

2019

MARICOPA COUNTY MARKET REPORT

July 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.

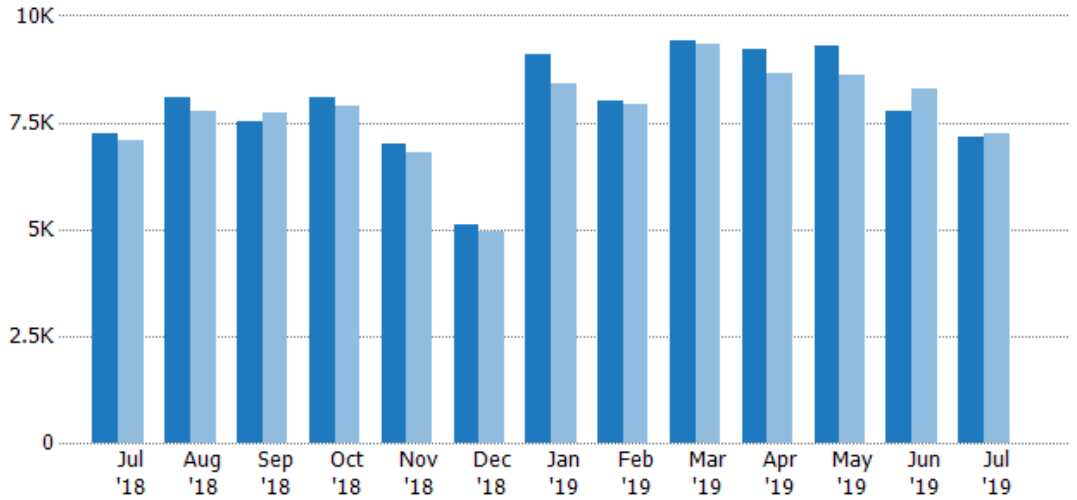
Key Metrics	Jul 2019	Jul 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	7,173	7,237	-0.9%	59,947	58,443	+2.6%
New Listing Volume	\$2,686,584,069	\$2,530,441,543	+6.2%	\$24,214,165,086	\$21,743,934,879	+11.4%
Active Listing Count	10,410	14,471	-28.1%	N/A	N/A	
Active Listing Volume	\$6,793,946,106	\$7,648,159,072	-11.2%	N/A	N/A	
Average Listing Price	\$652,637	\$528,516	+23.5%	\$594,977	\$553,378	+7.5%
Median Listing Price	\$405,450	\$340,909	+18.9%	\$366,979	\$348,042	+5.4%
Average Listing Price per Sq Ft	\$216	\$189	+14.2%	\$205	\$192	+6.9%
Median Listing Price per Sq Ft	\$184	\$166	+10.8%	\$177	\$166	+6.2%
Median Days in RPR	49	48	+2.1%	47.34	46.12	+2.7%
Months of Inventory	1.3	1.9	-33.5%	2.3	2.2	+5.2%
Absorption Rate	79.96%	53.15%	+26.8%	43.32%	45.56%	-2.2%
Sales Activity Charts Metrics						
New Pending Sales Count	9,987	7,209	+38.5%	68,066	57,526	+18.3%
New Pending Sales Volume	\$3,610,742,958	\$2,481,162,946	+45.5%	\$25,102,732,427	\$19,976,994,433	+25.7%
Pending Sales Count	9,482	5,952	+59.3%	N/A	N/A	
Pending Sales Volume	\$3,686,585,101	\$2,229,520,571	+65.4%	N/A	N/A	
Closed Sales Count	8,020	6,285	+27.6%	51,457	48,439	+6.2%
Closed Sales Volume	\$2,859,901,909	\$2,083,378,464	+37.3%	\$18,266,849,327	\$16,323,461,685	+11.9%
Average Sales Price	\$356,596	\$331,484	+7.6%	\$354,993	\$336,990	+5.3%
Median Sales Price	\$290,000	\$275,000	+5.5%	\$284,021	\$269,120	+5.5%
Average Sales Price per Sq Ft	\$174	\$166	+5%	\$175	\$165	+5.5%
Median Sales Price per Sq Ft	\$164	\$157	+4.5%	\$163	\$155	+5.4%
Distressed Charts Metrics						
Distressed Listing Count	109	218	-50%	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



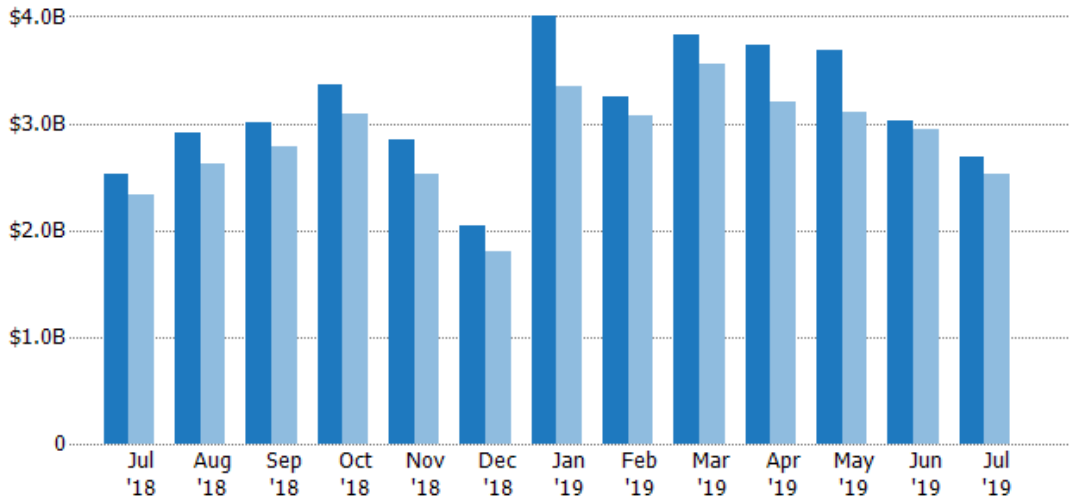
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	7.24K	8.1K	7.52K	8.08K	7.01K	5.11K	9.11K	7.99K	9.42K	9.22K	9.28K	7.76K	7.17K
Prior Year	7.08K	7.78K	7.73K	7.89K	6.8K	4.93K	8.42K	7.92K	9.32K	8.64K	8.63K	8.29K	7.24K
Percent Change from Prior Year	2%	4%	-3%	2%	3%	4%	8%	1%	1%	7%	8%	-6%	-1%

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



	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	\$2.53B	\$2.91B	\$3B	\$3.37B	\$2.85B	\$2.04B	\$4B	\$3.26B	\$3.83B	\$3.73B	\$3.69B	\$3.02B	\$2.69B
Prior Year	\$2.33B	\$2.62B	\$2.78B	\$3.08B	\$2.53B	\$1.8B	\$3.34B	\$3.07B	\$3.56B	\$3.19B	\$3.1B	\$2.94B	\$2.53B
Percent Change from Prior Year	8%	11%	8%	9%	13%	13%	20%	6%	8%	17%	19%	3%	6%

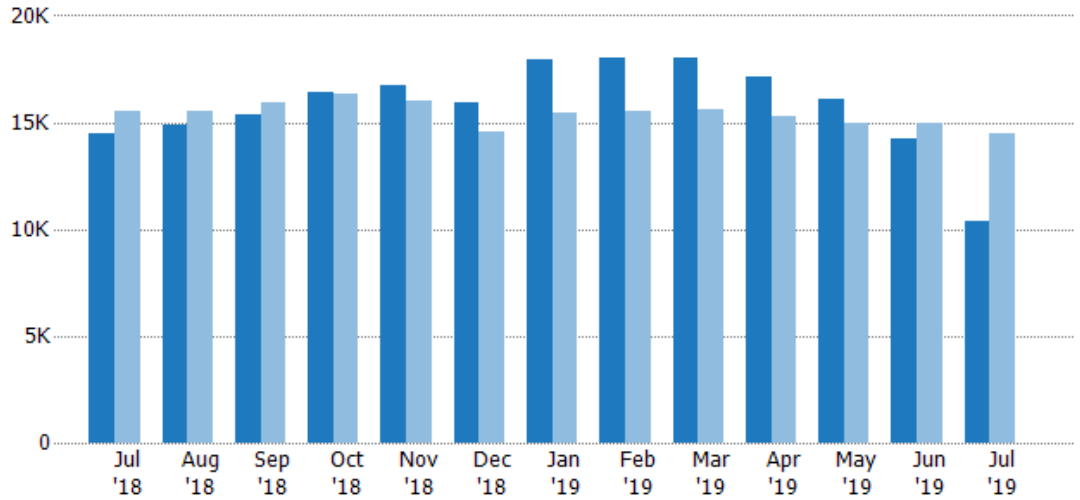
Active Listings

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.
Jul '19	10.4K	-28.1%
Jul '18	14.5K	-7%
Jul '17	15.6K	12.7%



Current Year	14.5K	14.9K	15.4K	16.4K	16.7K	15.9K	17.9K	18K	18K	17.1K	16.1K	14.2K	10.4K
Prior Year	15.6K	15.5K	15.9K	16.3K	16K	14.6K	15.4K	15.5K	15.6K	15.3K	14.9K	14.9K	14.5K
Percent Change from Prior Year	-7%	-4%	-3%	1%	4%	9%	16%	16%	15%	12%	8%	-5%	-28%

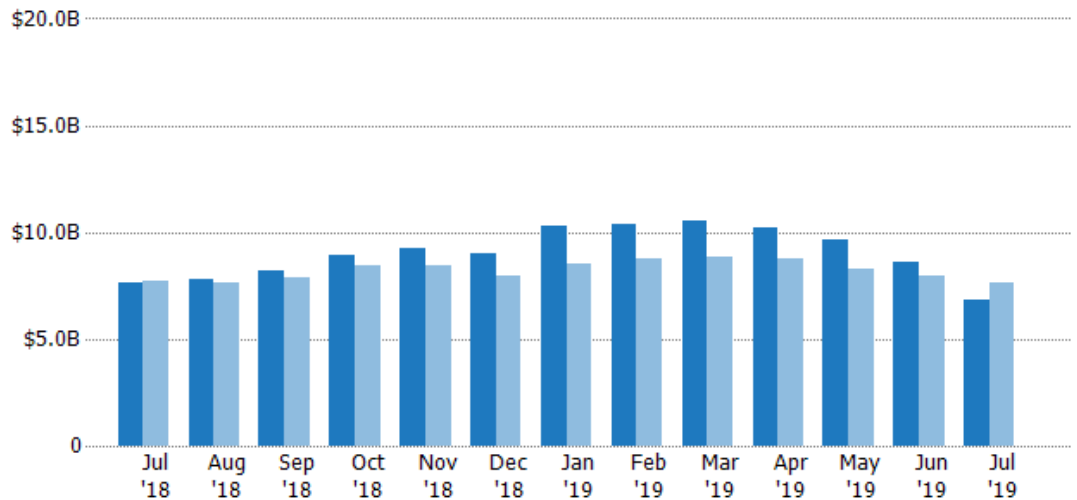
Active Listing Volume

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.
Jul '19	\$6.79B	-11.2%
Jul '18	\$7.65B	-0.9%
Jul '17	\$7.72B	3.4%



