

2020

MARICOPA COUNTY 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	7,754	7,931	-2.2%	15,471	16,995	-9%
New Listing Volume	\$3,473,882,652	\$3,167,831,198	+9.7%	\$6,992,124,810	\$7,035,045,112	-0.6%
Active Listing Count	8,300	17,975	-53.8%	N/A	N/A	
Active Listing Volume	\$6,694,191,813	\$10,079,288,339	-33.6%	N/A	N/A	
Average Listing Price	\$806,529	\$560,739	+43.8%	\$741,113	\$559,132	+32.5%
Median Listing Price	\$459,000	\$349,000	+31.5%	\$425,038	\$344,520	+23.4%
Average Listing Price per Sq Ft	\$244	\$198	+23.1%	\$234	\$198	+18.4%
Median Listing Price per Sq Ft	\$202	\$172	+17.4%	\$196	\$172	+14.2%
Median Days in RPR	38	46	-17.4%	41.18	49.66	-17.1%
Months of Inventory	1.5	3.8	-61.2%	1.9	3.1	-39.5%
Absorption Rate	67.36%	26.17%	+41.2%	52.53%	31.76%	+20.8%
Sales Activity Charts Metrics						
New Pending Sales Count	10,061	8,076	+24.6%	18,038	14,995	+20.3%
New Pending Sales Volume	\$4,168,462,163	\$2,939,650,216	+41.8%	\$7,402,413,760	\$5,385,292,846	+37.5%
Pending Sales Count	10,517	6,677	+57.5%	N/A	N/A	
Pending Sales Volume	\$4,630,573,750	\$2,587,599,261	+79%	N/A	N/A	
Closed Sales Count	4,944	5,569	-11.2%	10,535	10,273	+2.6%
Closed Sales Volume	\$1,912,444,095	\$1,894,969,005	+0.9%	\$4,028,233,046	\$3,484,821,748	+15.6%
Average Sales Price	\$386,821	\$340,271	+13.7%	\$382,367	\$339,221	+12.7%
Median Sales Price	\$305,000	\$273,500	+11.5%	\$302,293	\$271,897	+11.2%
Average Sales Price per Sq Ft	\$187	\$173	+8.1%	\$186	\$172	+8%
Median Sales Price per Sq Ft	\$175	\$162	+8%	\$174	\$161	+8.3%
Distressed Charts Metrics						
Distressed Listing Count	69	217	-68.2%	N/A	N/A	

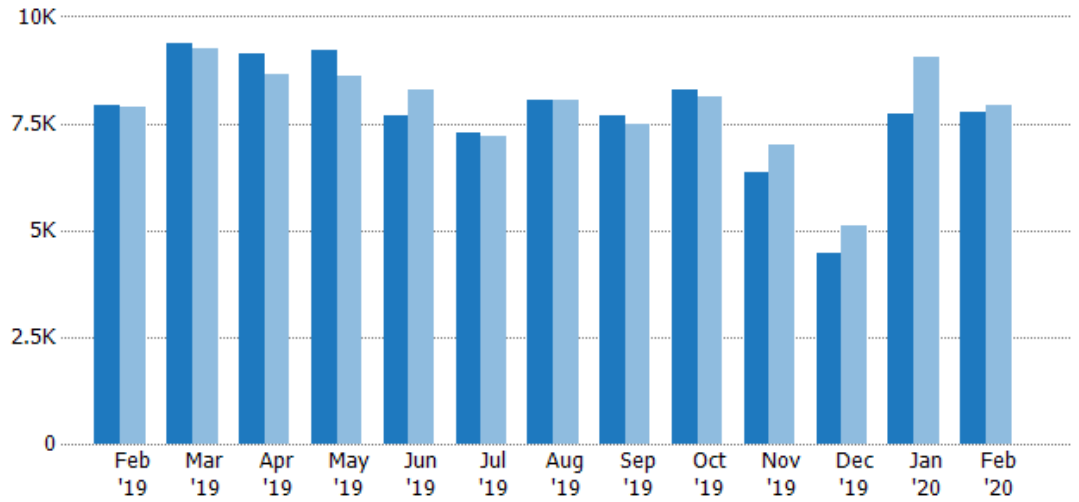
New Listings

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

Filters Used

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

Month/ Year	Count	% Chg.
Feb '20	7.75K	-2.2%
Feb '19	7.93K	0.4%
Feb '18	7.9K	1.6%



Current Year	7.93K	9.36K	9.13K	9.2K	7.68K	7.27K	8.03K	7.68K	8.29K	6.37K	4.47K	7.72K	7.75K
Prior Year	7.9K	9.25K	8.63K	8.6K	8.29K	7.2K	8.04K	7.5K	8.11K	7.01K	5.1K	9.06K	7.93K
Percent Change from Prior Year	0%	1%	6%	7%	-7%	1%	0%	2%	2%	-9%	-12%	-15%	-2%

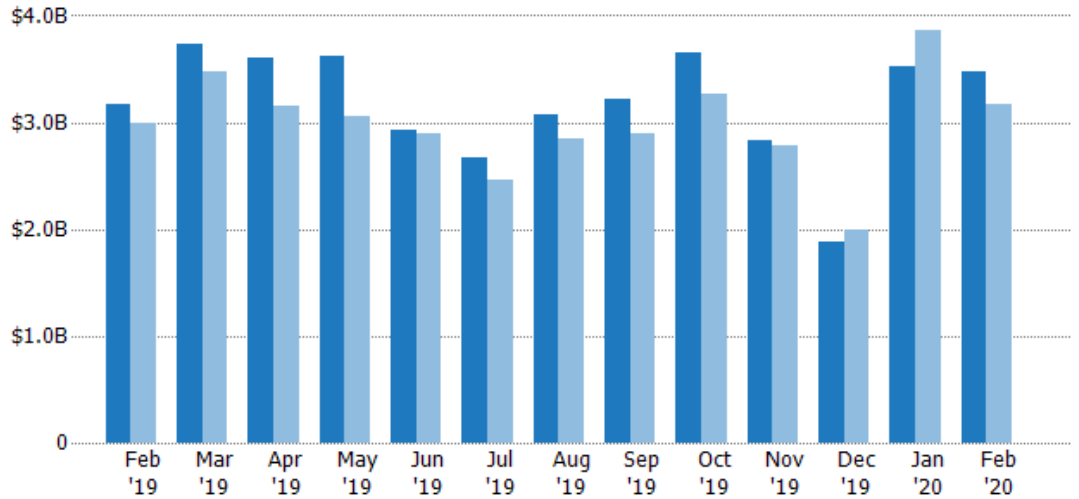
New Listing Volume

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Volume	% Chg.
Feb '20	\$3.47B	9.7%
Feb '19	\$3.17B	5.6%
Feb '18	\$3B	-4%



Current Year	\$3.17B	\$3.73B	\$3.61B	\$3.62B	\$2.92B	\$2.67B	\$3.08B	\$3.22B	\$3.66B	\$2.83B	\$1.88B	\$3.52B	\$3.47B
Prior Year	\$3B	\$3.47B	\$3.16B	\$3.06B	\$2.9B	\$2.46B	\$2.85B	\$2.9B	\$3.26B	\$2.78B	\$1.99B	\$3.87B	\$3.17B
Percent Change from Prior Year	6%	8%	14%	19%	1%	8%	8%	11%	12%	2%	-6%	-9%	10%

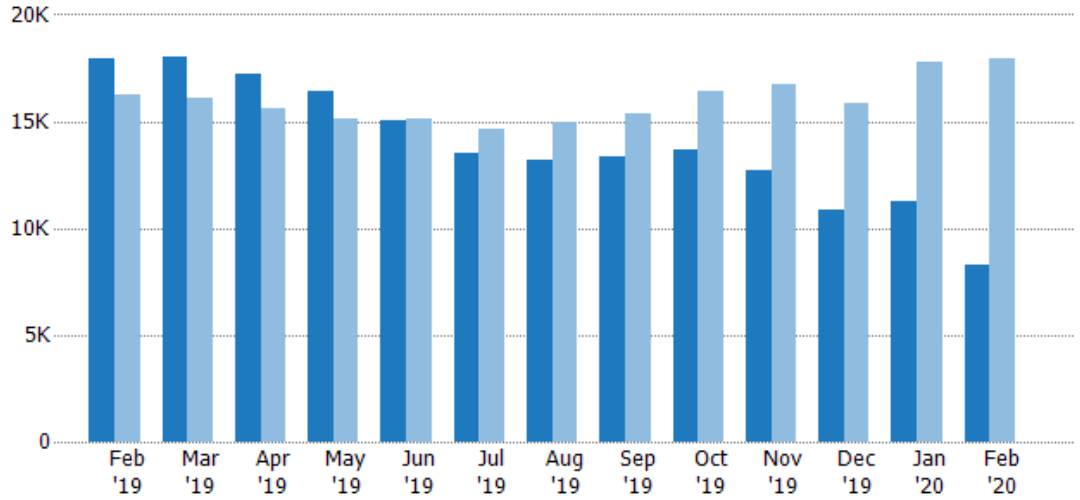
Active Listings

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Count	% Chg.
Feb '20	8.3K	-53.8%
Feb '19	18K	10.7%
Feb '18	16.2K	7.8%



Current Year	18K	18K	17.2K	16.4K	15.1K	13.5K	13.2K	13.3K	13.6K	12.7K	10.8K	11.3K	8.3K
Prior Year	16.2K	16.1K	15.6K	15.2K	15.1K	14.6K	15K	15.4K	16.4K	16.7K	15.9K	17.8K	18K
Percent Change from Prior Year	11%	12%	10%	8%	0%	-8%	-12%	-13%	-17%	-24%	-32%	-37%	-54%

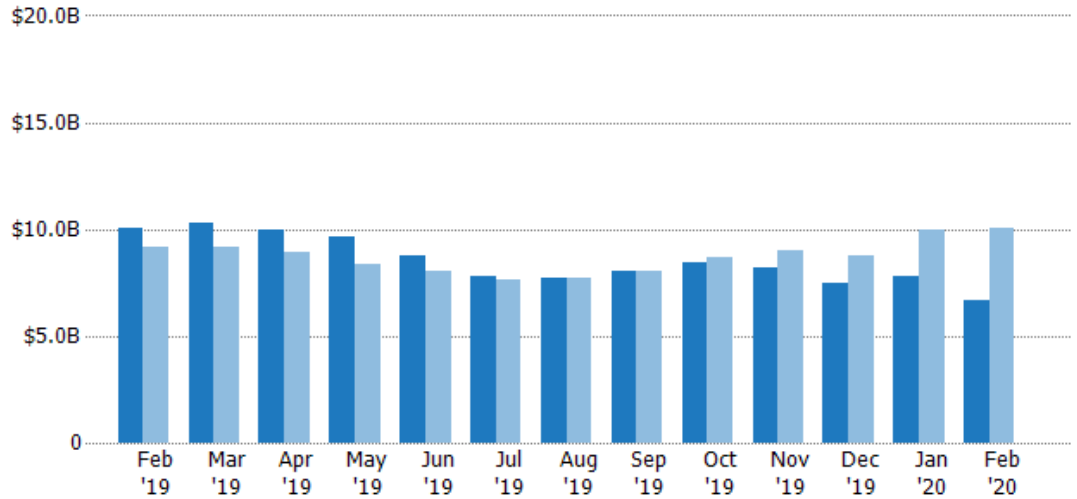
Active Listing Volume

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Volume	% Chg.
Feb '20	\$6.69B	-33.6%
Feb '19	\$10.1B	10.2%
Feb '18	\$9.15B	-3.3%



