



2020

SCOTTSDALE 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	988	1,047	-5.6%	2,789	3,127	-10.8%
New Listing Volume	\$709,933,704	\$781,862,328	-9.2%	\$2,200,519,183	\$2,377,488,986	-7.4%
Active Listing Count	–	2,905	–	N/A	N/A	
Active Listing Volume	–	\$3,031,803,507	–	N/A	N/A	
Average Listing Price	–	\$1,043,650	–	\$1,300,441	\$1,038,978	+25.2%
Median Listing Price	–	\$672,000	–	\$864,425	\$675,481	+28%
Average Listing Price per Sq Ft	–	\$293	–	\$342	\$291	+17.5%
Median Listing Price per Sq Ft	–	\$253	–	\$293	\$252	+16.1%
Median Days in RPR	–	64	–	41.39	63.75	-35.1%
Months of Inventory	–	4.9	-100%	2.1	4.1	-48.7%
Absorption Rate	–	20.49%	–	47.63%	24.42%	+23.2%
Sales Activity Charts Metrics						
New Pending Sales Count	923	1,091	-15.4%	2,922	2,667	+9.6%
New Pending Sales Volume	\$664,842,835	\$712,547,567	-6.7%	\$2,164,551,796	\$1,707,083,539	+26.8%
Pending Sales Count	–	733	–	N/A	N/A	
Pending Sales Volume	–	\$523,893,309	–	N/A	N/A	
Closed Sales Count	661	748	-11.6%	1,819	1,821	-0.1%
Closed Sales Volume	\$455,478,994	\$447,302,836	+1.8%	\$1,239,991,290	\$1,088,493,060	+13.9%
Average Sales Price	\$689,076	\$597,998	+15.2%	\$681,688	\$597,745	+14%
Median Sales Price	\$530,000	\$457,500	+15.8%	\$518,051	\$459,666	+12.7%
Average Sales Price per Sq Ft	\$279	\$258	+8.5%	\$276	\$255	+8.2%
Median Sales Price per Sq Ft	\$261	\$234	+11.5%	\$254	\$234	+8.6%
Distressed Charts Metrics						
Distressed Listing Count	–	22	–	N/A	N/A	

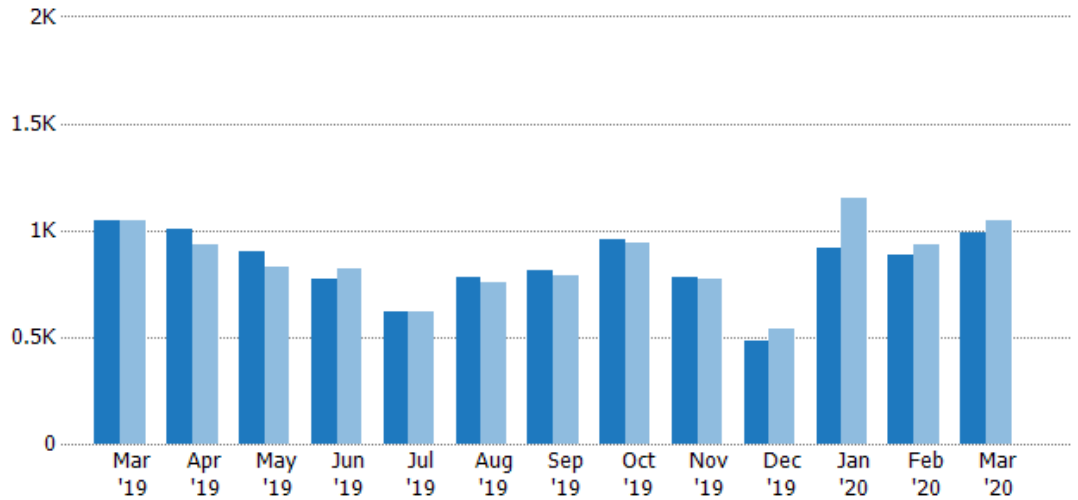
New Listings

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

Filters Used

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

Month/Year	Count	% Chg.
Mar '20	988	-5.6%
Mar '19	1.05K	0.3%
Mar '18	1.04K	-0.2%



	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	1.05K	1.01K	902	773	619	776	808	954	781	478	914	887	988
Prior Year	1.04K	935	827	819	622	754	784	941	773	539	1.15K	930	1.05K
Percent Change from Prior Year	0%	8%	9%	-6%	0%	3%	3%	1%	1%	-11%	-21%	-5%	-6%

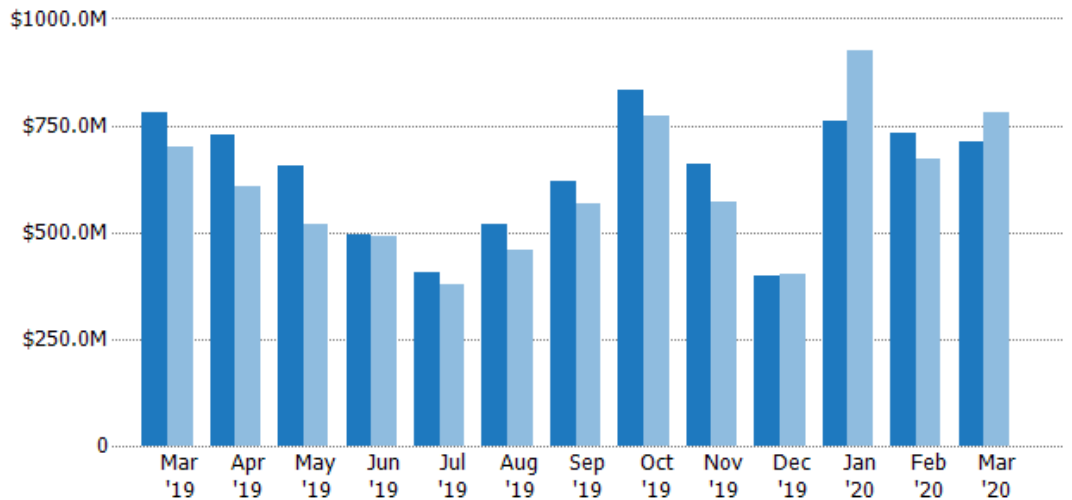
New Listing Volume

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

Filters Used

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

Month/Year	Volume	% Chg.
Mar '20	\$710M	-9.2%
Mar '19	\$782M	11.5%
Mar '18	\$701M	-10.6%



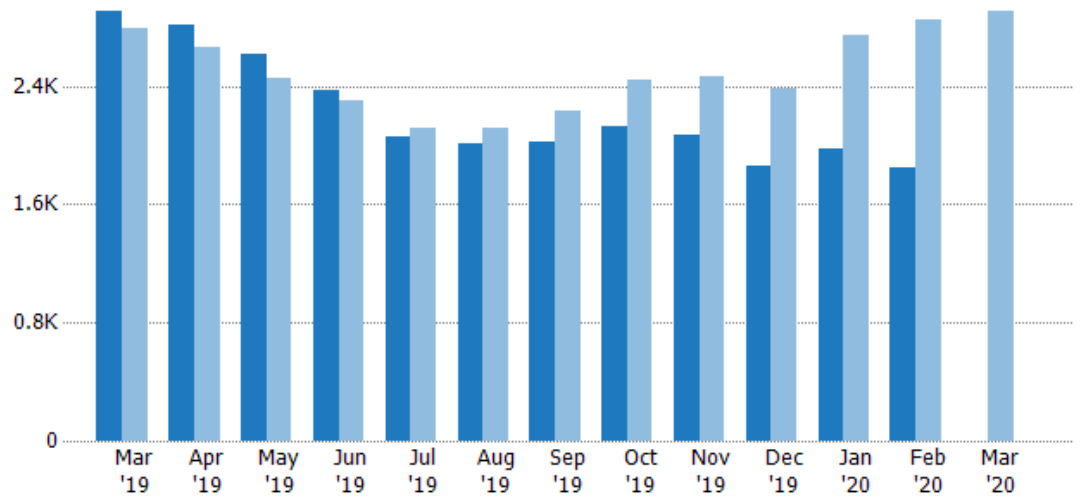
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$782M	\$729M	\$657M	\$494M	\$405M	\$517M	\$620M	\$834M	\$659M	\$399M	\$759M	\$731M	\$710M
Prior Year	\$701M	\$606M	\$519M	\$491M	\$376M	\$456M	\$568M	\$774M	\$573M	\$400M	\$925M	\$671M	\$782M
Percent Change from Prior Year	12%	20%	27%	1%	8%	13%	9%	8%	15%	0%	-18%	9%	-9%

