price	\$340K	\$340K	\$340K	\$340K	\$343K	\$349K	\$352K	\$360K	\$370K	\$372K	\$378K	\$383K	\$415K
Med Listing Price as a % of Med Est Value	101%	101%	101%	102%	101%	102%	100%	101%	101%	101%	101%	102%	105%

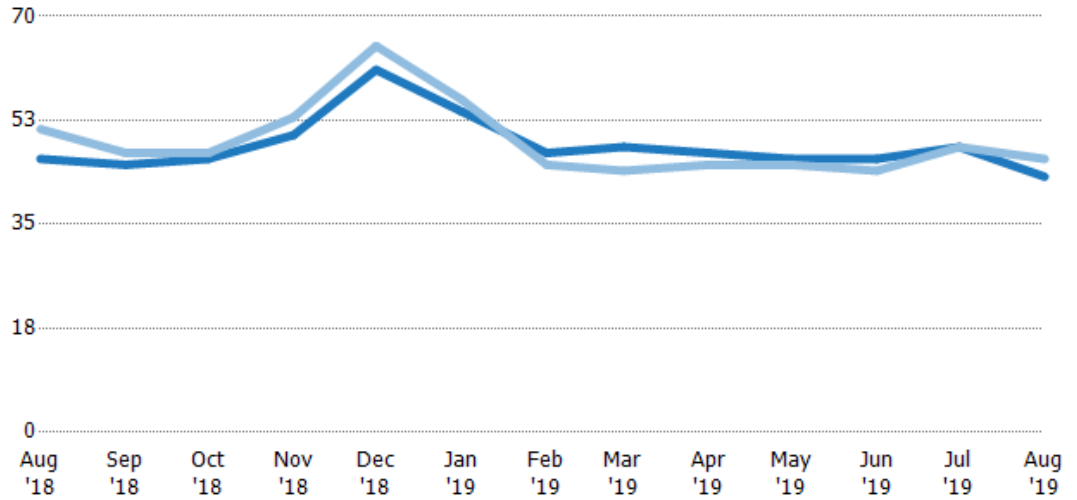
## Median Days in RPR

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.
Aug '19	43	-6.5%
Aug '18	46	-9.8%
Aug '17	51	9.8%



Current Year	46	45	46	50	61	54	47	48	47	46	46	48	43
Prior Year	51	47	47	53	65	56	45	44	45	45	44	48	46
Percent Change from Prior Year	-10%	-4%	-2%	-6%	-6%	-4%	4%	9%	4%	2%	5%	0%	-7%

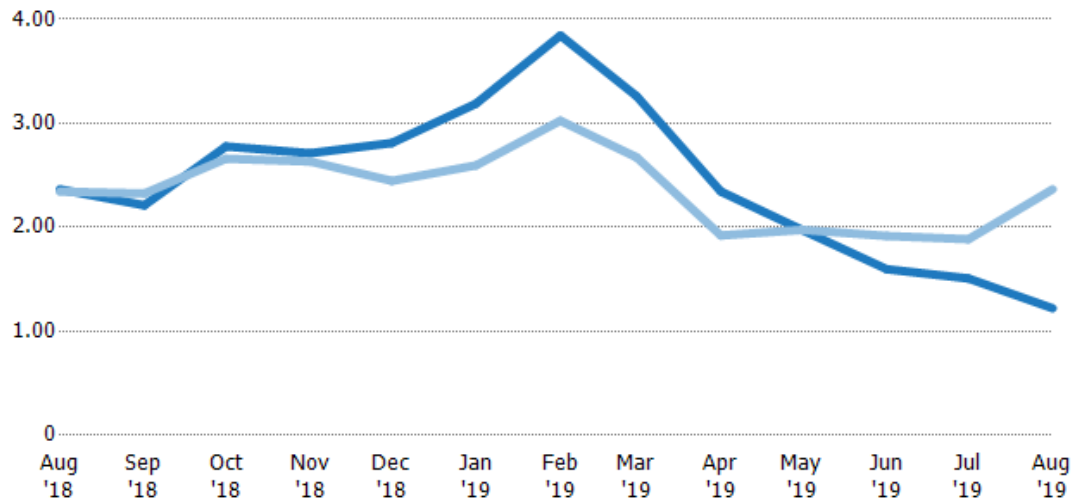
## Months of Inventory

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.
Aug '19	1.22	-48.4%
Aug '18	2.37	1%
Aug '17	2.34	16.1%



Current Year	2.37	2.21	2.78	2.71	2.81	3.19	3.84	3.26	2.34	1.97	1.6	1.51	1.22
Prior Year	2.34	2.32	2.66	2.63	2.45	2.6	3.02	2.67	1.92	1.97	1.92	1.89	2.37
Percent Change from Prior Year	1%	-5%	4%	3%	15%	23%	27%	22%	22%	0%	-17%	-20%	-48%

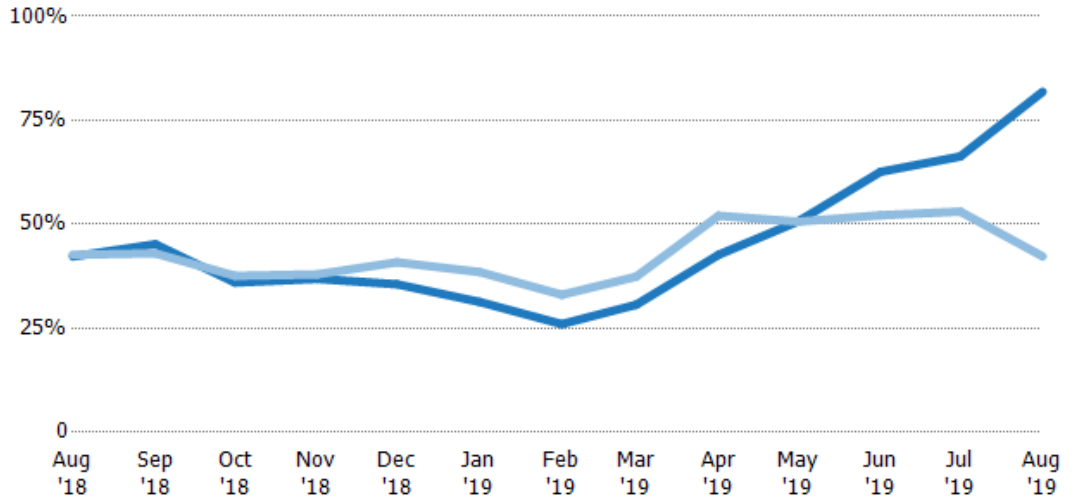


## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

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



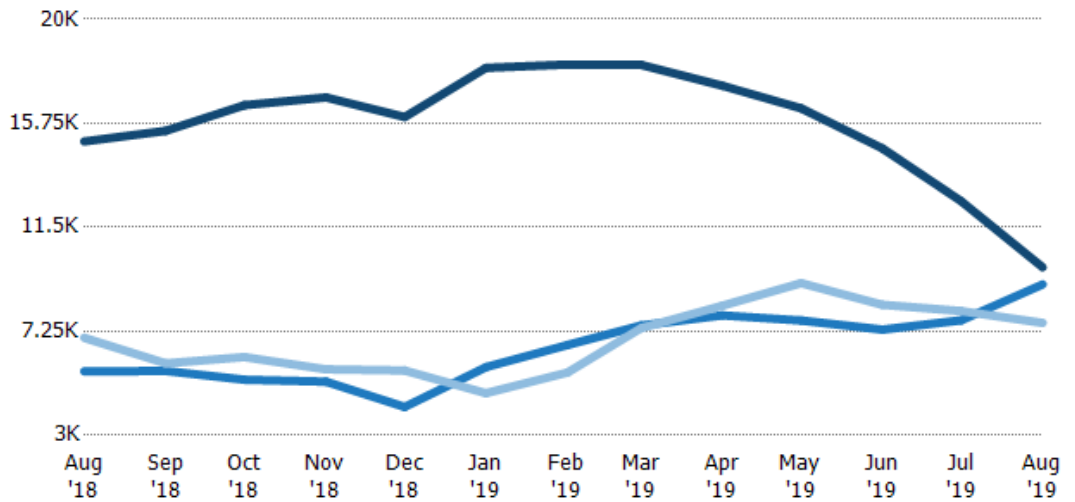
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	42%	45%	36%	37%	36%	31%	26%	31%	43%	51%	63%	66%	82%
Prior Year	43%	43%	38%	38%	41%	39%	33%	37%	52%	51%	52%	53%	42%
Change from Prior Year	0%	-2%	2%	1%	5%	7%	7%	7%	9%	0%	-10%	-13%	-40%

