



2020

FOUNTAIN HILLS MARKET REPORT February 2020



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	Feb 2020	Feb 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	81	90	-10%	201	215	-6.5%
New Listing Volume	\$52,905,285	\$45,728,262	+15.7%	\$131,472,662	\$123,567,041	+6.4%
Active Listing Count	194	312	-37.8%	N/A	N/A	
Active Listing Volume	\$193,270,584	\$228,848,652	-15.5%	N/A	N/A	
Average Listing Price	\$996,240	\$733,489	+35.8%	\$954,425	\$740,000	+29%
Median Listing Price	\$752,450	\$522,350	+44.1%	\$710,649	\$522,324	+36.1%
Average Listing Price per Sq Ft	\$269	\$229	+17.4%	\$261	\$229	+13.8%
Median Listing Price per Sq Ft	\$246	\$213	+15.8%	\$239	\$213	+12.3%
Median Days in RPR	72	76.5	-5.9%	69.88	79.56	-12.2%
Months of Inventory	3.1	4.9	-35.8%	3.2	4.8	-33.9%
Absorption Rate	31.96%	20.51%	+11.4%	31.26%	20.68%	+10.6%
Sales Activity Charts Metrics						
New Pending Sales Count	115	116	-0.9%	226	206	+9.7%
New Pending Sales Volume	\$66,268,094	\$58,581,608	+13.1%	\$126,028,910	\$103,915,483	+21.3%
Pending Sales Count	139	92	+51.1%	N/A	N/A	
Pending Sales Volume	\$94,788,562	\$44,275,393	+114.1%	N/A	N/A	
Closed Sales Count	55	72	-23.6%	117	136	-14%
Closed Sales Volume	\$28,926,400	\$38,894,054	-25.6%	\$60,646,725	\$69,990,352	-13.3%
Average Sales Price	\$525,935	\$540,195	-2.6%	\$518,348	\$514,635	+0.7%
Median Sales Price	\$432,000	\$382,500	+12.9%	\$422,726	\$382,500	+10.5%
Average Sales Price per Sq Ft	\$231	\$228	+1.3%	\$228	\$218	+4.5%
Median Sales Price per Sq Ft	\$213	\$213	+0%	\$216	\$207	+4.4%
Distressed Charts Metrics						
Distressed Listing Count	1	2	-50%	N/A	N/A	

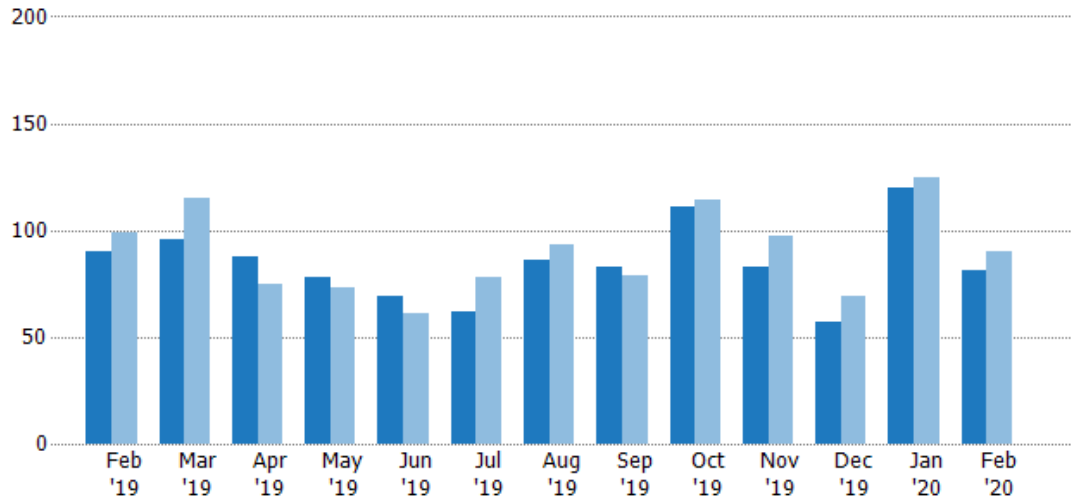
New Listings

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Count	% Chg.
Feb '20	81	-10%
Feb '19	90	-9.1%
Feb '18	99	27.3%



Current Year	90	96	88	78	69	62	86	83	111	83	57	120	81
Prior Year	99	115	75	73	61	78	93	79	114	97	69	125	90
Percent Change from Prior Year	-9%	-17%	17%	7%	13%	-21%	-8%	5%	-3%	-14%	-17%	-4%	-10%

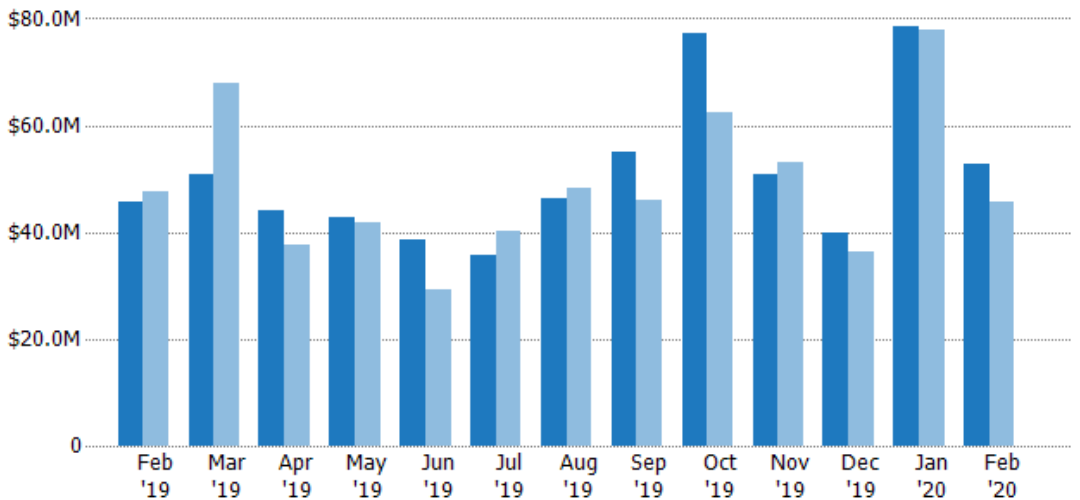
New Listing Volume

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Volume	% Chg.
Feb '20	\$52.9M	15.7%
Feb '19	\$45.7M	-3.9%
Feb '18	\$47.6M	30.9%



Current Year	\$45.7M	\$51M	\$44M	\$42.9M	\$38.5M	\$35.6M	\$46.4M	\$55M	\$77.2M	\$50.7M	\$39.9M	\$78.6M	\$52.9M
Prior Year	\$47.6M	\$67.8M	\$37.7M	\$41.8M	\$29.4M	\$40.2M	\$48.4M	\$45.9M	\$62.3M	\$53M	\$36.5M	\$77.8M	\$45.7M
Percent Change from Prior Year	-4%	-25%	17%	3%	31%	-11%	-4%	20%	24%	-4%	10%	1%	16%

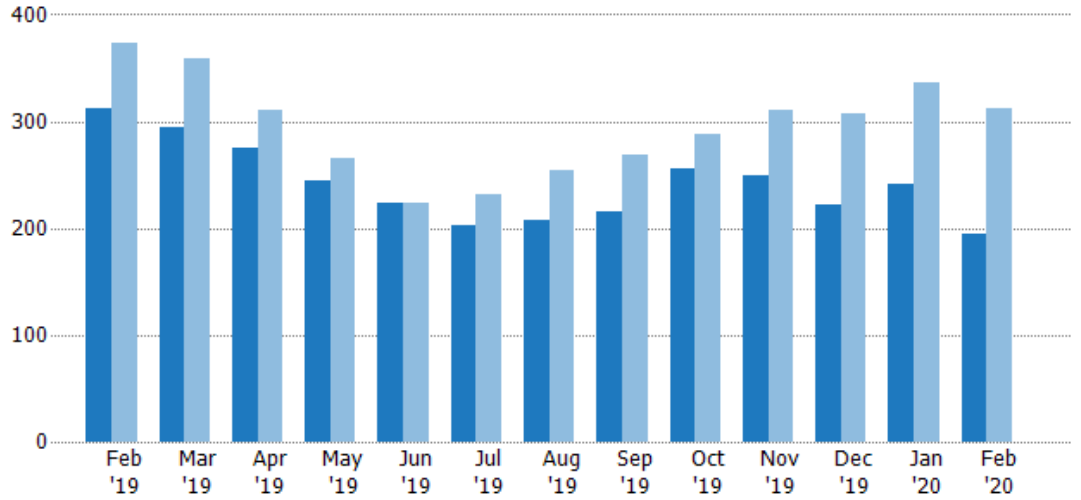
Active Listings

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/Year	Count	% Chg.
Feb '20	194	-37.8%
Feb '19	312	-16.6%
Feb '18	374	-0.5%