Active Listings

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

Filters Used

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



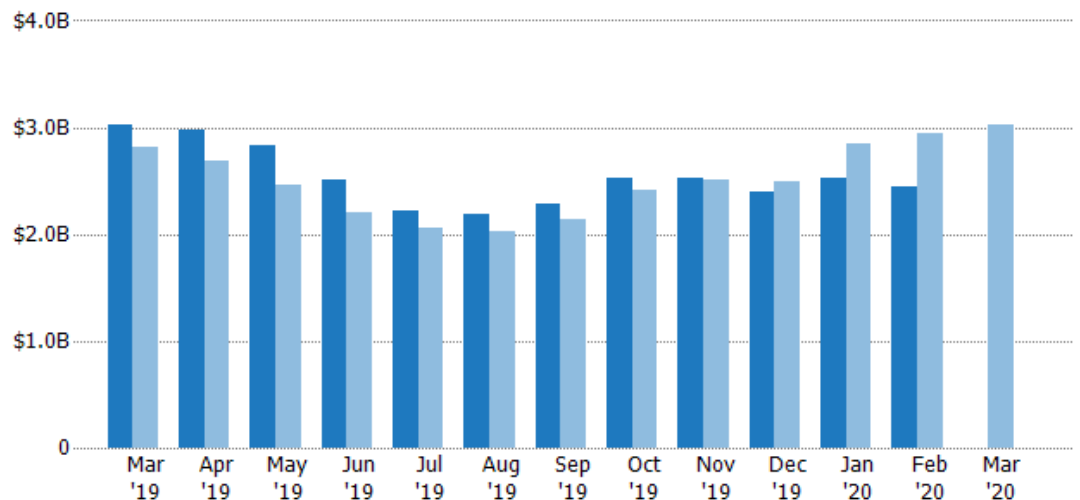
Current Year	2.91K	2.82K	2.61K	2.37K	2.06K	2.01K	2.02K	2.12K	2.07K	1.86K	1.97K	1.85K	-
Prior Year	2.79K	2.67K	2.46K	2.31K	2.11K	2.12K	2.23K	2.45K	2.46K	2.39K	2.74K	2.84K	2.91K
Percent Change from Prior Year	4%	6%	6%	3%	-2%	-5%	-9%	-13%	-16%	-22%	-28%	-35%	-100%

Active Listing Volume

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

Filters Used

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



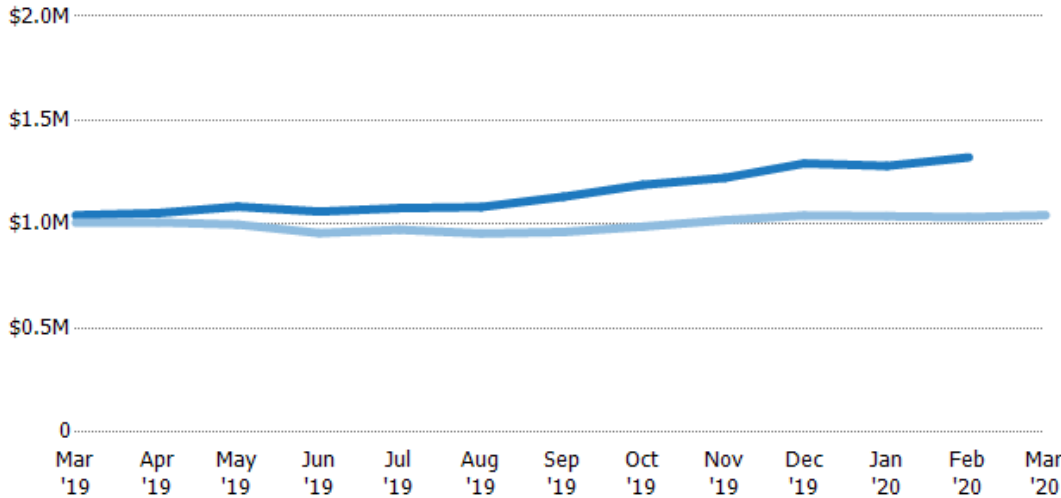
Current Year	\$3.03B	\$2.97B	\$2.83B	\$2.51B	\$2.22B	\$2.18B	\$2.29B	\$2.52B	\$2.53B	\$2.4B	\$2.53B	\$2.45B	-
Prior Year	\$2.81B	\$2.69B	\$2.45B	\$2.21B	\$2.06B	\$2.02B	\$2.14B	\$2.42B	\$2.51B	\$2.49B	\$2.85B	\$2.94B	\$3.03B
Percent Change from Prior Year	8%	10%	15%	14%	8%	8%	7%	4%	1%	-3%	-11%	-17%	-100%

Average Listing Price

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

Filters Used

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



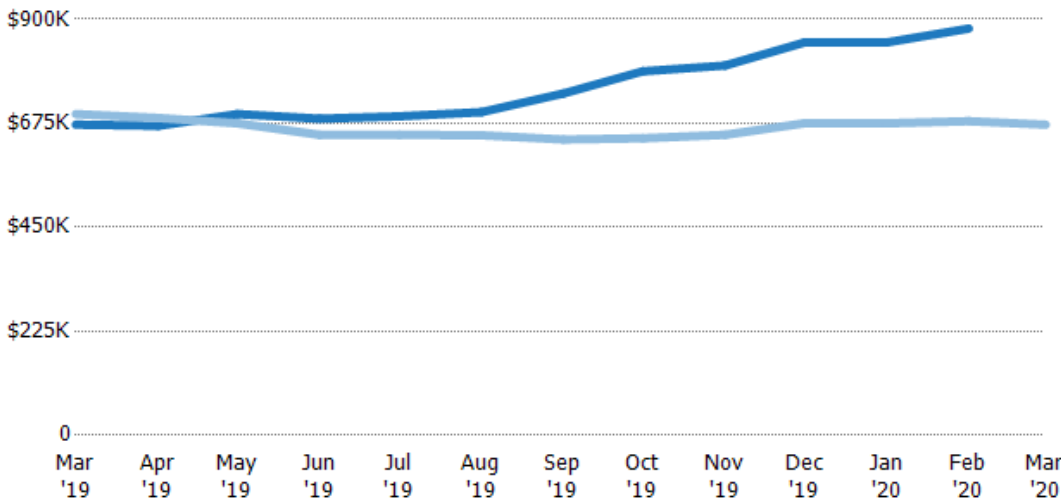
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$1.04M	\$1.05M	\$1.08M	\$1.06M	\$1.08M	\$1.08M	\$1.13M	\$1.19M	\$1.22M	\$1.29M	\$1.28M	\$1.32M	-
Prior Year	\$1.01M	\$1.01M	\$999K	\$957K	\$973K	\$955K	\$963K	\$989K	\$1.02M	\$1.04M	\$1.04M	\$1.03M	\$1.04M
Percent Change from Prior Year	4%	4%	9%	11%	11%	13%	18%	20%	20%	24%	23%	28%	-100%

Median Listing Price

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

Filters Used

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



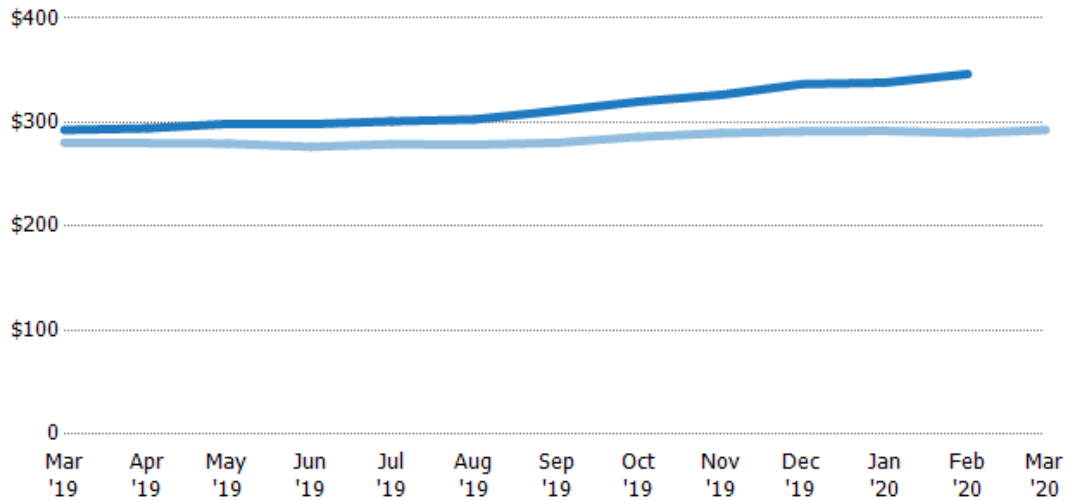
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$672K	\$670K	\$695K	\$685K	\$690K	\$699K	\$740K	\$788K	\$800K	\$850K	\$850K	\$880K	-
Prior Year	\$695K	\$687K	\$675K	\$650K	\$650K	\$649K	\$640K	\$643K	\$650K	\$675K	\$675K	\$679K	\$672K
Percent Change from Prior Year	-3%	-2%	3%	5%	6%	8%	16%	23%	23%	26%	26%	29%	-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: Scottsdale, Arizona
Saved Area
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence



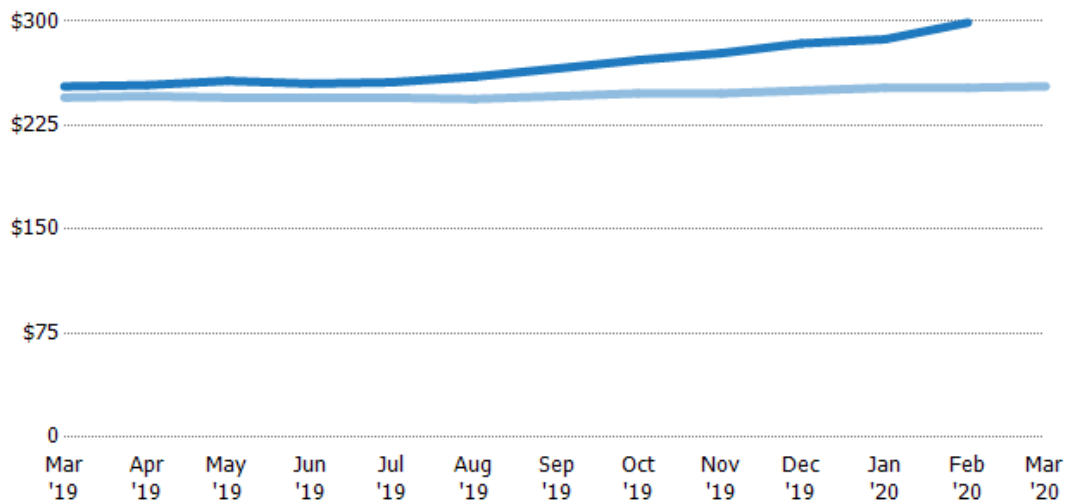
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$293	\$294	\$298	\$298	\$301	\$303	\$311	\$320	\$326	\$337	\$338	\$346	-
Prior Year	\$280	\$280	\$279	\$276	\$279	\$278	\$280	\$286	\$290	\$291	\$292	\$289	\$293
Percent Change from Prior Year	4%	5%	7%	8%	8%	9%	11%	12%	13%	16%	16%	20%	-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

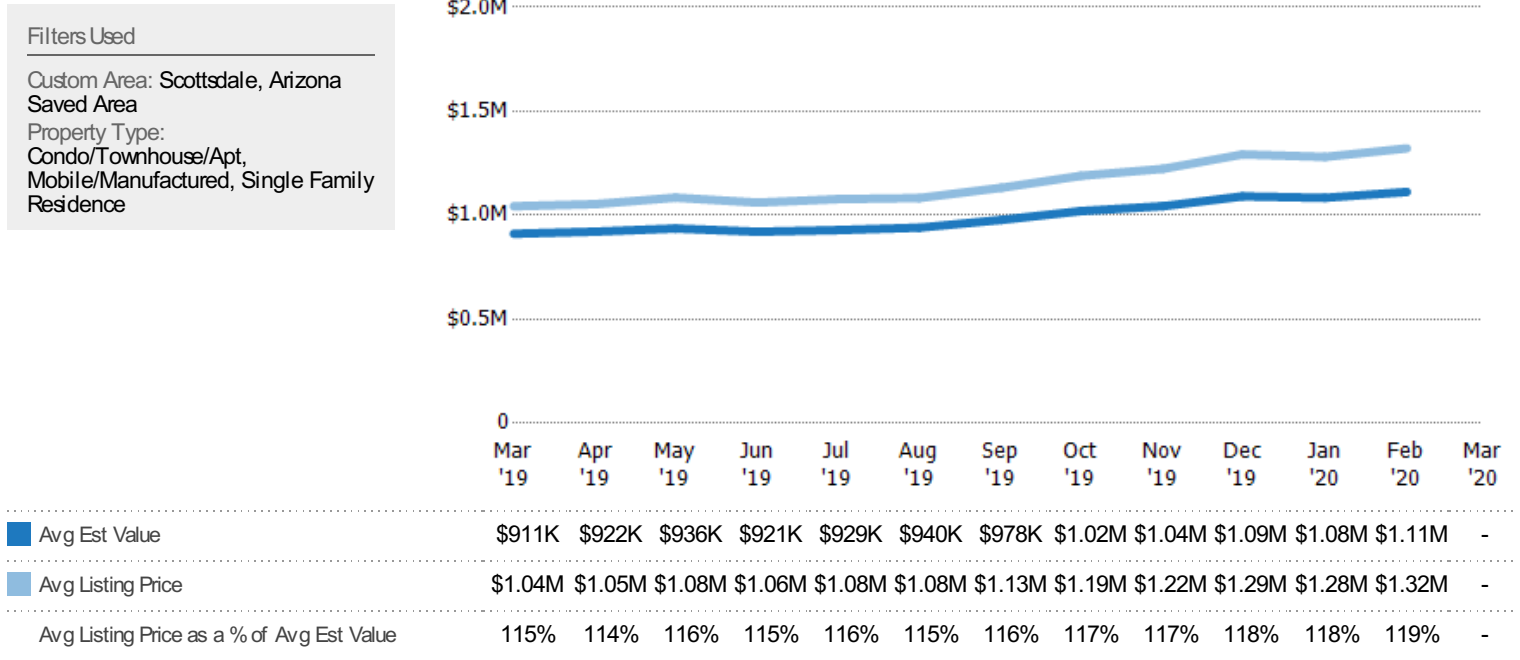
Custom Area: Scottsdale, Arizona
Saved Area
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence



	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	\$253	\$254	\$257	\$255	\$256	\$260	\$266	\$272	\$277	\$284	\$287	\$299	-
Prior Year	\$245	\$246	\$245	\$245	\$245	\$244	\$246	\$248	\$248	\$250	\$252	\$252	\$253
Percent Change from Prior Year	3%	3%	5%	4%	4%	7%	8%	10%	12%	14%	14%	19%	-100%

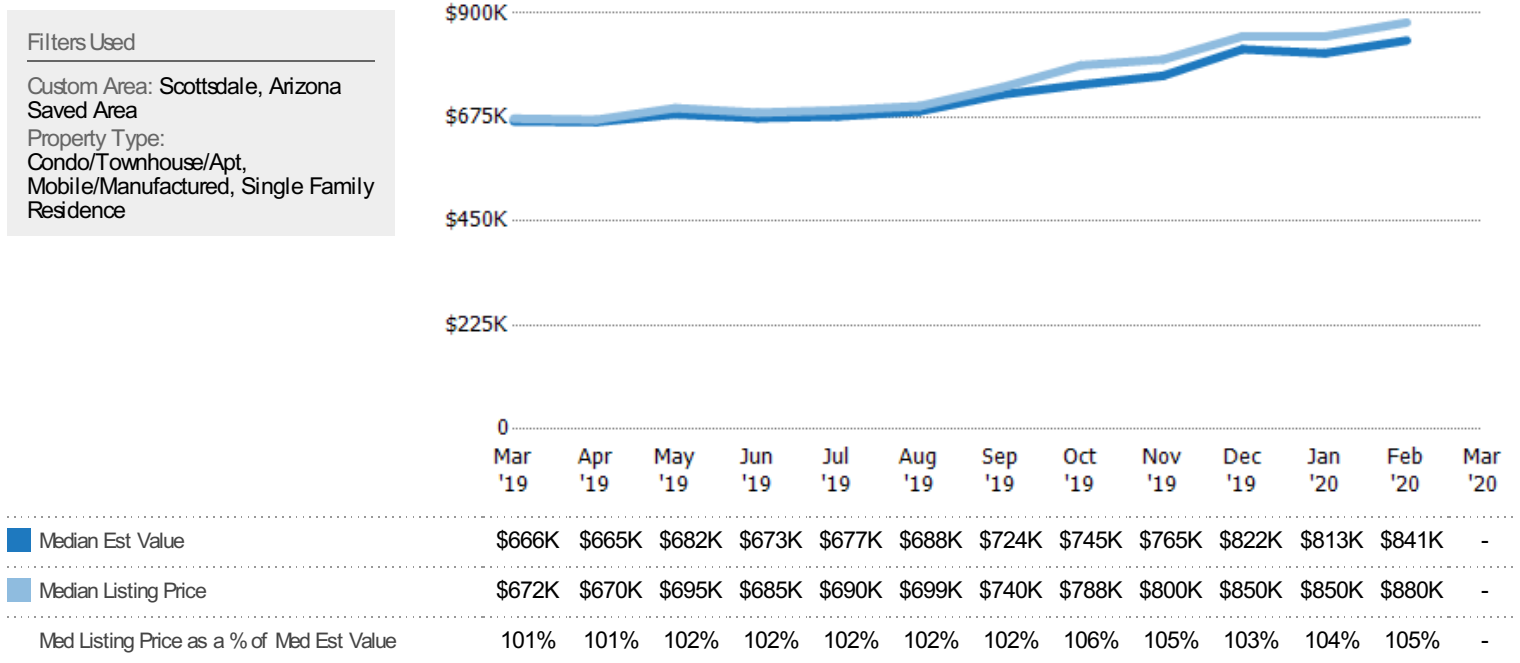
Average Listing Price vs Average Est Value

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



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.

