



2020

MARICOPA COUNTY MARKET REPORT AUGUST 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	Aug 2020	Aug 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	8,973	8,060	+11.3%	65,545	67,752	-3.3%
New Listing Volume	\$4,221,530,716	\$3,081,214,611	+37%	\$28,485,338,317	\$26,629,948,465	+7%
Active Listing Count	9,189	13,540	-32.1%	N/A	N/A	
Active Listing Volume	\$6,459,199,487	\$7,777,984,408	-17%	N/A	N/A	
Average Listing Price	\$702,927	\$574,445	+22.4%	\$649,874	\$565,987	+14.8%
Median Listing Price	\$414,900	\$369,795	+12.2%	\$391,036	\$357,284	+9.4%
Average Listing Price per Sq Ft	\$242	\$204	+18.8%	\$225	\$200	+12.6%
Median Listing Price per Sq Ft	\$209	\$177	+18.1%	\$195	\$174	+11.9%
Median Days in RPR	27	46	-41.3%	39.15	49.32	-20.6%
Months of Inventory	1	1.7	-39.4%	1.7	2.3	-28.8%
Absorption Rate	97.54%	59.14%	+38.4%	60.6%	43.16%	+17.4%
Sales Activity Charts Metrics						
New Pending Sales Count	10,720	9,515	+12.7%	79,770	77,226	+3.3%
New Pending Sales Volume	\$4,737,553,418	\$3,446,245,662	+37.5%	\$32,726,839,106	\$28,116,429,074	+16.4%
Pending Sales Count	9,523	6,393	+49%	N/A	N/A	
Pending Sales Volume	\$4,350,847,250	\$2,430,772,995	+79%	N/A	N/A	
Closed Sales Count	7,844	7,610	+3.1%	56,669	58,861	-3.7%
Closed Sales Volume	\$3,251,143,870	\$2,659,161,914	+22.3%	\$22,147,910,500	\$20,618,090,184	+7.4%
Average Sales Price	\$414,475	\$349,430	+18.6%	\$390,829	\$350,284	+11.6%
Median Sales Price	\$335,000	\$289,900	+15.6%	\$315,691	\$282,303	+11.8%
Average Sales Price per Sq Ft	\$198	\$174	+14%	\$190	\$173	+9.8%
Median Sales Price per Sq Ft	\$186	\$164	+13.4%	\$179	\$163	+9.9%
Distressed Charts Metrics						
Distressed Listing Count	23	178	-87.1%	N/A	N/A	

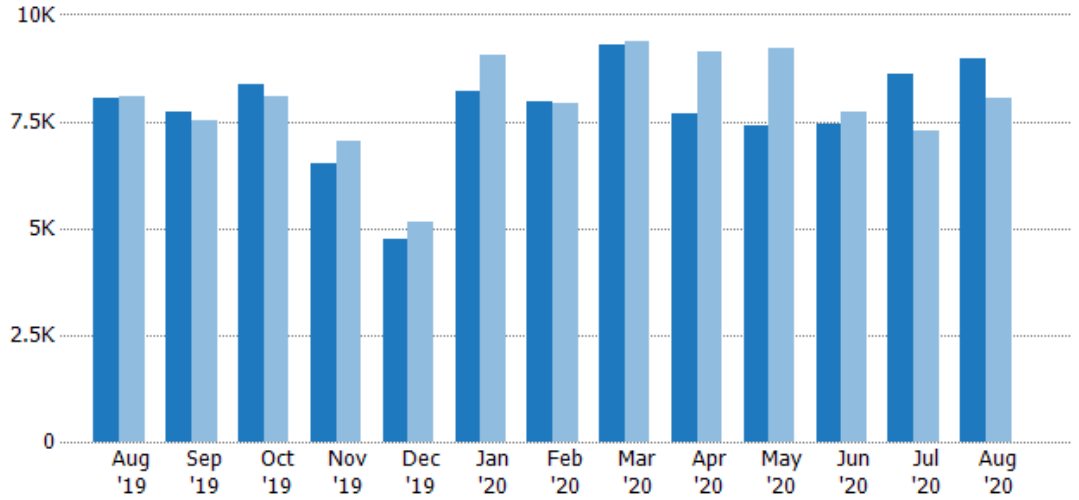
New Listings

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.
Aug '20	8.97K	11.3%
Aug '19	8.06K	-0.2%
Aug '18	8.08K	-2.7%



Current Year	8.06K	7.71K	8.38K	6.52K	4.74K	8.22K	7.95K	9.27K	7.68K	7.4K	7.44K	8.61K	8.97K
Prior Year	8.08K	7.51K	8.09K	7.02K	5.13K	9.07K	7.94K	9.36K	9.15K	9.2K	7.71K	7.28K	8.06K
Percent Change from Prior Year	0%	3%	4%	-7%	-8%	-9%	0%	-1%	-16%	-20%	-3%	18%	11%

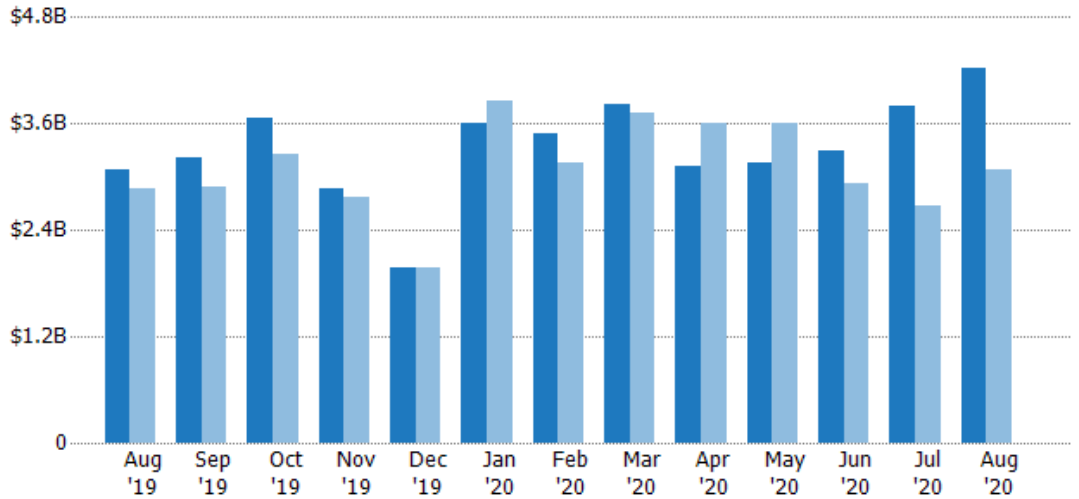
New Listing Volume

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.
Aug '20	\$4.22B	37%
Aug '19	\$3.08B	7.7%
Aug '18	\$2.86B	-8.6%



Current Year	\$3.08B	\$3.22B	\$3.67B	\$2.86B	\$1.97B	\$3.61B	\$3.49B	\$3.81B	\$3.11B	\$3.16B	\$3.29B	\$3.8B	\$4.22B
Prior Year	\$2.86B	\$2.88B	\$3.26B	\$2.77B	\$1.98B	\$3.86B	\$3.15B	\$3.72B	\$3.6B	\$3.61B	\$2.93B	\$2.67B	\$3.08B
Percent Change from Prior Year	8%	12%	13%	3%	-1%	-7%	11%	2%	-14%	-13%	12%	42%	37%

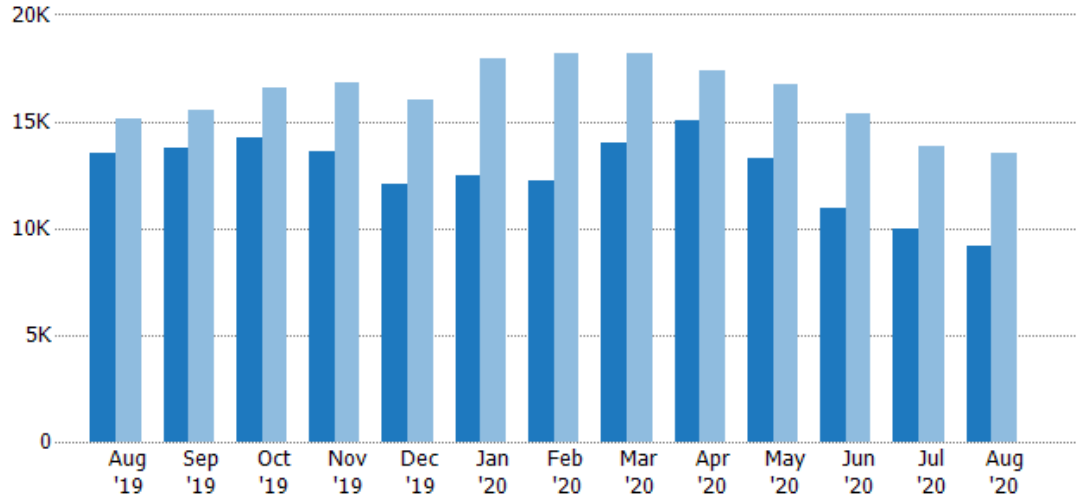
Active Listings

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.
Aug '20	9.19K	-32.1%
Aug '19	13.5K	-10.6%
Aug '18	15.2K	4%



Current Year	13.5K	13.8K	14.3K	13.6K	12.1K	12.5K	12.2K	14K	15K	13.3K	10.9K	10K	9.19K
Prior Year	15.2K	15.5K	16.6K	16.9K	16K	18K	18.2K	18.2K	17.4K	16.7K	15.3K	13.8K	13.5K
Percent Change from Prior Year	-11%	-11%	-14%	-19%	-25%	-31%	-33%	-23%	-14%	-21%	-29%	-28%	-32%

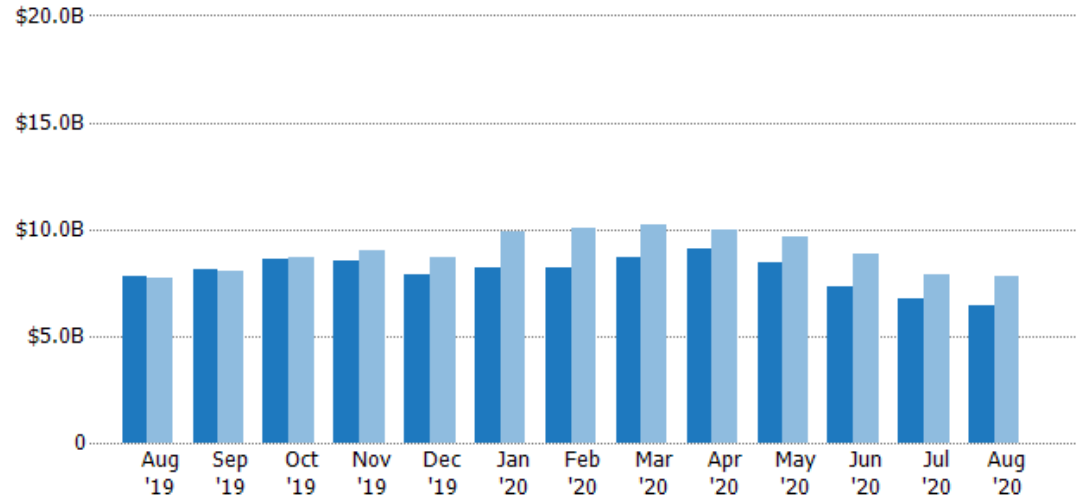
Active Listing Volume

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.
Aug '20	\$6.46B	-17%
Aug '19	\$7.78B	0.4%
Aug '18	\$7.74B	-0.5%



