



**2020**

# **MARICOPA COUNTY MARKET REPORT April 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	Apr 2020	Apr 2019	+ / -	YTD 2020	YTD 2019	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	7,339	9,014	-18.6%	31,111	35,023	-11.2%
New Listing Volume	\$2,967,837,623	\$3,556,735,080	-16.6%	\$13,332,693,576	\$14,159,182,279	-5.8%
Active Listing Count	10,470	16,944	-38.2%	N/A	N/A	
Active Listing Volume	\$7,058,950,528	\$9,738,524,432	-27.5%	N/A	N/A	
Average Listing Price	\$674,207	\$574,748	+17.3%	\$675,068	\$561,370	+20.3%
Median Listing Price	\$399,925	\$360,000	+11.1%	\$397,260	\$349,838	+13.6%
Average Listing Price per Sq Ft	\$229	\$201	+14%	\$226	\$199	+13.8%
Median Listing Price per Sq Ft	\$197	\$174	+13.2%	\$193	\$172	+12%
Median Days in RPR	39	47	-17%	38.2	48.05	-20.5%
Months of Inventory	1.5	2.3	-37.1%	1.7	2.6	-33%
Absorption Rate	68.72%	43.24%	+25.5%	57.53%	38.52%	+19%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	7,765	10,970	-29.2%	33,358	36,248	-8%
New Pending Sales Volume	\$2,908,776,311	\$4,074,100,588	-28.6%	\$13,222,657,947	\$13,208,947,740	+0.1%
Pending Sales Count	8,690	7,711	+12.7%	N/A	N/A	
Pending Sales Volume	\$3,544,419,081	\$2,986,388,519	+18.7%	N/A	N/A	
Closed Sales Count	5,707	8,234	-30.7%	22,808	25,729	-11.4%
Closed Sales Volume	\$2,202,987,450	\$2,887,007,622	-23.7%	\$8,720,604,084	\$8,896,536,771	-2%
Average Sales Price	\$386,015	\$350,620	+10.1%	\$382,348	\$345,779	+10.6%
Median Sales Price	\$312,000	\$279,900	+11.5%	\$306,559	\$275,235	+11.4%
Average Sales Price per Sq Ft	\$189	\$174	+8.9%	\$187	\$173	+8.3%
Median Sales Price per Sq Ft	\$178	\$163	+9.2%	\$176	\$161	+8.9%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	76	208	-63.5%	N/A	N/A	

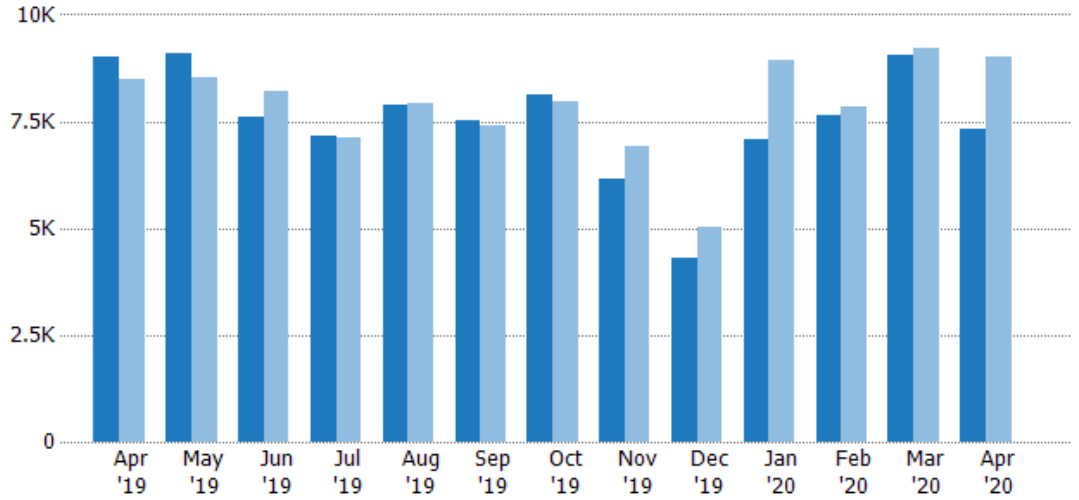
## New Listings

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.
Apr '20	7.34K	-18.6%
Apr '19	9.01K	6.1%
Apr '18	8.5K	-2.1%



Current Year	9.01K	9.1K	7.6K	7.16K	7.88K	7.52K	8.12K	6.16K	4.31K	7.07K	7.64K	9.06K	7.34K
Prior Year	8.5K	8.51K	8.2K	7.13K	7.94K	7.41K	7.96K	6.91K	5.04K	8.94K	7.84K	9.23K	9.01K
Percent Change from Prior Year	6%	7%	-7%	0%	-1%	2%	2%	-11%	-14%	-21%	-3%	-2%	-19%

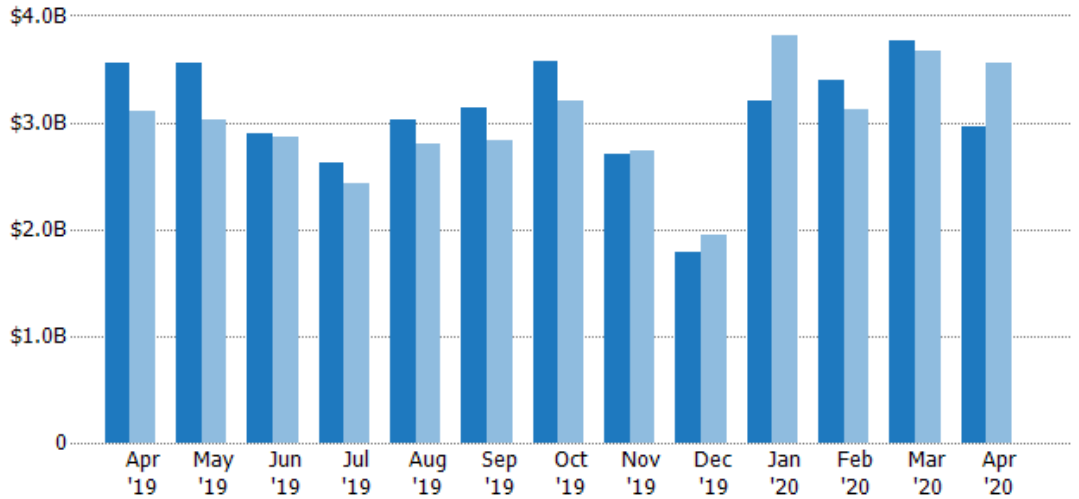
## New Listing Volume

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.
Apr '20	\$2.97B	-16.6%
Apr '19	\$3.56B	14.7%
Apr '18	\$3.1B	-6.8%



Current Year	\$3.56B	\$3.56B	\$2.89B	\$2.62B	\$3.02B	\$3.14B	\$3.57B	\$2.71B	\$1.79B	\$3.2B	\$3.4B	\$3.77B	\$2.97B
Prior Year	\$3.1B	\$3.02B	\$2.87B	\$2.43B	\$2.8B	\$2.83B	\$3.19B	\$2.73B	\$1.95B	\$3.81B	\$3.12B	\$3.67B	\$3.56B
Percent Change from Prior Year	15%	18%	1%	8%	8%	11%	12%	-1%	-8%	-16%	9%	3%	-17%

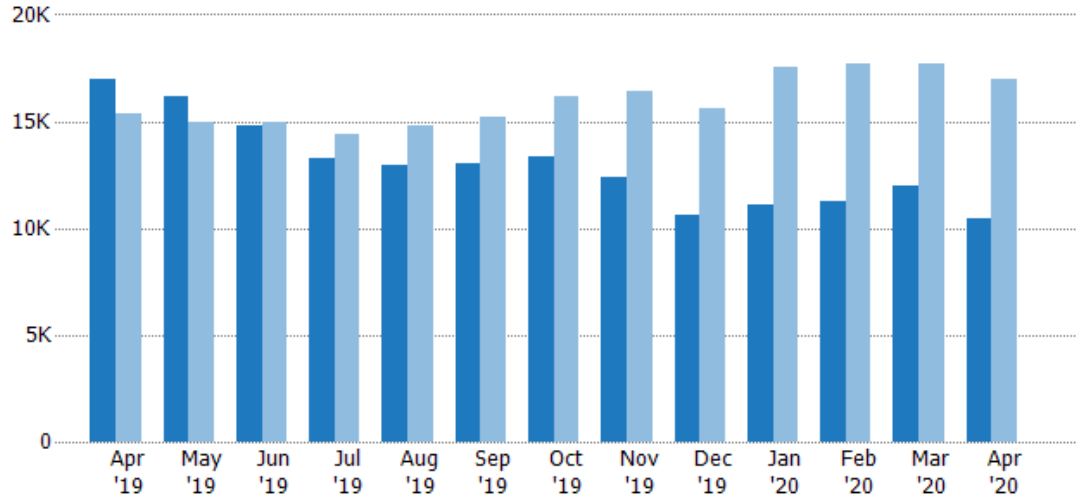
## Active Listings

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.
Apr '20	10.5K	-38.2%
Apr '19	16.9K	10.2%
Apr '18	15.4K	13.3%



Current Year	16.9K	16.2K	14.8K	13.3K	12.9K	13K	13.4K	12.4K	10.6K	11.1K	11.2K	11.9K	10.5K
Prior Year	15.4K	14.9K	14.9K	14.4K	14.8K	15.2K	16.2K	16.4K	15.6K	17.5K	17.7K	17.7K	16.9K
Percent Change from Prior Year	10%	8%	-1%	-8%	-13%	-14%	-17%	-24%	-32%	-37%	-37%	-33%	-38%

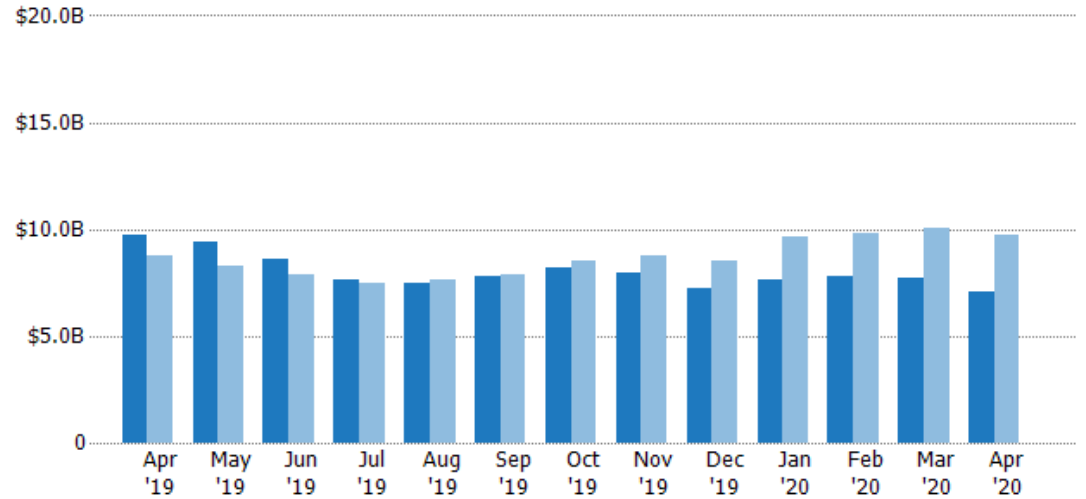
## Active Listing Volume

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.
Apr '20	\$7.06B	-27.5%
Apr '19	\$9.74B	11.5%
Apr '18	\$8.74B	2.4%



