



**2020**

# **MARICOPA COUNTY MARKET REPORT OCTOBER 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	Oct 2020	Oct 2019	+ / -	YTD 2020	YTD 2019	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	8,602	8,313	+3.5%	82,608	83,389	-0.9%
New Listing Volume	\$4,113,395,056	\$3,614,136,392	+13.8%	\$36,554,795,143	\$33,238,901,938	+10%
Active Listing Count	7,480	14,136	-47.1%	N/A	N/A	
Active Listing Volume	\$5,701,538,139	\$8,480,448,760	-32.8%	N/A	N/A	
Average Listing Price	\$762,238	\$599,919	+27.1%	\$653,066	\$567,372	+15.1%
Median Listing Price	\$435,000	\$369,900	+17.6%	\$393,272	\$358,629	+9.7%
Average Listing Price per Sq Ft	\$256	\$209	+22.6%	\$228	\$201	+13.4%
Median Listing Price per Sq Ft	\$218	\$180	+21.1%	\$197	\$175	+12.6%
Median Days in RPR	29	42	-31%	36.95	48.12	-23.2%
Months of Inventory	0.9	2.1	-55.2%	1.6	2.3	-30.9%
Absorption Rate	108.54%	48.59%	+60%	63%	43.53%	+19.5%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	10,529	8,886	+18.5%	100,460	94,660	+6.1%
New Pending Sales Volume	\$4,792,650,951	\$3,393,365,552	+41.2%	\$42,105,037,609	\$34,637,960,370	+21.6%
Pending Sales Count	10,856	6,526	+66.3%	N/A	N/A	
Pending Sales Volume	\$5,061,940,063	\$2,612,131,958	+93.8%	N/A	N/A	
Closed Sales Count	7,321	6,844	+7%	71,968	72,560	-0.8%
Closed Sales Volume	\$3,253,944,234	\$2,441,033,867	+33.3%	\$28,800,180,360	\$25,423,876,652	+13.3%
Average Sales Price	\$444,467	\$356,668	+24.6%	\$400,180	\$350,384	+14.2%
Median Sales Price	\$345,000	\$295,000	+16.9%	\$321,522	\$284,225	+13.1%
Average Sales Price per Sq Ft	\$206	\$179	+15.2%	\$193	\$174	+10.9%
Median Sales Price per Sq Ft	\$193	\$170	+13.5%	\$181	\$164	+10.8%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	25	183	-86.3%	N/A	N/A	

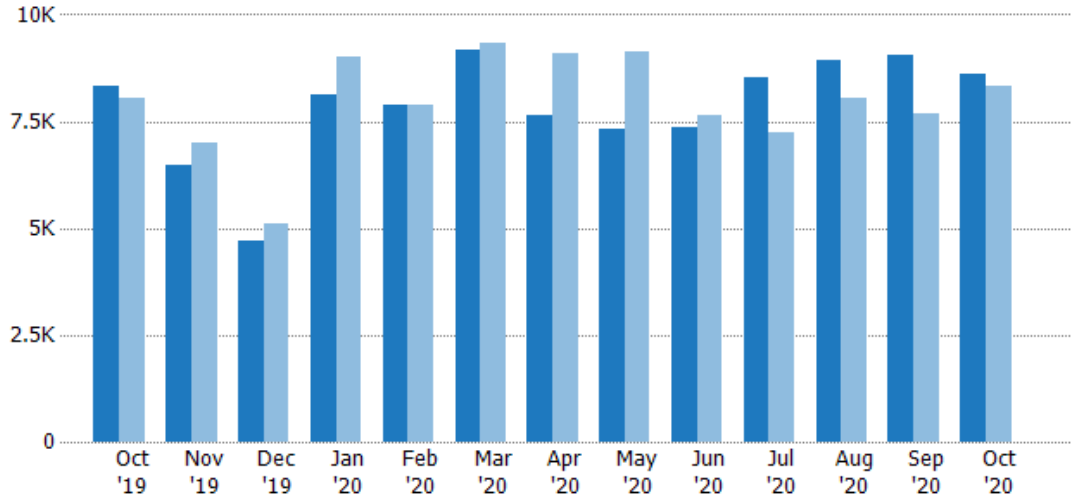
## New Listings

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.
Oct '20	8.6K	3.5%
Oct '19	8.31K	3.5%
Oct '18	8.03K	-1%



Current Year	8.31K	6.47K	4.69K	8.14K	7.88K	9.18K	7.62K	7.33K	7.37K	8.53K	8.93K	9.04K	8.6K
Prior Year	8.03K	6.98K	5.1K	9.01K	7.89K	9.32K	9.1K	9.15K	7.66K	7.25K	8.03K	7.67K	8.31K
Percent Change from Prior Year	3%	-7%	-8%	-10%	0%	-2%	-16%	-20%	-4%	18%	11%	18%	3%

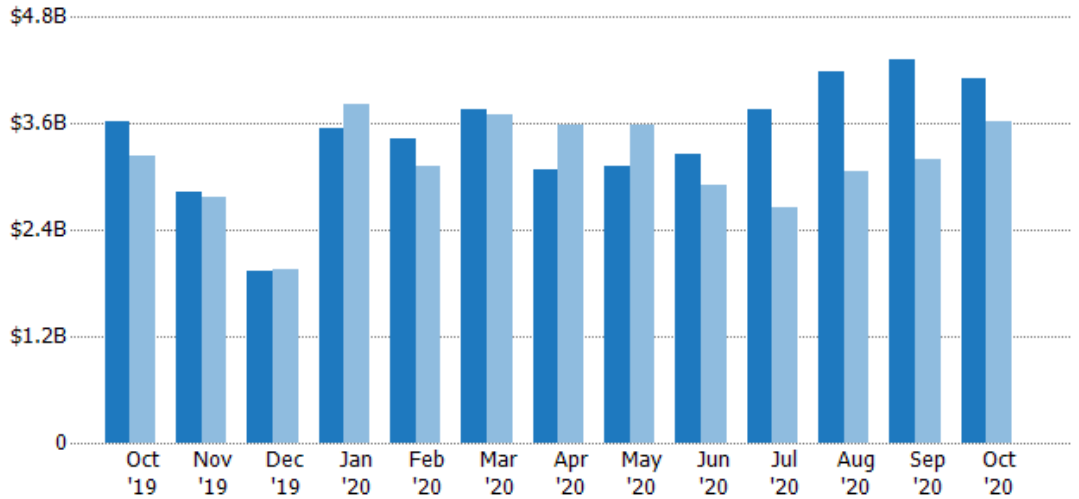
## New Listing Volume

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.
Oct '20	\$4.11B	13.8%
Oct '19	\$3.61B	11.8%
Oct '18	\$3.23B	-5.8%



Current Year	\$3.61B	\$2.83B	\$1.94B	\$3.55B	\$3.42B	\$3.76B	\$3.08B	\$3.11B	\$3.26B	\$3.75B	\$4.18B	\$4.32B	\$4.11B
Prior Year	\$3.23B	\$2.76B	\$1.96B	\$3.83B	\$3.12B	\$3.7B	\$3.59B	\$3.58B	\$2.9B	\$2.65B	\$3.07B	\$3.2B	\$3.61B
Percent Change from Prior Year	12%	3%	-1%	-7%	10%	2%	-14%	-13%	12%	42%	36%	35%	14%

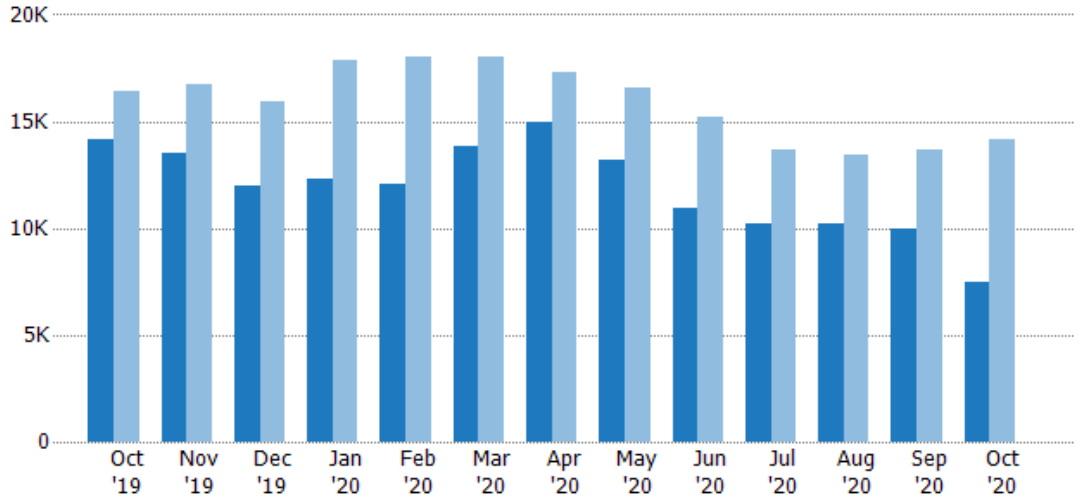
## Active Listings

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.
Oct '20	7.48K	-47.1%
Oct '19	14.1K	-14.1%
Oct '18	16.5K	1.1%



Current Year	14.1K	13.5K	11.9K	12.3K	12.1K	13.9K	14.9K	13.2K	11K	10.2K	10.2K	9.97K	7.48K
Prior Year	16.5K	16.7K	15.9K	17.8K	18K	18K	17.3K	16.5K	15.2K	13.7K	13.4K	13.6K	14.1K
Percent Change from Prior Year	-14%	-19%	-25%	-31%	-33%	-23%	-14%	-20%	-28%	-26%	-24%	-27%	-47%