Current Year	\$7.78B	\$8.14B	\$8.64B	\$8.49B	\$7.88B	\$8.17B	\$8.21B	\$8.7B	\$9.06B	\$8.42B	\$7.34B	\$6.77B	\$6.46B
Prior Year	\$7.74B	\$8.07B	\$8.7B	\$8.96B	\$8.69B	\$9.87B	\$10B	\$10.2B	\$9.95B	\$9.62B	\$8.81B	\$7.9B	\$7.78B
Percent Change from Prior Year	0%	1%	-1%	-5%	-9%	-17%	-18%	-15%	-9%	-12%	-17%	-14%	-17%

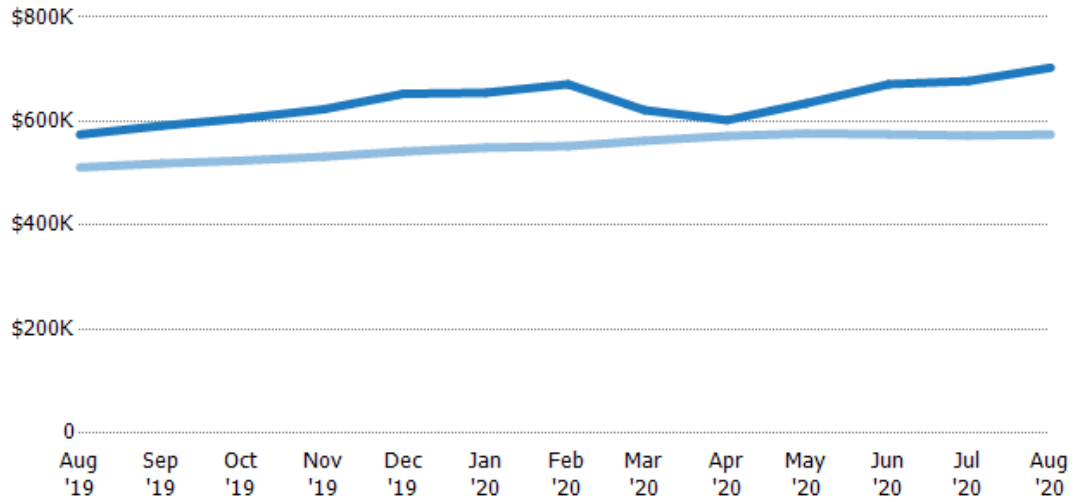
Average Listing Price

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.
Aug '20	\$703K	22.4%
Aug '19	\$574K	12.4%
Aug '18	\$511K	-4.3%



Current Year	\$574K	\$591K	\$605K	\$623K	\$653K	\$655K	\$671K	\$621K	\$602K	\$635K	\$671K	\$677K	\$703K
Prior Year	\$511K	\$519K	\$524K	\$532K	\$542K	\$549K	\$552K	\$563K	\$572K	\$577K	\$575K	\$573K	\$574K
Percent Change from Prior Year	12%	14%	15%	17%	20%	19%	22%	10%	5%	10%	17%	18%	22%

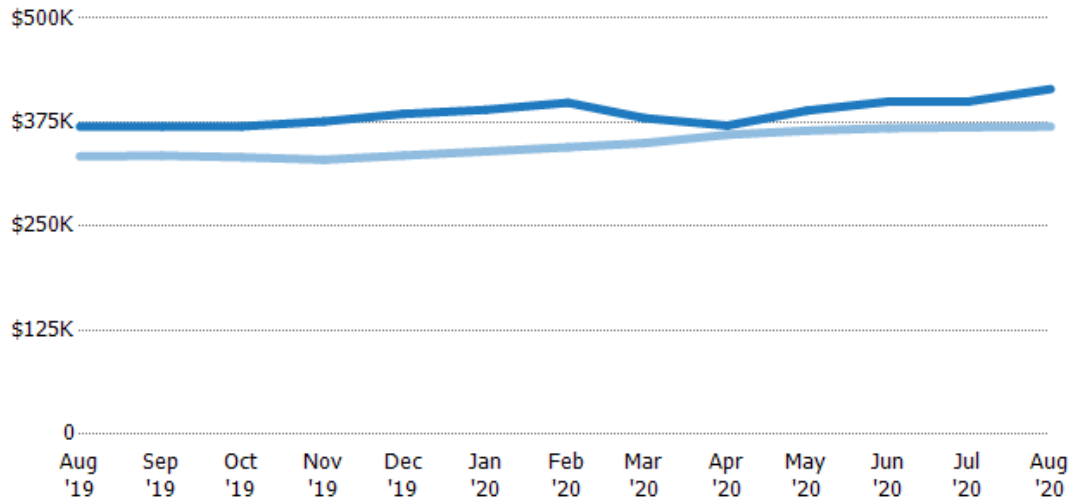
Median Listing Price

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.
Aug '20	\$415K	12.2%
Aug '19	\$370K	10.7%
Aug '18	\$334K	-4.5%



Current Year	\$370K	\$370K	\$370K	\$376K	\$385K	\$390K	\$399K	\$380K	\$371K	\$389K	\$400K	\$400K	\$415K
Prior Year	\$334K	\$335K	\$333K	\$330K	\$335K	\$340K	\$345K	\$350K	\$360K	\$365K	\$368K	\$369K	\$370K
Percent Change from Prior Year	11%	10%	11%	14%	15%	15%	16%	9%	3%	7%	9%	8%	12%

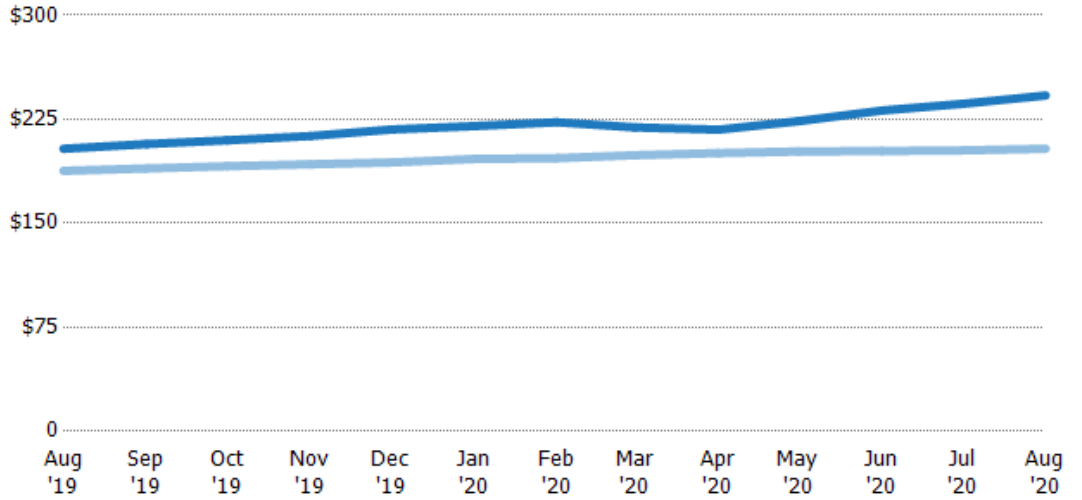
Average Listing Price per Sq Ft

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.
Aug '20	\$242	18.8%
Aug '19	\$204	8.5%
Aug '18	\$188	-5.7%



Current Year	\$204	\$207	\$210	\$213	\$218	\$220	\$223	\$219	\$217	\$224	\$231	\$236	\$242
Prior Year	\$188	\$190	\$191	\$193	\$194	\$196	\$197	\$199	\$201	\$202	\$202	\$203	\$204
Percent Change from Prior Year	8%	9%	10%	11%	12%	12%	13%	10%	8%	11%	14%	17%	19%

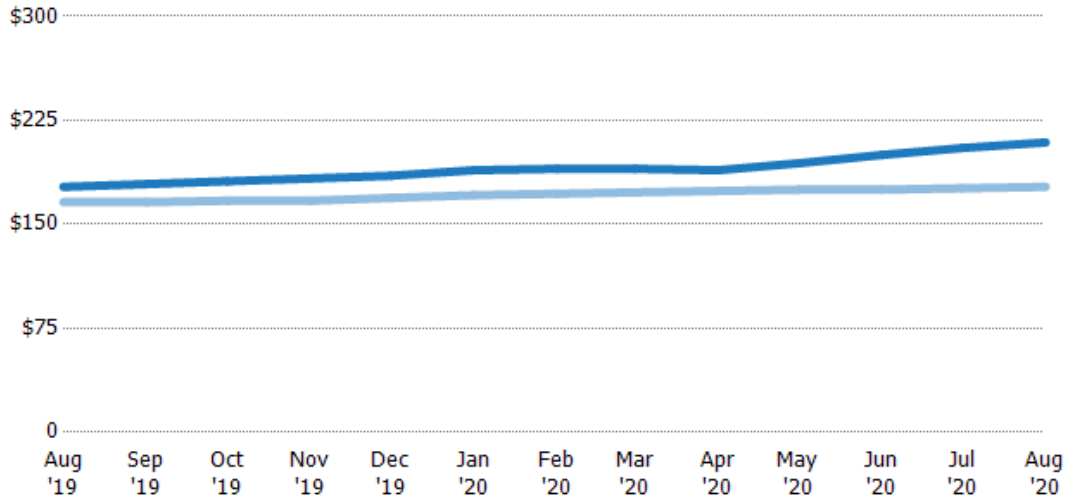
Median Listing Price per Sq Ft

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.
Aug '20	\$209	18.1%
Aug '19	\$177	6.6%
Aug '18	\$166	-6.6%