Current Year	\$9.74B	\$9.37B	\$8.56B	\$7.64B	\$7.5B	\$7.81B	\$8.24B	\$7.95B	\$7.22B	\$7.6B	\$7.8B	\$7.74B	\$7.06B
Prior Year	\$8.74B	\$8.27B	\$7.88B	\$7.51B	\$7.6B	\$7.89B	\$8.5B	\$8.77B	\$8.51B	\$9.66B	\$9.83B	\$10B	\$9.74B
Percent Change from Prior Year	11%	13%	9%	2%	-1%	-1%	-3%	-9%	-15%	-21%	-21%	-23%	-28%

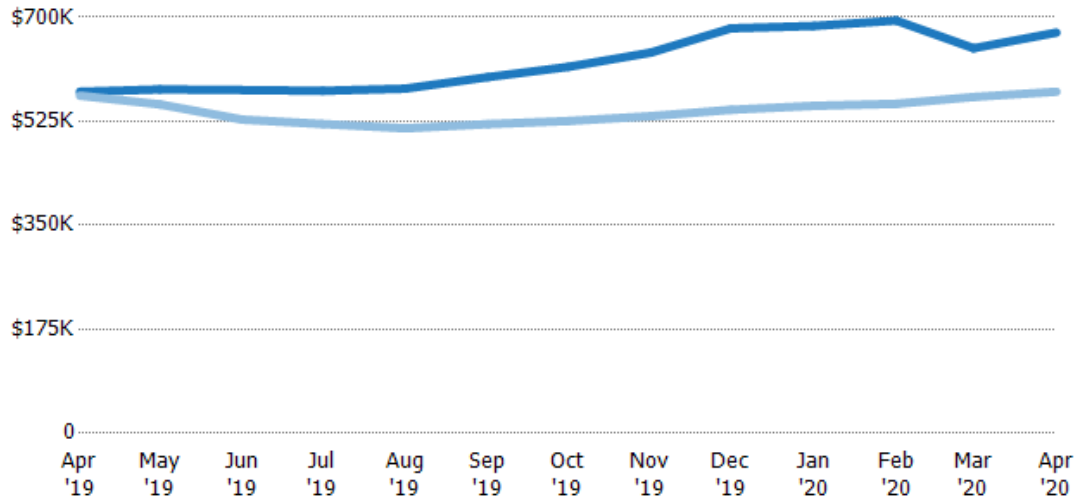
## Average Listing Price

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.
Apr '20	\$674K	17.3%
Apr '19	\$575K	1.2%
Apr '18	\$568K	-9.7%



Current Year	\$575K	\$579K	\$578K	\$576K	\$580K	\$599K	\$617K	\$641K	\$681K	\$685K	\$695K	\$648K	\$674K
Prior Year	\$568K	\$553K	\$528K	\$520K	\$513K	\$520K	\$526K	\$534K	\$544K	\$551K	\$554K	\$566K	\$575K
Percent Change from Prior Year	1%	5%	9%	11%	13%	15%	17%	20%	25%	24%	25%	14%	17%

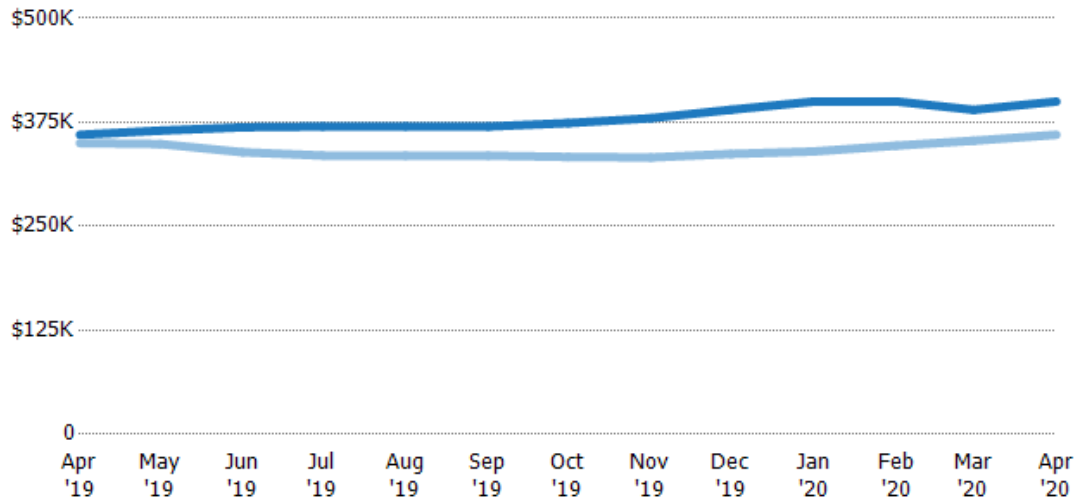
## Median Listing Price

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.
Apr '20	\$400K	11.1%
Apr '19	\$360K	2.9%
Apr '18	\$350K	-7.1%



Current Year	\$360K	\$365K	\$369K	\$370K	\$370K	\$370K	\$374K	\$380K	\$390K	\$400K	\$400K	\$390K	\$400K
Prior Year	\$350K	\$349K	\$339K	\$335K	\$335K	\$335K	\$333K	\$333K	\$337K	\$340K	\$347K	\$353K	\$360K
Percent Change from Prior Year	3%	5%	9%	10%	10%	10%	12%	14%	16%	18%	15%	10%	11%

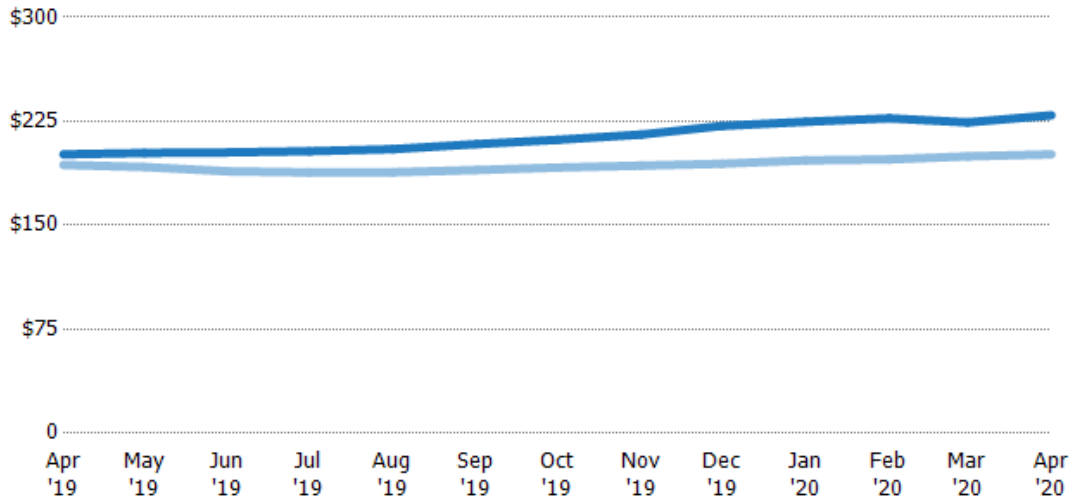
## Average Listing Price per Sq Ft

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.
Apr '20	\$229	14%
Apr '19	\$201	4%
Apr '18	\$193	-6.8%



Current Year	\$201	\$202	\$203	\$203	\$205	\$209	\$212	\$215	\$222	\$225	\$227	\$224	\$229
Prior Year	\$193	\$192	\$189	\$188	\$188	\$190	\$192	\$193	\$194	\$197	\$197	\$200	\$201
Percent Change from Prior Year	4%	5%	7%	8%	9%	10%	10%	12%	14%	14%	15%	12%	14%

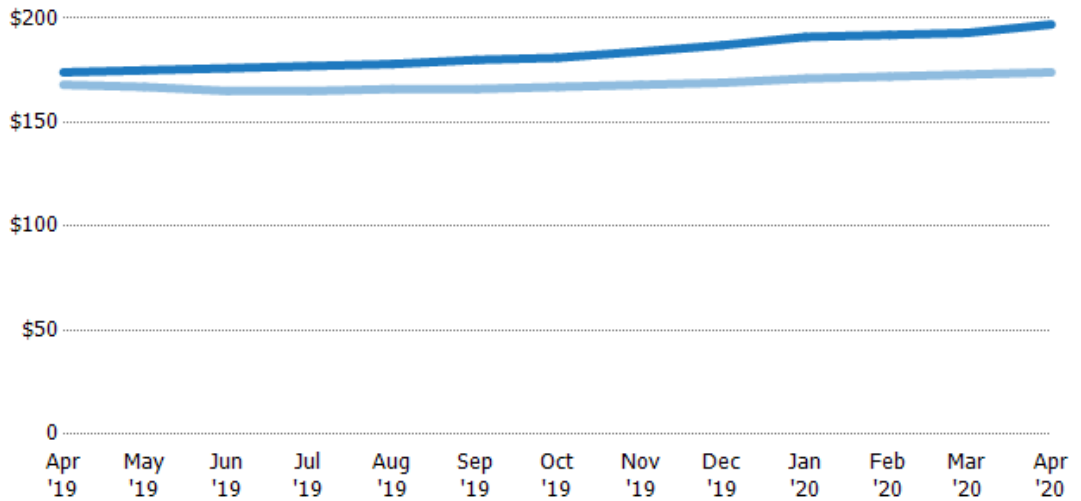
## Median Listing Price per Sq Ft

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

### Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Apr '20	\$197	13.2%
Apr '19	\$174	3.6%
Apr '18	\$168	-7.7%



