



2020

FOUNTAIN HILLS MARKET REPORT March 2020



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	Mar 2020	Mar 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	98	99	-1%	295	312	-5.4%
New Listing Volume	\$62,321,644	\$54,061,398	+15.3%	\$189,780,704	\$176,500,539	+7.5%
Active Listing Count	-	296	-	N/A	N/A	
Active Listing Volume	-	\$224,233,992	-	N/A	N/A	
Average Listing Price	-	\$757,547	-	\$939,405	\$747,991	+25.6%
Median Listing Price	-	\$529,000	-	\$688,150	\$526,112	+30.8%
Average Listing Price per Sq Ft	-	\$229	-	\$258	\$229	+12.6%
Median Listing Price per Sq Ft	-	\$214	-	\$236	\$213	+10.4%
Median Days in RPR	-	73	-	42.44	76.92	-44.8%
Months of Inventory	-	4.2	-100%	2	4	-51.1%
Absorption Rate	-	23.99%	-	51.1%	24.97%	+26.1%
Sales Activity Charts Metrics						
New Pending Sales Count	105	142	-26.1%	330	346	-4.6%
New Pending Sales Volume	\$65,823,249	\$68,979,563	-4.6%	\$190,721,358	\$172,140,146	+10.8%
Pending Sales Count	-	88	-	N/A	N/A	
Pending Sales Volume	-	\$46,598,414	-	N/A	N/A	
Closed Sales Count	85	99	-14.1%	206	233	-11.6%
Closed Sales Volume	\$47,748,456	\$42,317,700	+12.8%	\$110,423,181	\$111,638,052	-1.1%
Average Sales Price	\$561,747	\$427,452	+31.4%	\$536,035	\$479,133	+11.9%
Median Sales Price	\$410,000	\$391,000	+4.9%	\$414,097	\$386,026	+7.3%
Average Sales Price per Sq Ft	\$234	\$205	+13.8%	\$231	\$213	+8.1%
Median Sales Price per Sq Ft	\$222	\$201	+10.4%	\$219	\$205	+6.6%
Distressed Charts Metrics						
Distressed Listing Count	-	2	-	N/A	N/A	

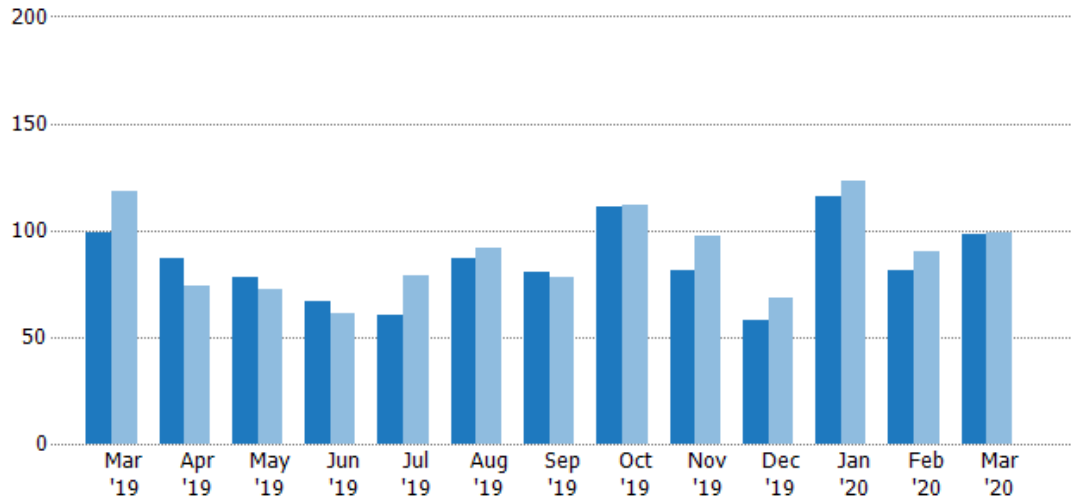
New Listings

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.
Mar '20	98	-1%
Mar '19	99	-16.1%
Mar '18	118	-2.5%



Current Year	99	87	78	67	60	87	80	111	81	58	116	81	98
Prior Year	118	74	72	61	79	92	78	112	97	68	123	90	99
Percent Change from Prior Year	-16%	18%	8%	10%	-24%	-5%	3%	-1%	-16%	-15%	-6%	-10%	-1%

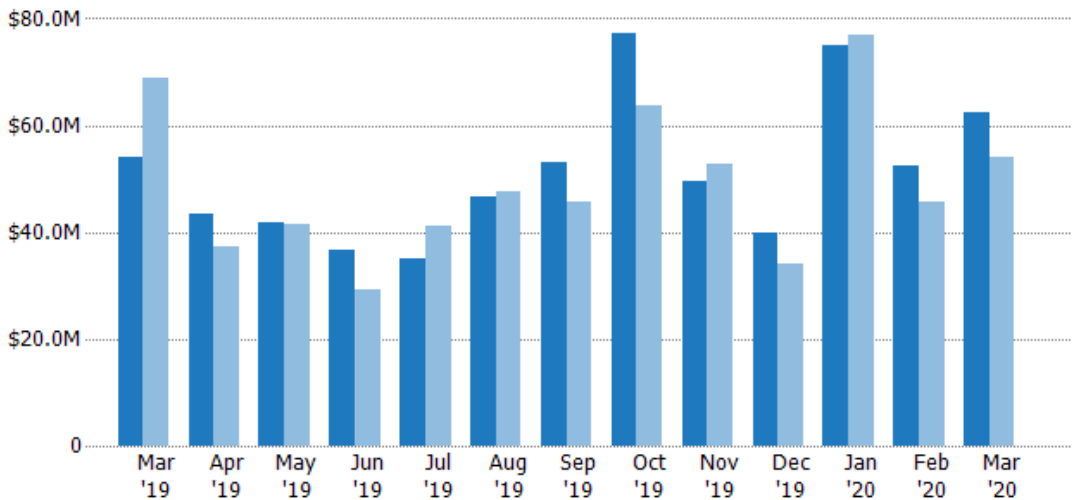
New Listing Volume

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.
Mar '20	\$62.3M	15.3%
Mar '19	\$54.1M	-21.6%
Mar '18	\$69M	-24%



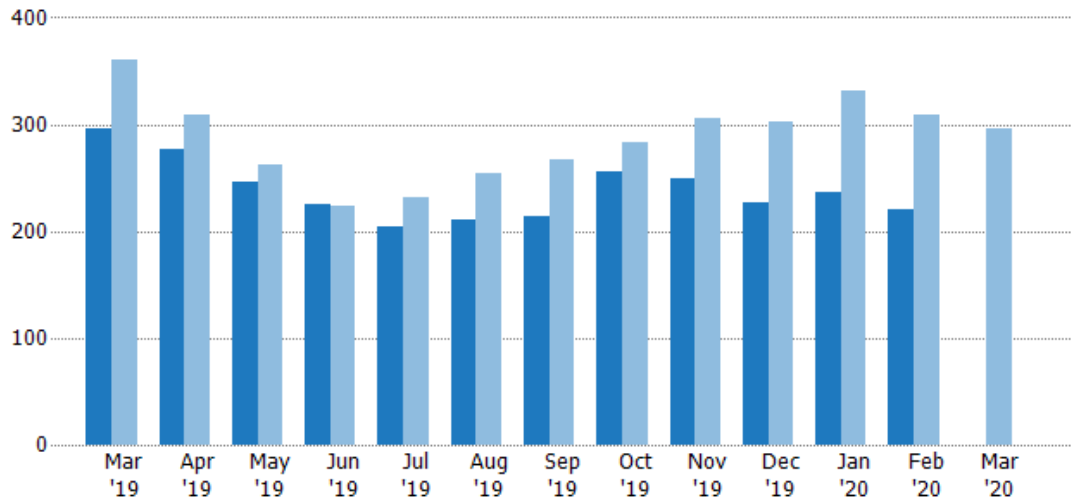
Current Year	\$54.1M	\$43.4M	\$41.9M	\$36.5M	\$35.1M	\$46.7M	\$53.2M	\$77.1M	\$49.6M	\$39.9M	\$75M	\$52.4M	\$62.3M
Prior Year	\$69M	\$37.4M	\$41.5M	\$29.4M	\$41.1M	\$47.6M	\$45.6M	\$63.6M	\$52.8M	\$34.2M	\$76.8M	\$45.7M	\$54.1M
Percent Change from Prior Year	-22%	16%	1%	24%	-15%	-2%	17%	21%	-6%	17%	-2%	15%	15%

