



2020

MARICOPA COUNTY MARKET REPORT May 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	May 2020	May 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	7,001	9,167	-23.6%	39,812	44,579	-10.7%
New Listing Volume	\$2,965,554,872	\$3,610,405,057	-17.9%	\$16,947,782,988	\$17,960,800,358	-5.6%
Active Listing Count	–	16,500	–	N/A	N/A	
Active Listing Volume	–	\$9,555,373,603	–	N/A	N/A	
Average Listing Price	–	\$579,114	–	\$649,171	\$564,625	+15%
Median Listing Price	–	\$365,000	–	\$388,998	\$353,151	+10.2%
Average Listing Price per Sq Ft	–	\$202	–	\$222	\$200	+11.4%
Median Listing Price per Sq Ft	–	\$175	–	\$191	\$173	+10%
Median Days in RPR	–	48	–	32.23	48.41	-33.4%
Months of Inventory	–	2	-100%	1.4	2.5	-42.1%
Absorption Rate	–	50.32%	–	69.72%	40.35%	+29.4%
Sales Activity Charts Metrics						
New Pending Sales Count	10,699	11,264	-5%	46,374	47,828	-3%
New Pending Sales Volume	\$4,254,661,089	\$4,149,793,237	+2.5%	\$18,461,992,663	\$17,482,787,700	+5.6%
Pending Sales Count	11,112	7,466	+48.8%	N/A	N/A	
Pending Sales Volume	\$4,698,279,003	\$2,910,767,082	+61.4%	N/A	N/A	
Closed Sales Count	5,297	9,145	-42.1%	31,116	35,101	-11.4%
Closed Sales Volume	\$1,947,417,374	\$3,243,960,527	-40%	\$11,904,222,490	\$12,213,964,052	-2.5%
Average Sales Price	\$367,645	\$354,725	+3.6%	\$382,576	\$347,966	+9.9%
Median Sales Price	\$305,000	\$285,000	+7%	\$307,732	\$277,870	+10.7%
Average Sales Price per Sq Ft	\$187	\$174	+7.7%	\$188	\$173	+8.4%
Median Sales Price per Sq Ft	\$177	\$163	+8.6%	\$176	\$162	+8.7%
Distressed Charts Metrics						
Distressed Listing Count	–	199	–	N/A	N/A	

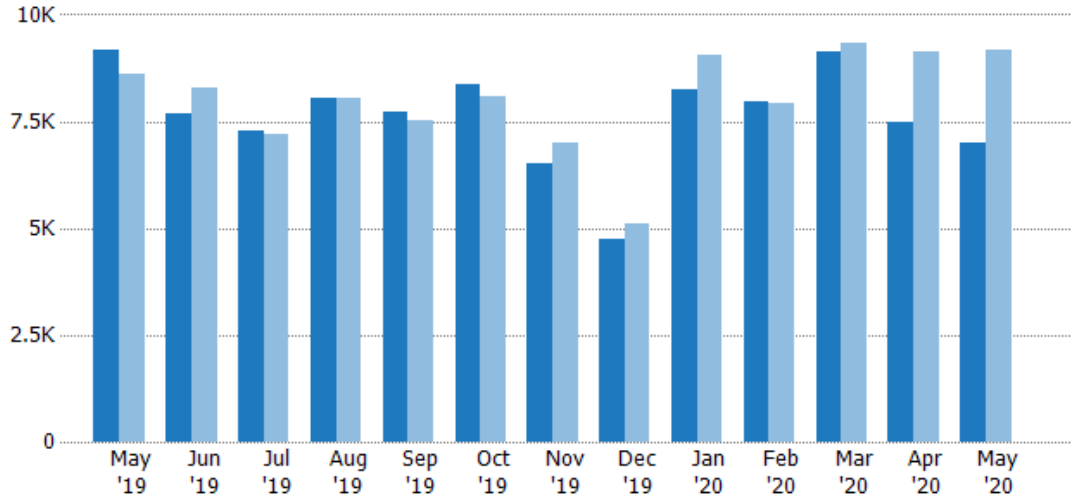
New Listings

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.
May '20	7K	-23.6%
May '19	9.17K	6.7%
May '18	8.59K	-1.1%



Current Year	9.17K	7.69K	7.26K	8.06K	7.73K	8.38K	6.52K	4.76K	8.24K	7.95K	9.14K	7.48K	7K
Prior Year	8.59K	8.3K	7.21K	8.06K	7.5K	8.08K	6.98K	5.1K	9.05K	7.91K	9.32K	9.13K	9.17K
Percent Change from Prior Year	7%	-7%	1%	0%	3%	4%	-7%	-7%	-9%	1%	-2%	-18%	-24%

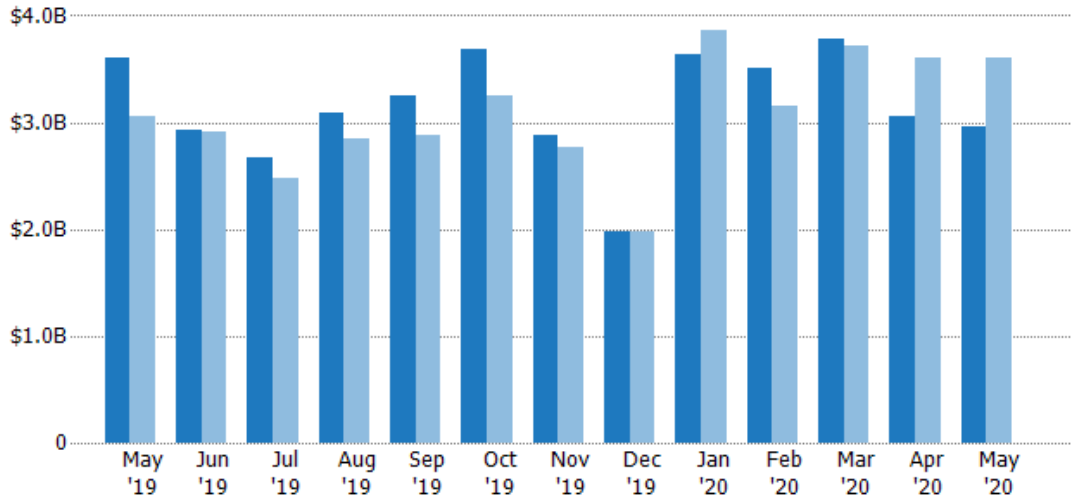
New Listing Volume

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.
May '20	\$2.97B	-17.9%
May '19	\$3.61B	18.3%
May '18	\$3.05B	-5.8%



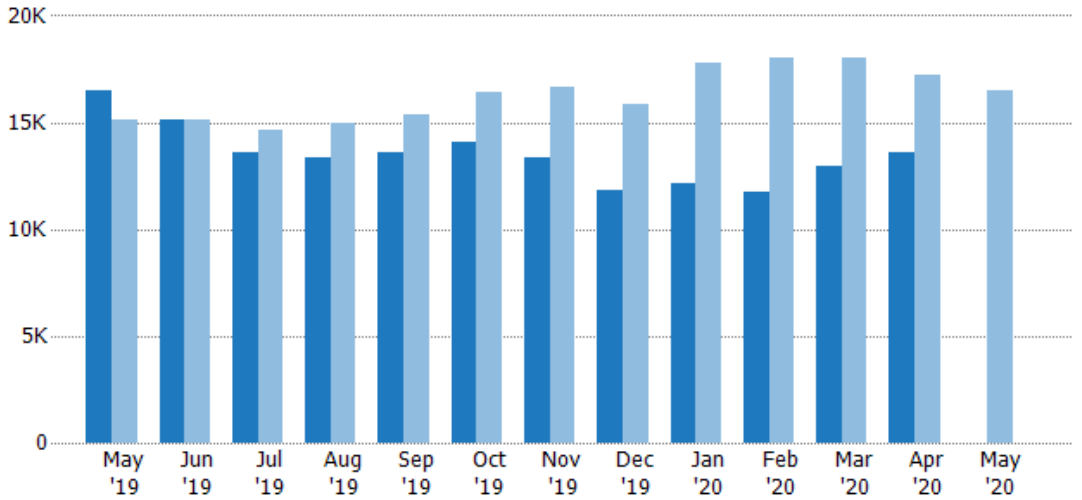
Current Year	\$3.61B	\$2.93B	\$2.67B	\$3.08B	\$3.25B	\$3.69B	\$2.88B	\$1.98B	\$3.63B	\$3.51B	\$3.78B	\$3.06B	\$2.97B
Prior Year	\$3.05B	\$2.91B	\$2.47B	\$2.85B	\$2.88B	\$3.26B	\$2.77B	\$1.97B	\$3.87B	\$3.15B	\$3.72B	\$3.61B	\$3.61B
Percent Change from Prior Year	18%	1%	8%	8%	13%	13%	4%	0%	-6%	11%	2%	-15%	-18%

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



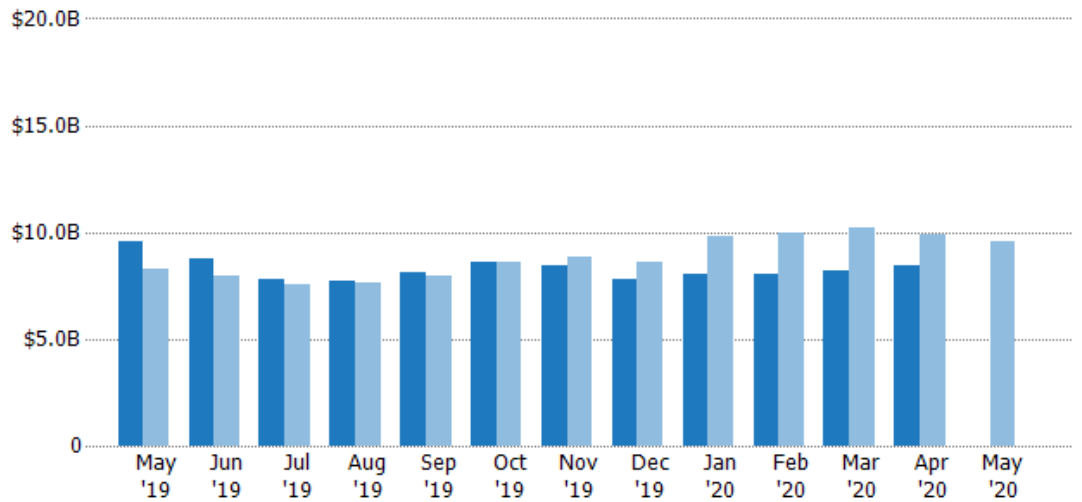
Current Year	16.5K	15.1K	13.6K	13.4K	13.6K	14.1K	13.4K	11.8K	12.1K	11.7K	12.9K	13.6K	-
Prior Year	15.1K	15.1K	14.6K	15K	15.4K	16.4K	16.7K	15.9K	17.8K	18K	18K	17.2K	16.5K
Percent Change from Prior Year	9%	0%	-7%	-11%	-12%	-14%	-20%	-26%	-32%	-35%	-28%	-21%	-100%