Current Year	\$7.65B	\$7.78B	\$8.19B	\$8.9B	\$9.23B	\$8.97B	\$10.3B	\$10.4B	\$10.6B	\$10.2B	\$9.68B	\$8.61B	\$6.79B
Prior Year	\$7.72B	\$7.66B	\$7.91B	\$8.42B	\$8.42B	\$7.94B	\$8.53B	\$8.77B	\$8.88B	\$8.72B	\$8.28B	\$7.98B	\$7.65B
Percent Change from Prior Year	-1%	2%	4%	6%	10%	13%	20%	19%	19%	17%	17%	8%	-11%

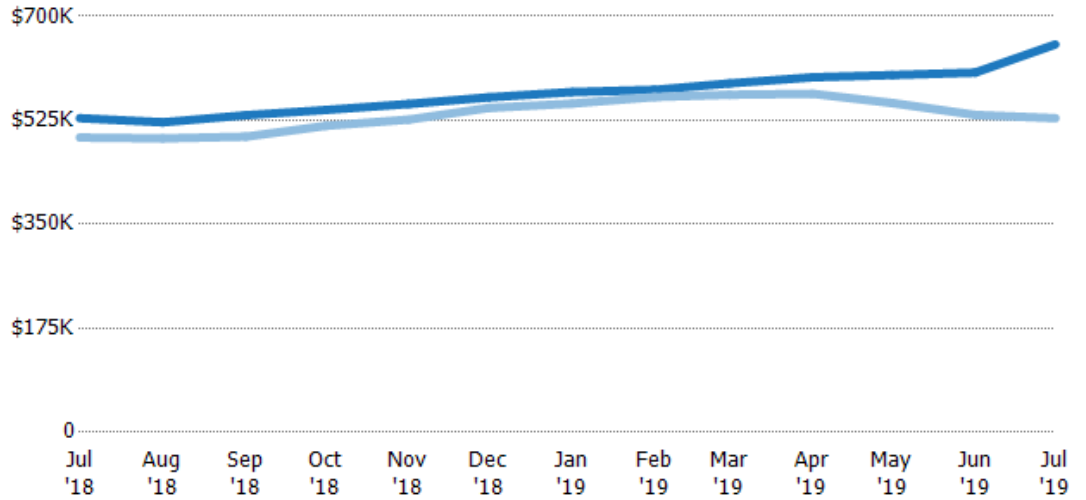
Average Listing Price

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.
Jul '19	\$653K	23.5%
Jul '18	\$529K	6.6%
Jul '17	\$496K	-8.2%



Current Year	\$529K	\$522K	\$534K	\$542K	\$552K	\$564K	\$572K	\$576K	\$587K	\$597K	\$601K	\$605K	\$653K
Prior Year	\$496K	\$494K	\$497K	\$516K	\$526K	\$546K	\$553K	\$564K	\$568K	\$570K	\$554K	\$534K	\$529K
Percent Change from Prior Year	7%	5%	7%	5%	5%	3%	4%	2%	3%	5%	8%	13%	23%

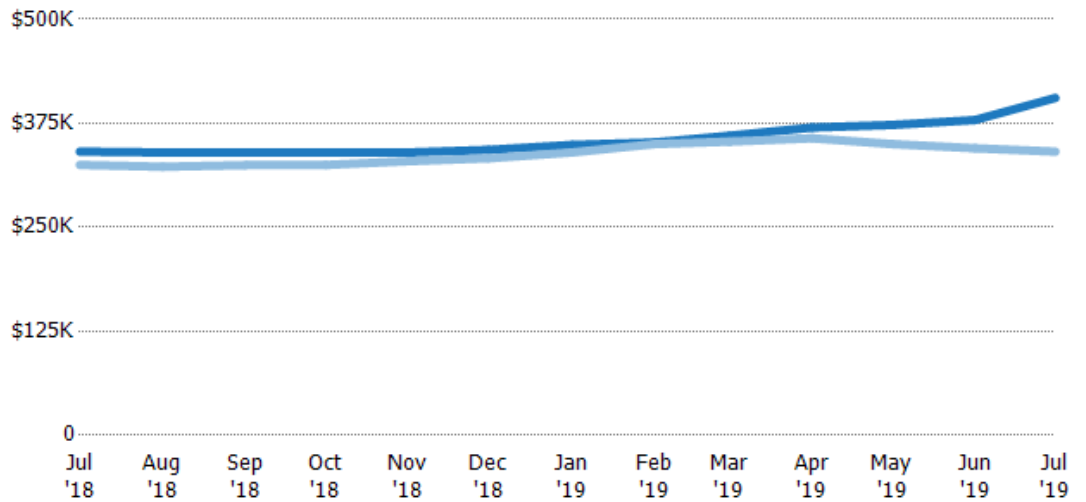
Median Listing Price

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.
Jul '19	\$405K	18.9%
Jul '18	\$341K	4.9%
Jul '17	\$325K	-4.6%



Current Year	\$341K	\$340K	\$340K	\$340K	\$340K	\$343K	\$349K	\$352K	\$360K	\$370K	\$373K	\$379K	\$405K
Prior Year	\$325K	\$323K	\$325K	\$325K	\$330K	\$333K	\$340K	\$350K	\$353K	\$357K	\$350K	\$345K	\$341K
Percent Change from Prior Year	5%	5%	5%	5%	3%	3%	3%	1%	2%	4%	7%	10%	19%

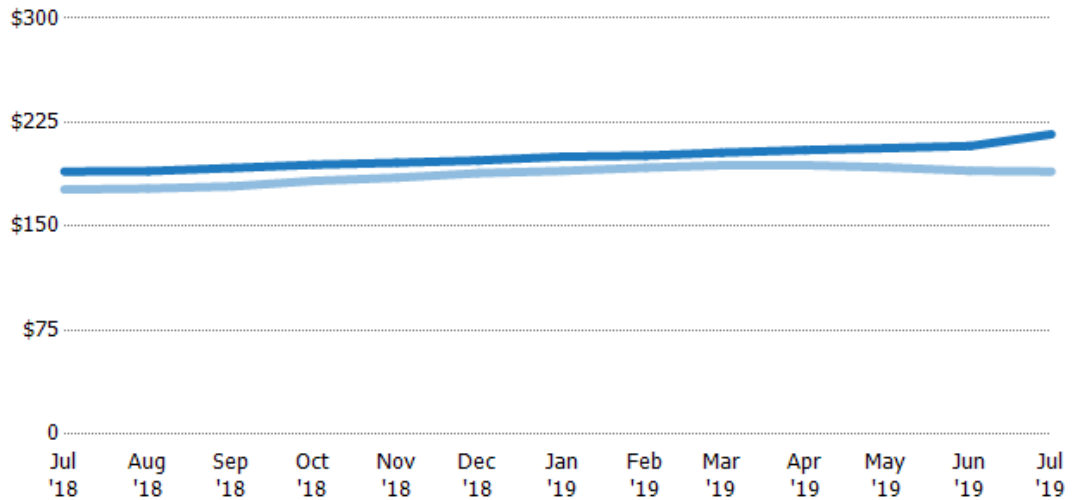
Average Listing Price per Sq Ft

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.
Jul '19	\$216	14.2%
Jul '18	\$189	7.3%
Jul '17	\$177	-5.9%



Current Year	\$189	\$190	\$192	\$194	\$196	\$197	\$200	\$201	\$203	\$205	\$206	\$208	\$216
Prior Year	\$177	\$177	\$179	\$183	\$185	\$188	\$190	\$192	\$194	\$194	\$192	\$190	\$189
Percent Change from Prior Year	7%	7%	7%	6%	6%	5%	5%	5%	5%	6%	7%	9%	14%

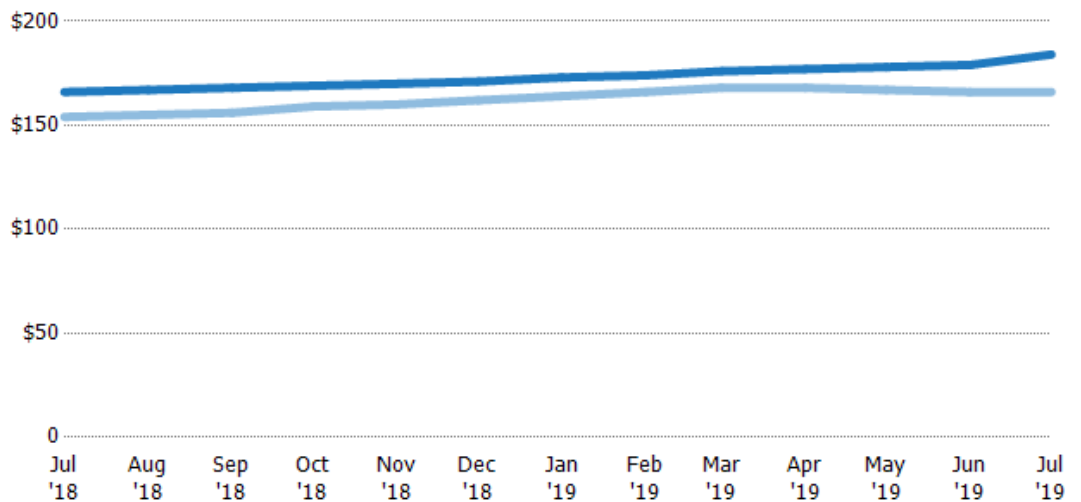
Median Listing Price per Sq Ft

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.
Jul '19	\$184	10.8%
Jul '18	\$166	7.8%
Jul '17	\$154	-5.2%



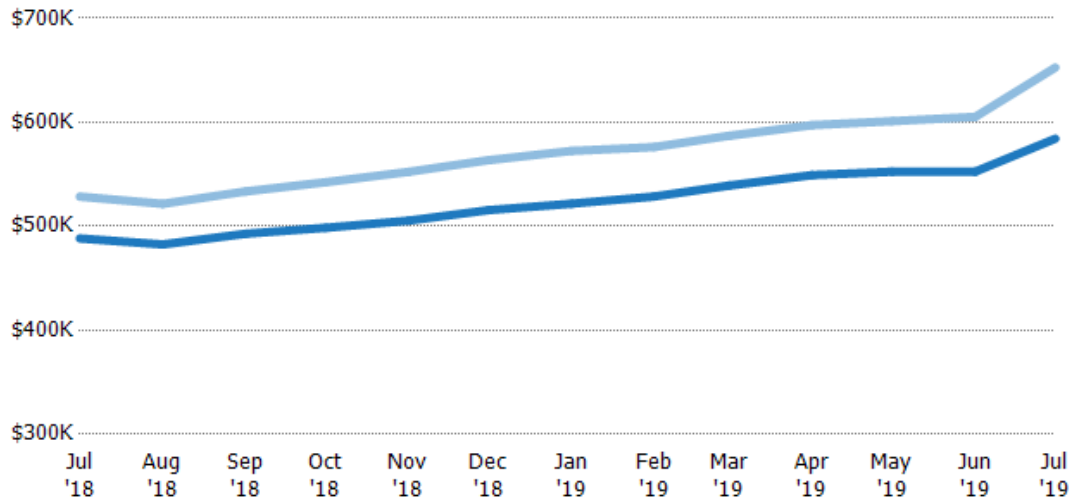
Current Year	\$166	\$167	\$168	\$169	\$170	\$171	\$173	\$174	\$176	\$177	\$178	\$179	\$184
Prior Year	\$154	\$155	\$156	\$159	\$160	\$162	\$164	\$166	\$168	\$168	\$167	\$166	\$166
Percent Change from Prior Year	8%	8%	8%	6%	6%	6%	5%	5%	5%	5%	7%	8%	11%