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



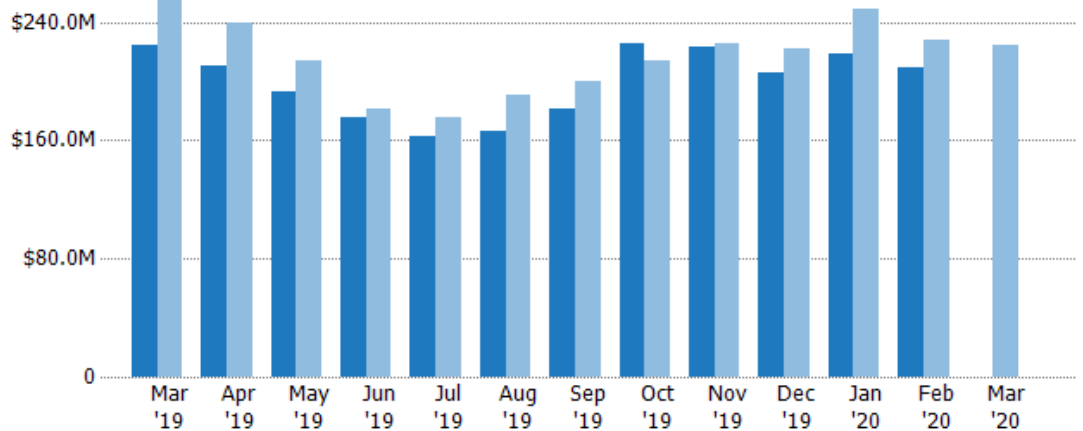
Current Year	296	277	246	225	205	211	214	255	250	226	236	220	-
Prior Year	360	309	263	223	232	254	267	283	306	302	332	309	296
Percent Change from Prior Year	-18%	-10%	-6%	1%	-12%	-17%	-20%	-10%	-18%	-25%	-29%	-29%	-100%

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



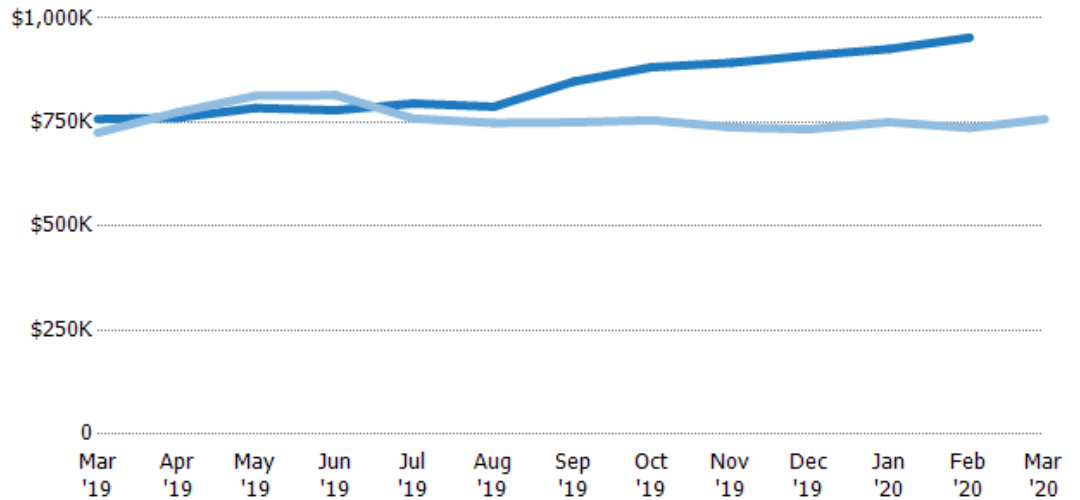
Current Year	\$224M	\$211M	\$193M	\$175M	\$163M	\$166M	\$181M	\$225M	\$223M	\$206M	\$219M	\$210M	-
Prior Year	\$261M	\$239M	\$214M	\$182M	\$176M	\$190M	\$200M	\$214M	\$226M	\$221M	\$249M	\$228M	\$224M
Percent Change from Prior Year	-14%	-12%	-10%	-4%	-7%	-13%	-9%	5%	-1%	-7%	-12%	-8%	-100%

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



Current Year

\$758K \$761K \$784K \$779K \$795K \$787K \$848K \$882K \$893K \$910K \$926K \$953K -

Prior Year

\$725K \$774K \$814K \$815K \$759K \$748K \$750K \$755K \$738K \$733K \$750K \$736K \$758K

Percent Change from Prior Year

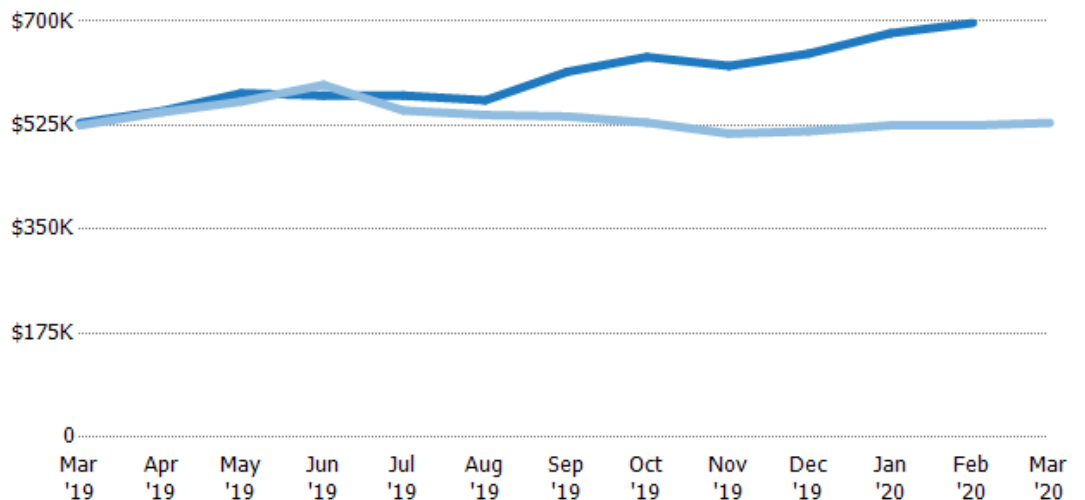
4% -2% -4% -4% 5% 5% 13% 17% 21% 24% 23% 29% -100%

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



Current Year

\$529K \$549K \$579K \$575K \$575K \$567K \$615K \$640K \$625K \$646K \$680K \$697K -

Prior Year

\$525K \$547K \$565K \$593K \$550K \$542K \$540K \$530K \$511K \$515K \$525K \$525K \$529K

Percent Change from Prior Year

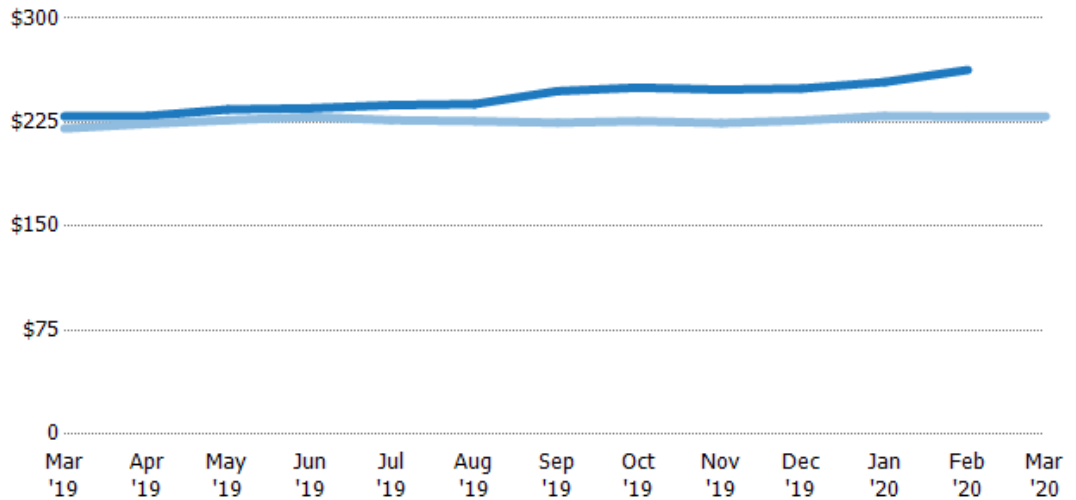
1% 0% 2% -3% 5% 5% 14% 21% 22% 25% 30% 33% -100%