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



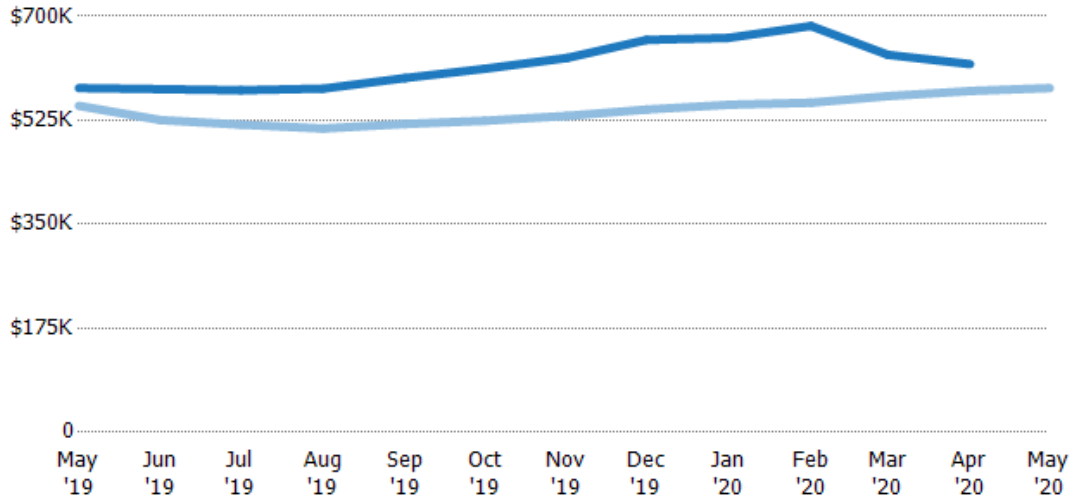
Current Year	\$9.56B	\$8.74B	\$7.83B	\$7.72B	\$8.09B	\$8.6B	\$8.43B	\$7.8B	\$8.06B	\$8.02B	\$8.2B	\$8.4B	-
Prior Year	\$8.32B	\$7.94B	\$7.57B	\$7.66B	\$7.98B	\$8.61B	\$8.88B	\$8.62B	\$9.82B	\$9.98B	\$10.2B	\$9.9B	\$9.56B
Percent Change from Prior Year	15%	10%	4%	1%	1%	0%	-5%	-10%	-18%	-20%	-19%	-15%	-100%

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



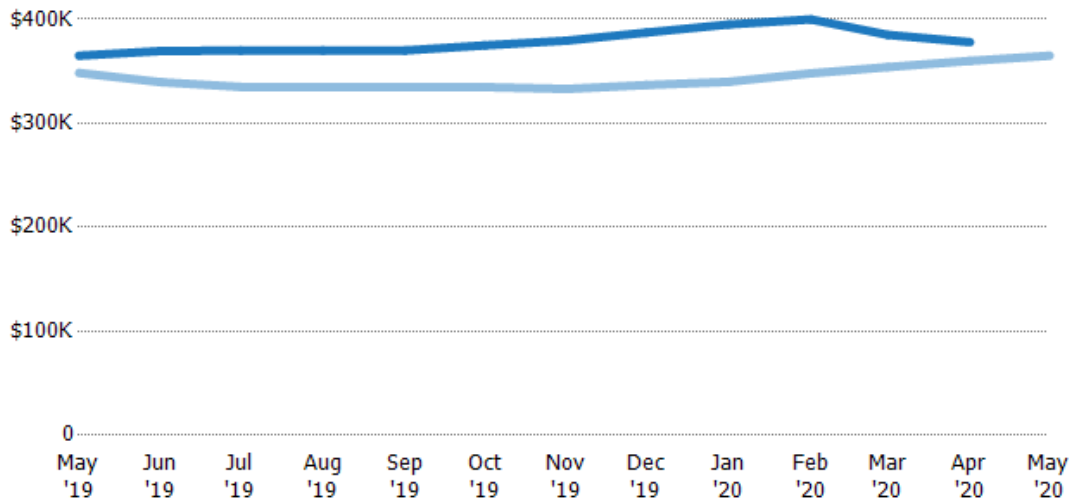
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$579K	\$577K	\$576K	\$578K	\$596K	\$612K	\$630K	\$660K	\$664K	\$684K	\$635K	\$620K	-
Prior Year	\$549K	\$525K	\$518K	\$511K	\$519K	\$524K	\$532K	\$543K	\$551K	\$555K	\$566K	\$574K	\$579K
Percent Change from Prior Year	5%	10%	11%	13%	15%	17%	18%	22%	20%	23%	12%	8%	-100%

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



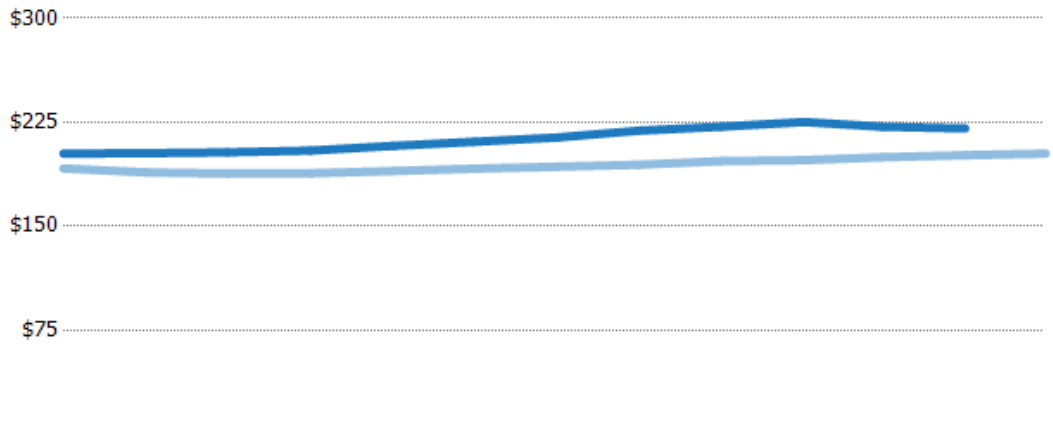
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$365K	\$370K	\$370K	\$370K	\$370K	\$375K	\$380K	\$387K	\$395K	\$400K	\$385K	\$378K	-
Prior Year	\$348K	\$340K	\$335K	\$335K	\$335K	\$335K	\$333K	\$337K	\$340K	\$348K	\$354K	\$360K	\$365K
Percent Change from Prior Year	5%	9%	10%	10%	10%	12%	14%	15%	16%	15%	9%	5%	-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

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



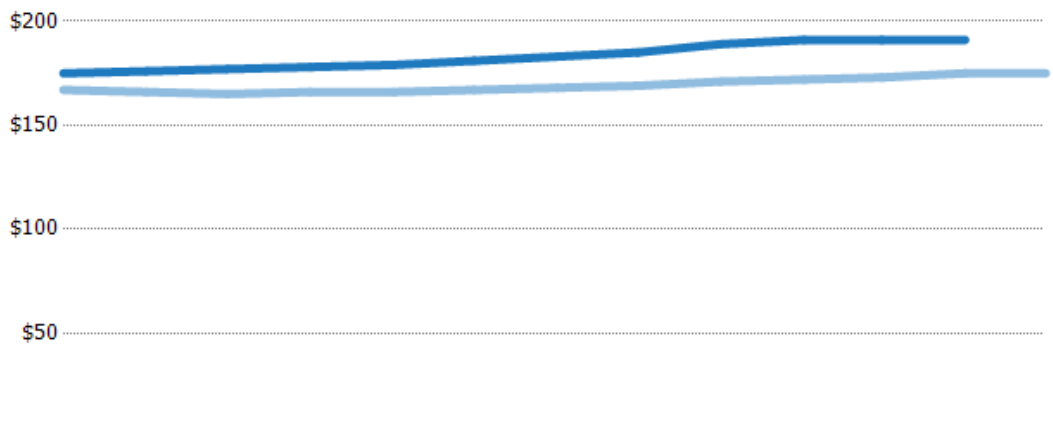
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$202	\$203	\$203	\$205	\$208	\$211	\$214	\$219	\$222	\$225	\$222	\$221	-
Prior Year	\$192	\$189	\$188	\$188	\$190	\$192	\$193	\$194	\$197	\$198	\$200	\$201	\$202
Percent Change from Prior Year	6%	7%	8%	9%	10%	10%	11%	13%	13%	14%	11%	10%	-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

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



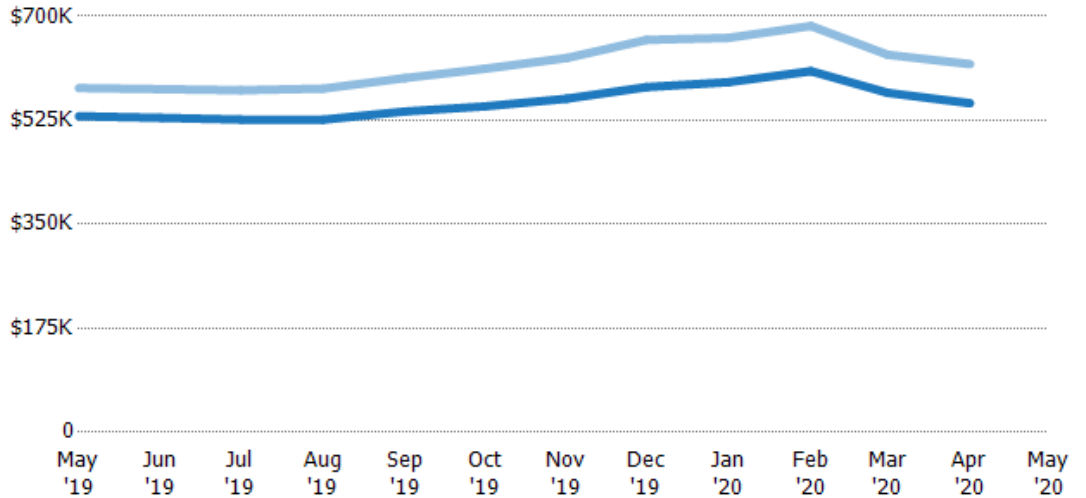
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$175	\$176	\$177	\$178	\$179	\$181	\$183	\$185	\$189	\$191	\$191	\$191	-
Prior Year	\$167	\$166	\$165	\$166	\$166	\$167	\$168	\$169	\$171	\$172	\$173	\$175	\$175
Percent Change from Prior Year	5%	6%	7%	7%	8%	8%	9%	9%	11%	11%	10%	9%	-100%