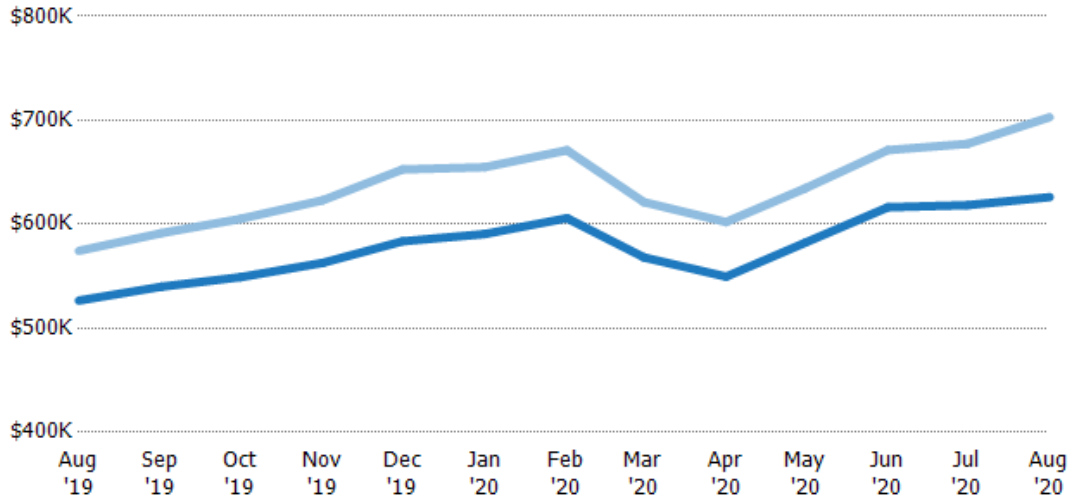
Current Year	\$177	\$179	\$181	\$183	\$185	\$189	\$190	\$190	\$189	\$194	\$200	\$205	\$209
Prior Year	\$166	\$166	\$167	\$167	\$169	\$171	\$172	\$173	\$174	\$175	\$175	\$176	\$177
Percent Change from Prior Year	7%	8%	8%	10%	9%	11%	10%	10%	9%	11%	14%	16%	18%

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



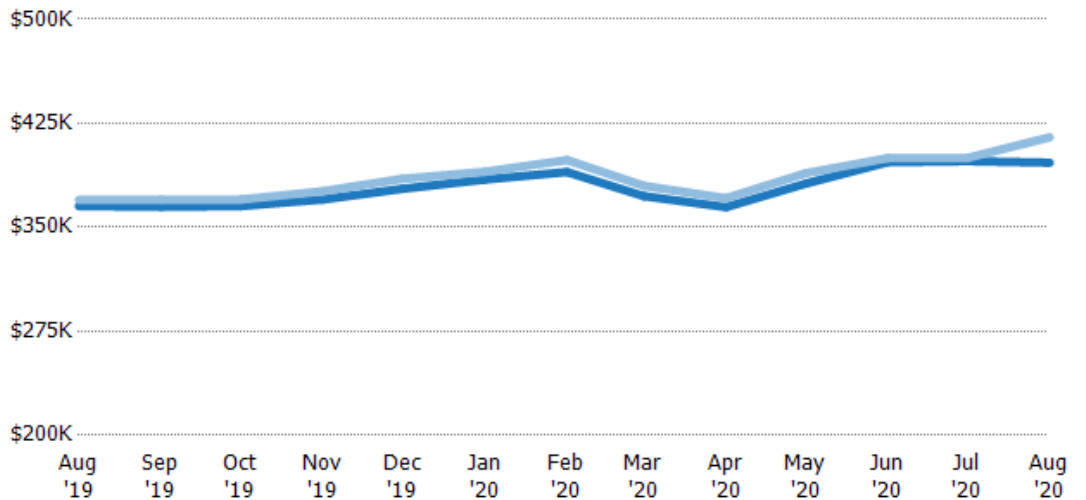
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Avg Est Value	\$527K	\$540K	\$549K	\$563K	\$584K	\$591K	\$606K	\$568K	\$550K	\$582K	\$616K	\$618K	\$626K
Avg Listing Price	\$574K	\$591K	\$605K	\$623K	\$653K	\$655K	\$671K	\$621K	\$602K	\$635K	\$671K	\$677K	\$703K
Avg Listing Price as a % of Avg Est Value	109%	110%	110%	111%	112%	111%	111%	109%	110%	109%	109%	110%	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



	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Median Est Value	\$365K	\$365K	\$365K	\$370K	\$378K	\$384K	\$390K	\$372K	\$365K	\$381K	\$397K	\$398K	\$397K
Median Listing Price	\$370K	\$370K	\$370K	\$376K	\$385K	\$390K	\$399K	\$380K	\$371K	\$389K	\$400K	\$400K	\$415K
Med Listing Price as a % of Med Est Value	101%	101%	101%	102%	102%	101%	102%	102%	102%	102%	101%	101%	105%

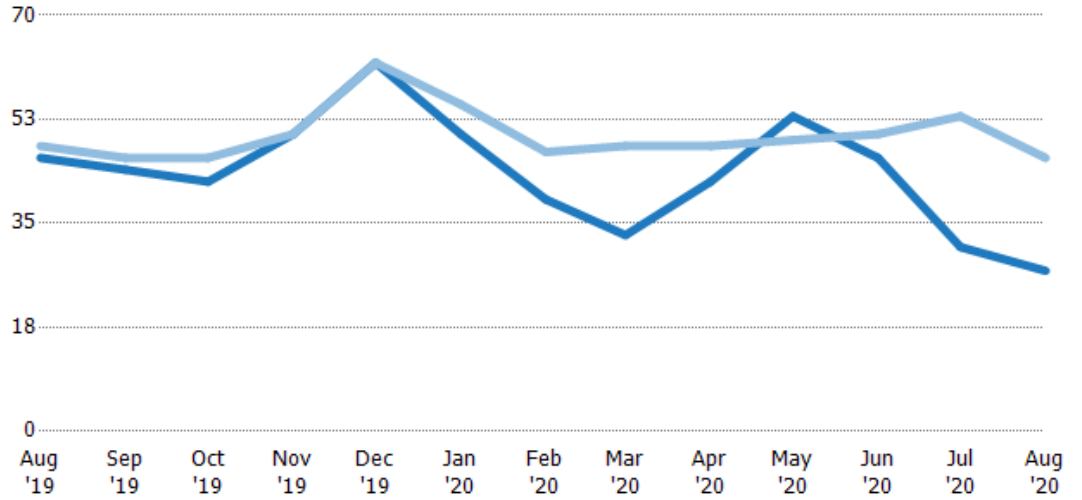
Median Days in RPR

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.
Aug '20	27	-41.3%
Aug '19	46	-4.2%
Aug '18	48	8.3%



	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	46	44	42	50	62	50	39	33	42	53	46	31	27
Prior Year	48	46	46	50	62	55	47	48	48	49	50	53	46
Percent Change from Prior Year	-4%	-4%	-9%	0%	0%	-9%	-17%	-31%	-13%	8%	-8%	-42%	-41%

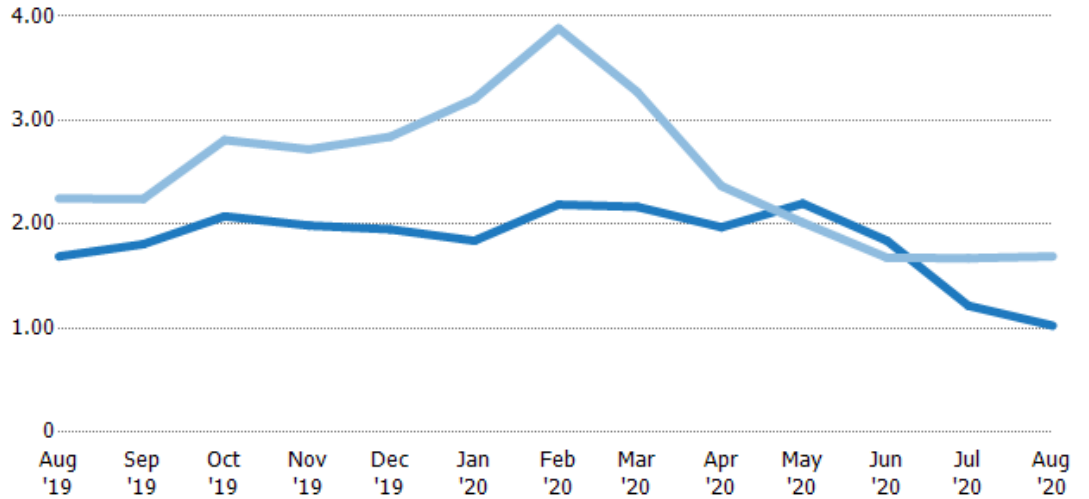
Months of Inventory

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.
Aug '20	1.03	-39.4%
Aug '19	1.69	-24.8%
Aug '18	2.25	3.3%



	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	1.69	1.81	2.08	1.99	1.95	1.84	2.19	2.17	1.97	2.2	1.84	1.22	1.03
Prior Year	2.25	2.24	2.81	2.72	2.84	3.21	3.88	3.27	2.37	2.02	1.68	1.67	1.69
Percent Change from Prior Year	-25%	-19%	-26%	-27%	-31%	-43%	-44%	-34%	-17%	9%	10%	-27%	-39%

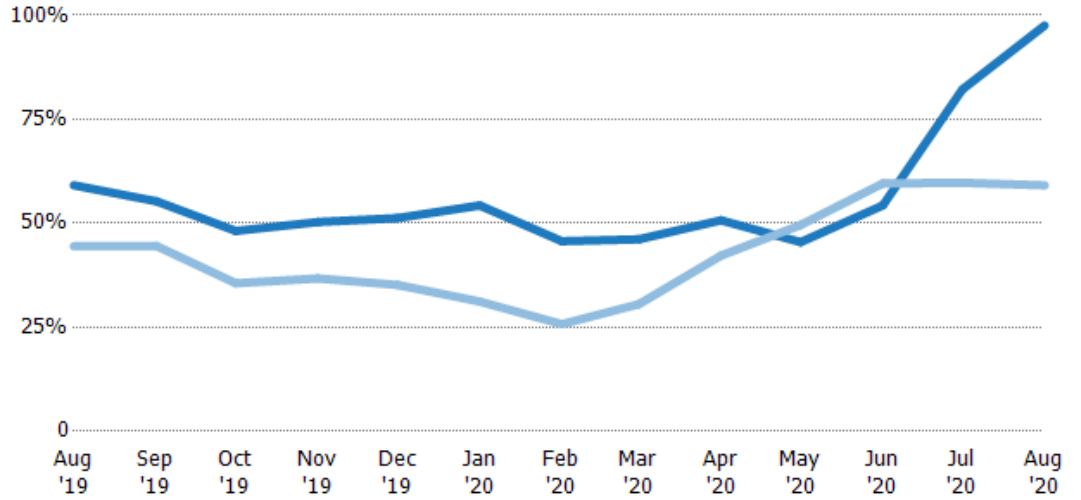
Absorption Rate

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.
Aug '20	98%	-38.4%
Aug '19	59%	-14.7%
Aug '18	44%	-3.1%