## 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



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Active	15K	15.4K	16.5K	16.8K	16K	18K	18.2K	18.1K	17.3K	16.4K	14.7K	12.6K	9.87K
Pending	5.61K	5.63K	5.27K	5.19K	4.16K	5.79K	6.69K	7.49K	7.9K	7.69K	7.32K	7.7K	9.17K
Sold	6.98K	5.94K	6.2K	5.7K	5.65K	4.72K	5.56K	7.38K	8.29K	9.22K	8.33K	8.08K	7.59K

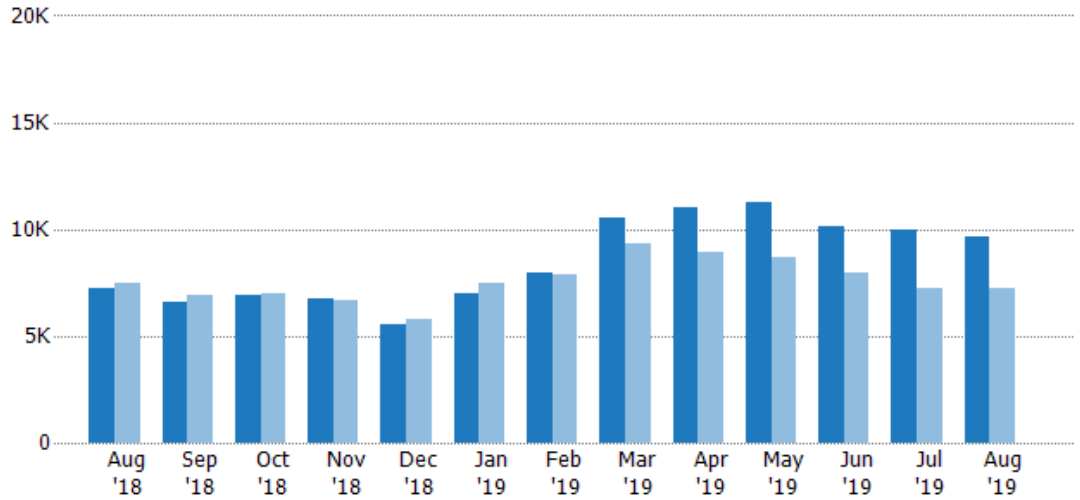
## New Pending Sales

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.
Aug '19	9.64K	33.6%
Aug '18	7.22K	-3.7%
Aug '17	7.49K	-2.5%



Current Year	7.22K	6.6K	6.94K	6.73K	5.5K	6.98K	7.97K	10.5K	11K	11.3K	10.1K	9.93K	9.64K
Prior Year	7.49K	6.9K	7.02K	6.65K	5.74K	7.51K	7.87K	9.32K	8.93K	8.67K	7.92K	7.2K	7.22K
Percent Change from Prior Year	-4%	-4%	-1%	1%	-4%	-7%	1%	13%	23%	30%	28%	38%	34%

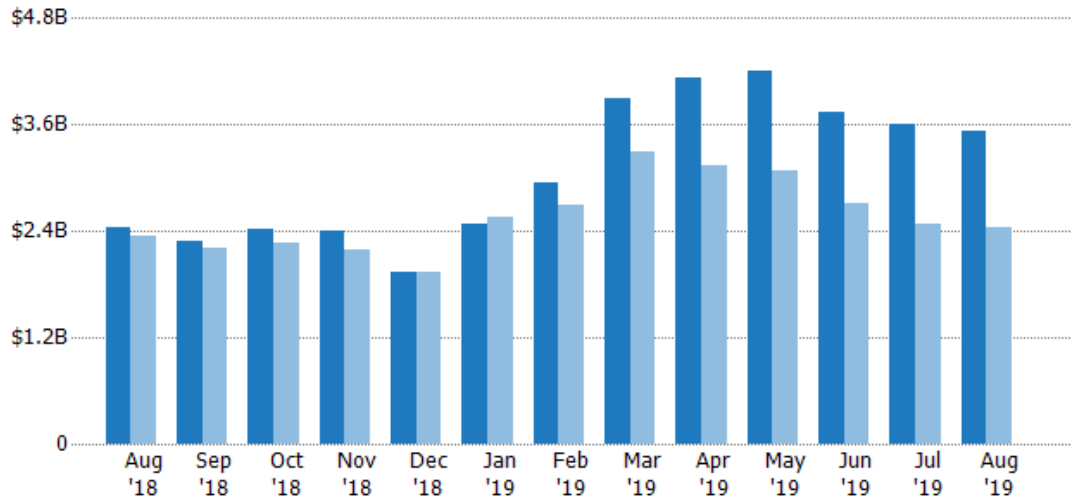
## New Pending Sales Volume

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.
Aug '19	\$3.53B	44.5%
Aug '18	\$2.44B	3.9%
Aug '17	\$2.35B	-8.1%



Current Year	\$2.44B	\$2.29B	\$2.43B	\$2.4B	\$1.94B	\$2.49B	\$2.94B	\$3.9B	\$4.13B	\$4.2B	\$3.75B	\$3.59B	\$3.53B
Prior Year	\$2.35B	\$2.21B	\$2.27B	\$2.19B	\$1.94B	\$2.55B	\$2.69B	\$3.29B	\$3.13B	\$3.09B	\$2.71B	\$2.48B	\$2.44B
Percent Change from Prior Year	4%	4%	7%	10%	0%	-2%	9%	19%	32%	36%	38%	45%	44%

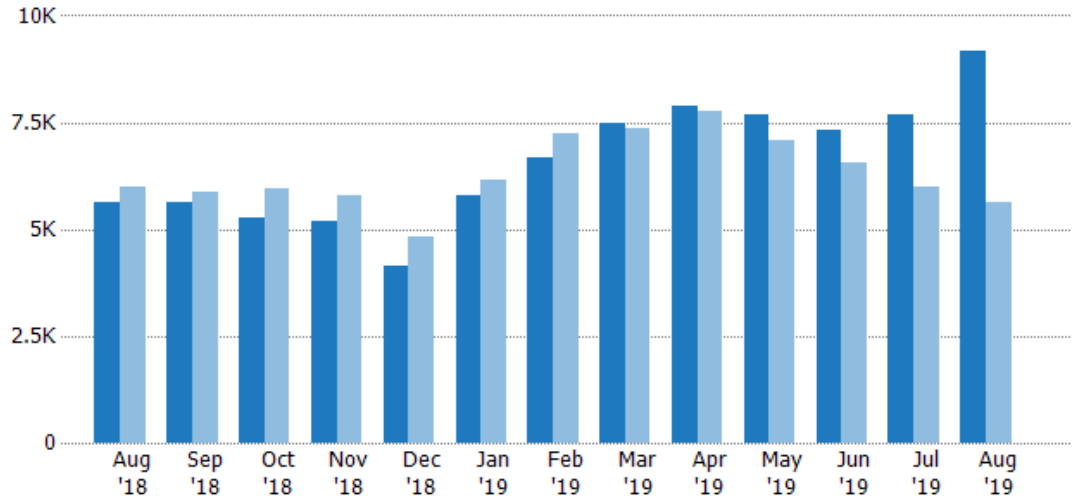
## Pending Sales

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.
Aug '19	9.17K	63.3%
Aug '18	5.61K	-6.5%
Aug '17	6.01K	1.3%