Average Listing Price per Sq Ft

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

Filters Used

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



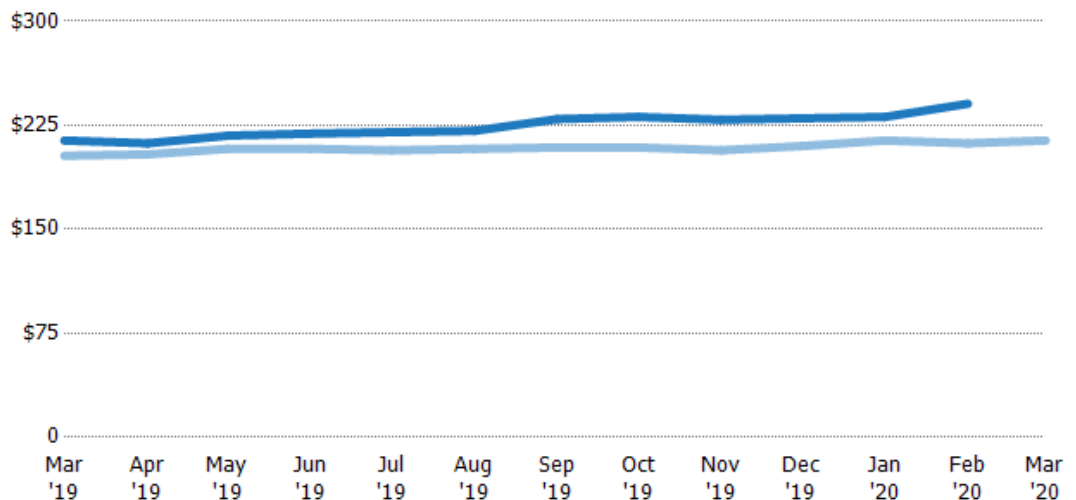
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$229	\$230	\$234	\$235	\$237	\$238	\$247	\$250	\$249	\$249	\$254	\$263	-
Prior Year	\$221	\$224	\$227	\$229	\$226	\$226	\$225	\$226	\$224	\$226	\$230	\$229	\$229
Percent Change from Prior Year	4%	3%	3%	3%	5%	5%	10%	11%	11%	10%	11%	15%	-100%

Median Listing Price per Sq Ft

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

Filters Used

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



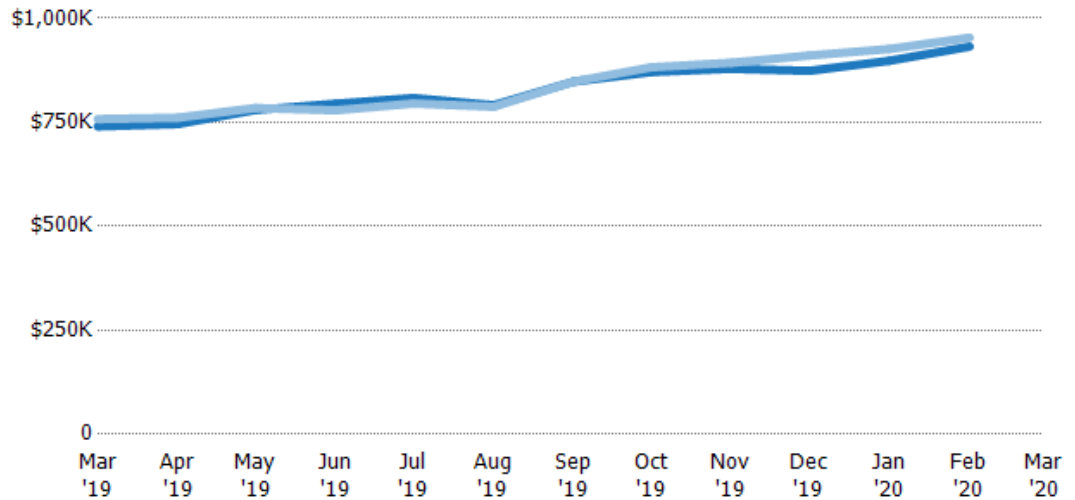
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$214	\$212	\$218	\$219	\$220	\$221	\$230	\$231	\$229	\$230	\$231	\$241	-
Prior Year	\$203	\$204	\$208	\$208	\$207	\$208	\$209	\$209	\$207	\$210	\$214	\$212	\$214
Percent Change from Prior Year	5%	4%	5%	5%	6%	6%	10%	11%	11%	10%	8%	13%	-100%

Average Listing Price vs Average Est Value

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

Filters Used

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



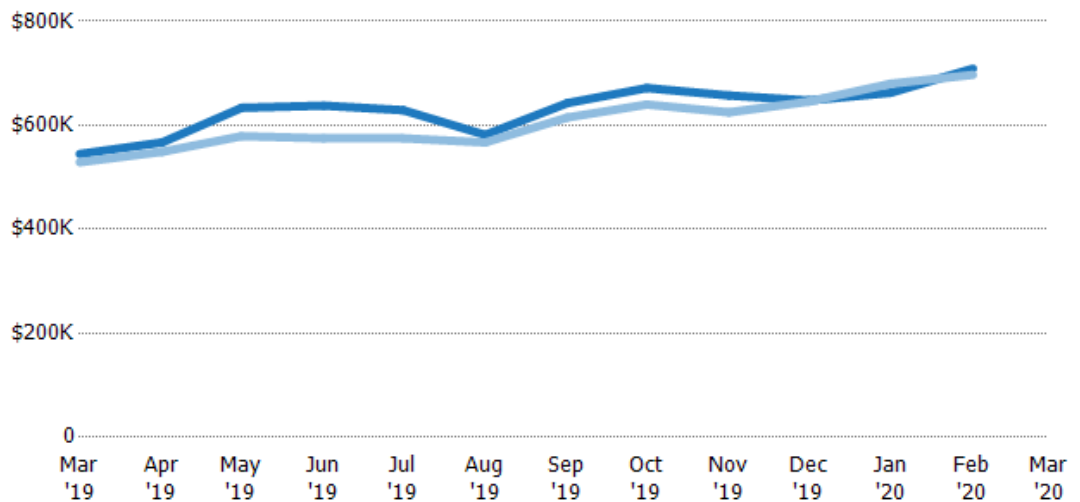
Avg Est Value	\$740K	\$746K	\$780K	\$795K	\$808K	\$791K	\$848K	\$871K	\$879K	\$874K	\$898K	\$932K	-
Avg Listing Price	\$758K	\$761K	\$784K	\$779K	\$795K	\$787K	\$848K	\$882K	\$893K	\$910K	\$926K	\$953K	-
Avg Listing Price as a % of Avg Est Value	102%	102%	101%	98%	98%	100%	100%	101%	102%	104%	103%	102%	-

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



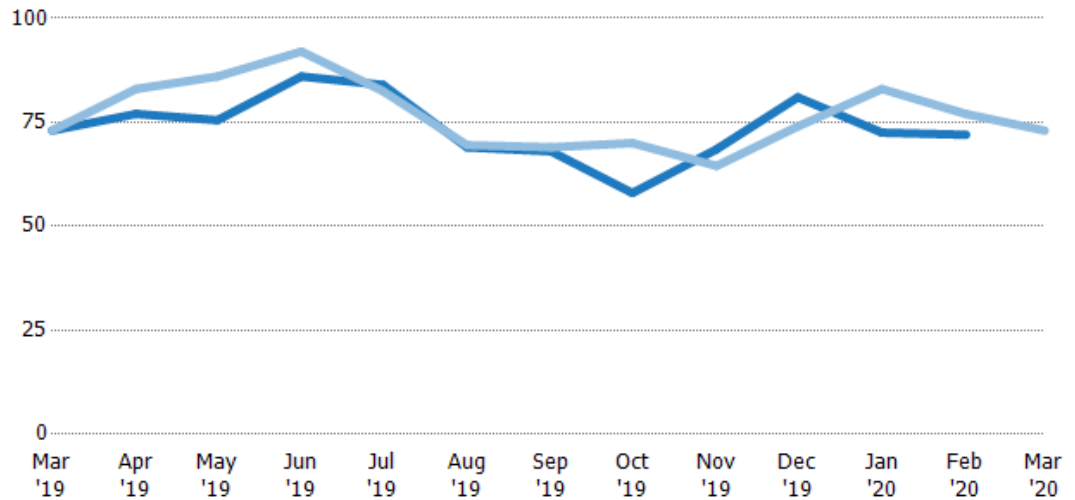
Median Est Value	\$545K	\$567K	\$634K	\$638K	\$629K	\$582K	\$643K	\$672K	\$657K	\$648K	\$663K	\$709K	-
Median Listing Price	\$529K	\$549K	\$579K	\$575K	\$575K	\$567K	\$615K	\$640K	\$625K	\$646K	\$680K	\$697K	-
Med Listing Price as a % of Med Est Value	97%	97%	91%	90%	91%	97%	96%	95%	95%	100%	103%	98%	-