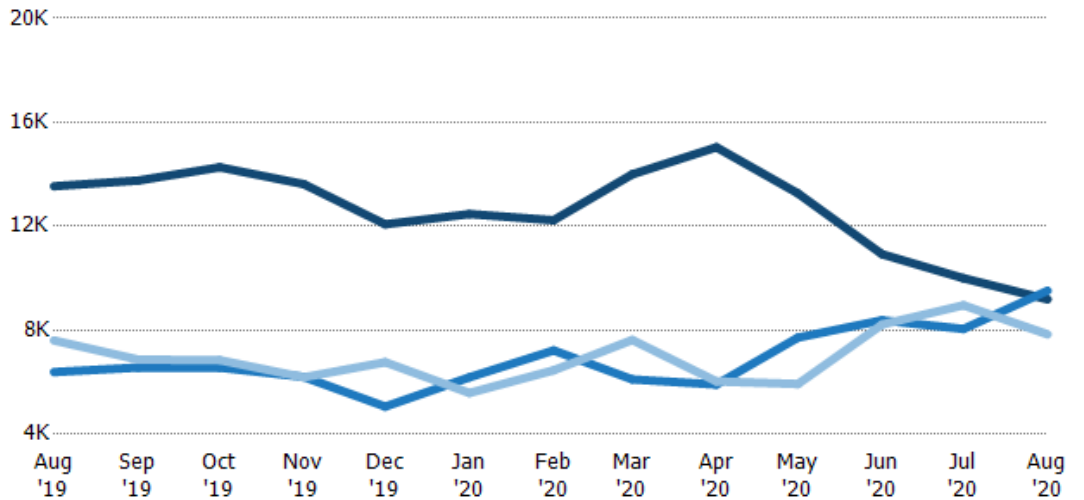
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	59%	55%	48%	50%	51%	54%	46%	46%	51%	45%	54%	82%	98%
Prior Year	44%	45%	36%	37%	35%	31%	26%	31%	42%	50%	60%	60%	59%
Change from Prior Year	-15%	-11%	-13%	-14%	-16%	-23%	-20%	-16%	-8%	4%	5%	-22%	-38%

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



	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Active	13.5K	13.8K	14.3K	13.6K	12.1K	12.5K	12.2K	14K	15K	13.3K	10.9K	10K	9.19K
Pending	6.39K	6.57K	6.56K	6.21K	5.06K	6.19K	7.23K	6.11K	5.91K	7.72K	8.39K	8.05K	9.52K
Sold	7.61K	6.87K	6.85K	6.19K	6.77K	5.59K	6.46K	7.63K	6.03K	5.93K	8.22K	8.96K	7.84K

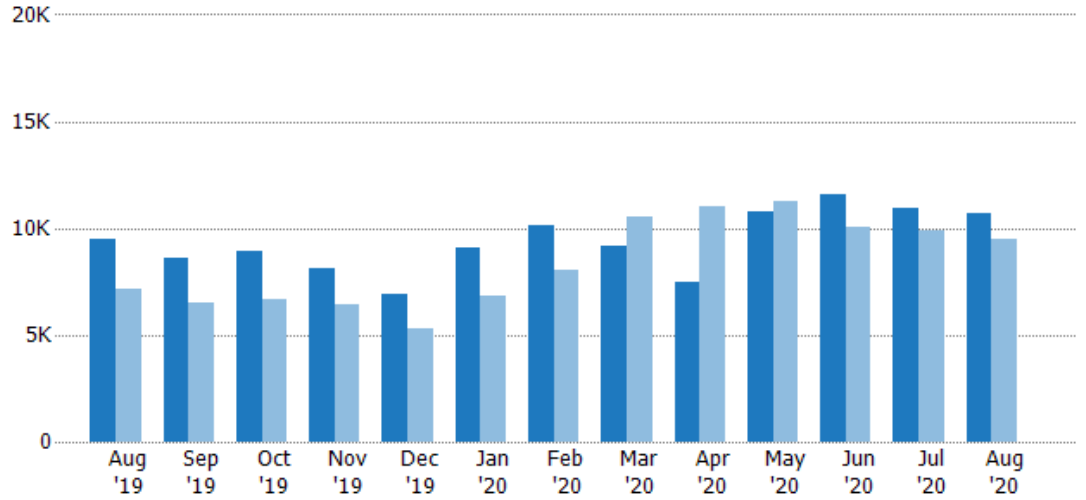
New Pending Sales

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.
Aug '20	10.7K	12.7%
Aug '19	9.52K	32.7%
Aug '18	7.17K	3.4%



Current Year	9.52K	8.63K	8.89K	8.15K	6.94K	9.05K	10.1K	9.13K	7.5K	10.8K	11.6K	10.9K	10.7K
Prior Year	7.17K	6.54K	6.64K	6.39K	5.29K	6.86K	8.06K	10.6K	11K	11.2K	10.1K	9.87K	9.52K
Percent Change from Prior Year	33%	32%	34%	28%	31%	32%	25%	-14%	-32%	-4%	15%	11%	13%

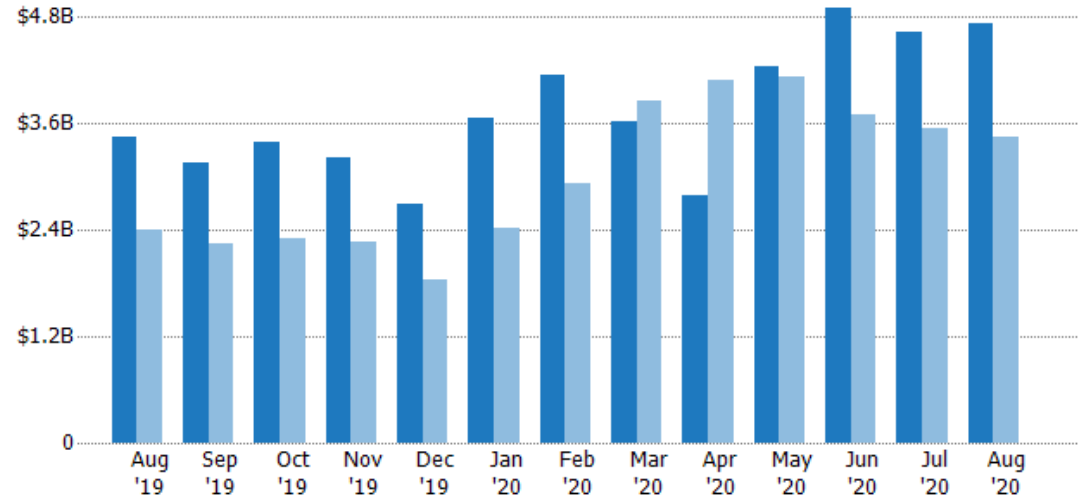
New Pending Sales Volume

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.
Aug '20	\$4.74B	37.5%
Aug '19	\$3.45B	43.4%
Aug '18	\$2.4B	-3.7%



Current Year	\$3.45B	\$3.16B	\$3.39B	\$3.21B	\$2.7B	\$3.65B	\$4.15B	\$3.62B	\$2.79B	\$4.25B	\$4.9B	\$4.63B	\$4.74B
Prior Year	\$2.4B	\$2.25B	\$2.3B	\$2.27B	\$1.84B	\$2.42B	\$2.93B	\$3.86B	\$4.09B	\$4.13B	\$3.69B	\$3.54B	\$3.45B
Percent Change from Prior Year	43%	40%	47%	41%	46%	51%	41%	-6%	-32%	3%	33%	31%	37%

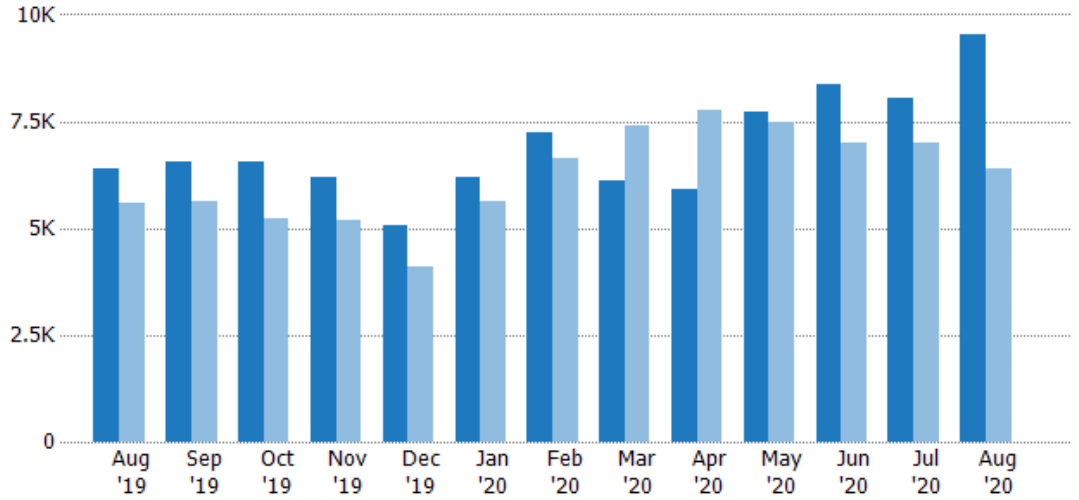
Pending Sales

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.
Aug '20	9.52K	49%
Aug '19	6.39K	14%
Aug '18	5.61K	7.7%



Current Year	6.39K	6.57K	6.56K	6.21K	5.06K	6.19K	7.23K	6.11K	5.91K	7.72K	8.39K	8.05K	9.52K
Prior Year	5.61K	5.64K	5.23K	5.17K	4.1K	5.63K	6.62K	7.4K	7.78K	7.47K	7K	6.98K	6.39K
Percent Change from Prior Year	14%	16%	25%	20%	23%	10%	9%	-17%	-24%	3%	20%	15%	49%

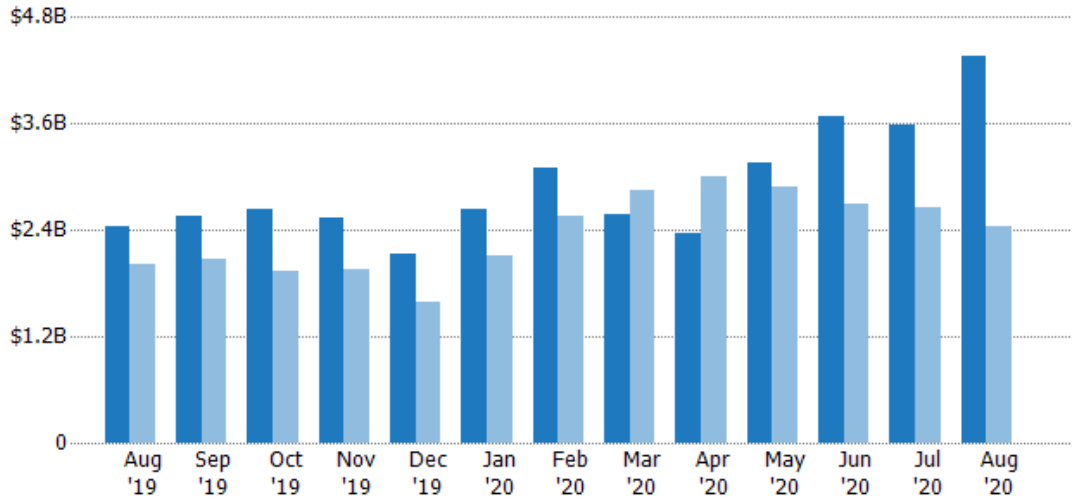
Pending Sales Volume

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.
Aug '20	\$4.35B	79%
Aug '19	\$2.43B	20.4%
Aug '18	\$2.02B	-1.6%