Average Listing Price vs Average Est Value

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

Filters Used

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



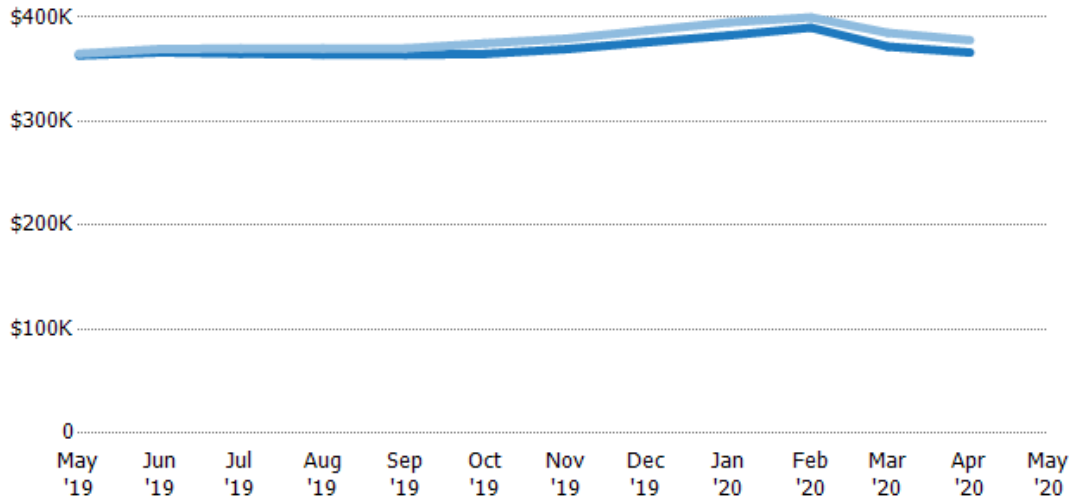
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Avg Est Value	\$532K	\$529K	\$526K	\$526K	\$540K	\$548K	\$561K	\$581K	\$589K	\$608K	\$571K	\$554K	-
Avg Listing Price	\$579K	\$577K	\$576K	\$578K	\$596K	\$612K	\$630K	\$660K	\$664K	\$684K	\$635K	\$620K	-
Avg Listing Price as a % of Avg Est Value	109%	109%	109%	110%	110%	112%	112%	114%	113%	113%	111%	112%	-

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



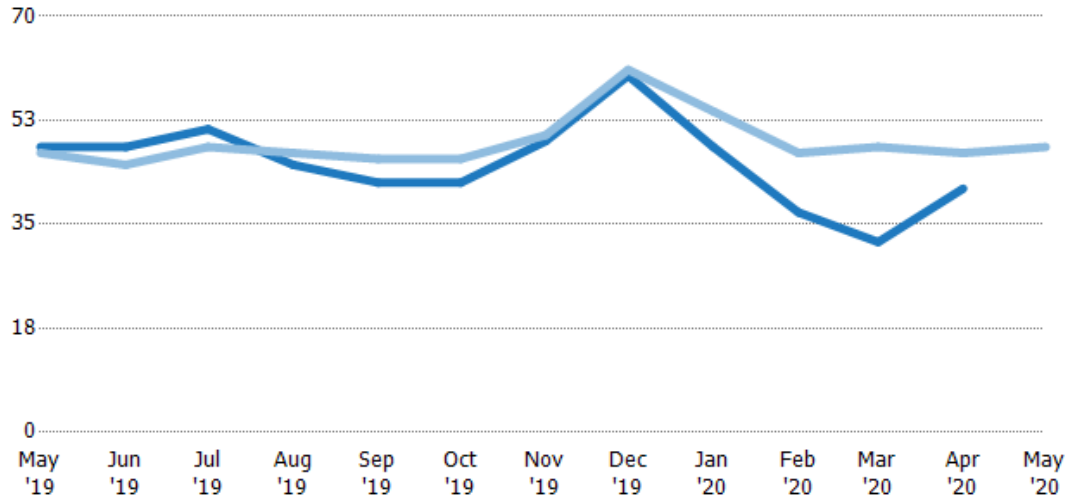
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Median Est Value	\$363K	\$366K	\$365K	\$364K	\$364K	\$365K	\$369K	\$376K	\$382K	\$390K	\$372K	\$366K	-
Median Listing Price	\$365K	\$370K	\$370K	\$370K	\$370K	\$375K	\$380K	\$387K	\$395K	\$400K	\$385K	\$378K	-
Med Listing Price as a % of Med Est Value	100%	101%	101%	102%	102%	103%	103%	103%	103%	103%	104%	103%	-

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



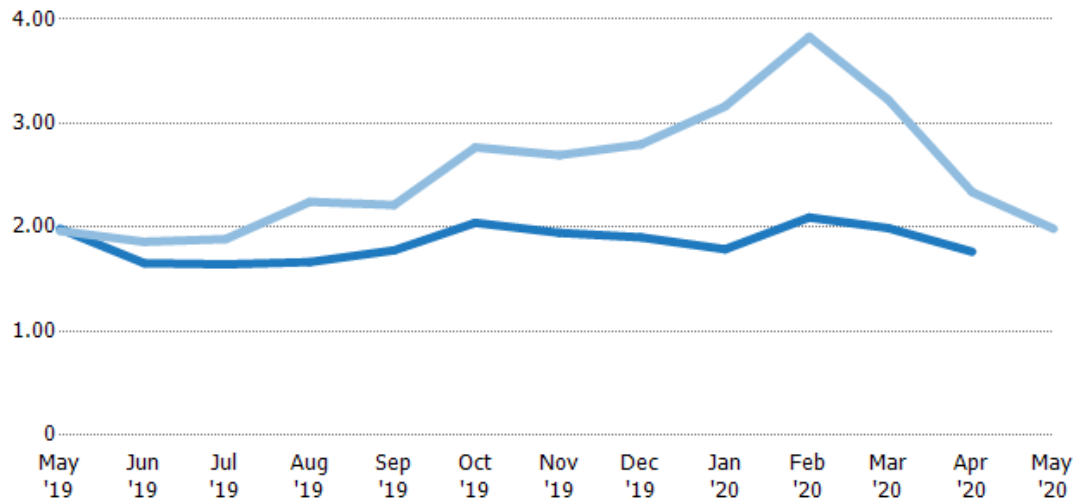
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	48	48	51	45	42	42	49	60	48	37	32	41	-
Prior Year	47	45	48	47	46	46	50	61	54	47	48	47	48
Percent Change from Prior Year	2%	7%	6%	-4%	-9%	-9%	-2%	-2%	-11%	-21%	-33%	-13%	-100%

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



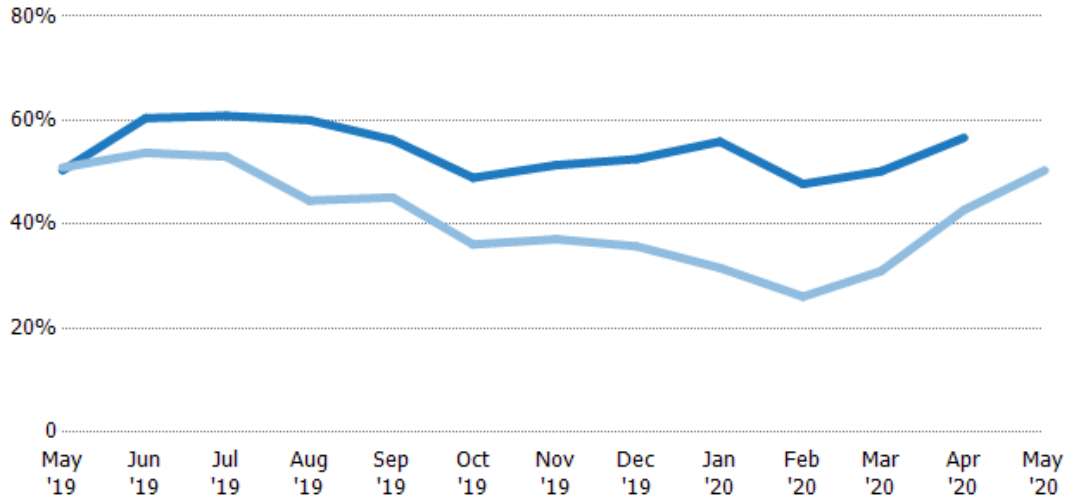
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	1.99	1.66	1.64	1.67	1.78	2.04	1.95	1.9	1.79	2.09	1.99	1.77	-
Prior Year	1.96	1.86	1.89	2.24	2.21	2.77	2.69	2.8	3.16	3.83	3.23	2.34	1.99
Percent Change from Prior Year	1%	-11%	-13%	-26%	-20%	-26%	-28%	-32%	-43%	-45%	-38%	-24%	-100%

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



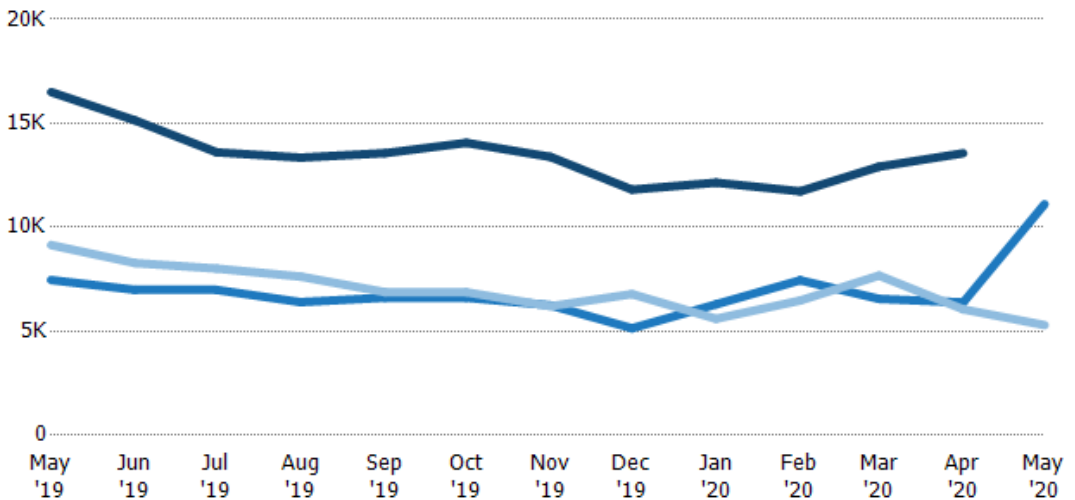
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	50%	60%	61%	60%	56%	49%	51%	53%	56%	48%	50%	57%	-
Prior Year	51%	54%	53%	45%	45%	36%	37%	36%	32%	26%	31%	43%	50%
Change from Prior Year	1%	-7%	-8%	-15%	-11%	-13%	-14%	-17%	-24%	-22%	-19%	-14%	50%