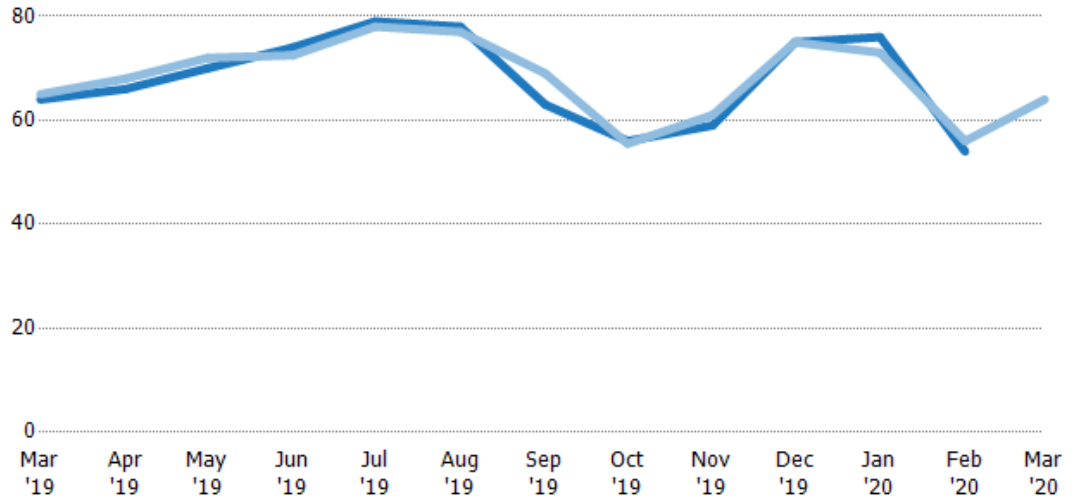


Median Days in RPR

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



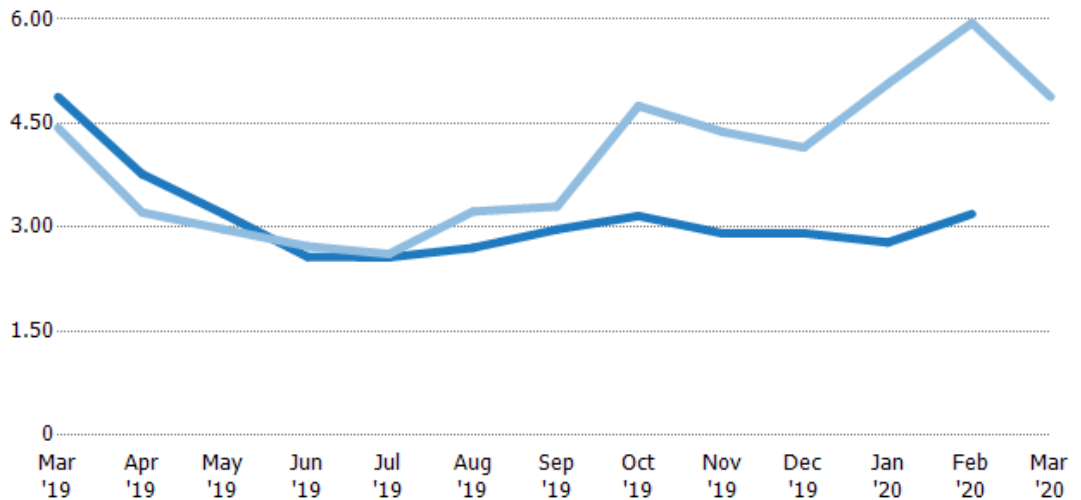
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	64	66	70	74	79	78	63	56	59	75	76	54	-
Prior Year	65	68	72	72.5	78	77	69	55.5	61	75	73	56	64
Percent Change from Prior Year	-2%	-3%	-3%	2%	1%	1%	-9%	1%	-3%	0%	4%	-4%	-100%

Months of Inventory

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

Filters Used

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



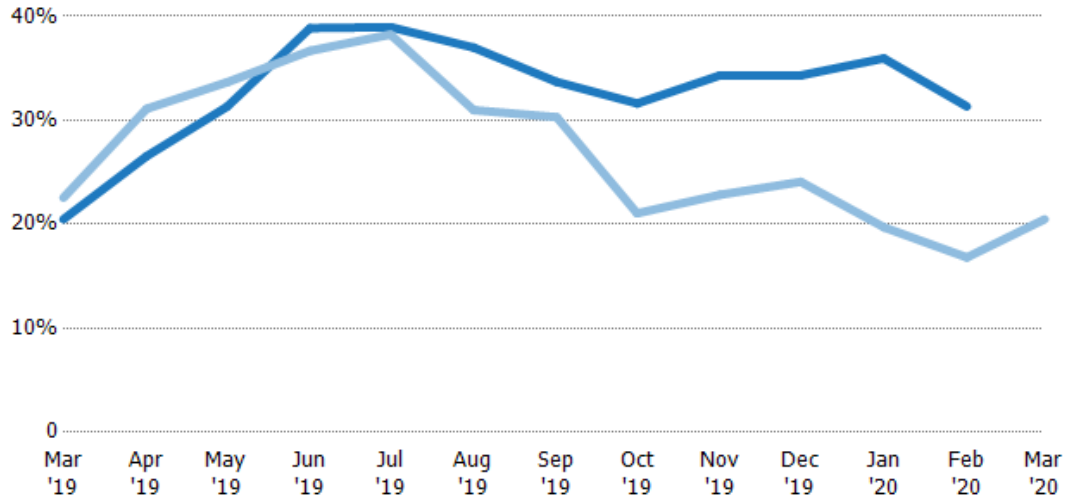
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	4.88	3.77	3.19	2.57	2.57	2.7	2.97	3.16	2.91	2.91	2.78	3.19	-
Prior Year	4.43	3.21	2.97	2.73	2.61	3.23	3.3	4.75	4.38	4.15	5.07	5.95	4.88
Percent Change from Prior Year	10%	17%	8%	-6%	-2%	-16%	-10%	-33%	-33%	-30%	-45%	-46%	-100%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

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



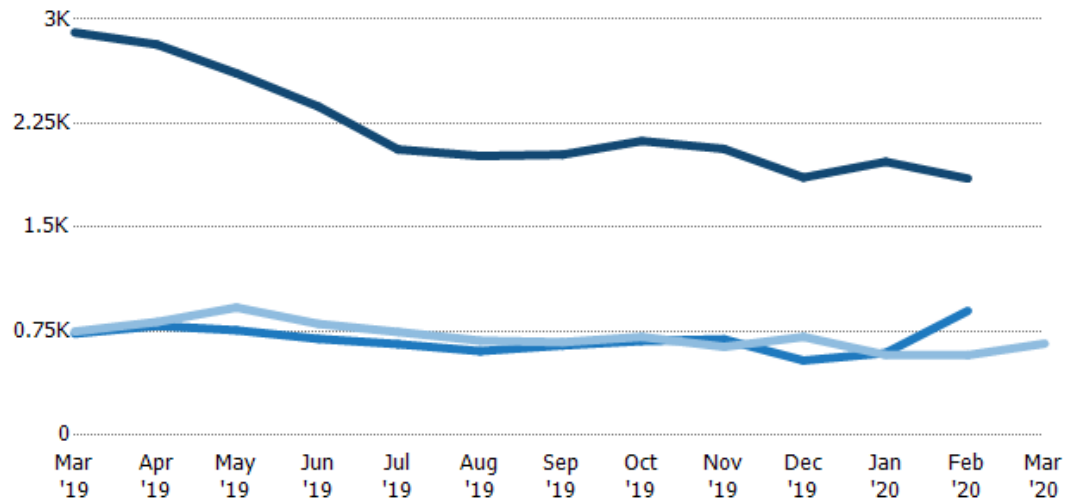
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	20%	27%	31%	39%	39%	37%	34%	32%	34%	34%	36%	31%	-
Prior Year	23%	31%	34%	37%	38%	31%	30%	21%	23%	24%	20%	17%	20%
Change from Prior Year	2%	5%	2%	-2%	-1%	-6%	-3%	-11%	-11%	-10%	-16%	-15%	20%

Active/Pending/Sold Units

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

Filters Used

Custom Area: Scottsdale, 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	2.9K	2.82K	2.61K	2.37K	2.06K	2.01K	2.02K	2.12K	2.07K	1.86K	1.97K	1.85K	-
Pending	733	789	757	695	657	607	648	680	692	539	593	897	-
Sold	748	817	921	803	745	682	671	709	638	709	580	578	661

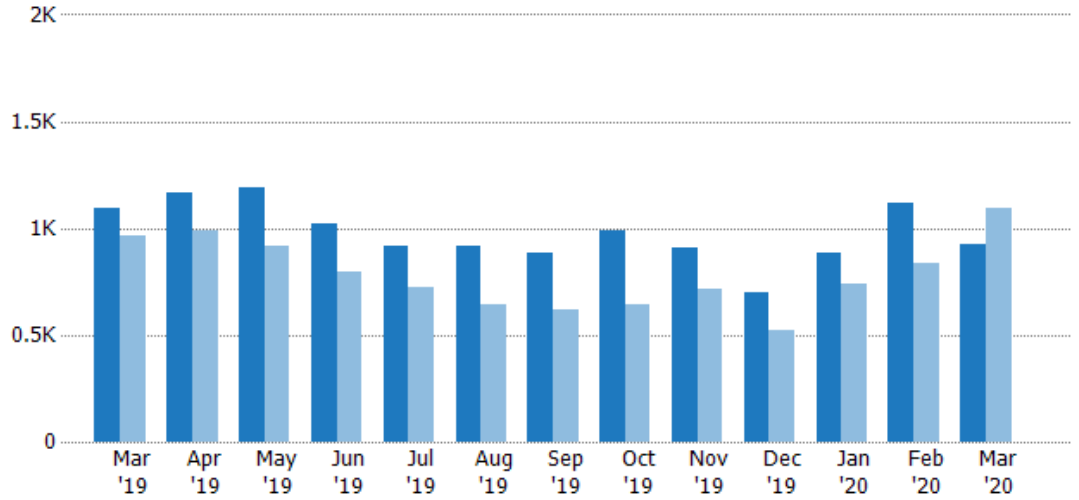
New Pending Sales

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

Filters Used

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

Month/Year	Count	% Chg.
Mar '20	923	-15.4%
Mar '19	1.09K	13.5%
Mar '18	961	0.3%



Current Year	1.09K	1.17K	1.19K	1.02K	918	919	885	988	912	699	884	1.12K	923
Prior Year	961	987	913	793	724	644	617	644	712	520	737	839	1.09K
Percent Change from Prior Year	14%	19%	30%	29%	27%	43%	43%	53%	28%	34%	20%	33%	-15%