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



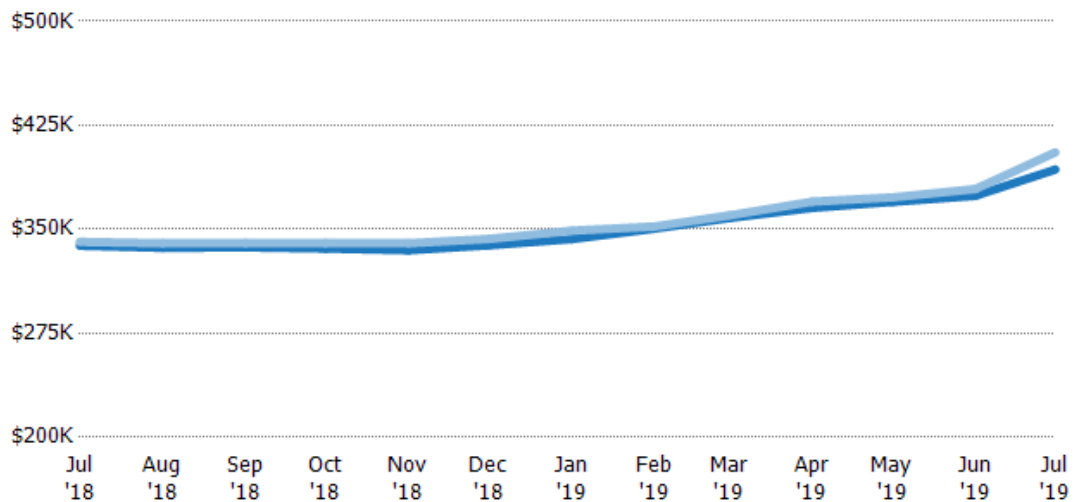
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Avg Est Value	\$488K	\$483K	\$493K	\$499K	\$505K	\$516K	\$522K	\$529K	\$539K	\$549K	\$552K	\$552K	\$584K
Avg Listing Price	\$529K	\$522K	\$534K	\$542K	\$552K	\$564K	\$572K	\$576K	\$587K	\$597K	\$601K	\$605K	\$653K
Avg Listing Price as a % of Avg Est Value	108%	108%	108%	109%	109%	109%	110%	109%	109%	109%	109%	110%	112%

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



	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Median Est Value	\$338K	\$337K	\$337K	\$336K	\$335K	\$338K	\$343K	\$350K	\$358K	\$365K	\$370K	\$374K	\$393K
Median Listing Price	\$341K	\$340K	\$340K	\$340K	\$340K	\$343K	\$349K	\$352K	\$360K	\$370K	\$373K	\$379K	\$405K
Med Listing Price as a % of Med Est Value	101%	101%	101%	101%	102%	101%	102%	100%	101%	101%	101%	101%	103%

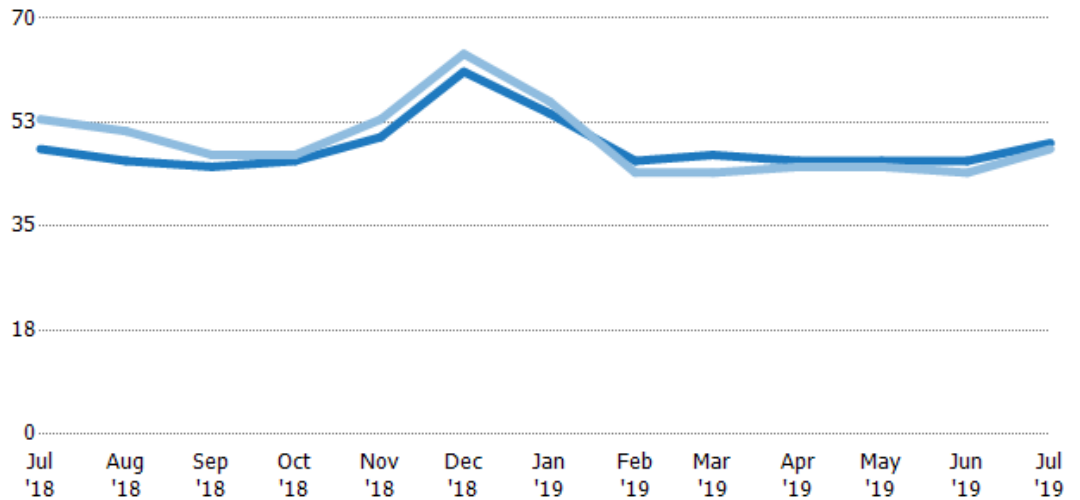
Median Days in RPR

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.
Jul '19	49	2.1%
Jul '18	48	-9.4%
Jul '17	53	3.8%



Current Year	48	46	45	46	50	61	54	46	47	46	46	46	49
Prior Year	53	51	47	47	53	64	56	44	44	45	45	44	48
Percent Change from Prior Year	-9%	-10%	-4%	-2%	-6%	-5%	-4%	5%	7%	2%	2%	5%	2%

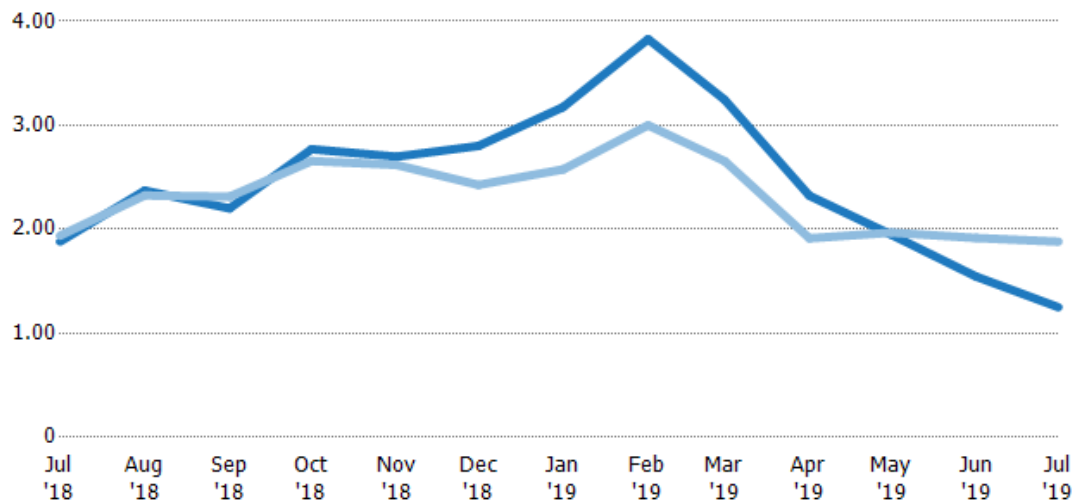
Months of Inventory

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

Filters Used

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

Month/ Year	Months	% Chg.
Jul '19	1.25	-33.5%
Jul '18	1.88	-2.9%
Jul '17	1.94	22.9%



Current Year	1.88	2.37	2.2	2.77	2.7	2.8	3.18	3.83	3.25	2.32	1.95	1.54	1.25
Prior Year	1.94	2.33	2.31	2.66	2.62	2.43	2.58	3	2.66	1.91	1.97	1.92	1.88
Percent Change from Prior Year	-3%	2%	-5%	4%	3%	15%	23%	28%	22%	21%	-1%	-19%	-34%

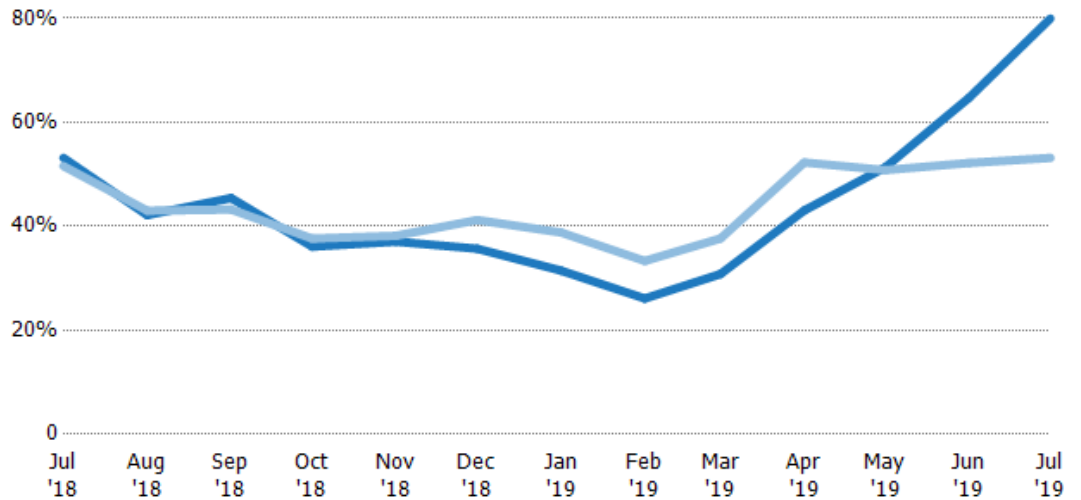
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/ Year	Rate	Chg.
Jul '19	80%	-26.8%
Jul '18	53%	-1.6%
Jul '17	52%	-18.6%



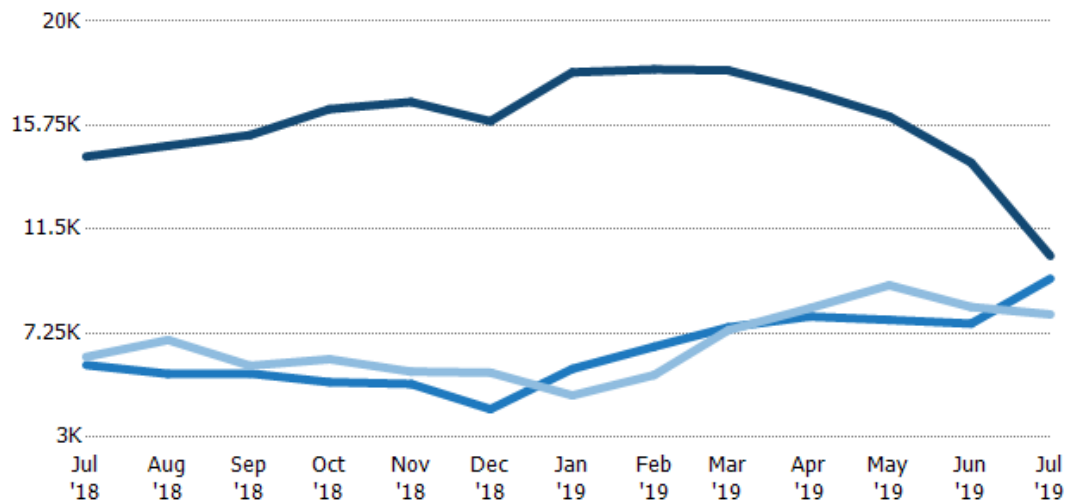
Current Year	53%	42%	45%	36%	37%	36%	31%	26%	31%	43%	51%	65%	80%
Prior Year	52%	43%	43%	38%	38%	41%	39%	33%	38%	52%	51%	52%	53%
Change from Prior Year	-2%	1%	-2%	2%	1%	6%	7%	7%	7%	9%	-1%	-13%	-27%

Active/Pending/Sold Units

The number of residential properties that were Active, Pending and Sold each month.