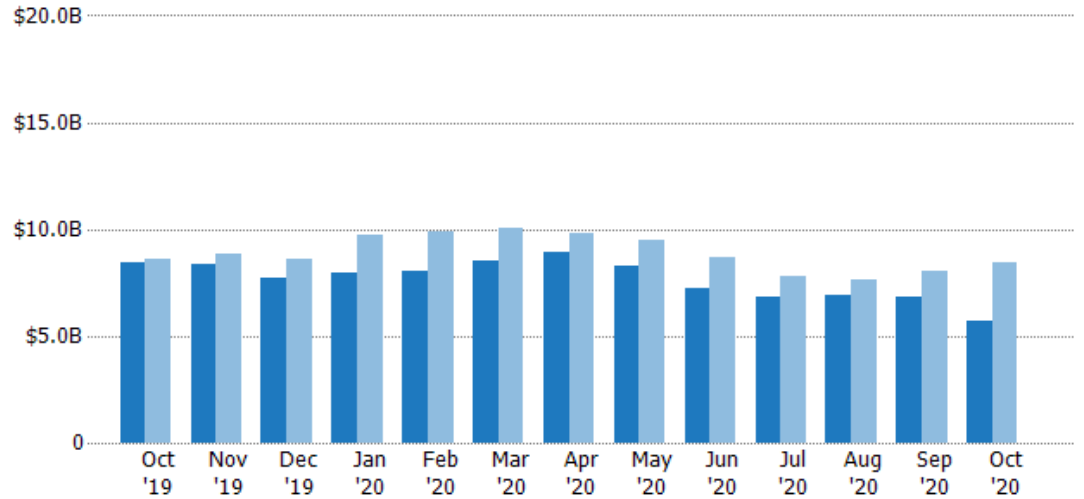
## Active Listing Volume

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.
Oct '20	\$5.7B	-32.8%
Oct '19	\$8.48B	-1%
Oct '18	\$8.57B	-1.6%



Current Year	\$8.48B	\$8.33B	\$7.73B	\$7.99B	\$8.02B	\$8.52B	\$8.9B	\$8.28B	\$7.26B	\$6.8B	\$6.88B	\$6.86B	\$5.7B
Prior Year	\$8.57B	\$8.84B	\$8.56B	\$9.73B	\$9.87B	\$10.1B	\$9.79B	\$9.46B	\$8.67B	\$7.77B	\$7.65B	\$8.01B	\$8.48B
Percent Change from Prior Year	-1%	-6%	-10%	-18%	-19%	-15%	-9%	-12%	-16%	-13%	-10%	-14%	-33%

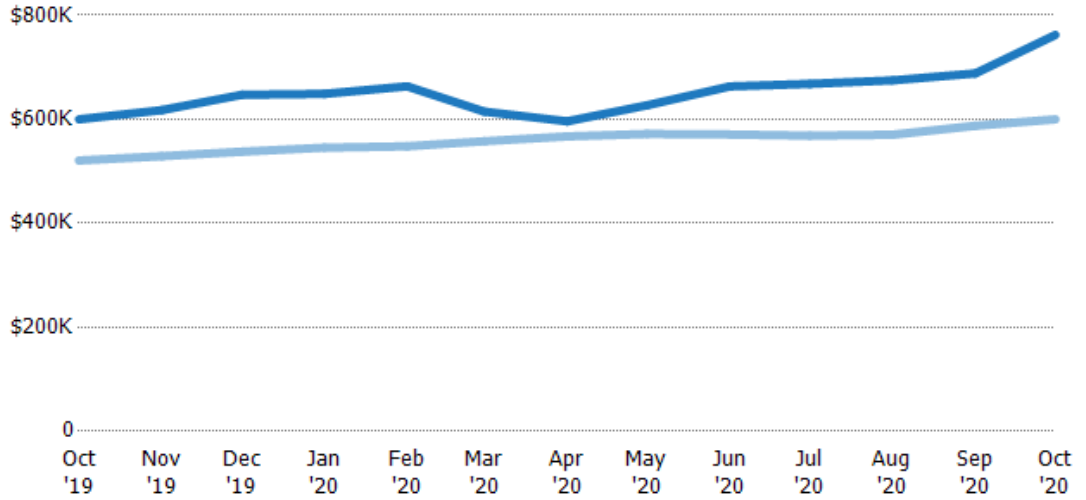
## Average Listing Price

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.
Oct '20	\$762K	27.1%
Oct '19	\$600K	15.2%
Oct '18	\$521K	-2.7%



Current Year	\$600K	\$618K	\$647K	\$649K	\$663K	\$615K	\$596K	\$627K	\$663K	\$668K	\$675K	\$688K	\$762K
Prior Year	\$521K	\$529K	\$538K	\$545K	\$548K	\$558K	\$567K	\$572K	\$571K	\$568K	\$570K	\$587K	\$600K
Percent Change from Prior Year	15%	17%	20%	19%	21%	10%	5%	10%	16%	18%	18%	17%	27%

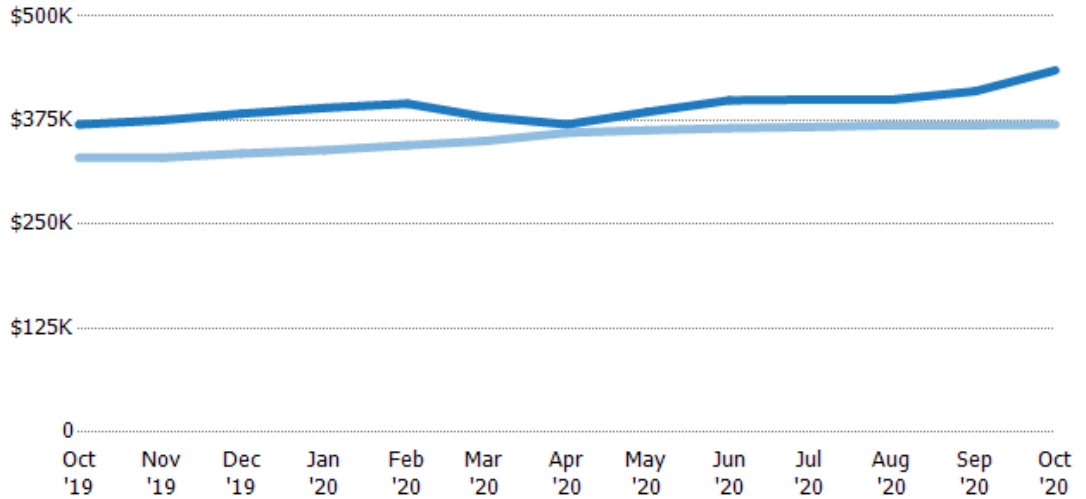
## Median Listing Price

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.
Oct '20	\$435K	17.6%
Oct '19	\$370K	12.1%
Oct '18	\$330K	-3%



Current Year	\$370K	\$375K	\$383K	\$390K	\$395K	\$379K	\$370K	\$385K	\$399K	\$400K	\$400K	\$410K	\$435K
Prior Year	\$330K	\$330K	\$335K	\$339K	\$345K	\$350K	\$360K	\$363K	\$366K	\$367K	\$369K	\$369K	\$370K
Percent Change from Prior Year	12%	14%	14%	15%	15%	8%	3%	6%	9%	9%	8%	11%	18%

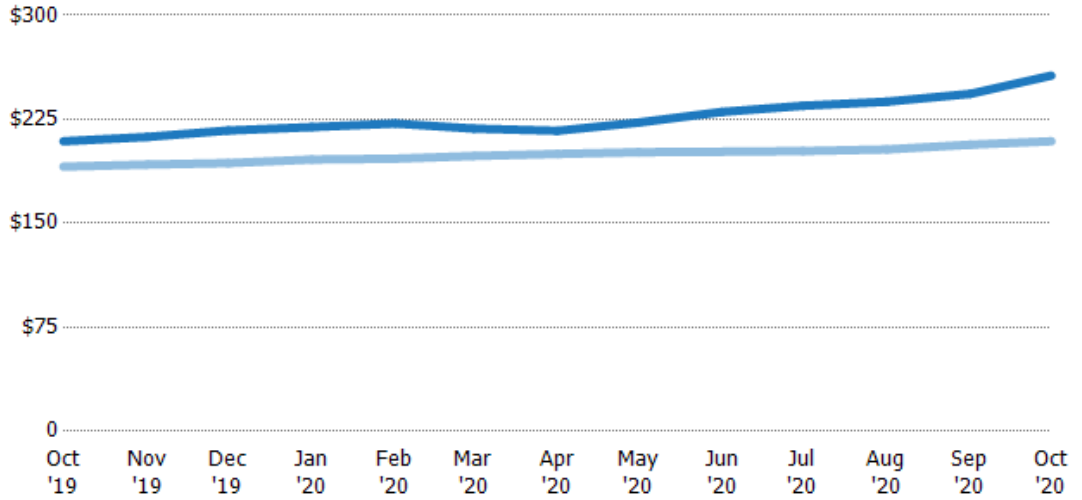
## Average Listing Price per Sq Ft

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.
Oct '20	\$256	22.6%
Oct '19	\$209	9.6%
Oct '18	\$191	-4.8%



