



**2020**

# **MARICOPA COUNTY MARKET REPORT DECEMBER 2020**



Scottsdale Area Association of REALTORS®  
8600 E Anderson Dr., Suite 200 Scottsdale, AZ 85255  
ScottsdaleREALTORS.org  
480-945-2651



## Summary of Key Listing and Sales Metrics

A summary of the key metrics selected to be included in the report. MLS sources where licensed.

Key Metrics	Dec 2020	Dec 2019	+ / -	YTD 2020	YTD 2019	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	5,552	4,858	+14.3%	98,069	96,238	+1.9%
New Listing Volume	\$2,593,262,424	\$2,016,736,858	+28.6%	\$44,114,120,822	\$39,127,299,330	+12.7%
Active Listing Count	6,327	12,276	-48.5%	N/A	N/A	
Active Listing Volume	\$5,029,721,636	\$8,157,506,040	-38.3%	N/A	N/A	
Average Listing Price	\$794,962	\$664,508	+19.6%	\$670,976	\$592,012	+13.3%
Median Listing Price	\$425,000	\$389,000	+9.3%	\$395,616	\$365,813	+8.1%
Average Listing Price per Sq Ft	\$263	\$219	+20.1%	\$232	\$205	+13.2%
Median Listing Price per Sq Ft	\$222	\$186	+19.4%	\$200	\$177	+13%
Median Days in RPR	34	61	-44.3%	37.04	48.86	-24.2%
Months of Inventory	0.8	1.9	-58.7%	1.6	2.3	-30.6%
Absorption Rate	124.55%	51.48%	+73.1%	62.11%	43.13%	+19%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	7,536	6,946	+8.5%	118,583	109,029	+8.8%
New Pending Sales Volume	\$3,491,127,819	\$2,703,534,252	+29.1%	\$50,730,687,310	\$40,328,615,215	+25.8%
Pending Sales Count	6,805	5,098	+33.5%	N/A	N/A	
Pending Sales Volume	\$3,419,633,647	\$2,160,361,042	+58.3%	N/A	N/A	
Closed Sales Count	8,466	6,890	+22.9%	90,744	86,361	+5.1%
Closed Sales Volume	\$3,832,721,693	\$2,587,516,232	+48.1%	\$37,205,046,633	\$30,664,589,813	+21.3%
Average Sales Price	\$452,719	\$375,601	+20.5%	\$410,000	\$355,079	+15.5%
Median Sales Price	\$346,750	\$300,000	+15.6%	\$326,256	\$286,584	+13.8%
Average Sales Price per Sq Ft	\$212	\$182	+16.2%	\$197	\$176	+11.9%
Median Sales Price per Sq Ft	\$198	\$171	+15.8%	\$185	\$165	+11.8%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	13	118	-89%	N/A	N/A	

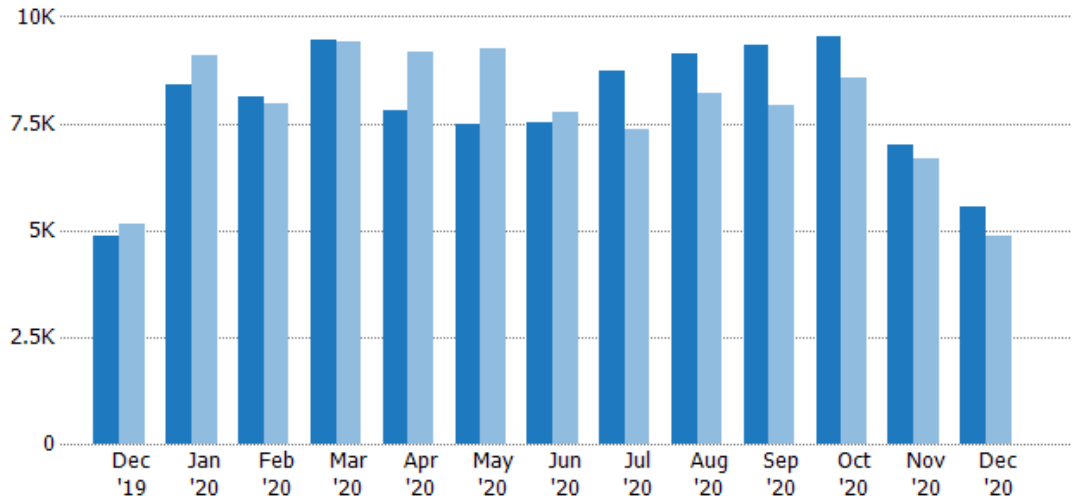
## New Listings

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.
Dec '20	5.55K	14.3%
Dec '19	4.86K	-5.8%
Dec '18	5.16K	-0.4%



Current Year	4.86K	8.39K	8.11K	9.44K	7.79K	7.5K	7.54K	8.72K	9.13K	9.35K	9.55K	7.01K	5.55K
Prior Year	5.16K	9.09K	7.97K	9.4K	9.19K	9.23K	7.77K	7.35K	8.21K	7.93K	8.58K	6.68K	4.86K
Percent Change from Prior Year	-6%	-8%	2%	0%	-15%	-19%	-3%	19%	11%	18%	11%	5%	14%

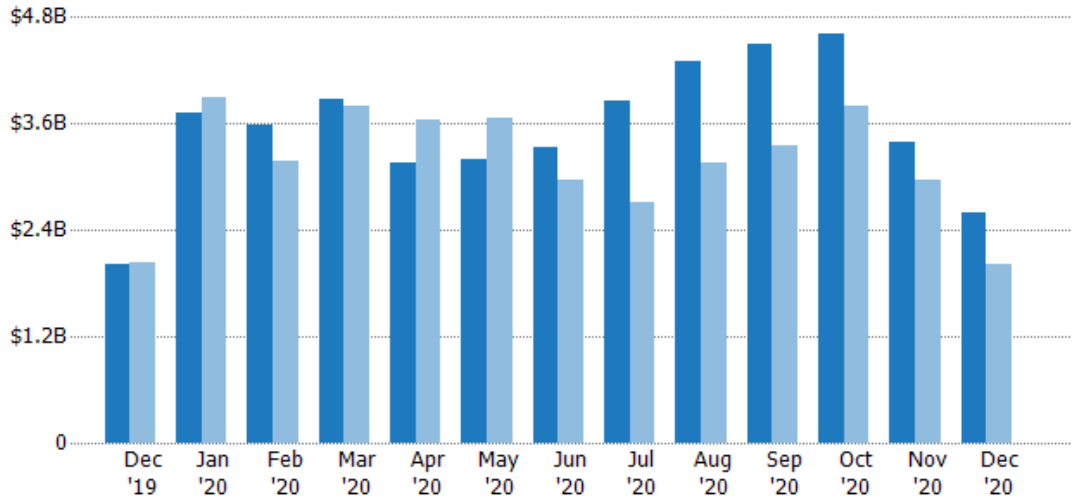
## New Listing Volume

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.
Dec '20	\$2.59B	28.6%
Dec '19	\$2.02B	-0.5%
Dec '18	\$2.03B	-7.6%



Current Year	\$2.02B	\$3.71B	\$3.58B	\$3.88B	\$3.16B	\$3.2B	\$3.34B	\$3.85B	\$4.3B	\$4.5B	\$4.61B	\$3.39B	\$2.59B
Prior Year	\$2.03B	\$3.89B	\$3.19B	\$3.79B	\$3.65B	\$3.66B	\$2.97B	\$2.7B	\$3.16B	\$3.34B	\$3.8B	\$2.96B	\$2.02B
Percent Change from Prior Year	0%	-5%	12%	2%	-13%	-12%	12%	42%	36%	34%	21%	15%	29%

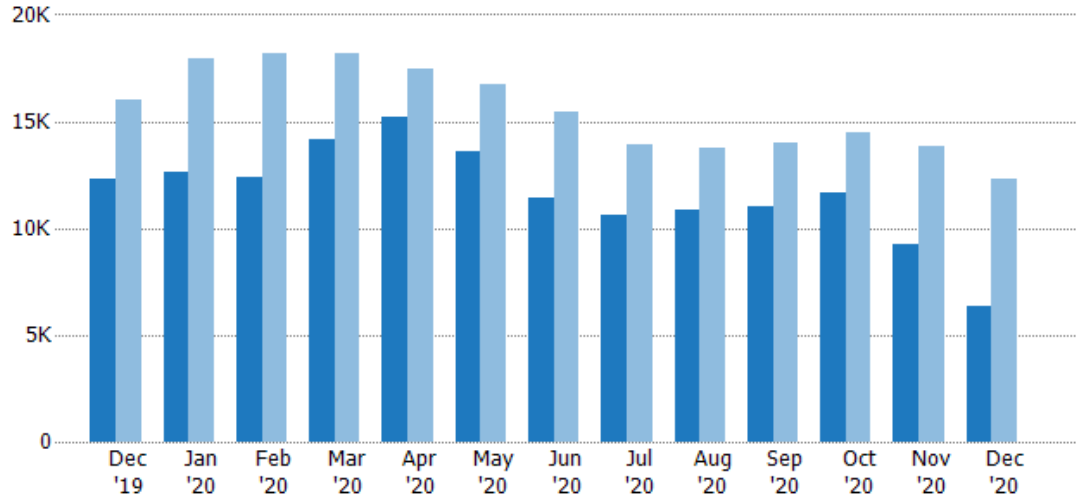
## Active Listings

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.
Dec '20	6.33K	-48.5%
Dec '19	12.3K	-23.5%
Dec '18	16K	-4.4%



Current Year	12.3K	12.6K	12.4K	14.1K	15.2K	13.6K	11.4K	10.7K	10.9K	11K	11.6K	9.23K	6.33K
Prior Year	16K	18K	18.2K	18.2K	17.5K	16.7K	15.4K	13.9K	13.7K	14K	14.5K	13.9K	12.3K
Percent Change from Prior Year	-23%	-30%	-32%	-22%	-13%	-19%	-26%	-24%	-21%	-21%	-20%	-33%	-48%

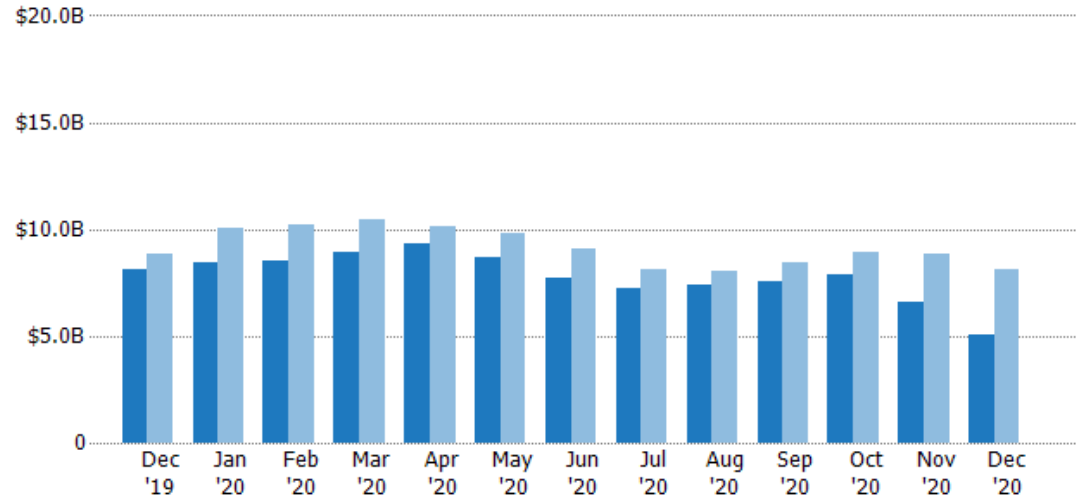
## Active Listing Volume

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.
Dec '20	\$5.03B	-38.3%
Dec '19	\$8.16B	-7.6%
Dec '18	\$8.83B	-6.3%