Current Year	\$2.43B	\$2.56B	\$2.63B	\$2.54B	\$2.12B	\$2.63B	\$3.1B	\$2.59B	\$2.35B	\$3.15B	\$3.69B	\$3.58B	\$4.35B
Prior Year	\$2.02B	\$2.06B	\$1.94B	\$1.96B	\$1.58B	\$2.11B	\$2.55B	\$2.84B	\$3B	\$2.89B	\$2.7B	\$2.65B	\$2.43B
Percent Change from Prior Year	20%	24%	36%	29%	35%	24%	22%	-9%	-22%	9%	37%	35%	79%

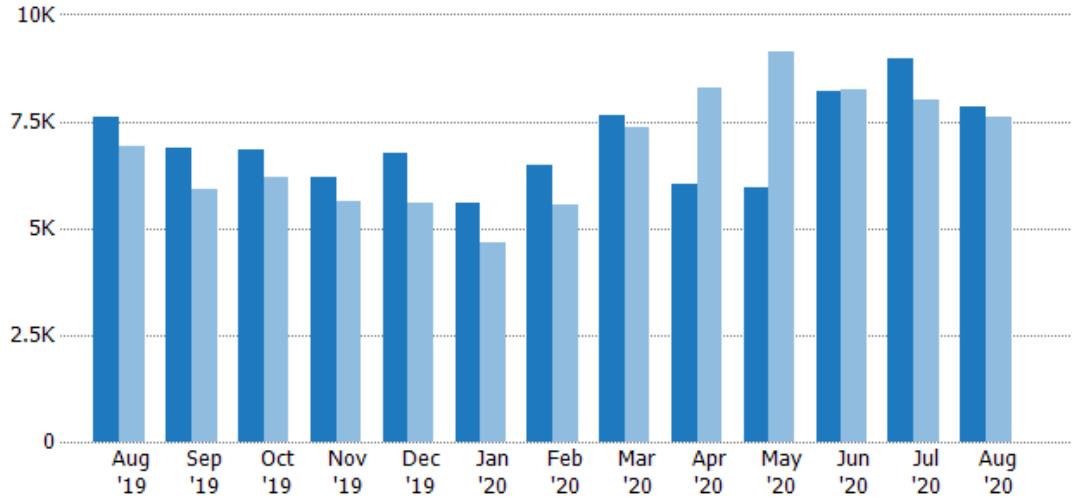
Closed Sales

The total number of residential properties sold each month.

Filters Used

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

Month/ Year	Count	% Chg.
Aug '20	7.84K	3.1%
Aug '19	7.61K	9.8%
Aug '18	6.93K	1.5%



Current Year	7.61K	6.87K	6.85K	6.19K	6.77K	5.59K	6.46K	7.63K	6.03K	5.93K	8.22K	8.96K	7.84K
Prior Year	6.93K	5.9K	6.19K	5.65K	5.61K	4.68K	5.56K	7.36K	8.28K	9.13K	8.25K	8.01K	7.61K
Percent Change from Prior Year	10%	16%	11%	10%	21%	20%	16%	4%	-27%	-35%	0%	12%	3%

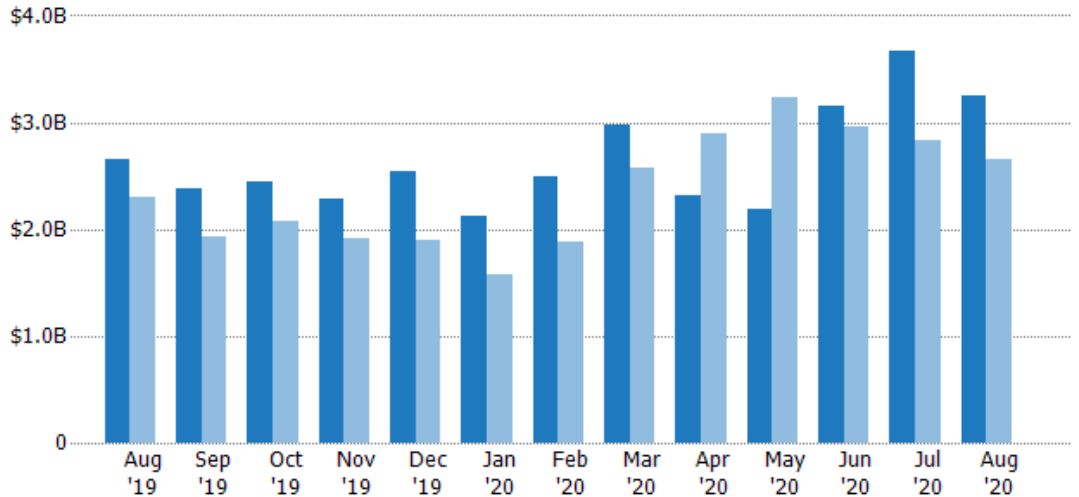
Closed Sales Volume

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.
Aug '20	\$3.25B	22.3%
Aug '19	\$2.66B	15.4%
Aug '18	\$2.3B	-7.1%



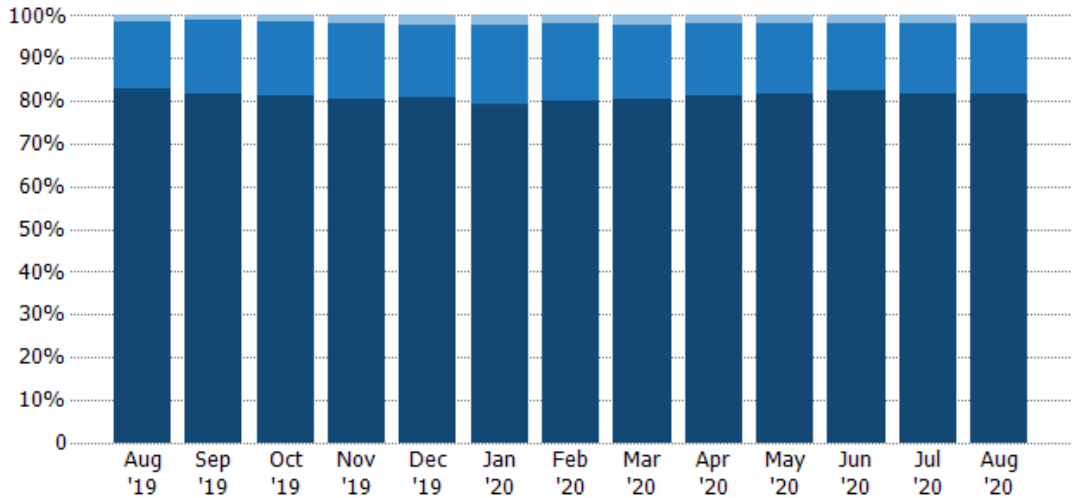
Current Year	\$2.66B	\$2.38B	\$2.45B	\$2.29B	\$2.54B	\$2.12B	\$2.5B	\$2.98B	\$2.31B	\$2.18B	\$3.15B	\$3.66B	\$3.25B
Prior Year	\$2.3B	\$1.93B	\$2.07B	\$1.91B	\$1.9B	\$1.58B	\$1.89B	\$2.57B	\$2.9B	\$3.23B	\$2.96B	\$2.83B	\$2.66B
Percent Change from Prior Year	15%	23%	18%	20%	34%	34%	32%	16%	-20%	-33%	6%	30%	22%

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



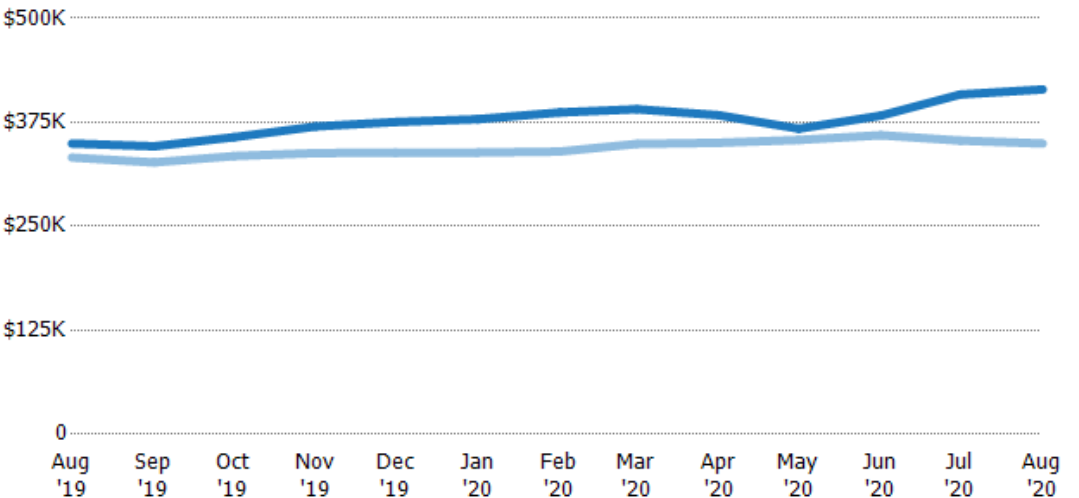
Property Type	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Mobile/Manufactured	1%	1%	1%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Condo/Townhouse	16%	17%	18%	18%	17%	18%	18%	17%	17%	16%	16%	16%	17%
Single Family Residence	83%	82%	81%	81%	81%	79%	80%	81%	81%	82%	82%	82%	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.
Aug '20	\$414K	18.6%
Aug '19	\$349K	5.1%
Aug '18	\$333K	-8.5%

Property Type	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	\$349K	\$346K	\$357K	\$370K	\$375K	\$379K	\$387K	\$391K	\$383K	\$367K	\$383K	\$408K	\$414K
Prior Year	\$333K	\$327K	\$334K	\$338K	\$338K	\$339K	\$340K	\$349K	\$350K	\$354K	\$359K	\$353K	\$349K
Percent Change from Prior Year	5%	6%	7%	9%	11%	12%	14%	12%	9%	4%	7%	16%	19%

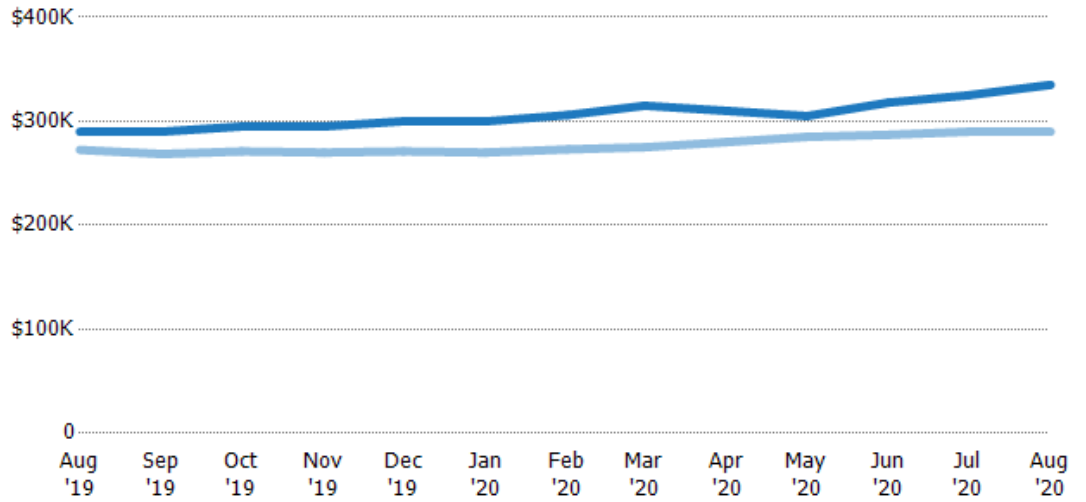
Median Sales Price

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.
Aug '20	\$335K	15.6%
Aug '19	\$290K	6.4%
Aug '18	\$273K	-8.3%