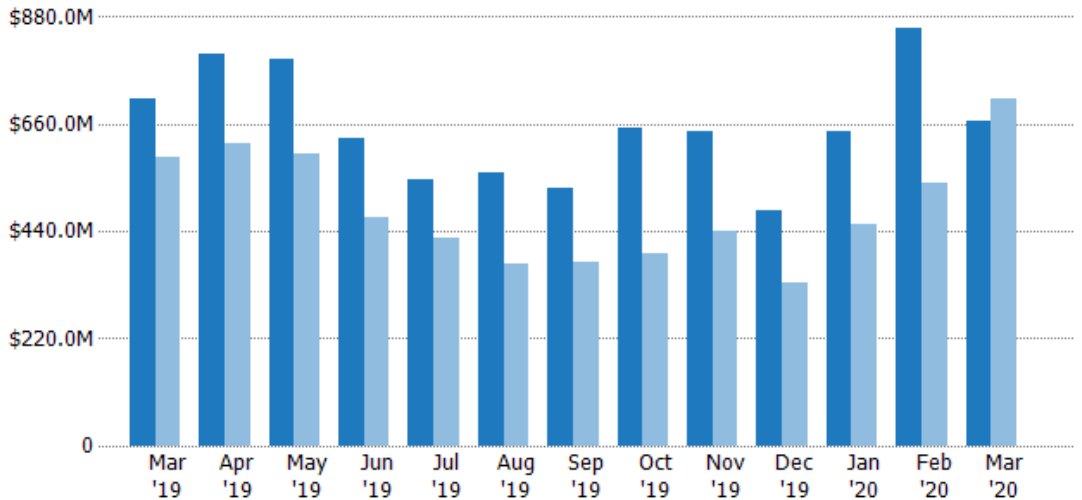
New Pending Sales Volume

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

Filters Used

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

Month/Year	Volume	% Chg.
Mar '20	\$665M	-6.7%
Mar '19	\$713M	20.5%
Mar '18	\$591M	-8.7%



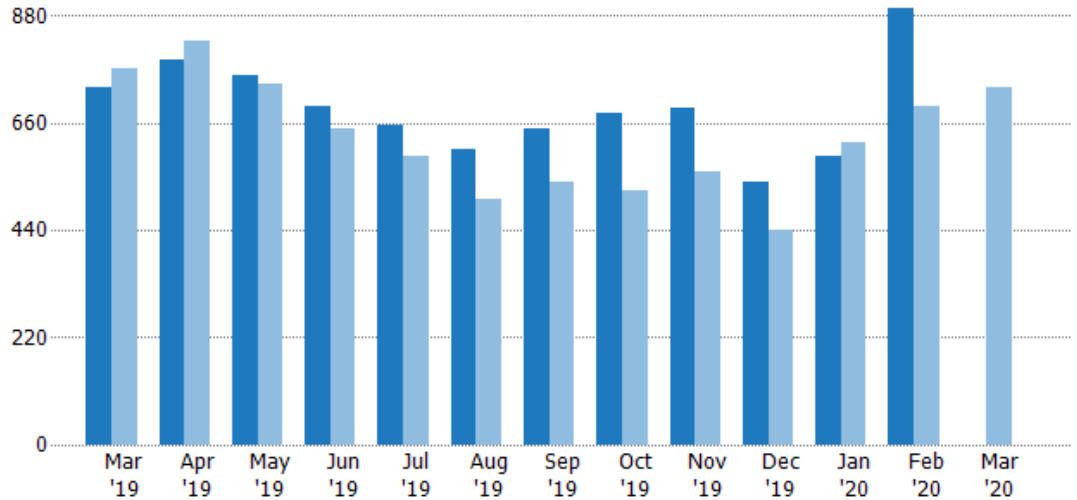
Current Year	\$713M	\$804M	\$795M	\$632M	\$545M	\$560M	\$530M	\$651M	\$646M	\$484M	\$643M	\$856M	\$665M
Prior Year	\$591M	\$621M	\$598M	\$468M	\$428M	\$372M	\$378M	\$394M	\$440M	\$334M	\$456M	\$538M	\$713M
Percent Change from Prior Year	21%	30%	33%	35%	27%	51%	40%	65%	47%	45%	41%	59%	-7%

Pending Sales

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

Filters Used

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



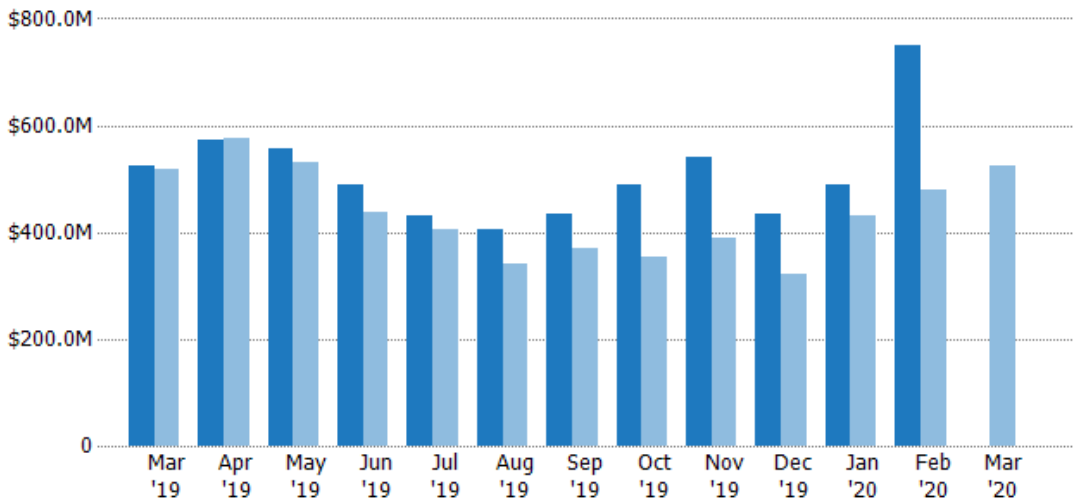
Current Year	733	789	757	695	657	607	648	680	692	539	593	897	-
Prior Year	771	830	740	650	593	505	539	523	559	439	619	695	733
Percent Change from Prior Year	-5%	-5%	2%	7%	11%	20%	20%	30%	24%	23%	-4%	29%	-100%

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



Current Year	\$524M	\$572M	\$558M	\$487M	\$431M	\$405M	\$435M	\$487M	\$541M	\$433M	\$490M	\$750M	-
Prior Year	\$518M	\$576M	\$529M	\$439M	\$406M	\$342M	\$369M	\$354M	\$388M	\$321M	\$430M	\$479M	\$524M
Percent Change from Prior Year	1%	-1%	5%	11%	6%	19%	18%	38%	39%	35%	14%	57%	-100%

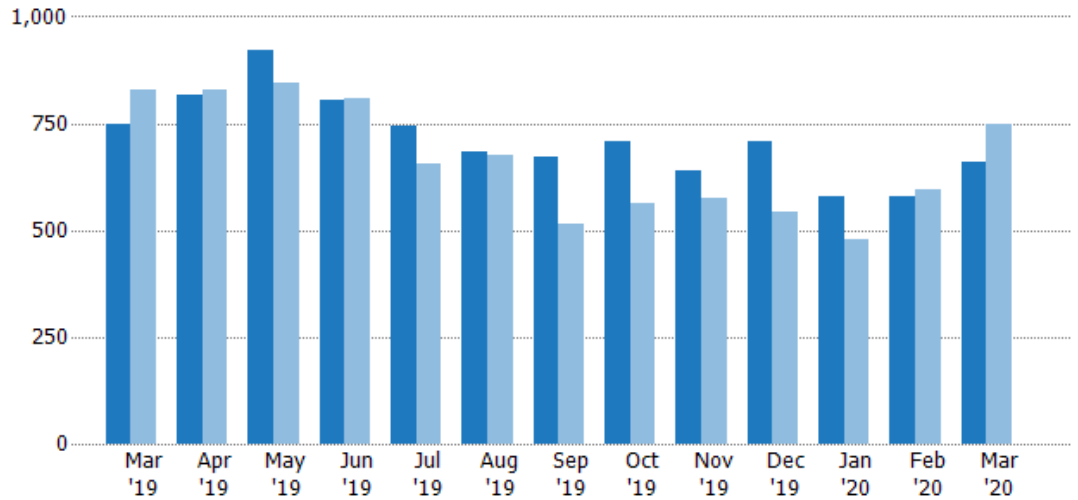
Closed Sales

The total number of residential properties sold each month.