Current Year	\$10.1B	\$10.3B	\$10B	\$9.62B	\$8.79B	\$7.83B	\$7.69B	\$8.02B	\$8.46B	\$8.19B	\$7.44B	\$7.8B	\$6.69B
Prior Year	\$9.15B	\$9.14B	\$8.91B	\$8.39B	\$8B	\$7.63B	\$7.71B	\$8.07B	\$8.72B	\$9.01B	\$8.76B	\$9.93B	\$10.1B
Percent Change from Prior Year	10%	13%	12%	15%	10%	3%	0%	-1%	-3%	-9%	-15%	-21%	-34%

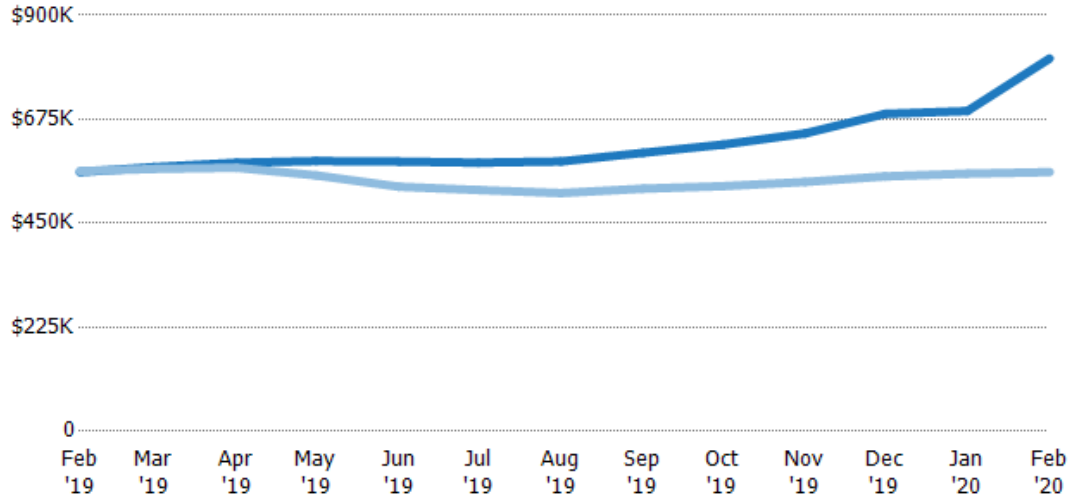
Average Listing Price

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price	% Chg.
Feb '20	\$807K	43.8%
Feb '19	\$561K	-0.4%
Feb '18	\$563K	-10.3%



Current Year	\$561K	\$572K	\$581K	\$585K	\$583K	\$581K	\$584K	\$602K	\$620K	\$644K	\$687K	\$693K	\$807K
Prior Year	\$563K	\$568K	\$570K	\$554K	\$529K	\$522K	\$515K	\$525K	\$530K	\$539K	\$551K	\$558K	\$561K
Percent Change from Prior Year	0%	1%	2%	6%	10%	11%	13%	15%	17%	19%	25%	24%	44%

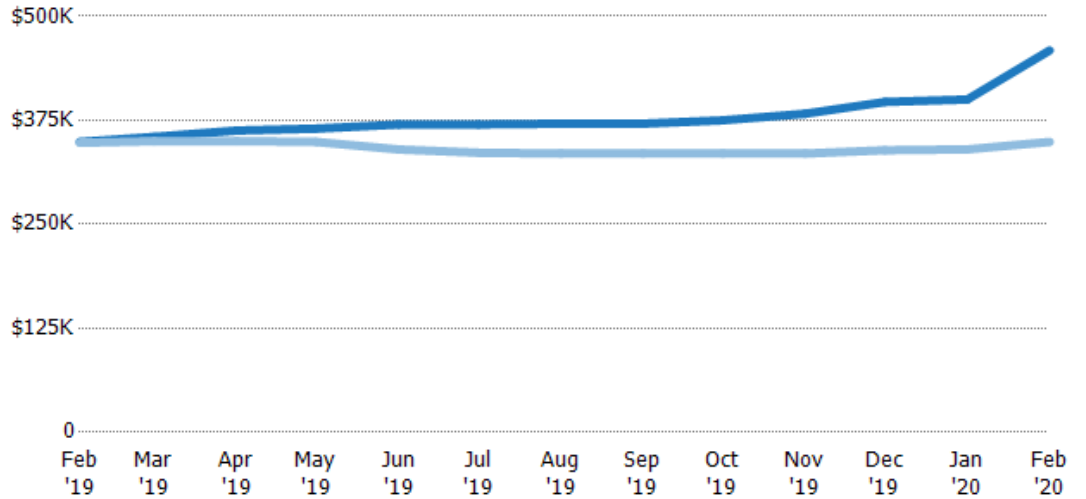
Median Listing Price

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price	% Chg.
Feb '20	\$459K	31.5%
Feb '19	\$349K	0.3%
Feb '18	\$348K	-8.3%



Current Year	\$349K	\$355K	\$363K	\$365K	\$370K	\$370K	\$371K	\$371K	\$375K	\$383K	\$397K	\$400K	\$459K
Prior Year	\$348K	\$350K	\$350K	\$349K	\$340K	\$336K	\$335K	\$335K	\$335K	\$335K	\$339K	\$340K	\$349K
Percent Change from Prior Year	0%	1%	4%	5%	9%	10%	11%	11%	12%	14%	17%	18%	32%

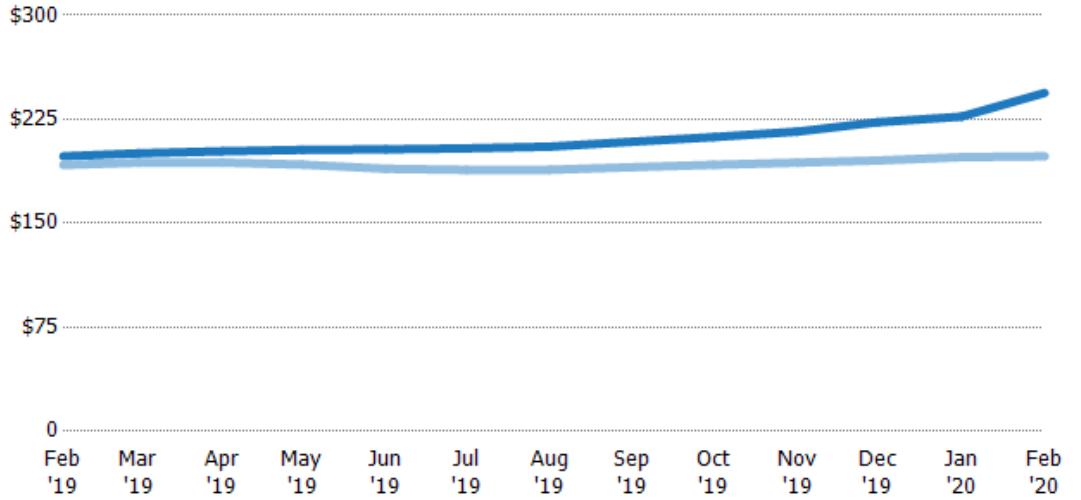
Average Listing Price per Sq Ft

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price/sq ft	% Chg.
Feb '20	\$244	23.1%
Feb '19	\$198	3.2%
Feb '18	\$192	-7.2%



Current Year	\$198	\$201	\$202	\$203	\$203	\$204	\$205	\$209	\$212	\$216	\$223	\$227	\$244
Prior Year	\$192	\$194	\$194	\$192	\$189	\$189	\$189	\$190	\$192	\$194	\$195	\$198	\$198
Percent Change from Prior Year	3%	4%	4%	6%	7%	8%	9%	10%	10%	12%	14%	15%	23%

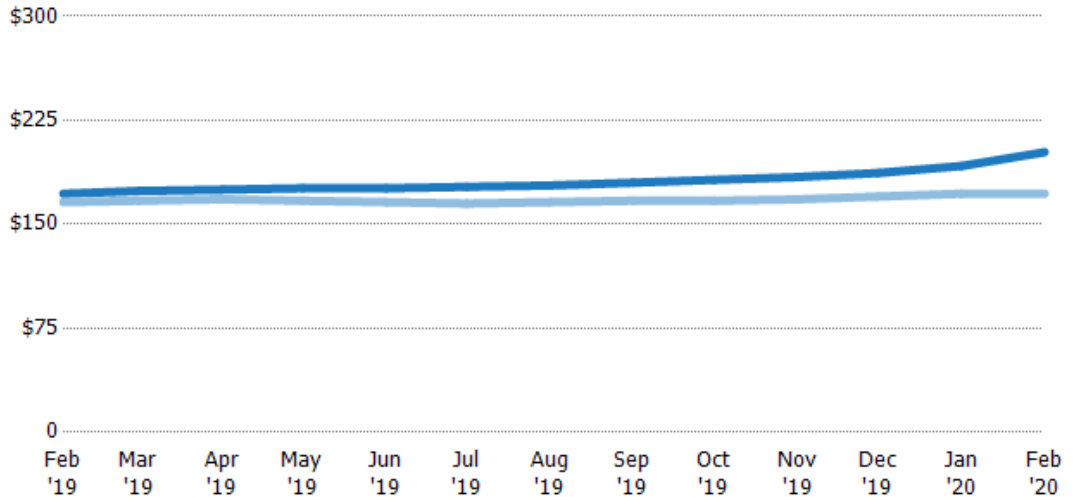
Median Listing Price per Sq Ft

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price/sq ft	% Chg.
Feb '20	\$202	17.4%
Feb '19	\$172	3.6%
Feb '18	\$166	-7.8%



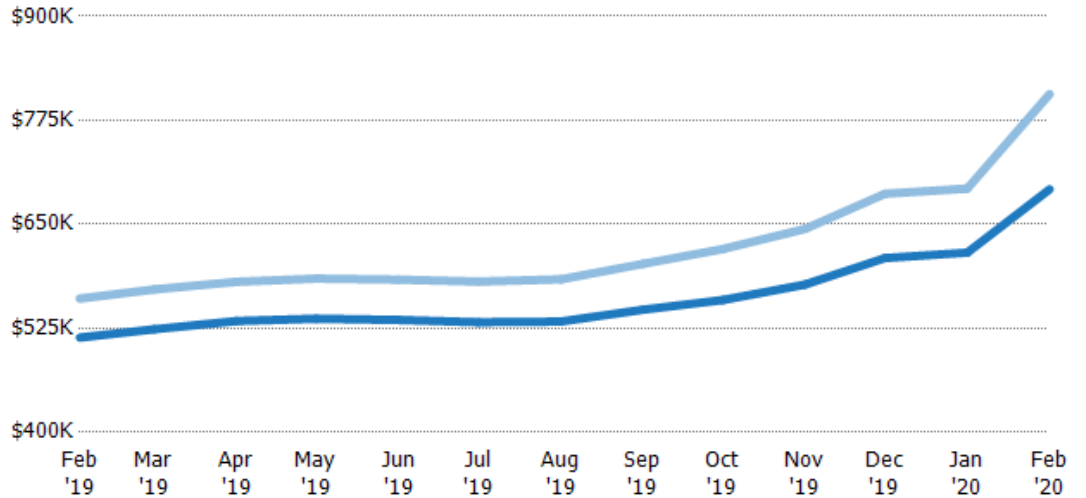
Current Year	\$172	\$174	\$175	\$176	\$176	\$177	\$178	\$180	\$182	\$184	\$187	\$192	\$202
Prior Year	\$166	\$167	\$168	\$167	\$166	\$165	\$166	\$167	\$167	\$168	\$170	\$172	\$172
Percent Change from Prior Year	4%	4%	4%	5%	6%	7%	7%	8%	9%	10%	10%	12%	17%