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



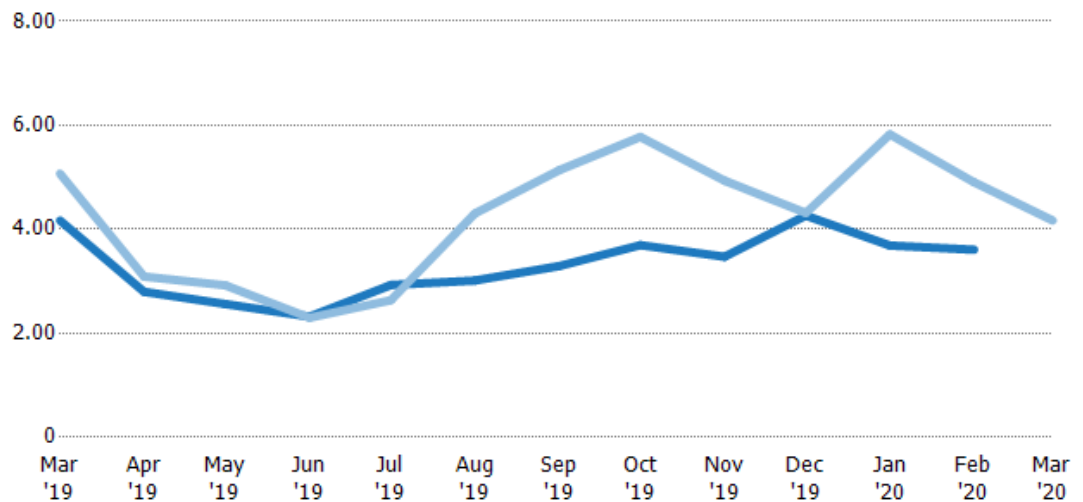
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	73	77	75.5	86	84	69	68	58	68.5	81	72.5	72	-
Prior Year	73	83	86	92	82.5	69.5	69	70	64.5	74	83	77	73
Percent Change from Prior Year	0%	-7%	-12%	-7%	2%	-1%	-1%	-17%	6%	9%	-13%	-6%	-100%

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



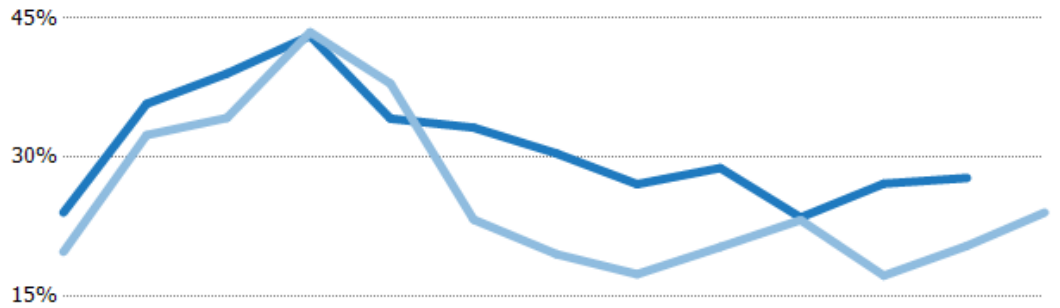
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	4.17	2.8	2.56	2.32	2.93	3.01	3.29	3.7	3.47	4.26	3.69	3.61	-
Prior Year	5.07	3.09	2.92	2.3	2.64	4.31	5.13	5.78	4.94	4.31	5.82	4.9	4.17
Percent Change from Prior Year	-18%	-9%	-12%	1%	11%	-30%	-36%	-36%	-30%	-1%	-37%	-26%	-100%

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



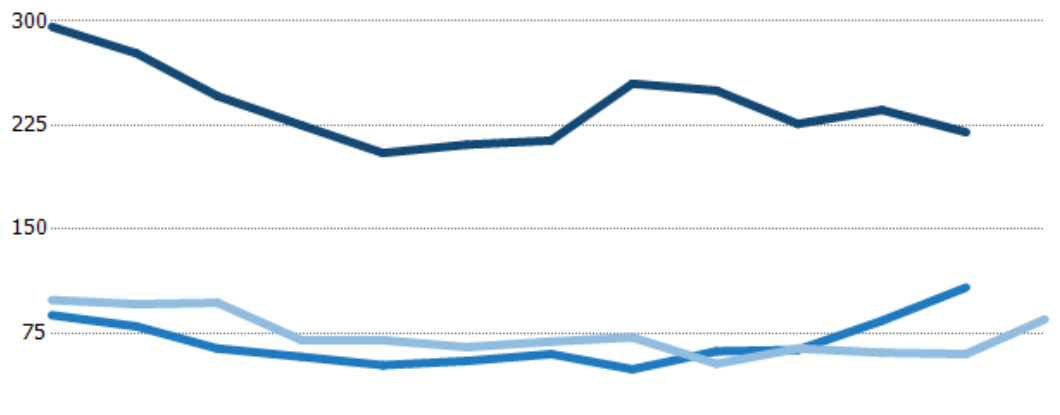
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	24%	36%	39%	43%	34%	33%	30%	27%	29%	23%	27%	28%	-
Prior Year	20%	32%	34%	43%	38%	23%	19%	17%	20%	23%	17%	20%	24%
Change from Prior Year	-4%	-3%	-5%	0%	4%	-10%	-11%	-10%	-9%	0%	-10%	-7%	24%

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



	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Active	296	277	246	225	205	211	214	255	250	226	236	220	-
Pending	88	80	64	58	52	55	60	49	62	63	84	108	-
Sold	99	96	97	70	70	65	69	72	53	64	61	60	85

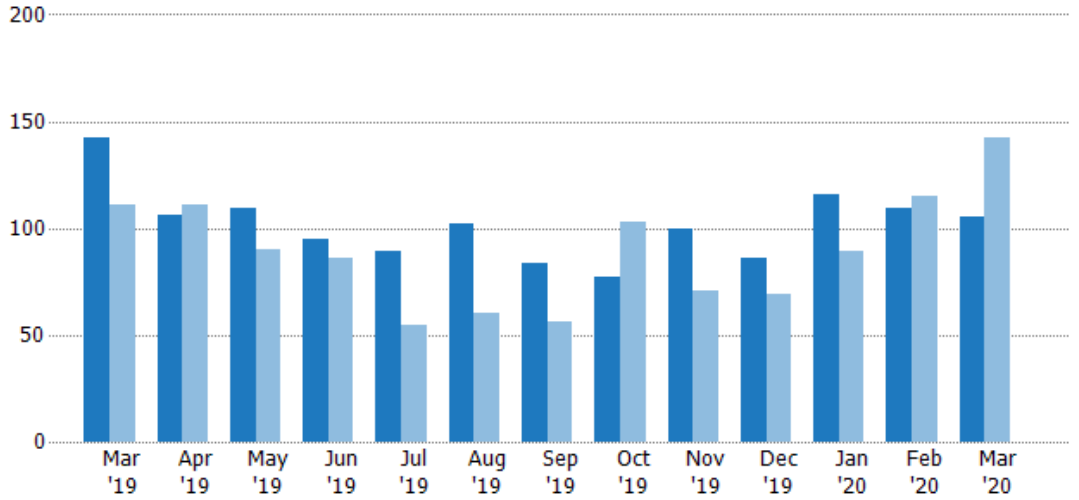
New Pending Sales

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.
Mar '20	105	-26.1%
Mar '19	142	27.9%
Mar '18	111	-9.9%



Current Year	142	106	109	95	89	102	84	77	100	86	116	109	105
Prior Year	111	111	90	86	55	60	56	103	71	69	89	115	142
Percent Change from Prior Year	28%	-5%	21%	10%	62%	70%	50%	-25%	41%	25%	30%	-5%	-26%