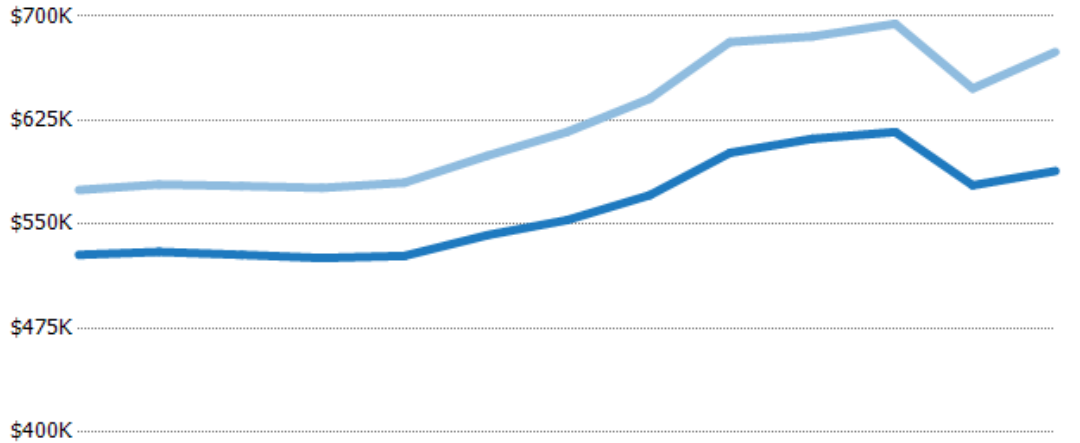
Current Year	\$174	\$175	\$176	\$177	\$178	\$180	\$181	\$184	\$187	\$191	\$192	\$193	\$197
Prior Year	\$168	\$167	\$165	\$165	\$166	\$166	\$167	\$168	\$169	\$171	\$172	\$173	\$174
Percent Change from Prior Year	4%	5%	7%	7%	7%	8%	8%	10%	11%	12%	12%	12%	13%

## 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



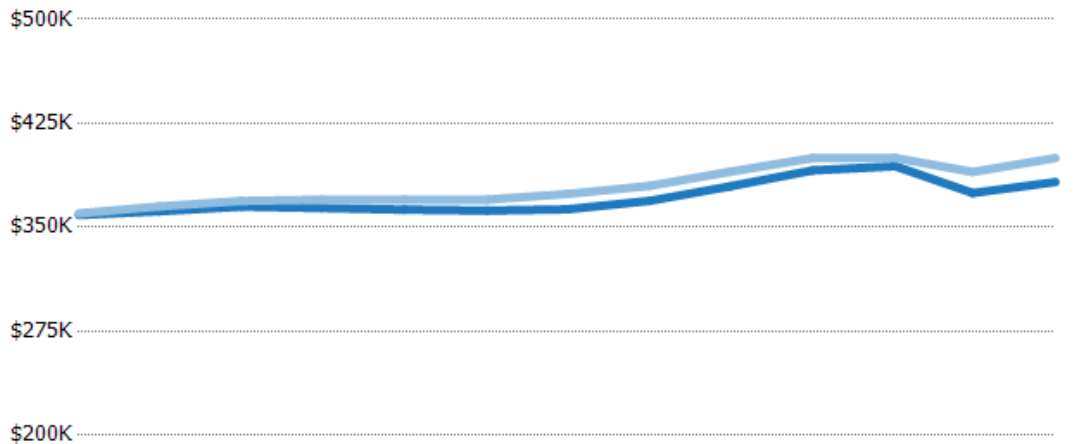
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Avg Est Value	\$528K	\$530K	\$528K	\$526K	\$527K	\$542K	\$553K	\$571K	\$602K	\$612K	\$617K	\$578K	\$588K
Avg Listing Price	\$575K	\$579K	\$578K	\$576K	\$580K	\$599K	\$617K	\$641K	\$681K	\$685K	\$695K	\$648K	\$674K
Avg Listing Price as a % of Avg Est Value	109%	109%	109%	110%	110%	111%	111%	112%	113%	112%	113%	112%	115%

## 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



	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Median Est Value	\$359K	\$362K	\$365K	\$364K	\$363K	\$362K	\$363K	\$369K	\$379K	\$391K	\$394K	\$375K	\$383K
Median Listing Price	\$360K	\$365K	\$369K	\$370K	\$370K	\$370K	\$374K	\$380K	\$390K	\$400K	\$400K	\$390K	\$400K
Med Listing Price as a % of Med Est Value	100%	101%	101%	102%	102%	102%	103%	103%	103%	102%	102%	104%	105%



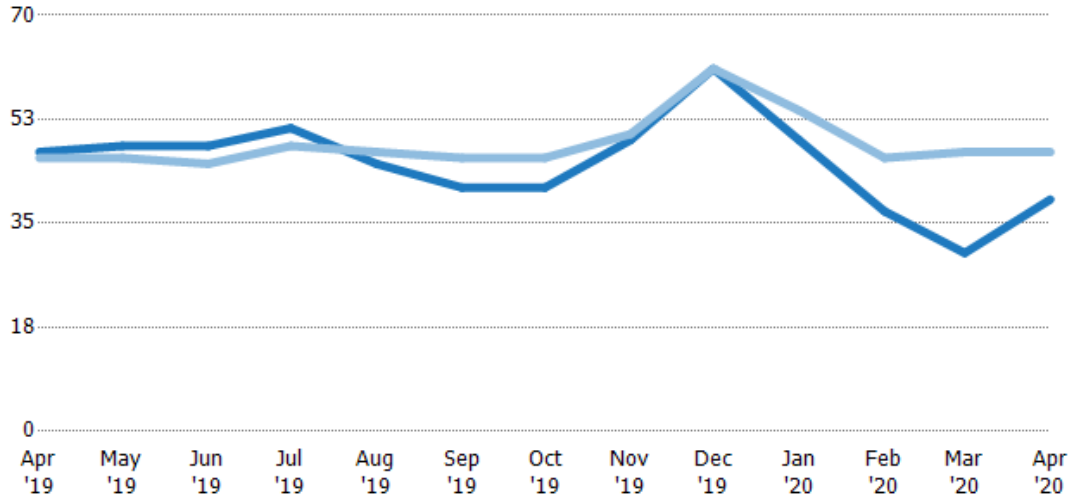
## Median Days in RPR

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.
Apr '20	39	-17%
Apr '19	47	2.2%
Apr '18	46	4.3%



Current Year	47	48	48	51	45	41	41	49	61	49	37	30	39
Prior Year	46	46	45	48	47	46	46	50	61	54	46	47	47
Percent Change from Prior Year	2%	4%	7%	6%	-4%	-11%	-11%	-2%	0%	-9%	-20%	-36%	-17%

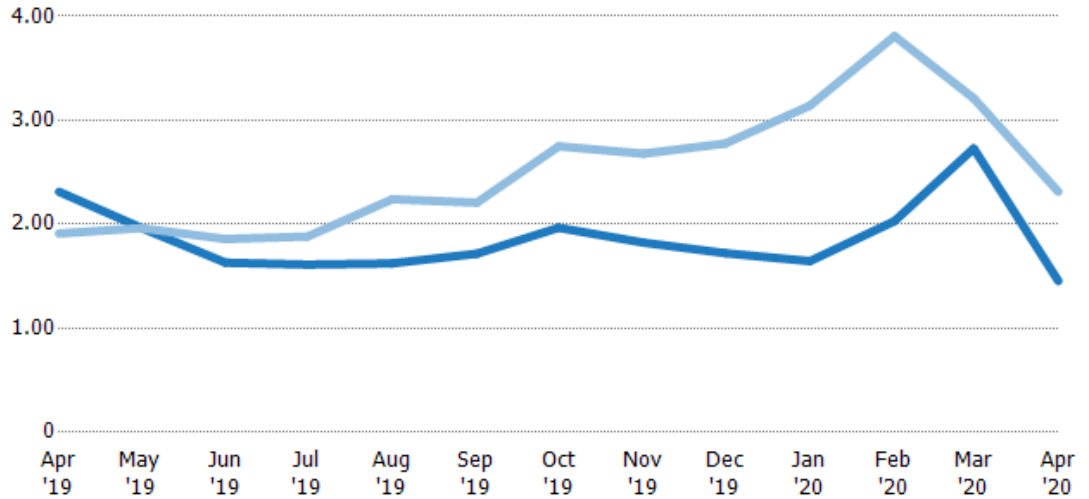
## Months of Inventory

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.
Apr '20	1.46	-37.1%
Apr '19	2.31	21%
Apr '18	1.91	15.5%



Current Year	2.31	1.97	1.63	1.61	1.62	1.72	1.97	1.82	1.72	1.65	2.03	2.73	1.46
Prior Year	1.91	1.96	1.86	1.88	2.24	2.21	2.75	2.68	2.78	3.14	3.81	3.21	2.31
Percent Change from Prior Year	21%	0%	-12%	-14%	-28%	-22%	-28%	-32%	-38%	-48%	-47%	-15%	-37%



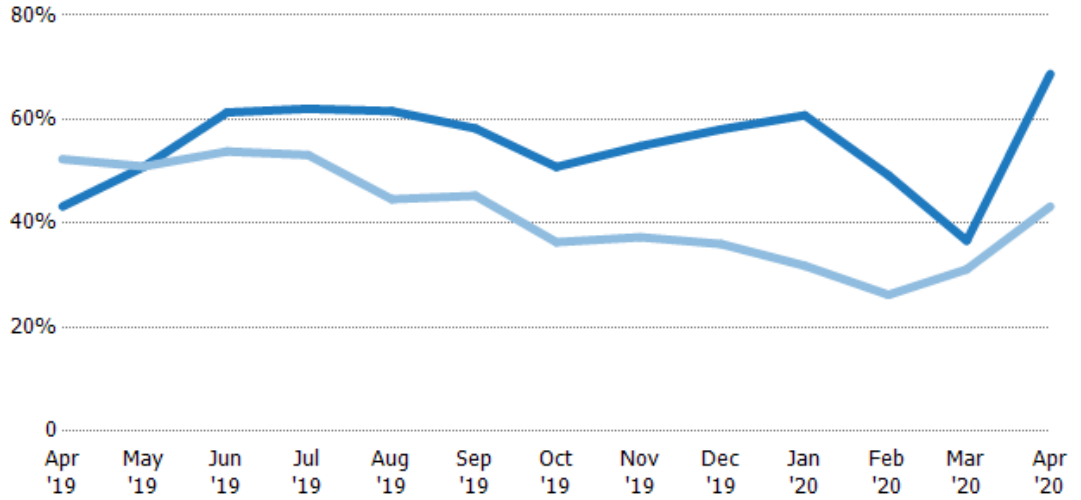
## Absorption Rate

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.
Apr '20	69%	-25.5%
Apr '19	43%	9.1%
Apr '18	52%	-13.4%