Current Year	\$8.16B	\$8.44B	\$8.49B	\$8.95B	\$9.3B	\$8.71B	\$7.68B	\$7.22B	\$7.39B	\$7.58B	\$7.89B	\$6.61B	\$5.03B
Prior Year	\$8.83B	\$10B	\$10.2B	\$10.4B	\$10.2B	\$9.84B	\$9.05B	\$8.15B	\$8.05B	\$8.44B	\$8.95B	\$8.81B	\$8.16B
Percent Change from Prior Year	-8%	-16%	-17%	-14%	-8%	-11%	-15%	-11%	-8%	-10%	-12%	-25%	-38%

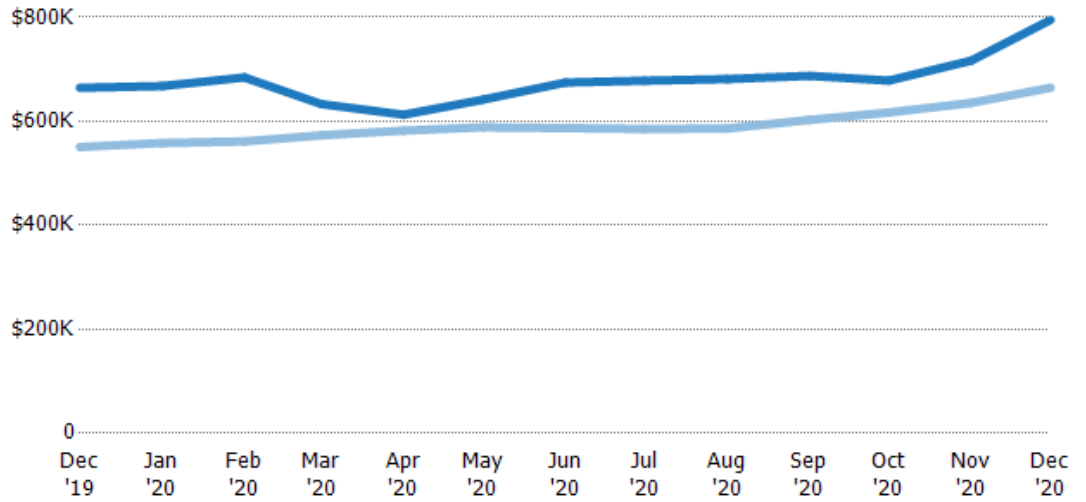
## Average Listing Price

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.
Dec '20	\$795K	19.6%
Dec '19	\$665K	20.7%
Dec '18	\$551K	-2%



Current Year	\$665K	\$668K	\$684K	\$633K	\$613K	\$642K	\$674K	\$678K	\$681K	\$687K	\$678K	\$716K	\$795K
Prior Year	\$551K	\$558K	\$561K	\$573K	\$582K	\$588K	\$587K	\$585K	\$586K	\$603K	\$617K	\$635K	\$665K
Percent Change from Prior Year	21%	20%	22%	10%	5%	9%	15%	16%	16%	14%	10%	13%	20%

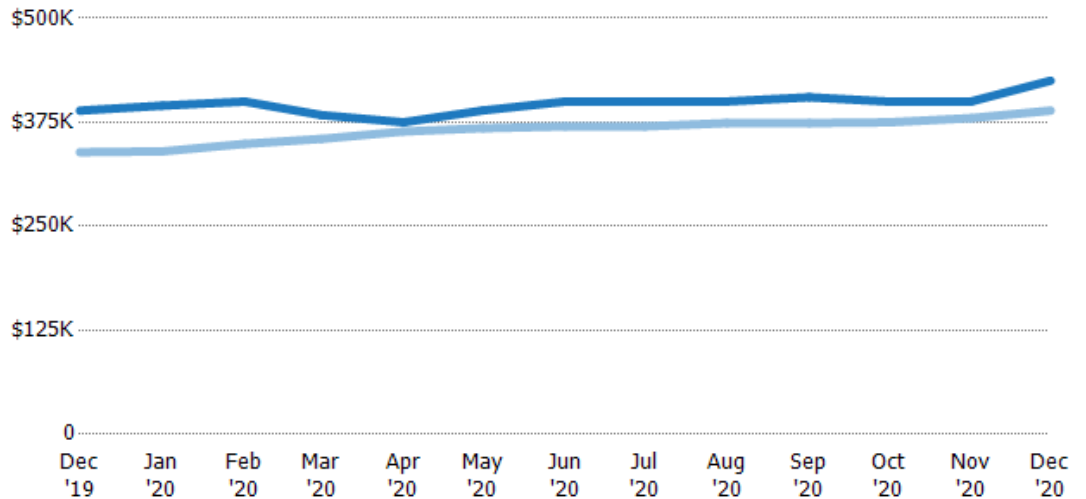
## Median Listing Price

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.
Dec '20	\$425K	9.3%
Dec '19	\$389K	14.7%
Dec '18	\$339K	-2.9%



Current Year	\$389K	\$395K	\$400K	\$384K	\$375K	\$389K	\$400K	\$400K	\$400K	\$405K	\$400K	\$400K	\$425K
Prior Year	\$339K	\$340K	\$349K	\$355K	\$364K	\$368K	\$370K	\$370K	\$374K	\$374K	\$375K	\$380K	\$389K
Percent Change from Prior Year	15%	16%	15%	8%	3%	6%	8%	8%	7%	8%	7%	5%	9%

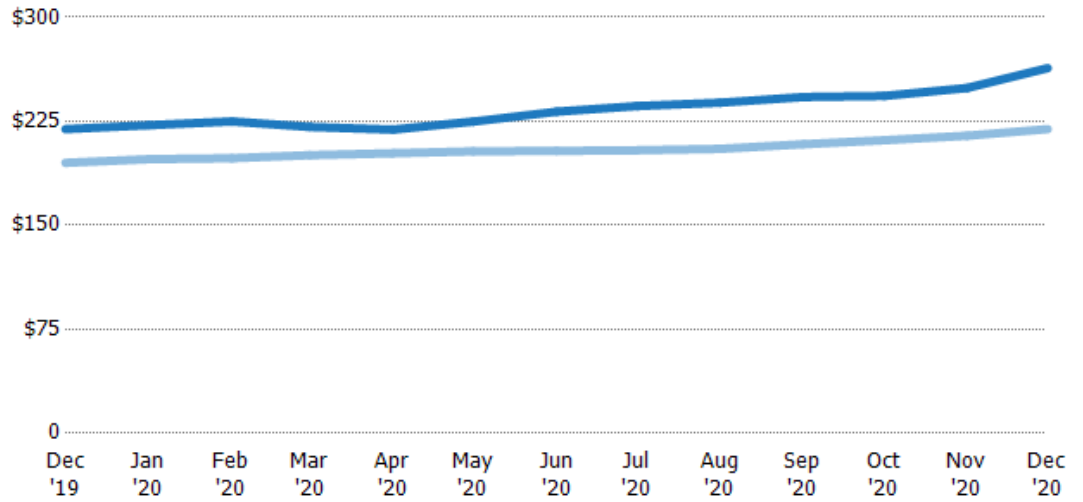
## Average Listing Price per Sq Ft

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.
Dec '20	\$263	20.1%
Dec '19	\$219	12.5%
Dec '18	\$195	-3.9%



Current Year	\$219	\$222	\$225	\$221	\$219	\$225	\$232	\$236	\$238	\$242	\$243	\$249	\$263
Prior Year	\$195	\$198	\$198	\$201	\$202	\$203	\$204	\$204	\$205	\$208	\$211	\$215	\$219
Percent Change from Prior Year	12%	12%	13%	10%	8%	11%	14%	16%	16%	16%	15%	16%	20%

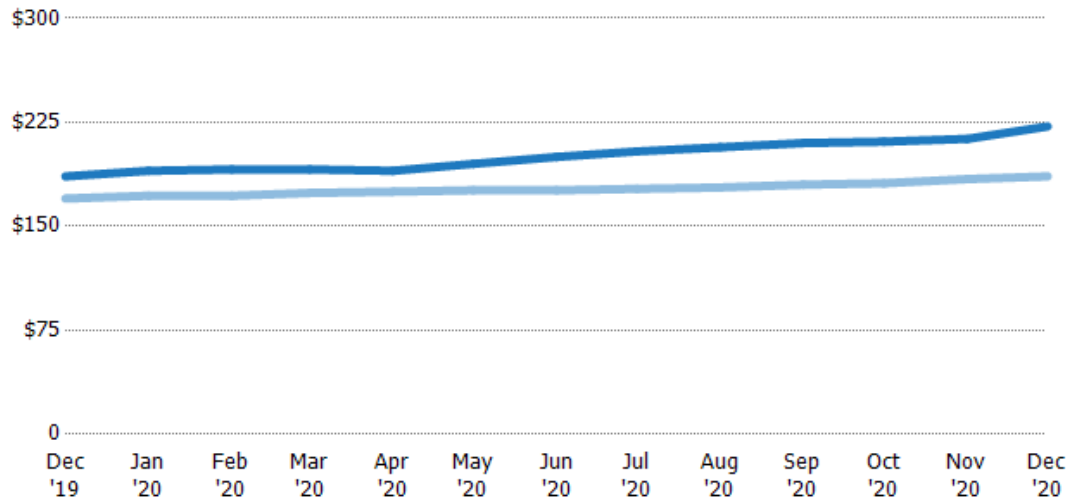
## Median Listing Price per Sq Ft

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.
Dec '20	\$222	19.4%
Dec '19	\$186	9.4%
Dec '18	\$170	-5.3%