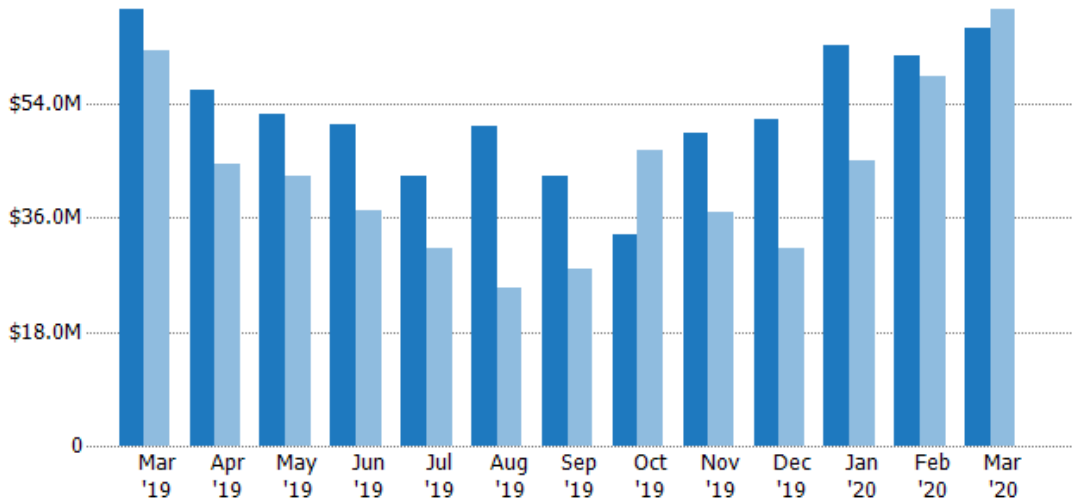
New Pending Sales Volume

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

Filters Used

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

Month/Year	Volume	% Chg.
Mar '20	\$65.8M	-4.6%
Mar '19	\$69M	10.3%
Mar '18	\$62.5M	-32.3%



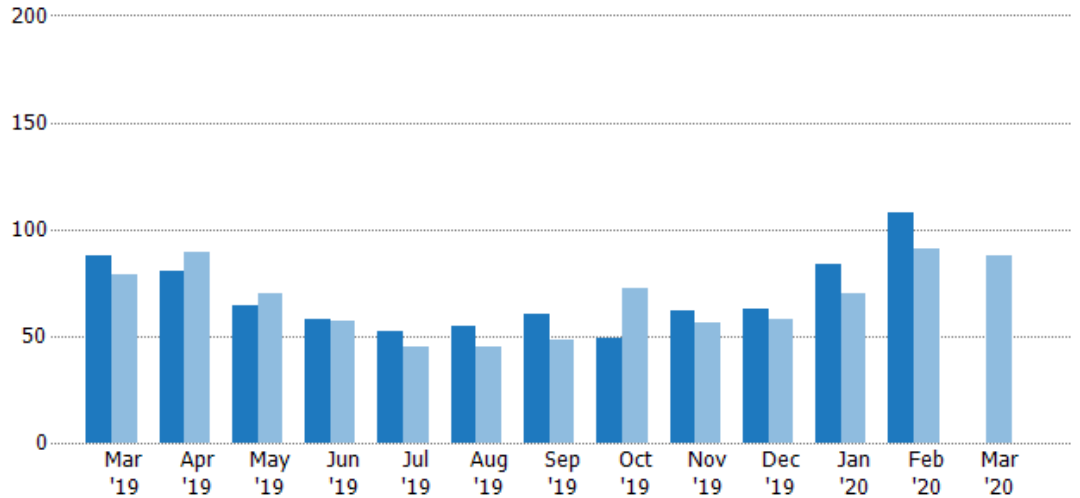
Current Year	\$69M	\$56.1M	\$52.4M	\$50.8M	\$42.5M	\$50.5M	\$42.5M	\$33.4M	\$49.3M	\$51.6M	\$63.2M	\$61.7M	\$65.8M
Prior Year	\$62.5M	\$44.5M	\$42.7M	\$37.2M	\$31.3M	\$25.1M	\$27.8M	\$46.5M	\$36.8M	\$31.1M	\$44.9M	\$58.3M	\$69M
Percent Change from Prior Year	10%	26%	23%	36%	36%	102%	53%	-28%	34%	66%	41%	6%	-5%

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



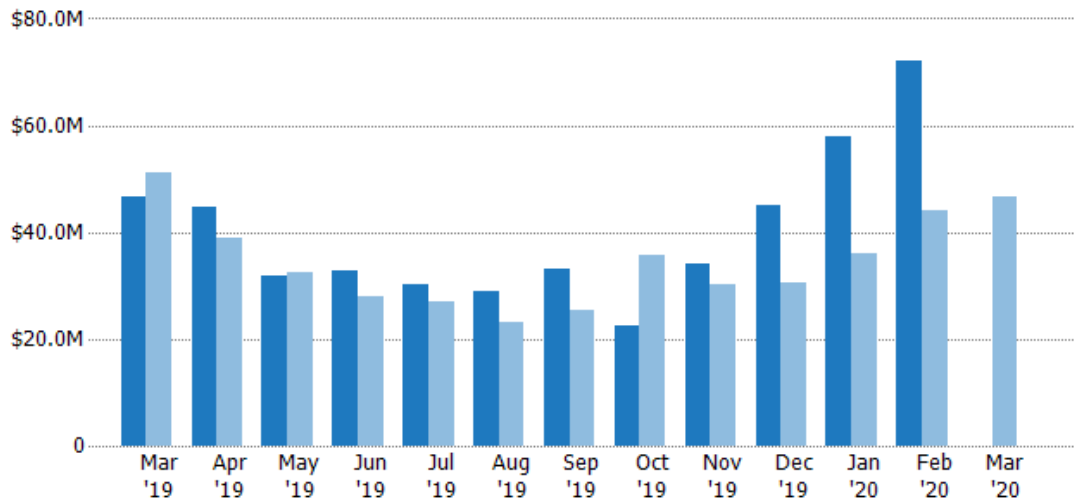
Current Year	88	80	64	58	52	55	60	49	62	63	84	108	-
Prior Year	79	89	70	57	45	45	48	72	56	58	70	91	88
Percent Change from Prior Year	11%	-10%	-9%	2%	16%	22%	25%	-32%	11%	9%	20%	19%	-100%

Pending Sales Volume

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

Filters Used

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



Current Year	\$46.6M	\$44.6M	\$31.7M	\$32.7M	\$30.1M	\$28.8M	\$33M	\$22.5M	\$34.1M	\$44.9M	\$58M	\$72.2M	-
Prior Year	\$51.1M	\$38.8M	\$32.6M	\$28M	\$27M	\$23.3M	\$25.3M	\$35.7M	\$30.4M	\$30.4M	\$35.9M	\$44M	\$46.6M
Percent Change from Prior Year	-9%	15%	-3%	17%	12%	24%	30%	-37%	12%	48%	62%	64%	-100%

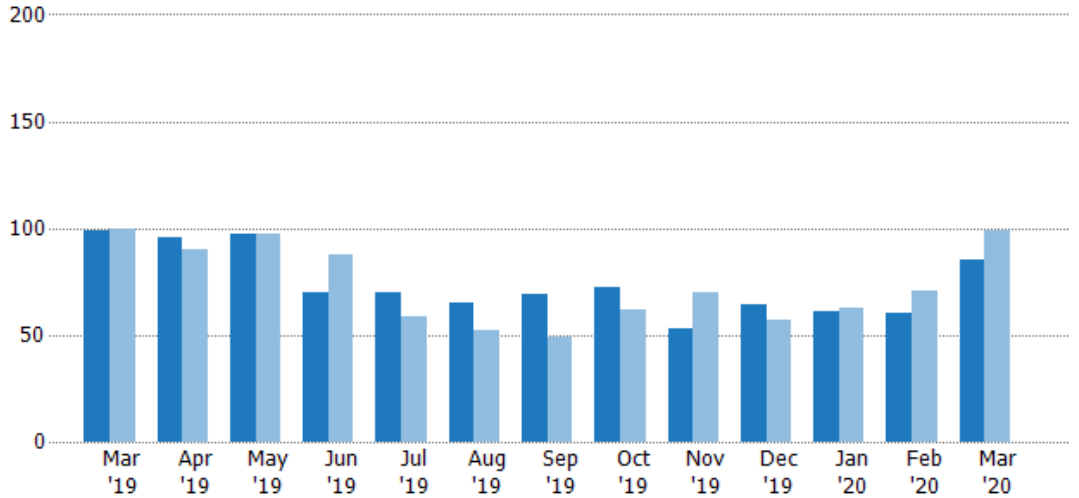
Closed Sales

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.
Mar '20	85	-14.1%
Mar '19	99	-1%
Mar '18	100	-17%



Current Year	99	96	97	70	70	65	69	72	53	64	61	60	85
Prior Year	100	90	97	88	59	52	49	62	70	57	63	71	99
Percent Change from Prior Year	-1%	7%	0%	-20%	19%	25%	41%	16%	-24%	12%	-3%	-15%	-14%