Filters Used

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

Month/ Year	Count	% Chg.
Mar '20	661	-11.6%
Mar '19	748	-9.9%
Mar '18	830	-2.2%



Current Year	748	817	921	803	745	682	671	709	638	709	580	578	661
Prior Year	830	827	846	808	656	675	515	562	575	541	478	595	748
Percent Change from Prior Year	-10%	-1%	9%	-1%	14%	1%	30%	26%	11%	31%	21%	-3%	-12%

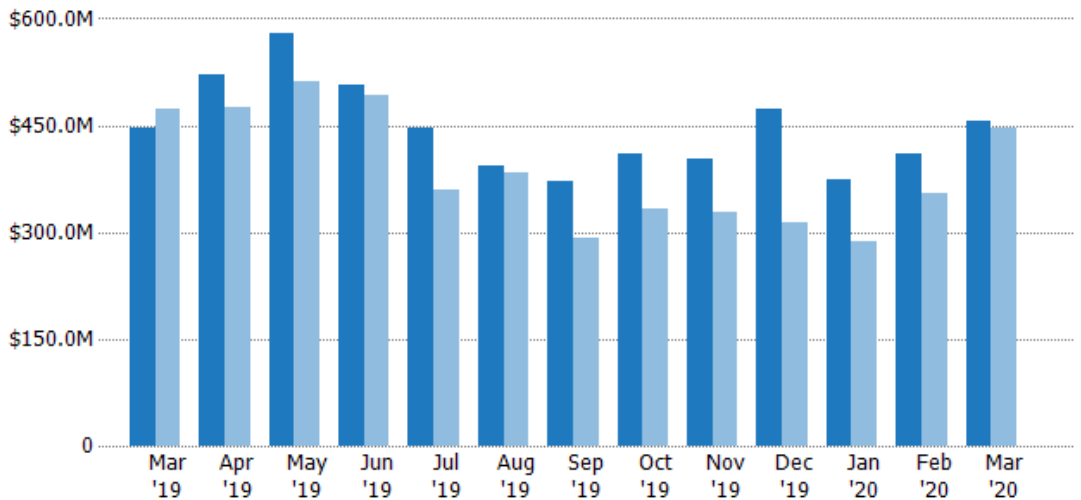
Closed Sales Volume

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

Filters Used

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

Month/ Year	Volume	% Chg.
Mar '20	\$455M	1.8%
Mar '19	\$447M	-5.3%
Mar '18	\$472M	-10.4%



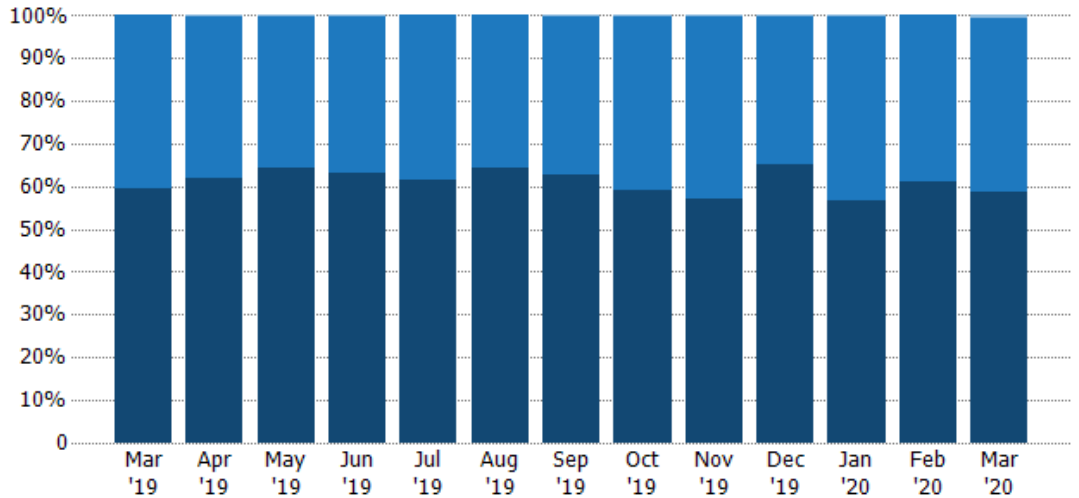
Current Year	\$447M	\$520M	\$578M	\$508M	\$447M	\$393M	\$371M	\$411M	\$403M	\$472M	\$374M	\$410M	\$455M
Prior Year	\$472M	\$477M	\$512M	\$492M	\$358M	\$384M	\$293M	\$333M	\$329M	\$314M	\$286M	\$355M	\$447M
Percent Change from Prior Year	-5%	9%	13%	3%	25%	2%	27%	23%	22%	50%	31%	15%	2%

Closed Sales by Property Type

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

Filters Used

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



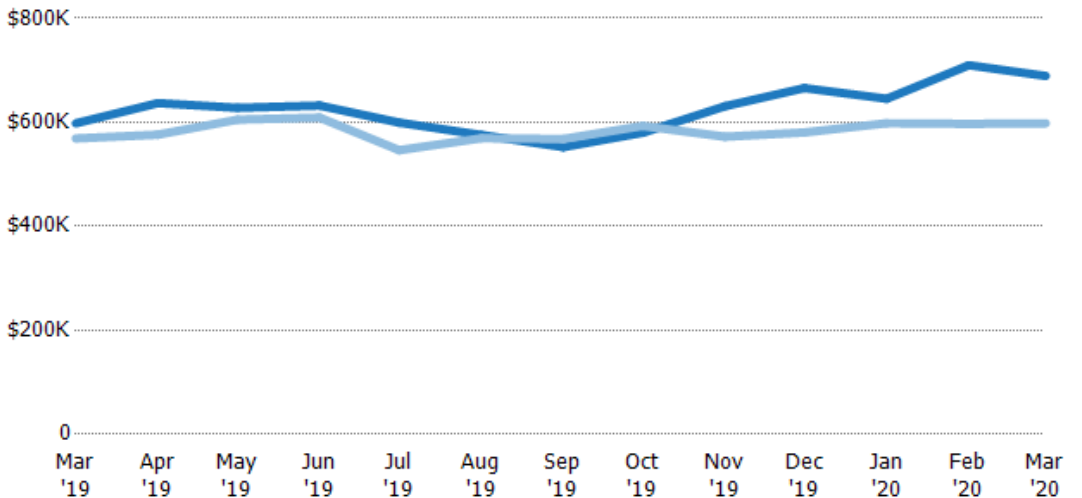
Property Type	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Mobile/Manufactured	-	0%	0%	0%	-	-	0%	0%	0%	0%	0%	-	1%
Condo/Townhouse	41%	38%	36%	37%	39%	36%	37%	41%	43%	34%	43%	39%	41%
Single Family Residence	59%	62%	64%	63%	61%	64%	63%	59%	57%	65%	57%	61%	59%

Average Sales Price

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

Filters Used

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



Month/Year	Price	% Chg.
Mar '20	\$689K	15.2%
Mar '19	\$598K	5.1%
Mar '18	\$569K	-8.4%

Property Type	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	\$598K	\$637K	\$628K	\$632K	\$599K	\$576K	\$552K	\$580K	\$631K	\$666K	\$645K	\$710K	\$689K
Prior Year	\$569K	\$576K	\$605K	\$609K	\$546K	\$569K	\$568K	\$593K	\$572K	\$580K	\$598K	\$597K	\$598K
Percent Change from Prior Year	5%	11%	4%	4%	10%	1%	-3%	-2%	10%	15%	8%	19%	15%

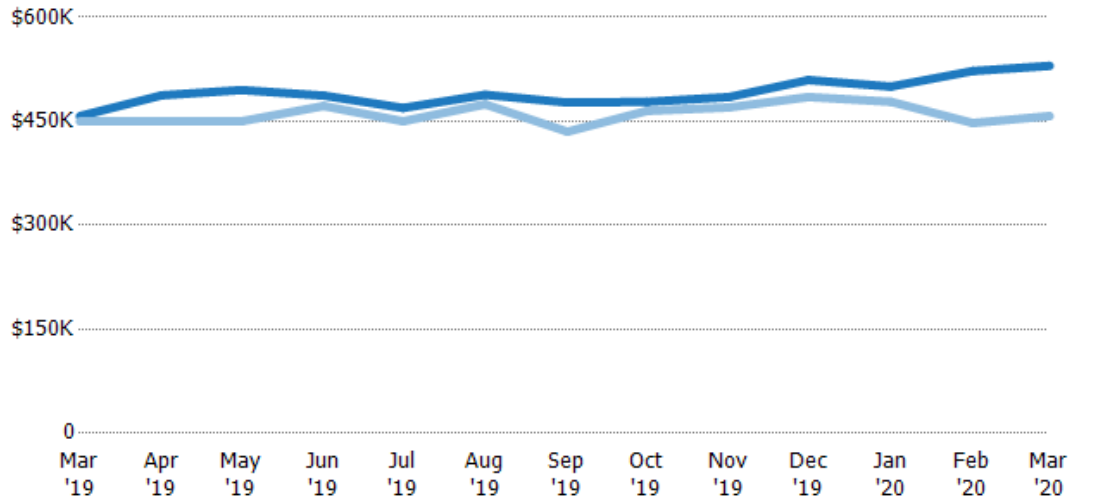
Median Sales Price

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

Filters Used

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

Month/ Year	Price	% Chg.
Mar '20	\$530K	15.8%
Mar '19	\$458K	1.7%
Mar '18	\$450K	-6.9%



Current Year	\$458K	\$488K	\$495K	\$487K	\$469K	\$488K	\$477K	\$478K	\$485K	\$510K	\$500K	\$523K	\$530K
Prior Year	\$450K	\$450K	\$450K	\$472K	\$450K	\$475K	\$435K	\$465K	\$470K	\$485K	\$478K	\$448K	\$458K
Percent Change from Prior Year	2%	8%	10%	3%	4%	3%	10%	3%	3%	5%	5%	17%	16%