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,
 Mobile/Manufactured, Single Family
 Residence



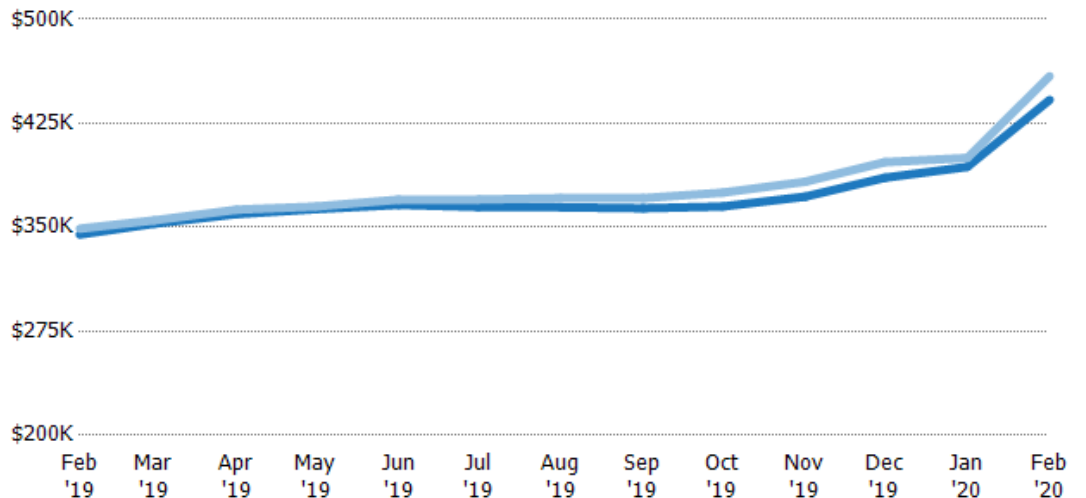
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Avg Est Value	\$514K	\$524K	\$534K	\$537K	\$535K	\$532K	\$533K	\$547K	\$559K	\$578K	\$609K	\$616K	\$692K
Avg Listing Price	\$561K	\$572K	\$581K	\$585K	\$583K	\$581K	\$584K	\$602K	\$620K	\$644K	\$687K	\$693K	\$807K
Avg Listing Price as a % of Avg Est Value	109%	109%	109%	109%	109%	109%	110%	110%	111%	112%	113%	112%	117%

Median Listing Price vs Median Est Value

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

Filters Used

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



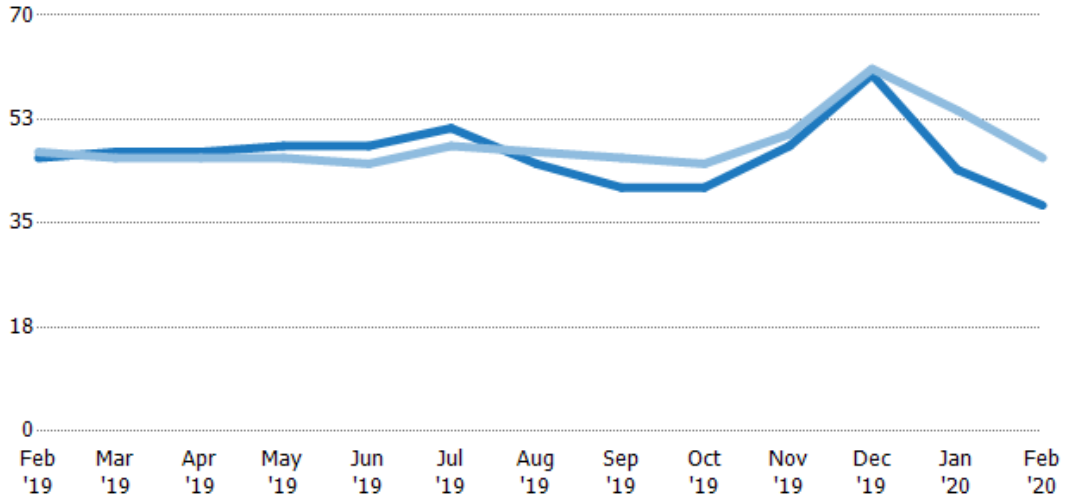
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Median Est Value	\$345K	\$353K	\$359K	\$363K	\$366K	\$365K	\$364K	\$364K	\$365K	\$372K	\$386K	\$394K	\$442K
Median Listing Price	\$349K	\$355K	\$363K	\$365K	\$370K	\$370K	\$371K	\$371K	\$375K	\$383K	\$397K	\$400K	\$459K
Med Listing Price as a % of Med Est Value	101%	101%	101%	101%	101%	101%	102%	102%	103%	103%	103%	102%	104%

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,
 Mobile/Manufactured, Single Family
 Residence



Month/Year	Days	% Chg.
Feb '20	38	-17.4%
Feb '19	46	-2.1%
Feb '18	47	4.3%

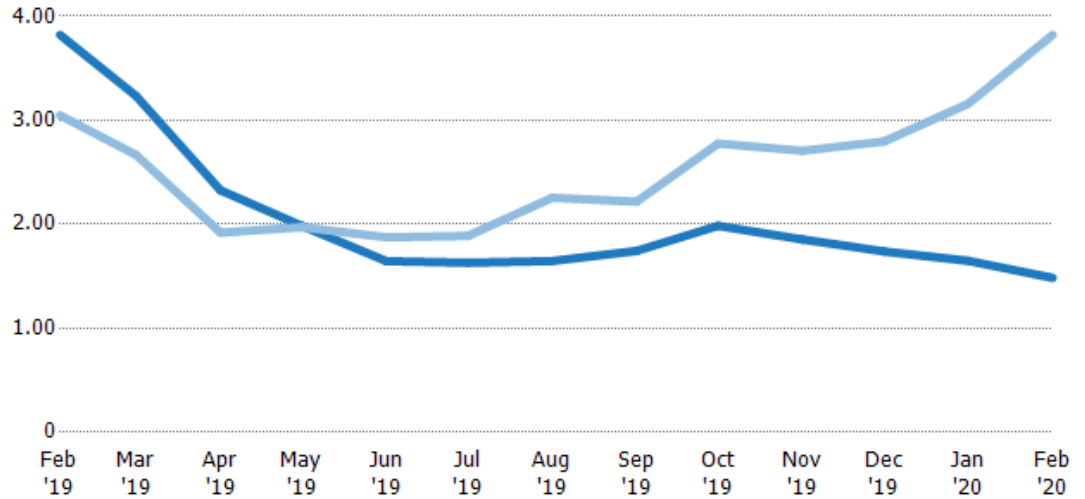
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	46	47	47	48	48	51	45	41	41	48	60	44	38
Prior Year	47	46	46	46	45	48	47	46	45	50	61	54	46
Percent Change from Prior Year	-2%	2%	2%	4%	7%	6%	-4%	-11%	-9%	-4%	-2%	-19%	-17%

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,
 Mobile/Manufactured, Single Family
 Residence



Month/Year	Months	% Chg.
Feb '20	1.48	-61.2%
Feb '19	3.82	25.4%
Feb '18	3.05	12.3%

	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	3.82	3.23	2.33	1.98	1.65	1.63	1.65	1.74	1.99	1.85	1.74	1.65	1.48
Prior Year	3.05	2.67	1.92	1.97	1.87	1.89	2.26	2.22	2.78	2.71	2.8	3.16	3.82
Percent Change from Prior Year	25%	21%	21%	1%	-12%	-14%	-27%	-21%	-28%	-31%	-38%	-48%	-61%

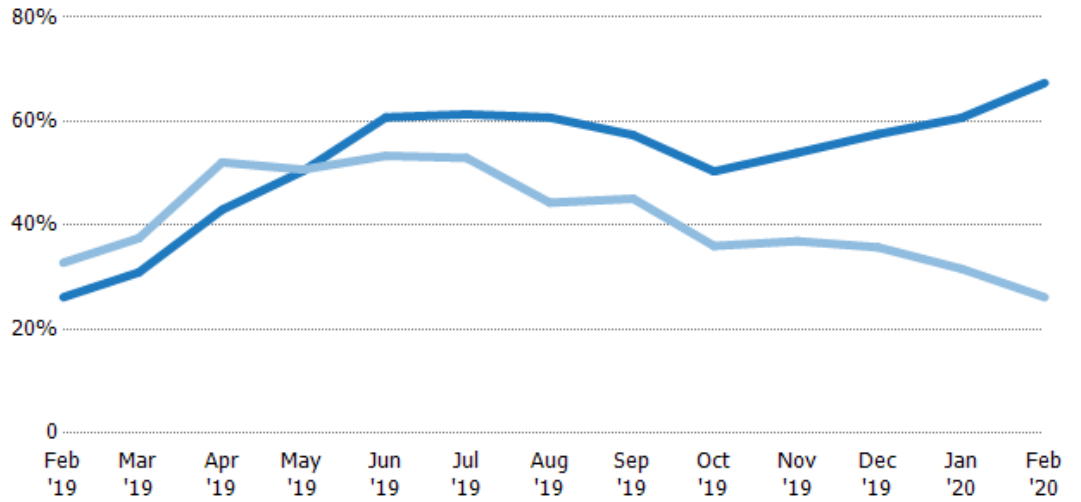
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/ Year	Rate	Chg.
Feb '20	67%	-41.2%
Feb '19	26%	6.6%
Feb '18	33%	-10.9%