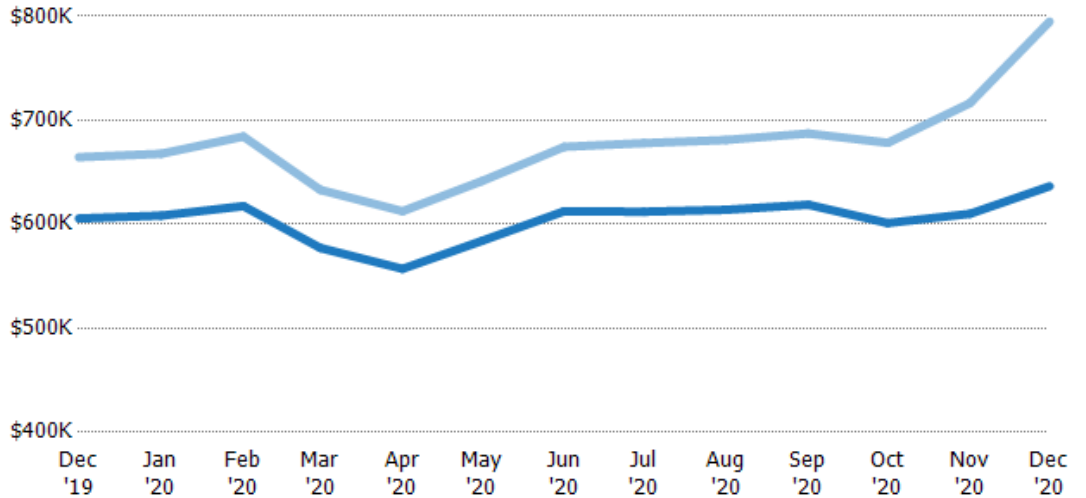
Current Year	\$186	\$190	\$191	\$191	\$190	\$195	\$200	\$204	\$207	\$210	\$211	\$213	\$222
Prior Year	\$170	\$172	\$172	\$174	\$175	\$176	\$176	\$177	\$178	\$180	\$181	\$184	\$186
Percent Change from Prior Year	9%	10%	11%	10%	9%	11%	14%	15%	16%	17%	17%	16%	19%

## 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

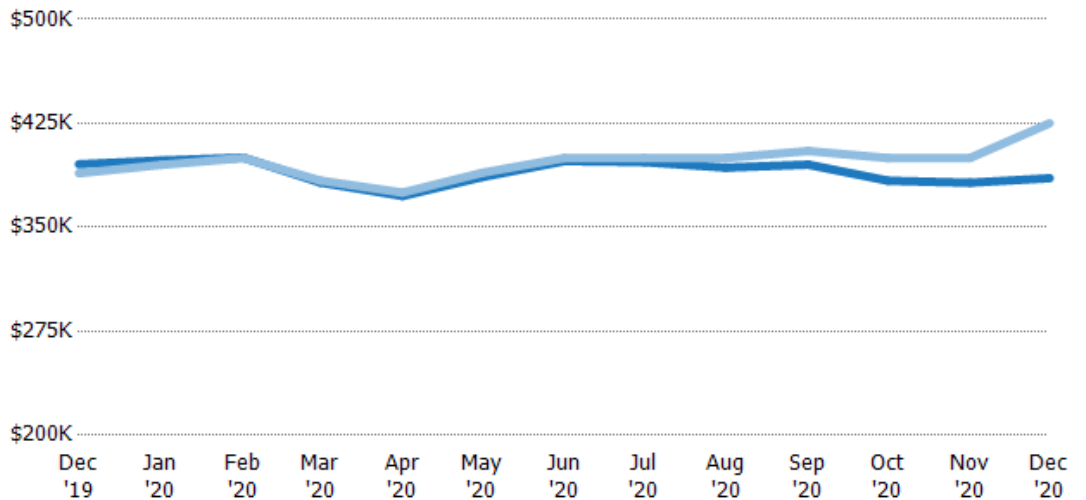


## Median Listing Price vs Median Est Value

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



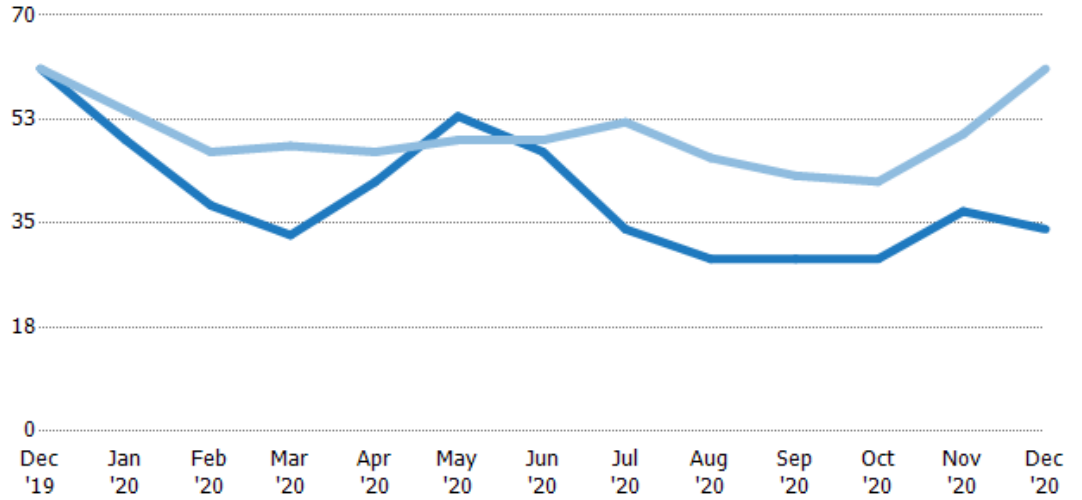
## Median Days in RPR

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.
Dec '20	34	-44.3%
Dec '19	61	0%
Dec '18	61	6.6%



Current Year	61	49	38	33	42	53	47	34	29	29	29	37	34
Prior Year	61	54	47	48	47	49	49	52	46	43	42	50	61
Percent Change from Prior Year	0%	-9%	-19%	-31%	-11%	8%	-4%	-35%	-37%	-33%	-31%	-26%	-44%

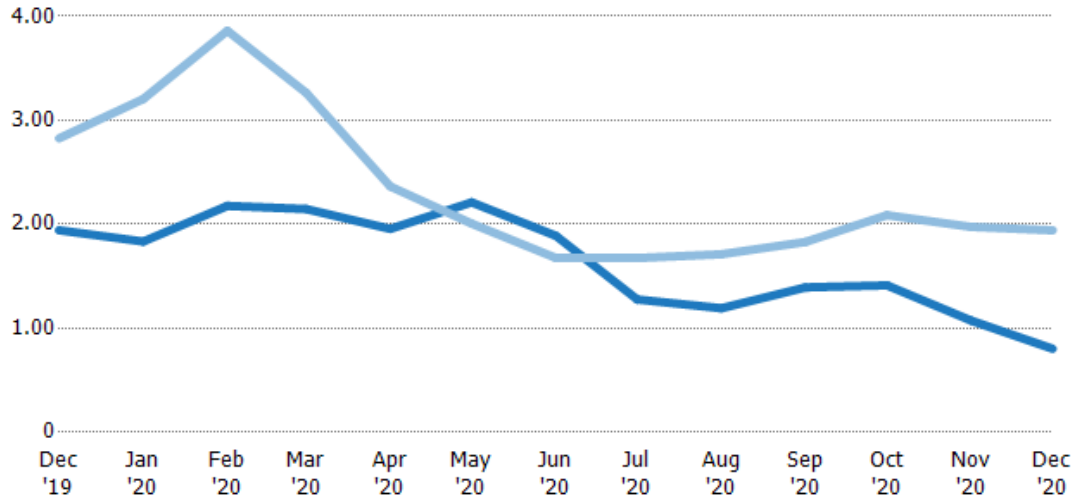
## Months of Inventory

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.
Dec '20	0.8	-58.7%
Dec '19	1.94	-31.3%
Dec '18	2.83	-9.5%



Current Year	1.94	1.83	2.18	2.15	1.96	2.21	1.89	1.28	1.19	1.39	1.41	1.07	0.8
Prior Year	2.83	3.2	3.86	3.27	2.36	2.01	1.68	1.68	1.71	1.83	2.09	1.98	1.94
Percent Change from Prior Year	-31%	-43%	-44%	-34%	-17%	10%	13%	-24%	-30%	-24%	-32%	-46%	-59%



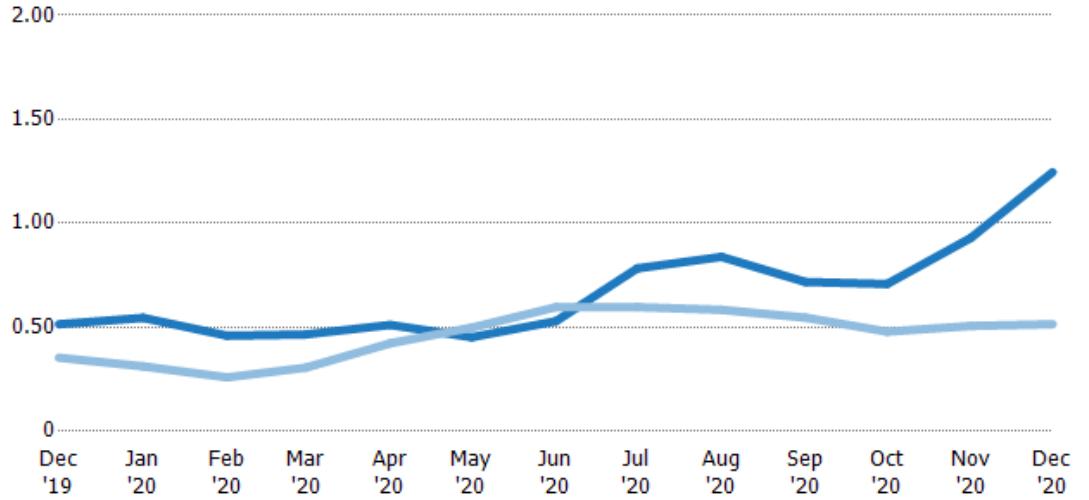
## Absorption Rate

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.
Dec '20	125%	-73.1%
Dec '19	51%	-16.1%
Dec '18	35%	10.6%



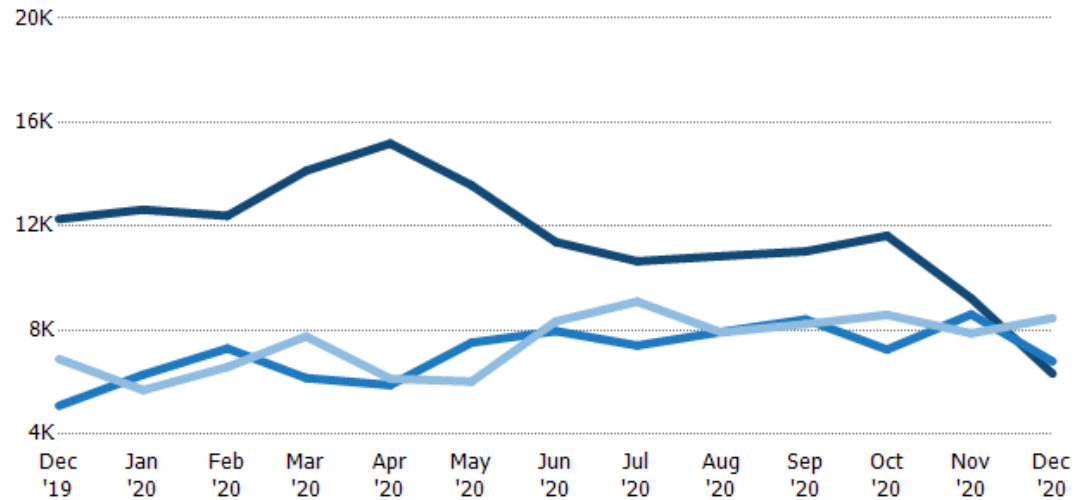
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	51%	55%	46%	47%	51%	45%	53%	78%	84%	72%	71%	93%	125%
Prior Year	35%	31%	26%	31%	42%	50%	60%	60%	58%	55%	48%	51%	51%
Change from Prior Year	-16%	-23%	-20%	-16%	-9%	5%	7%	-19%	-25%	-17%	-23%	-42%	-73%