Current Year	5.61K	5.63K	5.27K	5.19K	4.16K	5.79K	6.69K	7.49K	7.9K	7.69K	7.32K	7.7K	9.17K
Prior Year	6.01K	5.86K	5.94K	5.79K	4.81K	6.15K	7.24K	7.38K	7.78K	7.09K	6.54K	5.98K	5.61K
Percent Change from Prior Year	-7%	-4%	-11%	-10%	-14%	-6%	-8%	1%	2%	9%	12%	29%	63%

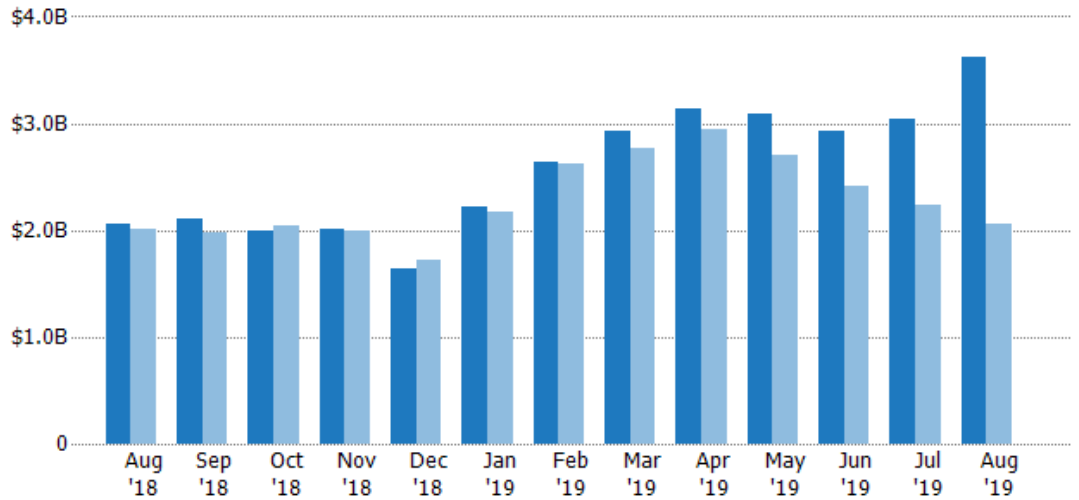
## Pending Sales Volume

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.
Aug '19	\$3.63B	76.4%
Aug '18	\$2.06B	2.5%
Aug '17	\$2.01B	-3.6%



Current Year	\$2.06B	\$2.1B	\$1.99B	\$2.01B	\$1.64B	\$2.22B	\$2.64B	\$2.92B	\$3.13B	\$3.08B	\$2.93B	\$3.04B	\$3.63B
Prior Year	\$2.01B	\$1.98B	\$2.03B	\$2B	\$1.72B	\$2.18B	\$2.62B	\$2.77B	\$2.94B	\$2.7B	\$2.42B	\$2.24B	\$2.06B
Percent Change from Prior Year	3%	6%	-2%	1%	-5%	2%	1%	5%	6%	14%	21%	36%	76%

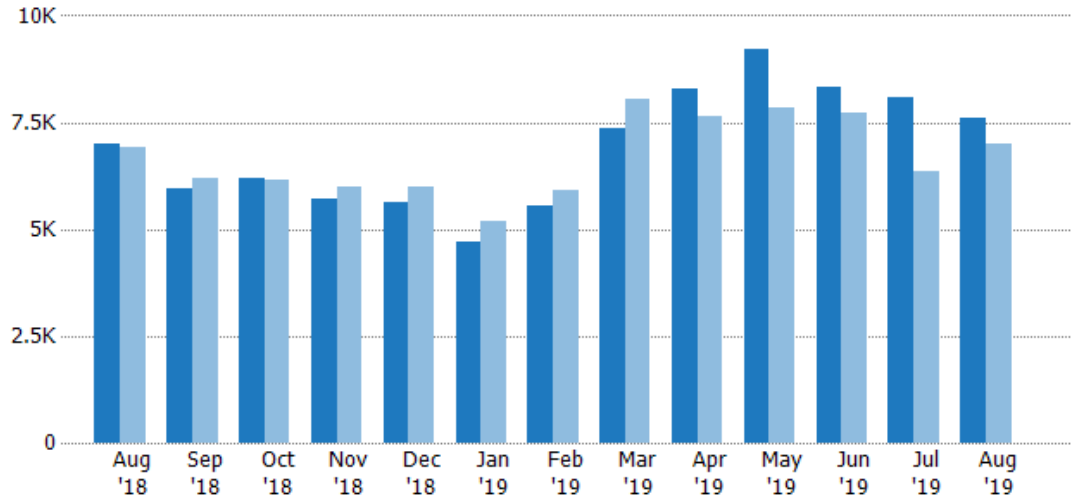
## Closed Sales

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.
Aug '19	7.59K	8.8%
Aug '18	6.98K	1.2%
Aug '17	6.9K	-4.3%



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	6.98K	5.94K	6.2K	5.7K	5.65K	4.72K	5.56K	7.38K	8.29K	9.22K	8.33K	8.08K	7.59K
Prior Year	6.9K	6.2K	6.13K	6.01K	6.01K	5.2K	5.91K	8.04K	7.63K	7.86K	7.73K	6.35K	6.98K
Percent Change from Prior Year	1%	-4%	1%	-5%	-6%	-9%	-6%	-8%	9%	17%	8%	27%	9%

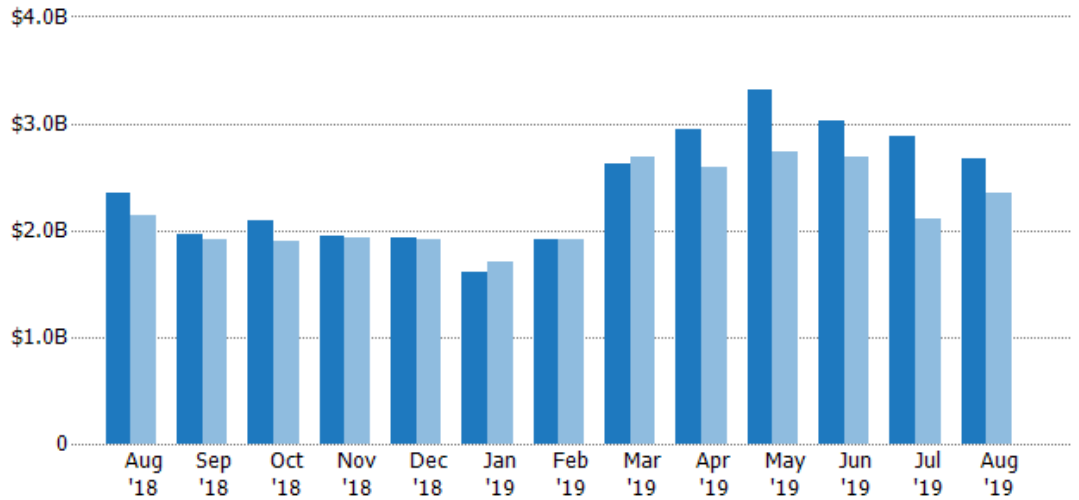
## Closed Sales Volume

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.
Aug '19	\$2.67B	14%
Aug '18	\$2.35B	9.8%
Aug '17	\$2.14B	-12.6%