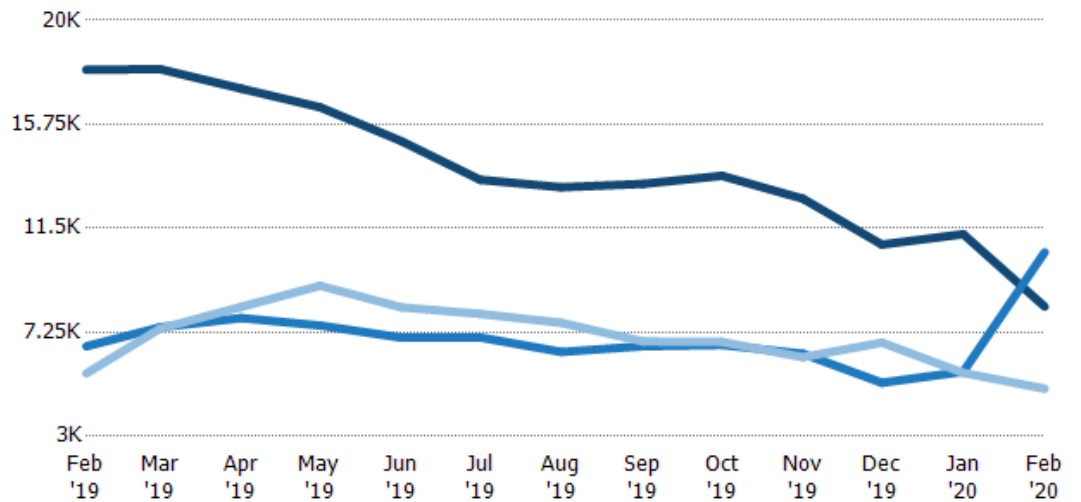
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	26%	31%	43%	50%	61%	61%	61%	57%	50%	54%	58%	61%	67%
Prior Year	33%	37%	52%	51%	53%	53%	44%	45%	36%	37%	36%	32%	26%
Change from Prior Year	7%	7%	9%	0%	-7%	-8%	-16%	-12%	-14%	-17%	-22%	-29%	-41%

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,
 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	18K	18K	17.2K	16.4K	15.1K	13.5K	13.2K	13.3K	13.6K	12.7K	10.8K	11.3K	8.3K
Pending	6.68K	7.45K	7.83K	7.53K	7.03K	7.04K	6.45K	6.68K	6.74K	6.37K	5.19K	5.64K	10.5K
Sold	5.57K	7.4K	8.29K	9.15K	8.27K	8K	7.64K	6.87K	6.85K	6.23K	6.83K	5.59K	4.94K

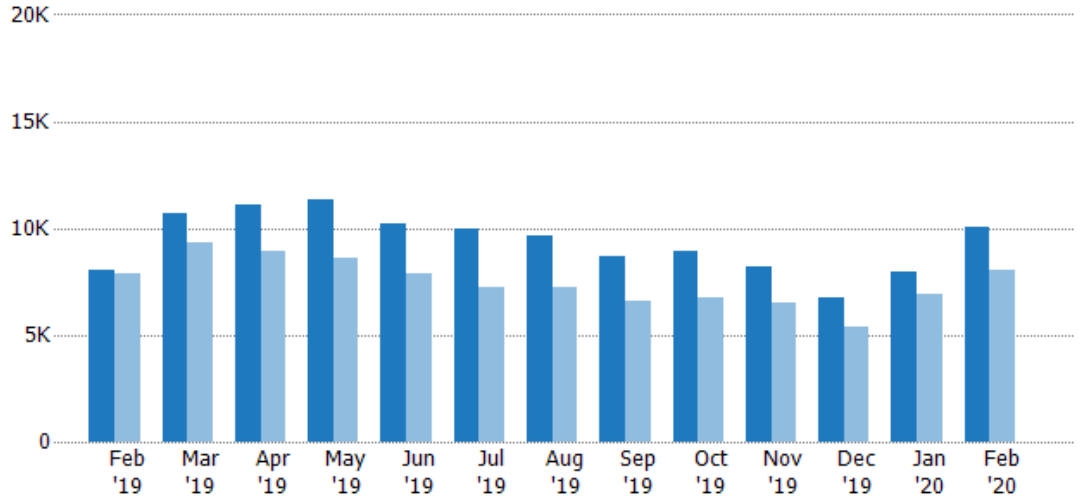
New Pending Sales

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,
 Mobile/Manufactured, Single Family
 Residence

Month/Year	Count	% Chg.
Feb '20	10.1K	24.6%
Feb '19	8.08K	2.6%
Feb '18	7.87K	-3.2%



Current Year	8.08K	10.7K	11.1K	11.4K	10.2K	9.96K	9.61K	8.67K	8.95K	8.17K	6.77K	7.98K	10.1K
Prior Year	7.87K	9.29K	8.91K	8.63K	7.88K	7.23K	7.2K	6.58K	6.76K	6.53K	5.39K	6.92K	8.08K
Percent Change from Prior Year	3%	15%	25%	31%	29%	38%	33%	32%	32%	25%	26%	15%	25%

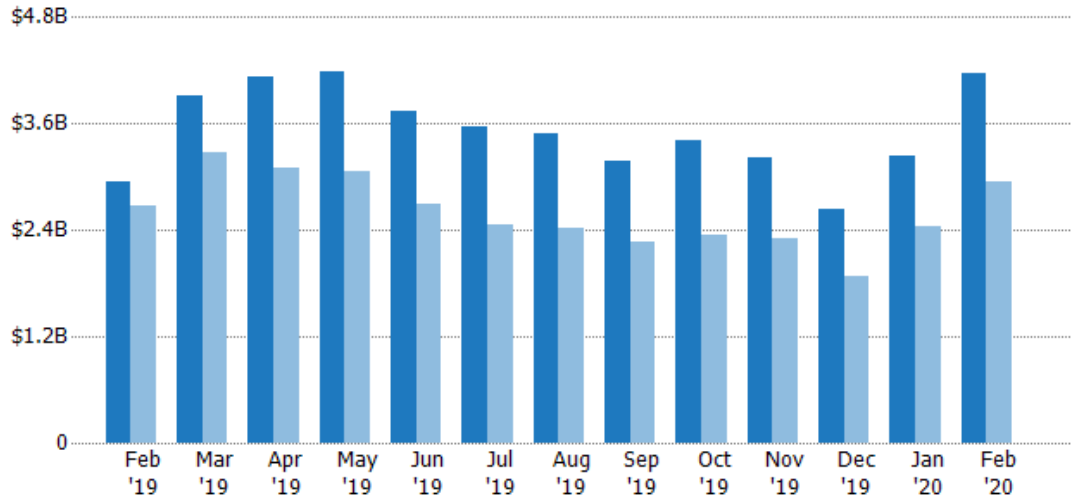
New Pending Sales Volume

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,
 Mobile/Manufactured, Single Family
 Residence

Month/Year	Volume	% Chg.
Feb '20	\$4.17B	41.8%
Feb '19	\$2.94B	10.1%
Feb '18	\$2.67B	-11.9%



Current Year	\$2.94B	\$3.91B	\$4.13B	\$4.18B	\$3.73B	\$3.57B	\$3.49B	\$3.18B	\$3.42B	\$3.22B	\$2.64B	\$3.23B	\$4.17B
Prior Year	\$2.67B	\$3.27B	\$3.1B	\$3.06B	\$2.69B	\$2.47B	\$2.41B	\$2.26B	\$2.35B	\$2.31B	\$1.89B	\$2.45B	\$2.94B
Percent Change from Prior Year	10%	20%	34%	37%	39%	45%	44%	41%	46%	39%	40%	32%	42%

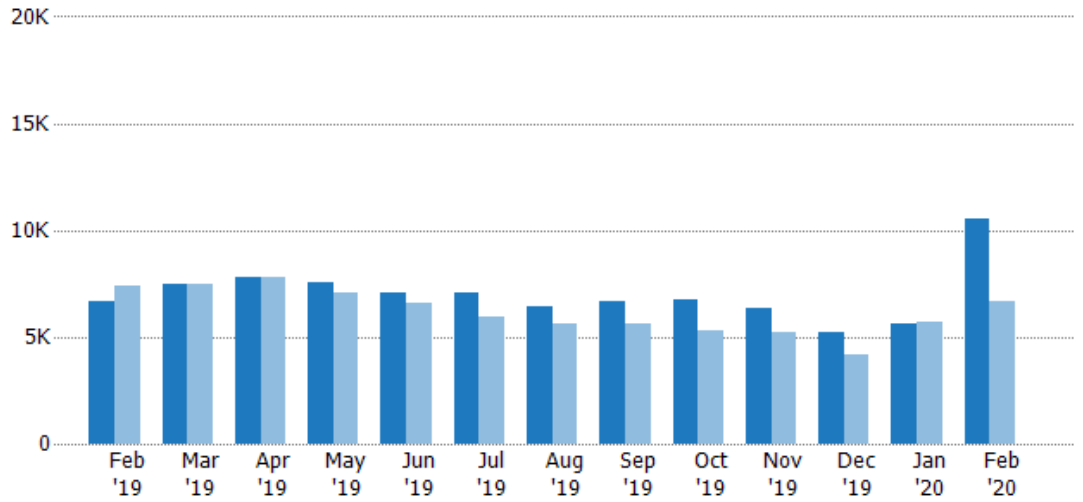
Pending Sales

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,
 Mobile/Manufactured, Single Family
 Residence

Month/Year	Count	% Chg.
Feb '20	10.5K	57.5%
Feb '19	6.68K	-9.3%
Feb '18	7.36K	-0.4%



Current Year	6.68K	7.45K	7.83K	7.53K	7.03K	7.04K	6.45K	6.68K	6.74K	6.37K	5.19K	5.64K	10.5K
Prior Year	7.36K	7.45K	7.82K	7.1K	6.55K	5.96K	5.62K	5.65K	5.27K	5.21K	4.14K	5.7K	6.68K
Percent Change from Prior Year	-9%	0%	0%	6%	7%	18%	15%	18%	28%	22%	25%	-1%	58%

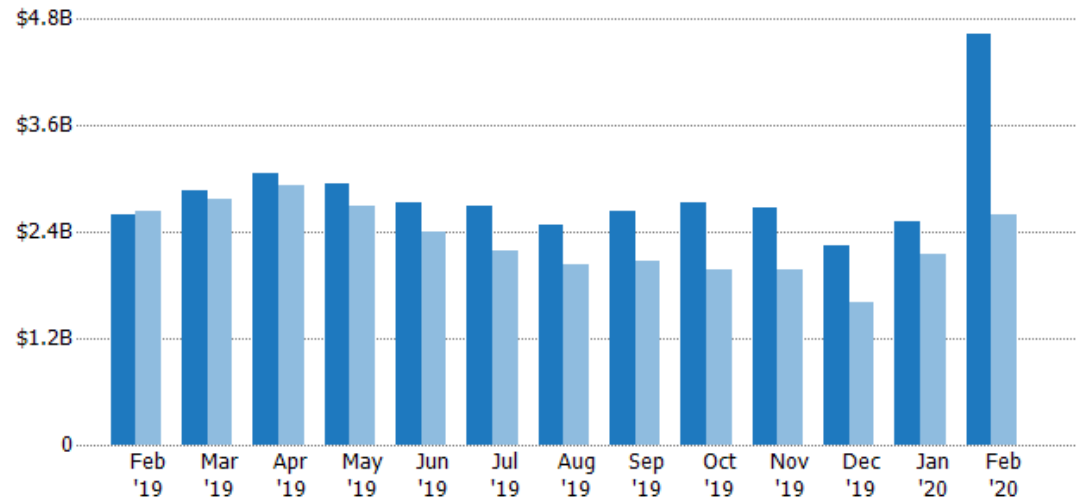
Pending Sales Volume

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,
 Mobile/Manufactured, Single Family
 Residence

Month/Year	Volume	% Chg.
Feb '20	\$4.63B	79%
Feb '19	\$2.59B	-1.8%
Feb '18	\$2.63B	-11%