Current Year	312	295	275	244	224	203	207	215	255	250	222	241	194
Prior Year	374	359	311	265	224	232	254	269	288	310	307	336	312
Percent Change from Prior Year	-17%	-18%	-12%	-8%	0%	-13%	-19%	-20%	-11%	-19%	-28%	-28%	-38%

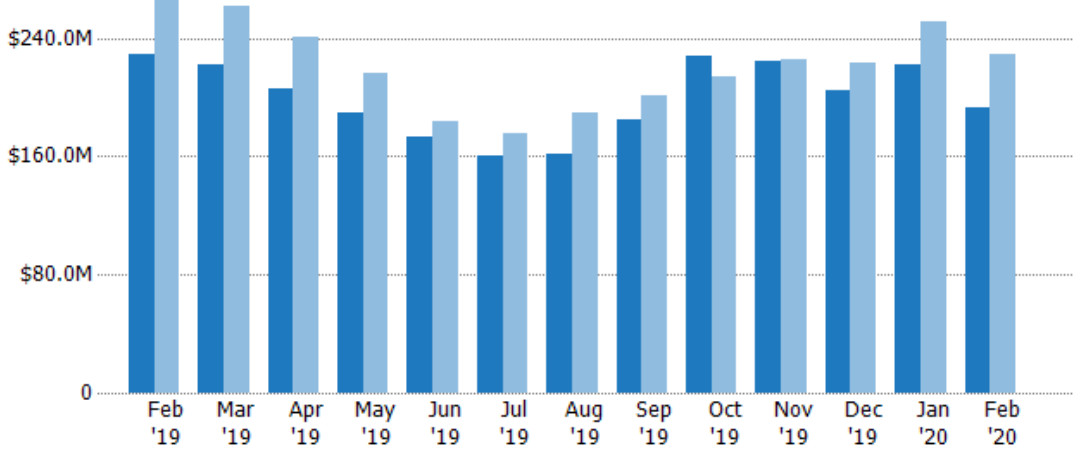
Active Listing Volume

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/Year	Volume	% Chg.
Feb '20	\$193M	-15.5%
Feb '19	\$229M	-14.5%
Feb '18	\$268M	-7.6%



Current Year	\$229M	\$222M	\$206M	\$189M	\$174M	\$161M	\$162M	\$184M	\$228M	\$224M	\$205M	\$222M	\$193M
Prior Year	\$268M	\$261M	\$241M	\$216M	\$183M	\$176M	\$190M	\$201M	\$214M	\$225M	\$223M	\$251M	\$229M
Percent Change from Prior Year	-14%	-15%	-15%	-12%	-5%	-9%	-15%	-8%	7%	0%	-8%	-11%	-16%

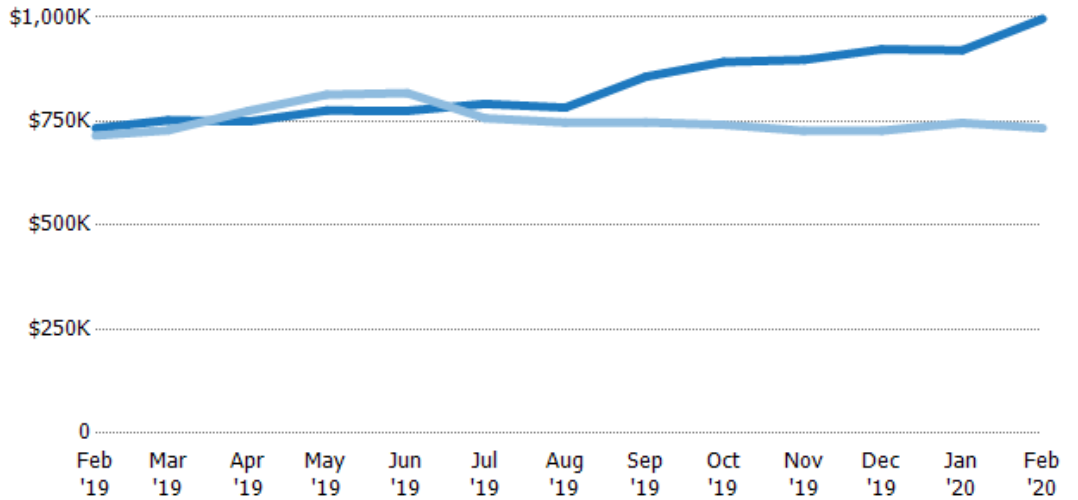
Average Listing Price

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price	% Chg.
Feb '20	\$996K	35.8%
Feb '19	\$733K	2.5%
Feb '18	\$716K	-7.1%



Current Year	\$733K	\$752K	\$750K	\$776K	\$775K	\$792K	\$783K	\$857K	\$892K	\$898K	\$923K	\$921K	\$996K
Prior Year	\$716K	\$728K	\$775K	\$814K	\$818K	\$757K	\$747K	\$748K	\$741K	\$727K	\$727K	\$746K	\$733K
Percent Change from Prior Year	2%	3%	-3%	-5%	-5%	5%	5%	15%	20%	23%	27%	23%	36%

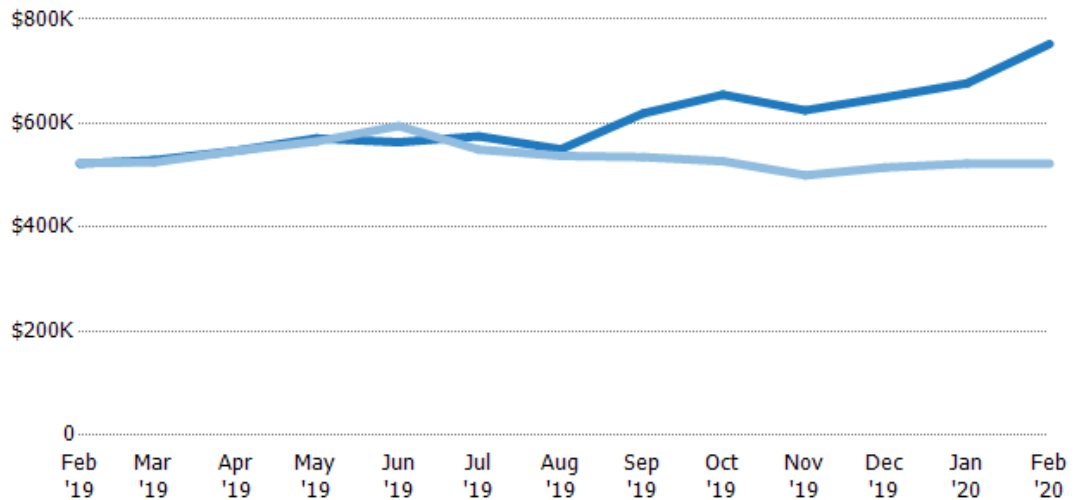
Median Listing Price

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price	% Chg.
Feb '20	\$752K	44.1%
Feb '19	\$522K	-0.3%
Feb '18	\$524K	-6.5%



Current Year	\$522K	\$529K	\$547K	\$571K	\$564K	\$575K	\$550K	\$619K	\$655K	\$625K	\$650K	\$677K	\$752K
Prior Year	\$524K	\$525K	\$547K	\$565K	\$595K	\$549K	\$537K	\$535K	\$527K	\$500K	\$515K	\$522K	\$522K
Percent Change from Prior Year	0%	1%	0%	1%	-5%	5%	2%	16%	24%	25%	26%	30%	44%

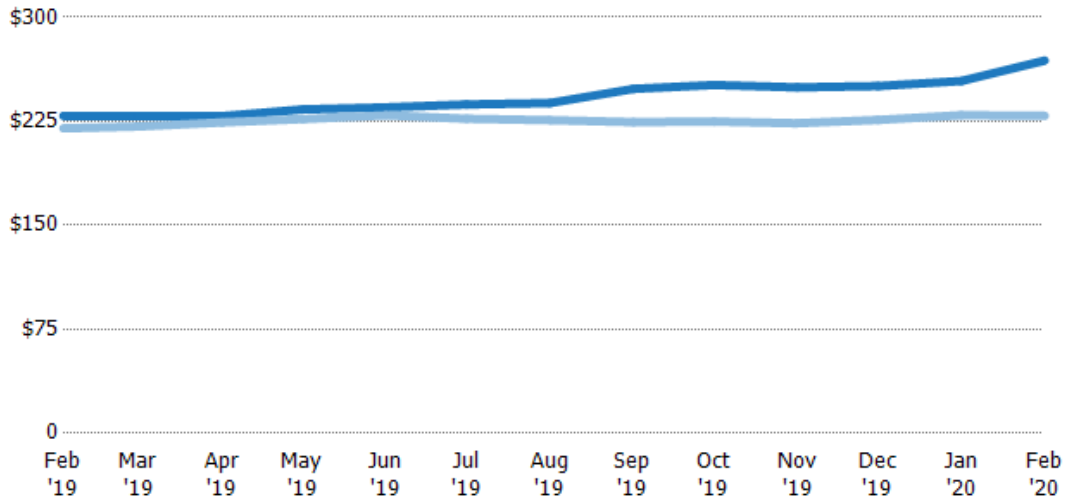
Average Listing Price per Sq Ft

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price/sq ft	% Chg.
Feb '20	\$269	17.4%
Feb '19	\$229	4.1%
Feb '18	\$220	-3.7%