Filters Used

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



Active	14.5K	14.9K	15.4K	16.4K	16.7K	15.9K	17.9K	18K	18K	17.1K	16.1K	14.2K	10.4K
Pending	5.95K	5.59K	5.61K	5.25K	5.18K	4.15K	5.79K	6.7K	7.49K	7.93K	7.8K	7.64K	9.48K
Sold	6.29K	6.98K	5.92K	6.19K	5.68K	5.64K	4.71K	5.54K	7.37K	8.28K	9.21K	8.32K	8.02K

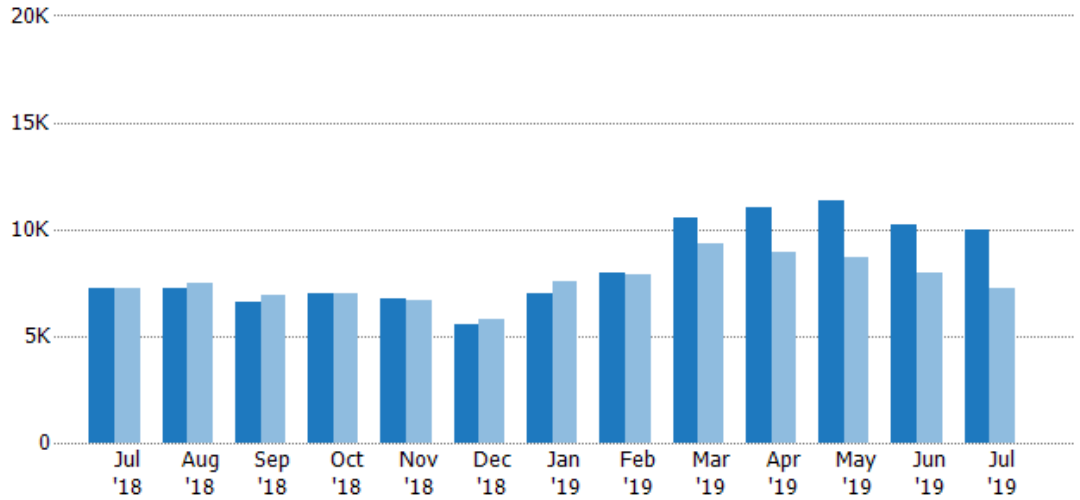
New Pending Sales

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.
Jul '19	9.99K	38.5%
Jul '18	7.21K	0.1%
Jul '17	7.2K	-0.1%



Current Year	7.21K	7.23K	6.61K	6.97K	6.76K	5.52K	7K	7.98K	10.6K	11K	11.3K	10.2K	9.99K
Prior Year	7.2K	7.5K	6.91K	7.02K	6.65K	5.76K	7.53K	7.9K	9.34K	8.95K	8.69K	7.92K	7.21K
Percent Change from Prior Year	0%	-4%	-4%	-1%	2%	-4%	-7%	1%	13%	23%	30%	29%	39%

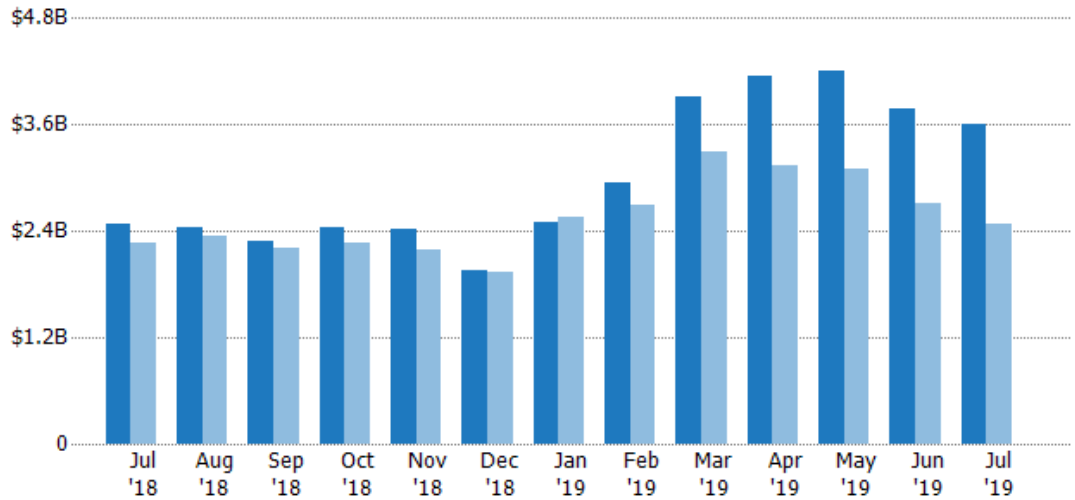
New Pending Sales Volume

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.
Jul '19	\$3.61B	45.5%
Jul '18	\$2.48B	9.3%
Jul '17	\$2.27B	-7.9%



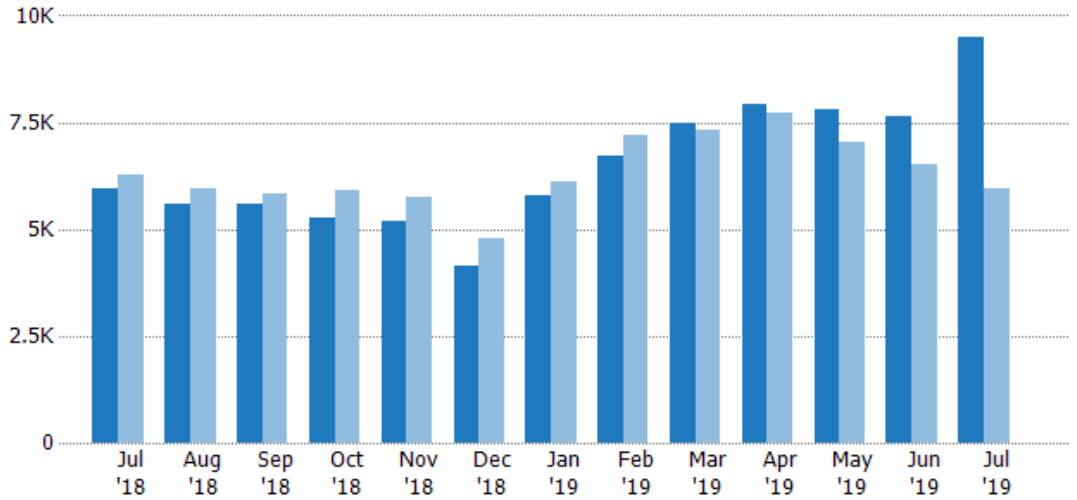
Current Year	\$2.48B	\$2.44B	\$2.29B	\$2.44B	\$2.42B	\$1.95B	\$2.5B	\$2.95B	\$3.92B	\$4.14B	\$4.21B	\$3.77B	\$3.61B
Prior Year	\$2.27B	\$2.35B	\$2.21B	\$2.27B	\$2.19B	\$1.94B	\$2.55B	\$2.7B	\$3.3B	\$3.14B	\$3.09B	\$2.72B	\$2.48B
Percent Change from Prior Year	9%	4%	4%	7%	10%	1%	-2%	9%	19%	32%	36%	39%	46%

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.
Jul '19	9.48K	59.3%
Jul '18	5.95K	-5.2%
Jul '17	6.28K	0.5%

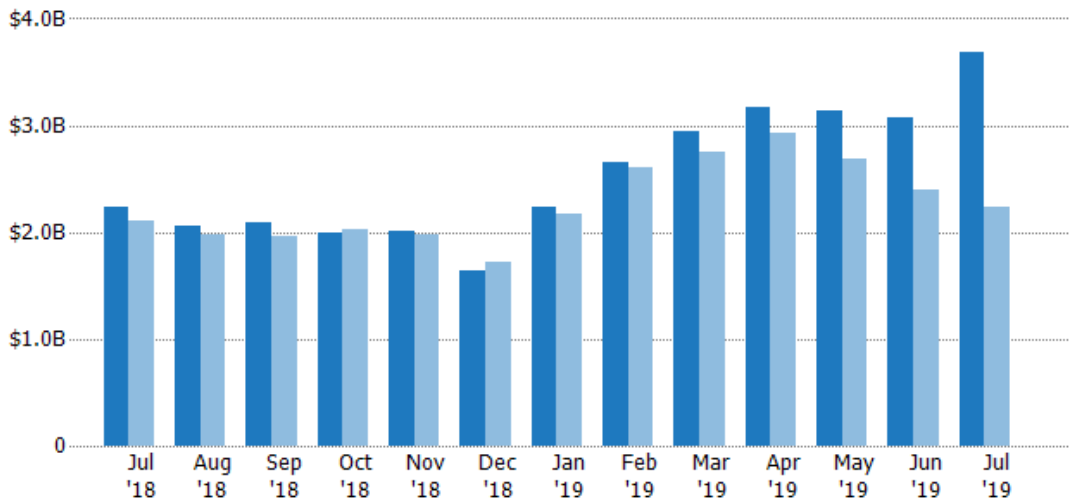
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	5.95K	5.59K	5.61K	5.25K	5.18K	4.15K	5.79K	6.7K	7.49K	7.93K	7.8K	7.64K	9.48K
Prior Year	6.28K	5.94K	5.81K	5.9K	5.75K	4.78K	6.11K	7.2K	7.32K	7.72K	7.04K	6.5K	5.95K
Percent Change from Prior Year	-5%	-6%	-4%	-11%	-10%	-13%	-5%	-7%	2%	3%	11%	18%	59%

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.
Jul '19	\$3.69B	65.4%
Jul '18	\$2.23B	5.7%
Jul '17	\$2.11B	-8.7%