Current Year	\$2.59B	\$2.87B	\$3.05B	\$2.95B	\$2.74B	\$2.7B	\$2.48B	\$2.63B	\$2.73B	\$2.67B	\$2.24B	\$2.51B	\$4.63B
Prior Year	\$2.63B	\$2.77B	\$2.93B	\$2.68B	\$2.39B	\$2.19B	\$2.03B	\$2.08B	\$1.97B	\$1.98B	\$1.6B	\$2.15B	\$2.59B
Percent Change from Prior Year	-2%	4%	4%	10%	15%	23%	22%	27%	39%	34%	40%	17%	79%

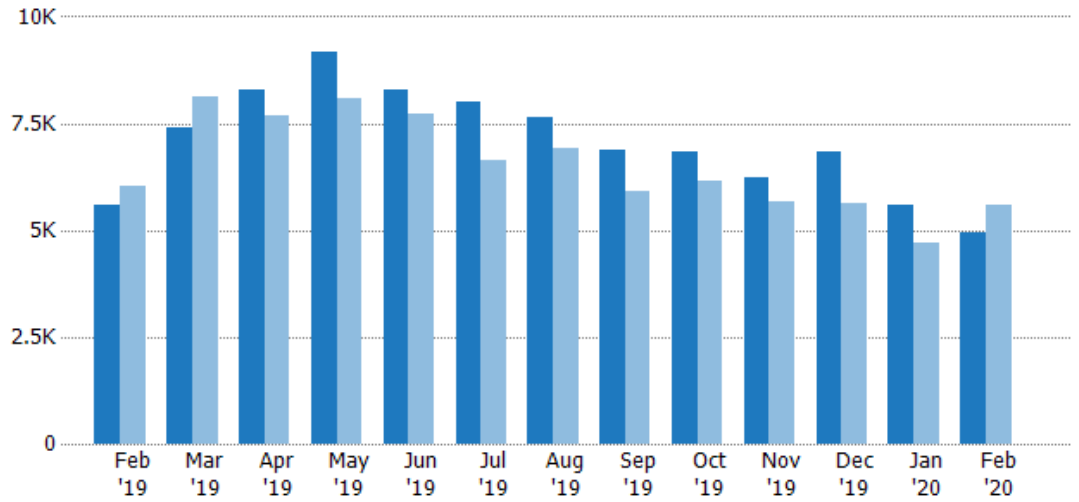
Closed Sales

The total number of residential properties sold each month.

Filters Used

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

Month/ Year	Count	% Chg.
Feb '20	4.94K	-11.2%
Feb '19	5.57K	-7.8%
Feb '18	6.04K	-7.3%



Current Year	5.57K	7.4K	8.29K	9.15K	8.27K	8K	7.64K	6.87K	6.85K	6.23K	6.83K	5.59K	4.94K
Prior Year	6.04K	8.14K	7.69K	8.07K	7.74K	6.64K	6.93K	5.92K	6.17K	5.68K	5.64K	4.7K	5.57K
Percent Change from Prior Year	-8%	-9%	8%	13%	7%	21%	10%	16%	11%	10%	21%	19%	-11%

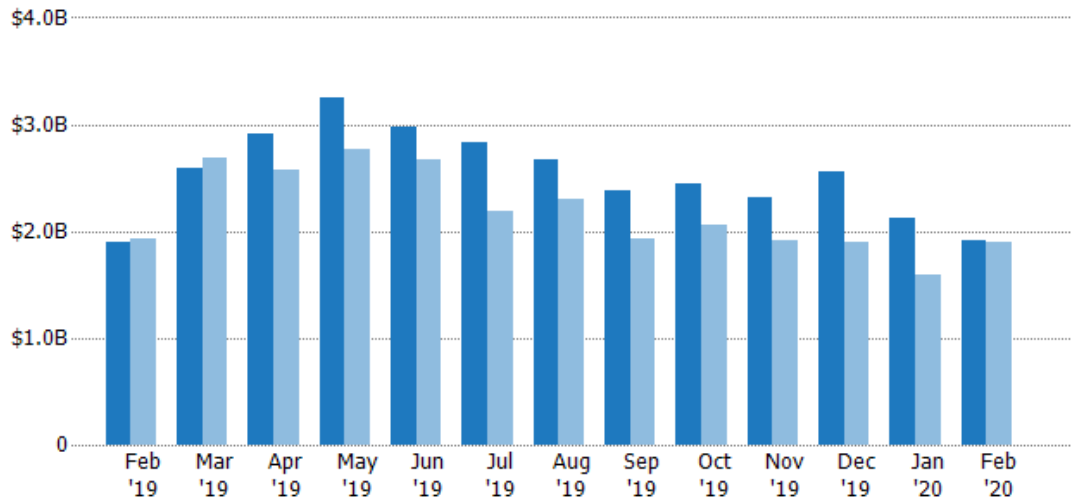
Closed Sales Volume

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Volume	% Chg.
Feb '20	\$1.91B	0.9%
Feb '19	\$1.89B	-1.6%
Feb '18	\$1.93B	-14.5%



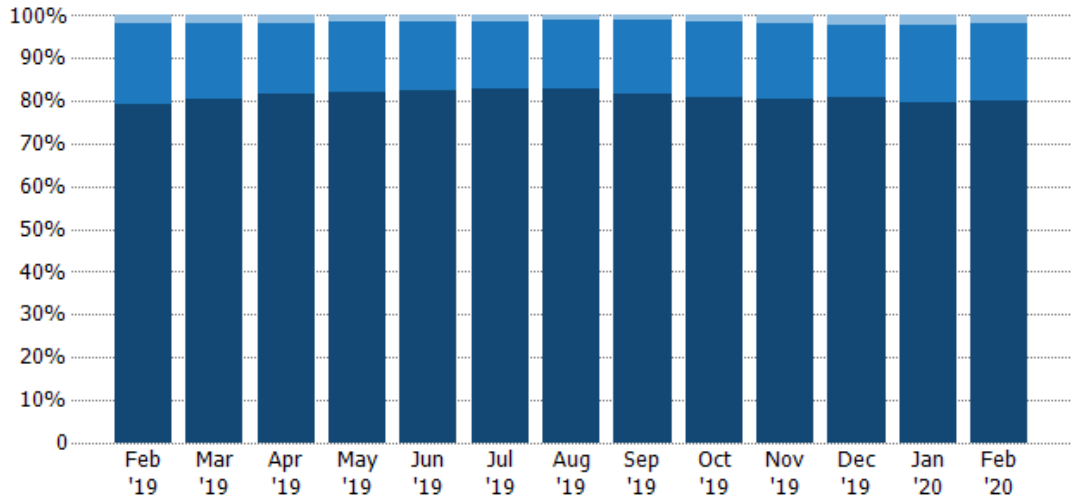
Current Year	\$1.89B	\$2.59B	\$2.91B	\$3.25B	\$2.98B	\$2.83B	\$2.67B	\$2.38B	\$2.45B	\$2.31B	\$2.56B	\$2.12B	\$1.91B
Prior Year	\$1.93B	\$2.68B	\$2.57B	\$2.77B	\$2.67B	\$2.19B	\$2.3B	\$1.94B	\$2.06B	\$1.92B	\$1.91B	\$1.59B	\$1.89B
Percent Change from Prior Year	-2%	-3%	13%	17%	12%	29%	16%	23%	19%	20%	34%	33%	1%

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,
 Mobile/Manufactured, Single Family
 Residence



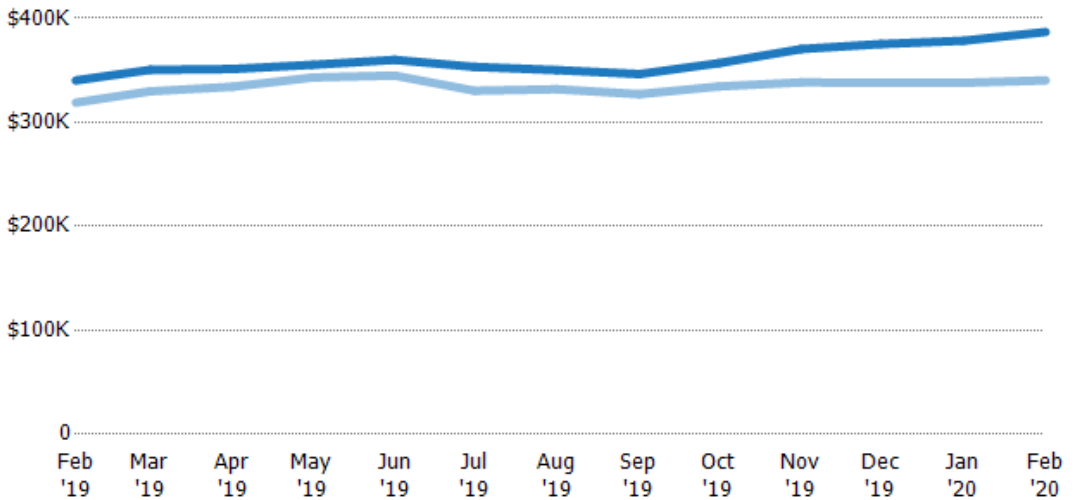
Property Type	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Mobile/Manufactured	2%	2%	2%	1%	1%	1%	1%	1%	1%	2%	2%	2%	2%
Condo/Townhouse	19%	18%	17%	17%	16%	16%	16%	17%	18%	18%	17%	18%	18%
Single Family Residence	79%	80%	82%	82%	82%	83%	83%	82%	81%	81%	81%	79%	80%

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,
 Mobile/Manufactured, Single Family
 Residence



Month/Year	Price	% Chg.
Feb '20	\$387K	13.7%
Feb '19	\$340K	6.7%
Feb '18	\$319K	-7.8%

Month	Current Year	Prior Year	Percent Change from Prior Year
Feb '19	\$340K	\$319K	7%
Mar '19	\$350K	\$330K	6%
Apr '19	\$351K	\$334K	5%
May '19	\$355K	\$343K	4%
Jun '19	\$360K	\$345K	4%
Jul '19	\$353K	\$330K	7%
Aug '19	\$350K	\$332K	6%
Sep '19	\$346K	\$327K	6%
Oct '19	\$357K	\$334K	7%
Nov '19	\$370K	\$338K	9%
Dec '19	\$375K	\$338K	11%
Jan '20	\$378K	\$338K	12%
Feb '20	\$387K	\$340K	14%

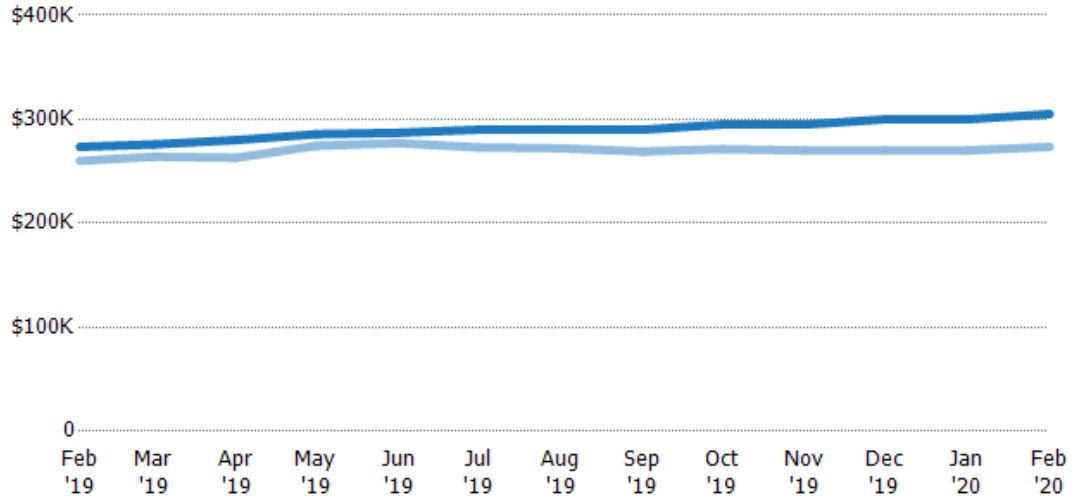
Median Sales Price

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

Filters Used

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

Month/ Year	Price	% Chg.
Feb '20	\$305K	11.5%
Feb '19	\$274K	5.2%
Feb '18	\$260K	-8.7%