Current Year	\$229	\$229	\$229	\$234	\$235	\$237	\$238	\$248	\$251	\$249	\$250	\$254	\$269
Prior Year	\$220	\$221	\$224	\$227	\$229	\$227	\$226	\$224	\$225	\$224	\$226	\$229	\$229
Percent Change from Prior Year	4%	3%	2%	3%	3%	5%	5%	11%	12%	12%	11%	11%	17%

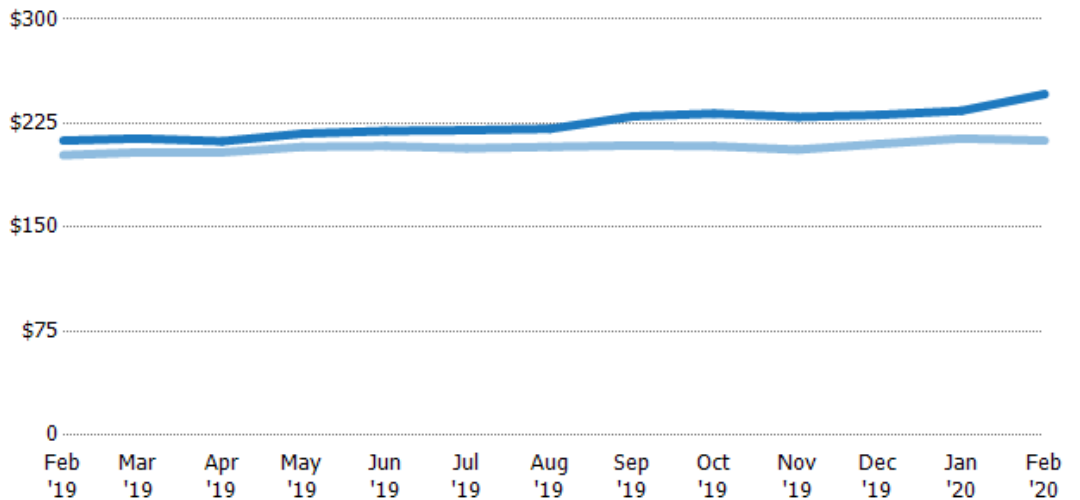
Median Listing Price per Sq Ft

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price/sq ft	% Chg.
Feb '20	\$246	15.8%
Feb '19	\$213	5.2%
Feb '18	\$202	-2.5%



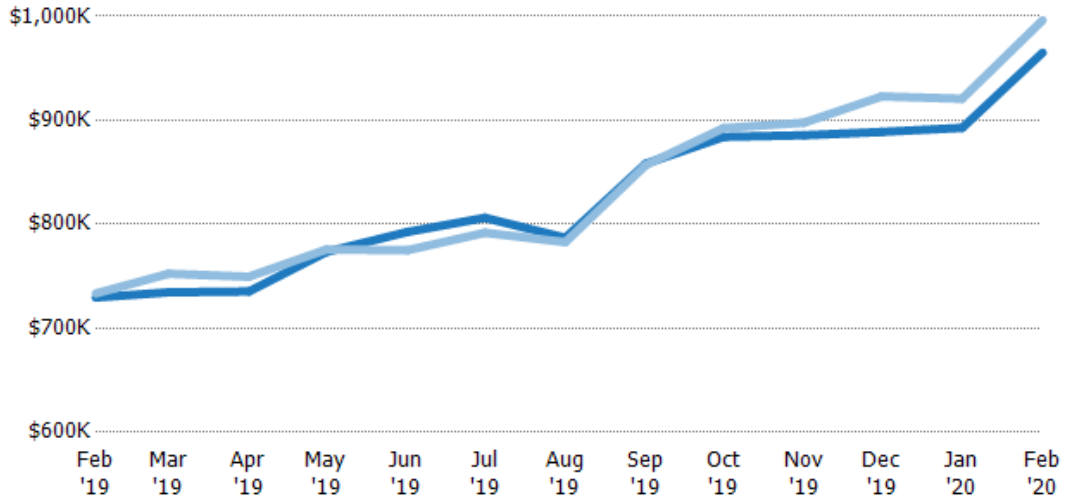
Current Year	\$213	\$214	\$212	\$218	\$220	\$220	\$221	\$230	\$232	\$230	\$231	\$234	\$246
Prior Year	\$202	\$204	\$204	\$208	\$209	\$207	\$208	\$209	\$209	\$206	\$210	\$214	\$213
Percent Change from Prior Year	5%	5%	4%	5%	5%	6%	6%	10%	11%	11%	10%	9%	16%

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: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

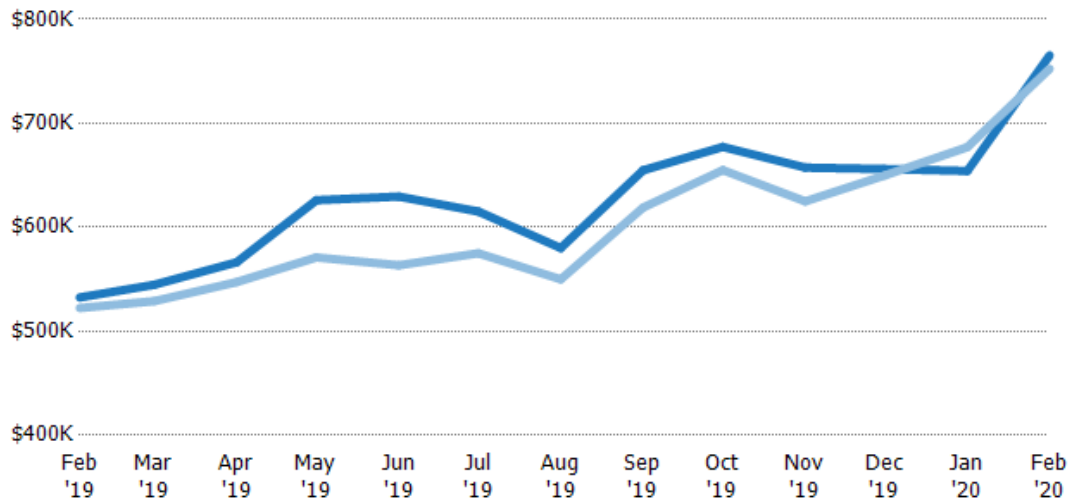


Median Listing Price vs Median Est Value

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



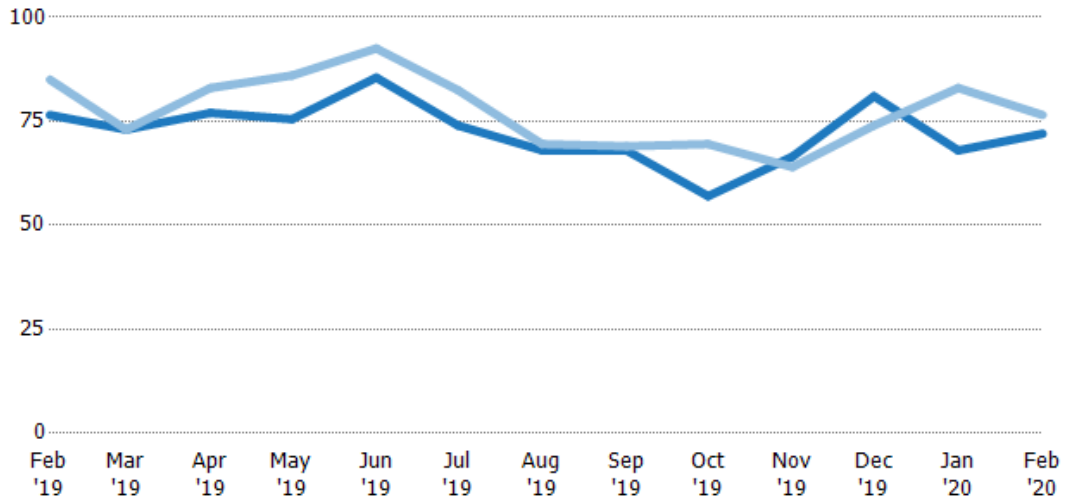
Median Days in RPR

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: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Days	% Chg.
Feb '20	72	-5.9%
Feb '19	76.5	-10%
Feb '18	85	-18.8%



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	76.5	73	77	75.5	85.5	74	68	68	57	66.5	81	68	72
Prior Year	85	73	83	86	92.5	82.5	69.5	69	69.5	64	74	83	76.5
Percent Change from Prior Year	-10%	0%	-7%	-12%	-8%	-10%	-2%	-1%	-18%	4%	9%	-18%	-6%