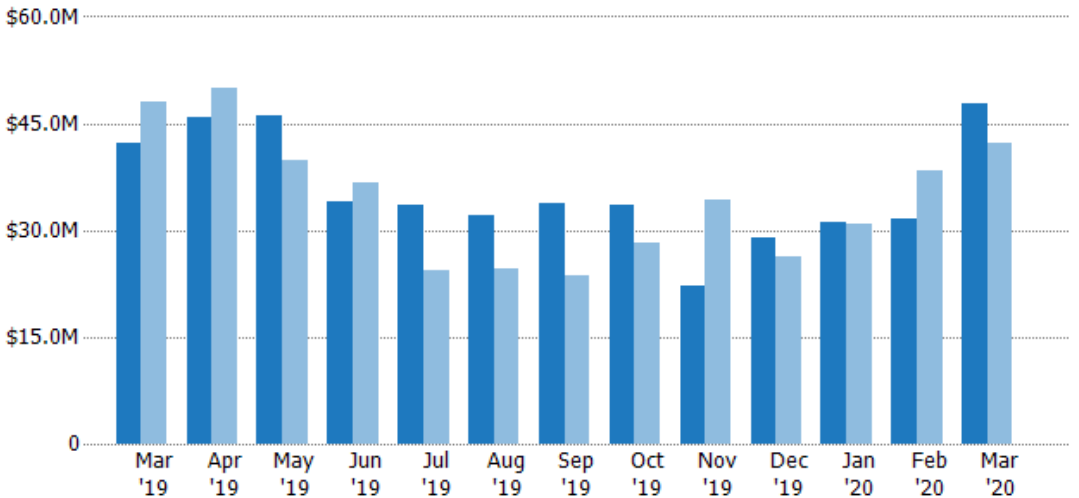
Closed Sales Volume

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.
Mar '20	\$47.7M	12.8%
Mar '19	\$42.3M	-11.8%
Mar '18	\$48M	-29.7%



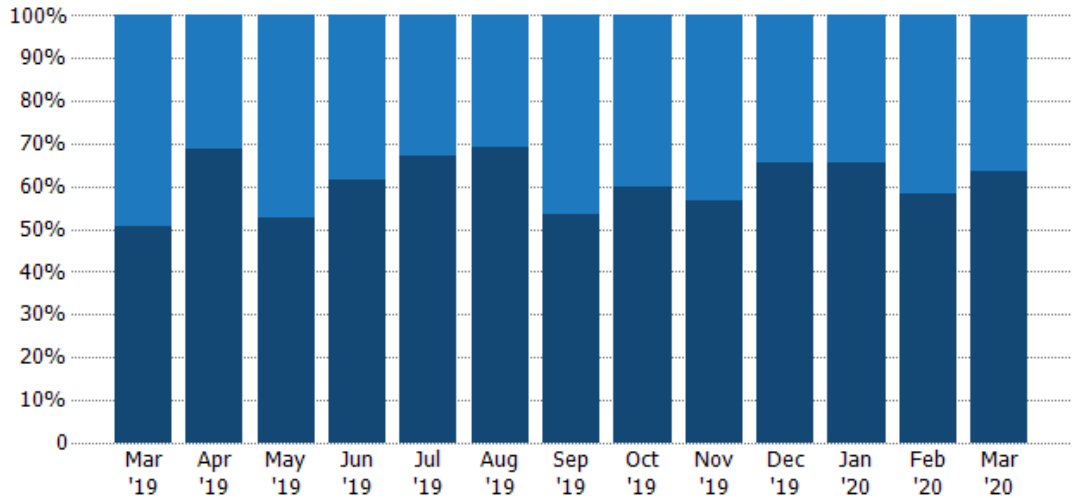
Current Year	\$42.3M	\$45.8M	\$46M	\$34M	\$33.7M	\$32M	\$33.7M	\$33.5M	\$22.2M	\$28.8M	\$31.1M	\$31.6M	\$47.7M
Prior Year	\$48M	\$50.1M	\$39.8M	\$36.6M	\$24.3M	\$24.5M	\$23.6M	\$28.2M	\$34.3M	\$26.2M	\$30.9M	\$38.5M	\$42.3M
Percent Change from Prior Year	-12%	-8%	16%	-7%	39%	30%	43%	19%	-35%	10%	1%	-18%	13%

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



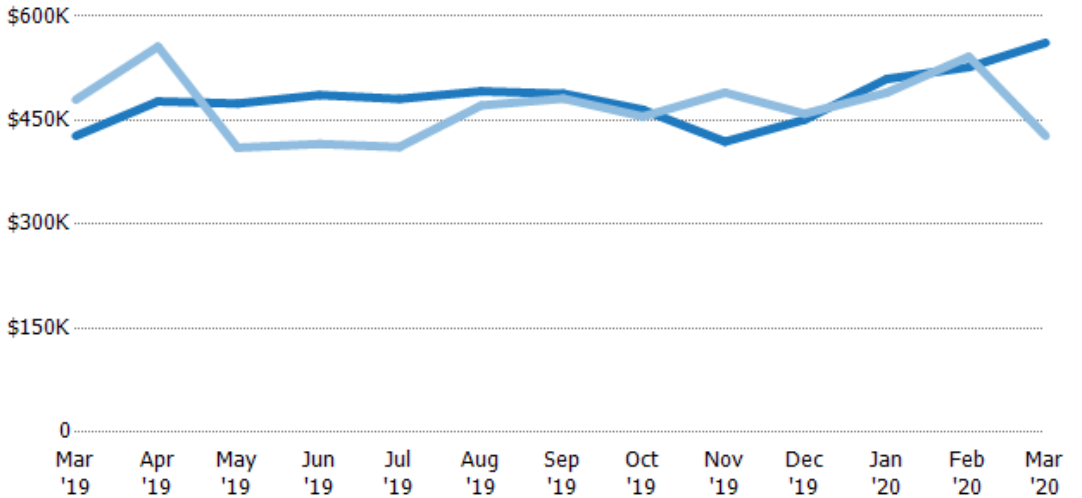
Condo/Townhouse	49%	31%	47%	39%	33%	31%	46%	40%	43%	34%	34%	42%	36%
Single Family Residence	51%	69%	53%	61%	67%	69%	54%	60%	57%	66%	66%	58%	64%

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	\$427K	\$477K	\$474K	\$486K	\$481K	\$492K	\$488K	\$465K	\$419K	\$451K	\$509K	\$527K	\$562K
Prior Year	\$480K	\$556K	\$410K	\$416K	\$411K	\$471K	\$481K	\$455K	\$490K	\$459K	\$490K	\$542K	\$427K
Percent Change from Prior Year	-11%	-14%	16%	17%	17%	4%	1%	2%	-14%	-2%	4%	-3%	31%

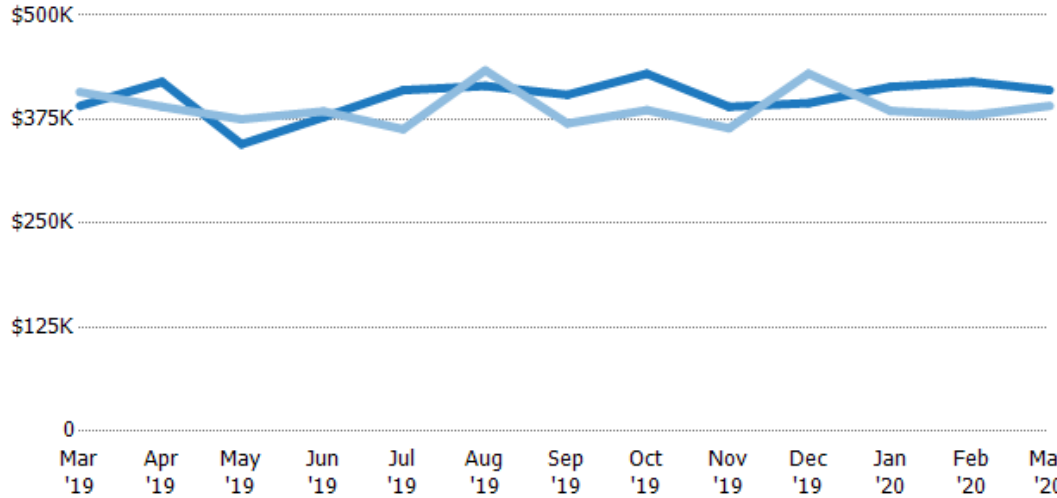
Median Sales Price

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.
Mar '20	\$410K	4.9%
Mar '19	\$391K	-4.1%
Mar '18	\$408K	-6.7%