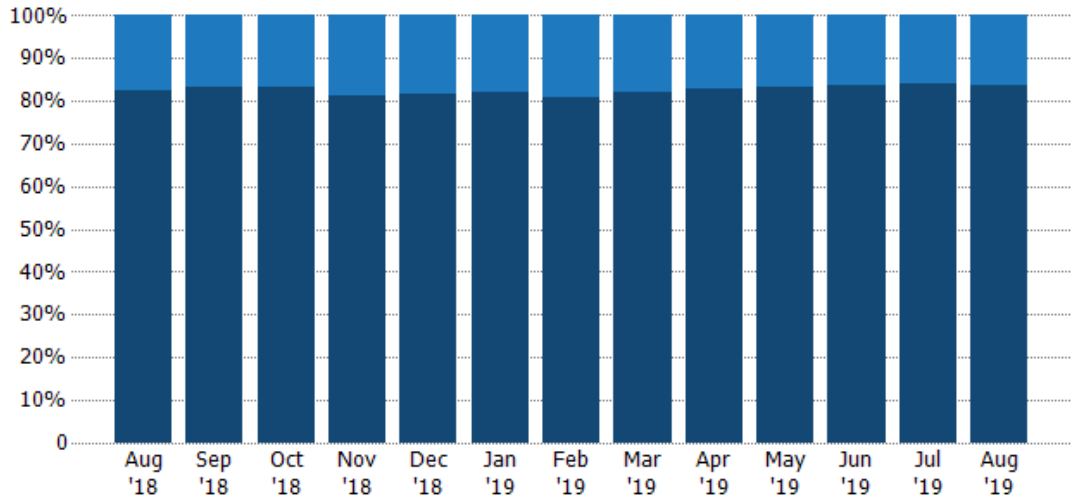
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	\$2.35B	\$1.97B	\$2.1B	\$1.95B	\$1.94B	\$1.61B	\$1.91B	\$2.62B	\$2.94B	\$3.31B	\$3.03B	\$2.88B	\$2.67B
Prior Year	\$2.14B	\$1.91B	\$1.89B	\$1.93B	\$1.92B	\$1.71B	\$1.91B	\$2.69B	\$2.59B	\$2.73B	\$2.69B	\$2.11B	\$2.35B
Percent Change from Prior Year	10%	3%	11%	1%	1%	-6%	0%	-3%	14%	21%	13%	36%	14%

## 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



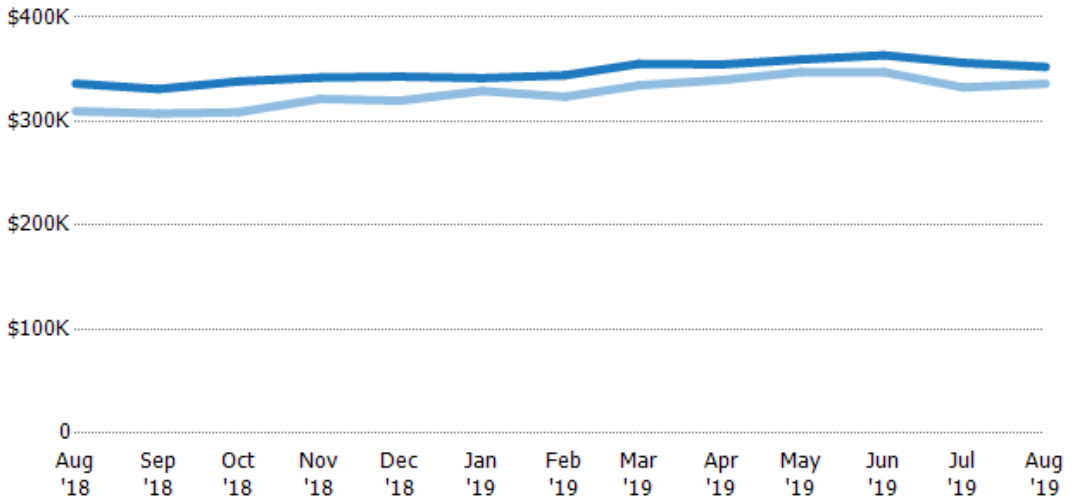
Condo/Townhouse	17%	17%	17%	19%	18%	18%	19%	18%	17%	17%	17%	16%	16%
Single Family Residence	83%	83%	83%	81%	82%	82%	81%	82%	83%	83%	83%	84%	84%

## 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	\$336K	\$331K	\$338K	\$342K	\$343K	\$342K	\$344K	\$355K	\$355K	\$359K	\$363K	\$356K	\$352K
Prior Year	\$310K	\$307K	\$309K	\$321K	\$320K	\$329K	\$324K	\$335K	\$340K	\$347K	\$347K	\$333K	\$336K
Percent Change from Prior Year	9%	8%	10%	6%	7%	4%	6%	6%	4%	3%	5%	7%	5%

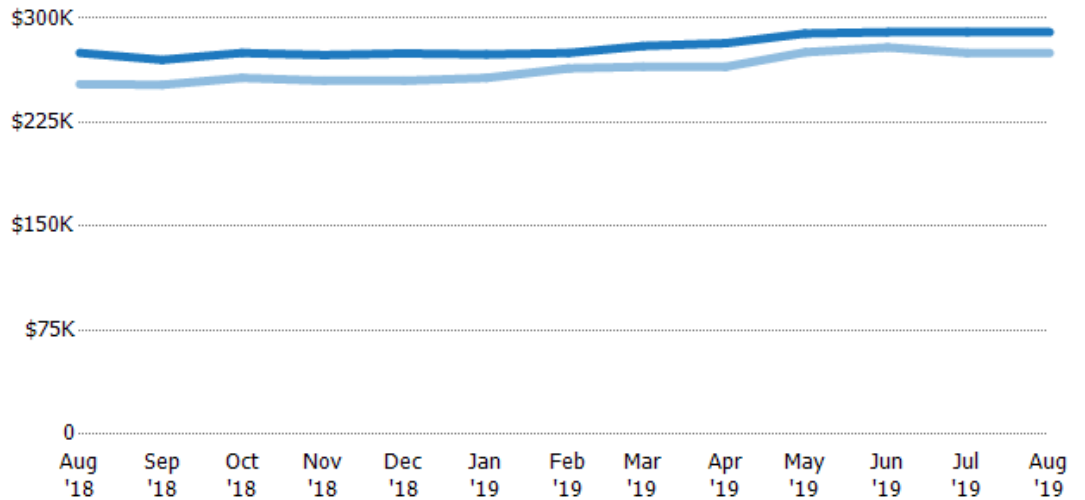
## Median Sales Price

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.
Aug '19	\$290K	5.5%
Aug '18	\$275K	8.9%
Aug '17	\$253K	-6.3%



Current Year	\$275K	\$270K	\$275K	\$274K	\$275K	\$274K	\$275K	\$280K	\$282K	\$289K	\$290K	\$290K	\$290K
Prior Year	\$253K	\$252K	\$257K	\$255K	\$255K	\$257K	\$264K	\$265K	\$265K	\$276K	\$279K	\$275K	\$275K
Percent Change from Prior Year	9%	7%	7%	7%	8%	7%	4%	6%	6%	5%	4%	5%	5%