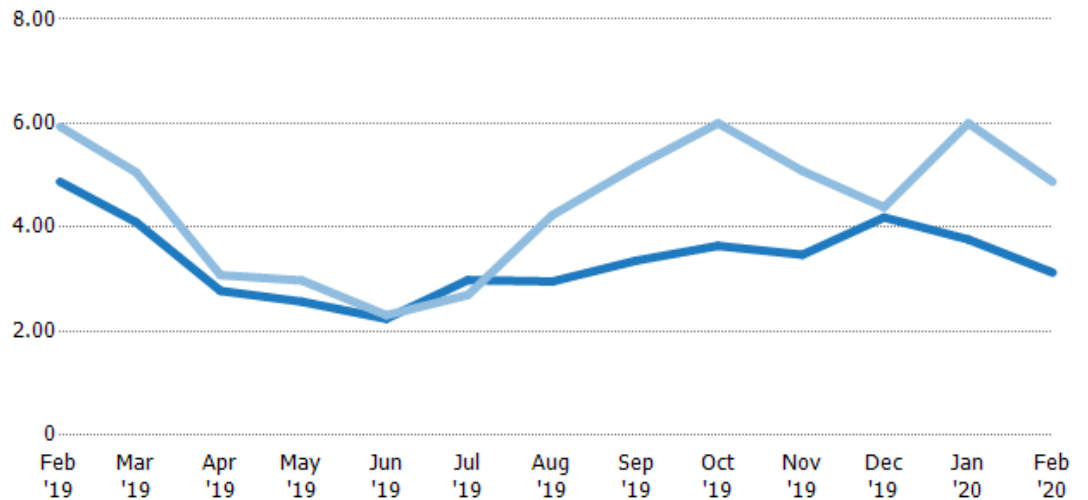
Months of Inventory

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Months	% Chg.
Feb '20	3.13	-35.8%
Feb '19	4.88	-17.9%
Feb '18	5.94	20.5%



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	4.88	4.1	2.78	2.57	2.24	2.99	2.96	3.36	3.64	3.47	4.19	3.77	3.13
Prior Year	5.94	5.06	3.08	2.98	2.31	2.7	4.23	5.17	6	5.08	4.39	6	4.88
Percent Change from Prior Year	-18%	-19%	-10%	-14%	-3%	11%	-30%	-35%	-39%	-32%	-4%	-37%	-36%

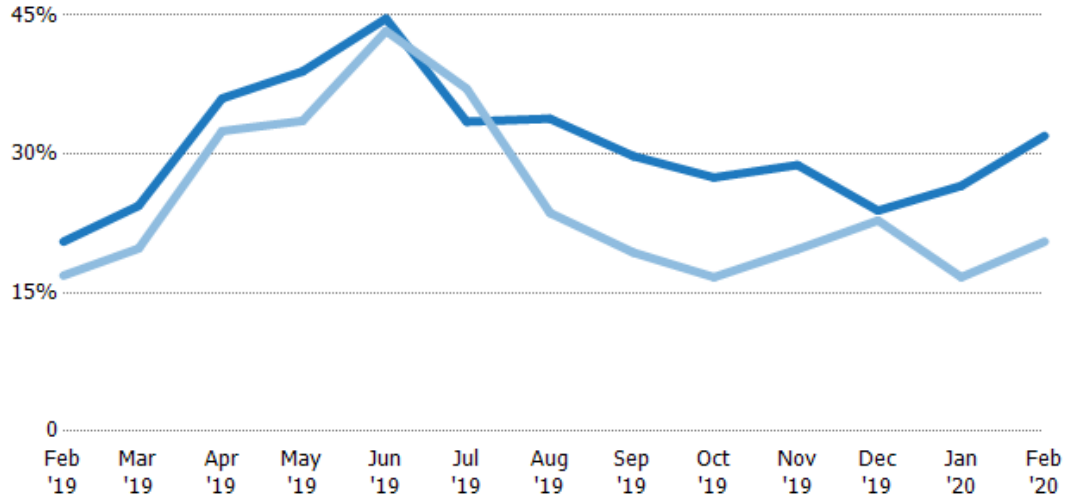
Absorption Rate

The percentage of inventory sold per month.

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Rate	Chg.
Feb '20	32%	-11.4%
Feb '19	21%	-3.7%
Feb '18	17%	-17%



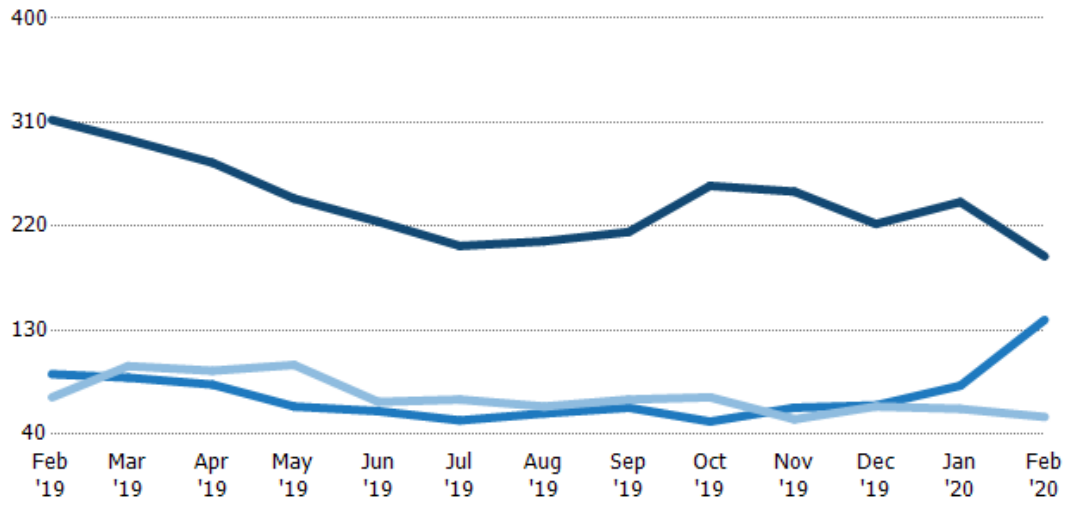
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	21%	24%	36%	39%	45%	33%	34%	30%	27%	29%	24%	27%	32%
Prior Year	17%	20%	32%	34%	43%	37%	24%	19%	17%	20%	23%	17%	21%
Change from Prior Year	-4%	-5%	-4%	-5%	-1%	4%	-10%	-10%	-11%	-9%	-1%	-10%	-11%

Active/Pending/Sold Units

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Active	312	295	275	244	224	203	207	215	255	250	222	241	194
Pending	92	89	83	64	60	52	58	63	51	63	65	82	139
Sold	72	99	95	100	68	70	64	70	72	53	64	62	55

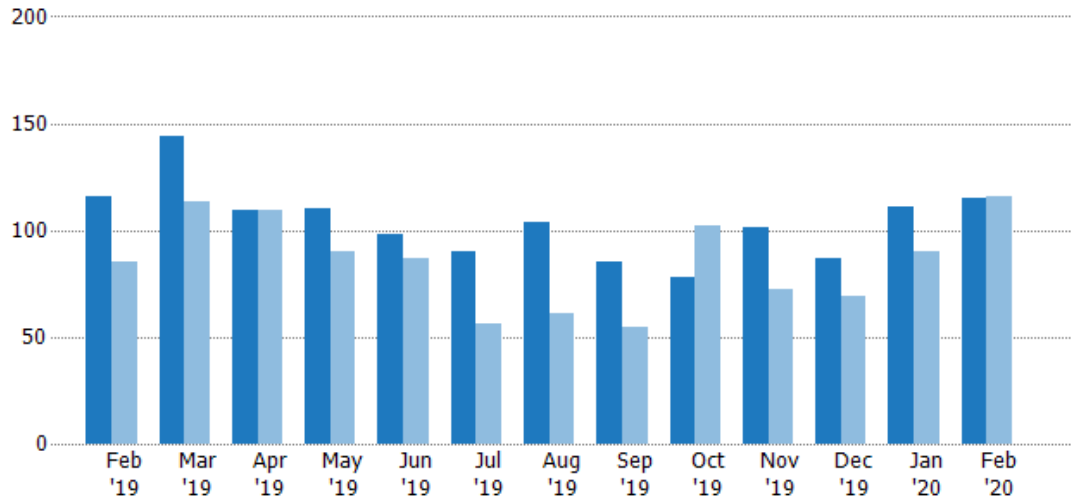
New Pending Sales

The number of residential properties with accepted offers that were added each month.