	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	\$2.23B	\$2.06B	\$2.1B	\$1.99B	\$2.02B	\$1.64B	\$2.23B	\$2.66B	\$2.94B	\$3.17B	\$3.13B	\$3.08B	\$3.69B
Prior Year	\$2.11B	\$1.98B	\$1.97B	\$2.03B	\$1.98B	\$1.72B	\$2.17B	\$2.61B	\$2.75B	\$2.92B	\$2.68B	\$2.4B	\$2.23B
Percent Change from Prior Year	6%	4%	7%	-2%	2%	-5%	3%	2%	7%	8%	17%	28%	65%

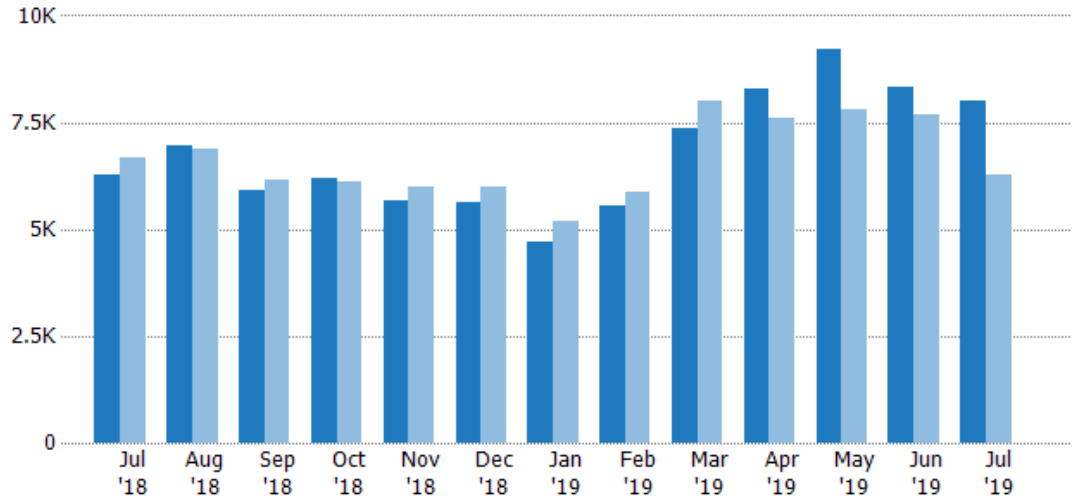
Closed Sales

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.
Jul '19	8.02K	27.6%
Jul '18	6.29K	-5.6%
Jul '17	6.66K	-4.2%



Current Year	6.29K	6.98K	5.92K	6.19K	5.68K	5.64K	4.71K	5.54K	7.37K	8.28K	9.21K	8.32K	8.02K
Prior Year	6.66K	6.87K	6.15K	6.11K	6K	5.99K	5.18K	5.89K	8.01K	7.59K	7.8K	7.69K	6.29K
Percent Change from Prior Year	-6%	1%	-4%	1%	-5%	-6%	-9%	-6%	-8%	9%	18%	8%	28%

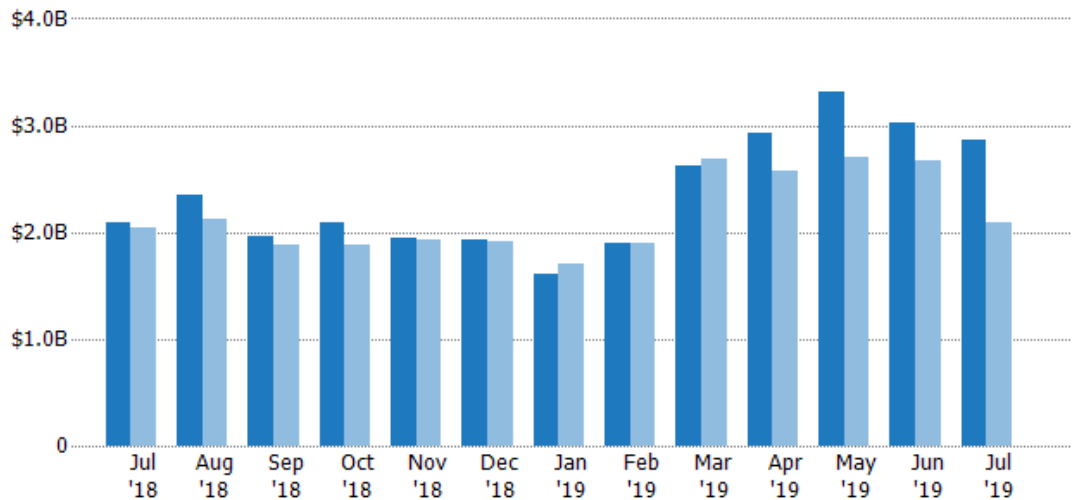
Closed Sales Volume

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.
Jul '19	\$2.86B	37.3%
Jul '18	\$2.08B	1.8%
Jul '17	\$2.05B	-13%



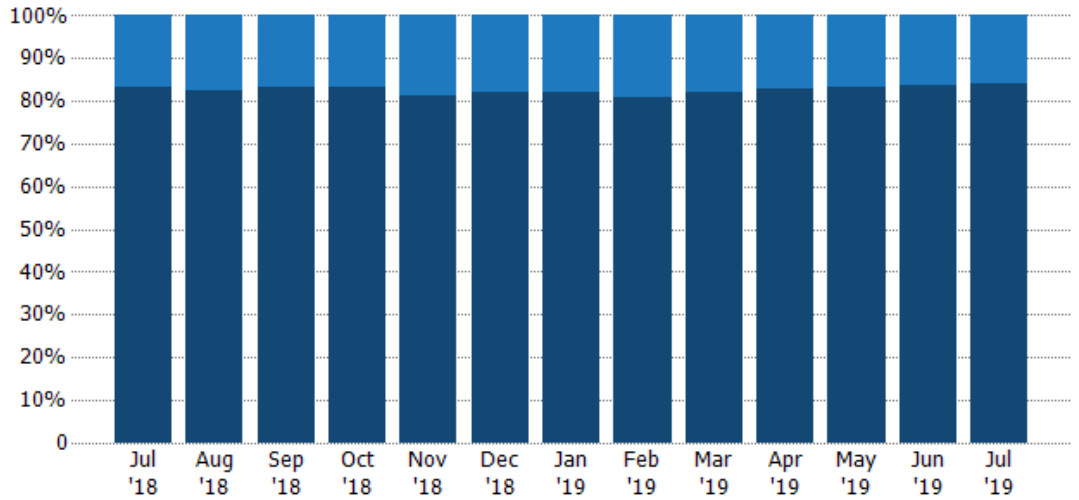
Current Year	\$2.08B	\$2.34B	\$1.96B	\$2.09B	\$1.94B	\$1.93B	\$1.61B	\$1.9B	\$2.62B	\$2.94B	\$3.31B	\$3.02B	\$2.86B
Prior Year	\$2.05B	\$2.13B	\$1.89B	\$1.89B	\$1.93B	\$1.91B	\$1.71B	\$1.9B	\$2.68B	\$2.57B	\$2.71B	\$2.67B	\$2.08B
Percent Change from Prior Year	2%	10%	4%	11%	1%	1%	-6%	0%	-2%	14%	22%	13%	37%

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



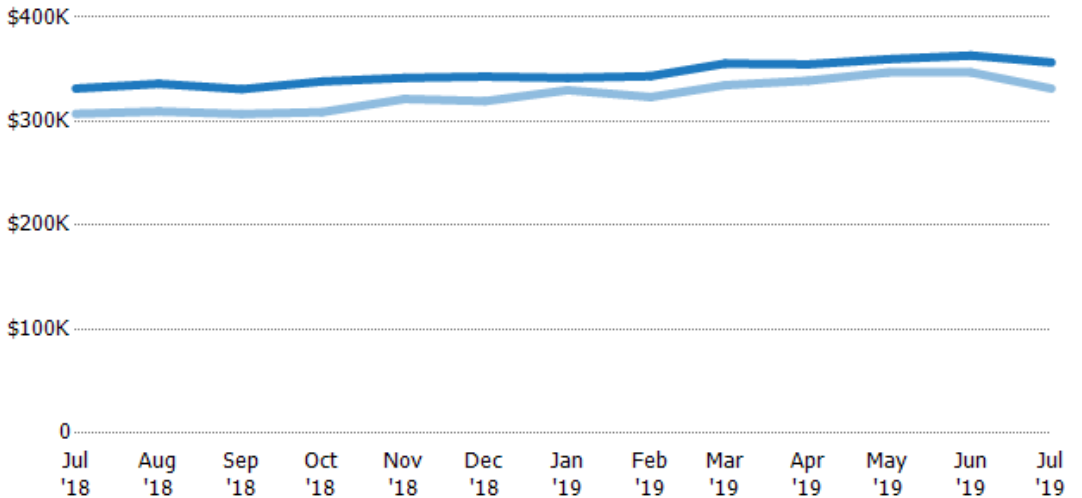
Condo/Townhouse	17%	17%	17%	17%	19%	18%	18%	19%	18%	17%	17%	17%	16%
Single Family Residence	83%	83%	83%	83%	81%	82%	82%	81%	82%	83%	83%	83%	84%

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



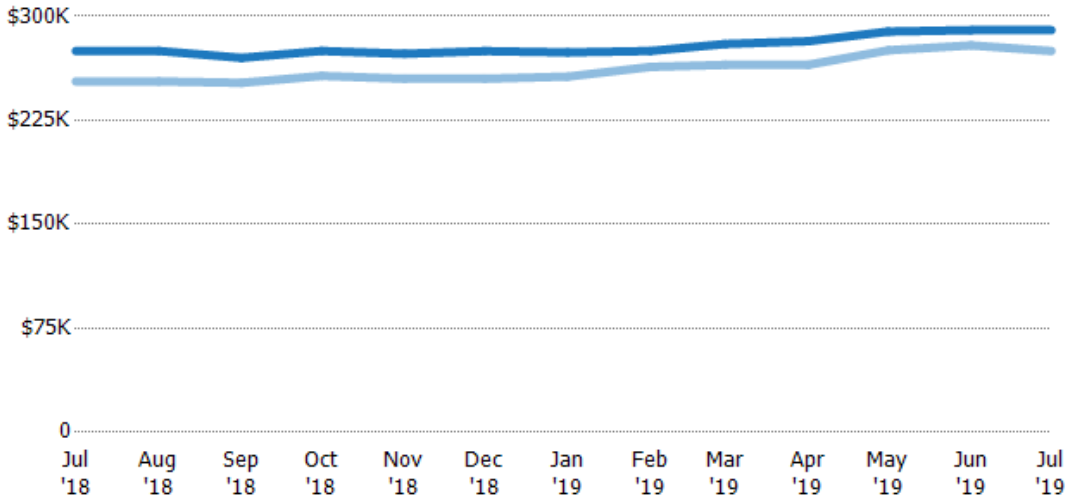
Current Year	\$331K	\$336K	\$331K	\$338K	\$342K	\$343K	\$342K	\$343K	\$356K	\$355K	\$360K	\$363K	\$357K
Prior Year	\$307K	\$309K	\$307K	\$309K	\$321K	\$319K	\$330K	\$323K	\$335K	\$339K	\$347K	\$347K	\$331K
Percent Change from Prior Year	8%	9%	8%	10%	6%	7%	4%	6%	6%	5%	4%	5%	8%