## 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



	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Active	12.3K	12.6K	12.4K	14.1K	15.2K	13.6K	11.4K	10.7K	10.9K	11K	11.6K	9.23K	6.33K
Pending	5.1K	6.29K	7.3K	6.16K	5.89K	7.52K	7.97K	7.41K	7.94K	8.42K	7.26K	8.61K	6.81K
Sold	6.89K	5.7K	6.58K	7.76K	6.14K	6.03K	8.34K	9.1K	7.92K	8.24K	8.59K	7.88K	8.47K

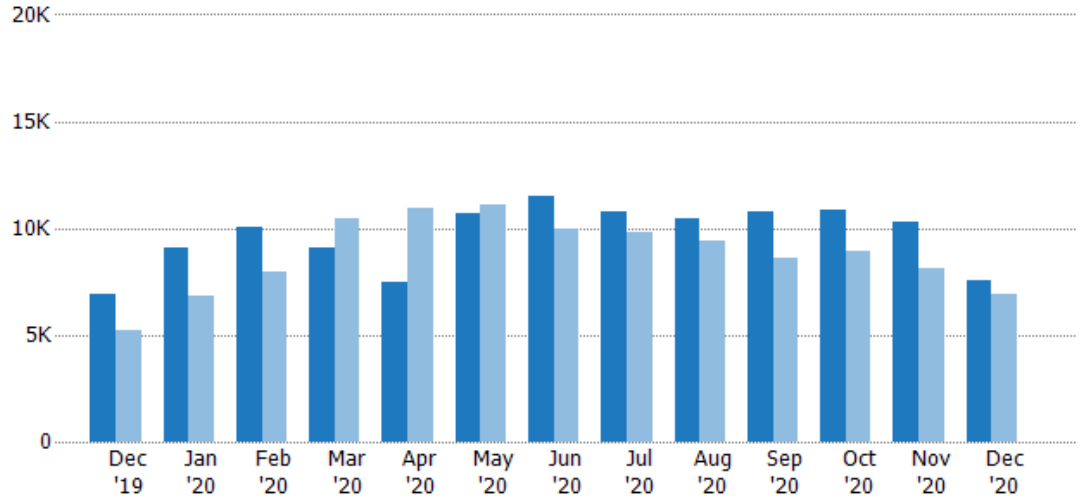
## New Pending Sales

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.
Dec '20	7.54K	8.5%
Dec '19	6.95K	32.9%
Dec '18	5.23K	6.3%



Current Year	6.95K	9.05K	10.1K	9.08K	7.48K	10.7K	11.5K	10.8K	10.4K	10.8K	10.8K	10.3K	7.54K
Prior Year	5.23K	6.79K	7.98K	10.5K	10.9K	11.1K	9.96K	9.77K	9.44K	8.61K	8.89K	8.12K	6.95K
Percent Change from Prior Year	33%	33%	26%	-13%	-32%	-4%	16%	11%	11%	25%	22%	27%	8%

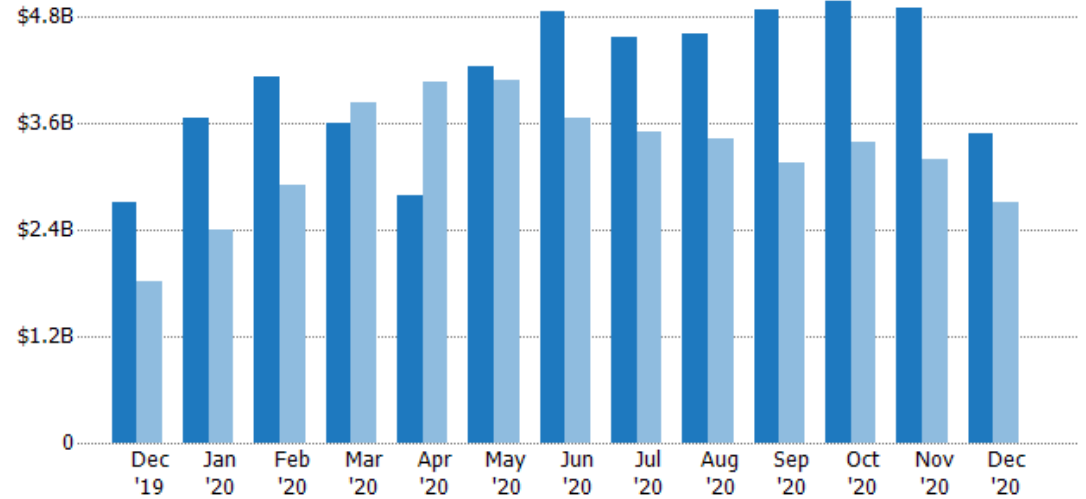
## New Pending Sales Volume

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.
Dec '20	\$3.49B	29.1%
Dec '19	\$2.7B	48.3%
Dec '18	\$1.82B	2.4%



Current Year	\$2.7B	\$3.66B	\$4.14B	\$3.6B	\$2.79B	\$4.24B	\$4.87B	\$4.58B	\$4.6B	\$4.88B	\$4.98B	\$4.9B	\$3.49B
Prior Year	\$1.82B	\$2.4B	\$2.91B	\$3.83B	\$4.06B	\$4.09B	\$3.66B	\$3.5B	\$3.43B	\$3.15B	\$3.39B	\$3.19B	\$2.7B
Percent Change from Prior Year	48%	52%	42%	-6%	-31%	3%	33%	31%	34%	55%	47%	54%	29%

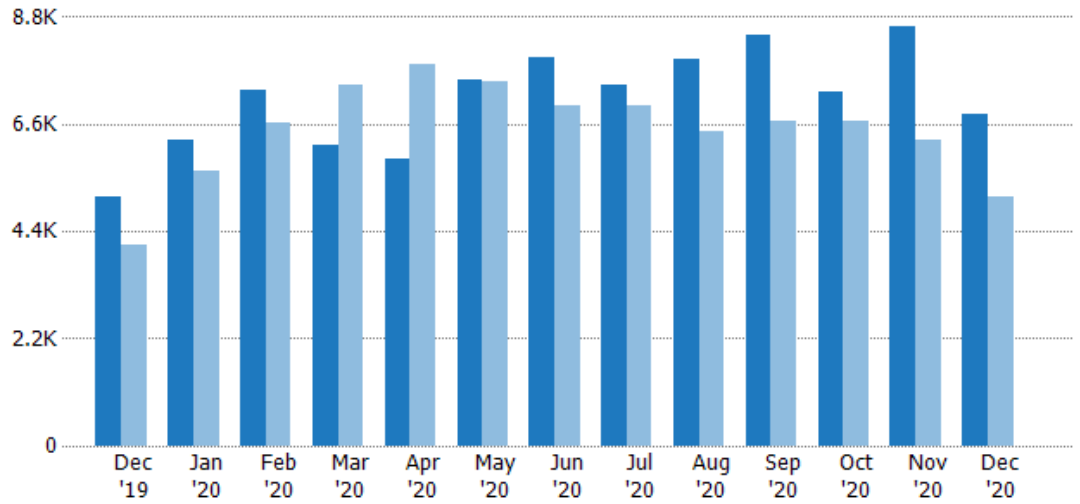
## Pending Sales

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.
Dec '20	6.81K	33.5%
Dec '19	5.1K	23.9%
Dec '18	4.12K	17.6%



Current Year	5.1K	6.29K	7.3K	6.16K	5.89K	7.52K	7.97K	7.41K	7.94K	8.42K	7.26K	8.61K	6.81K
Prior Year	4.12K	5.64K	6.63K	7.41K	7.81K	7.49K	6.99K	6.98K	6.45K	6.67K	6.66K	6.29K	5.1K
Percent Change from Prior Year	24%	12%	10%	-17%	-25%	0%	14%	6%	23%	26%	9%	37%	33%

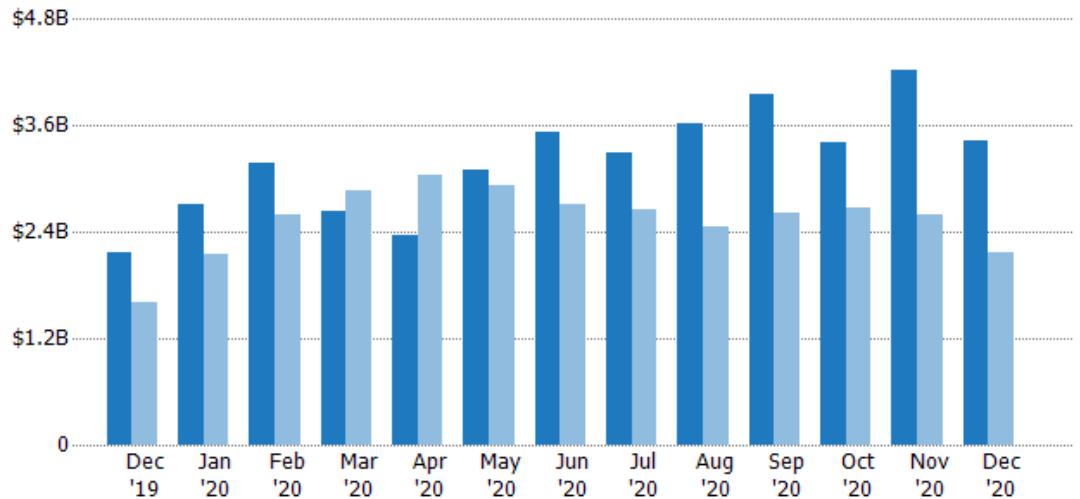
## Pending Sales Volume

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.
Dec '20	\$3.42B	58.3%
Dec '19	\$2.16B	34.8%
Dec '18	\$1.6B	6.6%



Current Year	\$2.16B	\$2.71B	\$3.17B	\$2.63B	\$2.37B	\$3.09B	\$3.52B	\$3.3B	\$3.62B	\$3.95B	\$3.4B	\$4.22B	\$3.42B
Prior Year	\$1.6B	\$2.14B	\$2.59B	\$2.86B	\$3.04B	\$2.93B	\$2.72B	\$2.66B	\$2.47B	\$2.61B	\$2.68B	\$2.6B	\$2.16B
Percent Change from Prior Year	35%	27%	22%	-8%	-22%	5%	29%	24%	47%	52%	27%	62%	58%