Current Year	\$290K	\$290K	\$295K	\$295K	\$300K	\$300K	\$306K	\$315K	\$310K	\$305K	\$318K	\$325K	\$335K
Prior Year	\$273K	\$269K	\$271K	\$270K	\$271K	\$270K	\$273K	\$275K	\$280K	\$285K	\$287K	\$290K	\$290K
Percent Change from Prior Year	6%	8%	9%	9%	11%	11%	12%	15%	11%	7%	11%	12%	16%

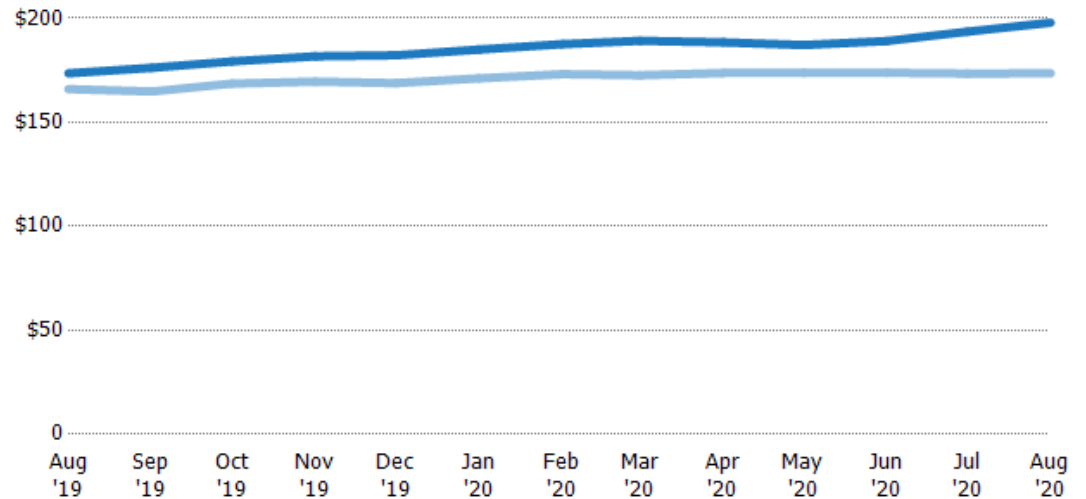
Average Sales Price per Sq Ft

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

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Aug '20	\$198	14%
Aug '19	\$174	4.6%
Aug '18	\$166	-8.4%



Current Year	\$174	\$176	\$179	\$182	\$182	\$185	\$188	\$189	\$188	\$187	\$189	\$194	\$198
Prior Year	\$166	\$165	\$169	\$170	\$169	\$171	\$173	\$173	\$174	\$174	\$174	\$173	\$174
Percent Change from Prior Year	5%	7%	6%	7%	8%	8%	8%	10%	8%	8%	9%	12%	14%

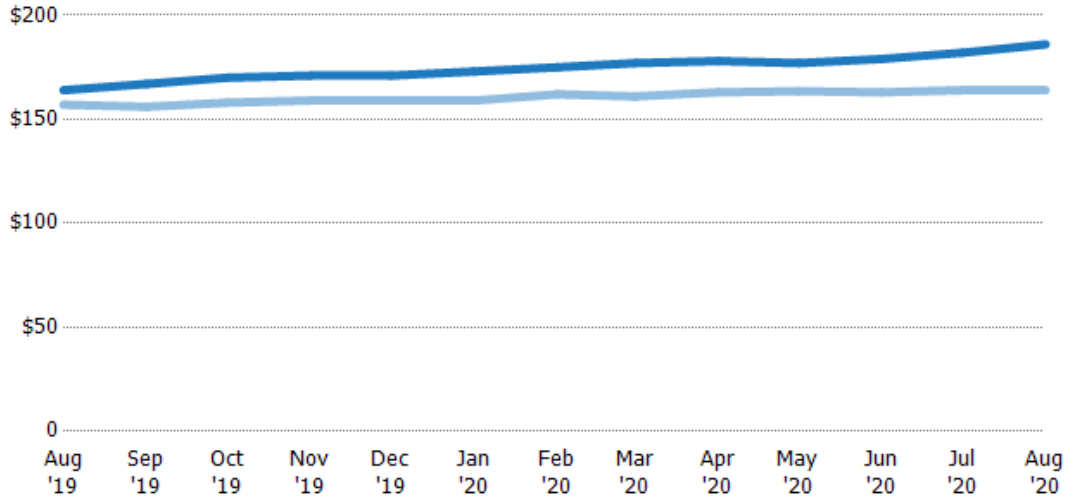
Median Sales Price per Sq Ft

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

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Aug '20	\$186	13.4%
Aug '19	\$164	4.5%
Aug '18	\$157	-8.9%



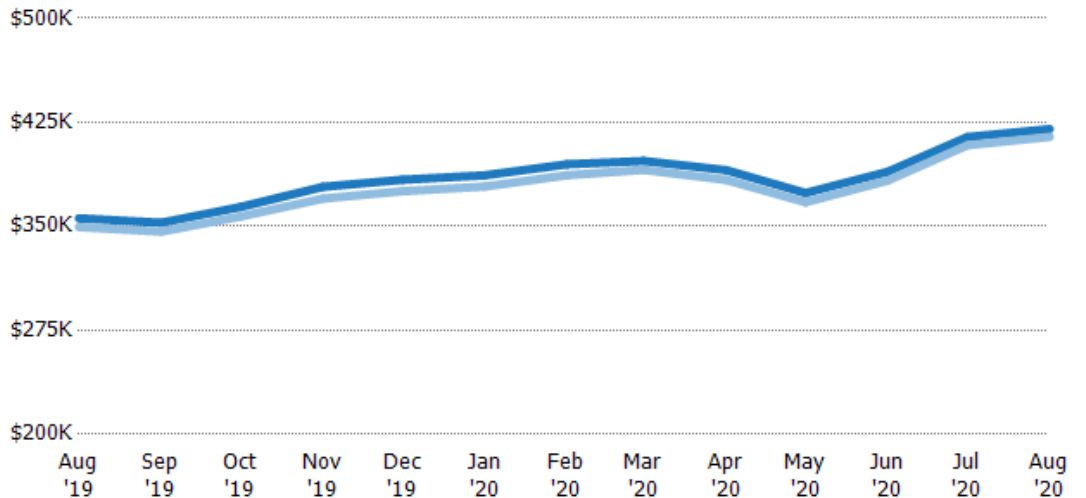
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	\$164	\$167	\$170	\$171	\$171	\$173	\$175	\$177	\$178	\$177	\$179	\$182	\$186
Prior Year	\$157	\$156	\$158	\$159	\$159	\$159	\$162	\$161	\$163	\$164	\$163	\$164	\$164
Percent Change from Prior Year	4%	7%	8%	8%	8%	9%	8%	10%	9%	8%	10%	11%	13%

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



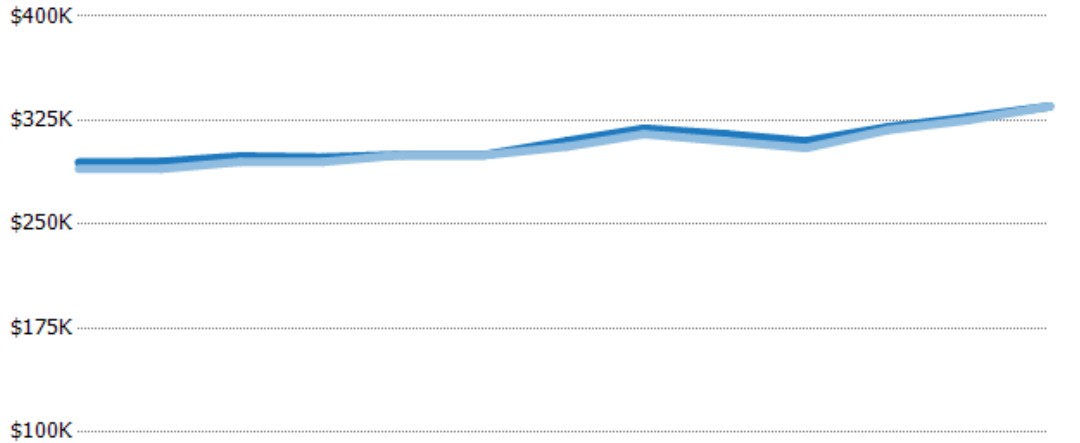
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Avg List Price	\$356K	\$353K	\$364K	\$378K	\$384K	\$387K	\$395K	\$397K	\$390K	\$374K	\$389K	\$414K	\$420K
Avg Sales Price	\$349K	\$346K	\$357K	\$370K	\$375K	\$379K	\$387K	\$391K	\$383K	\$367K	\$383K	\$408K	\$414K
Avg Sales Price as a % of Avg List Price	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	99%	99%

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



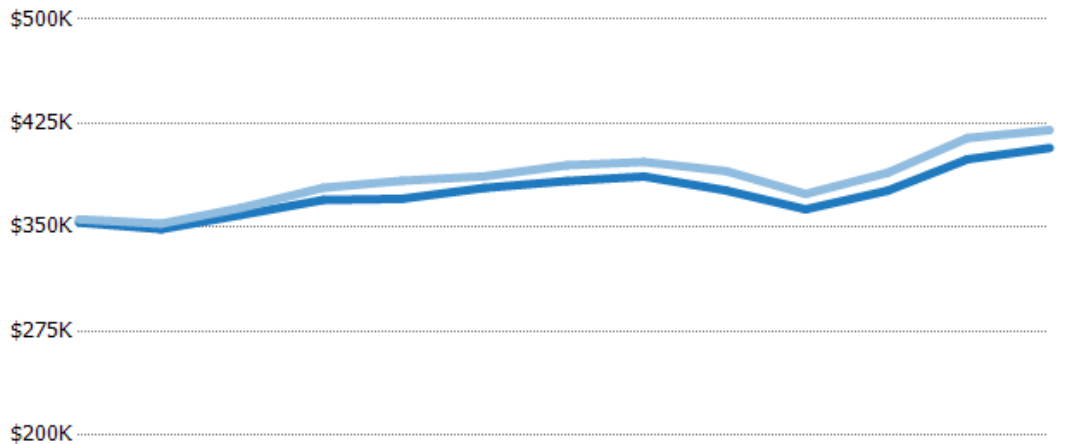
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Median List Price	\$295K	\$295K	\$299K	\$298K	\$300K	\$300K	\$310K	\$319K	\$315K	\$310K	\$320K	\$327K	\$335K
Median Sales Price	\$290K	\$290K	\$295K	\$295K	\$300K	\$300K	\$306K	\$315K	\$310K	\$305K	\$318K	\$325K	\$335K
Med Sales Price as a % of Med List Price	98%	98%	99%	99%	100%	100%	99%	99%	98%	98%	99%	99%	100%