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



	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Active	16.5K	15.1K	13.6K	13.4K	13.6K	14.1K	13.4K	11.8K	12.1K	11.7K	12.9K	13.6K	-
Pending	7.47K	6.99K	6.99K	6.4K	6.62K	6.62K	6.25K	5.14K	6.3K	7.45K	6.56K	6.39K	11.1K
Sold	9.15K	8.28K	8.02K	7.63K	6.88K	6.88K	6.21K	6.79K	5.6K	6.48K	7.68K	6.06K	5.3K

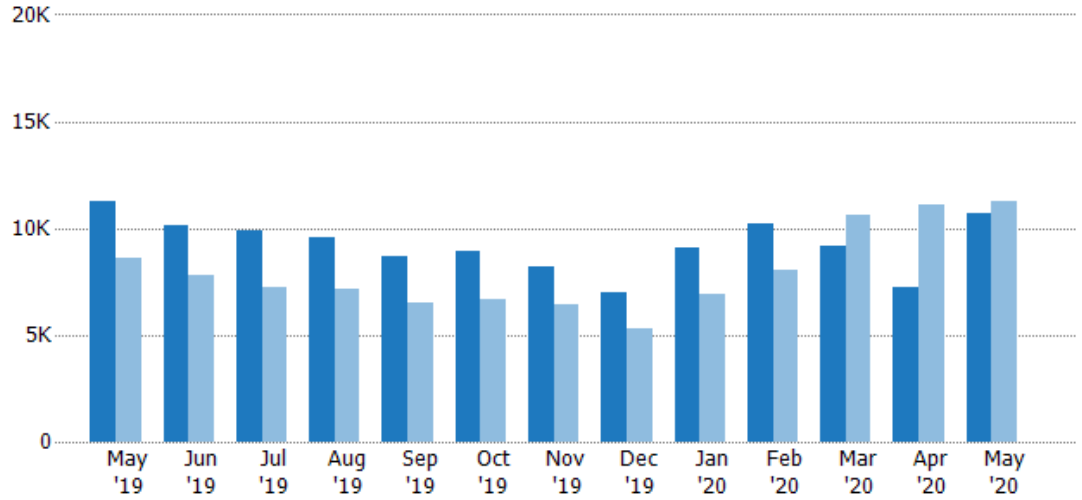
New Pending Sales

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.
May '20	10.7K	-5%
May '19	11.3K	31.2%
May '18	8.59K	4.1%



Current Year	11.3K	10.1K	9.9K	9.57K	8.67K	8.92K	8.18K	6.98K	9.1K	10.2K	9.17K	7.22K	10.7K
Prior Year	8.59K	7.83K	7.2K	7.16K	6.55K	6.69K	6.45K	5.32K	6.87K	8.04K	10.6K	11.1K	11.3K
Percent Change from Prior Year	31%	29%	38%	34%	32%	33%	27%	31%	32%	27%	-13%	-35%	-5%

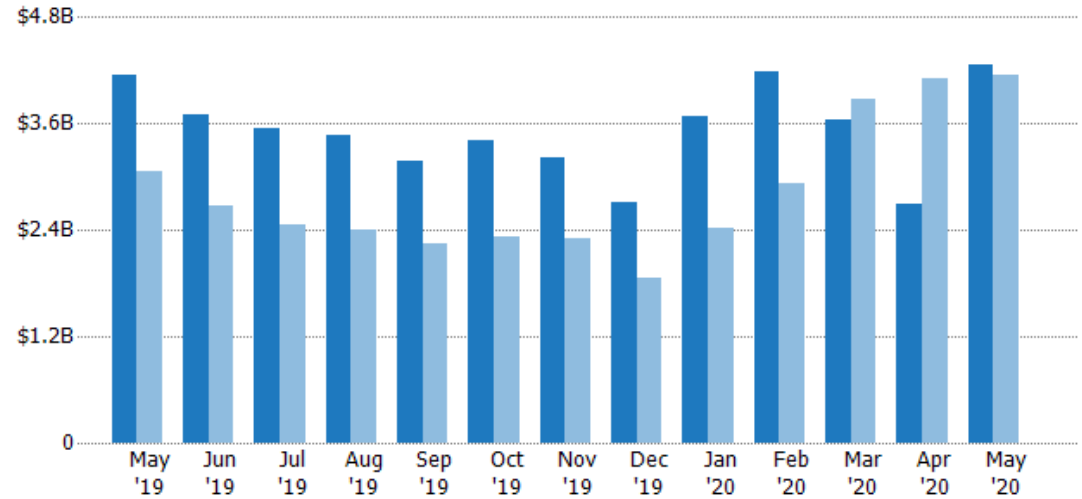
New Pending Sales Volume

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.
May '20	\$4.25B	2.5%
May '19	\$4.15B	35.8%
May '18	\$3.06B	-6.3%



Current Year	\$4.15B	\$3.71B	\$3.54B	\$3.47B	\$3.17B	\$3.41B	\$3.22B	\$2.72B	\$3.68B	\$4.19B	\$3.65B	\$2.7B	\$4.25B
Prior Year	\$3.06B	\$2.67B	\$2.46B	\$2.4B	\$2.25B	\$2.32B	\$2.3B	\$1.85B	\$2.43B	\$2.92B	\$3.88B	\$4.11B	\$4.15B
Percent Change from Prior Year	36%	39%	44%	45%	41%	47%	40%	47%	52%	43%	-6%	-34%	3%

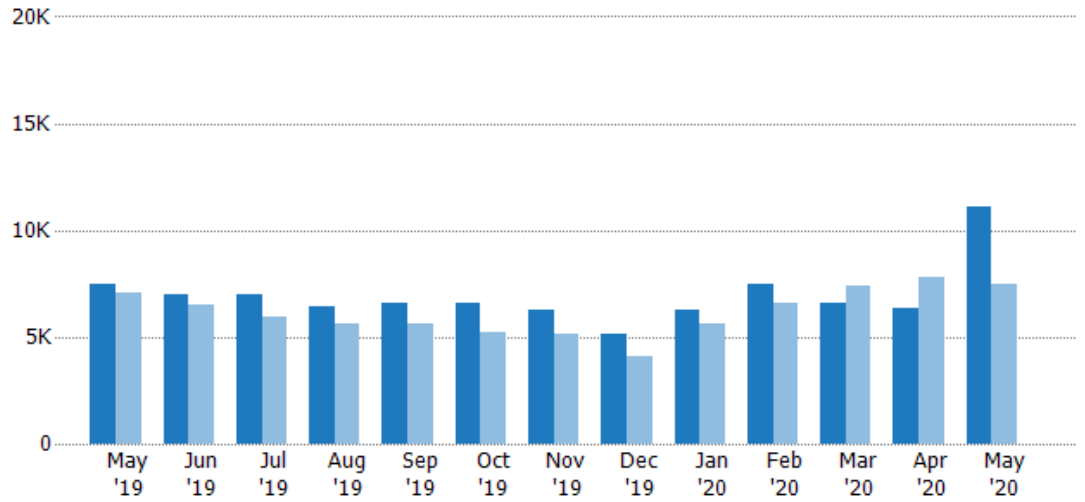
Pending Sales

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.
May '20	11.1K	48.8%
May '19	7.47K	5.6%
May '18	7.07K	6%



Current Year	7.47K	6.99K	6.99K	6.4K	6.62K	6.62K	6.25K	5.14K	6.3K	7.45K	6.56K	6.39K	11.1K
Prior Year	7.07K	6.51K	5.96K	5.6K	5.63K	5.25K	5.17K	4.11K	5.65K	6.62K	7.41K	7.77K	7.47K
Percent Change from Prior Year	6%	7%	17%	14%	18%	26%	21%	25%	11%	13%	-12%	-18%	49%

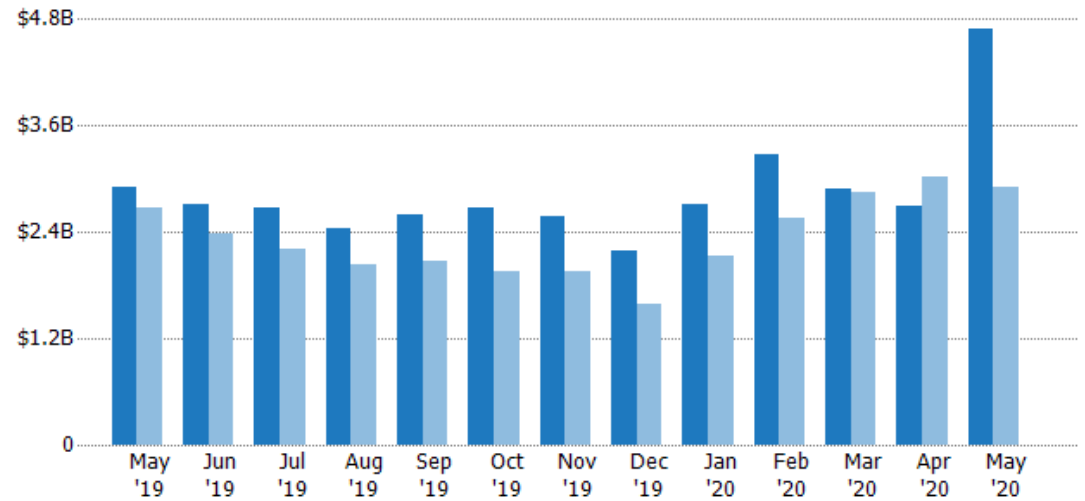
Pending Sales Volume

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.
May '20	\$4.7B	61.4%
May '19	\$2.91B	8.8%
May '18	\$2.68B	-6.3%



Current Year	\$2.91B	\$2.71B	\$2.67B	\$2.44B	\$2.59B	\$2.67B	\$2.58B	\$2.19B	\$2.72B	\$3.27B	\$2.89B	\$2.68B	\$4.7B
Prior Year	\$2.68B	\$2.38B	\$2.2B	\$2.03B	\$2.06B	\$1.95B	\$1.96B	\$1.58B	\$2.12B	\$2.56B	\$2.85B	\$3.01B	\$2.91B
Percent Change from Prior Year	9%	14%	21%	21%	25%	37%	32%	38%	28%	28%	1%	-11%	61%