Current Year	\$274K	\$276K	\$280K	\$286K	\$287K	\$290K	\$290K	\$290K	\$295K	\$295K	\$300K	\$300K	\$305K
Prior Year	\$260K	\$264K	\$263K	\$275K	\$277K	\$273K	\$272K	\$269K	\$271K	\$270K	\$270K	\$270K	\$274K
Percent Change from Prior Year	5%	5%	6%	4%	4%	6%	7%	8%	9%	9%	11%	11%	12%

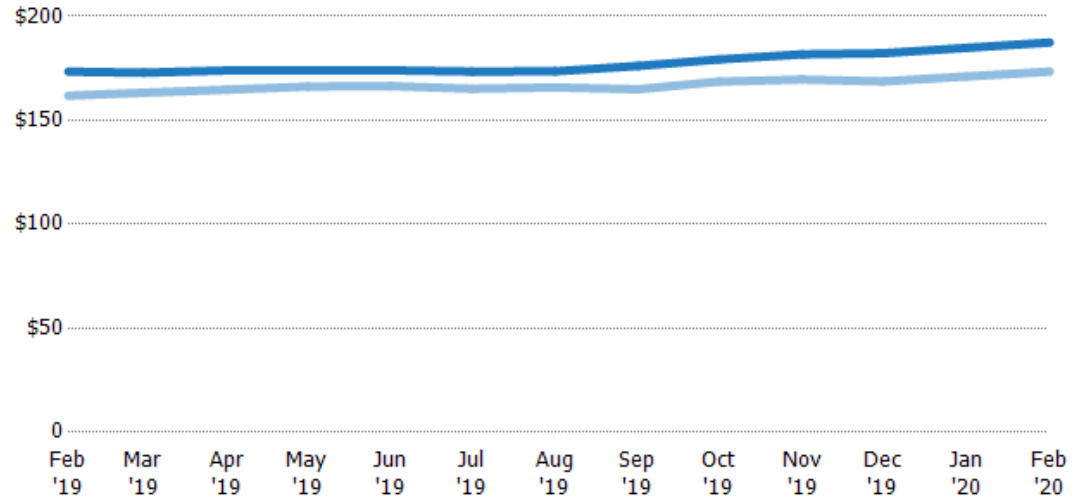
Average Sales Price per Sq Ft

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,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price/sq ft	% Chg.
Feb '20	\$187	8.1%
Feb '19	\$173	7.2%
Feb '18	\$162	-7%



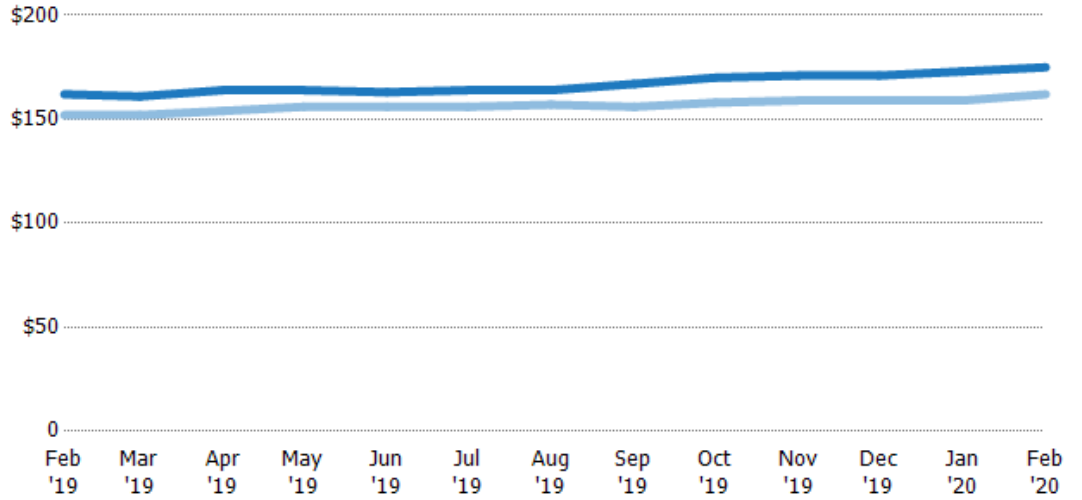
Current Year	\$173	\$173	\$174	\$174	\$174	\$173	\$174	\$176	\$179	\$182	\$182	\$185	\$187
Prior Year	\$162	\$163	\$165	\$166	\$166	\$165	\$166	\$165	\$169	\$170	\$169	\$171	\$173
Percent Change from Prior Year	7%	6%	6%	5%	5%	5%	5%	7%	6%	7%	8%	8%	8%

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,
 Mobile/Manufactured, Single Family
 Residence



Month/Year	Price/sq ft	% Chg.
Feb '20	\$175	8%
Feb '19	\$162	6.6%
Feb '18	\$152	-7.9%

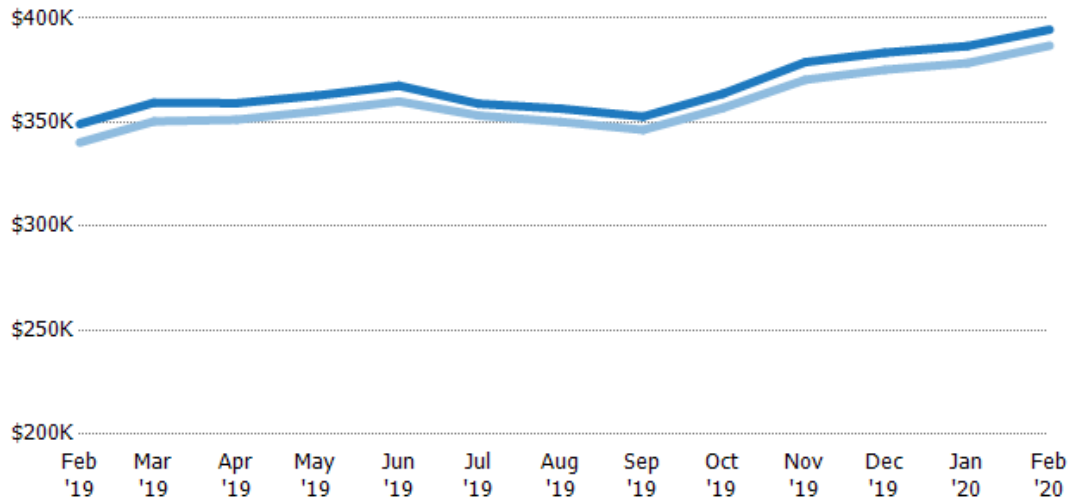
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	\$162	\$161	\$164	\$164	\$163	\$164	\$164	\$167	\$170	\$171	\$171	\$173	\$175
Prior Year	\$152	\$152	\$154	\$156	\$156	\$156	\$157	\$156	\$158	\$159	\$159	\$159	\$162
Percent Change from Prior Year	7%	6%	6%	5%	4%	5%	4%	7%	8%	8%	8%	9%	8%

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,
 Mobile/Manufactured, Single Family
 Residence



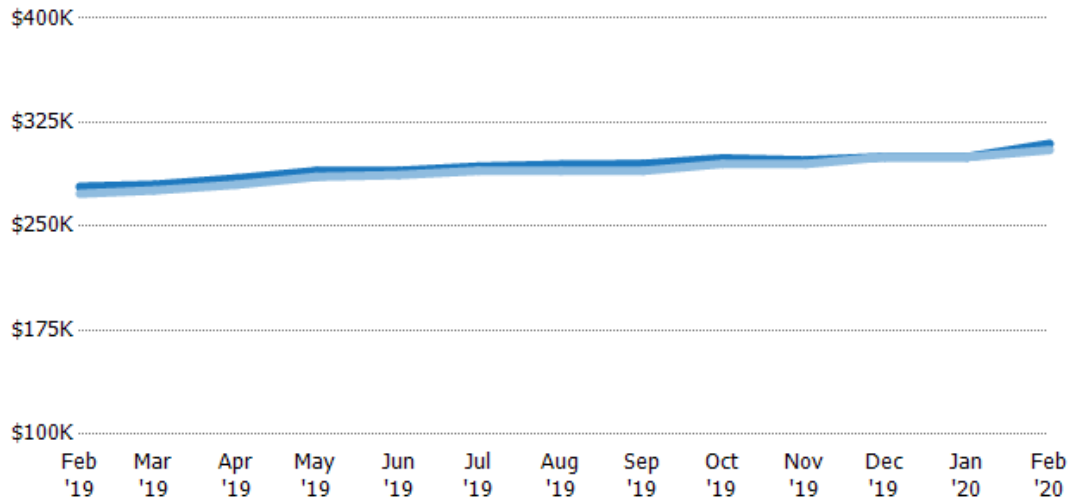
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Avg List Price	\$349K	\$359K	\$359K	\$363K	\$368K	\$359K	\$357K	\$353K	\$364K	\$379K	\$383K	\$387K	\$395K
Avg Sales Price	\$340K	\$350K	\$351K	\$355K	\$360K	\$353K	\$350K	\$346K	\$357K	\$370K	\$375K	\$378K	\$387K
Avg Sales Price as a % of Avg List Price	97%	97%	98%	98%	98%	98%	98%	98%	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,
 Mobile/Manufactured, Single Family
 Residence