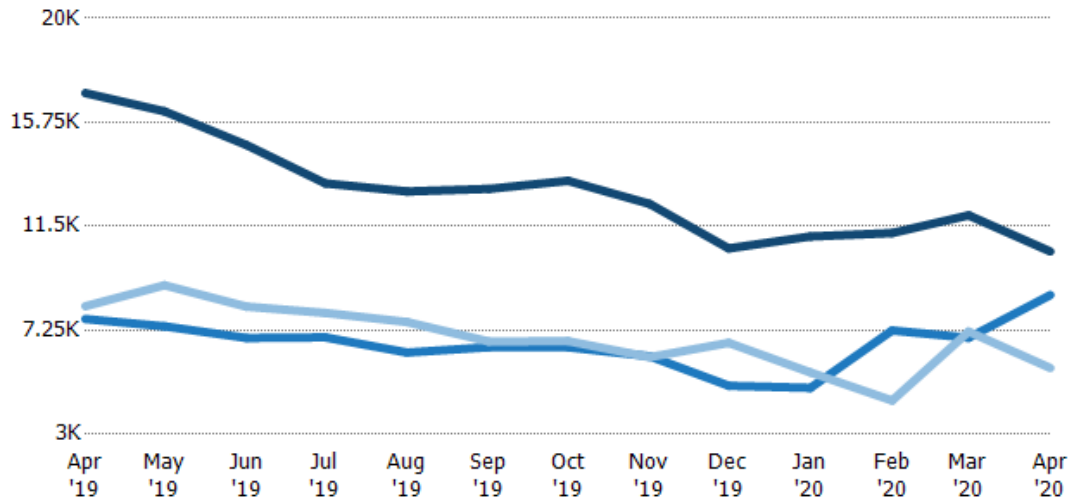
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	43%	51%	61%	62%	62%	58%	51%	55%	58%	61%	49%	37%	69%
Prior Year	52%	51%	54%	53%	45%	45%	36%	37%	36%	32%	26%	31%	43%
Change from Prior Year	9%	0%	-8%	-9%	-17%	-13%	-14%	-18%	-22%	-29%	-23%	-6%	-25%

## 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



	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Active	16.9K	16.2K	14.8K	13.3K	12.9K	13K	13.4K	12.4K	10.6K	11.1K	11.2K	11.9K	10.5K
Pending	7.71K	7.41K	6.94K	6.96K	6.34K	6.56K	6.56K	6.19K	4.98K	4.9K	7.24K	6.94K	8.69K
Sold	8.23K	9.09K	8.22K	7.96K	7.59K	6.79K	6.81K	6.15K	6.74K	5.53K	4.38K	7.2K	5.71K

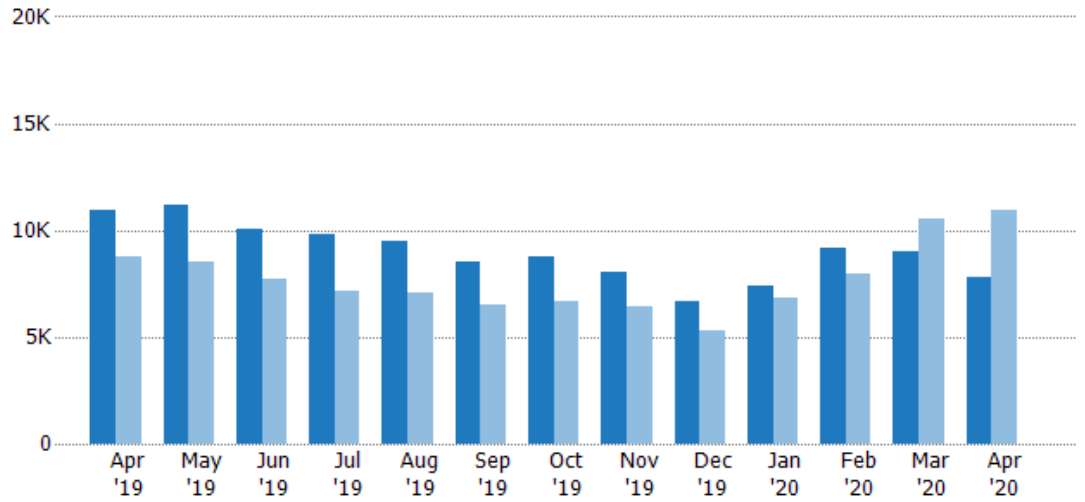
## New Pending Sales

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.
Apr '20	7.77K	-29.2%
Apr '19	11K	24.9%
Apr '18	8.78K	-5.5%



Current Year	11K	11.2K	10K	9.82K	9.45K	8.54K	8.8K	8.02K	6.66K	7.43K	9.13K	9.03K	7.77K
Prior Year	8.78K	8.51K	7.75K	7.13K	7.08K	6.49K	6.64K	6.41K	5.27K	6.79K	7.97K	10.5K	11K
Percent Change from Prior Year	25%	32%	30%	38%	33%	32%	33%	25%	26%	9%	15%	-14%	-29%

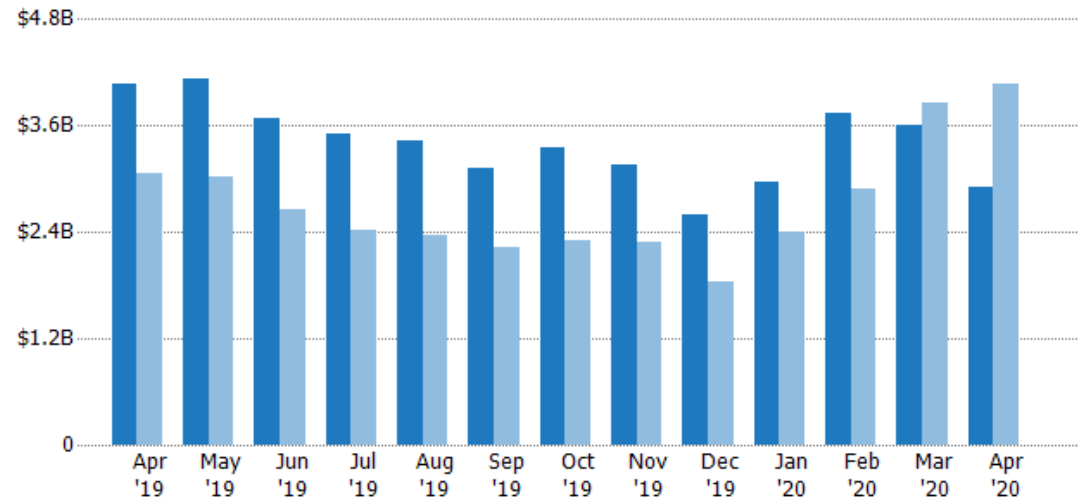
## New Pending Sales Volume

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.
Apr '20	\$2.91B	-28.6%
Apr '19	\$4.07B	33.5%
Apr '18	\$3.05B	-13.3%



Current Year	\$4.07B	\$4.12B	\$3.68B	\$3.51B	\$3.42B	\$3.13B	\$3.36B	\$3.16B	\$2.59B	\$2.97B	\$3.74B	\$3.61B	\$2.91B
Prior Year	\$3.05B	\$3.02B	\$2.65B	\$2.43B	\$2.37B	\$2.23B	\$2.3B	\$2.28B	\$1.84B	\$2.4B	\$2.89B	\$3.85B	\$4.07B
Percent Change from Prior Year	33%	36%	39%	45%	45%	40%	46%	39%	41%	24%	30%	-6%	-29%

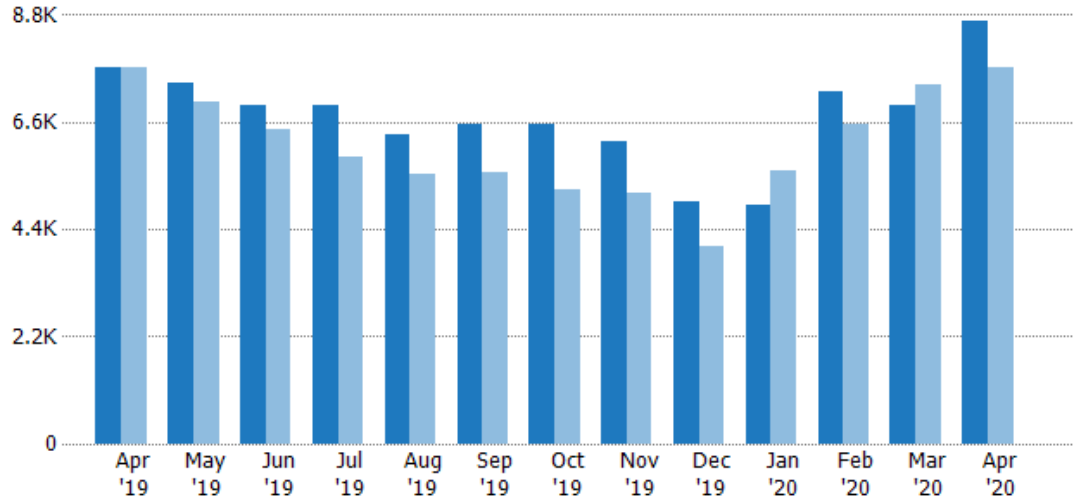
## Pending Sales

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.
Apr '20	8.69K	12.7%
Apr '19	7.71K	-0.2%
Apr '18	7.73K	-1.4%



Current Year	7.71K	7.41K	6.94K	6.96K	6.34K	6.56K	6.56K	6.19K	4.98K	4.9K	7.24K	6.94K	8.69K
Prior Year	7.73K	7.01K	6.45K	5.9K	5.54K	5.58K	5.21K	5.14K	4.06K	5.6K	6.57K	7.36K	7.71K
Percent Change from Prior Year	0%	6%	8%	18%	15%	18%	26%	20%	23%	-13%	10%	-6%	13%

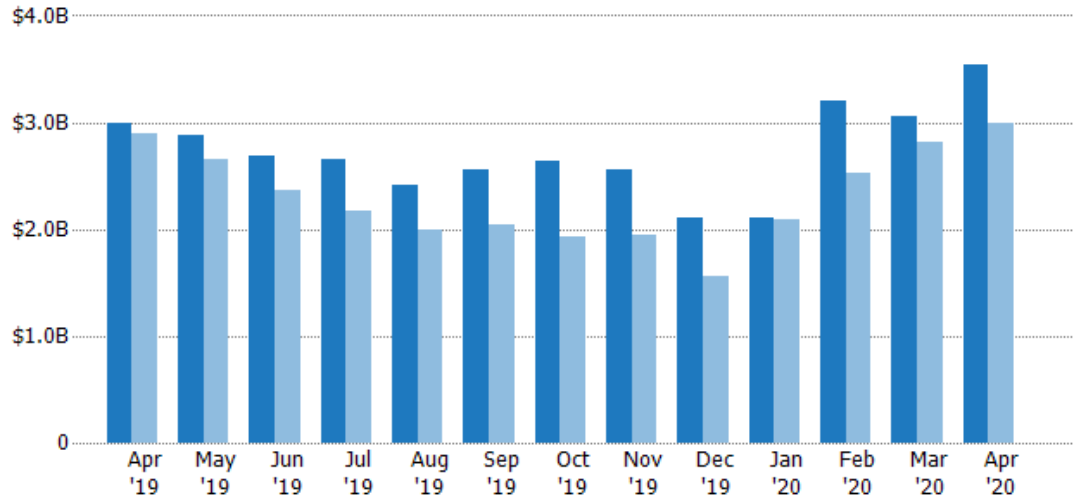
## Pending Sales Volume

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.
Apr '20	\$3.54B	18.7%
Apr '19	\$2.99B	3.1%
Apr '18	\$2.9B	-12.2%