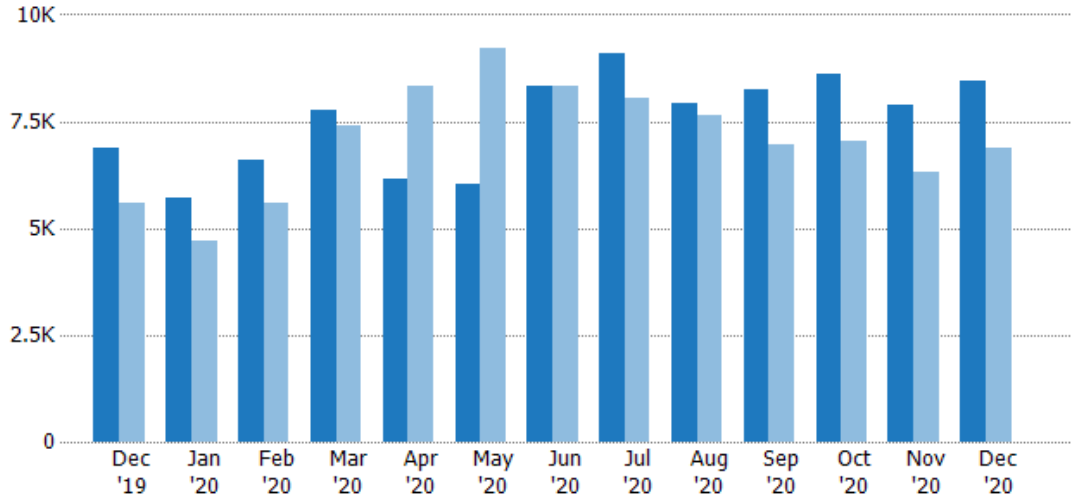
## Closed Sales

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.
Dec '20	8.47K	22.9%
Dec '19	6.89K	22.9%
Dec '18	5.61K	7.5%



Current Year	6.89K	5.7K	6.58K	7.76K	6.14K	6.03K	8.34K	9.1K	7.92K	8.24K	8.59K	7.88K	8.47K
Prior Year	5.61K	4.7K	5.58K	7.38K	8.33K	9.2K	8.31K	8.03K	7.65K	6.95K	7.02K	6.32K	6.89K
Percent Change from Prior Year	23%	21%	18%	5%	-26%	-34%	0%	13%	3%	19%	22%	25%	23%

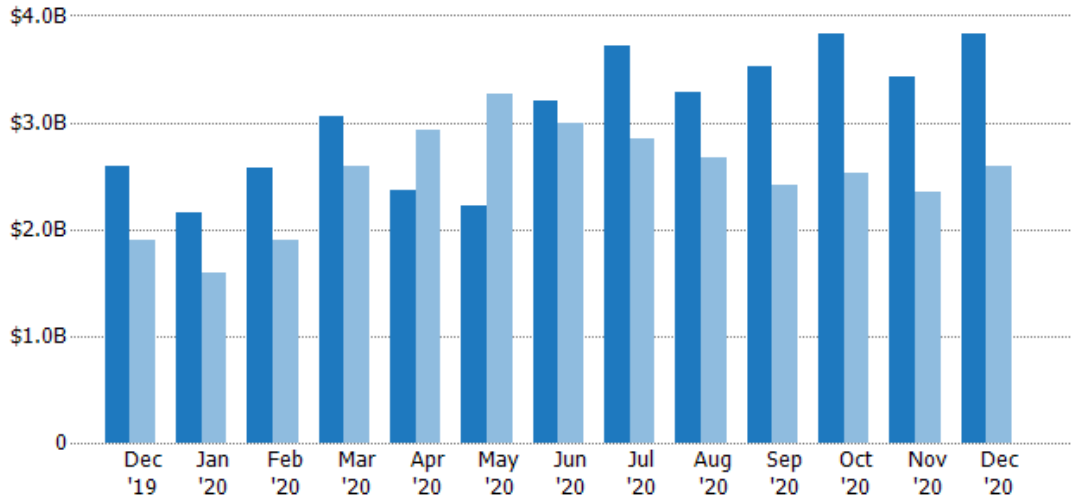
## Closed Sales Volume

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.
Dec '20	\$3.83B	48.1%
Dec '19	\$2.59B	35.8%
Dec '18	\$1.9B	0.5%



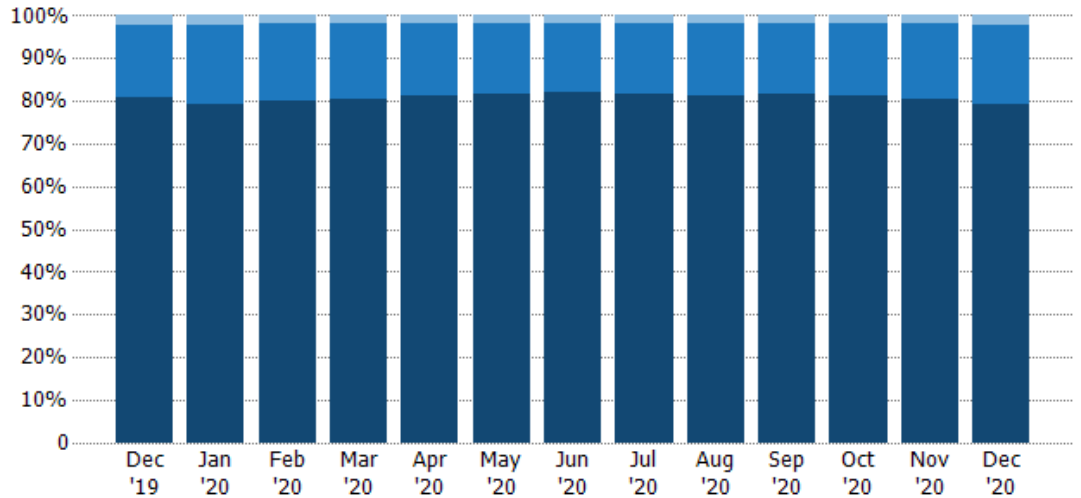
Current Year	\$2.59B	\$2.16B	\$2.57B	\$3.05B	\$2.36B	\$2.22B	\$3.21B	\$3.72B	\$3.29B	\$3.52B	\$3.84B	\$3.43B	\$3.83B
Prior Year	\$1.9B	\$1.59B	\$1.9B	\$2.6B	\$2.93B	\$3.27B	\$2.99B	\$2.84B	\$2.68B	\$2.41B	\$2.52B	\$2.35B	\$2.59B
Percent Change from Prior Year	36%	36%	35%	17%	-19%	-32%	7%	31%	23%	46%	52%	46%	48%

## 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



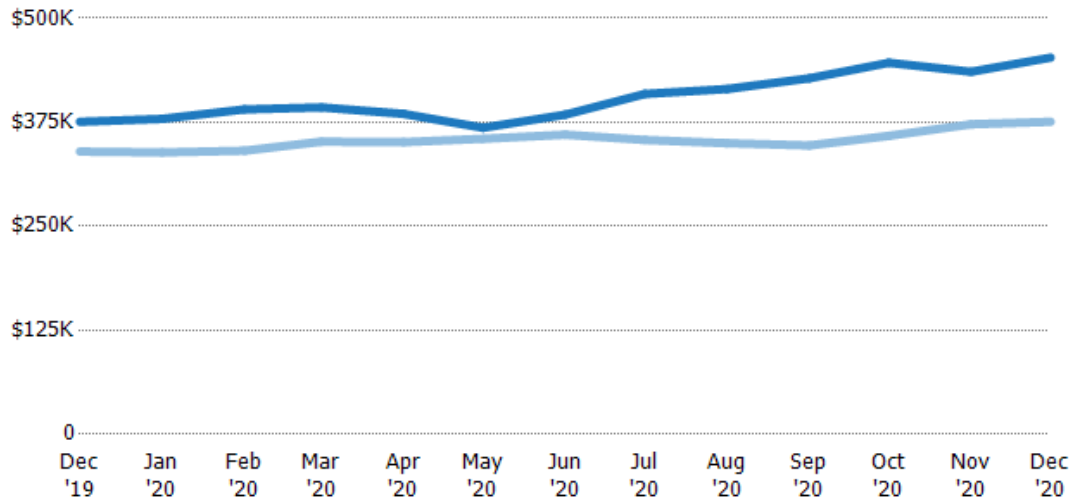
Property Type	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Mobile/Manufactured	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Condo/Townhouse	17%	18%	18%	17%	17%	16%	16%	16%	17%	17%	17%	17%	18%
Single Family Residence	81%	79%	80%	81%	81%	82%	82%	82%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

## 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.
Dec '20	\$453K	20.5%
Dec '19	\$376K	10.5%
Dec '18	\$340K	-6.5%

Property Type	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	\$376K	\$379K	\$390K	\$393K	\$385K	\$368K	\$384K	\$409K	\$415K	\$428K	\$447K	\$436K	\$453K
Prior Year	\$340K	\$339K	\$341K	\$352K	\$351K	\$355K	\$360K	\$354K	\$350K	\$347K	\$359K	\$373K	\$376K
Percent Change from Prior Year	11%	12%	15%	12%	10%	4%	7%	16%	19%	23%	24%	17%	21%

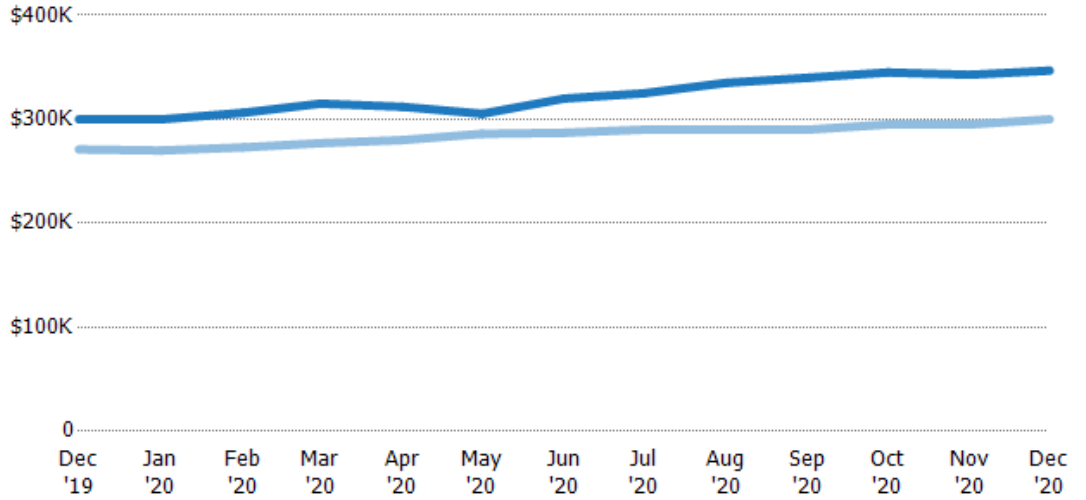
## Median Sales Price

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.
Dec '20	\$347K	15.6%
Dec '19	\$300K	10.7%
Dec '18	\$271K	-6.6%