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



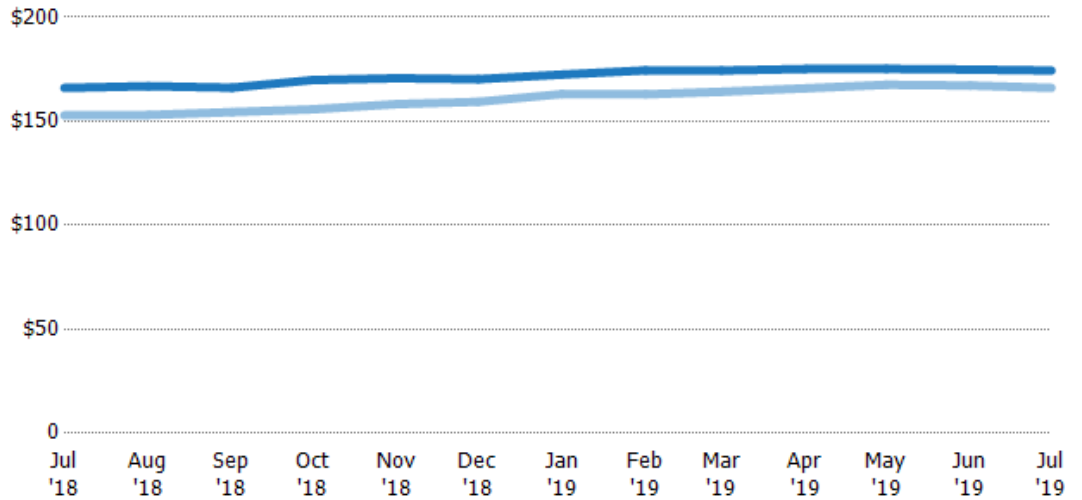
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	\$275K	\$275K	\$270K	\$275K	\$273K	\$275K	\$274K	\$275K	\$280K	\$282K	\$289K	\$290K	\$290K
Prior Year	\$253K	\$253K	\$252K	\$257K	\$255K	\$255K	\$257K	\$264K	\$265K	\$265K	\$276K	\$279K	\$275K
Percent Change from Prior Year	9%	9%	7%	7%	7%	8%	7%	4%	6%	6%	5%	4%	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



	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	\$166	\$167	\$166	\$170	\$171	\$170	\$172	\$174	\$174	\$175	\$175	\$175	\$174
Prior Year	\$153	\$153	\$154	\$156	\$158	\$159	\$163	\$163	\$164	\$166	\$168	\$167	\$166
Percent Change from Prior Year	9%	9%	8%	9%	8%	7%	6%	7%	6%	6%	5%	5%	5%

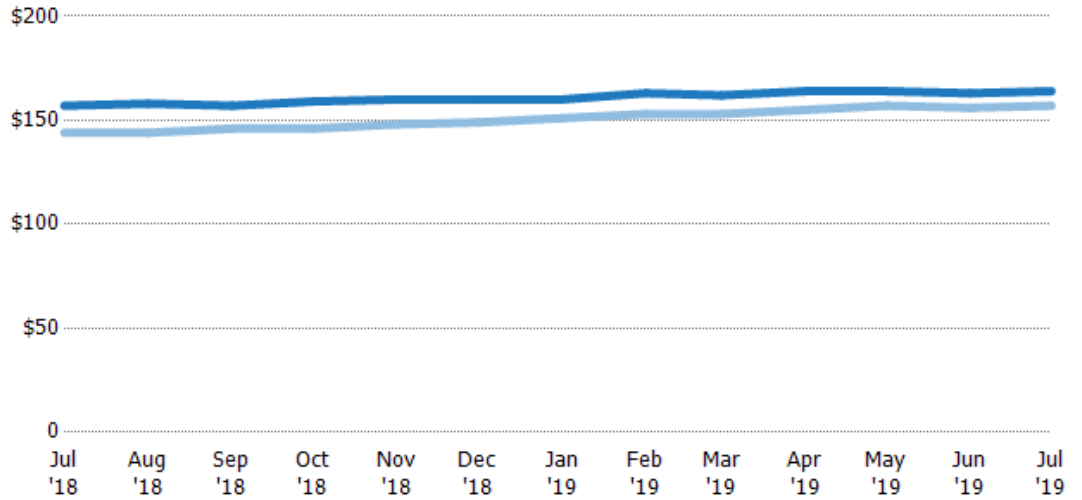
Median Sales Price per Sq Ft

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.
Jul '19	\$164	4.5%
Jul '18	\$157	9%
Jul '17	\$144	-6.9%



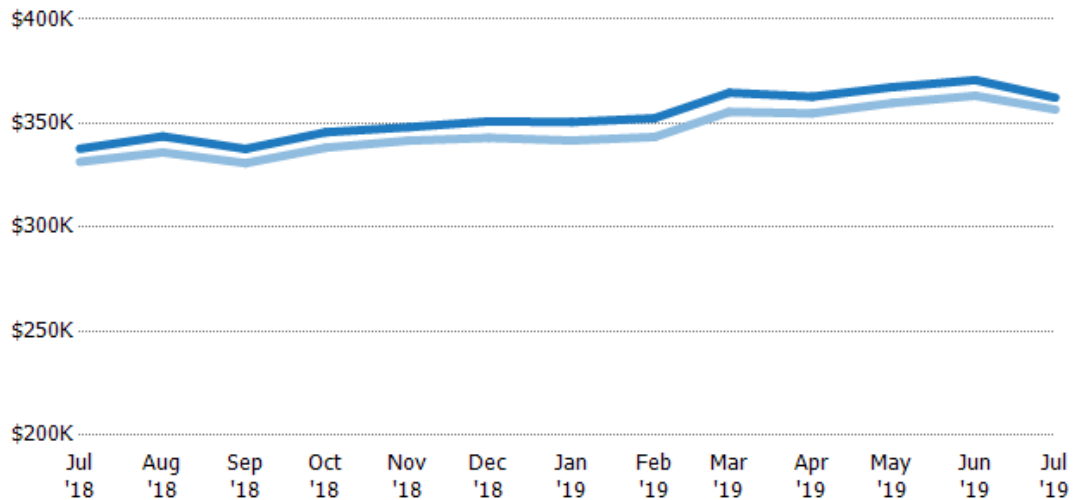
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	\$157	\$158	\$157	\$159	\$160	\$160	\$160	\$163	\$162	\$164	\$164	\$163	\$164
Prior Year	\$144	\$144	\$146	\$146	\$148	\$149	\$151	\$153	\$153	\$155	\$157	\$156	\$157
Percent Change from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



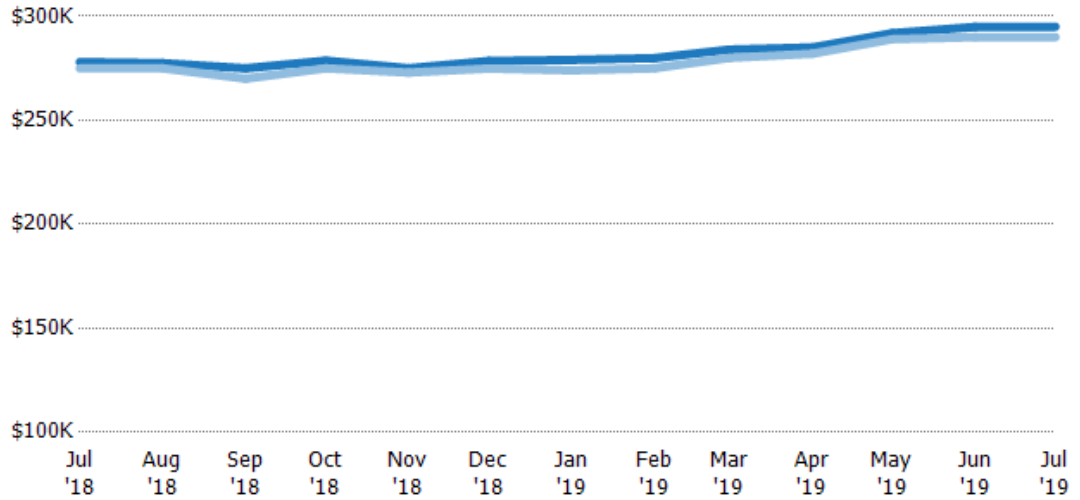
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Avg List Price	\$338K	\$344K	\$338K	\$346K	\$348K	\$351K	\$351K	\$352K	\$365K	\$363K	\$367K	\$371K	\$362K
Avg Sales Price	\$331K	\$336K	\$331K	\$338K	\$342K	\$343K	\$342K	\$343K	\$356K	\$355K	\$360K	\$363K	\$357K
Avg Sales Price as a % of Avg List Price	98%	98%	98%	98%	98%	98%	97%	97%	97%	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



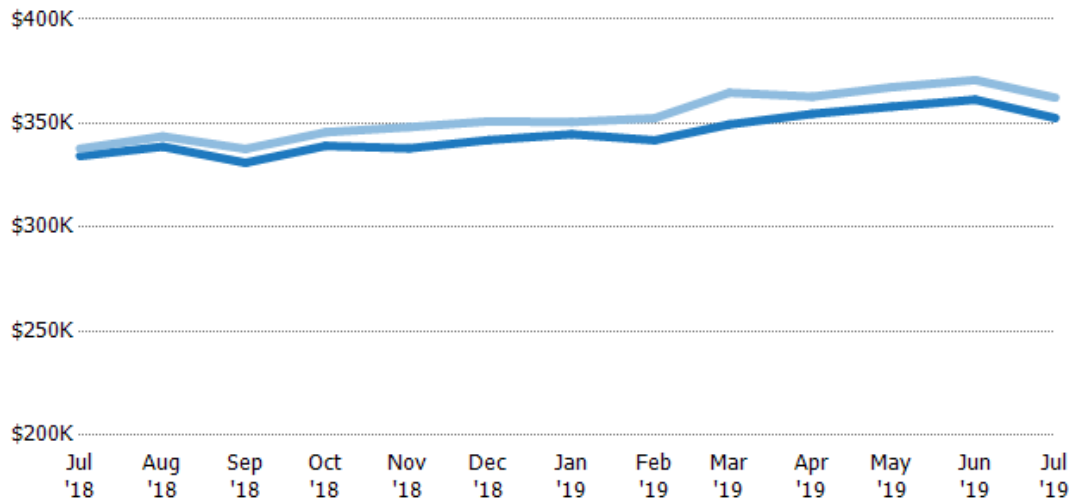
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Median List Price	\$278K	\$278K	\$275K	\$279K	\$275K	\$279K	\$279K	\$280K	\$284K	\$285K	\$292K	\$295K	\$295K
Median Sales Price	\$275K	\$275K	\$270K	\$275K	\$273K	\$275K	\$274K	\$275K	\$280K	\$282K	\$289K	\$290K	\$290K
Med Sales Price as a % of Med List Price	99%	99%	98%	99%	99%	99%	98%	98%	99%	99%	99%	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