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



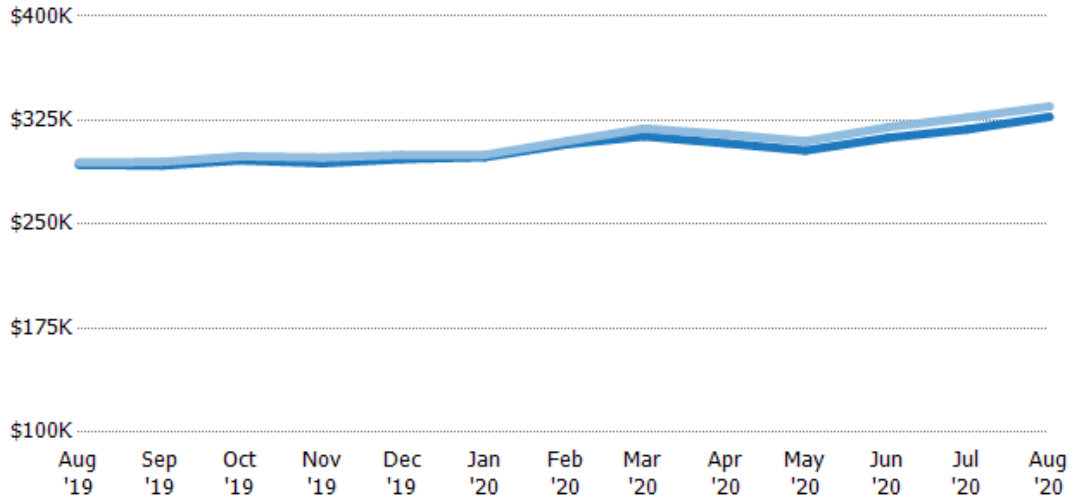
	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Avg Est Value	\$353K	\$349K	\$359K	\$370K	\$371K	\$378K	\$383K	\$387K	\$377K	\$363K	\$376K	\$399K	\$407K
Avg Sales Price	\$356K	\$353K	\$364K	\$378K	\$384K	\$387K	\$395K	\$397K	\$390K	\$374K	\$389K	\$414K	\$420K
Avg Sales Price as a % of Avg Est Value	101%	101%	101%	102%	104%	102%	103%	103%	104%	103%	103%	104%	103%

Median Sales Price vs Median Est Value

The median sales price as a percent of the median AVM or RVM® valuation estimate for properties sold each month.

Filters Used

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



	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Median Est Value	\$293K	\$292K	\$296K	\$294K	\$297K	\$298K	\$308K	\$313K	\$308K	\$303K	\$312K	\$318K	\$327K
Median Sales Price	\$295K	\$295K	\$299K	\$298K	\$300K	\$300K	\$310K	\$319K	\$315K	\$310K	\$320K	\$327K	\$335K
Med Sales Price as a % of Med Est Value	101%	101%	101%	101%	101%	101%	101%	102%	102%	102%	102%	103%	102%

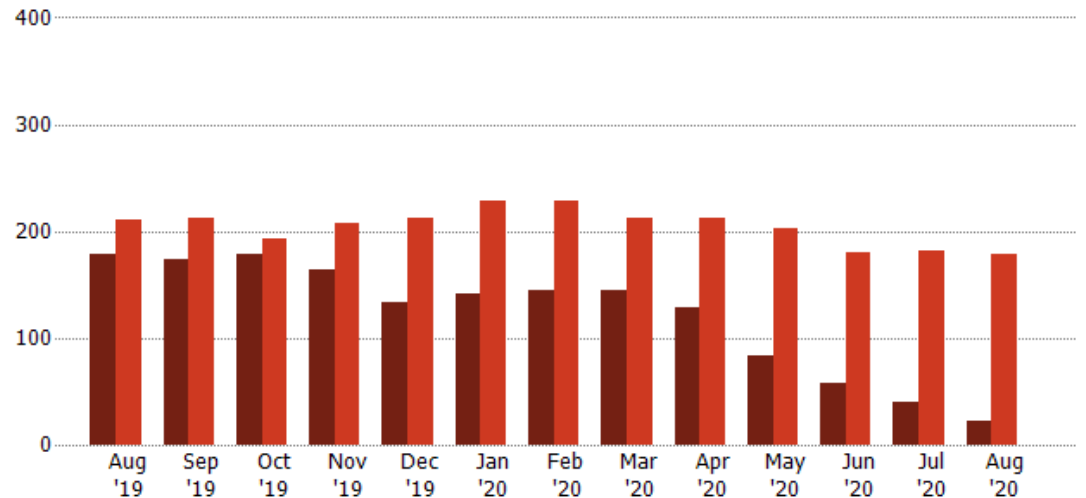
Distressed Listings

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.
Aug '20	23	-87.1%
Aug '19	178	-15.6%
Aug '18	211	54.5%



	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20
Current Year	178	173	178	164	134	141	144	145	129	84	57	40	23
Prior Year	211	213	193	208	212	228	229	212	212	203	180	182	178
Percent Change from Prior Year	-16%	-19%	-8%	-21%	-37%	-38%	-37%	-32%	-39%	-59%	-68%	-78%	-87%

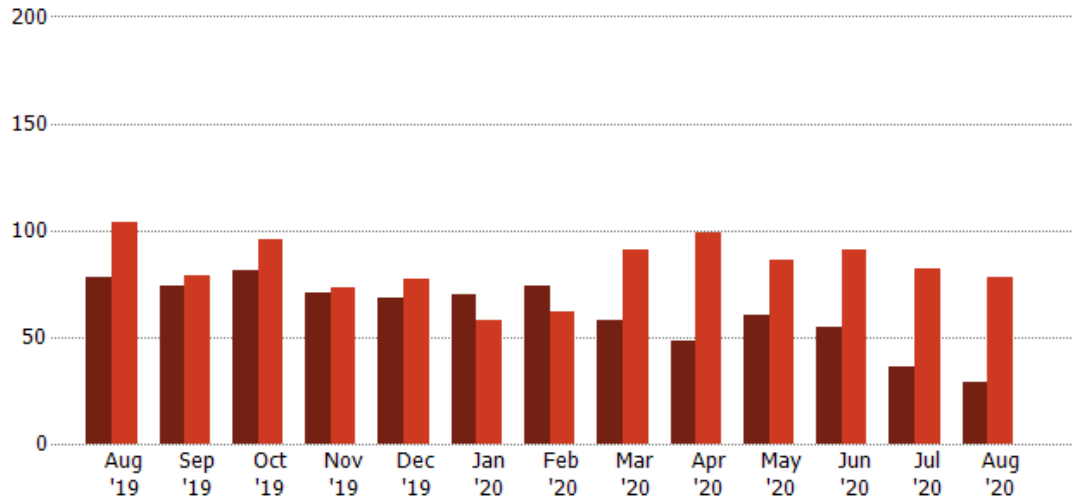
Distressed Sales

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.
Aug '20	29	-62.8%
Aug '19	78	-25%
Aug '18	104	10.6%



Current Year	78	74	81	71	68	70	74	58	48	60	55	36	29
Prior Year	104	79	96	73	77	58	62	91	99	86	91	82	78
Percent Change from Prior Year	-25%	-6%	-16%	-3%	-12%	21%	19%	-36%	-52%	-30%	-40%	-56%	-63%

Sales Activity by ZIP

Aug 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	17	\$7,565,200	11	\$4,170,000	\$379,091	\$420,000	\$277	\$256	77
85004	15	\$5,288,849	10	\$3,679,500	\$367,950	\$322,500	\$241	\$245	58
85006	75	\$22,546,176	34	\$11,851,595	\$348,576	\$342,700	\$276	\$273	33
85007	28	\$12,057,835	8	\$2,312,700	\$289,088	\$315,000	\$217	\$248	20
85008	60	\$20,132,952	44	\$12,700,399	\$288,645	\$271,250	\$208	\$206	21
85009	33	\$7,232,765	27	\$6,643,899	\$246,070	\$230,000	\$174	\$167	25
85012	23	\$13,796,400	13	\$7,020,900	\$540,069	\$590,000	\$254	\$222	73
85013	36	\$15,522,049	40	\$15,900,058	\$397,501	\$347,500	\$235	\$230	16
85014	51	\$21,391,293	52	\$19,056,501	\$366,471	\$357,500	\$241	\$232	19
85015	37	\$10,148,799	34	\$9,876,700	\$290,491	\$286,750	\$181	\$184	38
85016	90	\$48,216,957	108	\$55,036,529	\$509,597	\$412,450	\$270	\$259	32
85017	25	\$5,213,399	27	\$5,411,250	\$200,417	\$219,900	\$136	\$135	30
85018	120	\$144,298,293	78	\$71,632,724	\$918,368	\$578,351	\$347	\$292	36
85019	27	\$5,460,898	25	\$5,035,200	\$201,408	\$240,000	\$145	\$153	16
85020	90	\$37,832,128	71	\$28,042,650	\$394,967	\$295,000	\$220	\$222	15
85021	66	\$28,827,190	43	\$19,534,714	\$454,296	\$345,000	\$211	\$209	26
85022	86	\$30,973,786	78	\$25,431,363	\$326,043	\$316,500	\$188	\$189	17
85023	58	\$20,988,901	43	\$15,399,143	\$358,120	\$305,000	\$190	\$191	31
85024	72	\$29,978,735	68	\$24,745,725	\$363,908	\$355,000	\$208	\$200	15
85027	57	\$15,167,389	56	\$13,779,990	\$246,071	\$265,250	\$188	\$189	16
85028	39	\$19,423,595	42	\$21,323,415	\$507,700	\$493,750	\$231	\$230	18
85029	46	\$11,478,427	62	\$16,021,400	\$258,410	\$270,100	\$167	\$169	15
85031	35	\$6,543,700	29	\$5,746,833	\$198,167	\$230,000	\$132	\$131	29
85032	139	\$43,416,805	110	\$34,089,200	\$309,902	\$306,125	\$205	\$213	17
85033	68	\$13,927,848	54	\$11,521,300	\$213,357	\$230,000	\$155	\$149	31
85034	7	\$2,828,900	2	\$371,500	\$185,750	\$185,750	\$174	\$174	20
85035	35	\$8,137,600	28	\$6,417,500	\$229,196	\$230,000	\$159	\$150	11
85037	84	\$21,361,727	60	\$14,049,350	\$234,156	\$241,500	\$156	\$157	23
85040	67	\$15,275,300	39	\$9,853,394	\$252,651	\$246,000	\$165	\$170	22
85041	93	\$29,013,833	77	\$21,544,229	\$279,795	\$275,000	\$152	\$151	13
85042	82	\$27,443,578	70	\$22,165,825	\$316,655	\$294,500	\$179	\$181	14
85043	141	\$36,217,843	61	\$15,411,847	\$252,653	\$250,000	\$150	\$155	8
85044	62	\$24,635,781	44	\$15,826,600	\$359,695	\$336,000	\$216	\$214	14
85045	18	\$9,170,540	20	\$9,889,500	\$494,475	\$441,000	\$191	\$193	18
85048	73	\$39,045,226	61	\$27,340,518	\$448,205	\$436,500	\$204	\$203	23
85050	86	\$44,311,431	80	\$36,771,494	\$459,644	\$403,000	\$213	\$217	24
85051	64	\$14,531,246	61	\$15,113,976	\$247,770	\$240,000	\$156	\$160	16
85053	38	\$10,472,299	41	\$10,892,964	\$265,682	\$267,000	\$166	\$162	9