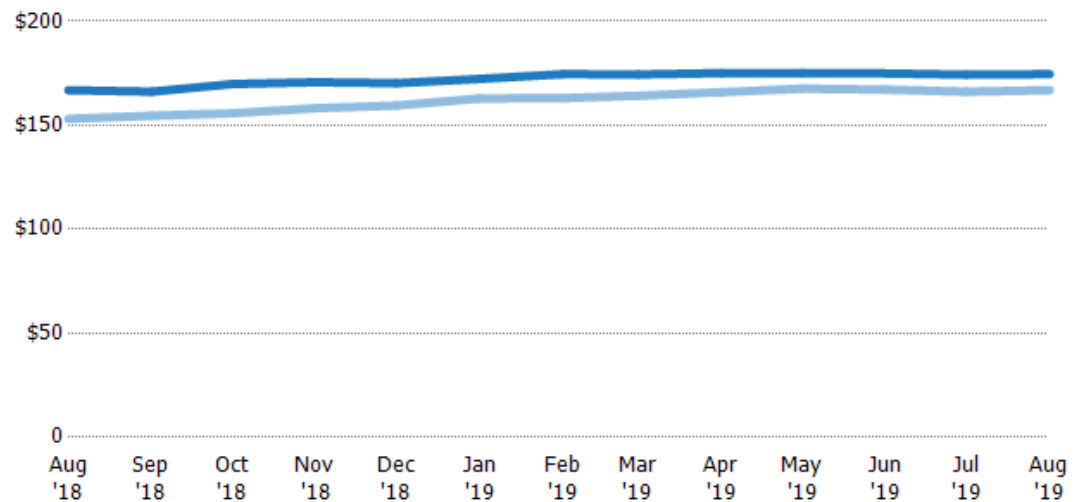
## Average Sales Price per Sq Ft

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.
Aug '19	\$175	4.6%
Aug '18	\$167	9%
Aug '17	\$153	-7.2%



Current Year	\$167	\$166	\$170	\$171	\$170	\$172	\$175	\$174	\$175	\$175	\$175	\$174	\$175
Prior Year	\$153	\$155	\$156	\$158	\$159	\$163	\$163	\$164	\$166	\$168	\$167	\$166	\$167
Percent Change from Prior Year	9%	7%	9%	8%	7%	6%	7%	6%	6%	4%	5%	5%	5%

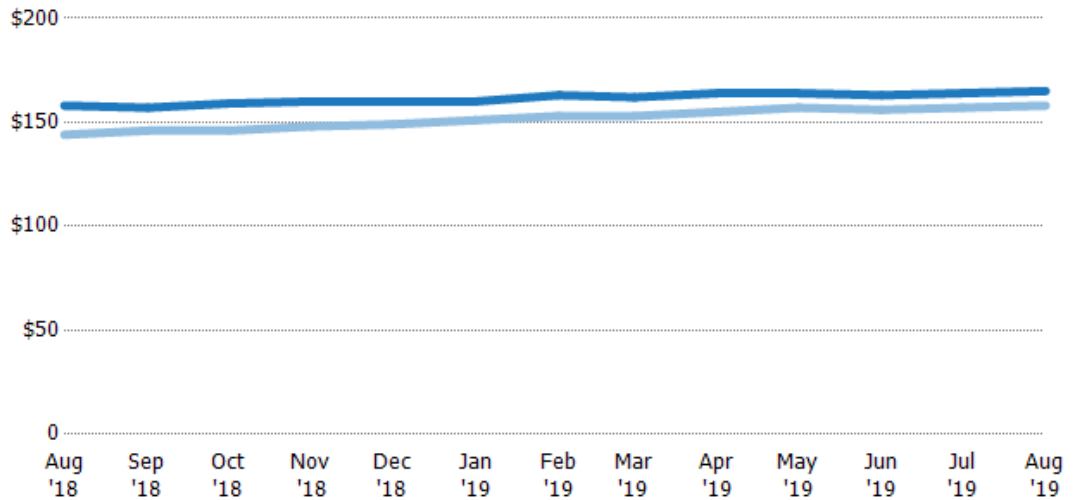
## Median Sales Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Aug '19	\$165	4.4%
Aug '18	\$158	9.7%
Aug '17	\$144	-6.9%



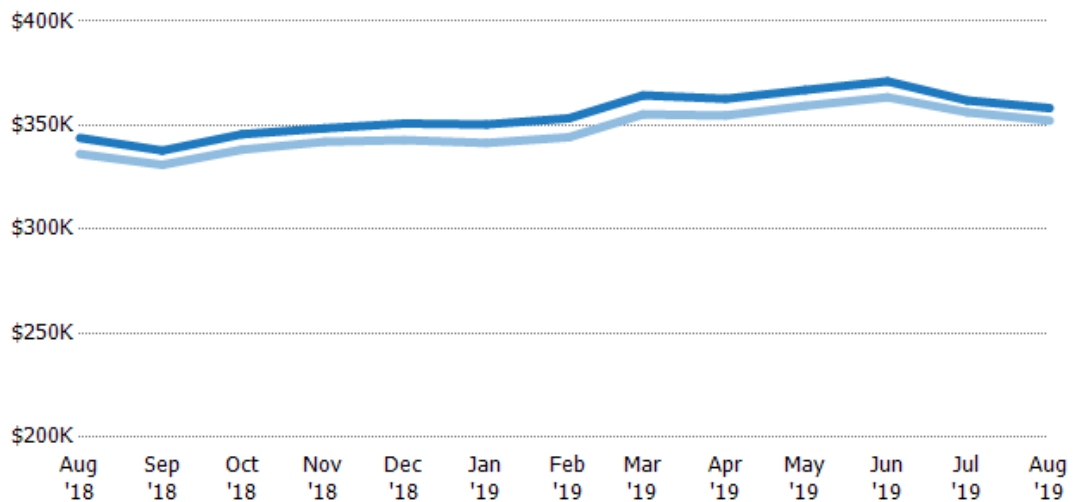
Current Year	\$158	\$157	\$159	\$160	\$160	\$160	\$163	\$162	\$164	\$164	\$163	\$164	\$165
Prior Year	\$144	\$146	\$146	\$148	\$149	\$151	\$153	\$153	\$155	\$157	\$156	\$157	\$158
Percent Change from Prior Year	10%	8%	9%	8%	7%	6%	7%	6%	6%	4%	4%	4%	4%

## 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



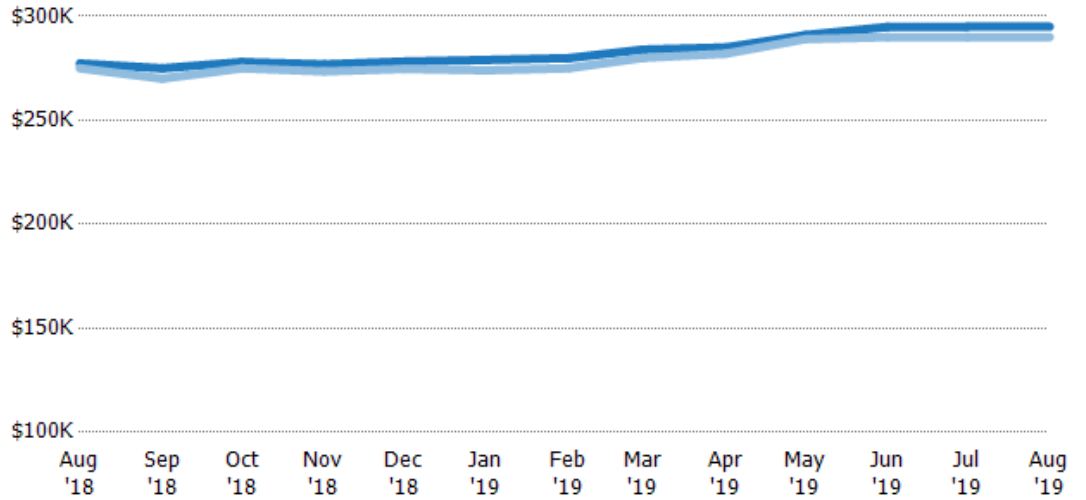
Avg List Price	\$344K	\$338K	\$346K	\$349K	\$351K	\$350K	\$353K	\$364K	\$363K	\$367K	\$371K	\$362K	\$358K
Avg Sales Price	\$336K	\$331K	\$338K	\$342K	\$343K	\$342K	\$344K	\$355K	\$355K	\$359K	\$363K	\$356K	\$352K
Avg Sales Price as a % of Avg List Price	98%	98%	98%	98%	98%	97%	97%	97%	98%	98%	98%	98%	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