Current Year	\$209	\$212	\$217	\$219	\$222	\$218	\$217	\$223	\$230	\$235	\$238	\$243	\$256
Prior Year	\$191	\$192	\$193	\$196	\$197	\$199	\$200	\$201	\$202	\$202	\$203	\$207	\$209
Percent Change from Prior Year	10%	10%	12%	12%	13%	10%	8%	11%	14%	16%	17%	18%	23%

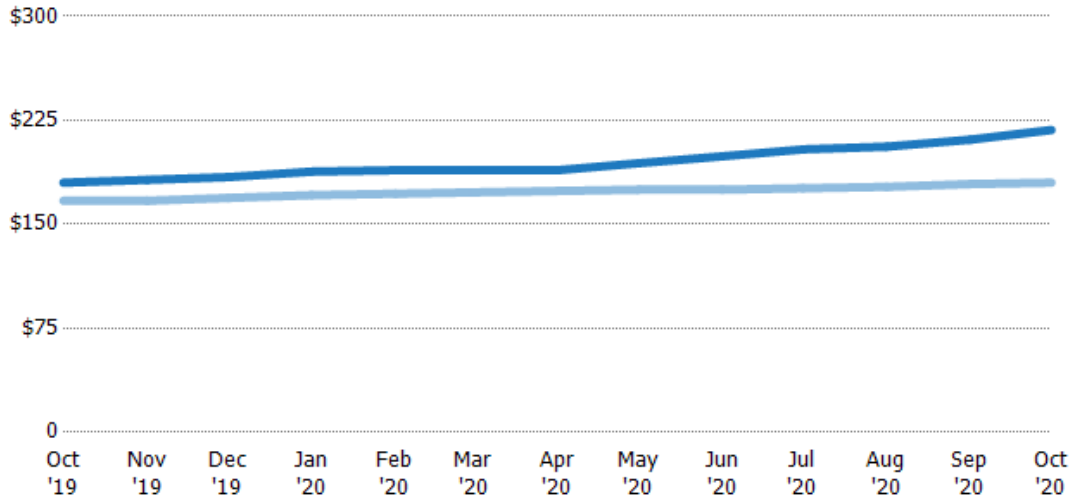
## Median Listing Price per Sq Ft

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.
Oct '20	\$218	21.1%
Oct '19	\$180	7.8%
Oct '18	\$167	-5.4%



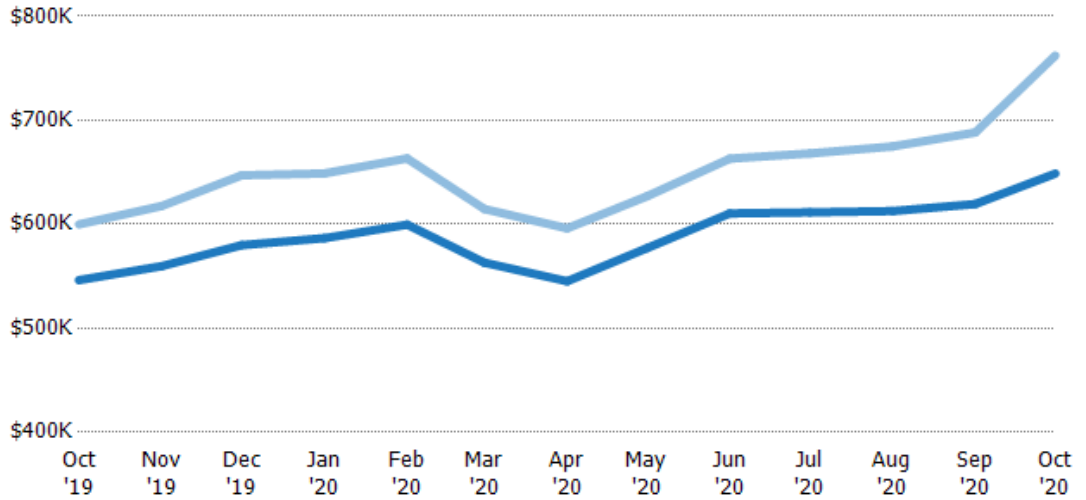
Current Year	\$180	\$182	\$184	\$188	\$189	\$189	\$189	\$194	\$199	\$204	\$206	\$211	\$218
Prior Year	\$167	\$167	\$169	\$171	\$172	\$173	\$174	\$175	\$175	\$176	\$177	\$179	\$180
Percent Change from Prior Year	8%	9%	9%	10%	10%	9%	9%	11%	14%	16%	16%	18%	21%

## 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

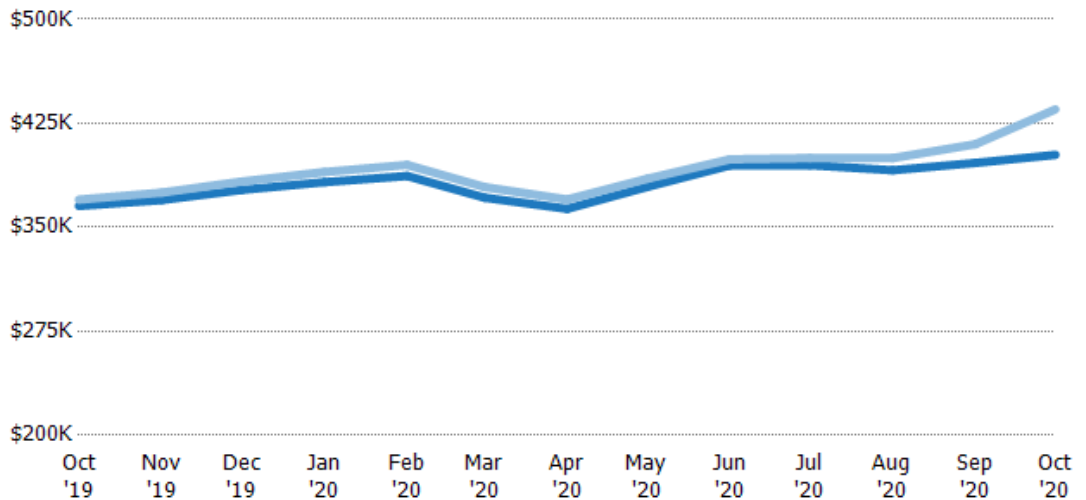


## Median Listing Price vs Median Est Value

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:  
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 Mobile/Manufactured, Single Family  
 Residence



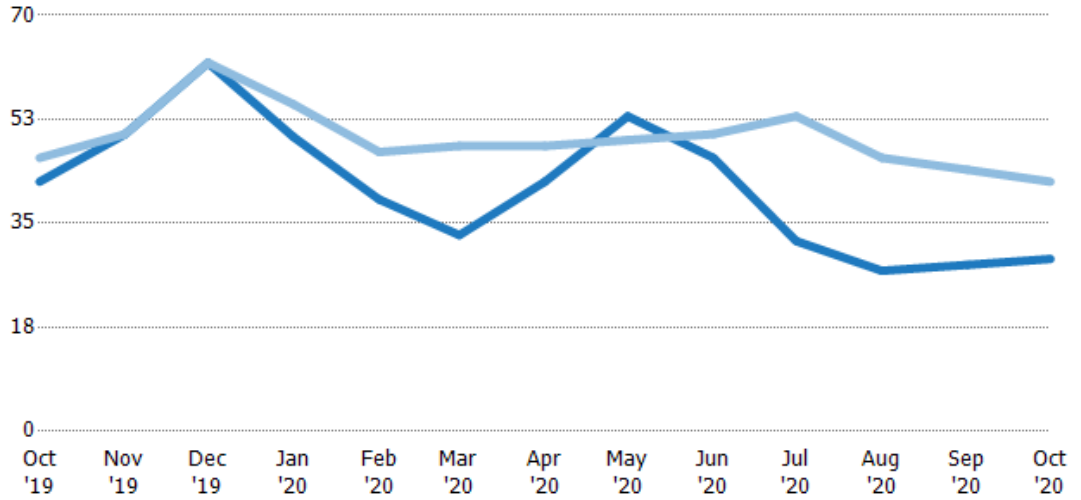
## Median Days in RPR

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.
Oct '20	29	-31%
Oct '19	42	-8.7%
Oct '18	46	2.2%



	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	42	50	62	49.5	39	33	42	53	46	32	27	28	29
Prior Year	46	50	62	55	47	48	48	49	50	53	46	44	42
Percent Change from Prior Year	-9%	0%	0%	-10%	-17%	-31%	-13%	8%	-8%	-40%	-41%	-36%	-31%

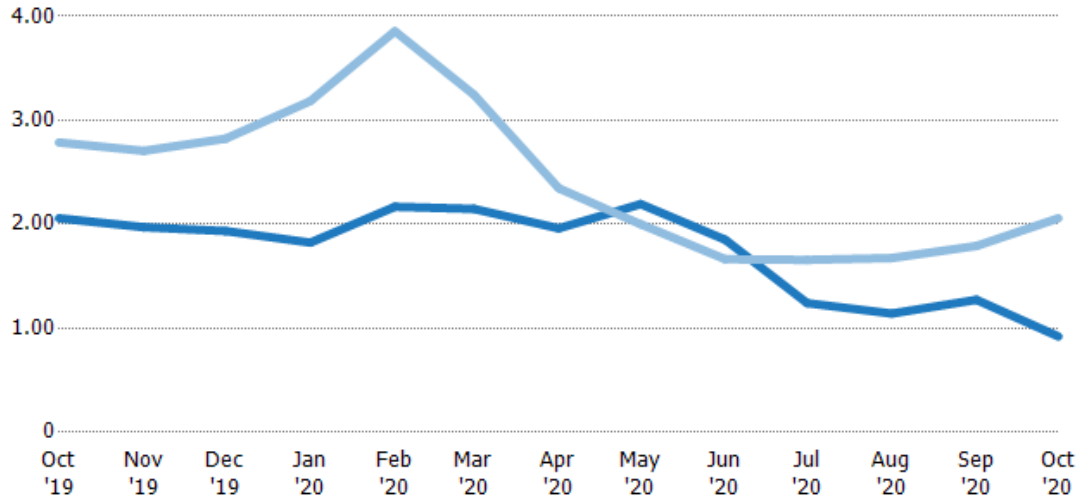
## Months of Inventory

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.
Oct '20	0.92	-55.2%
Oct '19	2.06	-26.1%
Oct '18	2.79	-5.6%