Current Year	\$2.99B	\$2.88B	\$2.68B	\$2.65B	\$2.42B	\$2.56B	\$2.64B	\$2.55B	\$2.11B	\$2.11B	\$3.2B	\$3.05B	\$3.54B
Prior Year	\$2.9B	\$2.65B	\$2.37B	\$2.17B	\$2B	\$2.04B	\$1.93B	\$1.95B	\$1.56B	\$2.1B	\$2.52B	\$2.82B	\$2.99B
Percent Change from Prior Year	3%	9%	13%	22%	21%	26%	37%	31%	35%	1%	27%	8%	19%

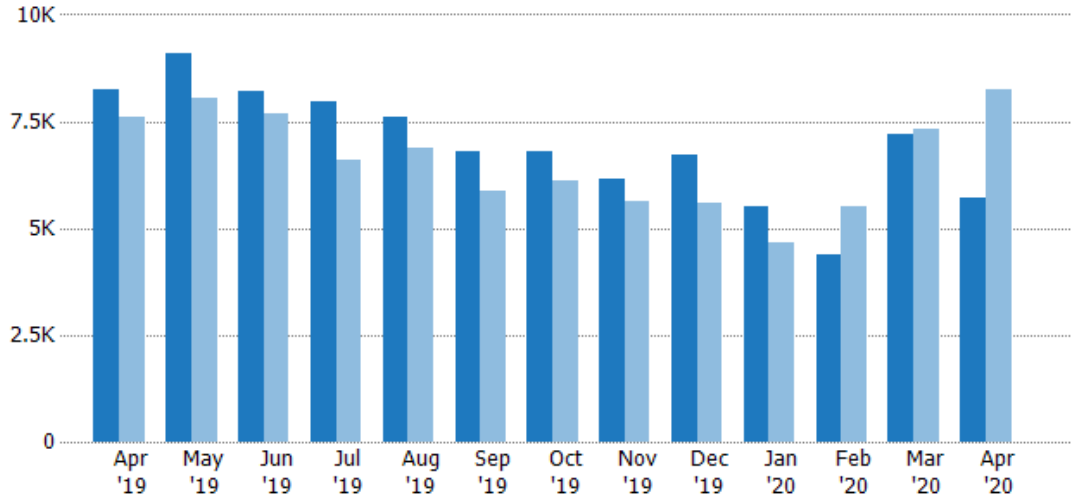
## Closed Sales

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.
Apr '20	5.71K	-30.7%
Apr '19	8.23K	8.1%
Apr '18	7.61K	-1.1%



Current Year	8.23K	9.09K	8.22K	7.96K	7.59K	6.79K	6.81K	6.15K	6.74K	5.53K	4.38K	7.2K	5.71K
Prior Year	7.61K	8.03K	7.67K	6.61K	6.87K	5.88K	6.13K	5.63K	5.58K	4.66K	5.51K	7.33K	8.23K
Percent Change from Prior Year	8%	13%	7%	20%	10%	15%	11%	9%	21%	19%	-21%	-2%	-31%

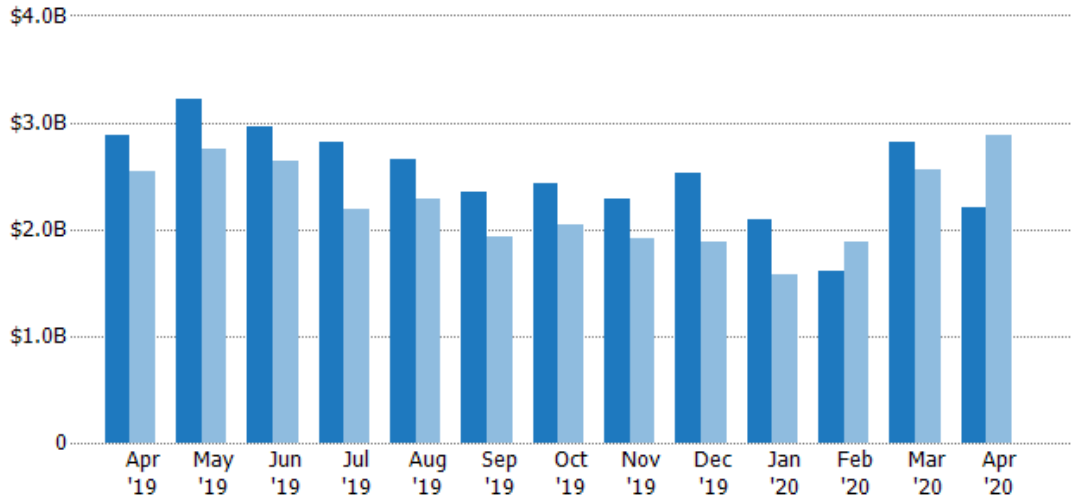
## Closed Sales Volume

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.
Apr '20	\$2.2B	-23.7%
Apr '19	\$2.89B	13.7%
Apr '18	\$2.54B	-10.7%



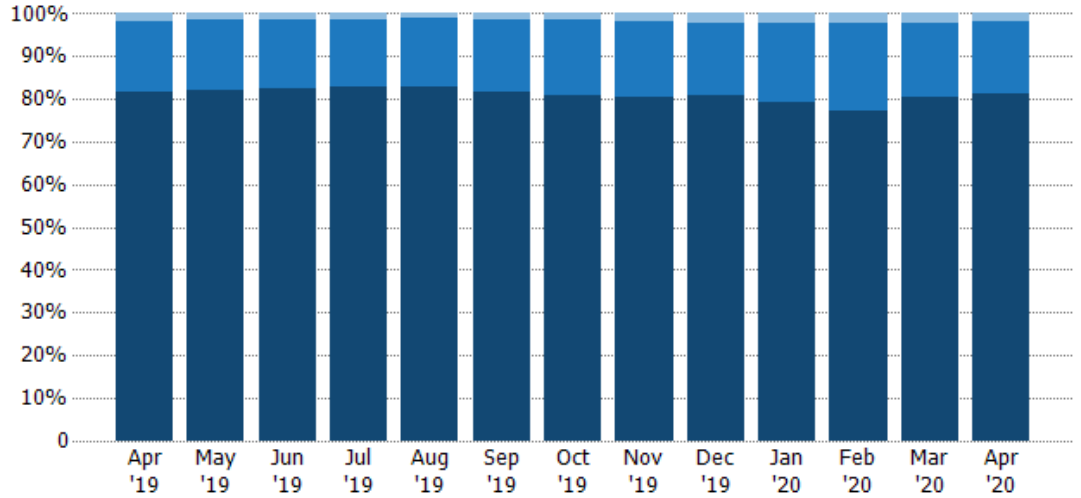
Current Year	\$2.89B	\$3.22B	\$2.96B	\$2.81B	\$2.66B	\$2.35B	\$2.43B	\$2.28B	\$2.53B	\$2.1B	\$1.61B	\$2.81B	\$2.2B
Prior Year	\$2.54B	\$2.75B	\$2.64B	\$2.19B	\$2.28B	\$1.93B	\$2.05B	\$1.91B	\$1.88B	\$1.57B	\$1.87B	\$2.56B	\$2.89B
Percent Change from Prior Year	14%	17%	12%	29%	16%	22%	19%	20%	34%	33%	-14%	10%	-24%

## 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



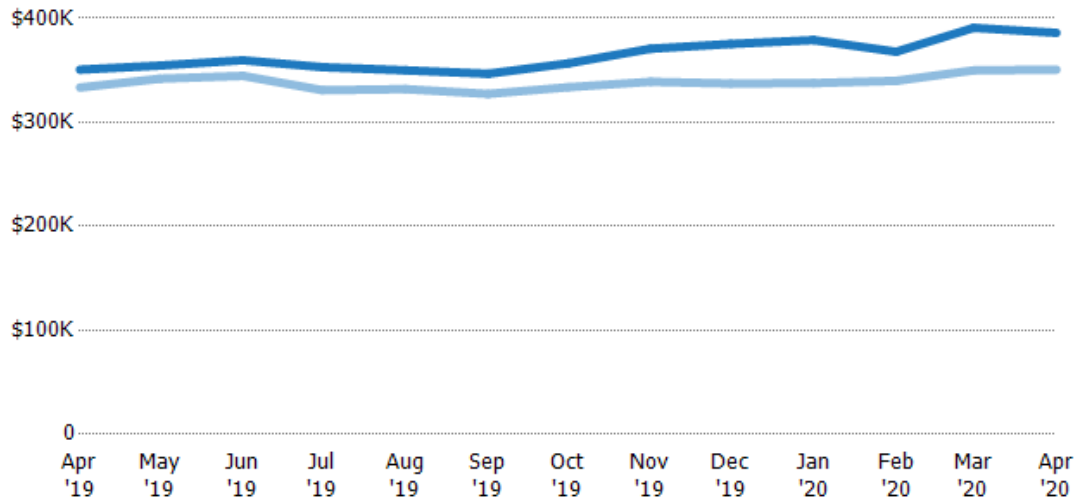
Property Type	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Mobile/Manufactured	2%	1%	1%	1%	1%	1%	1%	2%	2%	2%	2%	2%	2%
Condo/Townhouse	17%	17%	16%	16%	16%	17%	18%	18%	17%	18%	21%	17%	17%
Single Family Residence	82%	82%	82%	83%	83%	82%	81%	81%	81%	79%	77%	81%	81%

## 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.
Apr '20	\$386K	10.1%
Apr '19	\$351K	5.2%
Apr '18	\$333K	-9.7%

Property Type	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	\$351K	\$355K	\$360K	\$353K	\$350K	\$347K	\$357K	\$371K	\$375K	\$379K	\$368K	\$391K	\$386K
Prior Year	\$333K	\$342K	\$345K	\$331K	\$332K	\$327K	\$334K	\$339K	\$337K	\$338K	\$340K	\$350K	\$351K
Percent Change from Prior Year	5%	4%	4%	7%	5%	6%	7%	9%	11%	12%	8%	12%	10%

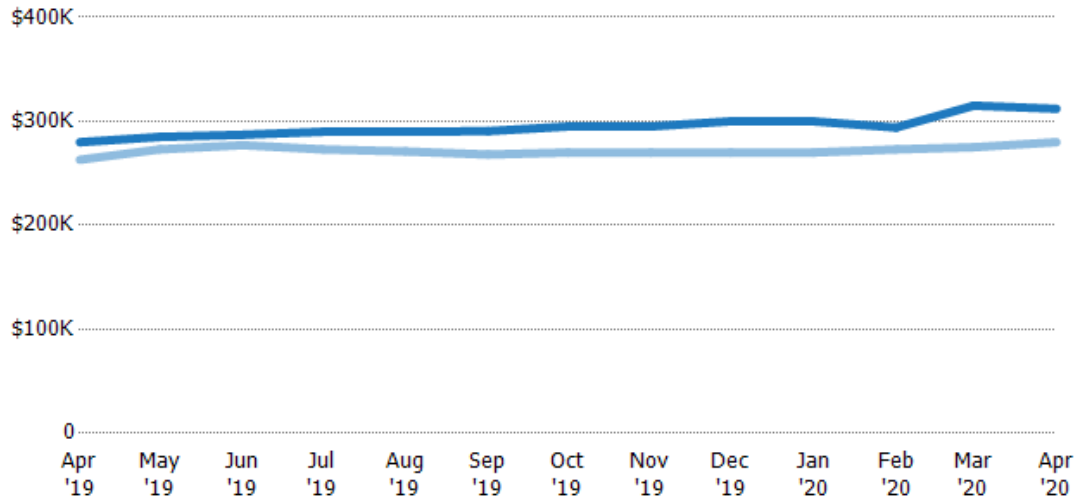
## Median Sales Price

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.
Apr '20	\$312K	11.5%
Apr '19	\$280K	6.4%
Apr '18	\$263K	-8.1%