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Count	% Chg.
Feb '20	115	-0.9%
Feb '19	116	36.5%
Feb '18	85	1.2%



Current Year	116	144	109	110	98	90	104	85	78	101	87	111	115
Prior Year	85	113	109	90	87	56	61	55	102	72	69	90	116
Percent Change from Prior Year	36%	27%	0%	22%	13%	61%	70%	55%	-24%	40%	26%	23%	-1%

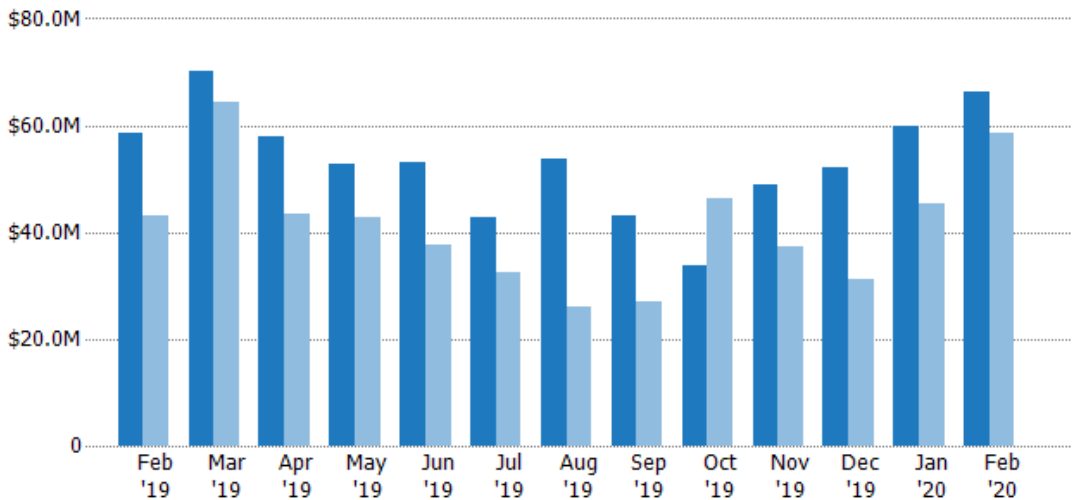
New Pending Sales Volume

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Volume	% Chg.
Feb '20	\$66.3M	13.1%
Feb '19	\$58.6M	35.4%
Feb '18	\$43.3M	-7.1%



Current Year	\$58.6M	\$70.1M	\$58M	\$52.7M	\$53.1M	\$42.8M	\$53.7M	\$43.1M	\$33.7M	\$49.1M	\$52.1M	\$59.8M	\$66.3M
Prior Year	\$43.3M	\$64.3M	\$43.4M	\$42.7M	\$37.5M	\$32.6M	\$26M	\$26.9M	\$46.2M	\$37.3M	\$31.1M	\$45.3M	\$58.6M
Percent Change from Prior Year	35%	9%	34%	24%	42%	32%	107%	60%	-27%	32%	68%	32%	13%

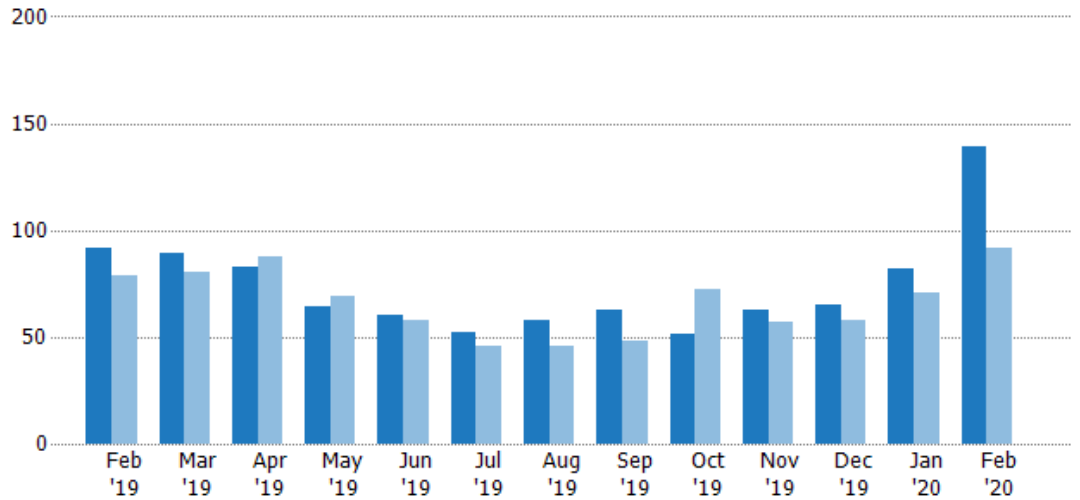
Pending Sales

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Count	% Chg.
Feb '20	139	51.1%
Feb '19	92	16.5%
Feb '18	79	0%



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	92	89	83	64	60	52	58	63	51	63	65	82	139
Prior Year	79	80	88	69	58	46	46	48	72	57	58	71	92
Percent Change from Prior Year	16%	11%	-6%	-7%	3%	13%	26%	31%	-29%	11%	12%	15%	51%

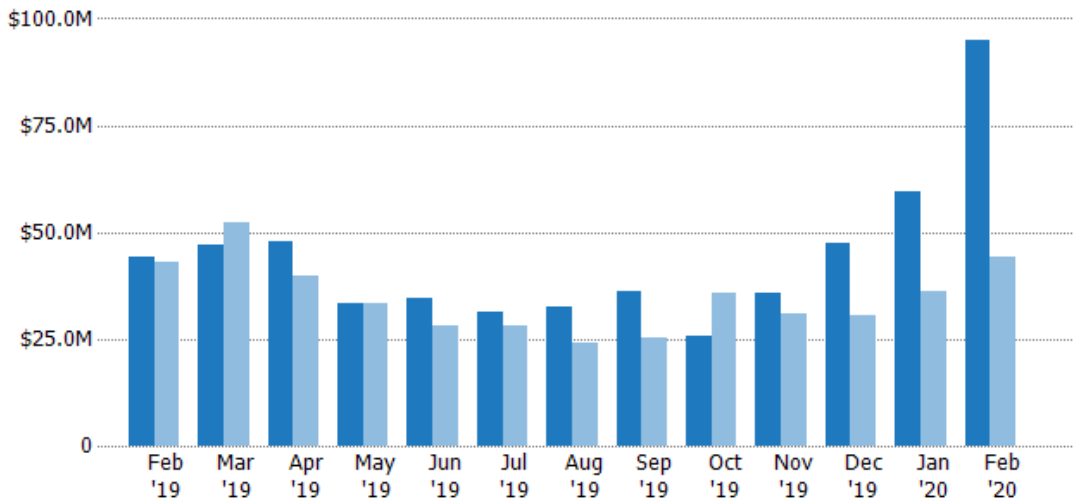
Pending Sales Volume

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: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Volume	% Chg.
Feb '20	\$94.8M	114.1%
Feb '19	\$44.3M	3.1%
Feb '18	\$43M	-9.4%



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	\$44.3M	\$47M	\$47.7M	\$33.2M	\$34.6M	\$31.3M	\$32.5M	\$36M	\$25.9M	\$35.8M	\$47.6M	\$59.4M	\$94.8M
Prior Year	\$43M	\$52.3M	\$39.6M	\$33.3M	\$28.2M	\$28.3M	\$24.2M	\$25.3M	\$35.7M	\$30.9M	\$30.4M	\$36.3M	\$44.3M
Percent Change from Prior Year	3%	-10%	20%	0%	23%	11%	34%	42%	-28%	16%	57%	64%	114%

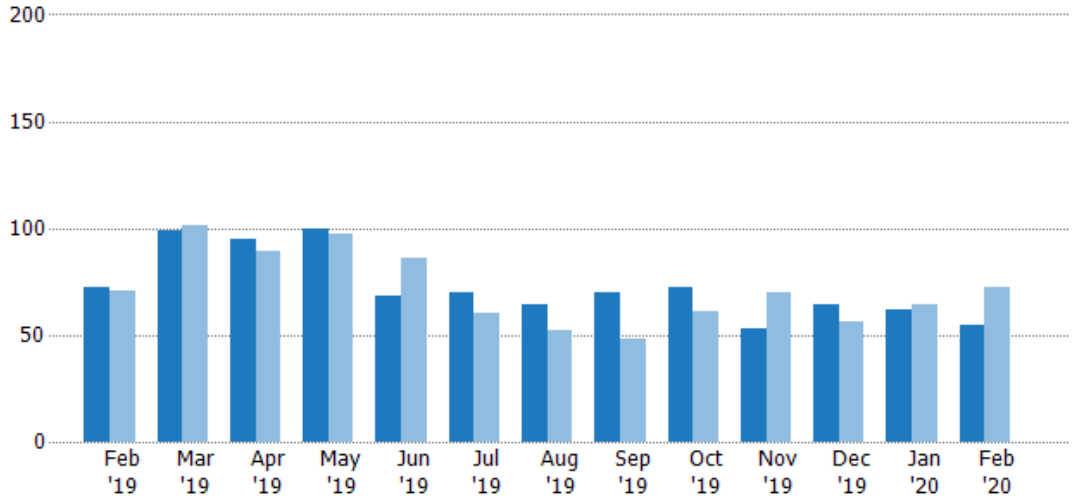
Closed Sales

The total number of residential properties sold each month.