Current Year	\$391K	\$420K	\$345K	\$378K	\$410K	\$415K	\$404K	\$430K	\$390K	\$394K	\$414K	\$420K	\$410K
Prior Year	\$408K	\$390K	\$375K	\$385K	\$363K	\$434K	\$370K	\$386K	\$364K	\$430K	\$385K	\$380K	\$391K
Percent Change from Prior Year	-4%	8%	-8%	-2%	13%	-4%	9%	11%	7%	-8%	8%	11%	5%

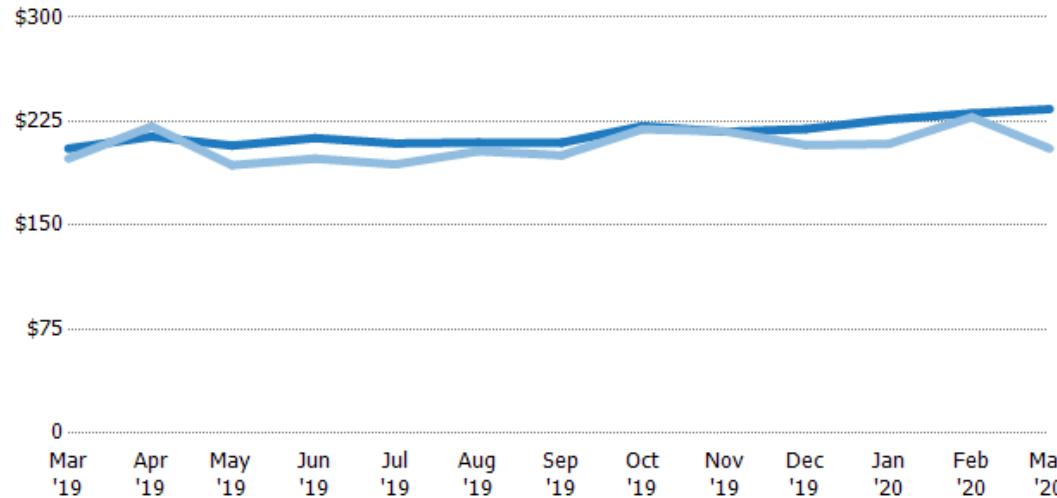
Average Sales Price per Sq Ft

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

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Mar '20	\$234	13.8%
Mar '19	\$205	3.6%
Mar '18	\$198	-4%



Current Year	\$205	\$214	\$207	\$213	\$209	\$210	\$210	\$221	\$217	\$219	\$226	\$231	\$234
Prior Year	\$198	\$221	\$193	\$198	\$194	\$203	\$200	\$219	\$218	\$208	\$209	\$228	\$205
Percent Change from Prior Year	4%	-3%	7%	7%	8%	3%	5%	1%	0%	6%	8%	1%	14%

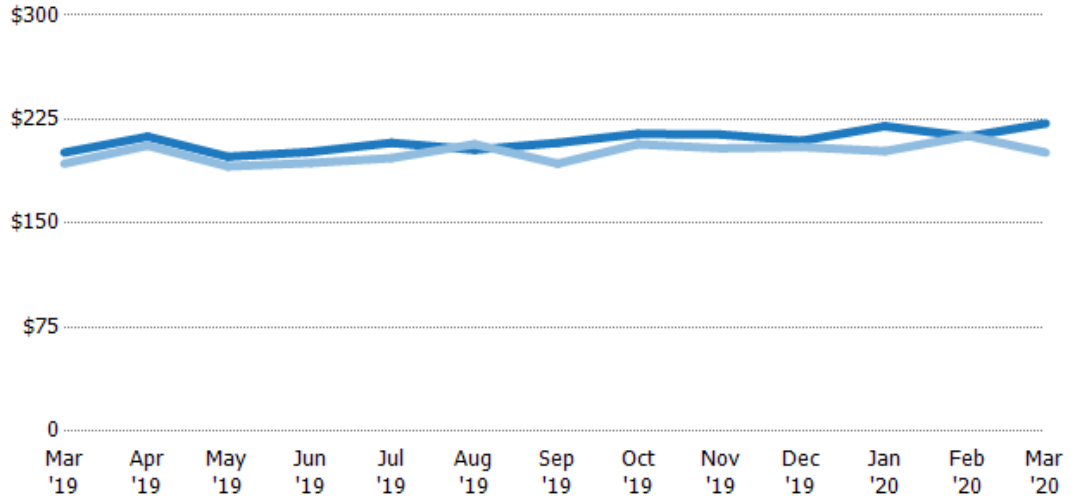
Median Sales Price per Sq Ft

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.
Mar '20	\$222	10.4%
Mar '19	\$201	4.1%
Mar '18	\$193	-4.1%



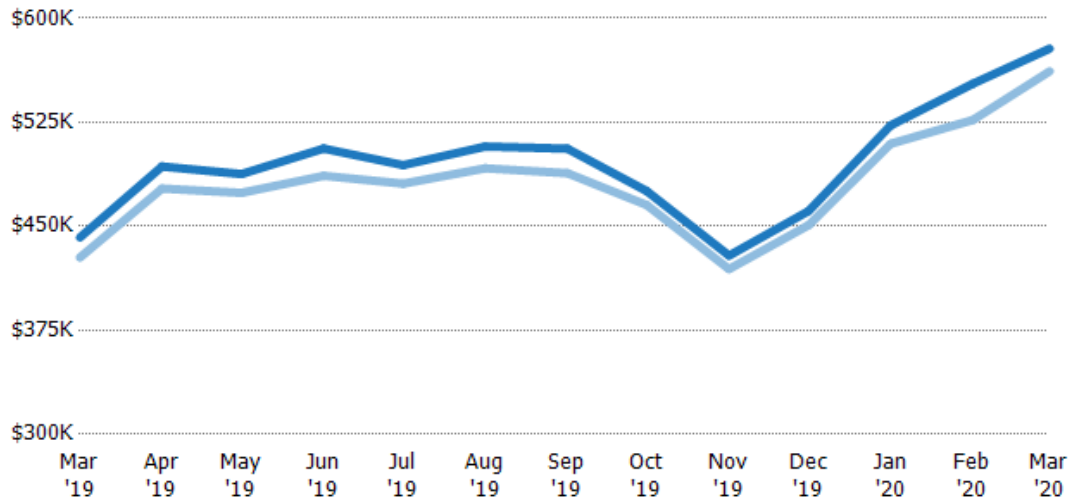
Current Year	\$201	\$213	\$198	\$202	\$208	\$203	\$208	\$215	\$214	\$210	\$220	\$213	\$222
Prior Year	\$193	\$206	\$191	\$194	\$197	\$207	\$193	\$207	\$204	\$205	\$202	\$213	\$201
Percent Change from Prior Year	4%	3%	4%	4%	6%	-2%	8%	4%	5%	2%	9%	0%	10%

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



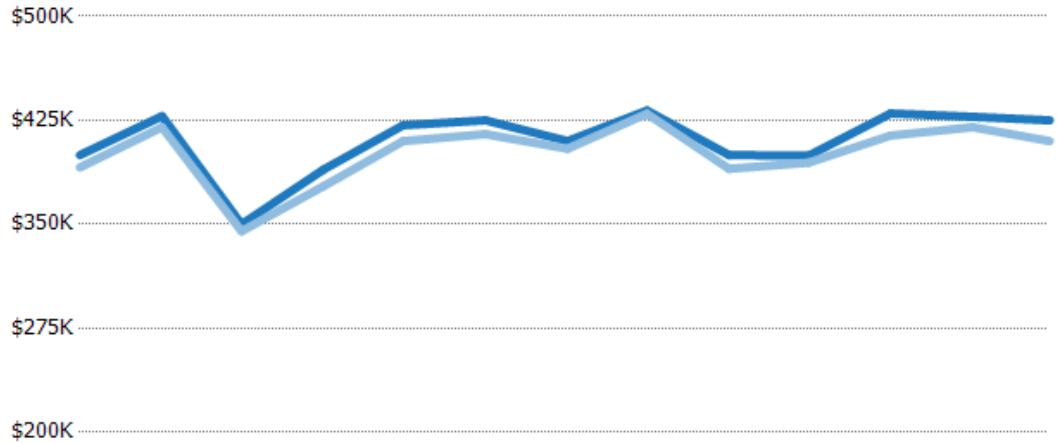
Avg List Price	\$442K	\$493K	\$488K	\$506K	\$494K	\$508K	\$506K	\$475K	\$429K	\$461K	\$523K	\$553K	\$578K
Avg Sales Price	\$427K	\$477K	\$474K	\$486K	\$481K	\$492K	\$488K	\$465K	\$419K	\$451K	\$509K	\$527K	\$562K
Avg Sales Price as a % of Avg List Price	97%	97%	97%	96%	97%	97%	97%	98%	98%	98%	97%	95%	97%