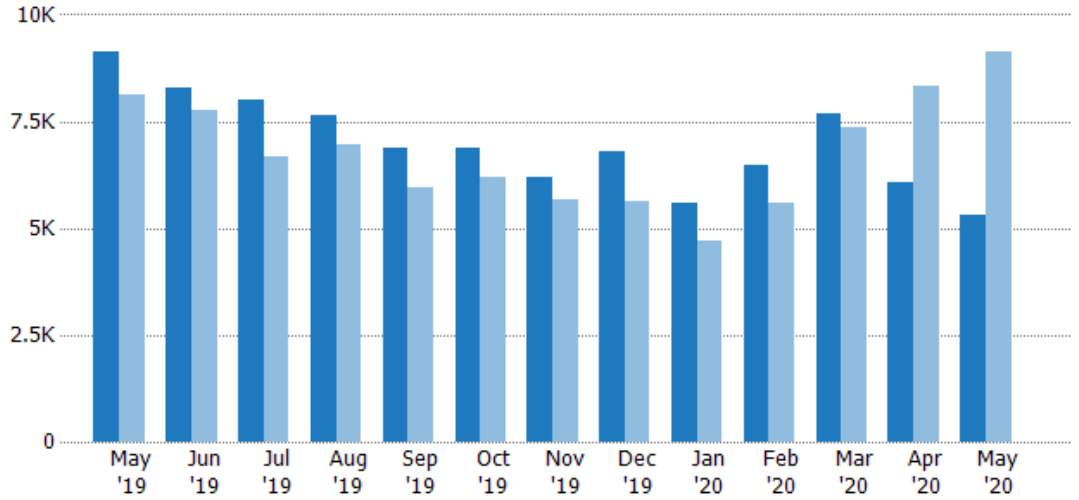
Closed Sales

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.
May '20	5.3K	-42.1%
May '19	9.15K	12.6%
May '18	8.12K	2.6%



Current Year	9.15K	8.28K	8.02K	7.63K	6.88K	6.88K	6.21K	6.79K	5.6K	6.48K	7.68K	6.06K	5.3K
Prior Year	8.12K	7.75K	6.68K	6.95K	5.94K	6.19K	5.68K	5.63K	4.7K	5.58K	7.38K	8.31K	9.15K
Percent Change from Prior Year	13%	7%	20%	10%	16%	11%	9%	21%	19%	16%	4%	-27%	-42%

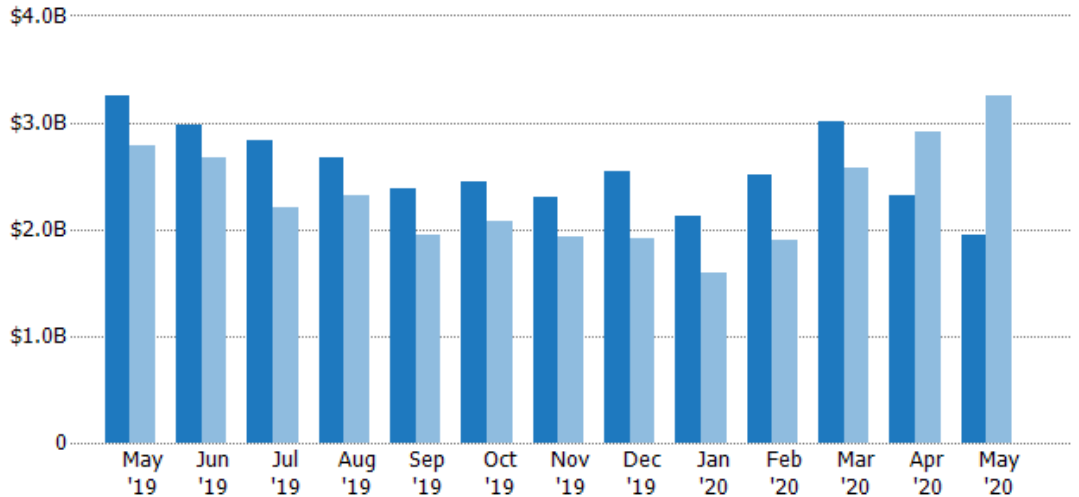
Closed Sales Volume

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.
May '20	\$1.95B	-40%
May '19	\$3.24B	16.7%
May '18	\$2.78B	-8.3%



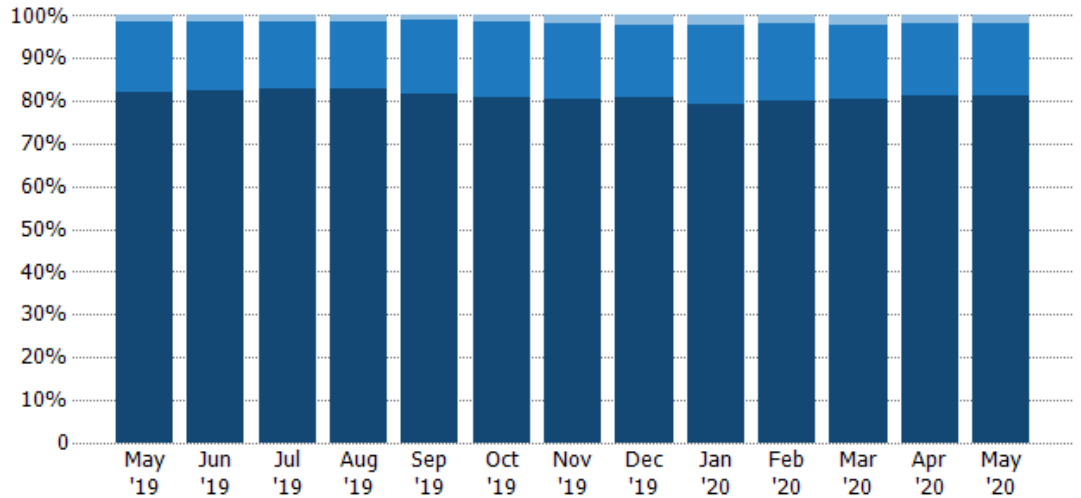
Current Year	\$3.24B	\$2.98B	\$2.83B	\$2.67B	\$2.38B	\$2.45B	\$2.3B	\$2.55B	\$2.12B	\$2.51B	\$3.01B	\$2.32B	\$1.95B
Prior Year	\$2.78B	\$2.67B	\$2.2B	\$2.31B	\$1.95B	\$2.07B	\$1.93B	\$1.91B	\$1.59B	\$1.89B	\$2.58B	\$2.91B	\$3.24B
Percent Change from Prior Year	17%	12%	28%	16%	22%	18%	19%	34%	34%	32%	17%	-20%	-40%

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



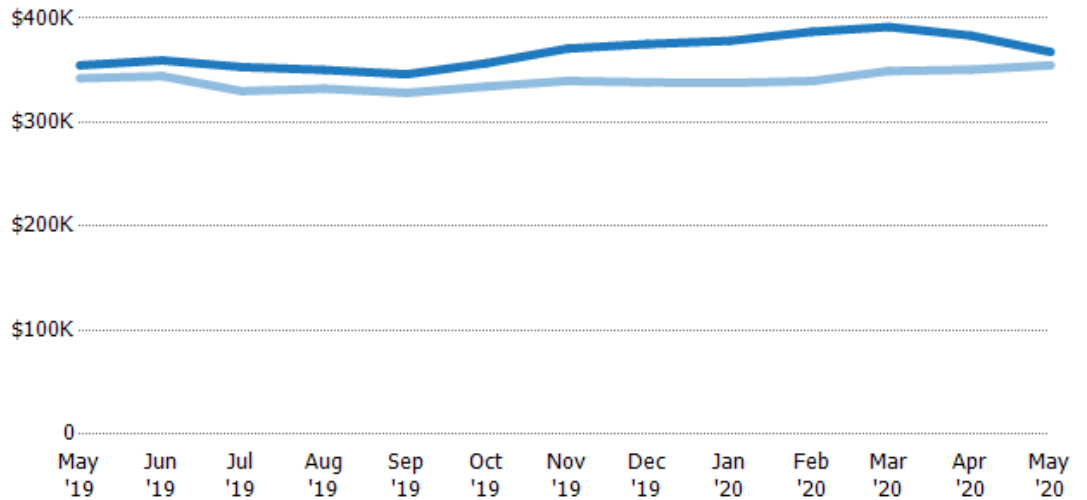
Property Type	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Mobile/Manufactured	1%	1%	1%	1%	1%	1%	2%	2%	2%	2%	2%	2%	2%
Condo/Townhouse	17%	16%	16%	16%	17%	18%	18%	17%	18%	18%	17%	17%	17%
Single Family Residence	82%	82%	83%	83%	82%	81%	81%	81%	79%	80%	81%	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.
May '20	\$368K	3.6%
May '19	\$355K	3.6%
May '18	\$342K	-10.7%

Property Type	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$355K	\$360K	\$353K	\$350K	\$346K	\$357K	\$371K	\$375K	\$378K	\$387K	\$392K	\$383K	\$368K
Prior Year	\$342K	\$344K	\$330K	\$332K	\$328K	\$334K	\$340K	\$338K	\$338K	\$340K	\$349K	\$351K	\$355K
Percent Change from Prior Year	4%	4%	7%	5%	5%	7%	9%	11%	12%	14%	12%	9%	4%

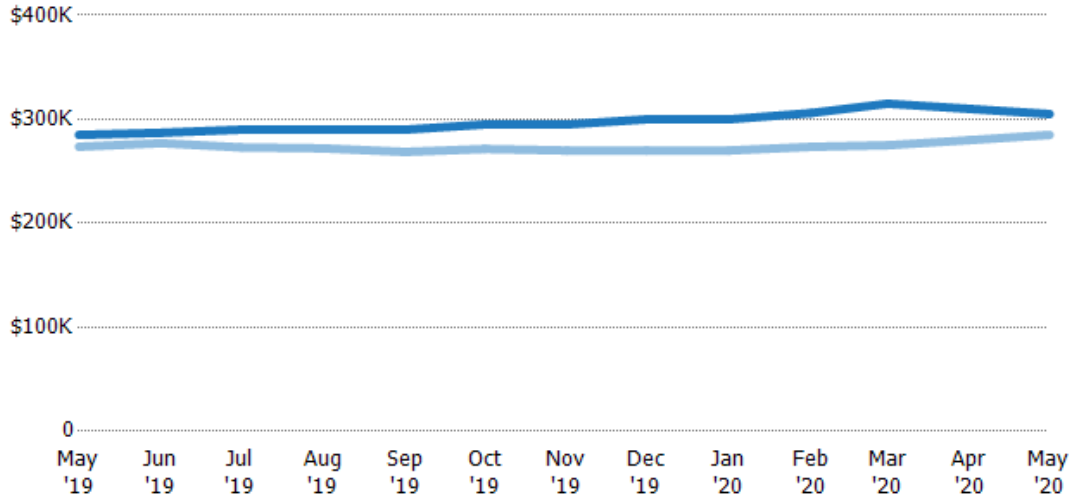
Median Sales Price

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.
May '20	\$305K	7%
May '19	\$285K	4.2%
May '18	\$274K	-8.6%