Current Year	\$300K	\$300K	\$306K	\$315K	\$312K	\$305K	\$320K	\$325K	\$335K	\$340K	\$345K	\$343K	\$347K
Prior Year	\$271K	\$270K	\$273K	\$277K	\$280K	\$286K	\$287K	\$290K	\$290K	\$290K	\$295K	\$295K	\$300K
Percent Change from Prior Year	11%	11%	12%	14%	11%	7%	11%	12%	16%	17%	17%	16%	16%

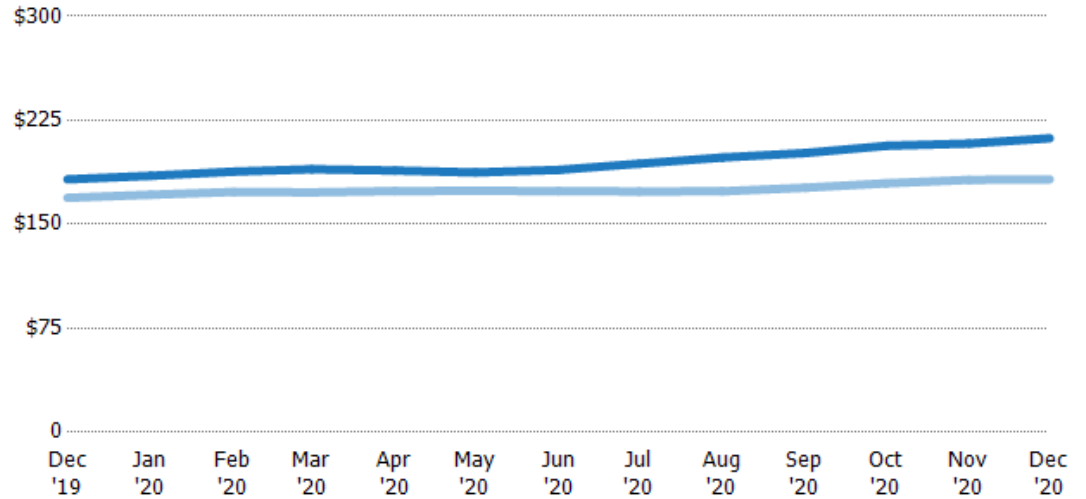
## Average Sales Price per Sq Ft

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.
Dec '20	\$212	16.2%
Dec '19	\$182	7.9%
Dec '18	\$169	-6%



Current Year	\$182	\$185	\$188	\$190	\$189	\$187	\$189	\$194	\$198	\$201	\$207	\$208	\$212
Prior Year	\$169	\$171	\$173	\$173	\$174	\$174	\$174	\$174	\$174	\$176	\$180	\$182	\$182
Percent Change from Prior Year	8%	8%	8%	10%	8%	8%	9%	12%	14%	14%	15%	14%	16%

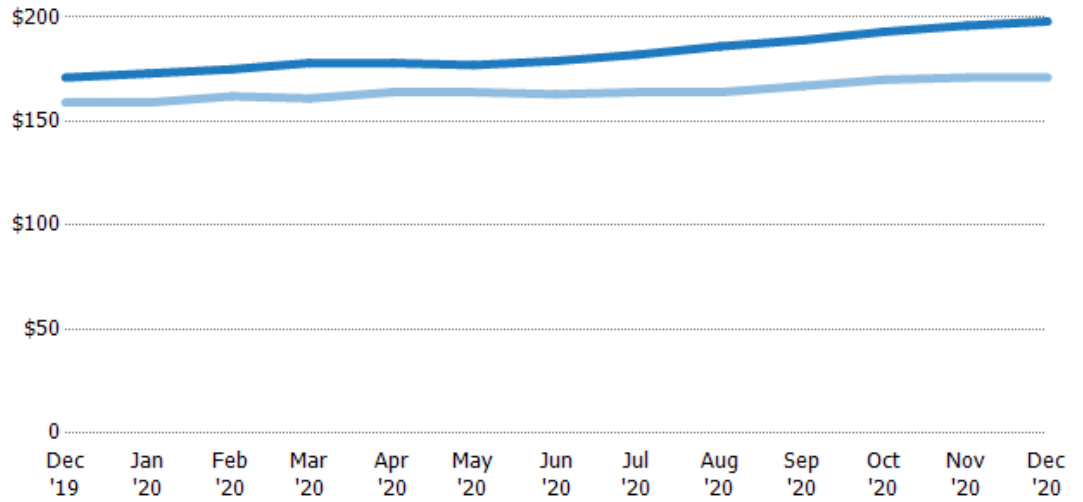
## Median Sales Price per Sq Ft

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.
Dec '20	\$198	15.8%
Dec '19	\$171	7.5%
Dec '18	\$159	-6.9%



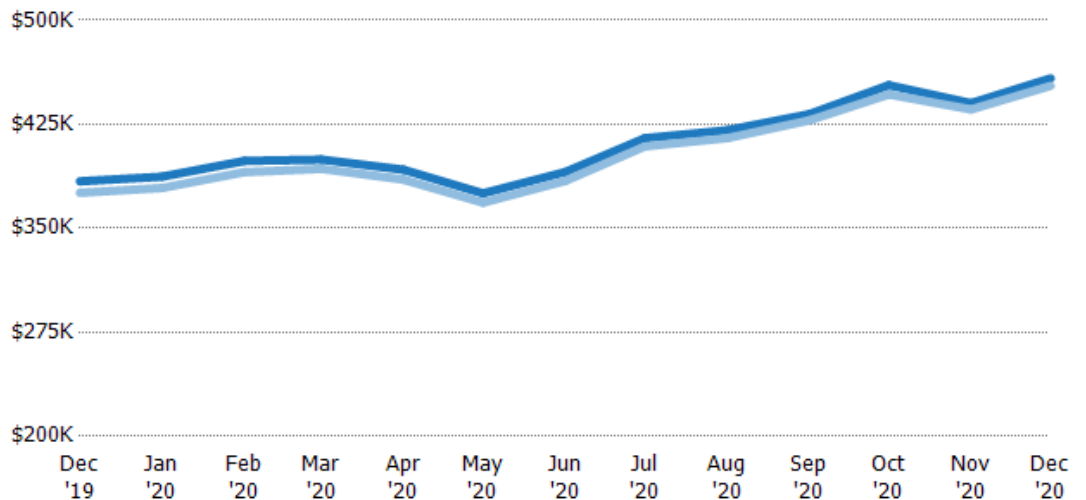
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	\$171	\$173	\$175	\$178	\$178	\$177	\$179	\$182	\$186	\$189	\$193	\$196	\$198
Prior Year	\$159	\$159	\$162	\$161	\$164	\$164	\$163	\$164	\$164	\$167	\$170	\$171	\$171
Percent Change from Prior Year	8%	9%	8%	11%	9%	8%	10%	11%	13%	13%	14%	15%	16%

## 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



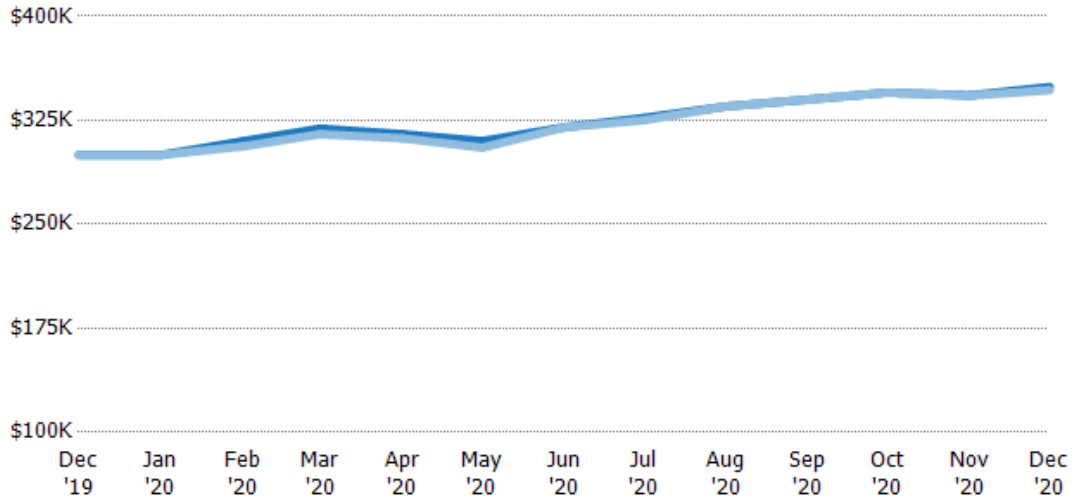
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Avg List Price	\$384K	\$387K	\$399K	\$400K	\$392K	\$375K	\$391K	\$415K	\$421K	\$432K	\$453K	\$440K	\$458K
Avg Sales Price	\$376K	\$379K	\$390K	\$393K	\$385K	\$368K	\$384K	\$409K	\$415K	\$428K	\$447K	\$436K	\$453K
Avg Sales Price as a % of Avg List Price	98%	98%	98%	98%	98%	98%	98%	99%	99%	99%	99%	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



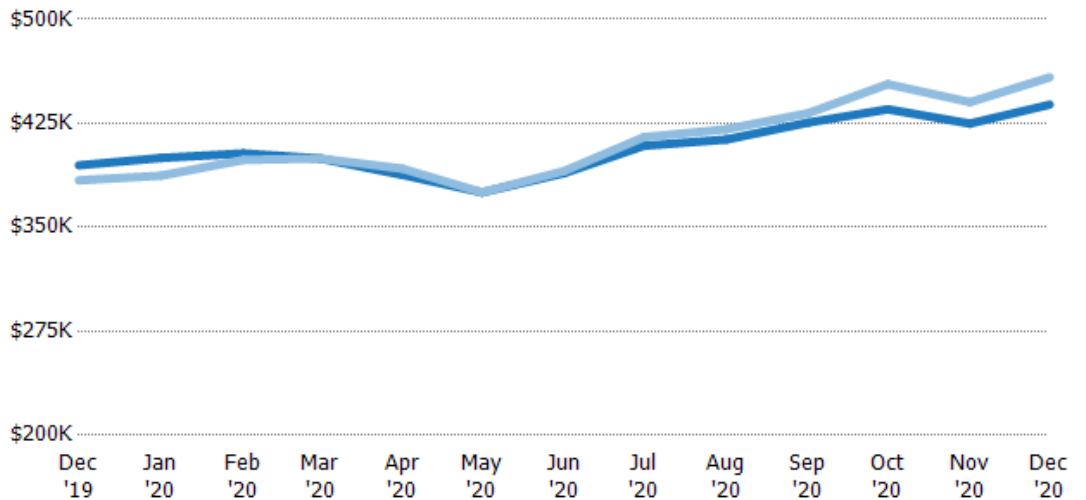
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Median List Price	\$300K	\$300K	\$310K	\$319K	\$315K	\$310K	\$320K	\$327K	\$335K	\$340K	\$345K	\$343K	\$349K
Median Sales Price	\$300K	\$300K	\$306K	\$315K	\$312K	\$305K	\$320K	\$325K	\$335K	\$340K	\$345K	\$343K	\$347K
Med Sales Price as a % of Med List Price	100%	100%	99%	99%	99%	98%	100%	99%	100%	100%	100%	100%	99%