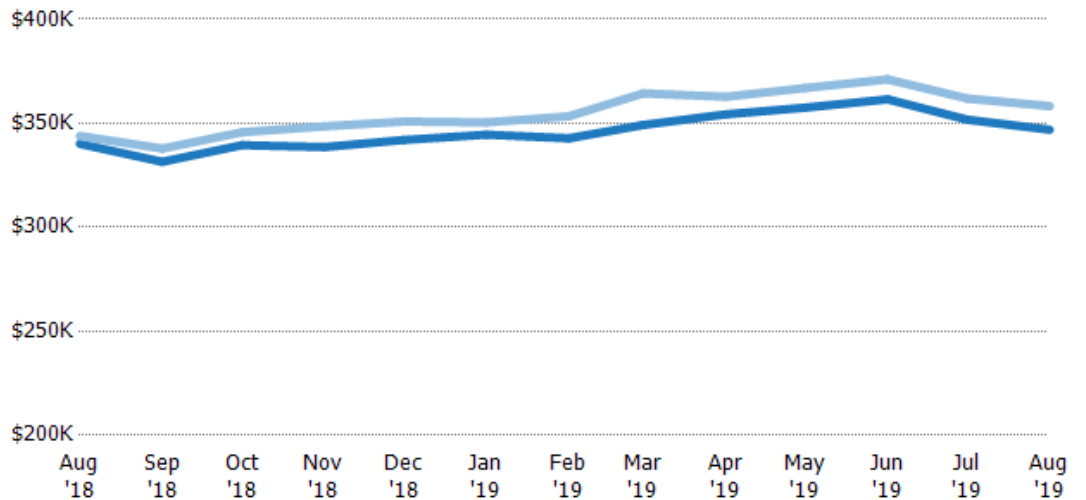
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Median List Price	\$277K	\$275K	\$278K	\$277K	\$278K	\$279K	\$280K	\$284K	\$285K	\$291K	\$295K	\$295K	\$295K
Median Sales Price	\$275K	\$270K	\$275K	\$274K	\$275K	\$274K	\$275K	\$280K	\$282K	\$289K	\$290K	\$290K	\$290K
Med Sales Price as a % of Med List Price	99%	98%	99%	99%	99%	98%	98%	99%	99%	99%	98%	98%	98%

## Average Sales Price vs Average Est Value

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

### Filters Used

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



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Avg Est Value	\$340K	\$331K	\$339K	\$339K	\$342K	\$345K	\$343K	\$349K	\$354K	\$358K	\$362K	\$352K	\$347K
Avg Sales Price	\$344K	\$338K	\$346K	\$349K	\$351K	\$350K	\$353K	\$364K	\$363K	\$367K	\$371K	\$362K	\$358K
Avg Sales Price as a % of Avg Est Value	101%	102%	102%	103%	103%	102%	103%	104%	102%	103%	103%	103%	103%

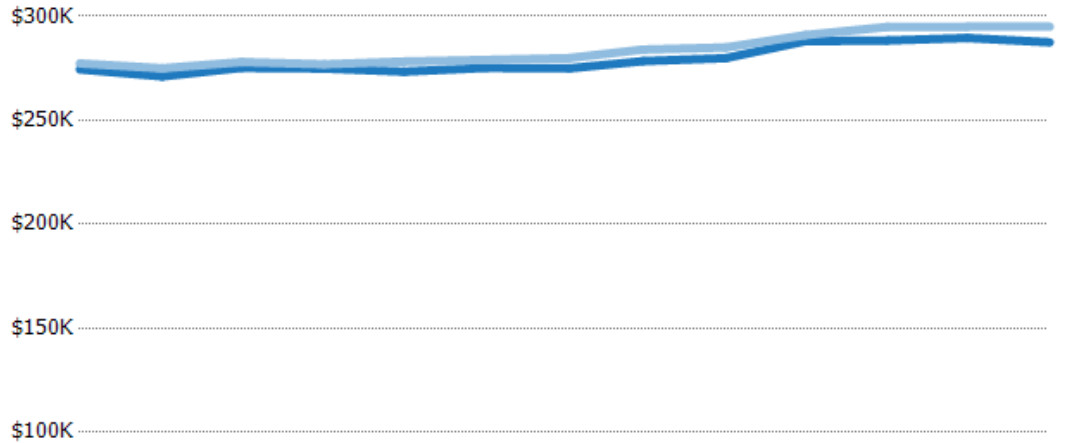


## Median Sales Price vs Median Est Value

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



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Median Est Value	\$274K	\$271K	\$275K	\$275K	\$273K	\$275K	\$275K	\$278K	\$280K	\$288K	\$288K	\$290K	\$287K
Median Sales Price	\$277K	\$275K	\$278K	\$277K	\$278K	\$279K	\$280K	\$284K	\$285K	\$291K	\$295K	\$295K	\$295K
Med Sales Price as a % of Med Est Value	101%	101%	101%	101%	102%	101%	102%	102%	102%	101%	102%	102%	103%

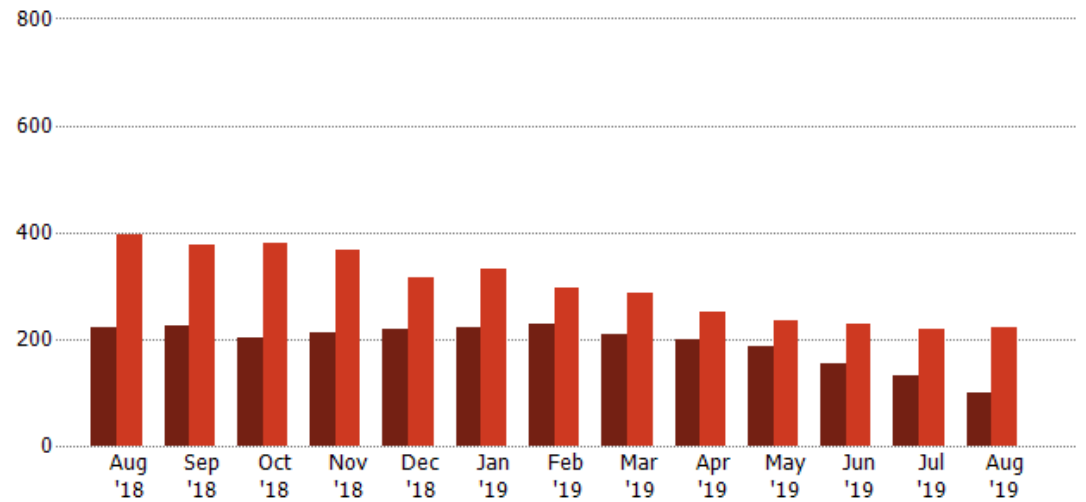
## Distressed Listings

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.
Aug '19	100	-55.2%
Aug '18	223	-43.7%
Aug '17	396	81.8%



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	223	225	202	213	217	222	227	210	200	187	153	132	100
Prior Year	396	377	378	365	316	330	296	287	250	236	228	218	223
Percent Change from Prior Year	-44%	-40%	-47%	-42%	-31%	-33%	-23%	-27%	-20%	-21%	-33%	-39%	-55%