Median Sales Price vs Median Listing Price

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

Filters Used

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



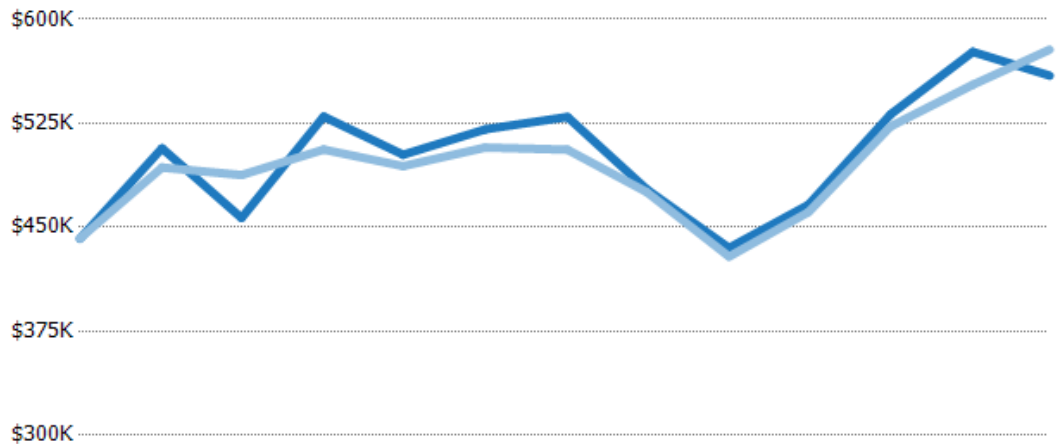
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Median List Price	\$400K	\$428K	\$350K	\$390K	\$421K	\$425K	\$410K	\$432K	\$400K	\$399K	\$430K	\$428K	\$425K
Median Sales Price	\$391K	\$420K	\$345K	\$378K	\$410K	\$415K	\$404K	\$430K	\$390K	\$394K	\$414K	\$420K	\$410K
Med Sales Price as a % of Med List Price	98%	98%	99%	97%	97%	98%	99%	99%	98%	99%	96%	98%	96%

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



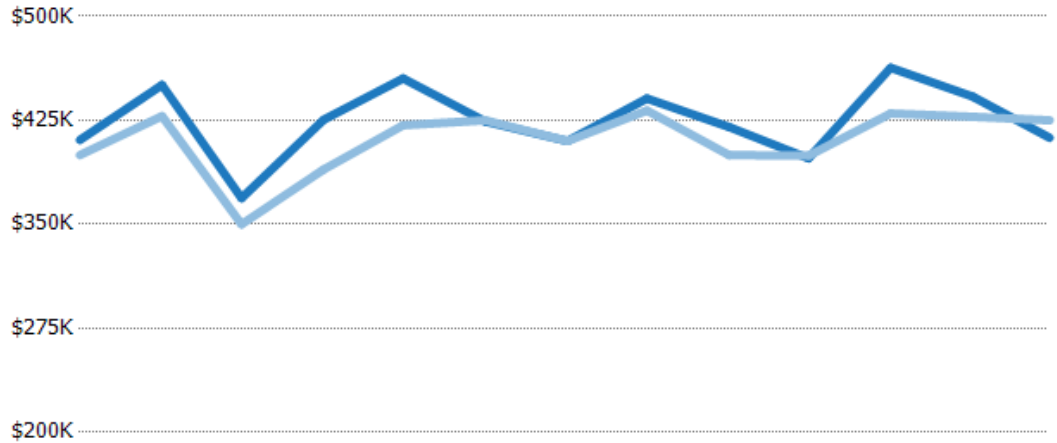
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Avg Est Value	\$442K	\$507K	\$457K	\$530K	\$502K	\$521K	\$530K	\$477K	\$435K	\$466K	\$531K	\$576K	\$559K
Avg Sales Price	\$442K	\$493K	\$488K	\$506K	\$494K	\$508K	\$506K	\$475K	\$429K	\$461K	\$523K	\$553K	\$578K
Avg Sales Price as a % of Avg Est Value	100%	97%	107%	96%	98%	97%	96%	100%	99%	99%	98%	96%	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

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



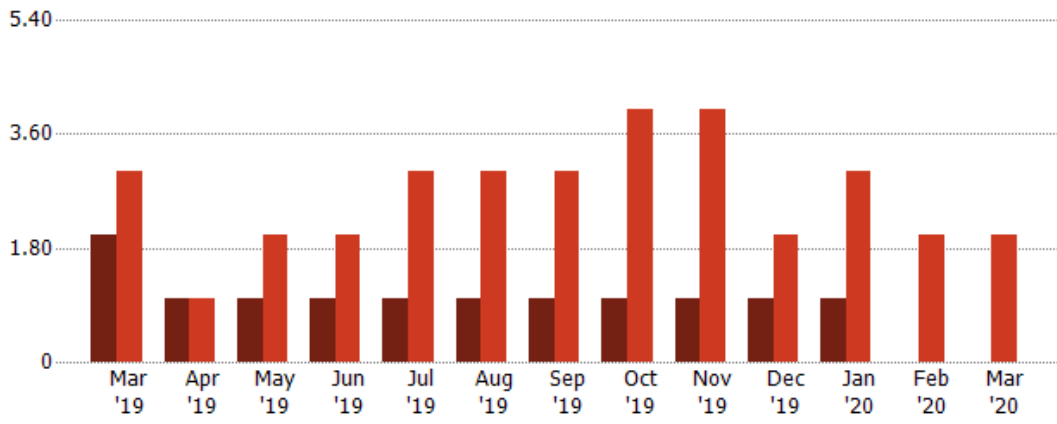
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Median Est Value	\$411K	\$450K	\$369K	\$425K	\$455K	\$424K	\$410K	\$441K	\$420K	\$398K	\$463K	\$442K	\$412K
Median Sales Price	\$400K	\$428K	\$350K	\$390K	\$421K	\$425K	\$410K	\$432K	\$400K	\$399K	\$430K	\$428K	\$425K
Med Sales Price as a % of Med Est Value	97%	95%	95%	92%	93%	100%	100%	98%	95%	100%	93%	97%	103%

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



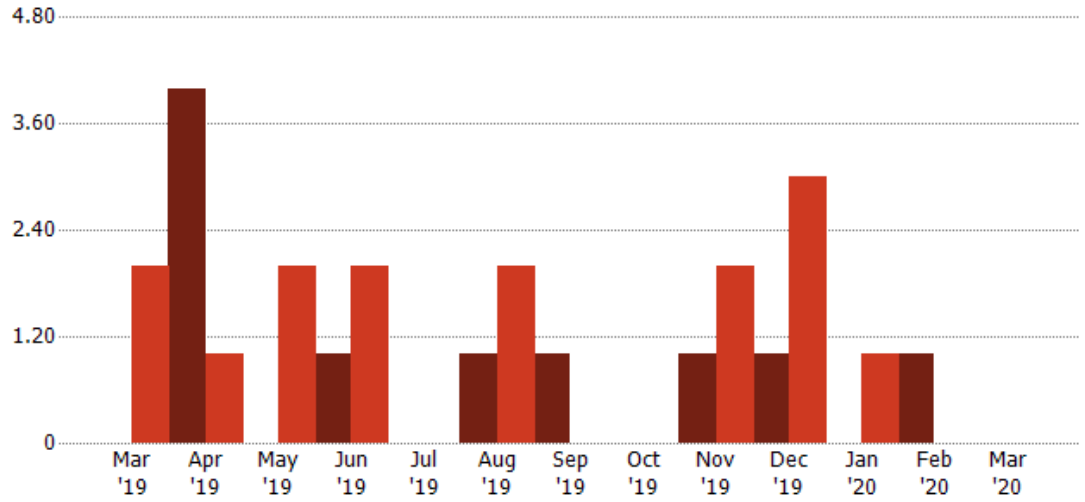
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	2	1	1	1	1	1	1	1	1	1	1	-	-
Prior Year	3	1	2	2	3	3	3	4	4	2	3	2	2
Percent Change from Prior Year	-33%	0%	-50%	-50%	-67%	-67%	-67%	-75%	-75%	-50%	-67%	-100%	-100%

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



Sales Activity by ZIP

Mar 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			85	\$47,748,456	\$561,747	\$410,000	\$229	\$217	36