	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	2.06	1.97	1.94	1.82	2.17	2.15	1.96	2.19	1.85	1.24	1.14	1.27	0.92
Prior Year	2.79	2.71	2.82	3.18	3.86	3.25	2.35	2	1.66	1.66	1.68	1.79	2.06
Percent Change from Prior Year	-26%	-27%	-31%	-43%	-44%	-34%	-16%	10%	11%	-25%	-32%	-29%	-55%



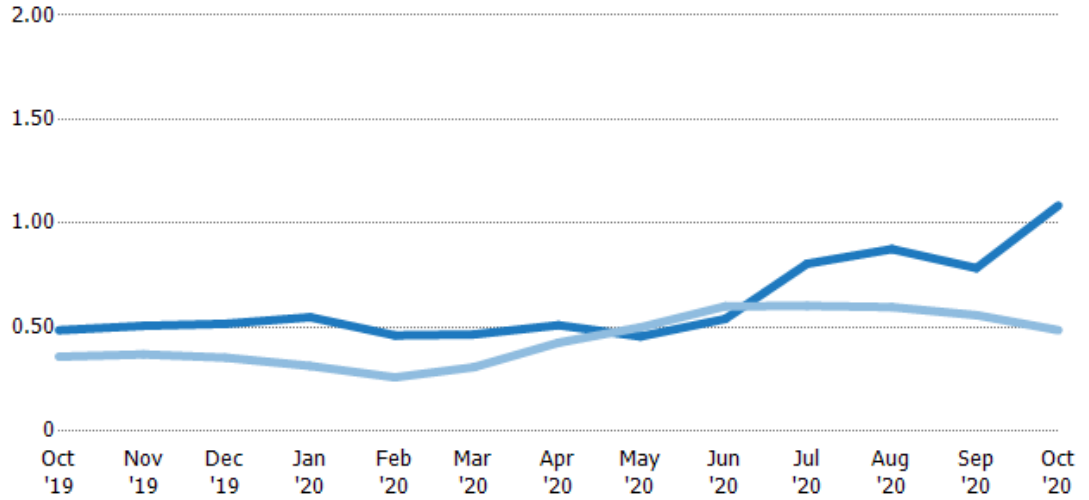
## Absorption Rate

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.
Oct '20	109%	-60%
Oct '19	49%	-12.7%
Oct '18	36%	6%



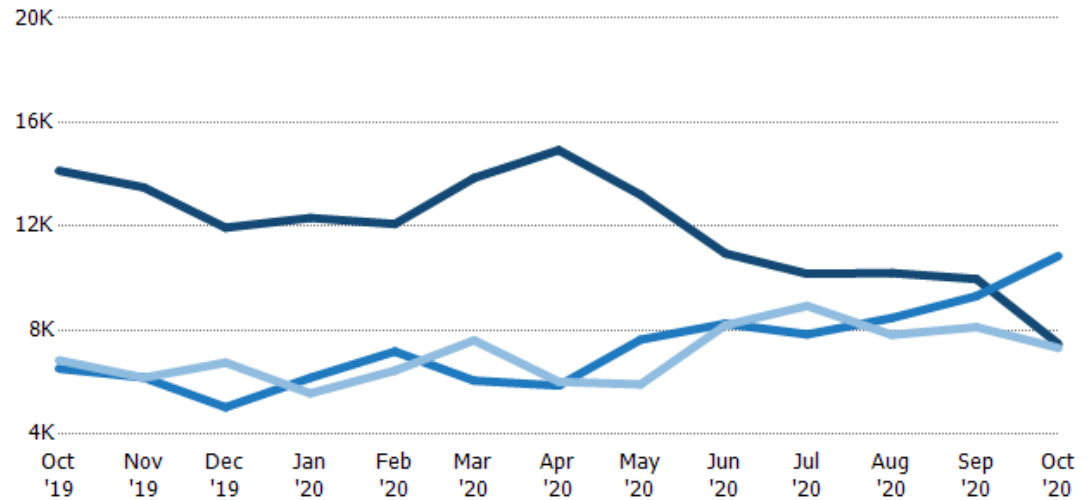
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	49%	51%	52%	55%	46%	47%	51%	46%	54%	81%	88%	78%	109%
Prior Year	36%	37%	35%	31%	26%	31%	43%	50%	60%	60%	60%	56%	49%
Change from Prior Year	-13%	-14%	-16%	-23%	-20%	-16%	-8%	4%	6%	-20%	-28%	-23%	-60%

## 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



	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Active	14.1K	13.5K	11.9K	12.3K	12.1K	13.9K	14.9K	13.2K	11K	10.2K	10.2K	9.97K	7.48K
Pending	6.53K	6.18K	5.04K	6.17K	7.18K	6.06K	5.87K	7.64K	8.25K	7.84K	8.47K	9.31K	10.9K
Sold	6.84K	6.17K	6.76K	5.57K	6.45K	7.61K	6.02K	5.92K	8.19K	8.94K	7.83K	8.12K	7.32K

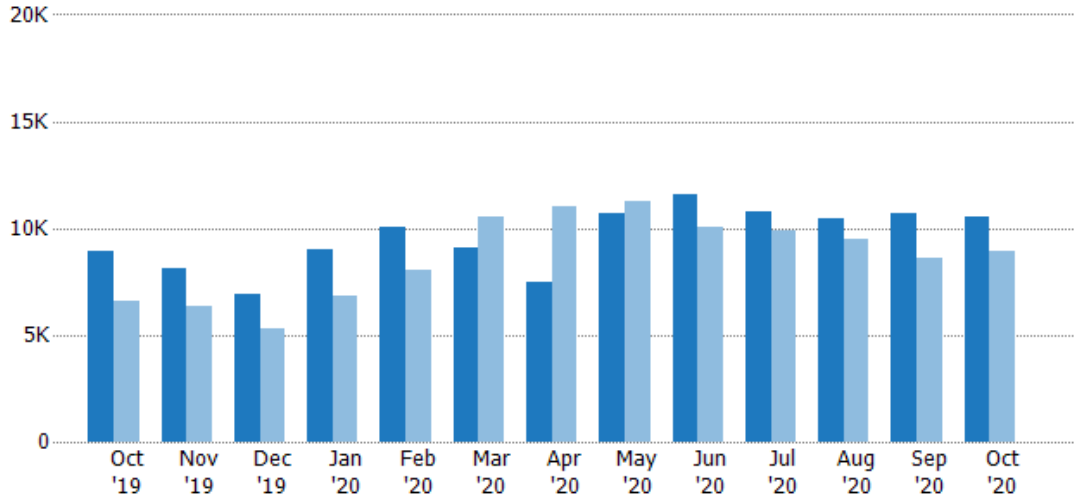
## New Pending Sales

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.
Oct '20	10.5K	18.5%
Oct '19	8.89K	34.1%
Oct '18	6.63K	4.2%



Current Year	8.89K	8.14K	6.94K	9.03K	10.1K	9.1K	7.49K	10.7K	11.5K	10.8K	10.4K	10.7K	10.5K
Prior Year	6.63K	6.38K	5.28K	6.85K	8.05K	10.6K	11K	11.2K	10.1K	9.86K	9.51K	8.62K	8.89K
Percent Change from Prior Year	34%	28%	31%	32%	25%	-14%	-32%	-4%	15%	10%	10%	25%	18%

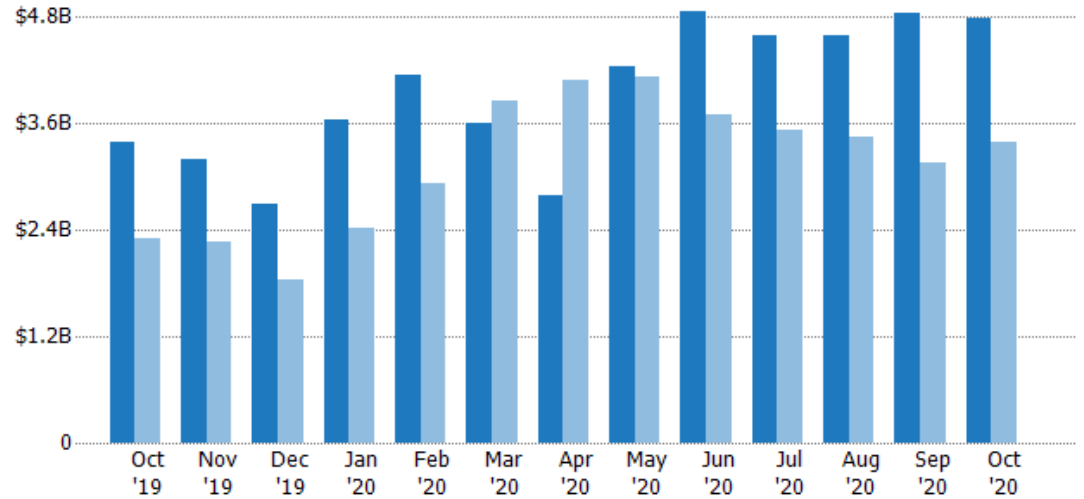
## New Pending Sales Volume

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.
Oct '20	\$4.79B	41.2%
Oct '19	\$3.39B	47.8%
Oct '18	\$2.3B	-3.4%