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/Year	Count	% Chg.
Feb '20	55	-23.6%
Feb '19	72	1.4%
Feb '18	71	-23.9%



Current Year	72	99	95	100	68	70	64	70	72	53	64	62	55
Prior Year	71	101	89	97	86	60	52	48	61	70	56	64	72
Percent Change from Prior Year	1%	-2%	7%	3%	-21%	17%	23%	46%	18%	-24%	14%	-3%	-24%

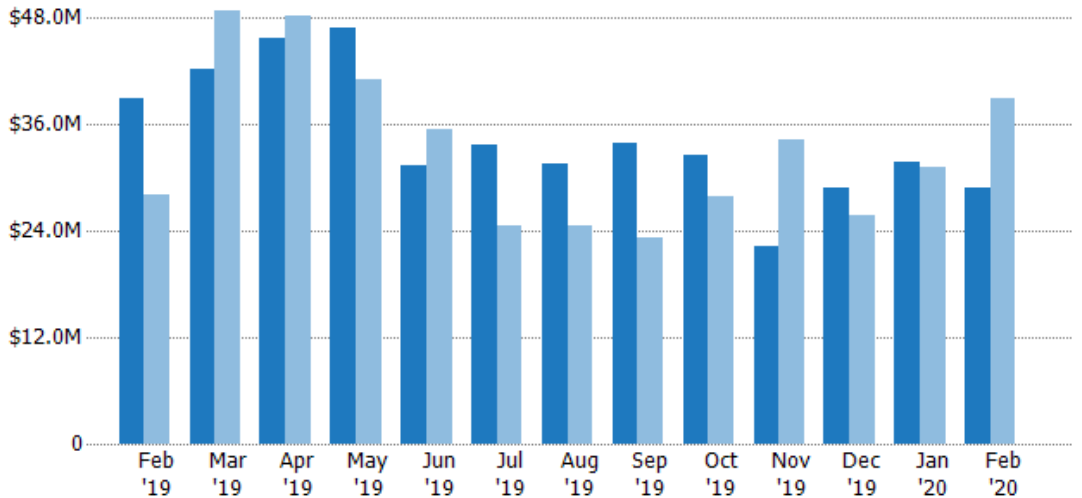
Closed Sales Volume

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/Year	Volume	% Chg.
Feb '20	\$28.9M	-25.6%
Feb '19	\$38.9M	38.9%
Feb '18	\$28M	-11%



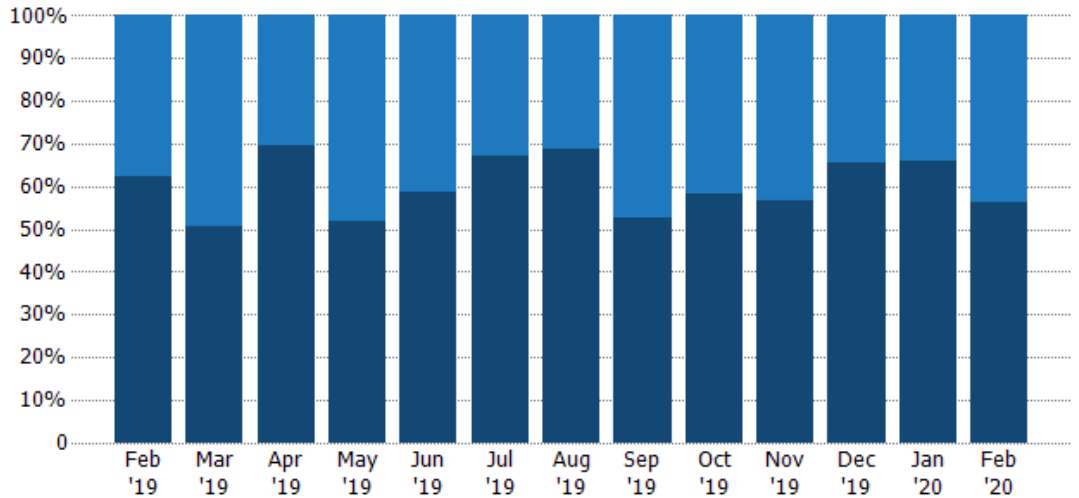
Current Year	\$38.9M	\$42.3M	\$45.7M	\$47M	\$31.4M	\$33.7M	\$31.5M	\$33.9M	\$32.6M	\$22.2M	\$28.8M	\$31.7M	\$28.9M
Prior Year	\$28M	\$48.8M	\$48.2M	\$41M	\$35.4M	\$24.5M	\$24.5M	\$23.2M	\$27.9M	\$34.3M	\$25.7M	\$31.1M	\$38.9M
Percent Change from Prior Year	39%	-13%	-5%	15%	-11%	37%	29%	47%	17%	-35%	12%	2%	-26%

Closed Sales by Property Type

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



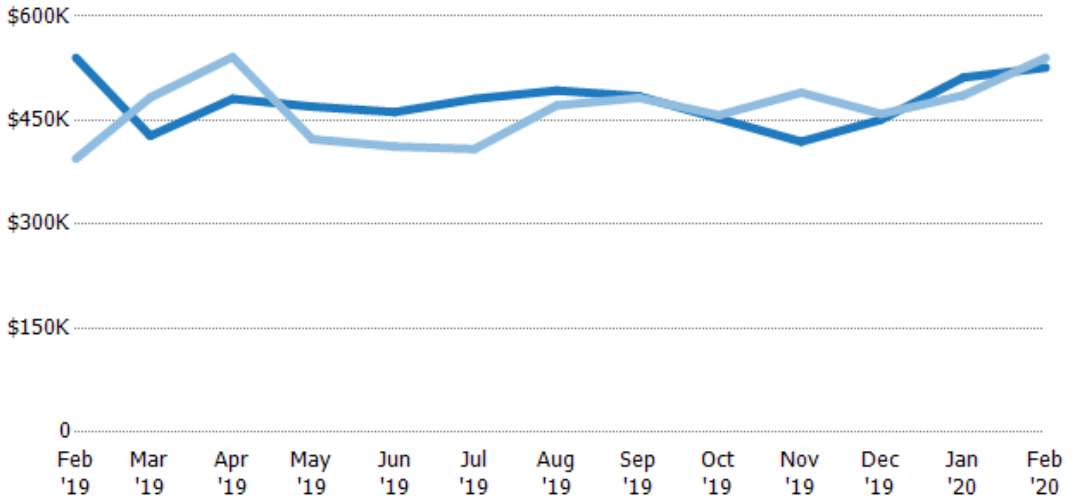
Condo/Townhouse	38%	49%	31%	48%	41%	33%	31%	47%	42%	43%	34%	34%	44%
Single Family Residence	63%	51%	69%	52%	59%	67%	69%	53%	58%	57%	66%	66%	56%

Average Sales Price

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



Current Year	\$540K	\$427K	\$481K	\$470K	\$462K	\$481K	\$493K	\$485K	\$452K	\$419K	\$451K	\$512K	\$526K
Prior Year	\$394K	\$483K	\$541K	\$423K	\$412K	\$409K	\$471K	\$482K	\$457K	\$490K	\$459K	\$486K	\$540K
Percent Change from Prior Year	37%	-11%	-11%	11%	12%	18%	5%	0%	-1%	-14%	-2%	5%	-3%

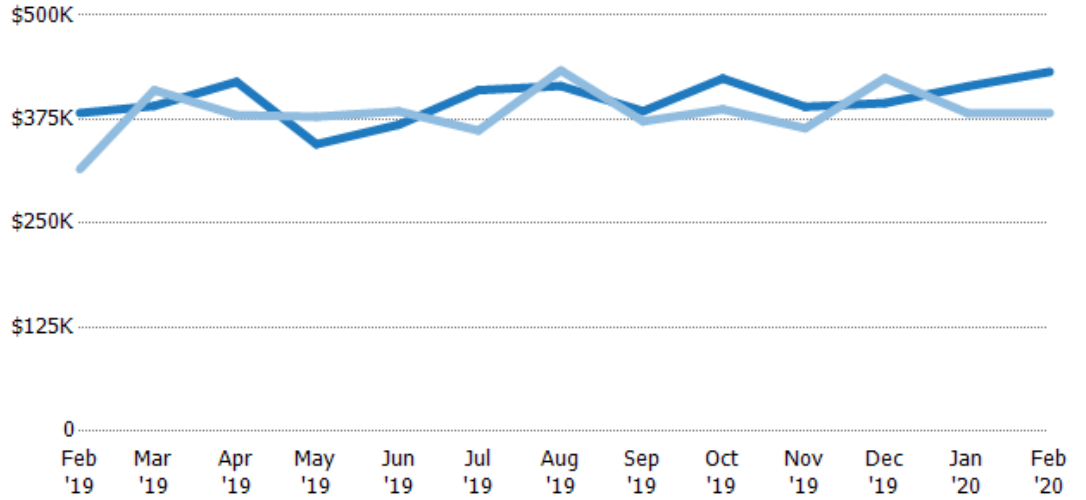
Median Sales Price

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price	% Chg.
Feb '20	\$432K	12.9%
Feb '19	\$383K	21.4%
Feb '18	\$315K	15.5%