Current Year	\$285K	\$287K	\$290K	\$290K	\$290K	\$295K	\$295K	\$300K	\$300K	\$306K	\$315K	\$310K	\$305K
Prior Year	\$274K	\$277K	\$273K	\$272K	\$269K	\$271K	\$270K	\$270K	\$270K	\$274K	\$275K	\$280K	\$285K
Percent Change from Prior Year	4%	4%	6%	7%	8%	9%	9%	11%	11%	12%	15%	11%	7%

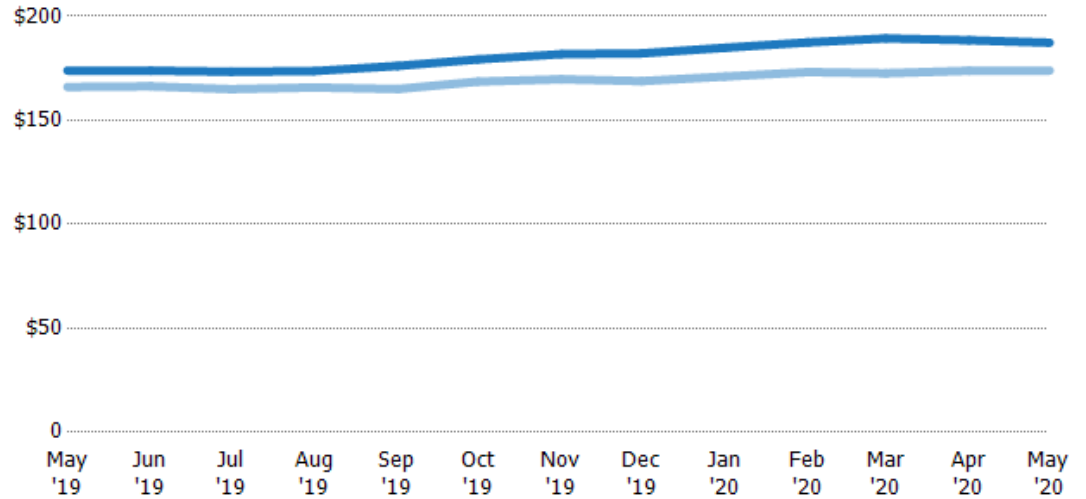
Average Sales Price per Sq Ft

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.
May '20	\$187	7.7%
May '19	\$174	4.7%
May '18	\$166	-8.5%



Current Year	\$174	\$174	\$173	\$174	\$176	\$179	\$182	\$182	\$185	\$187	\$189	\$188	\$187
Prior Year	\$166	\$166	\$165	\$166	\$165	\$169	\$170	\$169	\$171	\$173	\$173	\$174	\$174
Percent Change from Prior Year	5%	5%	5%	5%	7%	6%	7%	8%	8%	8%	10%	8%	8%

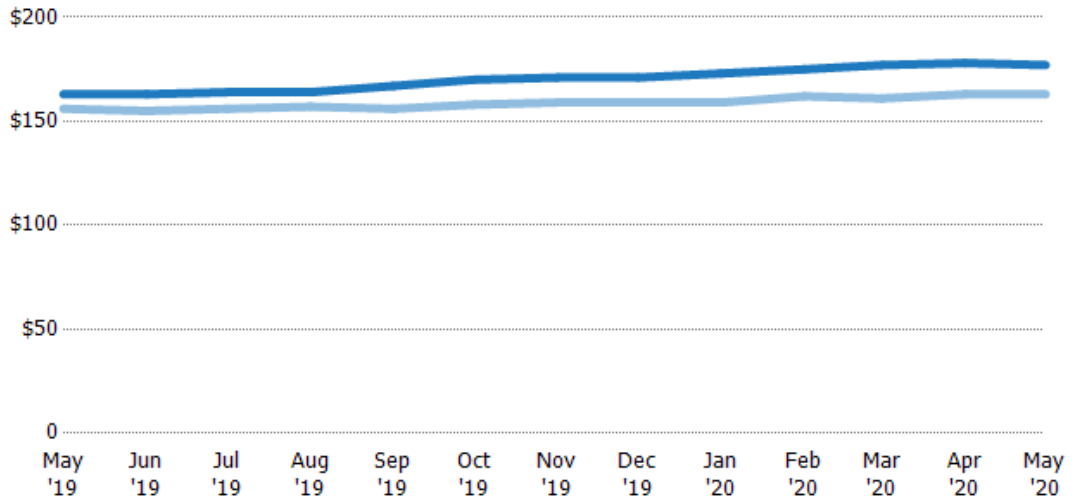
Median Sales Price per Sq Ft

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.
May '20	\$177	8.6%
May '19	\$163	4.5%
May '18	\$156	-8.3%



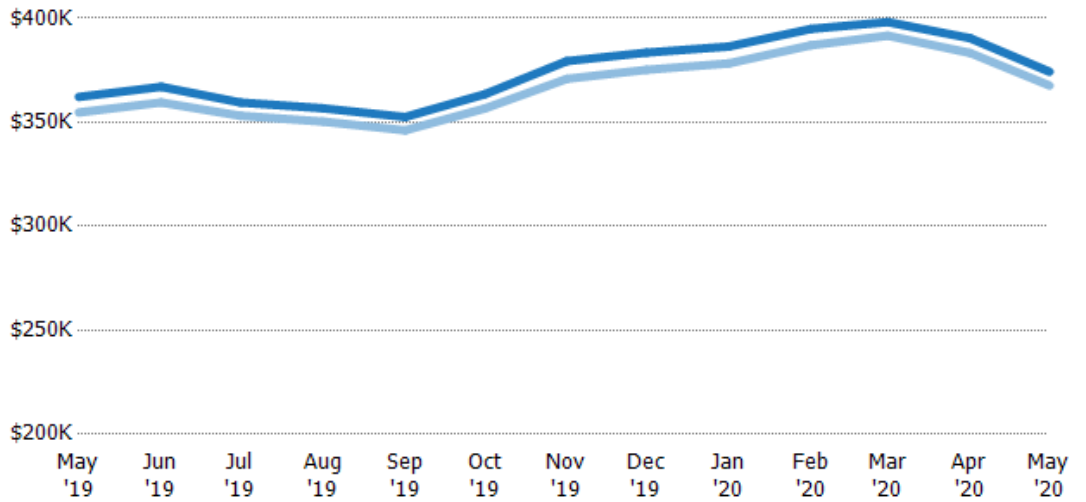
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$163	\$163	\$164	\$164	\$167	\$170	\$171	\$171	\$173	\$175	\$177	\$178	\$177
Prior Year	\$156	\$155	\$156	\$157	\$156	\$158	\$159	\$159	\$159	\$162	\$161	\$163	\$163
Percent Change from Prior Year	4%	5%	5%	4%	7%	8%	8%	8%	9%	8%	10%	9%	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



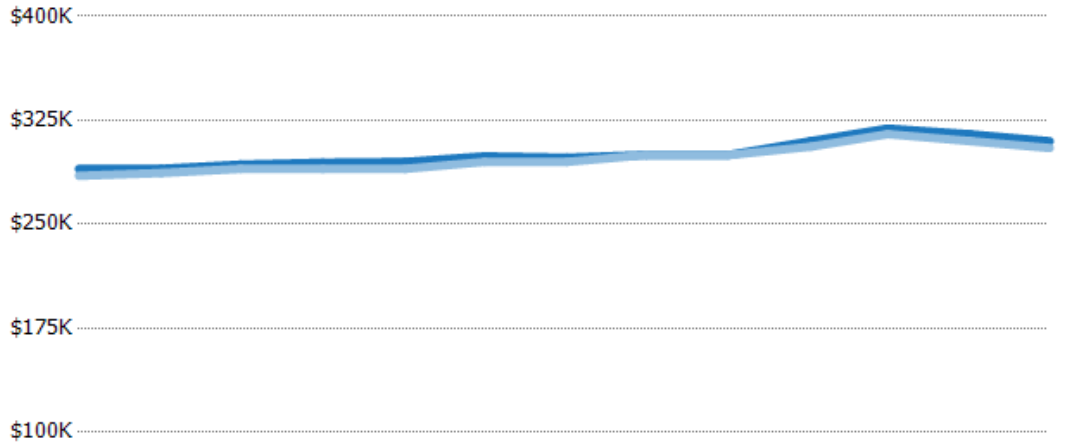
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Avg List Price	\$362K	\$367K	\$359K	\$357K	\$353K	\$363K	\$379K	\$383K	\$386K	\$395K	\$398K	\$390K	\$374K
Avg Sales Price	\$355K	\$360K	\$353K	\$350K	\$346K	\$357K	\$371K	\$375K	\$378K	\$387K	\$392K	\$383K	\$368K
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



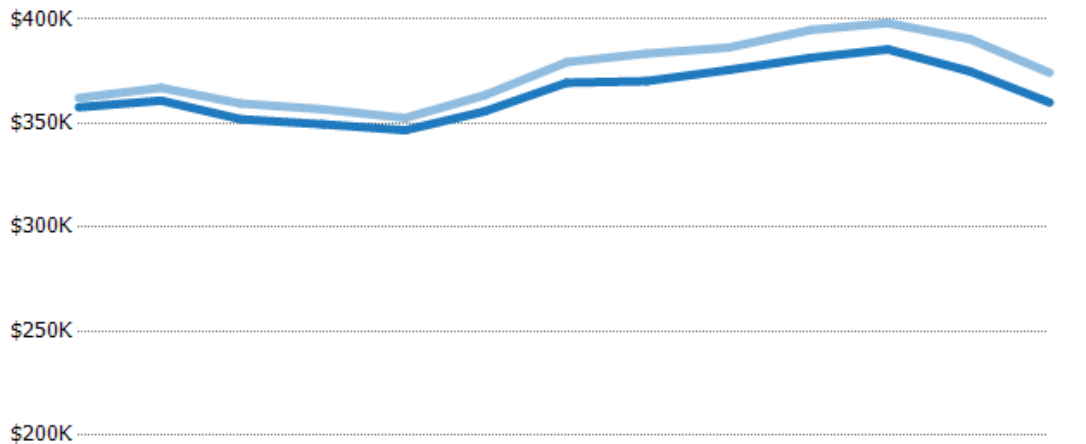
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Median List Price	\$290K	\$290K	\$293K	\$294K	\$295K	\$299K	\$298K	\$300K	\$300K	\$310K	\$319K	\$315K	\$310K
Median Sales Price	\$285K	\$287K	\$290K	\$290K	\$290K	\$295K	\$295K	\$300K	\$300K	\$306K	\$315K	\$310K	\$305K
Med Sales Price as a % of Med List Price	98%	99%	99%	98%	98%	99%	99%	100%	100%	99%	99%	98%	98%