Current Year	\$280K	\$285K	\$287K	\$290K	\$290K	\$291K	\$295K	\$295K	\$300K	\$300K	\$294K	\$315K	\$312K
Prior Year	\$263K	\$273K	\$277K	\$273K	\$271K	\$268K	\$270K	\$270K	\$270K	\$270K	\$273K	\$275K	\$280K
Percent Change from Prior Year	6%	4%	4%	6%	7%	8%	9%	9%	11%	11%	8%	15%	11%

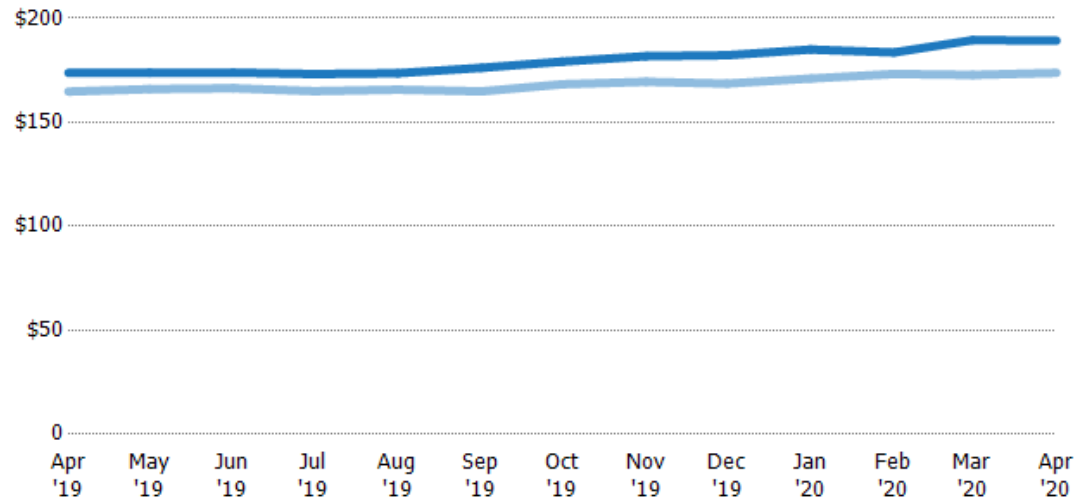
## Average Sales Price per Sq Ft

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.
Apr '20	\$189	8.9%
Apr '19	\$174	5.5%
Apr '18	\$165	-7.5%



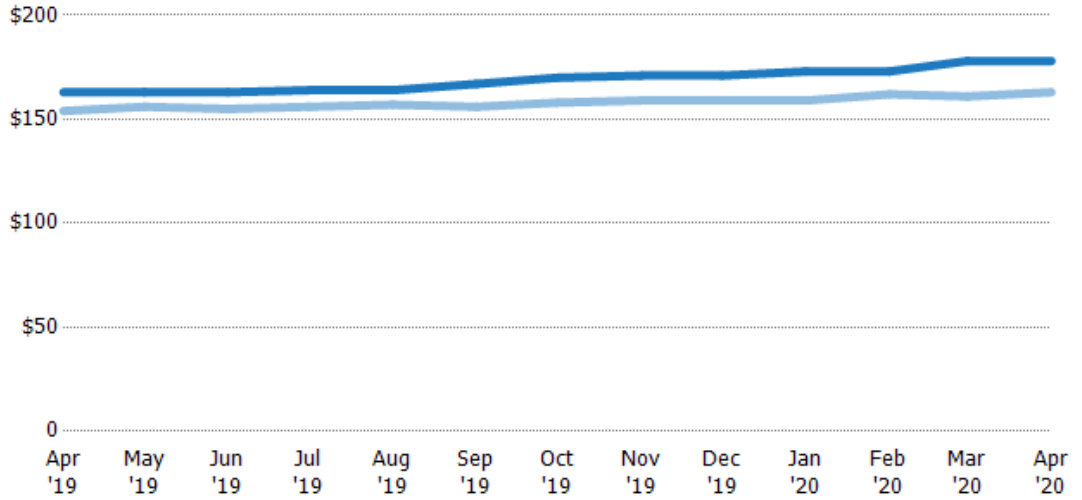
Current Year	\$174	\$174	\$174	\$173	\$174	\$176	\$179	\$182	\$182	\$185	\$184	\$190	\$189
Prior Year	\$165	\$166	\$166	\$165	\$166	\$165	\$168	\$169	\$169	\$171	\$173	\$173	\$174
Percent Change from Prior Year	5%	5%	5%	5%	5%	7%	6%	7%	8%	8%	6%	10%	9%

## Median Sales Price per Sq Ft

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

### Filters Used

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



Month/Year	Price/sq ft	% Chg.
Apr '20	\$178	9.2%
Apr '19	\$163	5.8%
Apr '18	\$154	-7.8%

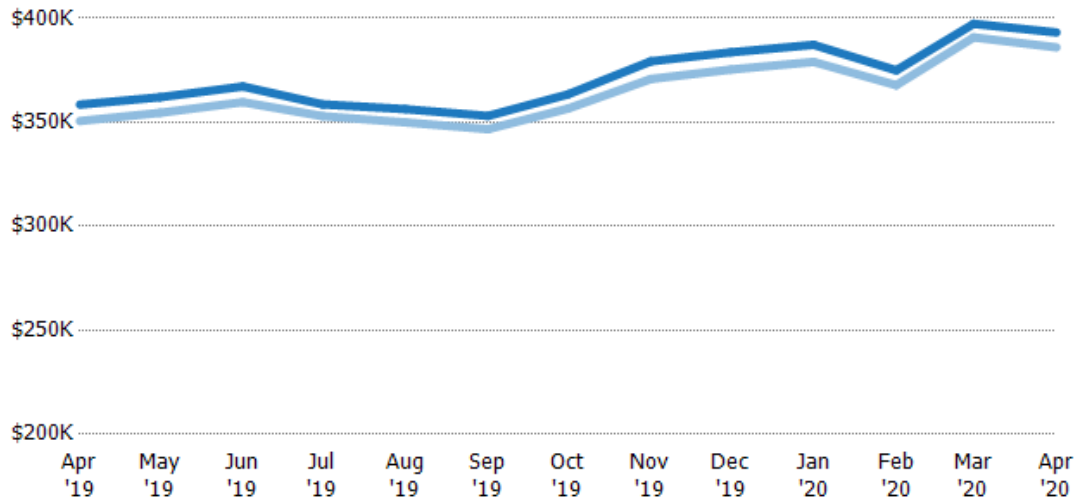
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	\$163	\$163	\$163	\$164	\$164	\$167	\$170	\$171	\$171	\$173	\$173	\$178	\$178
Prior Year	\$154	\$156	\$155	\$156	\$157	\$156	\$158	\$159	\$159	\$159	\$162	\$161	\$163
Percent Change from Prior Year	6%	4%	5%	5%	4%	7%	8%	8%	8%	9%	7%	11%	9%

## 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



	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Avg List Price	\$358K	\$362K	\$367K	\$359K	\$356K	\$353K	\$363K	\$379K	\$384K	\$387K	\$375K	\$397K	\$393K
Avg Sales Price	\$351K	\$355K	\$360K	\$353K	\$350K	\$347K	\$357K	\$371K	\$375K	\$379K	\$368K	\$391K	\$386K
Avg Sales Price as a % of Avg List Price	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%

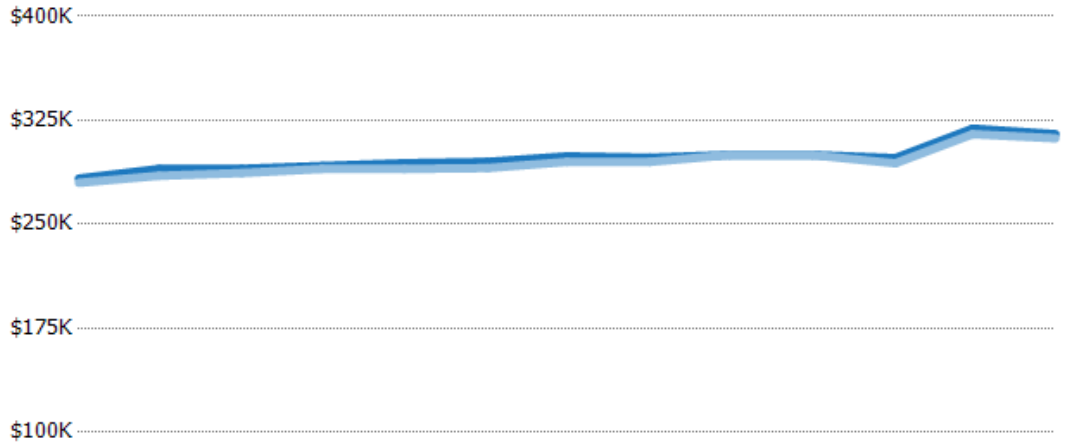


## Median Sales Price vs Median Listing Price

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



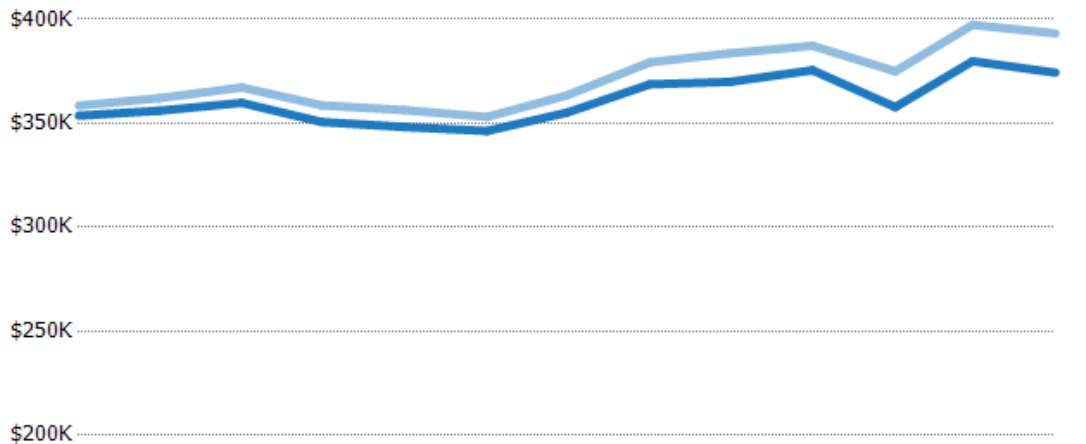
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Median List Price	\$283K	\$290K	\$290K	\$292K	\$294K	\$295K	\$299K	\$298K	\$300K	\$300K	\$298K	\$319K	\$315K
Median Sales Price	\$280K	\$285K	\$287K	\$290K	\$290K	\$291K	\$295K	\$295K	\$300K	\$300K	\$294K	\$315K	\$312K
Med Sales Price as a % of Med List Price	99%	98%	99%	99%	99%	98%	99%	99%	100%	100%	99%	99%	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