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Sales Activity by ZIP

Aug 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	27	\$14,496,638	19	\$8,141,123	\$428,480	\$328,000	\$240	\$233	25
85083	44	\$19,990,600	42	\$18,719,051	\$445,692	\$411,500	\$178	\$180	22
85085	73	\$35,634,934	88	\$40,183,440	\$456,630	\$435,211	\$175	\$173	20
85086	152	\$68,869,388	117	\$49,155,068	\$420,129	\$387,000	\$182	\$175	24
85087	32	\$13,980,070	21	\$9,545,020	\$454,525	\$419,100	\$175	\$167	35
85120	4	\$768,900	4	\$925,500	\$231,375	\$284,000	\$149	\$174	20
85142	217	\$110,580,351	166	\$78,061,655	\$470,251	\$445,000	\$179	\$175	26
85201	59	\$14,662,639	63	\$16,021,875	\$254,315	\$250,000	\$179	\$177	16
85202	63	\$17,693,948	45	\$12,557,300	\$279,051	\$280,000	\$183	\$177	6
85203	35	\$11,947,897	49	\$16,421,799	\$335,139	\$325,000	\$177	\$175	26
85204	57	\$15,676,699	62	\$17,349,900	\$279,837	\$274,500	\$183	\$185	13
85205	80	\$28,189,293	70	\$19,744,611	\$282,066	\$245,000	\$179	\$183	21
85206	72	\$20,658,777	66	\$17,214,230	\$260,822	\$262,450	\$174	\$172	18
85207	133	\$68,130,404	111	\$49,810,632	\$448,744	\$375,000	\$196	\$199	23
85208	67	\$16,794,296	79	\$18,737,100	\$237,178	\$242,000	\$172	\$174	20
85209	115	\$36,980,787	84	\$26,929,948	\$320,595	\$305,000	\$173	\$179	17
85210	41	\$11,615,749	41	\$11,767,074	\$287,002	\$288,000	\$180	\$172	15
85212	157	\$66,452,965	107	\$43,357,189	\$405,207	\$395,000	\$179	\$181	16
85213	55	\$27,151,144	45	\$17,637,200	\$391,938	\$367,500	\$159	\$171	21
85215	49	\$19,320,793	36	\$11,928,600	\$331,350	\$325,450	\$188	\$195	20
85224	59	\$20,103,098	37	\$12,357,330	\$333,982	\$325,000	\$214	\$212	6
85225	190	\$63,164,747	120	\$39,362,164	\$328,018	\$325,000	\$198	\$196	15
85226	78	\$28,544,450	68	\$25,461,570	\$374,435	\$351,995	\$205	\$208	11
85233	76	\$30,160,286	70	\$28,005,439	\$400,078	\$375,000	\$194	\$196	8
85234	100	\$41,298,383	89	\$37,119,118	\$417,069	\$386,000	\$198	\$198	15
85248	110	\$50,824,747	106	\$47,566,655	\$448,742	\$412,500	\$199	\$203	33
85249	107	\$55,020,246	83	\$42,817,000	\$515,867	\$478,000	\$188	\$186	21
85250	73	\$38,275,419	63	\$31,065,550	\$493,104	\$455,000	\$266	\$255	39
85251	134	\$79,358,668	103	\$54,557,998	\$529,689	\$415,000	\$293	\$274	33
85253	89	\$213,629,086	57	\$101,293,300	\$1,777,075	\$1,362,500	\$394	\$345	58
85254	116	\$77,627,392	107	\$63,835,506	\$596,594	\$599,900	\$263	\$250	30
85255	180	\$199,267,412	147	\$144,933,234	\$985,940	\$740,500	\$305	\$283	36
85257	54	\$23,479,734	72	\$27,865,906	\$387,026	\$424,750	\$247	\$249	29
85258	90	\$63,478,267	99	\$61,154,145	\$617,719	\$577,900	\$278	\$270	50
85259	63	\$57,450,538	54	\$45,296,988	\$838,833	\$744,500	\$256	\$256	23
85260	103	\$75,593,050	85	\$49,757,998	\$585,388	\$495,000	\$264	\$257	24
85262	114	\$152,338,648	62	\$80,984,498	\$1,306,202	\$900,000	\$317	\$280	92

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ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85263	33	\$17,235,033	23	\$12,236,674	\$532,029	\$459,000	\$235	\$219	112
85266	61	\$75,880,049	47	\$43,031,990	\$915,574	\$775,000	\$280	\$280	77
85268	107	\$75,900,880	73	\$41,351,424	\$566,458	\$495,000	\$229	\$224	46
85281	79	\$26,037,671	63	\$20,200,749	\$320,647	\$315,500	\$224	\$221	18
85282	77	\$26,367,382	58	\$18,228,700	\$314,288	\$334,350	\$208	\$209	19
85283	50	\$18,649,550	52	\$17,272,700	\$332,167	\$332,500	\$207	\$208	10
85284	44	\$26,525,200	31	\$17,491,888	\$564,254	\$475,000	\$214	\$212	19
85286	79	\$36,078,765	68	\$29,653,068	\$436,075	\$412,550	\$194	\$191	14
85295	117	\$48,131,771	121	\$50,092,183	\$413,985	\$391,000	\$180	\$182	11
85296	93	\$41,426,431	92	\$37,484,296	\$407,438	\$371,000	\$198	\$190	12
85297	97	\$48,855,859	95	\$43,667,887	\$459,662	\$399,000	\$189	\$185	12
85298	112	\$62,042,902	99	\$51,129,359	\$516,458	\$465,000	\$196	\$199	18
85301	60	\$12,172,100	39	\$8,291,299	\$212,597	\$211,000	\$142	\$137	4
85302	47	\$11,928,986	43	\$11,198,900	\$260,440	\$266,000	\$164	\$165	7
85303	54	\$15,366,074	24	\$6,468,150	\$269,506	\$261,875	\$153	\$145	32
85304	58	\$17,647,698	34	\$10,307,252	\$303,154	\$293,000	\$172	\$172	18
85305	33	\$12,272,511	17	\$5,976,776	\$351,575	\$347,000	\$144	\$143	16
85306	36	\$10,382,149	28	\$8,343,800	\$297,993	\$290,000	\$171	\$174	13
85307	8	\$2,759,880	9	\$1,790,000	\$198,889	\$192,000	\$174	\$177	19
85308	121	\$45,046,299	117	\$43,405,500	\$370,987	\$345,000	\$182	\$182	10
85310	46	\$20,585,799	38	\$15,030,000	\$395,526	\$342,750	\$188	\$190	11
85322	5	\$1,109,600	3	\$848,000	\$282,667	\$179,000	\$252	\$132	148
85323	64	\$17,088,615	66	\$18,206,326	\$275,853	\$275,000	\$145	\$146	7
85326	171	\$47,907,044	144	\$38,390,488	\$266,601	\$257,200	\$138	\$135	17
85329			1	\$82,000	\$82,000	\$82,000	\$68	\$68	292
85331	108	\$76,749,936	76	\$50,279,008	\$661,566	\$611,250	\$247	\$236	34
85333			1	\$188,855	\$188,855	\$188,855	\$158	\$158	104
85335	53	\$13,427,090	42	\$10,824,410	\$257,724	\$250,000	\$158	\$164	13
85337			2	\$157,000	\$78,500	\$78,500	\$76	\$76	28
85338	237	\$80,721,474	161	\$52,102,743	\$323,620	\$310,000	\$162	\$163	24
85339	96	\$31,909,873	67	\$20,844,300	\$311,109	\$287,500	\$148	\$151	12
85340	91	\$41,965,669	70	\$29,634,078	\$423,344	\$382,000	\$164	\$162	20
85342	4	\$4,184,847	2	\$776,000	\$388,000	\$388,000	\$173	\$173	131
85343	1	\$314,850	1	\$370,000	\$370,000	\$370,000	\$195	\$195	9
85345	102	\$25,969,531	108	\$27,118,200	\$251,094	\$256,500	\$170	\$174	29
85351	106	\$22,666,669	88	\$18,083,458	\$205,494	\$203,000	\$143	\$141	44
85353	73	\$20,785,272	55	\$15,509,820	\$281,997	\$284,500	\$144	\$140	5

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ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85354	26	\$6,476,336	13	\$2,642,000	\$203,231	\$218,300	\$122	\$125	55
85355	44	\$17,231,993	30	\$11,595,396	\$386,513	\$354,889	\$165	\$160	23
85361	43	\$15,355,448	24	\$7,806,676	\$325,278	\$350,000	\$173	\$173	66
85363	17	\$3,914,000	18	\$3,983,670	\$221,315	\$223,000	\$158	\$154	31
85373	59	\$15,544,408	61	\$17,002,358	\$278,727	\$287,500	\$154	\$153	27
85374	100	\$27,801,043	106	\$30,392,990	\$286,726	\$279,000	\$176	\$175	21
85375	105	\$31,402,441	95	\$27,749,494	\$292,100	\$275,000	\$168	\$169	34
85377	26	\$22,001,400	18	\$19,557,000	\$1,086,500	\$852,500	\$267	\$247	86
85378	26	\$6,847,178	18	\$4,469,620	\$248,312	\$262,500	\$170	\$171	38
85379	141	\$45,789,347	131	\$40,606,062	\$309,970	\$304,000	\$152	\$151	16
85381	52	\$18,208,599	38	\$13,577,400	\$357,300	\$324,250	\$169	\$165	17
85382	93	\$30,566,909	77	\$25,052,409	\$325,356	\$330,000	\$180	\$180	16
85383	221	\$114,484,419	179	\$92,410,002	\$516,257	\$445,000	\$192	\$184	23
85387	86	\$31,783,268	62	\$22,077,427	\$356,088	\$357,500	\$161	\$163	27
85388	90	\$32,385,073	71	\$22,624,408	\$318,654	\$315,000	\$149	\$149	17
85390	20	\$7,038,417	17	\$5,908,901	\$347,582	\$290,000	\$199	\$197	48
85392	71	\$21,147,774	48	\$14,874,399	\$309,883	\$313,500	\$149	\$151	8
85395	77	\$31,187,922	74	\$28,354,499	\$383,169	\$373,200	\$167	\$169	30
85396	187	\$63,092,000	157	\$54,681,779	\$348,292	\$315,000	\$157	\$153	30
Other	2	\$949,800	1	\$455,000	\$455,000	\$455,000	\$254	\$254	108