Current Year	\$383K	\$391K	\$420K	\$345K	\$368K	\$410K	\$415K	\$385K	\$424K	\$390K	\$394K	\$415K	\$432K
Prior Year	\$315K	\$410K	\$380K	\$378K	\$385K	\$362K	\$434K	\$373K	\$387K	\$364K	\$424K	\$383K	\$383K
Percent Change from Prior Year	21%	-5%	11%	-9%	-4%	13%	-4%	3%	10%	7%	-7%	8%	13%

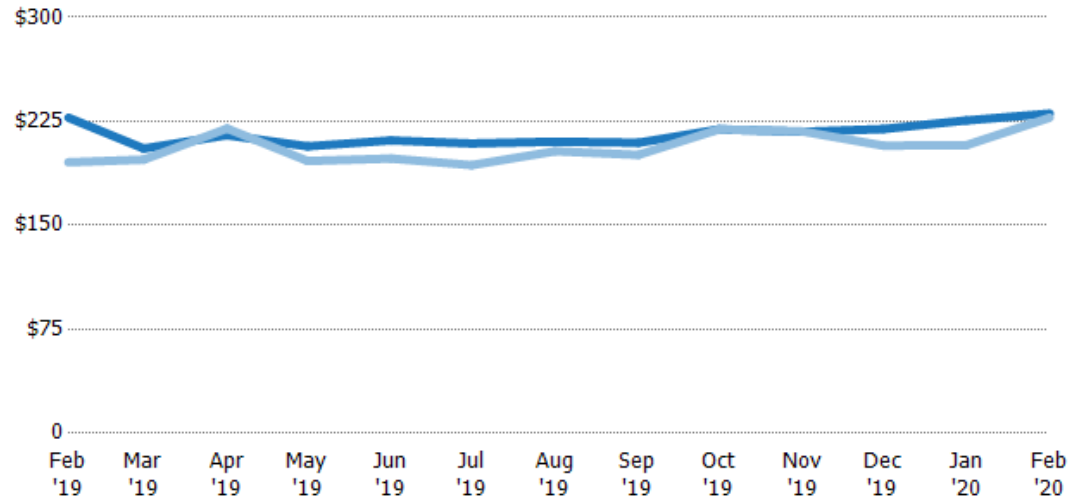
Average Sales Price per Sq Ft

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price/sq ft	% Chg.
Feb '20	\$231	1.3%
Feb '19	\$228	16.4%
Feb '18	\$195	-1.3%



Current Year	\$228	\$205	\$215	\$207	\$211	\$209	\$210	\$210	\$219	\$217	\$219	\$226	\$231
Prior Year	\$195	\$197	\$220	\$196	\$198	\$193	\$203	\$201	\$219	\$218	\$207	\$208	\$228
Percent Change from Prior Year	16%	4%	-2%	5%	7%	8%	3%	4%	0%	0%	6%	9%	1%

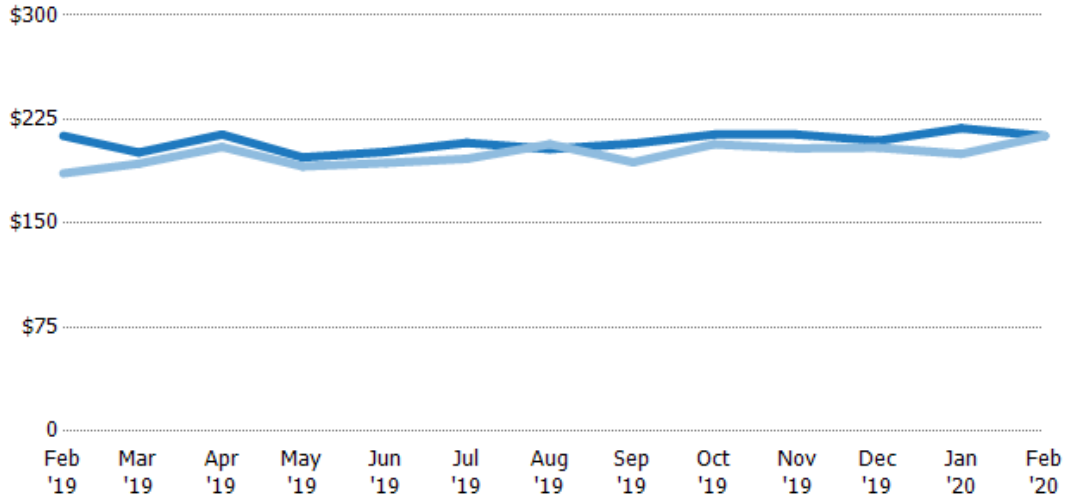
Median Sales Price per Sq Ft

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price/sq ft	% Chg.
Feb '20	\$213	0%
Feb '19	\$213	14.5%
Feb '18	\$186	-1.3%



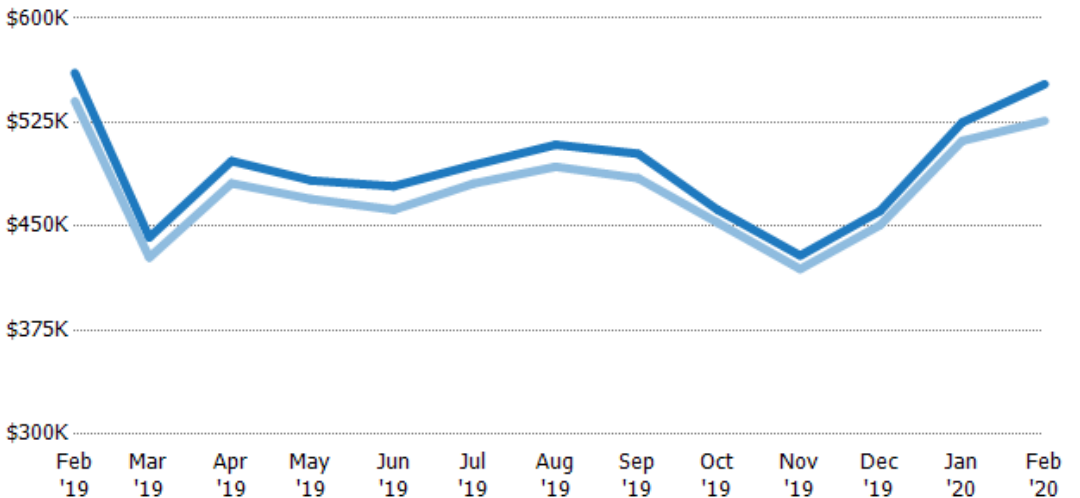
Current Year	\$213	\$201	\$214	\$198	\$202	\$208	\$204	\$208	\$214	\$214	\$210	\$219	\$213
Prior Year	\$186	\$193	\$205	\$191	\$194	\$197	\$207	\$194	\$207	\$204	\$205	\$200	\$213
Percent Change from Prior Year	15%	4%	4%	3%	4%	6%	-2%	7%	3%	5%	2%	9%	0%

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: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



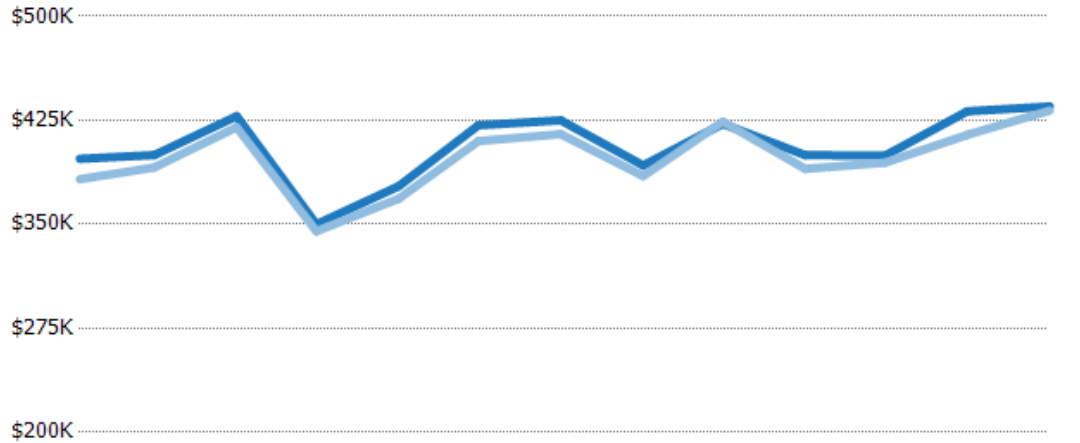
Avg List Price	\$561K	\$442K	\$497K	\$483K	\$479K	\$494K	\$509K	\$502K	\$462K	\$429K	\$461K	\$525K	\$552K
Avg Sales Price	\$540K	\$427K	\$481K	\$470K	\$462K	\$481K	\$493K	\$485K	\$452K	\$419K	\$451K	\$512K	\$526K
Avg Sales Price as a % of Avg List Price	96%	97%	97%	97%	96%	97%	97%	96%	98%	98%	98%	97%	95%

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: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