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



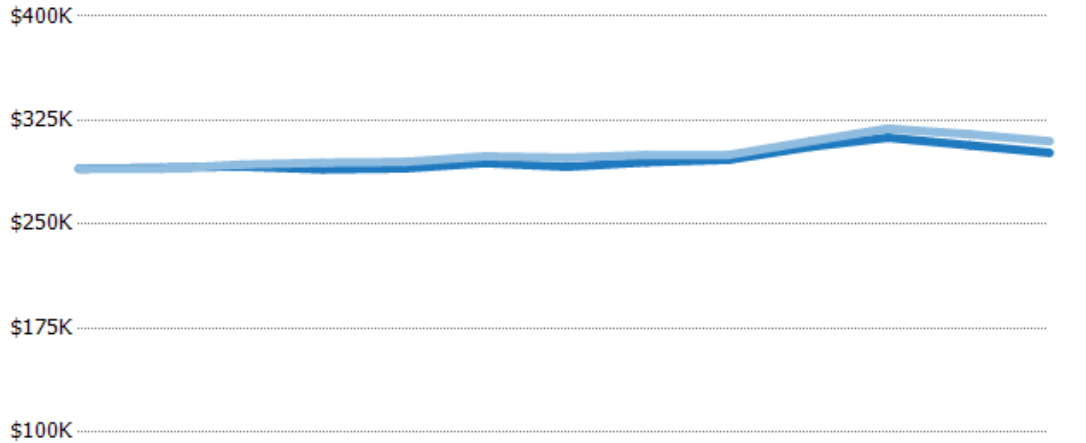
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Avg Est Value	\$358K	\$361K	\$352K	\$350K	\$347K	\$356K	\$370K	\$370K	\$376K	\$381K	\$386K	\$375K	\$360K
Avg Sales Price	\$362K	\$367K	\$359K	\$357K	\$353K	\$363K	\$379K	\$383K	\$386K	\$395K	\$398K	\$390K	\$374K
Avg Sales Price as a % of Avg Est Value	101%	102%	102%	102%	102%	102%	103%	104%	103%	104%	103%	104%	104%

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



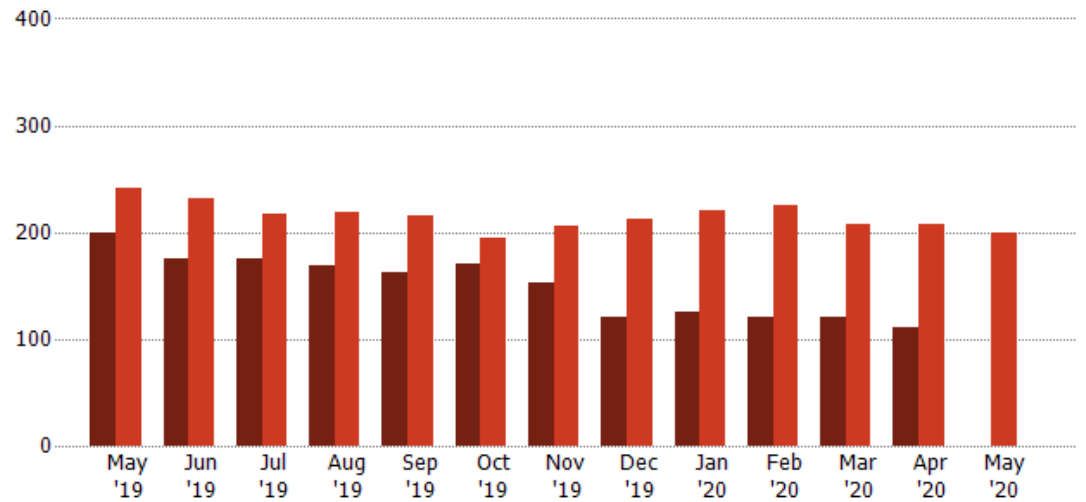
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Median Est Value	\$290K	\$291K	\$292K	\$290K	\$290K	\$294K	\$291K	\$295K	\$297K	\$306K	\$313K	\$307K	\$302K
Median Sales Price	\$290K	\$290K	\$293K	\$294K	\$295K	\$299K	\$298K	\$300K	\$300K	\$310K	\$319K	\$315K	\$310K
Med Sales Price as a % of Med Est Value	100%	100%	100%	102%	102%	102%	102%	102%	101%	101%	102%	103%	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



	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	199	175	176	169	163	171	153	121	126	120	120	111	-
Prior Year	242	231	217	218	216	195	206	212	221	225	207	208	199
Percent Change from Prior Year	-18%	-24%	-19%	-22%	-25%	-12%	-26%	-43%	-43%	-47%	-42%	-47%	-100%

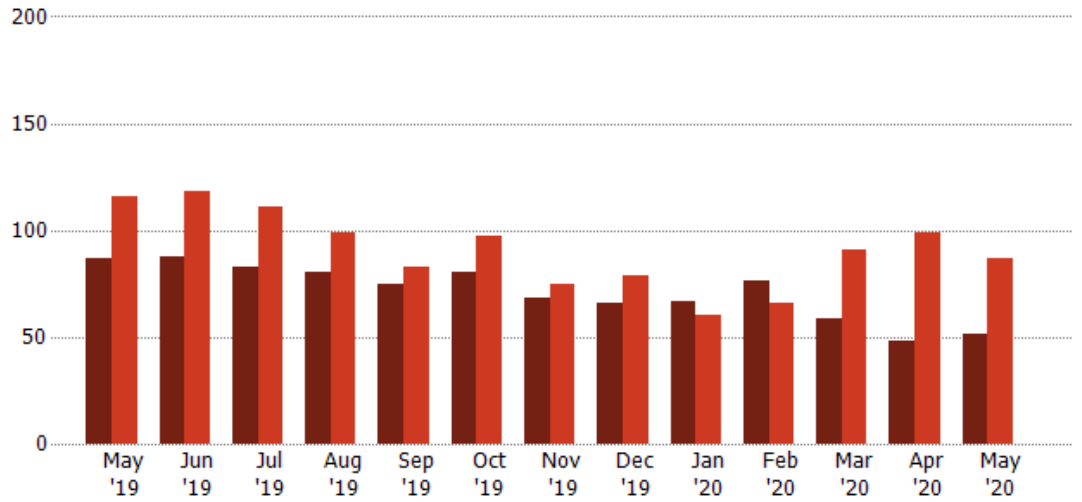
Distressed Sales

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.
May '20	51	-41.4%
May '19	87	-25%
May '18	116	13.8%



Current Year	87	88	83	80	75	80	68	66	67	76	59	48	51
Prior Year	116	118	111	99	83	97	75	79	60	66	91	99	87
Percent Change from Prior Year	-25%	-25%	-25%	-19%	-10%	-18%	-9%	-16%	12%	15%	-35%	-52%	-41%



Sales Activity by ZIP

May 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	20	\$9,194,200	13	\$4,071,500	\$313,192	\$270,000	\$218	\$197	20
85004	13	\$4,883,950	9	\$2,732,500	\$303,611	\$262,500	\$231	\$236	38
85006	60	\$18,981,633	21	\$6,659,900	\$317,138	\$333,000	\$239	\$243	15
85007	33	\$11,623,290	16	\$5,994,131	\$374,633	\$330,000	\$258	\$262	32
85008	76	\$22,086,739	30	\$9,257,228	\$308,574	\$275,000	\$197	\$204	37
85009	50	\$10,236,409	20	\$4,081,800	\$204,090	\$190,000	\$172	\$165	30
85012	20	\$8,575,794	8	\$5,916,000	\$739,500	\$580,000	\$280	\$278	58
85013	56	\$18,254,947	23	\$7,097,250	\$308,576	\$263,000	\$221	\$218	25
85014	78	\$30,381,798	41	\$15,329,298	\$373,885	\$316,000	\$236	\$221	28
85015	62	\$16,405,694	31	\$6,834,100	\$220,455	\$230,000	\$165	\$163	13
85016	94	\$44,707,176	44	\$20,089,098	\$456,570	\$331,000	\$257	\$244	34
85017	31	\$6,370,799	15	\$2,865,900	\$191,060	\$214,000	\$141	\$143	23
85018	150	\$150,504,619	47	\$47,786,142	\$1,016,726	\$789,362	\$326	\$299	35
85019	37	\$8,033,273	20	\$4,247,900	\$212,395	\$227,000	\$134	\$137	12
85020	86	\$32,118,365	60	\$19,956,688	\$332,611	\$288,750	\$209	\$210	26
85021	71	\$31,823,866	36	\$14,277,200	\$396,589	\$332,500	\$200	\$207	22
85022	128	\$43,112,253	51	\$15,311,298	\$300,222	\$260,000	\$176	\$179	25
85023	84	\$28,534,560	39	\$12,036,712	\$308,634	\$295,500	\$180	\$182	19
85024	59	\$22,291,363	36	\$12,719,700	\$353,325	\$365,000	\$183	\$186	19
85027	63	\$16,692,191	46	\$11,480,950	\$249,586	\$256,000	\$186	\$187	16
85028	42	\$23,822,348	29	\$15,883,400	\$547,703	\$436,000	\$232	\$228	35
85029	88	\$21,241,953	47	\$12,041,521	\$256,203	\$255,000	\$157	\$156	27
85031	51	\$9,221,835	14	\$2,888,800	\$206,343	\$225,000	\$130	\$132	26
85032	168	\$50,270,329	80	\$26,110,371	\$326,380	\$316,500	\$207	\$210	17
85033	86	\$17,813,348	38	\$7,449,682	\$196,044	\$210,000	\$142	\$142	26
85034	7	\$1,444,900	5	\$1,186,500	\$237,300	\$235,000	\$206	\$206	28
85035	59	\$12,308,141	30	\$6,516,650	\$217,222	\$217,250	\$148	\$149	31
85037	99	\$23,077,180	30	\$6,884,199	\$229,473	\$235,000	\$157	\$159	15
85040	67	\$14,270,712	20	\$4,185,096	\$209,255	\$220,500	\$150	\$146	22
85041	98	\$26,976,474	73	\$19,533,040	\$267,576	\$248,980	\$157	\$161	25
85042	95	\$29,699,464	54	\$15,593,340	\$288,766	\$257,000	\$170	\$163	31
85043	118	\$29,669,235	58	\$14,109,190	\$243,262	\$247,250	\$145	\$145	20
85044	62	\$22,911,887	57	\$20,514,297	\$359,900	\$329,000	\$203	\$202	13
85045	45	\$19,895,975	14	\$5,845,564	\$417,540	\$365,000	\$185	\$181	41
85048	90	\$38,274,979	50	\$20,666,380	\$413,328	\$405,000	\$196	\$185	21
85050	100	\$48,580,262	41	\$17,035,850	\$415,509	\$380,000	\$213	\$216	15
85051	62	\$14,768,514	48	\$11,199,725	\$233,328	\$243,500	\$147	\$143	12
85053	61	\$16,331,394	27	\$6,738,000	\$249,556	\$242,000	\$163	\$153	14