Current Year	\$3.39B	\$3.2B	\$2.7B	\$3.64B	\$4.14B	\$3.6B	\$2.79B	\$4.23B	\$4.87B	\$4.59B	\$4.6B	\$4.85B	\$4.79B
Prior Year	\$2.3B	\$2.26B	\$1.84B	\$2.41B	\$2.93B	\$3.86B	\$4.09B	\$4.13B	\$3.69B	\$3.53B	\$3.44B	\$3.15B	\$3.39B
Percent Change from Prior Year	48%	42%	47%	51%	41%	-7%	-32%	3%	32%	30%	34%	54%	41%

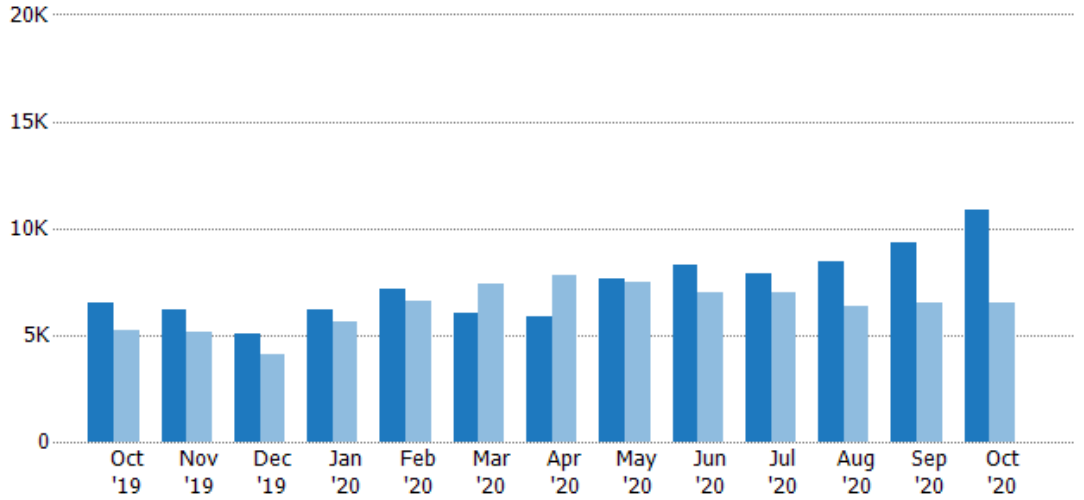
## Pending Sales

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.
Oct '20	10.9K	66.3%
Oct '19	6.53K	25.2%
Oct '18	5.21K	12.7%



Current Year	6.53K	6.18K	5.04K	6.17K	7.18K	6.06K	5.87K	7.64K	8.25K	7.84K	8.47K	9.31K	10.9K
Prior Year	5.21K	5.15K	4.08K	5.61K	6.6K	7.38K	7.77K	7.46K	6.99K	6.97K	6.38K	6.54K	6.53K
Percent Change from Prior Year	25%	20%	23%	10%	9%	-18%	-24%	2%	18%	13%	33%	43%	66%

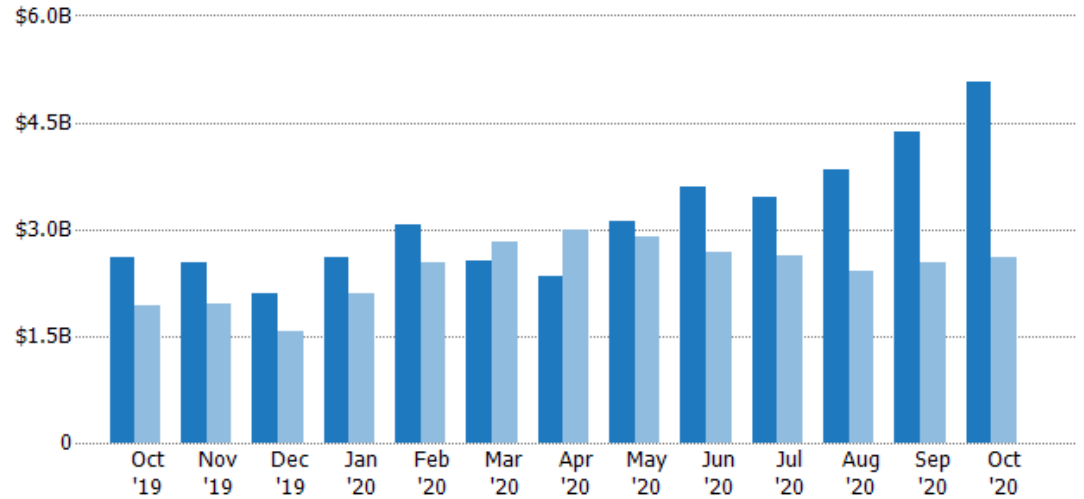
## Pending Sales Volume

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.
Oct '20	\$5.06B	93.8%
Oct '19	\$2.61B	35.9%
Oct '18	\$1.92B	3.6%



Current Year	\$2.61B	\$2.53B	\$2.11B	\$2.61B	\$3.07B	\$2.55B	\$2.33B	\$3.1B	\$3.61B	\$3.45B	\$3.83B	\$4.37B	\$5.06B
Prior Year	\$1.92B	\$1.96B	\$1.57B	\$2.1B	\$2.54B	\$2.82B	\$2.99B	\$2.88B	\$2.69B	\$2.63B	\$2.42B	\$2.54B	\$2.61B
Percent Change from Prior Year	36%	29%	34%	24%	21%	-10%	-22%	8%	34%	31%	58%	72%	94%

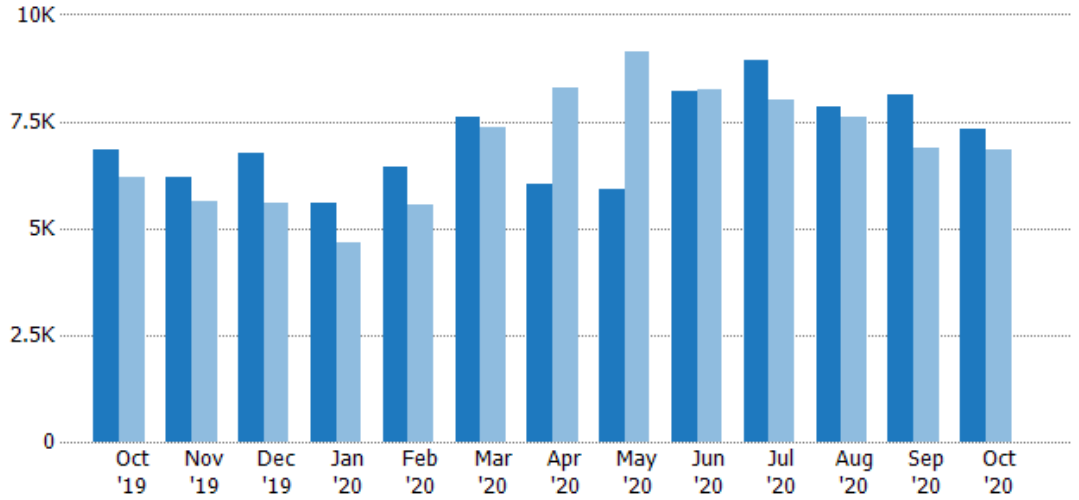
## Closed Sales

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.
Oct '20	7.32K	7%
Oct '19	6.84K	10.8%
Oct '18	6.18K	0.9%



Current Year	6.84K	6.17K	6.76K	5.57K	6.45K	7.61K	6.02K	5.92K	8.19K	8.94K	7.83K	8.12K	7.32K
Prior Year	6.18K	5.64K	5.6K	4.67K	5.56K	7.35K	8.27K	9.13K	8.25K	8.01K	7.61K	6.87K	6.84K
Percent Change from Prior Year	11%	9%	21%	19%	16%	4%	-27%	-35%	-1%	12%	3%	18%	7%

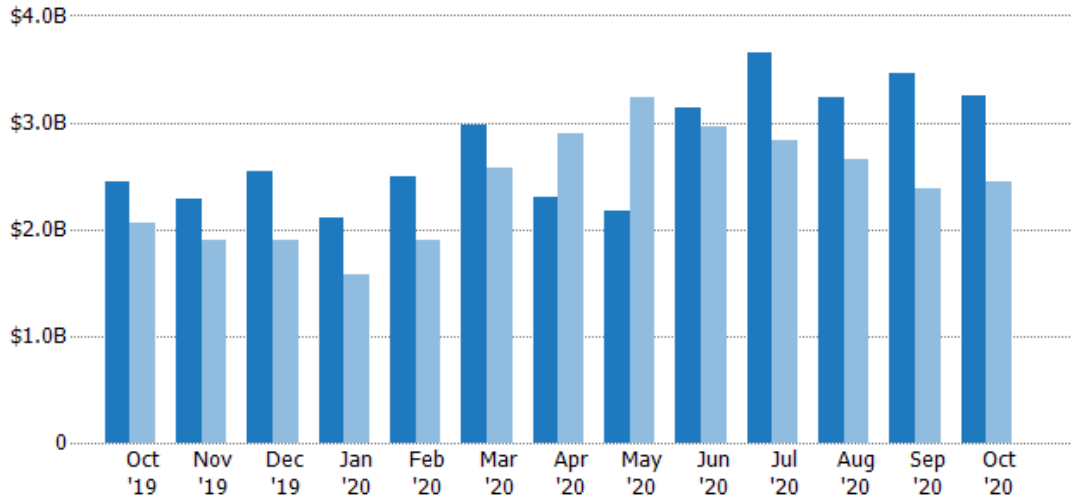
## Closed Sales Volume

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.
Oct '20	\$3.25B	33.3%
Oct '19	\$2.44B	18.2%
Oct '18	\$2.06B	-8%