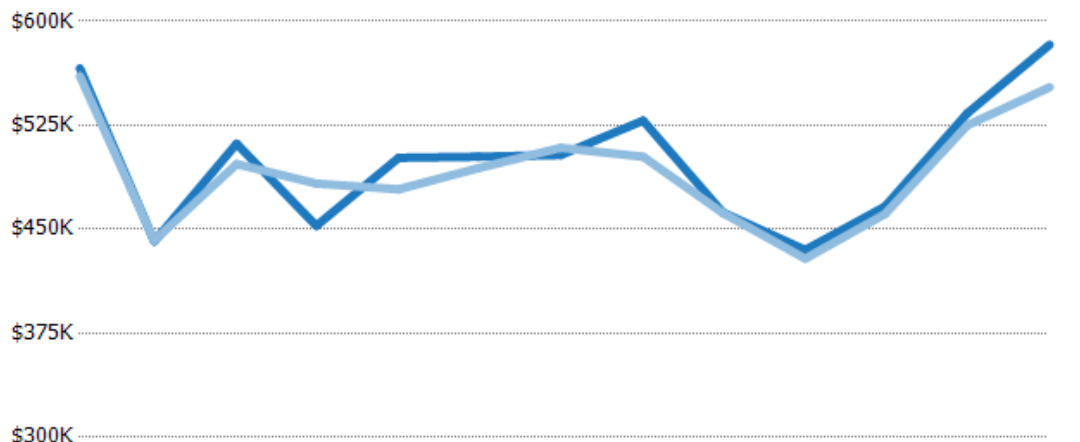
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Median List Price	\$397K	\$400K	\$428K	\$350K	\$377K	\$421K	\$425K	\$392K	\$422K	\$400K	\$399K	\$431K	\$435K
Median Sales Price	\$383K	\$391K	\$420K	\$345K	\$368K	\$410K	\$415K	\$385K	\$424K	\$390K	\$394K	\$415K	\$432K
Med Sales Price as a % of Med List Price	96%	98%	98%	99%	98%	97%	98%	98%	100%	98%	99%	96%	99%

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: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



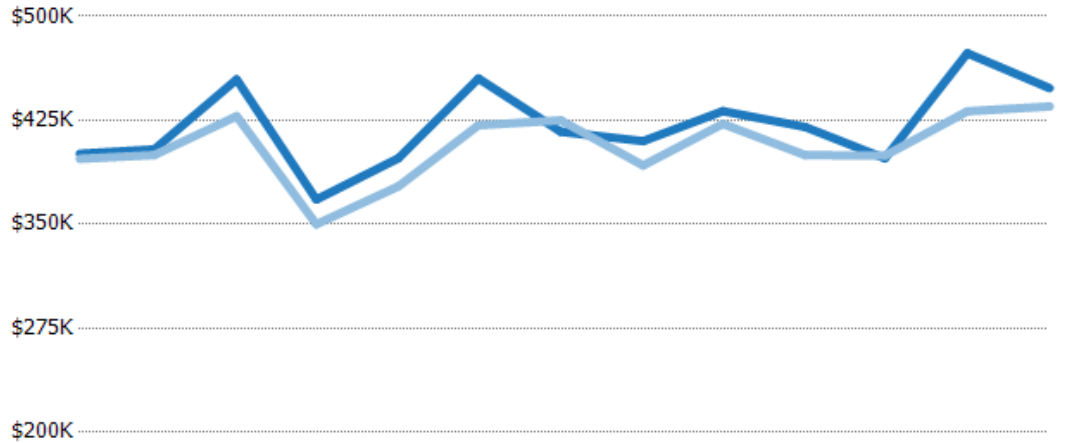
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Avg Est Value	\$566K	\$441K	\$512K	\$452K	\$502K	\$502K	\$504K	\$528K	\$462K	\$435K	\$466K	\$534K	\$583K
Avg Sales Price	\$561K	\$442K	\$497K	\$483K	\$479K	\$494K	\$509K	\$502K	\$462K	\$429K	\$461K	\$525K	\$552K
Avg Sales Price as a % of Avg Est Value	99%	100%	97%	107%	95%	98%	101%	95%	100%	99%	99%	98%	95%

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: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Median Est Value	\$401K	\$404K	\$454K	\$368K	\$398K	\$455K	\$417K	\$410K	\$432K	\$420K	\$398K	\$473K	\$448K
Median Sales Price	\$397K	\$400K	\$428K	\$350K	\$377K	\$421K	\$425K	\$392K	\$422K	\$400K	\$399K	\$431K	\$435K
Med Sales Price as a % of Med Est Value	99%	99%	94%	95%	95%	93%	102%	96%	98%	95%	100%	91%	97%

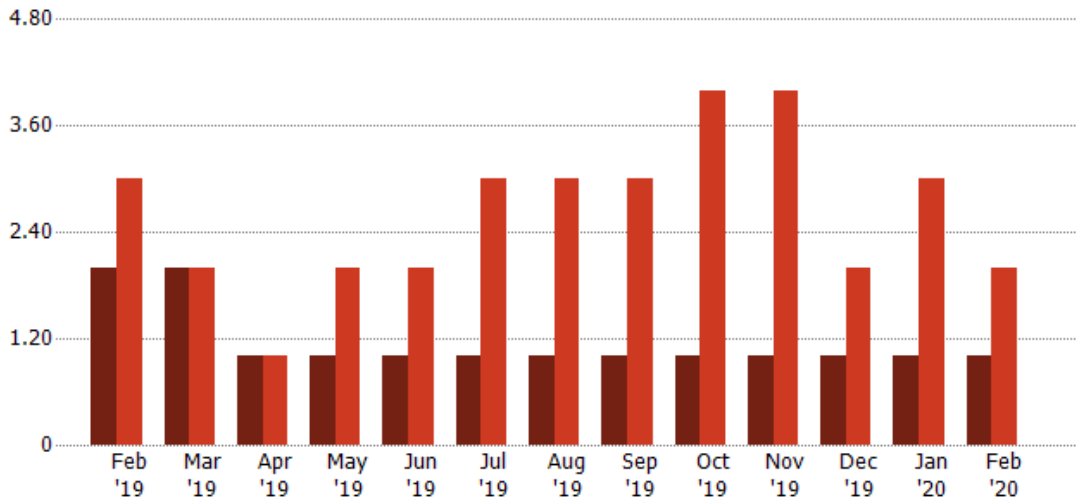
Distressed Listings

The number of distressed residential properties that were for sale at the end of each month.

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/Year	Count	% Chg.
Feb '20	1	-50%
Feb '19	2	-33.3%
Feb '18	3	33.3%



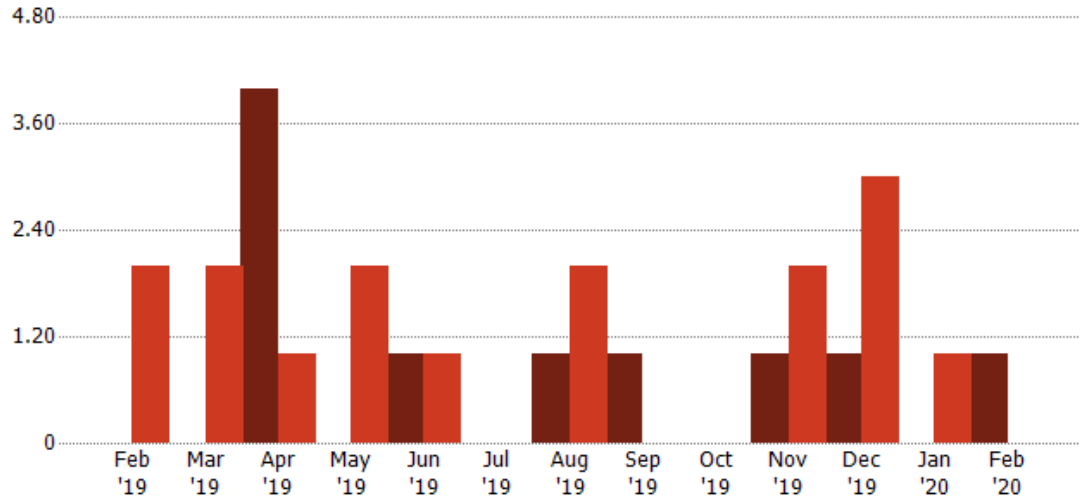
Current Year	2	2	1	1	1	1	1	1	1	1	1	1	1
Prior Year	3	2	1	2	2	3	3	3	4	4	2	3	2
Percent Change from Prior Year	-33%	0%	0%	-50%	-50%	-67%	-67%	-67%	-75%	-75%	-50%	-67%	-50%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



Current Year	-	-	4	-	1	-	1	1	-	1	1	-	1
Prior Year	2	2	1	2	1	-	2	-	-	2	3	1	-
Percent Change from Prior Year	-100%	-100%	300%	-100%	0%	-	-50%	100%	-	-50%	-67%	-100%	100%



Sales Activity by ZIP

Feb 2020

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
85268	139	\$94,788,562	55	\$28,926,400	\$525,935	\$432,000	\$222	\$213	53