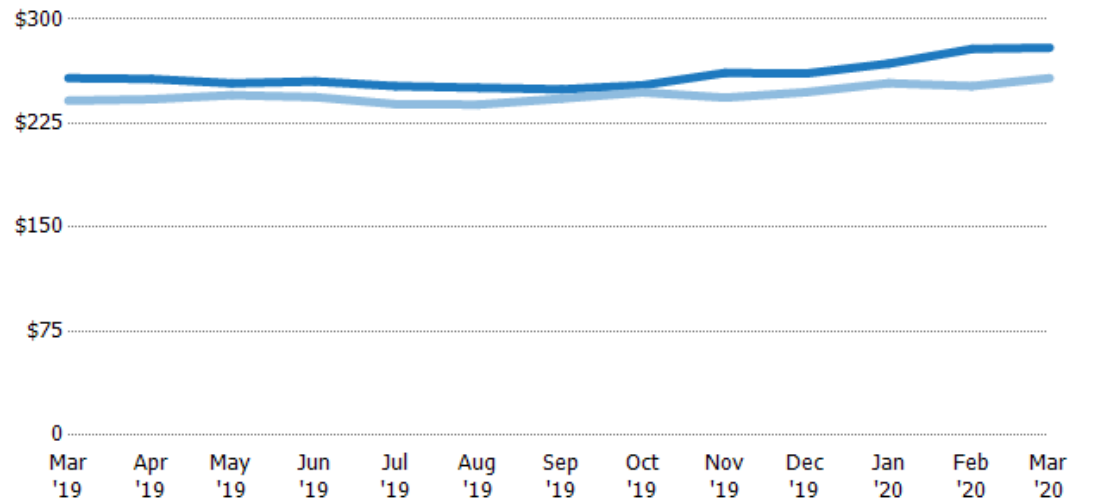
Average Sales Price per Sq Ft

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

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Mar '20	\$279	8.5%
Mar '19	\$258	6.7%
Mar '18	\$241	-7.2%



Current Year	\$258	\$257	\$254	\$255	\$252	\$251	\$249	\$252	\$261	\$261	\$268	\$279	\$279
Prior Year	\$241	\$242	\$245	\$244	\$239	\$238	\$243	\$247	\$244	\$247	\$254	\$252	\$258
Percent Change from Prior Year	7%	6%	3%	5%	5%	5%	3%	2%	7%	5%	6%	11%	9%

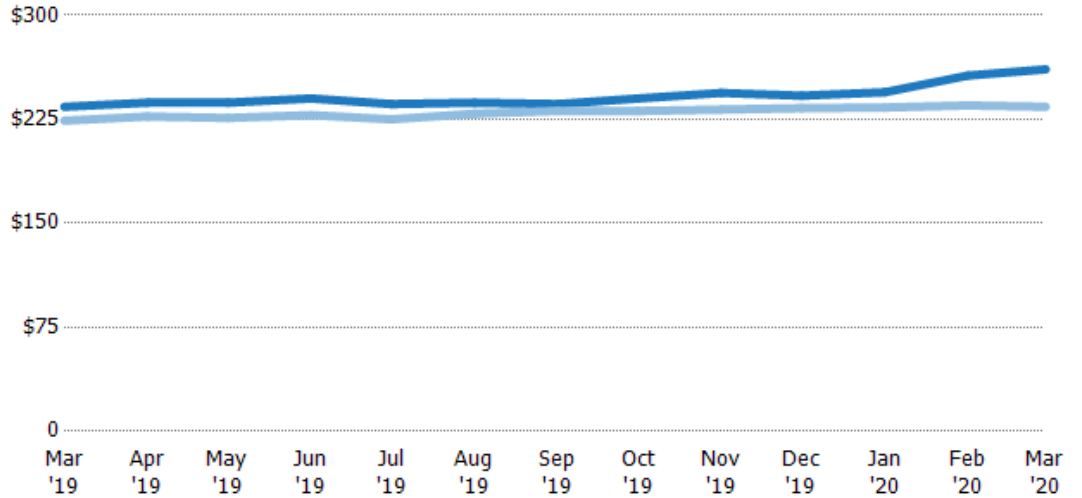
Median Sales Price per Sq Ft

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

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Mar '20	\$261	11.5%
Mar '19	\$234	4.5%
Mar '18	\$224	-6.3%



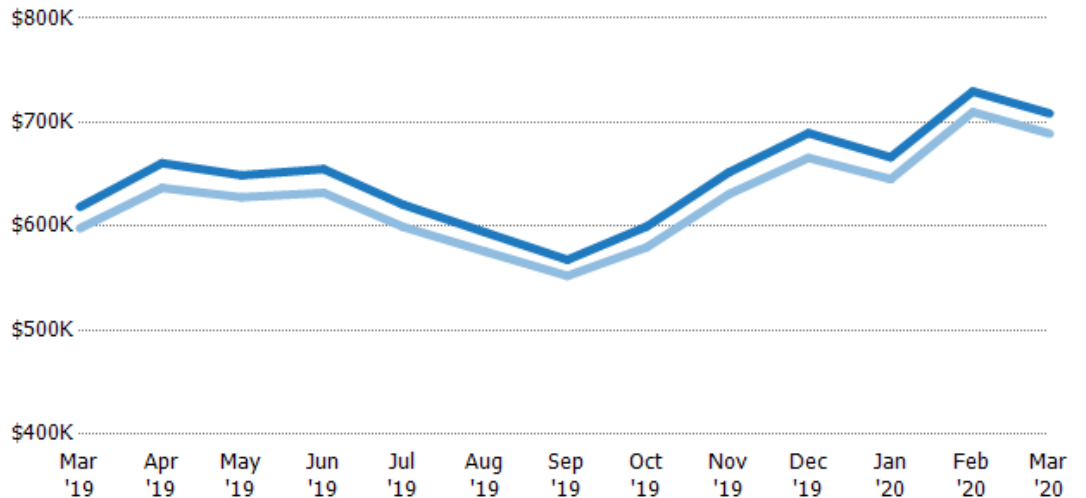
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$234	\$237	\$237	\$240	\$236	\$237	\$236	\$240	\$244	\$242	\$245	\$257	\$261
Prior Year	\$224	\$227	\$226	\$228	\$225	\$229	\$231	\$231	\$232	\$233	\$234	\$235	\$234
Percent Change from Prior Year	4%	4%	5%	5%	5%	3%	2%	4%	5%	4%	5%	9%	12%

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



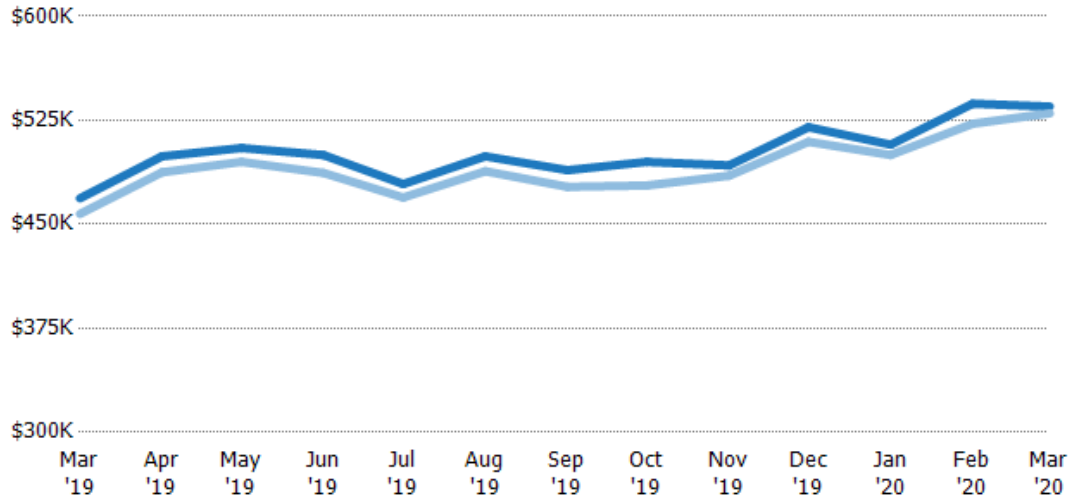
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Avg List Price	\$619K	\$661K	\$649K	\$655K	\$621K	\$594K	\$568K	\$600K	\$652K	\$690K	\$666K	\$730K	\$708K
Avg Sales Price	\$598K	\$637K	\$628K	\$632K	\$599K	\$576K	\$552K	\$580K	\$631K	\$666K	\$645K	\$710K	\$689K
Avg Sales Price as a % of Avg List Price	97%	96%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	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: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