## Average Sales Price vs Average Est Value

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

### Filters Used

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



	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Avg Est Value	\$395K	\$400K	\$403K	\$400K	\$388K	\$375K	\$389K	\$409K	\$413K	\$426K	\$435K	\$425K	\$438K
Avg Sales Price	\$384K	\$387K	\$399K	\$400K	\$392K	\$375K	\$391K	\$415K	\$421K	\$432K	\$453K	\$440K	\$458K
Avg Sales Price as a % of Avg Est Value	97%	97%	99%	100%	101%	100%	100%	102%	102%	102%	104%	104%	104%

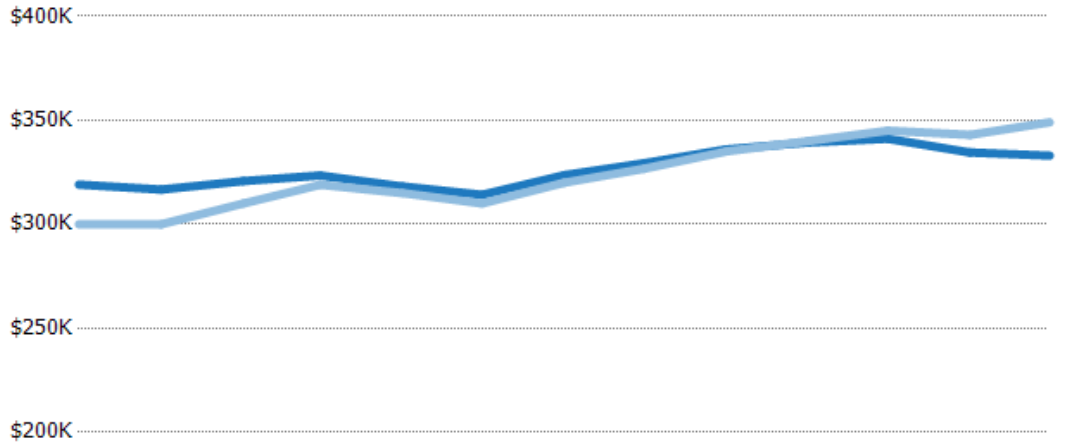


## Median Sales Price vs Median Est Value

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



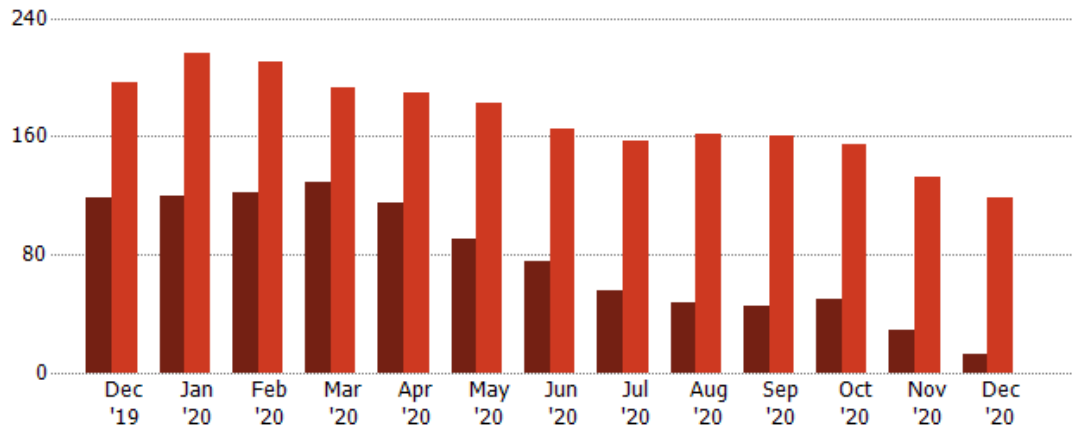
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Median Est Value	\$319K	\$317K	\$321K	\$323K	\$318K	\$314K	\$324K	\$329K	\$336K	\$339K	\$341K	\$335K	\$333K
Median Sales Price	\$300K	\$300K	\$310K	\$319K	\$315K	\$310K	\$320K	\$327K	\$335K	\$340K	\$345K	\$343K	\$349K
Med Sales Price as a % of Med Est Value	94%	95%	97%	99%	99%	99%	99%	99%	100%	100%	101%	103%	105%

## 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.
Dec '20	13	-89%
Dec '19	118	-39.8%
Dec '18	196	24%

	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	118	120	122	129	115	91	76	56	48	45	50	29	13
Prior Year	196	216	210	193	189	182	165	157	162	160	155	133	118
Percent Change from Prior Year	-40%	-44%	-42%	-33%	-39%	-50%	-54%	-64%	-70%	-72%	-68%	-78%	-89%

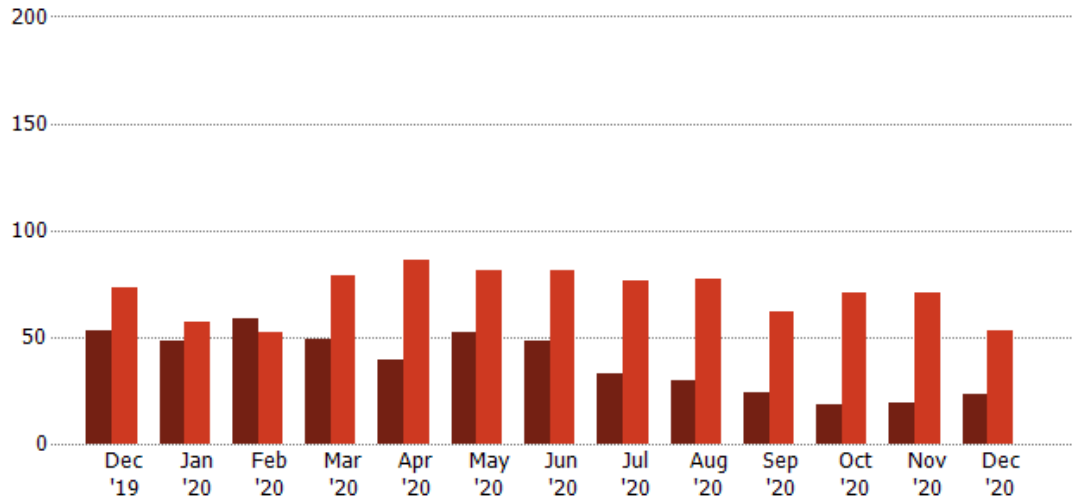
## Distressed Sales

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.
Dec '20	23	-56.6%
Dec '19	53	-27.4%
Dec '18	73	84.9%



Current Year	53	48	59	49	39	52	48	33	30	24	18	19	23
Prior Year	73	57	52	79	86	81	81	76	77	62	71	71	53
Percent Change from Prior Year	-27%	-16%	13%	-38%	-55%	-36%	-41%	-57%	-61%	-61%	-75%	-73%	-57%



Sales Activity by ZIP

Dec 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	15	\$6,757,200	15	\$7,551,100	\$503,407	\$369,000	\$305	\$303	69
85004	8	\$2,756,690	11	\$4,853,900	\$441,264	\$450,000	\$261	\$258	51
85006	39	\$14,749,838	27	\$10,484,900	\$388,330	\$372,800	\$318	\$328	61
85007	18	\$6,825,900	14	\$6,153,711	\$439,551	\$417,500	\$240	\$236	29
85008	78	\$26,578,808	50	\$15,141,512	\$302,830	\$285,000	\$219	\$212	18
85009	41	\$9,265,255	40	\$9,331,400	\$233,285	\$230,000	\$177	\$179	28
85012	13	\$9,622,790	20	\$11,582,250	\$579,113	\$517,500	\$267	\$282	63
85013	27	\$12,771,094	48	\$22,180,443	\$462,093	\$405,000	\$253	\$246	28
85014	34	\$15,676,993	44	\$17,766,040	\$403,774	\$321,250	\$229	\$222	40
85015	41	\$11,534,189	48	\$12,032,532	\$250,678	\$254,500	\$184	\$180	33
85016	78	\$41,792,393	100	\$50,752,495	\$507,525	\$403,000	\$277	\$263	33
85017	24	\$5,127,500	33	\$7,094,941	\$214,998	\$233,000	\$160	\$168	45
85018	69	\$81,407,699	89	\$84,159,798	\$945,616	\$695,000	\$332	\$327	43
85019	13	\$2,828,600	35	\$7,665,775	\$219,022	\$243,000	\$149	\$153	36
85020	61	\$26,819,088	92	\$34,267,430	\$372,472	\$308,500	\$219	\$216	34
85021	41	\$21,415,663	46	\$19,153,940	\$416,390	\$317,500	\$215	\$220	25
85022	57	\$21,891,966	93	\$29,671,600	\$319,049	\$300,000	\$198	\$193	29
85023	44	\$20,082,097	46	\$18,965,012	\$412,283	\$334,250	\$195	\$195	31
85024	67	\$29,096,904	55	\$20,853,367	\$379,152	\$345,000	\$218	\$210	22
85027	47	\$12,619,600	59	\$16,643,990	\$282,102	\$277,000	\$201	\$200	14
85028	32	\$18,399,194	46	\$25,432,813	\$552,887	\$498,000	\$261	\$265	22
85029	44	\$12,514,107	68	\$18,080,700	\$265,893	\$267,750	\$182	\$184	14
85031	21	\$5,191,887	26	\$5,677,000	\$218,346	\$237,000	\$140	\$149	29
85032	99	\$32,660,855	146	\$49,874,249	\$341,604	\$335,000	\$216	\$221	26
85033	48	\$11,017,978	56	\$12,807,300	\$228,702	\$240,250	\$167	\$166	21
85034	2	\$510,000	9	\$2,288,371	\$254,263	\$229,500	\$188	\$182	75
85035	51	\$12,451,495	29	\$6,967,321	\$240,252	\$245,000	\$162	\$161	36
85037	67	\$17,774,742	57	\$14,936,400	\$262,042	\$265,000	\$169	\$168	13
85040	47	\$11,496,520	47	\$11,575,356	\$246,284	\$250,000	\$177	\$182	19
85041	72	\$23,371,378	86	\$25,680,198	\$298,607	\$282,500	\$175	\$171	25
85042	50	\$18,179,548	75	\$24,815,182	\$330,869	\$300,500	\$186	\$180	33
85043	62	\$17,057,519	75	\$19,043,800	\$253,917	\$255,000	\$158	\$156	17
85044	55	\$23,550,799	56	\$20,850,400	\$372,329	\$335,000	\$219	\$214	26
85045	23	\$12,193,800	19	\$9,188,408	\$483,600	\$445,000	\$201	\$193	25
85048	53	\$23,047,259	74	\$37,413,500	\$505,588	\$429,500	\$221	\$220	22
85050	50	\$22,335,445	74	\$38,957,610	\$526,454	\$456,425	\$224	\$227	26
85051	44	\$10,976,923	55	\$13,294,505	\$241,718	\$252,500	\$159	\$159	23
85053	37	\$10,970,329	40	\$11,614,750	\$290,369	\$285,000	\$176	\$178	31