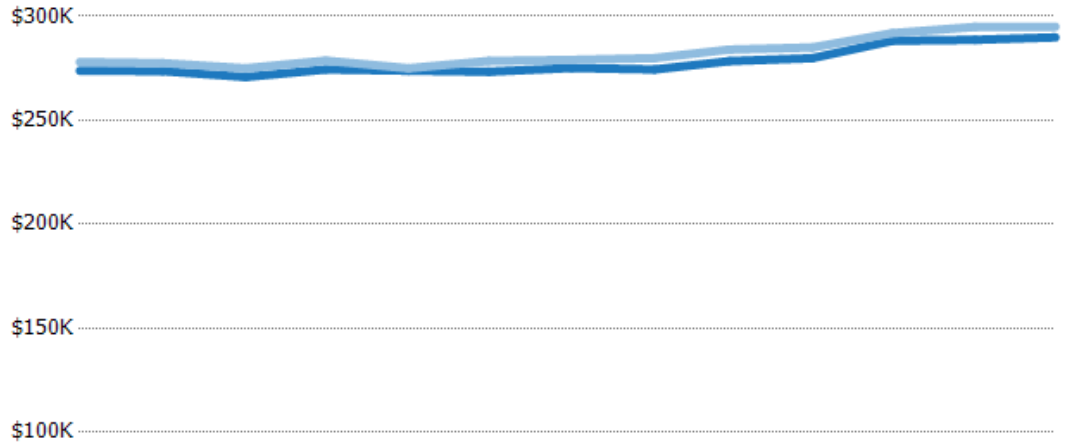
	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Avg Est Value	\$334K	\$339K	\$331K	\$339K	\$338K	\$342K	\$345K	\$342K	\$349K	\$355K	\$358K	\$361K	\$353K
Avg Sales Price	\$338K	\$344K	\$338K	\$346K	\$348K	\$351K	\$351K	\$352K	\$365K	\$363K	\$367K	\$371K	\$362K
Avg Sales Price as a % of Avg Est Value	101%	101%	102%	102%	103%	103%	102%	103%	104%	102%	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



	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Median Est Value	\$274K	\$274K	\$271K	\$274K	\$274K	\$273K	\$275K	\$274K	\$278K	\$280K	\$288K	\$289K	\$290K
Median Sales Price	\$278K	\$278K	\$275K	\$279K	\$275K	\$279K	\$279K	\$280K	\$284K	\$285K	\$292K	\$295K	\$295K
Med Sales Price as a % of Med Est Value	102%	101%	102%	102%	100%	102%	101%	102%	102%	102%	101%	102%	102%

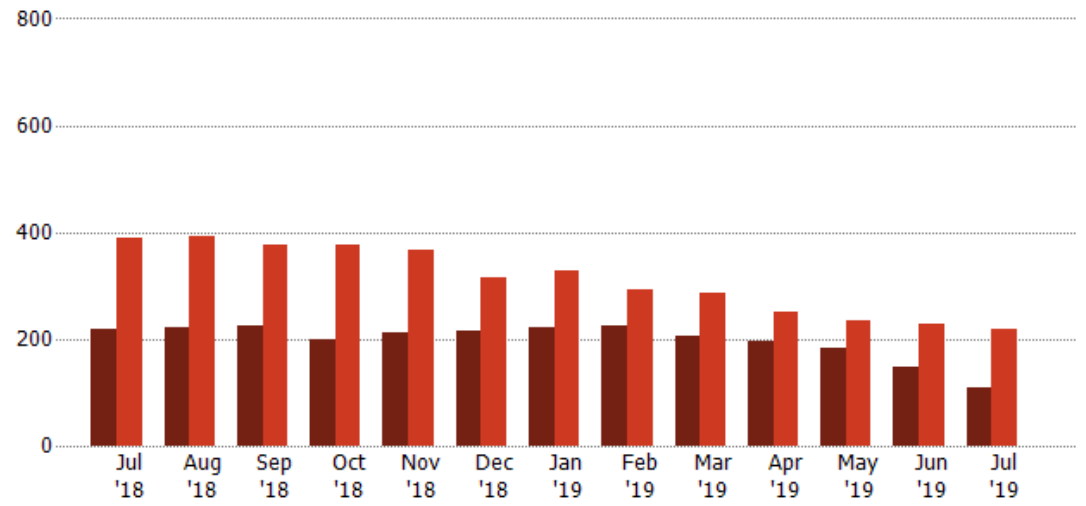
Distressed Listings

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.
Jul '19	109	-50%
Jul '18	218	-43.8%
Jul '17	388	89.7%



	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19
Current Year	218	222	224	200	211	216	222	225	206	196	182	146	109
Prior Year	388	393	377	377	365	315	329	294	285	252	234	227	218
Percent Change from Prior Year	-44%	-44%	-41%	-47%	-42%	-31%	-33%	-23%	-28%	-22%	-22%	-36%	-50%

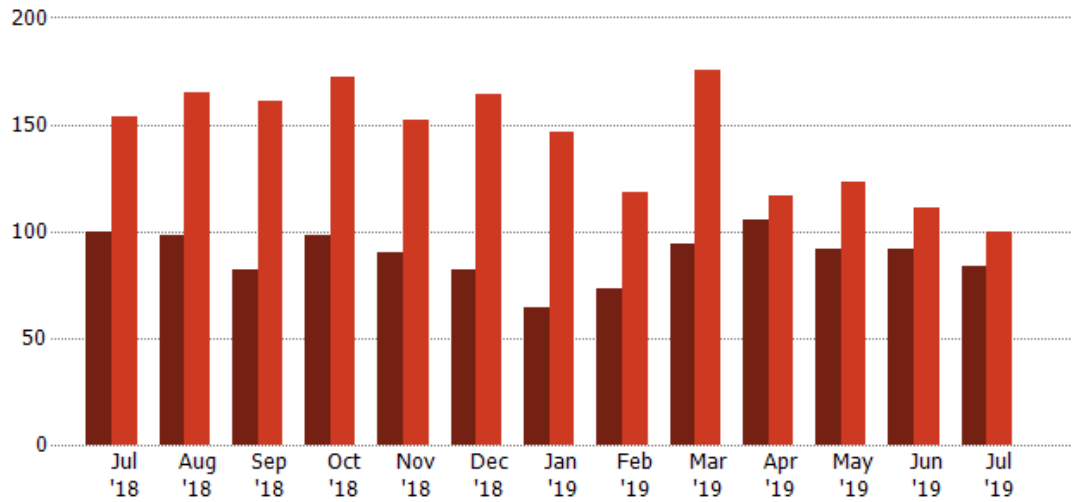
Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

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

Month/ Year	Count	% Chg.
Jul '19	84	-16%
Jul '18	100	-35.1%
Jul '17	154	27.9%



Current Year	100	98	82	98	90	82	64	73	94	105	92	92	84
Prior Year	154	165	161	172	152	164	146	118	175	117	123	111	100
Percent Change from Prior Year	-35%	-41%	-49%	-43%	-41%	-50%	-56%	-38%	-46%	-10%	-25%	-17%	-16%

Sales Activity by ZIP

Jul 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	14	\$6,357,100	10	\$3,401,695	\$340,170	\$306,700	\$249	\$231	71
85004	9	\$3,561,900	13	\$4,169,650	\$320,742	\$300,000	\$267	\$264	70
85006	34	\$10,816,449	25	\$8,079,203	\$323,168	\$300,000	\$231	\$227	53
85007	23	\$9,293,000	14	\$4,204,900	\$300,350	\$277,500	\$192	\$186	15
85008	54	\$14,307,422	62	\$15,891,839	\$256,320	\$256,000	\$190	\$187	23
85009	37	\$7,138,294	31	\$5,619,810	\$181,284	\$183,500	\$139	\$133	25
85012	20	\$7,855,050	9	\$3,629,898	\$403,322	\$414,399	\$220	\$235	49
85013	49	\$16,858,967	43	\$15,266,600	\$355,037	\$342,000	\$207	\$206	37
85014	70	\$24,652,992	50	\$15,160,911	\$303,218	\$285,000	\$194	\$183	42
85015	56	\$13,779,097	52	\$10,951,889	\$210,613	\$215,000	\$146	\$137	30
85016	102	\$43,807,869	91	\$34,382,999	\$377,835	\$340,000	\$229	\$226	38
85017	32	\$5,498,200	29	\$5,374,350	\$185,322	\$197,000	\$129	\$128	26
85018	121	\$98,711,663	92	\$67,290,082	\$731,414	\$557,500	\$272	\$250	47
85019	30	\$6,014,000	27	\$5,398,100	\$199,930	\$203,000	\$130	\$132	18
85020	87	\$29,197,289	64	\$19,017,140	\$297,143	\$259,500	\$189	\$182	48
85021	56	\$21,712,438	51	\$19,495,675	\$382,268	\$285,000	\$177	\$172	47
85022	112	\$37,241,001	87	\$27,066,665	\$311,111	\$310,000	\$171	\$173	32
85023	59	\$16,918,724	57	\$16,593,100	\$291,107	\$264,900	\$160	\$159	32
85024	54	\$17,847,594	59	\$18,358,799	\$311,166	\$299,000	\$177	\$179	24
85027	57	\$13,681,499	63	\$14,683,930	\$233,078	\$245,000	\$167	\$172	33
85028	52	\$26,601,560	32	\$13,140,600	\$410,644	\$348,500	\$205	\$200	38
85029	81	\$19,019,751	58	\$13,737,100	\$236,847	\$232,750	\$147	\$148	31
85031	35	\$6,444,997	25	\$4,595,167	\$183,807	\$200,000	\$119	\$116	31
85032	147	\$41,952,922	113	\$32,997,935	\$292,017	\$280,000	\$186	\$187	33
85033	80	\$15,029,287	57	\$10,570,900	\$185,454	\$195,000	\$139	\$138	28
85034	7	\$1,621,595	1	\$253,000	\$253,000	\$253,000	\$200	\$200	122
85035	49	\$9,621,899	44	\$8,692,525	\$197,557	\$200,000	\$137	\$136	25
85037	72	\$15,663,989	73	\$14,681,495	\$201,116	\$205,700	\$137	\$137	21
85040	75	\$16,441,272	47	\$9,928,669	\$211,248	\$215,000	\$148	\$146	27
85041	97	\$24,316,786	115	\$29,184,174	\$253,775	\$242,870	\$136	\$136	30
85042	113	\$30,400,530	80	\$20,442,687	\$255,534	\$240,000	\$159	\$159	29
85043	68	\$15,497,626	48	\$10,666,221	\$222,213	\$216,000	\$131	\$131	19
85044	76	\$29,117,429	64	\$21,598,230	\$337,472	\$306,000	\$189	\$189	19
85045	32	\$13,676,627	20	\$8,560,739	\$428,037	\$393,950	\$171	\$172	41
85048	73	\$29,644,639	62	\$23,676,300	\$381,876	\$347,700	\$183	\$179	21
85050	54	\$26,482,103	77	\$34,386,412	\$446,577	\$383,000	\$196	\$191	41
85051	79	\$16,673,994	56	\$11,914,450	\$212,758	\$221,500	\$139	\$139	31
85053	47	\$10,985,998	39	\$8,799,500	\$225,628	\$240,000	\$145	\$142	32