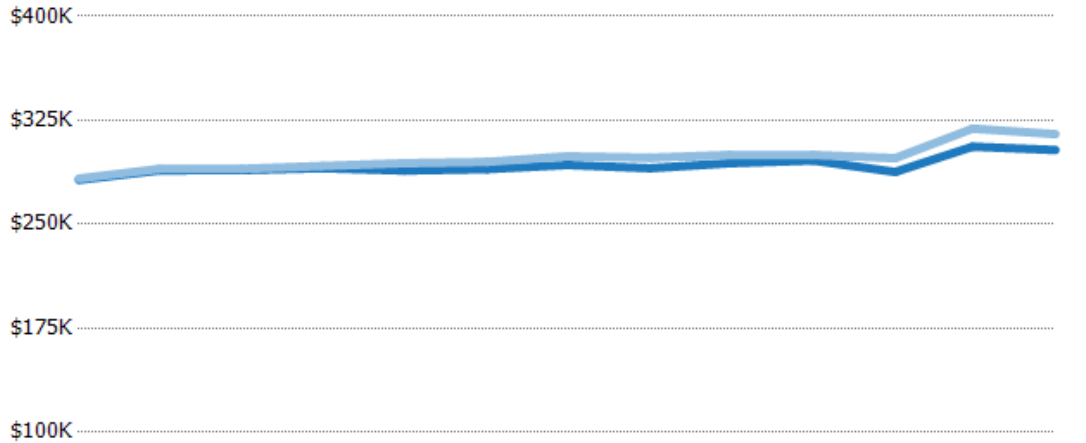
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Avg Est Value	\$354K	\$356K	\$360K	\$351K	\$348K	\$346K	\$355K	\$369K	\$370K	\$376K	\$358K	\$380K	\$374K
Avg Sales Price	\$358K	\$362K	\$367K	\$359K	\$356K	\$353K	\$363K	\$379K	\$384K	\$387K	\$375K	\$397K	\$393K
Avg Sales Price as a % of Avg Est Value	101%	102%	102%	102%	102%	102%	102%	103%	104%	103%	105%	105%	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



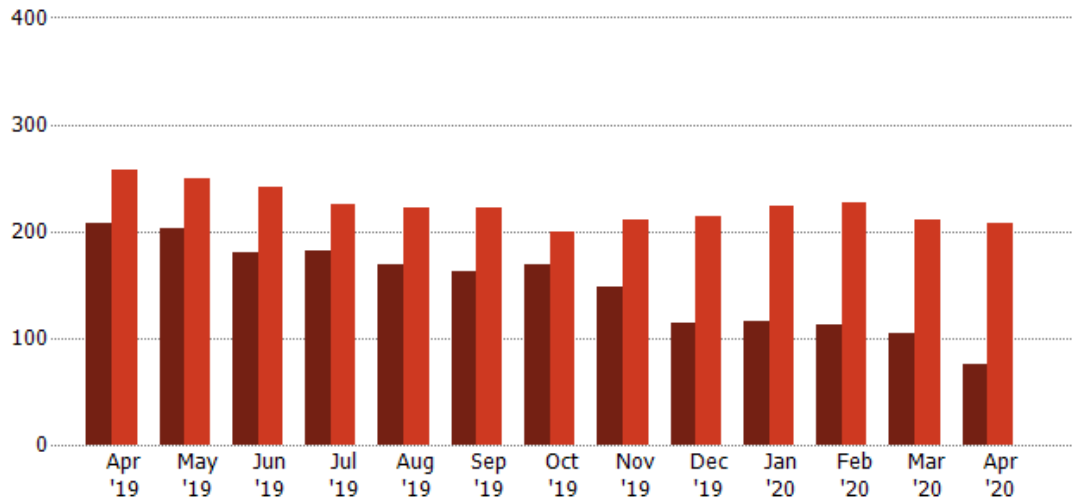
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Median Est Value	\$282K	\$289K	\$289K	\$290K	\$289K	\$290K	\$293K	\$290K	\$294K	\$296K	\$288K	\$306K	\$304K
Median Sales Price	\$283K	\$290K	\$290K	\$292K	\$294K	\$295K	\$299K	\$298K	\$300K	\$300K	\$298K	\$319K	\$315K
Med Sales Price as a % of Med Est Value	100%	100%	100%	101%	102%	102%	102%	103%	102%	101%	103%	104%	104%

## 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.
Apr '20	76	-63.5%
Apr '19	208	-19.1%
Apr '18	257	29.2%

Current Year	208	202	180	181	169	162	169	148	114	116	112	104	76
Prior Year	257	249	242	225	222	222	200	210	214	223	226	210	208
Percent Change from Prior Year	-19%	-19%	-26%	-20%	-24%	-27%	-16%	-30%	-47%	-48%	-50%	-50%	-63%

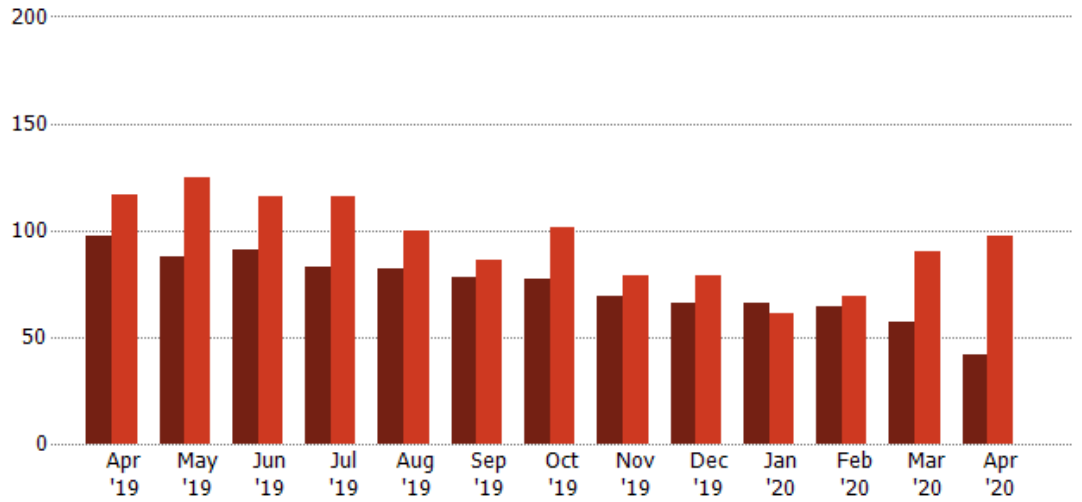
## Distressed Sales

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.
Apr '20	42	-56.7%
Apr '19	97	-17.1%
Apr '18	117	-4.3%



Current Year	97	88	91	83	82	78	77	69	66	66	64	57	42
Prior Year	117	125	116	116	100	86	101	79	79	61	69	90	97
Percent Change from Prior Year	-17%	-30%	-22%	-28%	-18%	-9%	-24%	-13%	-16%	8%	-7%	-37%	-57%

## Sales Activity by ZIP

Apr 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	21	\$8,999,599	15	\$7,234,375	\$482,292	\$476,225	\$304	\$318	35
85004	12	\$4,676,550	7	\$3,426,500	\$489,500	\$529,000	\$303	\$310	105
85006	47	\$13,759,737	15	\$5,494,400	\$366,293	\$365,000	\$269	\$279	5
85007	27	\$8,391,090	12	\$4,373,500	\$364,458	\$370,000	\$258	\$256	50
85008	54	\$16,240,892	24	\$7,041,600	\$293,400	\$271,500	\$203	\$208	21
85009	40	\$8,280,695	23	\$5,652,109	\$245,744	\$203,000	\$181	\$183	23
85012	15	\$10,095,899	6	\$3,899,500	\$649,917	\$551,000	\$251	\$222	41
85013	44	\$15,735,650	34	\$12,031,750	\$353,875	\$340,500	\$226	\$228	26
85014	55	\$22,925,848	22	\$8,729,110	\$396,778	\$339,950	\$225	\$233	32
85015	50	\$12,013,295	26	\$6,240,300	\$240,012	\$229,000	\$156	\$161	20
85016	82	\$41,042,873	51	\$24,976,600	\$489,737	\$389,000	\$260	\$241	34
85017	23	\$4,622,999	21	\$4,035,100	\$192,148	\$210,000	\$138	\$139	35
85018	102	\$94,555,085	57	\$47,259,329	\$829,111	\$560,000	\$309	\$295	40
85019	28	\$6,094,497	26	\$5,412,200	\$208,162	\$231,000	\$139	\$149	19
85020	81	\$28,143,881	53	\$19,968,362	\$376,762	\$290,000	\$201	\$200	23
85021	57	\$28,083,139	24	\$9,026,895	\$376,121	\$292,000	\$197	\$187	33
85022	88	\$29,644,298	55	\$17,894,388	\$325,353	\$245,000	\$177	\$176	14
85023	71	\$23,199,493	28	\$9,232,715	\$329,740	\$319,250	\$177	\$177	22
85024	58	\$22,401,790	54	\$19,287,107	\$357,169	\$343,000	\$190	\$190	15
85027	58	\$14,955,083	45	\$11,481,650	\$255,148	\$255,000	\$180	\$180	8
85028	32	\$17,461,794	32	\$15,620,675	\$488,146	\$416,000	\$225	\$221	19
85029	74	\$18,664,849	51	\$12,275,325	\$240,693	\$225,500	\$162	\$160	14
85031	38	\$6,996,983	18	\$3,414,431	\$189,691	\$212,000	\$120	\$119	21
85032	120	\$37,061,283	85	\$25,784,990	\$303,353	\$299,000	\$205	\$210	10
85033	68	\$14,128,529	43	\$8,749,800	\$203,484	\$215,000	\$144	\$141	25
85034	9	\$1,927,800	4	\$1,294,000	\$323,500	\$347,000	\$180	\$183	32
85035	53	\$11,370,698	32	\$6,802,100	\$212,566	\$215,000	\$147	\$144	35
85037	72	\$17,309,729	46	\$10,494,390	\$228,139	\$225,000	\$159	\$159	17
85040	54	\$10,898,226	29	\$6,430,600	\$221,745	\$221,000	\$154	\$146	13
85041	102	\$28,594,265	48	\$14,036,341	\$292,424	\$272,000	\$164	\$166	25
85042	79	\$23,265,070	49	\$14,688,410	\$299,763	\$265,000	\$175	\$175	15
85043	119	\$28,798,961	33	\$7,985,460	\$241,984	\$242,500	\$141	\$139	22
85044	68	\$25,406,540	44	\$16,770,950	\$381,158	\$338,750	\$195	\$200	12
85045	30	\$12,876,970	17	\$7,859,865	\$462,345	\$415,000	\$181	\$186	8
85048	67	\$28,109,835	54	\$23,517,150	\$435,503	\$394,000	\$199	\$199	12
85050	73	\$34,510,516	50	\$21,692,590	\$433,852	\$399,950	\$211	\$214	15
85051	66	\$14,939,574	48	\$10,088,000	\$210,167	\$230,000	\$146	\$146	26
85053	43	\$11,684,179	32	\$8,473,777	\$264,806	\$254,450	\$166	\$171	21