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## Sales Activity by ZIP

Dec 2020

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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
85054	17	\$8,586,357	30	\$12,195,389	\$406,513	\$333,950	\$250	\$250	50
85083	26	\$13,937,400	36	\$16,433,250	\$456,479	\$422,500	\$194	\$192	23
85085	47	\$24,634,043	59	\$28,110,172	\$476,444	\$440,000	\$195	\$194	30
85086	81	\$44,935,645	126	\$63,466,702	\$503,704	\$448,000	\$203	\$197	26
85087	19	\$8,065,400	18	\$8,341,900	\$463,439	\$427,500	\$199	\$203	38
85120	5	\$1,698,170	10	\$1,806,900	\$180,690	\$157,500	\$142	\$134	4
85142	123	\$71,147,204	136	\$69,145,331	\$508,422	\$457,500	\$198	\$194	21
85201	38	\$11,493,763	62	\$16,931,249	\$273,085	\$275,000	\$192	\$193	25
85202	47	\$14,450,749	46	\$13,350,299	\$290,224	\$308,500	\$195	\$195	22
85203	43	\$16,013,997	36	\$11,573,000	\$321,472	\$320,000	\$189	\$185	18
85204	46	\$13,731,790	64	\$19,513,190	\$304,894	\$282,500	\$193	\$195	20
85205	53	\$19,052,160	95	\$32,827,889	\$345,557	\$280,000	\$186	\$185	26
85206	49	\$13,919,100	89	\$25,464,500	\$286,118	\$276,000	\$180	\$181	25
85207	99	\$49,354,993	125	\$57,215,140	\$457,721	\$395,000	\$201	\$207	29
85208	66	\$15,767,999	84	\$20,217,225	\$240,681	\$248,750	\$164	\$173	31
85209	59	\$18,609,898	103	\$33,881,949	\$328,951	\$315,000	\$186	\$194	24
85210	30	\$8,006,899	49	\$13,197,800	\$269,343	\$300,000	\$195	\$204	23
85212	86	\$38,262,908	84	\$41,228,775	\$490,819	\$447,000	\$199	\$186	20
85213	36	\$16,801,395	54	\$23,165,699	\$428,994	\$417,450	\$187	\$189	28
85215	40	\$17,541,287	45	\$18,119,749	\$402,661	\$350,000	\$198	\$203	24
85224	47	\$15,814,099	65	\$20,957,817	\$322,428	\$327,000	\$228	\$227	28
85225	142	\$48,276,862	116	\$39,471,120	\$340,268	\$329,200	\$212	\$211	13
85226	57	\$20,966,319	71	\$28,776,616	\$405,304	\$394,000	\$219	\$214	27
85233	47	\$19,392,700	60	\$23,373,900	\$389,565	\$386,000	\$214	\$211	15
85234	50	\$25,366,550	68	\$31,009,401	\$456,021	\$397,500	\$213	\$213	15
85248	74	\$33,496,979	127	\$56,239,313	\$442,829	\$389,000	\$201	\$199	32
85249	71	\$43,462,492	104	\$59,956,396	\$576,504	\$544,500	\$204	\$209	26
85250	57	\$30,931,300	57	\$29,134,540	\$511,132	\$425,000	\$294	\$283	21
85251	108	\$72,127,986	149	\$86,339,329	\$579,459	\$400,000	\$325	\$292	40
85253	70	\$186,507,297	69	\$152,405,945	\$2,208,782	\$1,980,000	\$450	\$419	63
85254	89	\$63,031,993	112	\$73,984,214	\$660,573	\$607,500	\$301	\$282	28
85255	149	\$213,449,432	163	\$187,106,018	\$1,147,890	\$839,000	\$326	\$305	45
85257	41	\$16,456,350	70	\$30,098,370	\$429,977	\$429,518	\$264	\$269	29
85258	78	\$53,292,753	97	\$57,707,965	\$594,927	\$595,000	\$297	\$290	36
85259	55	\$58,978,355	60	\$53,250,919	\$887,515	\$772,000	\$279	\$263	32
85260	57	\$31,784,200	104	\$74,172,686	\$713,199	\$597,750	\$271	\$261	32
85262	127	\$229,746,375	97	\$140,884,791	\$1,452,421	\$1,175,000	\$332	\$300	49

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## Sales Activity by ZIP

Dec 2020

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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	24	\$14,422,900	32	\$20,272,151	\$633,505	\$582,500	\$250	\$242	50
85264	3	\$2,705,000	2	\$1,785,000	\$892,500	\$892,500	\$244	\$244	128
85266	46	\$55,503,235	66	\$71,334,900	\$1,080,832	\$982,500	\$311	\$302	42
85268	90	\$69,056,950	117	\$70,565,894	\$603,127	\$449,035	\$243	\$237	46
85281	54	\$15,913,030	65	\$21,909,220	\$337,065	\$318,000	\$247	\$248	37
85282	48	\$16,786,627	80	\$25,739,300	\$321,741	\$336,250	\$208	\$211	20
85283	30	\$10,536,200	34	\$11,394,500	\$335,132	\$315,500	\$212	\$199	24
85284	17	\$11,195,299	28	\$16,858,400	\$602,086	\$542,500	\$226	\$237	23
85286	72	\$35,277,012	75	\$35,456,191	\$472,749	\$455,000	\$205	\$205	23
85295	51	\$23,767,316	91	\$41,252,125	\$453,320	\$415,000	\$199	\$197	18
85296	54	\$24,042,300	92	\$40,359,935	\$438,695	\$390,750	\$206	\$202	19
85297	54	\$26,362,627	66	\$32,405,672	\$490,995	\$428,500	\$194	\$198	25
85298	57	\$34,008,720	100	\$57,079,042	\$570,790	\$516,000	\$208	\$209	18
85301	52	\$11,175,083	53	\$11,132,000	\$210,038	\$225,000	\$138	\$142	27
85302	43	\$12,076,890	64	\$17,032,200	\$266,128	\$276,500	\$167	\$164	18
85303	28	\$8,375,290	26	\$7,489,230	\$288,047	\$280,000	\$170	\$172	30
85304	36	\$9,897,597	38	\$11,423,390	\$300,616	\$300,000	\$165	\$172	12
85305	42	\$15,484,598	24	\$8,090,181	\$337,091	\$338,950	\$173	\$171	37
85306	22	\$6,670,699	49	\$14,487,575	\$295,665	\$293,000	\$177	\$176	30
85307	29	\$9,658,145	18	\$6,338,970	\$352,165	\$302,500	\$167	\$162	11
85308	88	\$36,964,087	112	\$41,853,555	\$373,692	\$354,950	\$190	\$190	23
85310	18	\$13,727,790	25	\$14,482,300	\$579,292	\$419,900	\$211	\$206	26
85320	2	\$550,000	1	\$322,000	\$322,000	\$322,000	\$221	\$221	80
85323	50	\$14,172,569	65	\$18,666,621	\$287,179	\$280,000	\$161	\$157	17
85326	116	\$36,319,213	149	\$46,251,180	\$310,411	\$280,000	\$166	\$158	24
85331	70	\$51,025,242	102	\$72,174,174	\$707,590	\$642,500	\$248	\$243	35
85335	42	\$11,266,121	66	\$16,956,000	\$256,909	\$260,000	\$176	\$174	24
85338	126	\$43,919,463	126	\$46,331,800	\$367,713	\$337,798	\$176	\$174	24
85339	77	\$29,335,225	79	\$25,792,715	\$326,490	\$305,000	\$157	\$159	26
85340	76	\$36,259,625	76	\$32,811,207	\$431,726	\$397,450	\$176	\$175	34
85342	7	\$1,525,893	5	\$3,905,500	\$781,100	\$457,500	\$221	\$203	73
85345	76	\$21,123,838	102	\$25,176,099	\$246,825	\$260,500	\$170	\$177	27
85351	93	\$22,815,850	150	\$33,670,970	\$224,473	\$219,600	\$151	\$147	30
85353	51	\$15,230,290	58	\$17,725,095	\$305,605	\$293,250	\$161	\$161	20
85354	25	\$6,362,489	22	\$5,603,850	\$254,720	\$247,450	\$132	\$127	56
85355	25	\$10,826,133	32	\$12,929,304	\$404,041	\$372,160	\$176	\$169	29
85361	39	\$12,794,388	27	\$9,538,600	\$353,281	\$390,000	\$165	\$179	37

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## Sales Activity by ZIP

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ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85363	6	\$1,314,000	14	\$2,864,850	\$204,632	\$210,000	\$182	\$183	12
85373	38	\$11,294,525	69	\$20,284,919	\$293,984	\$300,000	\$162	\$160	26
85374	90	\$27,313,591	132	\$40,957,756	\$310,286	\$295,000	\$188	\$191	31
85375	99	\$30,869,189	103	\$32,862,717	\$319,056	\$300,000	\$174	\$172	22
85377	24	\$22,852,268	15	\$16,264,500	\$1,084,300	\$872,500	\$276	\$277	75
85378	11	\$2,818,477	15	\$3,667,400	\$244,493	\$257,000	\$183	\$179	29
85379	87	\$30,772,183	128	\$42,891,625	\$335,091	\$324,950	\$170	\$169	19
85381	31	\$11,183,619	37	\$13,045,800	\$352,589	\$322,500	\$181	\$179	17
85382	83	\$29,532,509	88	\$29,676,587	\$337,234	\$345,000	\$189	\$189	28
85383	140	\$84,134,407	191	\$97,168,456	\$508,735	\$450,000	\$196	\$194	32
85387	59	\$23,099,909	44	\$16,145,430	\$366,942	\$335,000	\$183	\$173	29
85388	50	\$17,815,418	59	\$20,466,150	\$346,884	\$335,000	\$159	\$155	18
85390	27	\$11,056,757	27	\$11,471,642	\$424,876	\$368,900	\$207	\$194	40
85392	45	\$14,430,499	54	\$17,231,125	\$319,095	\$313,500	\$165	\$170	17
85395	72	\$28,649,456	89	\$38,476,587	\$432,321	\$415,000	\$183	\$181	34
85396	104	\$41,872,962	141	\$56,789,856	\$402,765	\$350,000	\$178	\$179	28