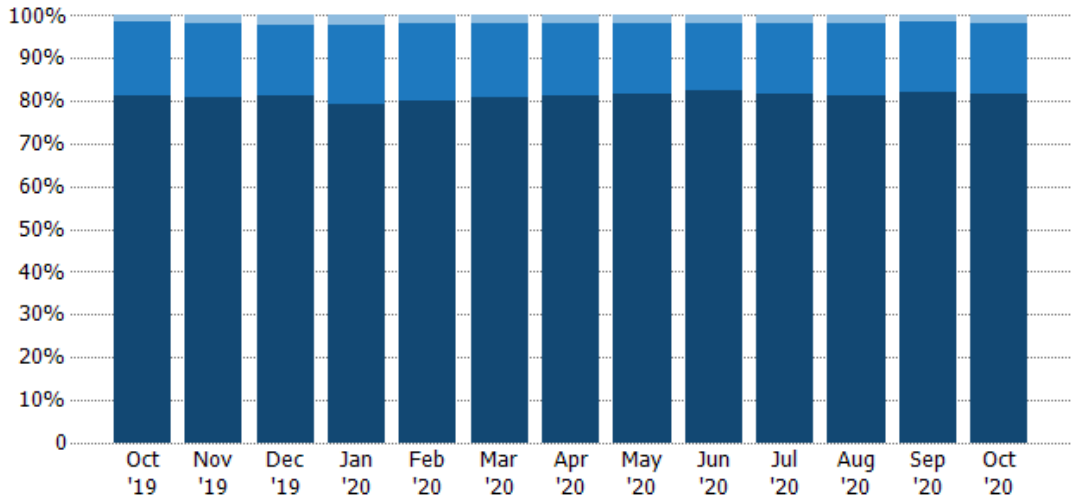
Current Year	\$2.44B	\$2.29B	\$2.54B	\$2.11B	\$2.5B	\$2.98B	\$2.31B	\$2.17B	\$3.13B	\$3.65B	\$3.24B	\$3.46B	\$3.25B
Prior Year	\$2.06B	\$1.9B	\$1.9B	\$1.58B	\$1.89B	\$2.57B	\$2.89B	\$3.23B	\$2.96B	\$2.83B	\$2.66B	\$2.38B	\$2.44B
Percent Change from Prior Year	18%	20%	34%	34%	32%	16%	-20%	-33%	6%	29%	22%	45%	33%

## 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



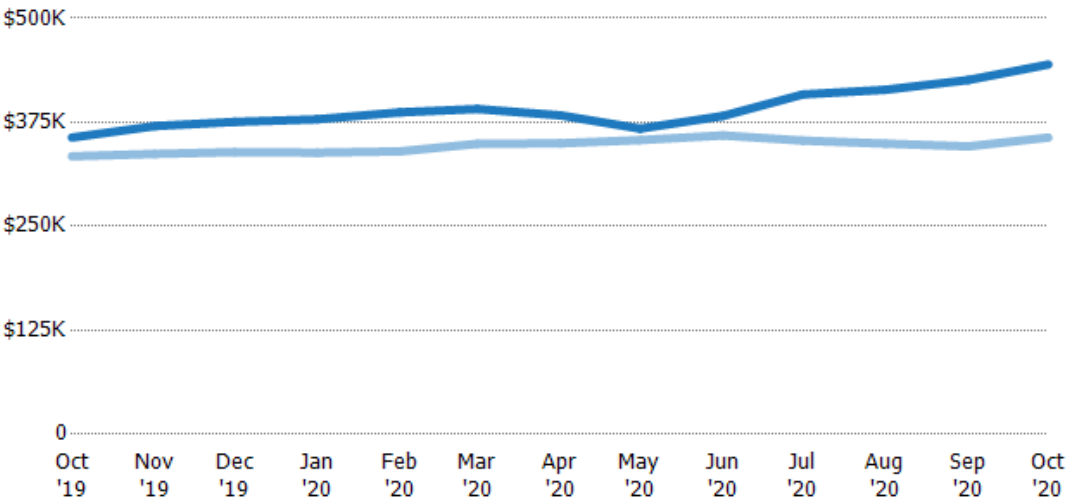
Property Type	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Mobile/Manufactured	1%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Condo/Townhouse	18%	18%	17%	18%	18%	17%	17%	16%	16%	16%	17%	17%	17%
Single Family Residence	81%	81%	81%	79%	80%	81%	81%	82%	82%	82%	81%	82%	82%

## 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.
Oct '20	\$444K	24.6%
Oct '19	\$357K	6.7%
Oct '18	\$334K	-8.9%

Property Type	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	\$357K	\$370K	\$375K	\$379K	\$387K	\$391K	\$383K	\$367K	\$383K	\$408K	\$414K	\$426K	\$444K
Prior Year	\$334K	\$337K	\$339K	\$338K	\$340K	\$349K	\$350K	\$354K	\$359K	\$353K	\$349K	\$346K	\$357K
Percent Change from Prior Year	7%	10%	11%	12%	14%	12%	10%	4%	7%	16%	19%	23%	25%

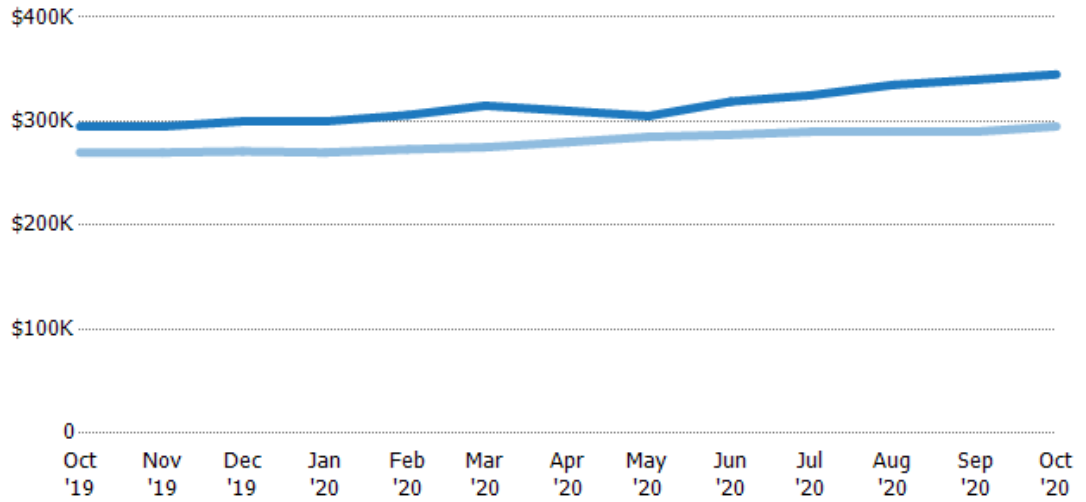
## Median Sales Price

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.
Oct '20	\$345K	16.9%
Oct '19	\$295K	9.3%
Oct '18	\$270K	-5.6%



Current Year	\$295K	\$295K	\$300K	\$300K	\$306K	\$315K	\$310K	\$305K	\$319K	\$325K	\$335K	\$340K	\$345K
Prior Year	\$270K	\$270K	\$271K	\$270K	\$273K	\$275K	\$280K	\$285K	\$287K	\$290K	\$290K	\$290K	\$295K
Percent Change from Prior Year	9%	9%	11%	11%	12%	15%	11%	7%	11%	12%	16%	17%	17%

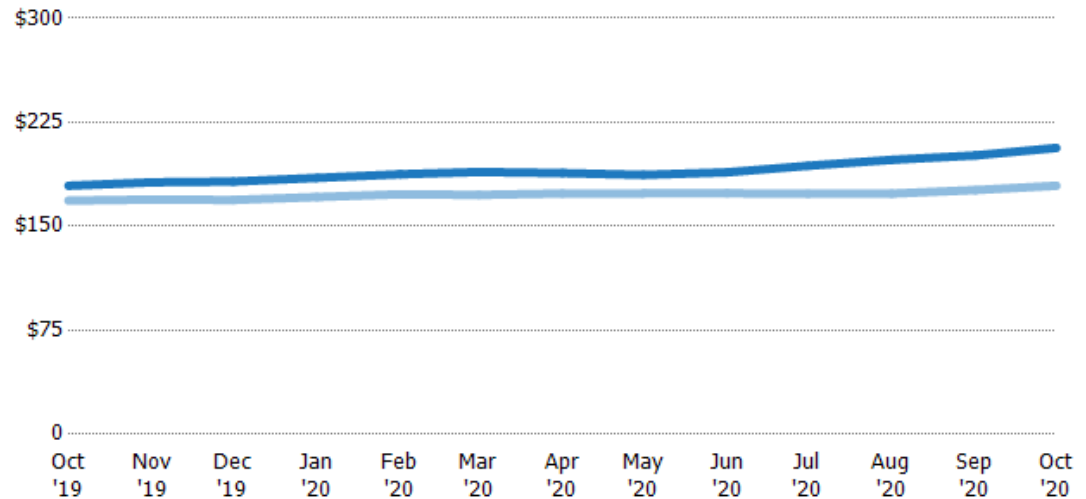
## Average Sales Price per Sq Ft

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.
Oct '20	\$206	15.2%
Oct '19	\$179	6.3%
Oct '18	\$169	-8.1%