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## Sales Activity by ZIP

Apr 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	24	\$12,169,148	7	\$3,036,990	\$433,856	\$414,000	\$271	\$287	46
85083	36	\$16,290,700	36	\$14,651,400	\$406,983	\$369,950	\$165	\$171	25
85085	41	\$18,070,599	57	\$26,566,898	\$466,086	\$449,900	\$181	\$175	35
85086	105	\$44,687,775	87	\$38,517,881	\$442,734	\$410,000	\$179	\$178	28
85087	26	\$9,645,279	18	\$7,355,560	\$408,642	\$392,030	\$181	\$190	51
85120	7	\$1,525,200	5	\$1,117,000	\$223,400	\$220,000	\$155	\$149	30
85142	196	\$92,374,549	95	\$43,780,618	\$460,849	\$430,000	\$169	\$167	26
85201	74	\$18,130,649	41	\$9,181,350	\$223,935	\$217,900	\$174	\$174	7
85202	54	\$13,140,498	45	\$12,860,500	\$285,789	\$291,000	\$185	\$182	10
85203	49	\$15,682,543	24	\$7,286,700	\$303,613	\$285,500	\$174	\$170	18
85204	71	\$19,079,978	53	\$14,242,290	\$268,722	\$273,000	\$171	\$170	17
85205	94	\$32,543,649	51	\$14,246,603	\$279,345	\$255,000	\$183	\$182	12
85206	60	\$16,056,680	56	\$14,407,300	\$257,273	\$251,950	\$172	\$182	17
85207	132	\$63,051,249	82	\$35,791,674	\$436,484	\$375,000	\$185	\$183	18
85208	83	\$18,831,627	73	\$16,854,490	\$230,883	\$245,500	\$165	\$171	20
85209	90	\$27,412,464	70	\$22,693,850	\$324,198	\$318,125	\$172	\$179	8
85210	41	\$10,156,590	33	\$7,876,545	\$238,683	\$269,000	\$160	\$170	10
85212	113	\$44,737,949	85	\$33,589,943	\$395,176	\$374,000	\$172	\$166	25
85213	61	\$24,938,049	37	\$12,065,400	\$326,092	\$330,000	\$164	\$168	6
85215	36	\$15,667,764	32	\$10,842,950	\$338,842	\$299,450	\$173	\$171	18
85224	65	\$19,502,215	40	\$12,078,690	\$301,967	\$300,950	\$204	\$206	8
85225	161	\$47,947,843	72	\$21,982,474	\$305,312	\$311,500	\$193	\$192	11
85226	52	\$17,711,834	39	\$15,518,440	\$397,909	\$338,000	\$203	\$200	15
85233	62	\$23,479,599	57	\$19,137,340	\$335,743	\$324,250	\$196	\$195	6
85234	104	\$39,128,098	69	\$27,366,250	\$396,612	\$365,000	\$191	\$187	6
85248	89	\$35,332,808	83	\$31,868,630	\$383,959	\$358,500	\$188	\$183	23
85249	102	\$50,669,703	67	\$27,917,504	\$416,679	\$410,000	\$194	\$195	18
85250	57	\$24,430,410	41	\$18,075,090	\$440,856	\$357,000	\$259	\$251	29
85251	126	\$67,917,059	65	\$28,998,000	\$446,123	\$365,000	\$282	\$262	26
85253	74	\$153,505,733	34	\$86,824,470	\$2,553,661	\$1,700,000	\$436	\$351	76
85254	102	\$65,154,974	52	\$29,353,800	\$564,496	\$552,400	\$259	\$248	15
85255	134	\$148,567,319	97	\$91,843,694	\$946,842	\$710,000	\$299	\$273	36
85257	57	\$20,617,731	33	\$10,807,050	\$327,486	\$340,000	\$217	\$222	29
85258	79	\$58,439,129	66	\$35,719,851	\$541,210	\$532,000	\$268	\$253	20
85259	55	\$47,598,470	38	\$31,735,031	\$835,132	\$817,500	\$250	\$248	36
85260	71	\$32,444,490	55	\$32,330,499	\$587,827	\$397,500	\$253	\$254	17
85262	88	\$107,651,287	44	\$48,398,231	\$1,099,960	\$870,000	\$304	\$266	58

Continues on next page →





## Sales Activity by ZIP

Apr 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
85263	13	\$7,212,045	11	\$5,962,613	\$542,056	\$569,000	\$223	\$205	87
85264	2	\$1,599,900	1	\$740,000	\$740,000	\$740,000	\$282	\$282	48
85266	54	\$55,750,684	24	\$21,593,391	\$899,725	\$755,299	\$313	\$287	29
85268	83	\$59,302,025	72	\$38,603,629	\$536,162	\$430,000	\$221	\$213	34
85281	66	\$20,761,375	31	\$8,639,300	\$278,687	\$275,000	\$209	\$205	15
85282	88	\$28,340,890	57	\$16,968,499	\$297,693	\$295,000	\$194	\$193	19
85283	36	\$11,349,600	33	\$10,354,488	\$313,772	\$327,000	\$210	\$205	12
85284	17	\$11,422,600	16	\$8,424,600	\$526,538	\$474,950	\$207	\$204	15
85286	72	\$31,656,415	38	\$14,782,715	\$389,019	\$372,500	\$190	\$189	13
85295	114	\$45,290,985	71	\$25,367,100	\$357,283	\$344,950	\$181	\$181	10
85296	85	\$34,928,969	75	\$29,524,529	\$393,660	\$355,000	\$192	\$186	7
85297	82	\$38,767,055	36	\$15,826,499	\$439,625	\$351,850	\$182	\$173	12
85298	73	\$37,121,231	77	\$36,487,593	\$473,865	\$415,000	\$185	\$187	14
85301	54	\$10,583,640	32	\$6,865,200	\$214,538	\$225,500	\$149	\$145	22
85302	52	\$13,472,577	39	\$9,213,359	\$236,240	\$245,000	\$149	\$141	13
85303	42	\$10,511,283	29	\$7,493,200	\$258,386	\$250,000	\$150	\$141	11
85304	50	\$13,960,147	28	\$8,000,400	\$285,729	\$270,000	\$154	\$152	13
85305	26	\$9,469,938	12	\$4,174,000	\$347,833	\$308,250	\$152	\$147	15
85306	42	\$10,311,745	24	\$7,446,603	\$310,275	\$283,300	\$174	\$173	7
85307	14	\$4,402,785	6	\$1,975,995	\$329,333	\$254,500	\$162	\$158	34
85308	120	\$37,421,189	80	\$27,997,888	\$349,974	\$328,000	\$177	\$175	12
85310	51	\$19,659,298	28	\$11,517,800	\$411,350	\$360,000	\$180	\$179	8
85320	2	\$704,999	2	\$730,000	\$365,000	\$365,000	\$215	\$215	209
85322	5	\$1,026,500	1	\$215,900	\$215,900	\$215,900	\$107	\$107	32
85323	66	\$16,237,821	39	\$10,093,714	\$258,813	\$258,000	\$144	\$150	15
85326	218	\$55,662,405	156	\$40,903,836	\$262,204	\$250,250	\$137	\$137	32
85331	81	\$57,372,583	60	\$36,978,854	\$616,314	\$555,000	\$233	\$230	28
85335	57	\$13,907,613	43	\$9,917,000	\$230,628	\$230,000	\$157	\$161	20
85338	179	\$56,393,815	98	\$30,288,327	\$309,065	\$288,750	\$152	\$152	16
85339	104	\$35,471,383	60	\$19,178,100	\$319,635	\$286,750	\$147	\$141	11
85340	87	\$37,558,895	54	\$21,267,356	\$393,840	\$375,500	\$163	\$164	25
85342	5	\$1,138,800	3	\$588,000	\$196,000	\$158,000	\$133	\$129	10
85345	104	\$24,416,798	69	\$15,510,196	\$224,785	\$230,000	\$155	\$156	11
85351	106	\$21,538,666	110	\$21,208,622	\$192,806	\$190,000	\$137	\$133	30
85353	74	\$19,370,154	51	\$13,208,749	\$258,995	\$252,500	\$140	\$138	12
85354	26	\$5,483,829	8	\$1,858,290	\$232,286	\$222,395	\$128	\$132	72
85355	31	\$11,540,077	17	\$6,680,790	\$392,988	\$360,500	\$154	\$145	44

Continues on next page →



## Sales Activity by ZIP

Apr 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
85361	25	\$7,619,572	8	\$2,412,000	\$301,500	\$295,500	\$153	\$160	119
85363	12	\$2,414,000	18	\$3,783,400	\$210,189	\$214,750	\$150	\$159	22
85373	46	\$12,922,360	39	\$10,357,740	\$265,583	\$269,900	\$149	\$149	28
85374	96	\$27,489,044	86	\$23,731,450	\$275,947	\$259,950	\$174	\$174	30
85375	90	\$26,928,885	94	\$25,930,850	\$275,860	\$270,750	\$167	\$169	20
85377	20	\$18,744,699	13	\$10,767,600	\$828,277	\$885,000	\$244	\$231	52
85378	32	\$8,138,022	13	\$3,052,306	\$234,793	\$259,000	\$155	\$153	33
85379	130	\$39,403,365	89	\$27,369,632	\$307,524	\$299,000	\$147	\$149	17
85381	42	\$13,402,389	28	\$8,728,625	\$311,737	\$288,500	\$163	\$162	18
85382	97	\$29,396,234	56	\$17,943,350	\$320,417	\$317,500	\$170	\$172	16
85383	177	\$91,044,612	118	\$54,611,481	\$462,809	\$449,000	\$175	\$166	31
85387	61	\$22,135,323	44	\$15,123,631	\$343,719	\$327,500	\$170	\$174	38
85388	66	\$19,819,150	51	\$15,831,648	\$310,424	\$299,000	\$136	\$138	13
85390	22	\$7,162,368	18	\$7,620,000	\$423,333	\$388,000	\$176	\$183	153
85392	76	\$21,954,449	37	\$10,799,805	\$291,887	\$288,000	\$145	\$147	26
85395	76	\$29,758,278	58	\$22,142,349	\$381,765	\$372,500	\$159	\$158	31
85396	168	\$55,524,326	85	\$26,995,458	\$317,594	\$299,000	\$151	\$150	28
Other	20	\$7,101,457	9	\$3,601,660	\$400,184	\$335,000	\$191	\$195	18