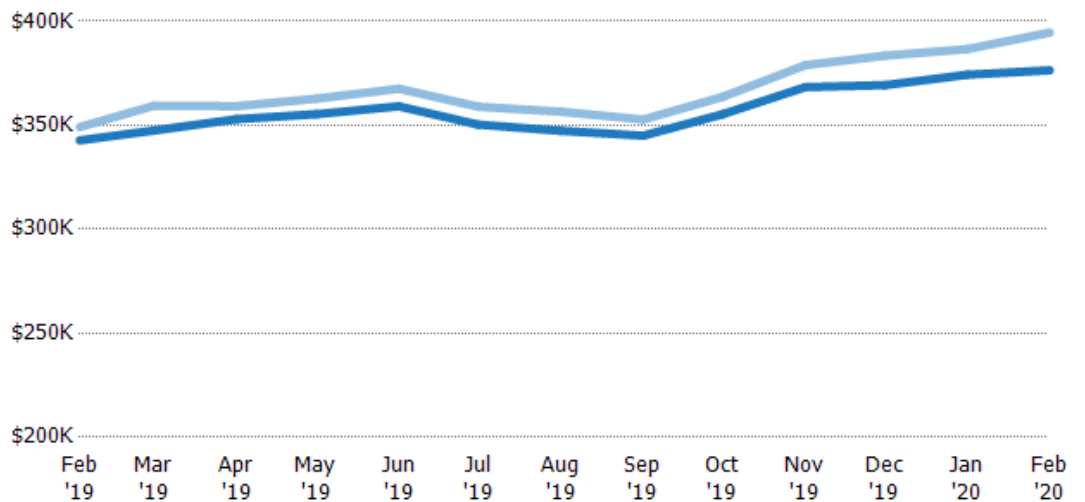
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Median List Price	\$279K	\$280K	\$285K	\$290K	\$290K	\$293K	\$295K	\$295K	\$299K	\$298K	\$300K	\$300K	\$310K
Median Sales Price	\$274K	\$276K	\$280K	\$286K	\$287K	\$290K	\$290K	\$290K	\$295K	\$295K	\$300K	\$300K	\$305K
Med Sales Price as a % of Med List Price	98%	99%	98%	99%	99%	99%	98%	98%	99%	99%	100%	100%	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

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



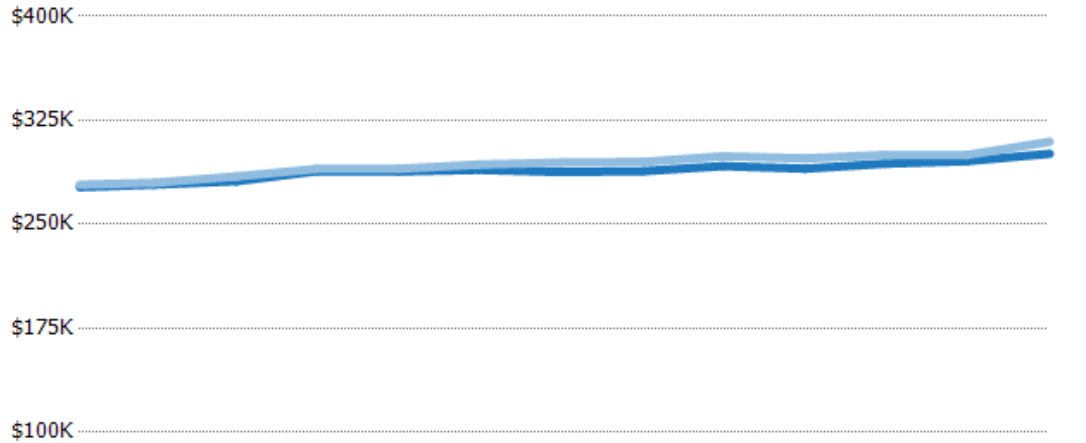
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Avg Est Value	\$343K	\$347K	\$353K	\$355K	\$359K	\$350K	\$347K	\$345K	\$355K	\$368K	\$369K	\$374K	\$376K
Avg Sales Price	\$349K	\$359K	\$359K	\$363K	\$368K	\$359K	\$357K	\$353K	\$364K	\$379K	\$383K	\$387K	\$395K
Avg Sales Price as a % of Avg Est Value	102%	103%	102%	102%	102%	102%	103%	102%	102%	103%	104%	103%	105%

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,
 Mobile/Manufactured, Single Family
 Residence



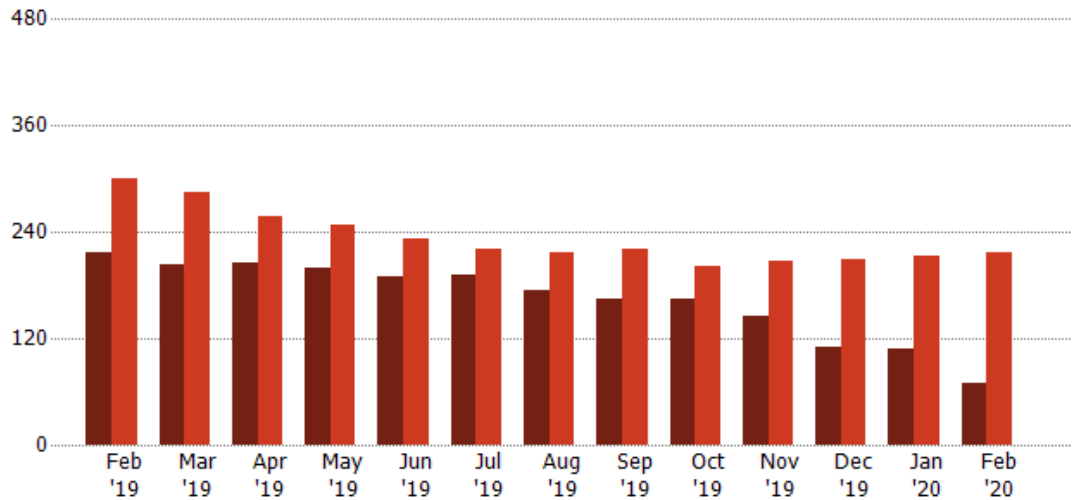
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Median Est Value	\$277K	\$279K	\$281K	\$288K	\$288K	\$289K	\$288K	\$288K	\$292K	\$290K	\$294K	\$296K	\$301K
Median Sales Price	\$279K	\$280K	\$285K	\$290K	\$290K	\$293K	\$295K	\$295K	\$299K	\$298K	\$300K	\$300K	\$310K
Med Sales Price as a % of Med Est Value	101%	100%	101%	101%	101%	101%	102%	102%	102%	103%	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,
 Mobile/Manufactured, Single Family
 Residence



Month/Year	Count	% Chg.
Feb '20	69	-68.2%
Feb '19	217	-27.7%
Feb '18	300	36.3%

	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	217	203	205	200	189	192	175	164	165	146	110	108	69
Prior Year	300	285	258	248	233	220	217	221	201	207	209	213	217
Percent Change from Prior Year	-28%	-29%	-21%	-19%	-19%	-13%	-19%	-26%	-18%	-29%	-47%	-49%	-68%

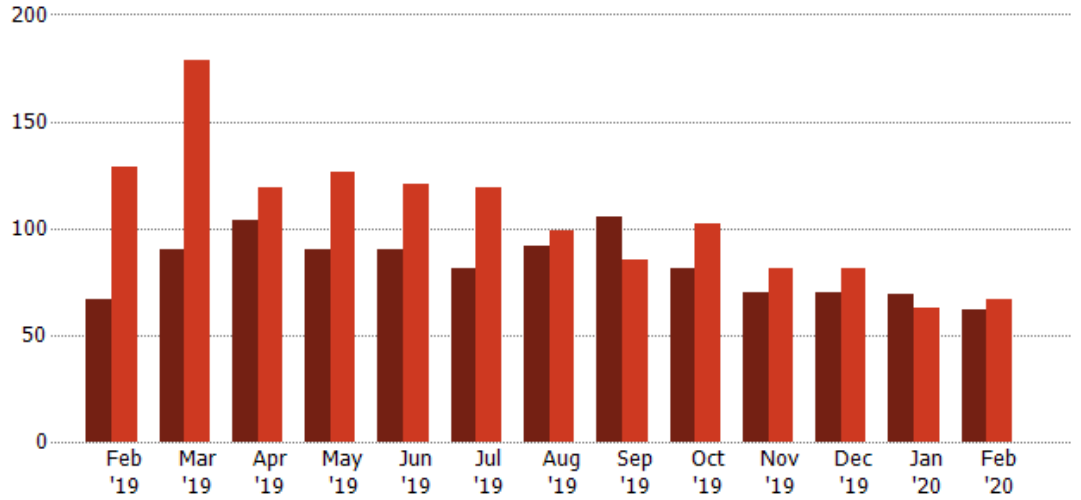
Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

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

Month/ Year	Count	% Chg.
Feb '20	62	-7.5%
Feb '19	67	-48.1%
Feb '18	129	15.5%



Current Year	67	90	104	90	90	81	92	105	81	70	70	69	62
Prior Year	129	179	119	126	121	119	99	85	102	81	81	63	67
Percent Change from Prior Year	-48%	-50%	-13%	-29%	-26%	-32%	-7%	24%	-21%	-14%	-14%	10%	-7%



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
85003	18	\$8,000,100	8	\$3,298,000	\$412,250	\$442,500	\$312	\$318	133
85004	11	\$5,307,100	10	\$3,522,500	\$352,250	\$348,000	\$254	\$256	44
85006	47	\$15,093,700	19	\$6,358,200	\$334,642	\$325,000	\$245	\$229	40
85007	31	\$12,887,019	11	\$4,391,500	\$399,227	\$418,000	\$256	\$247	22
85008	54	\$15,047,368	28	\$7,927,150	\$283,113	\$280,500	\$191	\$193	26
85009	40	\$8,170,785	31	\$5,611,300	\$181,010	\$180,000	\$150	\$149	45
85012	26	\$10,911,600	19	\$8,664,400	\$456,021	\$440,000	\$243	\$232	123
85013	46	\$18,740,650	26	\$7,880,100	\$303,081	\$302,000	\$221	\$214	19
85014	62	\$25,114,763	30	\$9,088,850	\$302,962	\$277,500	\$209	\$209	62
85015	61	\$15,836,241	28	\$6,932,370	\$247,585	\$252,000	\$164	\$166	33
85016	105	\$62,791,099	57	\$22,826,399	\$400,463	\$385,000	\$237	\$235	49
85017	39	\$7,545,533	20	\$3,717,300	\$185,865	\$202,500	\$140	\$144	47
85018	142	\$136,766,349	51	\$23,926,605	\$469,149	\$329,500	\$251	\$222	42
85019	31	\$7,067,700	18	\$3,737,600	\$207,644	\$222,450	\$142	\$144	42
85020	87	\$36,164,435	59	\$17,141,065	\$290,527	\$225,000	\$187	\$180	37
85021	72	\$30,878,844	31	\$12,771,040	\$411,969	\$321,000	\$193	\$182	44
85022	112	\$39,370,189	46	\$15,882,940	\$345,281	\$296,500	\$187	\$184	23
85023	87	\$28,666,039	31	\$11,456,898	\$369,577	\$292,000	\$182	\$173	32
85024	73	\$26,549,384	30	\$10,633,620	\$354,454	\$337,450	\$188	\$187	32
85027	62	\$15,924,999	41	\$10,011,651	\$244,187	\$253,000	\$181	\$181	19
85028	69	\$33,547,262	27	\$14,481,495	\$536,352	\$421,300	\$240	\$245	19
85029	65	\$16,100,650	40	\$9,441,500	\$236,038	\$235,550	\$148	\$144	24
85031	40	\$7,614,148	12	\$2,589,400	\$215,783	\$232,450	\$136	\$133	22
85032	124	\$37,056,794	73	\$22,459,881	\$307,670	\$284,000	\$190	\$186	17
85033	70	\$14,349,998	37	\$7,367,400	\$199,119	\$205,000	\$141	\$141	19
85034	5	\$1,578,900	1	\$200,000	\$200,000	\$200,000	\$167	\$167	108
85035	61	\$12,692,176	22	\$4,632,600	\$210,573	\$215,000	\$146	\$140	30
85037	70	\$15,801,352	43	\$9,685,200	\$225,237	\$223,000	\$148	\$149	29
85040	45	\$9,775,854	33	\$6,901,300	\$209,130	\$205,000	\$152	\$155	17
85041	87	\$26,093,979	53	\$13,651,452	\$257,575	\$248,500	\$138	\$141	9
85042	102	\$31,100,994	49	\$14,116,544	\$288,093	\$271,000	\$164	\$160	35
85043	90	\$21,213,911	41	\$10,048,680	\$245,090	\$240,000	\$140	\$139	64
85044	70	\$28,667,692	43	\$14,882,100	\$346,095	\$329,000	\$185	\$183	16
85045	30	\$13,514,099	17	\$7,091,000	\$417,118	\$380,000	\$179	\$174	35
85048	59	\$28,128,263	32	\$13,603,107	\$425,097	\$368,950	\$193	\$192	33
85050	82	\$40,187,789	50	\$19,372,800	\$387,456	\$348,000	\$206	\$208	17
85051	89	\$20,549,703	38	\$7,874,600	\$207,226	\$217,750	\$146	\$154	35
85053	47	\$11,841,999	22	\$5,444,700	\$247,486	\$236,850	\$158	\$151	31