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Sales Activity by ZIP

May 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	37	\$17,273,966	9	\$4,873,000	\$541,444	\$558,000	\$251	\$255	39
85083	46	\$22,047,197	29	\$12,230,099	\$421,728	\$430,000	\$164	\$163	27
85085	76	\$33,728,641	24	\$9,935,339	\$413,972	\$396,995	\$186	\$184	37
85086	128	\$57,342,038	61	\$25,352,850	\$415,620	\$398,000	\$172	\$170	40
85087	26	\$10,223,208	16	\$6,355,500	\$397,219	\$422,500	\$179	\$180	18
85120	11	\$2,298,790	7	\$1,385,550	\$197,936	\$225,400	\$142	\$152	27
85142	252	\$124,432,333	96	\$44,103,487	\$459,411	\$416,200	\$169	\$164	35
85201	80	\$18,911,898	52	\$12,033,200	\$231,408	\$205,450	\$178	\$178	17
85202	66	\$16,841,726	43	\$11,107,749	\$258,320	\$240,000	\$172	\$166	19
85203	60	\$19,548,186	36	\$11,925,139	\$331,254	\$317,500	\$165	\$167	33
85204	90	\$24,707,338	46	\$12,407,000	\$269,717	\$255,000	\$186	\$186	27
85205	111	\$38,269,229	56	\$20,486,696	\$365,834	\$301,425	\$171	\$174	35
85206	107	\$27,632,080	34	\$8,633,799	\$253,935	\$264,000	\$168	\$167	25
85207	142	\$68,301,229	71	\$29,024,756	\$408,799	\$354,000	\$191	\$182	25
85208	90	\$19,915,115	61	\$13,306,060	\$218,132	\$225,000	\$160	\$158	26
85209	115	\$36,244,717	73	\$20,758,508	\$284,363	\$279,000	\$168	\$168	22
85210	56	\$13,237,497	26	\$6,354,713	\$244,412	\$262,450	\$173	\$170	16
85212	141	\$55,779,865	76	\$29,815,221	\$392,306	\$372,418	\$166	\$171	21
85213	65	\$30,649,664	39	\$14,554,100	\$373,182	\$357,500	\$169	\$170	20
85215	57	\$22,845,142	17	\$6,365,739	\$374,455	\$330,000	\$184	\$179	29
85224	86	\$28,478,784	48	\$14,757,794	\$307,454	\$311,000	\$196	\$195	16
85225	188	\$58,030,091	83	\$23,728,250	\$285,883	\$300,000	\$196	\$198	17
85226	62	\$21,090,796	40	\$14,121,250	\$353,031	\$336,500	\$202	\$202	11
85233	96	\$35,061,900	49	\$19,053,237	\$388,842	\$373,000	\$185	\$185	17
85234	98	\$38,451,326	62	\$23,280,260	\$375,488	\$358,450	\$182	\$185	16
85248	117	\$50,712,305	69	\$25,909,940	\$375,506	\$329,900	\$185	\$178	26
85249	136	\$68,682,159	65	\$30,520,388	\$469,544	\$407,500	\$184	\$182	22
85250	77	\$33,775,170	39	\$14,309,700	\$366,915	\$385,000	\$243	\$236	27
85251	144	\$73,683,617	92	\$38,151,754	\$414,693	\$346,000	\$260	\$238	35
85253	102	\$211,898,874	26	\$37,963,869	\$1,460,149	\$1,450,000	\$352	\$317	78
85254	132	\$82,534,587	64	\$37,045,600	\$578,838	\$547,500	\$282	\$248	29
85255	187	\$206,688,805	82	\$69,379,626	\$846,093	\$681,995	\$293	\$273	40
85257	68	\$27,214,102	43	\$14,581,110	\$339,096	\$340,000	\$229	\$229	22
85258	127	\$89,064,896	48	\$25,286,062	\$526,793	\$487,500	\$268	\$260	31
85259	80	\$71,898,960	33	\$27,353,031	\$828,880	\$685,000	\$273	\$253	29
85260	113	\$66,314,965	43	\$19,145,900	\$445,253	\$345,000	\$239	\$227	21
85262	108	\$157,281,249	41	\$41,736,289	\$1,017,958	\$785,000	\$277	\$258	119

Continues on next page →

Sales Activity by ZIP

May 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	21	\$10,130,405	4	\$2,499,000	\$624,750	\$552,500	\$205	\$184	172
85266	62	\$70,447,650	24	\$20,526,600	\$855,275	\$775,000	\$265	\$258	67
85268	114	\$79,093,936	46	\$21,882,462	\$475,706	\$397,000	\$220	\$215	44
85281	80	\$23,935,057	39	\$10,681,350	\$273,881	\$260,000	\$212	\$224	24
85282	107	\$35,242,739	61	\$19,654,995	\$322,213	\$340,990	\$194	\$191	23
85283	60	\$20,251,789	26	\$7,498,401	\$288,400	\$257,500	\$197	\$194	21
85284	38	\$22,850,397	15	\$8,398,450	\$559,897	\$475,000	\$211	\$218	29
85286	114	\$50,668,395	51	\$22,546,125	\$442,081	\$388,880	\$186	\$190	19
85295	161	\$63,887,394	62	\$24,381,900	\$393,256	\$360,000	\$179	\$175	20
85296	124	\$52,164,855	59	\$22,137,433	\$375,211	\$345,000	\$181	\$179	21
85297	101	\$47,831,682	56	\$24,386,000	\$435,464	\$362,500	\$179	\$177	25
85298	108	\$58,528,846	55	\$26,424,275	\$480,441	\$415,000	\$195	\$199	26
85301	78	\$15,656,999	32	\$6,018,699	\$188,084	\$169,500	\$137	\$134	27
85302	69	\$17,638,639	40	\$10,216,884	\$255,422	\$267,500	\$148	\$149	21
85303	72	\$19,859,443	23	\$5,664,300	\$246,274	\$241,000	\$163	\$163	26
85304	62	\$19,821,599	31	\$7,936,100	\$256,003	\$268,000	\$158	\$161	11
85305	32	\$10,809,426	15	\$5,323,391	\$354,893	\$334,990	\$152	\$146	38
85306	53	\$15,385,984	26	\$6,486,750	\$249,490	\$252,500	\$162	\$162	22
85307	21	\$5,941,979	9	\$2,697,400	\$299,711	\$272,000	\$160	\$152	38
85308	163	\$54,916,411	77	\$24,150,695	\$313,645	\$303,000	\$165	\$166	16
85310	56	\$22,465,312	37	\$13,385,000	\$361,757	\$337,000	\$177	\$178	27
85322	4	\$815,600	3	\$604,900	\$201,633	\$210,000	\$116	\$109	68
85323	96	\$24,404,212	43	\$10,453,950	\$243,115	\$245,000	\$137	\$140	32
85326	226	\$59,081,683	119	\$29,473,959	\$247,680	\$240,000	\$138	\$134	35
85331	116	\$78,204,073	43	\$25,313,930	\$588,696	\$539,000	\$221	\$220	44
85335	88	\$21,280,338	32	\$7,749,300	\$242,166	\$232,000	\$153	\$152	20
85338	266	\$86,838,844	97	\$30,704,972	\$316,546	\$302,754	\$151	\$152	34
85339	98	\$34,842,259	56	\$16,748,500	\$299,080	\$277,450	\$143	\$140	22
85340	122	\$55,184,160	48	\$18,653,804	\$388,621	\$383,950	\$152	\$153	34
85342	7	\$1,818,799	2	\$275,000	\$137,500	\$137,500	\$104	\$104	58
85345	123	\$29,698,897	70	\$16,469,571	\$235,280	\$239,000	\$165	\$168	23
85351	116	\$23,756,804	75	\$14,714,900	\$196,199	\$195,000	\$139	\$136	44
85353	83	\$22,338,639	45	\$11,548,100	\$256,624	\$249,900	\$140	\$144	28
85354	32	\$6,860,314	9	\$1,854,500	\$206,056	\$215,000	\$120	\$116	181
85355	56	\$20,984,561	18	\$6,642,438	\$369,024	\$318,750	\$144	\$143	31
85361	30	\$9,705,524	11	\$3,192,500	\$290,227	\$251,500	\$155	\$151	57
85363	27	\$5,293,575	5	\$988,500	\$197,700	\$207,500	\$160	\$147	10

Continues on next page →

Sales Activity by ZIP

May 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
85373	65	\$17,891,718	33	\$8,940,770	\$270,932	\$275,000	\$141	\$137	45
85374	122	\$34,776,509	66	\$18,977,950	\$287,545	\$266,500	\$172	\$169	24
85375	107	\$31,630,950	67	\$18,471,335	\$275,692	\$269,000	\$159	\$162	38
85377	30	\$28,754,199	13	\$10,224,900	\$786,531	\$860,000	\$239	\$224	42
85378	39	\$9,619,217	10	\$2,092,323	\$209,232	\$241,212	\$138	\$147	18
85379	188	\$58,600,702	93	\$28,090,280	\$302,046	\$294,900	\$141	\$140	31
85381	59	\$19,577,989	27	\$8,922,450	\$330,461	\$300,000	\$164	\$167	12
85382	111	\$34,773,722	65	\$20,089,110	\$309,063	\$292,900	\$174	\$179	26
85383	239	\$115,564,599	92	\$40,305,011	\$438,098	\$400,000	\$180	\$177	35
85387	82	\$29,164,395	29	\$10,419,277	\$359,285	\$320,000	\$153	\$151	42
85388	81	\$27,968,129	52	\$15,745,483	\$302,798	\$286,500	\$133	\$133	36
85390	27	\$9,870,969	10	\$2,803,100	\$280,310	\$220,550	\$147	\$164	62
85392	75	\$21,019,749	42	\$11,955,850	\$284,663	\$277,000	\$142	\$140	30
85395	106	\$43,055,692	40	\$15,244,500	\$381,113	\$378,500	\$158	\$156	34
85396	222	\$70,620,502	72	\$25,587,036	\$355,376	\$314,490	\$152	\$148	36
Other	18	\$6,288,552	2	\$803,500	\$401,750	\$401,750	\$162	\$162	43