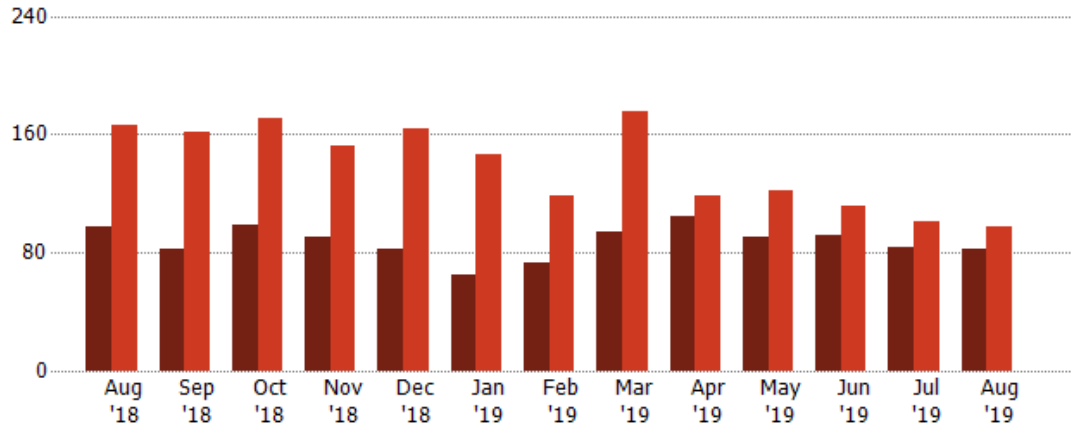
## Distressed Sales

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.
Aug '19	82	-16.3%
Aug '18	98	-41%
Aug '17	166	34.3%



Current Year	98	82	99	90	82	65	73	94	105	91	92	84	82
Prior Year	166	161	171	152	164	146	118	175	118	122	112	101	98
Percent Change from Prior Year	-41%	-49%	-42%	-41%	-50%	-55%	-38%	-46%	-11%	-25%	-18%	-17%	-16%

## Sales Activity by ZIP

Aug 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	17	\$7,024,400	13	\$5,622,800	\$432,523	\$399,300	\$288	\$277	80
85004	12	\$4,162,300	4	\$1,689,500	\$422,375	\$419,000	\$226	\$210	53
85006	36	\$11,541,150	25	\$7,951,900	\$318,076	\$315,000	\$227	\$212	34
85007	19	\$6,224,500	18	\$7,668,050	\$426,003	\$315,450	\$221	\$236	40
85008	56	\$18,817,234	39	\$9,972,750	\$255,712	\$257,000	\$183	\$185	46
85009	37	\$7,261,495	29	\$5,733,150	\$197,695	\$190,000	\$152	\$147	9
85012	24	\$9,003,338	15	\$6,175,300	\$411,687	\$262,000	\$209	\$192	55
85013	55	\$21,250,082	31	\$10,465,000	\$337,581	\$326,000	\$204	\$206	48
85014	75	\$26,950,739	57	\$17,169,499	\$301,219	\$305,000	\$205	\$206	47
85015	49	\$11,874,689	46	\$10,945,050	\$237,936	\$240,200	\$162	\$161	33
85016	116	\$61,123,902	82	\$32,421,156	\$395,380	\$332,000	\$234	\$227	56
85017	40	\$7,252,412	30	\$5,261,800	\$175,393	\$182,500	\$125	\$125	8
85018	131	\$91,067,466	76	\$57,597,819	\$757,866	\$532,500	\$272	\$255	56
85019	21	\$4,254,582	22	\$4,292,380	\$195,108	\$208,500	\$136	\$143	17
85020	90	\$29,839,225	73	\$22,763,300	\$311,826	\$237,500	\$189	\$186	41
85021	60	\$22,146,979	39	\$14,427,453	\$369,935	\$318,800	\$184	\$176	52
85022	100	\$33,148,781	91	\$28,722,084	\$315,627	\$269,900	\$172	\$173	29
85023	62	\$19,471,957	46	\$12,237,200	\$266,026	\$255,750	\$158	\$157	24
85024	48	\$15,799,840	43	\$13,979,181	\$325,097	\$323,031	\$178	\$180	31
85027	75	\$17,537,568	41	\$9,768,018	\$238,244	\$242,000	\$173	\$177	20
85028	52	\$25,643,899	45	\$21,430,880	\$476,242	\$400,000	\$212	\$203	60
85029	68	\$15,502,393	68	\$15,876,562	\$233,479	\$231,650	\$146	\$147	28
85031	40	\$7,853,794	22	\$4,157,200	\$188,964	\$198,500	\$129	\$125	20
85032	129	\$39,747,186	126	\$34,283,087	\$272,088	\$266,250	\$177	\$175	31
85033	66	\$12,800,325	62	\$11,464,650	\$184,914	\$189,700	\$133	\$133	20
85034	3	\$559,900	6	\$1,395,995	\$232,666	\$213,000	\$184	\$186	16
85035	50	\$10,109,640	40	\$7,598,500	\$189,963	\$198,500	\$137	\$136	18
85037	79	\$17,711,129	57	\$12,305,200	\$215,881	\$217,000	\$148	\$150	23
85040	69	\$14,833,699	45	\$9,917,113	\$220,380	\$217,000	\$146	\$144	27
85041	103	\$26,623,581	83	\$19,622,459	\$236,415	\$225,000	\$139	\$139	16
85042	102	\$30,116,643	70	\$19,028,586	\$271,837	\$263,950	\$158	\$158	27
85043	68	\$15,423,940	55	\$12,251,400	\$222,753	\$220,000	\$132	\$130	24
85044	68	\$24,169,523	57	\$20,981,731	\$368,101	\$325,000	\$183	\$179	21
85045	27	\$12,837,492	22	\$8,992,430	\$408,747	\$369,000	\$168	\$166	41
85048	68	\$27,055,680	61	\$23,893,850	\$391,702	\$354,000	\$185	\$186	26
85050	74	\$34,155,637	51	\$22,414,466	\$439,499	\$377,500	\$200	\$200	25
85051	82	\$16,988,799	59	\$11,438,246	\$193,869	\$210,000	\$127	\$127	26
85053	49	\$12,407,547	45	\$10,608,409	\$235,742	\$243,000	\$152	\$153	21

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## Sales Activity by ZIP

Aug 2019

← Continued from previous page

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85054	29	\$14,107,051	25	\$9,248,780	\$369,951	\$349,000	\$227	\$224	37
85083	61	\$24,469,924	38	\$14,957,790	\$393,626	\$387,500	\$153	\$152	47
85085	72	\$31,985,010	72	\$28,156,253	\$391,059	\$365,250	\$167	\$166	43
85086	114	\$46,396,824	110	\$43,977,167	\$399,792	\$342,500	\$166	\$161	39
85087	25	\$25,027,369	27	\$11,430,049	\$423,335	\$424,990	\$168	\$151	55
85120	6	\$1,843,899	3	\$583,000	\$194,333	\$205,000	\$178	\$170	6
85140	6	\$1,524,369	3	\$821,980	\$273,993	\$263,990	\$143	\$149	53
85142	155	\$76,419,264	145	\$61,643,671	\$425,129	\$390,143	\$162	\$157	32
85201	53	\$12,960,336	57	\$12,895,500	\$226,237	\$230,000	\$159	\$159	19
85202	65	\$15,985,094	56	\$14,158,900	\$252,838	\$261,300	\$162	\$160	24
85203	29	\$8,649,980	47	\$13,611,894	\$289,615	\$273,000	\$163	\$160	16
85204	70	\$17,747,688	64	\$18,223,350	\$284,740	\$244,250	\$194	\$169	15
85205	111	\$38,085,281	102	\$30,648,149	\$300,472	\$261,000	\$164	\$163	25
85206	83	\$21,971,884	66	\$15,979,331	\$242,111	\$239,950	\$158	\$157	23
85207	130	\$62,268,374	105	\$41,002,991	\$390,505	\$320,000	\$177	\$171	24
85208	48	\$12,122,787	40	\$9,859,300	\$246,483	\$239,500	\$160	\$161	18
85209	84	\$26,382,941	83	\$24,593,435	\$296,306	\$283,000	\$161	\$163	22
85210	34	\$7,876,540	32	\$6,524,599	\$203,894	\$196,500	\$160	\$159	14
85212	117	\$46,139,885	106	\$38,825,590	\$366,279	\$353,495	\$160	\$159	34
85213	59	\$28,209,488	47	\$18,618,311	\$396,134	\$364,000	\$163	\$158	17
85215	38	\$12,225,999	30	\$12,094,450	\$403,148	\$322,750	\$171	\$168	25
85224	65	\$17,962,512	61	\$18,440,025	\$302,295	\$306,500	\$181	\$181	20
85225	112	\$30,342,922	96	\$28,116,669	\$292,882	\$290,000	\$177	\$177	11
85226	70	\$23,567,606	66	\$21,802,488	\$330,341	\$317,250	\$193	\$192	13
85233	82	\$29,310,443	66	\$23,062,765	\$349,436	\$339,000	\$177	\$175	20
85234	101	\$38,019,149	75	\$28,028,152	\$373,709	\$346,000	\$174	\$171	17
85248	98	\$43,597,227	80	\$32,517,646	\$406,471	\$360,532	\$181	\$178	58
85249	98	\$46,169,466	85	\$38,278,093	\$450,331	\$435,000	\$172	\$173	34
85250	73	\$35,709,707	45	\$15,752,800	\$350,062	\$321,000	\$223	\$213	33
85251	129	\$69,691,398	94	\$38,531,794	\$409,913	\$309,500	\$256	\$227	45
85253	79	\$168,941,898	36	\$78,948,900	\$2,193,025	\$2,027,500	\$403	\$392	57
85254	138	\$80,476,791	99	\$49,890,600	\$503,945	\$487,500	\$237	\$229	51
85255	156	\$149,764,474	109	\$80,479,981	\$738,348	\$615,000	\$260	\$245	51
85257	48	\$19,056,406	62	\$23,196,372	\$374,135	\$376,000	\$231	\$231	41
85258	109	\$59,577,749	71	\$36,732,699	\$517,362	\$450,000	\$249	\$228	46
85259	75	\$55,253,006	49	\$35,778,400	\$730,171	\$648,000	\$228	\$226	62
85260	101	\$52,817,589	87	\$44,275,906	\$508,918	\$430,000	\$235	\$230	38