Current Year	\$179	\$182	\$182	\$185	\$188	\$189	\$188	\$187	\$189	\$194	\$198	\$201	\$206
Prior Year	\$169	\$169	\$169	\$171	\$173	\$173	\$174	\$174	\$174	\$173	\$174	\$176	\$179
Percent Change from Prior Year	6%	7%	8%	8%	8%	10%	8%	8%	9%	12%	14%	14%	15%

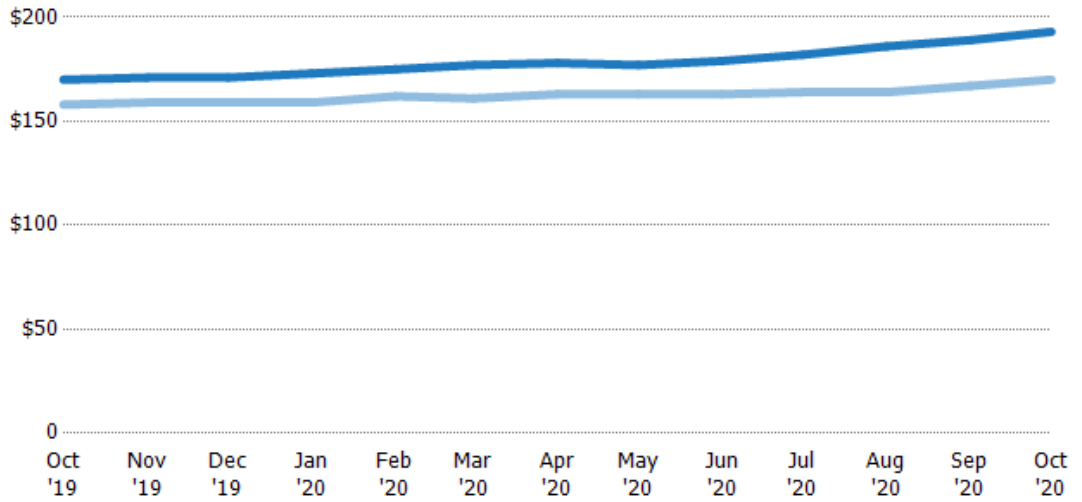
## Median Sales Price per Sq Ft

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.
Oct '20	\$193	13.5%
Oct '19	\$170	7.6%
Oct '18	\$158	-7.6%



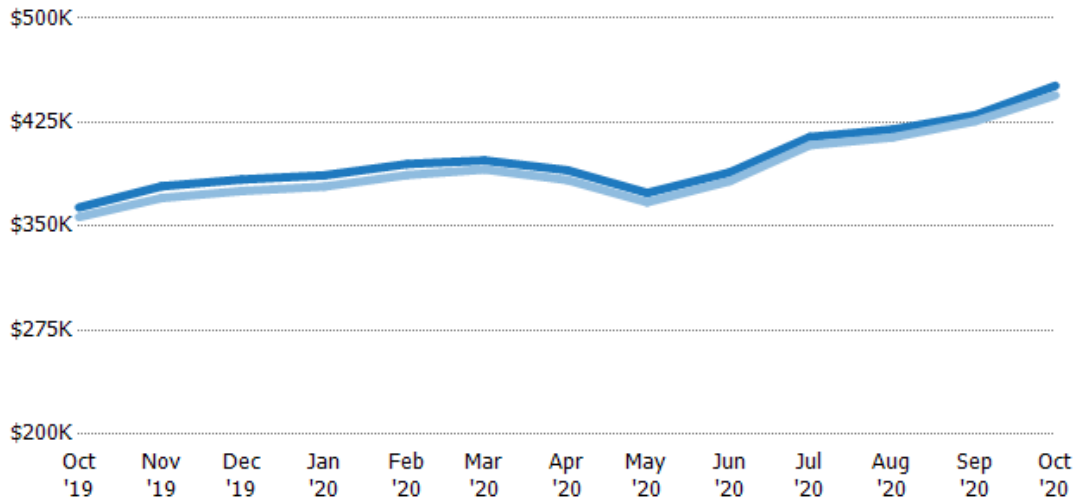
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	\$170	\$171	\$171	\$173	\$175	\$177	\$178	\$177	\$179	\$182	\$186	\$189	\$193
Prior Year	\$158	\$159	\$159	\$159	\$162	\$161	\$163	\$163	\$163	\$164	\$164	\$167	\$170
Percent Change from Prior Year	8%	8%	8%	9%	8%	10%	9%	9%	10%	11%	13%	13%	14%

## 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



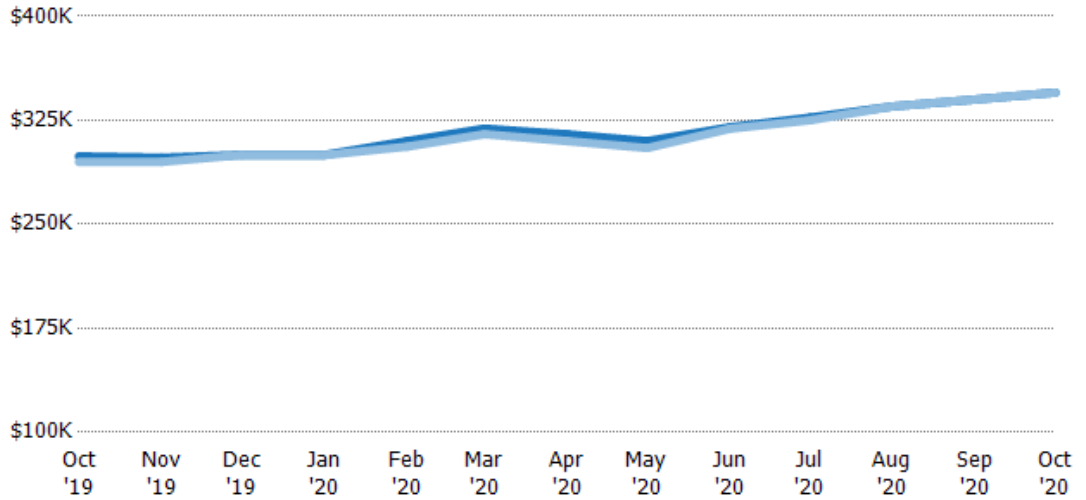
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Avg List Price	\$364K	\$379K	\$384K	\$387K	\$395K	\$397K	\$390K	\$374K	\$389K	\$414K	\$420K	\$430K	\$451K
Avg Sales Price	\$357K	\$370K	\$375K	\$379K	\$387K	\$391K	\$383K	\$367K	\$383K	\$408K	\$414K	\$426K	\$444K
Avg Sales Price as a % of Avg List Price	98%	98%	98%	98%	98%	98%	98%	98%	98%	99%	99%	99%	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



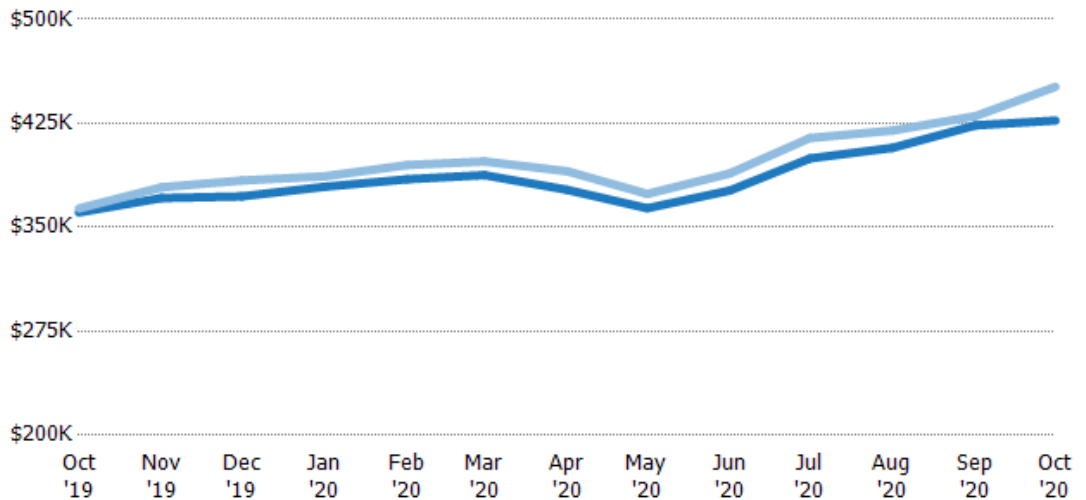
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Median List Price	\$299K	\$298K	\$300K	\$300K	\$310K	\$319K	\$315K	\$310K	\$320K	\$327K	\$335K	\$340K	\$345K
Median Sales Price	\$295K	\$295K	\$300K	\$300K	\$306K	\$315K	\$310K	\$305K	\$319K	\$325K	\$335K	\$340K	\$345K
Med Sales Price as a % of Med List Price	99%	99%	100%	100%	99%	99%	98%	98%	100%	99%	100%	100%	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