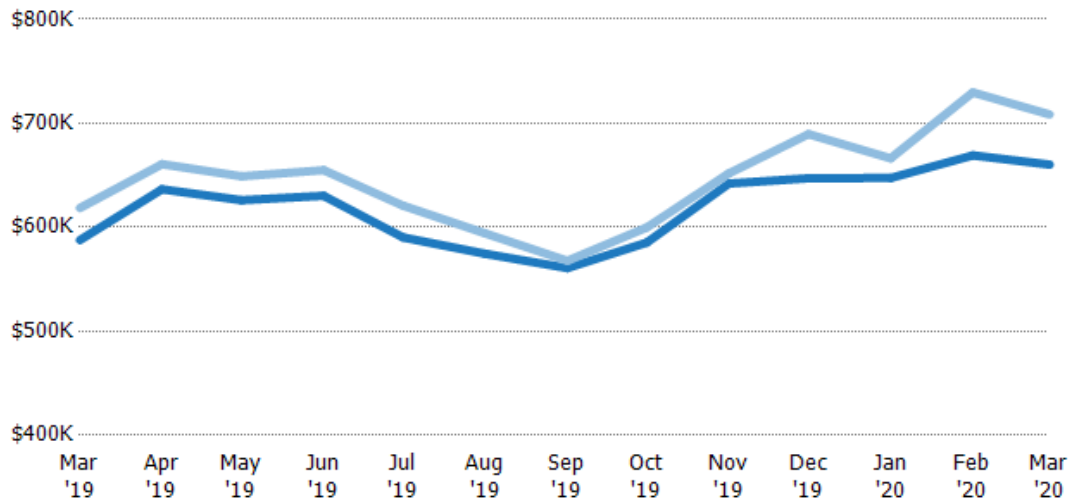
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Median List Price	\$469K	\$499K	\$505K	\$500K	\$479K	\$499K	\$489K	\$495K	\$493K	\$520K	\$507K	\$537K	\$535K
Median Sales Price	\$458K	\$488K	\$495K	\$487K	\$469K	\$488K	\$477K	\$478K	\$485K	\$510K	\$500K	\$523K	\$530K
Med Sales Price as a % of Med List Price	98%	98%	98%	97%	98%	98%	98%	97%	98%	98%	99%	97%	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: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



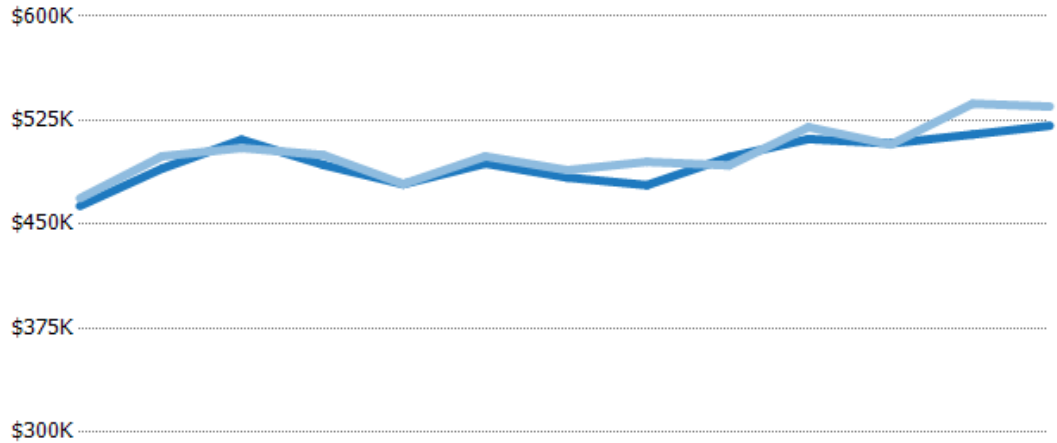
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Avg Est Value	\$588K	\$637K	\$626K	\$630K	\$590K	\$575K	\$561K	\$585K	\$642K	\$647K	\$647K	\$669K	\$660K
Avg Sales Price	\$619K	\$661K	\$649K	\$655K	\$621K	\$594K	\$568K	\$600K	\$652K	\$690K	\$666K	\$730K	\$708K
Avg Sales Price as a % of Avg Est Value	105%	104%	104%	104%	105%	103%	101%	102%	102%	107%	103%	109%	107%

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



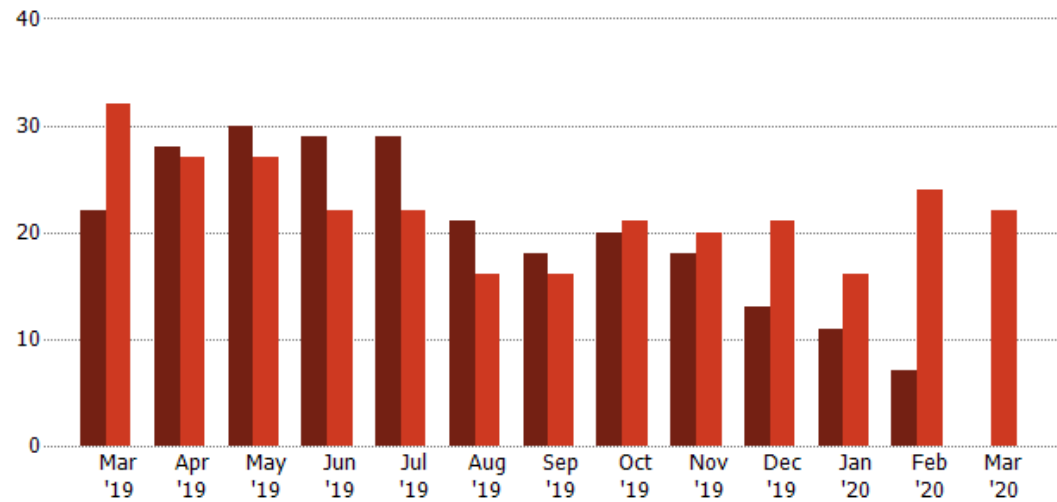
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Median Est Value	\$463K	\$490K	\$511K	\$493K	\$479K	\$494K	\$484K	\$478K	\$498K	\$511K	\$508K	\$515K	\$521K
Median Sales Price	\$469K	\$499K	\$505K	\$500K	\$479K	\$499K	\$489K	\$495K	\$493K	\$520K	\$507K	\$537K	\$535K
Med Sales Price as a % of Med Est Value	101%	102%	99%	101%	100%	101%	101%	104%	99%	102%	100%	104%	103%

Distressed Listings

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

Filters Used

Custom Area: Scottsdale, 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	22	28	30	29	29	21	18	20	18	13	11	7	-
Prior Year	32	27	27	22	22	16	16	21	20	21	16	24	22
Percent Change from Prior Year	-31%	4%	11%	32%	32%	31%	13%	-5%	-10%	-38%	-31%	-71%	-100%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

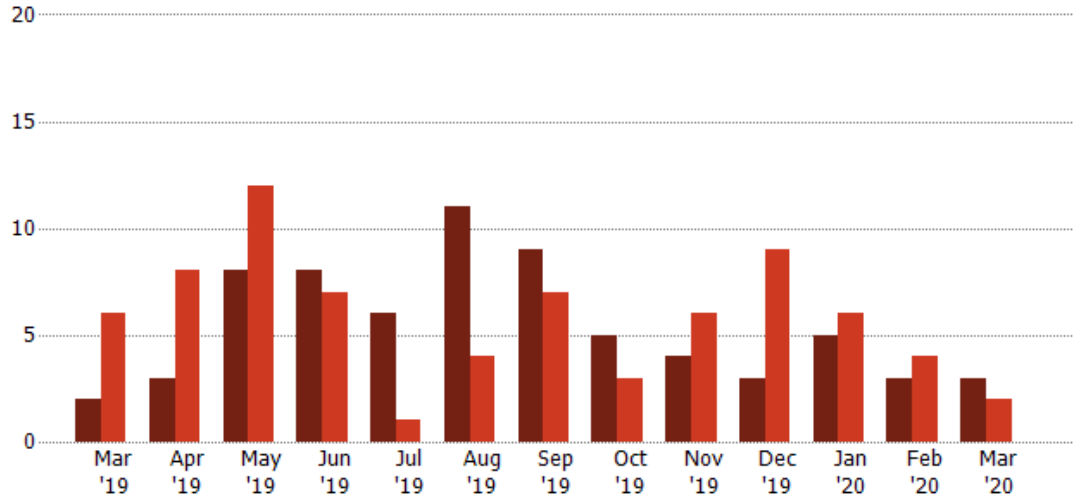
Custom Area: Scottsdale, Arizona

Saved Area

Property Type:

Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Count	% Chg.
Mar '20	3	50%
Mar '19	2	-66.7%
Mar '18	6	166.7%



Current Year	2	3	8	8	6	11	9	5	4	3	5	3	3
Prior Year	6	8	12	7	1	4	7	3	6	9	6	4	2
Percent Change from Prior Year	-67%	-63%	-33%	14%	500%	175%	29%	67%	-33%	-67%	-17%	-25%	50%

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
85250			54	\$24,853,900	\$460,257	\$438,100	\$262	\$261	23
85251			107	\$53,151,152	\$496,740	\$400,000	\$298	\$269	26
85254			68	\$47,173,154	\$693,723	\$572,500	\$279	\$247	22
85255			96	\$93,585,500	\$974,849	\$639,000	\$290	\$262	41
85257			45	\$14,525,360	\$322,786	\$341,000	\$211	\$233	20
85258			69	\$39,505,290	\$572,540	\$510,990	\$270	\$257	24
85259			56	\$45,754,049	\$817,037	\$772,500	\$250	\$243	22
85260			67	\$33,393,174	\$498,406	\$409,900	\$246	\$238	26
85262			62	\$70,471,735	\$1,136,641	\$872,450	\$311	\$291	83
85266			36	\$32,731,680	\$909,213	\$835,000	\$275	\$274	40
Other			1	\$334,000	\$334,000	\$334,000	\$247	\$247	4