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Sales Activity by ZIP

Jul 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	30	\$13,811,723	19	\$7,126,300	\$375,068	\$360,000	\$223	\$218	88
85083	45	\$18,814,914	56	\$22,231,615	\$396,993	\$374,908	\$164	\$164	31
85085	86	\$36,864,082	46	\$21,709,673	\$471,949	\$397,450	\$167	\$161	37
85086	137	\$55,811,436	119	\$45,264,592	\$380,375	\$334,400	\$168	\$164	30
85087	34	\$29,955,769	32	\$12,056,270	\$376,758	\$380,000	\$161	\$158	68
85120	6	\$1,594,799	5	\$1,157,500	\$231,500	\$205,000	\$148	\$157	13
85140	7	\$1,837,369	2	\$553,680	\$276,840	\$276,840	\$135	\$135	62
85142	178	\$84,350,891	134	\$57,001,165	\$425,382	\$400,750	\$155	\$148	36
85201	62	\$15,450,990	58	\$13,190,900	\$227,429	\$218,000	\$155	\$152	12
85202	61	\$15,777,999	54	\$14,049,800	\$260,181	\$265,000	\$160	\$160	25
85203	52	\$15,534,786	27	\$7,708,800	\$285,511	\$275,000	\$162	\$162	9
85204	64	\$15,706,484	64	\$15,825,800	\$247,278	\$246,000	\$161	\$159	20
85205	118	\$40,305,624	83	\$25,174,839	\$303,311	\$265,000	\$161	\$161	21
85206	72	\$17,796,185	69	\$16,620,611	\$240,878	\$232,500	\$157	\$154	25
85207	136	\$58,871,229	83	\$33,366,199	\$402,002	\$336,900	\$178	\$174	20
85208	51	\$12,760,974	47	\$11,354,175	\$241,578	\$241,500	\$160	\$161	22
85209	91	\$27,814,069	76	\$24,258,092	\$319,185	\$310,700	\$158	\$157	20
85210	40	\$8,667,599	44	\$10,119,600	\$229,991	\$224,500	\$160	\$158	27
85212	129	\$48,048,685	117	\$43,388,625	\$370,843	\$350,000	\$160	\$166	31
85213	58	\$28,604,274	56	\$22,399,449	\$399,990	\$355,000	\$157	\$158	26
85215	30	\$11,015,400	44	\$15,124,400	\$343,736	\$324,500	\$169	\$167	41
85224	70	\$21,163,670	66	\$20,083,825	\$304,300	\$283,000	\$189	\$191	18
85225	123	\$36,437,227	124	\$35,559,068	\$286,767	\$281,950	\$176	\$177	22
85226	68	\$22,438,119	65	\$21,146,198	\$325,326	\$305,000	\$184	\$185	24
85233	84	\$29,730,783	58	\$21,369,800	\$368,445	\$355,000	\$171	\$169	28
85234	105	\$38,643,275	96	\$36,749,654	\$382,809	\$350,250	\$174	\$172	16
85248	97	\$43,862,341	83	\$37,519,055	\$452,037	\$362,500	\$204	\$178	43
85249	102	\$48,576,443	99	\$43,958,224	\$444,022	\$420,000	\$170	\$170	36
85250	52	\$22,467,950	60	\$23,561,800	\$392,697	\$324,000	\$225	\$216	29
85251	140	\$70,238,500	117	\$54,389,715	\$464,869	\$350,000	\$260	\$234	61
85253	76	\$172,660,300	47	\$88,200,425	\$1,876,605	\$1,360,000	\$367	\$325	85
85254	126	\$67,893,533	108	\$54,201,813	\$501,869	\$476,250	\$229	\$222	32
85255	150	\$133,562,565	106	\$92,172,057	\$869,548	\$658,000	\$270	\$253	58
85257	77	\$29,743,000	47	\$16,248,800	\$345,719	\$345,000	\$228	\$229	26
85258	101	\$55,471,794	92	\$44,798,600	\$486,941	\$455,000	\$240	\$232	52
85259	73	\$58,609,965	49	\$32,161,680	\$656,361	\$605,000	\$228	\$218	60
85260	123	\$65,909,744	94	\$49,442,631	\$525,985	\$446,500	\$230	\$227	31

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Sales Activity by ZIP

Jul 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
85262	92	\$94,549,755	49	\$56,996,970	\$1,163,203	\$676,000	\$272	\$216	89
85263	13	\$7,285,962	6	\$3,110,741	\$518,457	\$522,500	\$220	\$205	41
85266	52	\$45,433,446	41	\$33,853,500	\$825,695	\$775,000	\$259	\$260	61
85268	87	\$49,428,561	72	\$34,930,155	\$485,141	\$420,000	\$203	\$201	54
85281	98	\$24,694,974	74	\$19,401,655	\$262,185	\$256,378	\$198	\$193	22
85282	78	\$24,463,384	77	\$22,563,360	\$293,031	\$299,000	\$186	\$183	16
85283	64	\$20,758,439	53	\$16,616,475	\$313,518	\$305,000	\$180	\$176	31
85284	32	\$17,860,901	20	\$9,987,900	\$499,395	\$466,000	\$200	\$201	17
85286	103	\$43,188,516	87	\$33,344,000	\$383,264	\$371,000	\$178	\$177	26
85295	109	\$39,994,736	111	\$41,149,631	\$370,717	\$324,000	\$168	\$168	18
85296	92	\$33,982,126	110	\$41,865,884	\$380,599	\$331,950	\$172	\$166	25
85297	87	\$38,800,938	72	\$29,593,585	\$411,022	\$342,500	\$168	\$167	29
85298	98	\$50,792,797	104	\$48,547,487	\$466,803	\$427,450	\$173	\$173	33
85301	68	\$12,936,823	70	\$13,482,430	\$192,606	\$200,000	\$124	\$123	26
85302	66	\$15,417,097	56	\$13,146,021	\$234,750	\$245,250	\$139	\$142	16
85303	40	\$9,639,576	43	\$10,679,751	\$248,366	\$245,000	\$140	\$141	15
85304	62	\$16,632,949	37	\$8,680,150	\$234,599	\$238,000	\$143	\$143	18
85305	25	\$8,272,691	22	\$7,274,257	\$330,648	\$298,500	\$143	\$143	47
85306	42	\$10,904,830	31	\$7,790,011	\$251,291	\$250,000	\$152	\$150	17
85307	16	\$5,184,708	20	\$5,218,400	\$260,920	\$274,573	\$139	\$137	37
85308	168	\$56,210,821	124	\$40,076,557	\$323,198	\$314,950	\$162	\$162	26
85310	48	\$21,349,067	44	\$16,573,677	\$376,674	\$319,500	\$168	\$170	33
85322			1	\$180,000	\$180,000	\$180,000	\$113	\$113	214
85323	70	\$17,362,340	70	\$16,458,090	\$235,116	\$235,000	\$134	\$134	9
85326	214	\$50,787,835	149	\$35,693,824	\$239,556	\$223,000	\$127	\$126	27
85331	101	\$63,567,772	75	\$40,791,827	\$543,891	\$467,000	\$211	\$202	42
85335	76	\$16,702,957	58	\$12,696,330	\$218,902	\$218,000	\$137	\$132	13
85338	161	\$47,850,099	143	\$41,281,819	\$288,684	\$275,000	\$140	\$140	39
85339	85	\$26,930,811	90	\$23,868,199	\$265,202	\$252,500	\$128	\$126	26
85340	96	\$37,282,712	84	\$29,139,151	\$346,895	\$313,750	\$148	\$144	38
85342	2	\$810,000	2	\$384,500	\$192,250	\$192,250	\$183	\$183	85
85343			1	\$413,000	\$413,000	\$413,000	\$175	\$175	37
85345	100	\$23,821,376	95	\$21,971,849	\$231,283	\$230,000	\$153	\$157	20
85351	130	\$24,378,922	133	\$24,352,922	\$183,105	\$180,000	\$129	\$126	29
85353	87	\$21,319,757	52	\$12,472,194	\$239,850	\$236,950	\$126	\$126	20
85354	7	\$1,833,489	5	\$1,155,000	\$231,000	\$270,000	\$107	\$123	29
85355	47	\$18,173,327	40	\$14,761,400	\$369,035	\$321,000	\$136	\$129	43

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Sales Activity by ZIP

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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
85361	14	\$4,940,500	17	\$5,484,900	\$322,641	\$345,000	\$148	\$159	63
85363	17	\$3,570,895	14	\$2,621,900	\$187,279	\$177,500	\$142	\$149	15
85373	63	\$15,506,775	56	\$13,147,080	\$234,769	\$228,000	\$133	\$132	37
85374	103	\$27,937,479	93	\$23,662,899	\$254,440	\$238,000	\$152	\$150	31
85375	109	\$30,415,931	127	\$35,354,875	\$278,385	\$255,000	\$151	\$149	38
85377	11	\$9,378,800	14	\$10,107,200	\$721,943	\$633,250	\$241	\$225	57
85378	50	\$10,615,053	18	\$4,091,384	\$227,299	\$239,500	\$149	\$152	34
85379	169	\$48,450,650	119	\$34,595,759	\$290,721	\$269,000	\$131	\$130	28
85381	56	\$16,811,440	47	\$14,272,399	\$303,668	\$287,500	\$154	\$151	35
85382	97	\$30,069,851	86	\$26,094,070	\$303,419	\$294,000	\$160	\$159	28
85383	202	\$91,673,731	213	\$90,622,351	\$425,457	\$400,000	\$166	\$162	37
85387	68	\$25,281,052	48	\$16,096,919	\$335,352	\$338,500	\$158	\$157	62
85388	80	\$22,615,687	94	\$26,456,848	\$281,456	\$269,250	\$132	\$132	22
85390	16	\$5,423,500	11	\$3,518,425	\$319,857	\$243,700	\$167	\$157	62
85392	87	\$24,412,519	70	\$18,676,200	\$266,803	\$259,000	\$137	\$135	23
85395	111	\$41,709,931	79	\$29,171,220	\$369,256	\$349,900	\$150	\$147	62
85396	144	\$47,344,771	107	\$32,316,009	\$302,019	\$283,321	\$141	\$139	41