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Sales Activity by ZIP

Feb 2020

← 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	31	\$12,808,197	13	\$5,373,400	\$413,338	\$325,000	\$238	\$226	94
85083	59	\$26,054,368	26	\$10,433,300	\$401,281	\$386,500	\$165	\$168	29
85085	86	\$39,565,477	26	\$10,100,395	\$388,477	\$376,950	\$174	\$178	25
85086	149	\$67,877,097	64	\$26,179,800	\$409,059	\$382,450	\$170	\$171	28
85087	43	\$16,374,270	11	\$3,697,595	\$336,145	\$332,500	\$156	\$152	56
85120	7	\$1,471,400	3	\$730,000	\$243,333	\$255,000	\$141	\$145	4
85142	199	\$96,314,095	65	\$30,857,711	\$474,734	\$419,900	\$161	\$156	45
85201	57	\$13,174,485	25	\$5,841,152	\$233,646	\$240,700	\$166	\$175	7
85202	72	\$19,155,788	28	\$7,569,400	\$270,336	\$292,500	\$167	\$162	18
85203	47	\$15,609,999	21	\$6,958,650	\$331,364	\$300,000	\$168	\$168	15
85204	78	\$22,091,285	44	\$10,951,400	\$248,895	\$255,000	\$174	\$175	18
85205	101	\$42,869,315	64	\$16,998,316	\$265,599	\$245,000	\$170	\$175	18
85206	94	\$24,751,500	68	\$16,459,759	\$242,055	\$246,500	\$157	\$161	21
85207	178	\$85,563,562	55	\$24,332,978	\$442,418	\$375,000	\$185	\$182	37
85208	118	\$26,450,945	44	\$9,083,850	\$206,451	\$229,250	\$157	\$166	20
85209	103	\$31,430,282	51	\$15,199,127	\$298,022	\$295,000	\$171	\$173	20
85210	46	\$10,643,592	30	\$8,083,240	\$269,441	\$278,000	\$172	\$172	25
85212	132	\$52,418,339	67	\$25,166,911	\$375,626	\$370,000	\$164	\$159	28
85213	53	\$21,783,600	35	\$12,969,796	\$370,566	\$282,310	\$156	\$154	27
85215	57	\$20,972,095	20	\$7,089,500	\$354,475	\$317,000	\$185	\$184	17
85224	65	\$21,582,378	28	\$8,390,435	\$299,658	\$316,000	\$204	\$204	11
85225	168	\$52,725,805	52	\$16,247,558	\$312,453	\$309,250	\$187	\$184	10
85226	62	\$25,049,917	43	\$14,882,720	\$346,110	\$340,000	\$193	\$194	33
85233	73	\$26,648,536	54	\$20,378,840	\$377,386	\$360,000	\$183	\$181	15
85234	94	\$38,052,889	46	\$19,921,752	\$433,082	\$377,250	\$178	\$179	12
85248	163	\$66,406,708	69	\$30,456,100	\$441,393	\$385,000	\$181	\$179	29
85249	124	\$58,194,900	55	\$25,829,245	\$469,623	\$422,900	\$181	\$180	35
85250	86	\$44,393,196	33	\$15,313,500	\$464,045	\$407,000	\$255	\$256	25
85251	154	\$92,551,670	67	\$27,799,959	\$414,925	\$289,000	\$252	\$240	33
85253	114	\$254,781,705	44	\$93,069,899	\$2,115,225	\$1,655,000	\$452	\$415	56
85254	119	\$85,659,449	61	\$34,455,000	\$564,836	\$532,900	\$241	\$242	36
85255	228	\$256,452,509	100	\$102,839,580	\$1,028,396	\$747,000	\$320	\$293	52
85257	60	\$20,881,998	29	\$10,362,825	\$357,339	\$383,000	\$238	\$240	16
85258	110	\$73,414,474	62	\$33,981,650	\$548,091	\$528,500	\$271	\$258	35
85259	97	\$87,099,914	30	\$21,545,200	\$718,173	\$615,000	\$244	\$235	45
85260	112	\$63,209,477	59	\$29,363,681	\$497,690	\$405,000	\$238	\$241	23
85262	142	\$169,759,913	56	\$70,997,127	\$1,267,806	\$976,750	\$313	\$267	80

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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
85263	30	\$16,291,413	6	\$2,592,848	\$432,141	\$365,424	\$211	\$221	68
85264	2	\$1,424,800	1	\$680,000	\$680,000	\$680,000	\$239	\$239	50
85266	80	\$78,974,538	31	\$28,445,000	\$917,581	\$830,000	\$276	\$281	37
85268	141	\$95,494,562	54	\$26,164,200	\$484,522	\$428,500	\$219	\$209	40
85281	71	\$22,263,335	37	\$10,391,150	\$280,842	\$275,000	\$220	\$214	10
85282	63	\$19,441,299	36	\$10,838,880	\$301,080	\$290,000	\$185	\$181	13
85283	55	\$18,031,138	27	\$9,467,529	\$350,649	\$348,000	\$189	\$181	21
85284	43	\$26,776,299	12	\$6,305,800	\$525,483	\$486,700	\$199	\$193	5
85286	91	\$40,534,890	42	\$17,725,425	\$422,034	\$377,500	\$182	\$178	19
85295	118	\$49,659,973	62	\$24,331,130	\$392,438	\$362,500	\$172	\$167	20
85296	94	\$40,550,163	43	\$16,631,800	\$386,786	\$330,000	\$185	\$184	11
85297	51	\$24,614,298	35	\$16,039,226	\$458,264	\$365,000	\$179	\$175	10
85298	109	\$55,007,314	54	\$27,877,395	\$516,248	\$445,000	\$181	\$179	26
85301	61	\$11,989,499	31	\$5,936,600	\$191,503	\$185,000	\$136	\$128	29
85302	62	\$14,994,741	37	\$8,498,000	\$229,676	\$245,000	\$146	\$141	29
85303	38	\$10,090,284	17	\$5,004,890	\$294,405	\$255,000	\$154	\$157	13
85304	39	\$10,932,489	33	\$10,228,900	\$309,967	\$273,800	\$155	\$156	42
85305	27	\$8,826,908	8	\$2,783,000	\$347,875	\$279,000	\$163	\$163	55
85306	41	\$11,261,650	16	\$4,324,400	\$270,275	\$246,500	\$173	\$171	40
85307	22	\$6,542,655	7	\$1,858,000	\$265,429	\$247,000	\$146	\$144	13
85308	106	\$35,609,440	77	\$26,182,355	\$340,031	\$314,000	\$166	\$166	27
85310	42	\$18,099,549	27	\$10,787,500	\$399,537	\$360,000	\$171	\$172	37
85322	3	\$479,900	1	\$194,000	\$194,000	\$194,000	\$106	\$106	2
85323	68	\$17,624,873	32	\$7,821,011	\$244,407	\$242,500	\$139	\$139	20
85326	283	\$71,712,927	110	\$27,645,770	\$251,325	\$235,000	\$134	\$135	27
85331	130	\$84,693,645	46	\$30,248,975	\$657,586	\$557,500	\$240	\$232	65
85335	54	\$12,791,299	37	\$8,456,049	\$228,542	\$228,000	\$146	\$139	31
85338	196	\$62,612,792	95	\$30,287,046	\$318,811	\$290,000	\$146	\$143	29
85339	93	\$32,746,575	55	\$16,350,111	\$297,275	\$261,000	\$141	\$138	34
85340	120	\$53,384,328	45	\$17,315,537	\$384,790	\$380,000	\$152	\$150	38
85342	6	\$1,732,900	1	\$205,000	\$205,000	\$205,000	\$101	\$101	226
85345	104	\$25,295,798	59	\$14,018,083	\$237,595	\$240,000	\$160	\$163	22
85351	189	\$39,428,839	95	\$18,792,803	\$197,819	\$190,000	\$139	\$136	37
85353	86	\$22,965,819	29	\$7,573,762	\$261,164	\$251,000	\$135	\$137	14
85354	21	\$4,981,959	5	\$902,700	\$180,540	\$180,700	\$96	\$88	85
85355	38	\$13,915,357	28	\$10,581,437	\$377,908	\$337,495	\$150	\$143	26
85361	26	\$7,880,043	18	\$5,673,501	\$315,195	\$335,800	\$171	\$170	60

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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	13	\$2,509,590	12	\$2,031,800	\$169,317	\$167,500	\$135	\$135	21
85373	62	\$15,962,675	31	\$8,104,940	\$261,450	\$285,000	\$144	\$145	24
85374	159	\$46,643,873	81	\$22,410,050	\$276,667	\$256,000	\$175	\$178	27
85375	172	\$51,002,042	91	\$27,181,470	\$298,697	\$269,000	\$160	\$156	27
85377	38	\$32,481,700	9	\$6,141,800	\$682,422	\$590,000	\$260	\$234	99
85378	46	\$11,307,611	11	\$2,418,225	\$219,839	\$240,000	\$157	\$165	27
85379	156	\$48,938,021	72	\$21,176,970	\$294,125	\$284,750	\$139	\$137	32
85381	48	\$15,934,668	17	\$5,929,100	\$348,771	\$304,000	\$164	\$152	24
85382	121	\$39,089,033	45	\$13,571,000	\$301,578	\$290,000	\$173	\$172	23
85383	209	\$107,152,694	100	\$42,978,298	\$429,783	\$389,500	\$171	\$169	37
85387	89	\$32,827,995	53	\$17,554,122	\$331,210	\$309,000	\$166	\$156	48
85388	74	\$25,980,120	43	\$12,569,866	\$292,322	\$280,000	\$139	\$136	15
85390	34	\$14,212,949	17	\$6,273,500	\$369,029	\$300,000	\$181	\$169	141
85392	69	\$19,727,972	33	\$8,684,709	\$263,173	\$260,000	\$146	\$148	18
85395	113	\$44,865,731	34	\$12,848,054	\$377,884	\$372,500	\$163	\$163	47
85396	215	\$70,127,696	71	\$23,875,780	\$336,279	\$305,000	\$150	\$147	51