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## Sales Activity by ZIP

Aug 2019

← Continued from previous page

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85262	83	\$86,405,528	45	\$41,654,683	\$925,660	\$769,000	\$252	\$228	96
85263	22	\$13,532,116	9	\$3,995,000	\$443,889	\$355,000	\$178	\$182	30
85266	48	\$41,624,183	41	\$34,170,832	\$833,435	\$769,500	\$248	\$237	60
85268	102	\$58,215,361	65	\$32,051,839	\$493,105	\$415,000	\$204	\$197	52
85281	77	\$21,607,667	86	\$20,768,485	\$241,494	\$239,500	\$200	\$191	29
85282	80	\$23,383,836	70	\$21,324,035	\$304,629	\$307,500	\$185	\$185	21
85283	55	\$18,331,793	59	\$19,094,970	\$323,644	\$306,900	\$188	\$186	24
85284	36	\$20,312,350	26	\$12,553,900	\$482,842	\$425,000	\$185	\$183	9
85286	99	\$39,912,873	69	\$28,062,984	\$406,710	\$372,500	\$171	\$168	26
85295	101	\$39,072,722	103	\$35,879,331	\$348,343	\$320,000	\$169	\$168	19
85296	96	\$39,009,087	76	\$26,212,900	\$344,907	\$320,000	\$171	\$171	20
85297	81	\$35,046,777	79	\$32,755,025	\$414,621	\$364,000	\$162	\$157	21
85298	99	\$49,556,639	78	\$37,061,402	\$475,146	\$436,950	\$181	\$179	33
85301	64	\$12,603,547	54	\$10,116,075	\$187,335	\$196,000	\$123	\$122	26
85302	73	\$16,843,493	48	\$10,659,997	\$222,083	\$232,450	\$135	\$136	25
85303	42	\$11,101,743	35	\$8,204,340	\$234,410	\$231,500	\$153	\$148	24
85304	55	\$15,728,449	48	\$12,338,750	\$257,057	\$249,500	\$145	\$144	27
85305	20	\$6,410,695	18	\$5,863,541	\$325,752	\$312,500	\$144	\$141	28
85306	37	\$10,311,649	46	\$11,340,994	\$246,543	\$245,250	\$152	\$149	9
85307	18	\$5,478,490	11	\$3,474,847	\$315,895	\$255,000	\$154	\$144	13
85308	158	\$51,060,805	142	\$46,834,910	\$329,823	\$305,000	\$163	\$163	26
85310	32	\$13,321,921	38	\$15,168,625	\$399,174	\$325,000	\$171	\$174	36
85323	59	\$14,535,649	60	\$14,683,350	\$244,723	\$242,500	\$130	\$132	17
85326	207	\$49,573,128	162	\$39,248,726	\$242,276	\$232,020	\$128	\$128	33
85331	101	\$65,374,162	66	\$35,327,979	\$535,272	\$465,895	\$212	\$210	38
85335	68	\$15,601,499	69	\$14,910,849	\$216,099	\$219,000	\$140	\$139	22
85337	2	\$299,000	1	\$125,000	\$125,000	\$125,000	\$102	\$102	12
85338	141	\$44,713,924	141	\$41,871,590	\$296,962	\$265,000	\$145	\$140	41
85339	88	\$27,501,221	65	\$19,058,418	\$293,206	\$259,900	\$130	\$127	24
85340	94	\$37,393,916	77	\$27,627,964	\$358,805	\$326,000	\$140	\$136	32
85342	3	\$929,900	1	\$475,000	\$475,000	\$475,000	\$267	\$267	6
85345	84	\$19,493,303	99	\$23,760,775	\$240,008	\$238,000	\$150	\$152	17
85351	128	\$25,609,012	118	\$21,884,425	\$185,461	\$180,000	\$130	\$127	31
85353	80	\$19,697,704	75	\$17,832,556	\$237,767	\$238,000	\$132	\$135	19
85354	2	\$539,500	5	\$1,118,900	\$223,780	\$240,000	\$127	\$123	128
85355	40	\$14,735,785	42	\$14,755,944	\$351,332	\$313,750	\$135	\$138	53
85361	16	\$5,718,900	7	\$2,138,900	\$305,557	\$349,900	\$123	\$139	68

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## Sales Activity by ZIP

Aug 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
85363	12	\$2,422,495	17	\$3,378,795	\$198,753	\$187,000	\$136	\$134	32
85373	66	\$16,545,592	58	\$14,230,965	\$245,361	\$229,500	\$135	\$131	27
85374	102	\$28,145,917	100	\$26,440,100	\$264,401	\$253,750	\$152	\$150	22
85375	103	\$27,880,126	95	\$25,593,701	\$269,407	\$245,000	\$151	\$150	26
85377	15	\$14,221,299	6	\$2,934,000	\$489,000	\$540,000	\$210	\$207	106
85378	47	\$10,664,557	20	\$3,308,400	\$165,420	\$200,500	\$147	\$142	43
85379	190	\$54,429,452	118	\$34,154,330	\$289,443	\$285,000	\$134	\$135	27
85381	59	\$18,284,277	48	\$14,316,700	\$298,265	\$280,000	\$157	\$160	28
85382	82	\$24,189,699	91	\$26,935,814	\$295,998	\$289,000	\$157	\$155	20
85383	185	\$83,841,563	179	\$76,782,268	\$428,951	\$370,500	\$163	\$159	42
85387	60	\$23,159,545	55	\$18,515,036	\$336,637	\$321,990	\$154	\$150	69
85388	82	\$23,130,749	77	\$21,793,599	\$283,034	\$267,000	\$129	\$128	21
85390	18	\$5,796,500	5	\$1,321,500	\$264,300	\$240,000	\$170	\$155	55
85392	89	\$24,345,960	65	\$20,339,630	\$312,917	\$262,000	\$151	\$133	25
85395	87	\$31,539,372	87	\$31,821,011	\$365,759	\$364,000	\$160	\$150	49
85396	132	\$44,269,988	105	\$34,266,818	\$326,351	\$289,900	\$146	\$143	43