	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Avg Est Value	\$361K	\$371K	\$372K	\$379K	\$385K	\$388K	\$377K	\$364K	\$377K	\$400K	\$407K	\$423K	\$427K
Avg Sales Price	\$364K	\$379K	\$384K	\$387K	\$395K	\$397K	\$390K	\$374K	\$389K	\$414K	\$420K	\$430K	\$451K
Avg Sales Price as a % of Avg Est Value	101%	102%	103%	102%	103%	103%	104%	103%	103%	104%	103%	102%	106%

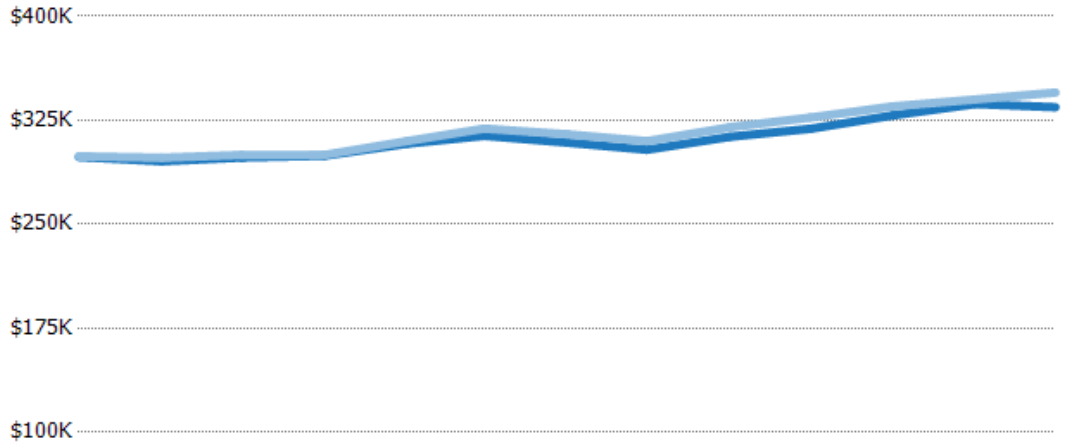


## Median Sales Price vs Median Est Value

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



	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Median Est Value	\$299K	\$295K	\$298K	\$299K	\$308K	\$314K	\$309K	\$304K	\$313K	\$319K	\$328K	\$337K	\$334K
Median Sales Price	\$299K	\$298K	\$300K	\$300K	\$310K	\$319K	\$315K	\$310K	\$320K	\$327K	\$335K	\$340K	\$345K
Med Sales Price as a % of Med Est Value	100%	101%	101%	100%	101%	102%	102%	102%	102%	103%	102%	101%	103%

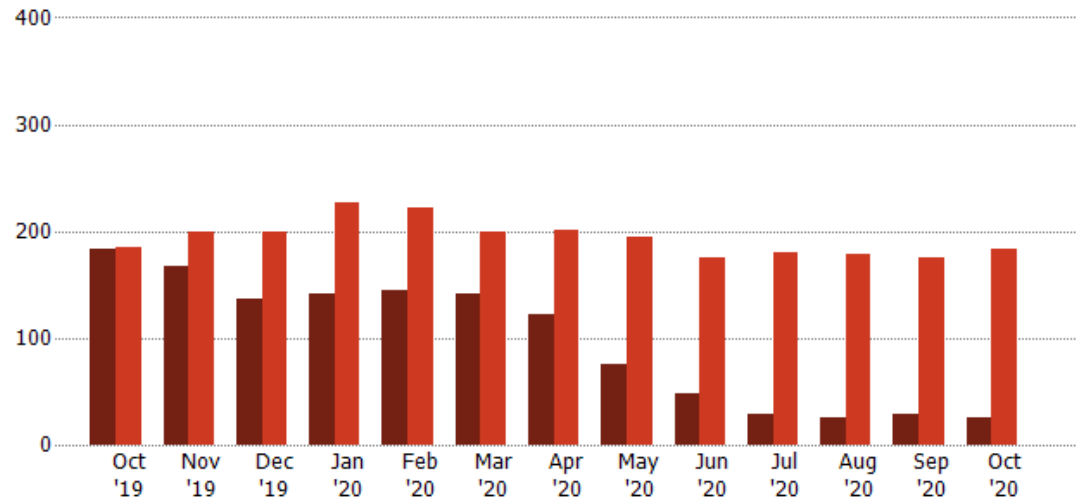
## Distressed Listings

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

Month/Year	Count	% Chg.
Oct '20	25	-86.3%
Oct '19	183	-1.1%
Oct '18	185	63.2%



	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	183	167	137	141	145	142	122	76	48	29	26	28	25
Prior Year	185	199	200	226	222	199	201	194	175	180	179	175	183
Percent Change from Prior Year	-1%	-16%	-32%	-38%	-35%	-29%	-39%	-61%	-73%	-84%	-85%	-84%	-86%

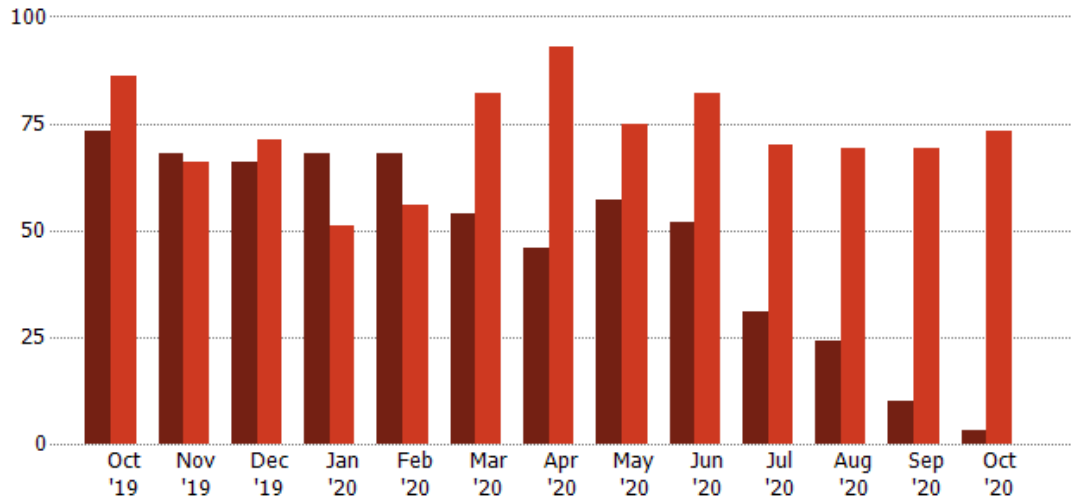
## Distressed Sales

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.
Oct '20	3	-95.9%
Oct '19	73	-15.1%
Oct '18	86	-32.6%



Current Year	73	68	66	68	68	54	46	57	52	31	24	10	3
Prior Year	86	66	71	51	56	82	93	75	82	70	69	69	73
Percent Change from Prior Year	-15%	3%	-7%	33%	21%	-34%	-51%	-24%	-37%	-56%	-65%	-86%	-96%

## Sales Activity by ZIP

Oct 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	19	\$8,214,700	7	\$3,793,900	\$541,986	\$570,000	\$346	\$298	11
85004	19	\$7,666,400	6	\$1,714,000	\$285,667	\$280,000	\$222	\$241	34
85006	63	\$20,854,443	25	\$8,876,000	\$355,040	\$350,000	\$294	\$304	30
85007	26	\$12,434,895	14	\$6,278,195	\$448,443	\$377,500	\$292	\$281	43
85008	78	\$25,912,905	42	\$13,037,247	\$310,411	\$288,500	\$222	\$220	11
85009	50	\$11,532,554	15	\$3,434,700	\$228,980	\$228,000	\$183	\$174	35
85012	20	\$12,417,538	15	\$7,297,400	\$486,493	\$428,000	\$298	\$283	44
85013	50	\$24,885,769	31	\$13,148,490	\$424,145	\$370,000	\$247	\$252	12
85014	60	\$24,741,148	51	\$23,254,400	\$455,969	\$375,000	\$254	\$237	25
85015	59	\$15,012,007	38	\$10,096,225	\$265,690	\$257,500	\$180	\$183	15
85016	135	\$71,557,685	72	\$37,325,558	\$518,411	\$435,000	\$261	\$260	29
85017	39	\$7,975,385	21	\$4,875,500	\$232,167	\$230,000	\$157	\$154	29
85018	136	\$138,366,133	89	\$90,521,026	\$1,017,090	\$800,000	\$347	\$326	35
85019	46	\$10,266,348	23	\$5,067,050	\$220,307	\$229,000	\$148	\$150	9
85020	92	\$35,850,948	66	\$25,625,199	\$388,261	\$294,500	\$229	\$221	20
85021	52	\$24,557,011	41	\$18,316,300	\$446,739	\$347,000	\$205	\$208	18
85022	124	\$43,685,366	70	\$22,780,500	\$325,436	\$298,500	\$186	\$188	21
85023	62	\$26,786,327	47	\$19,803,762	\$421,357	\$331,000	\$191	\$192	14
85024	94	\$39,639,041	53	\$19,634,865	\$370,469	\$370,000	\$200	\$206	19
85027	82	\$21,845,090	60	\$17,023,501	\$283,725	\$285,000	\$198	\$201	11
85028	70	\$39,291,315	26	\$14,347,700	\$551,835	\$434,925	\$255	\$244	18
85029	83	\$21,919,986	65	\$17,182,425	\$264,345	\$265,000	\$169	\$168	12
85031	32	\$7,240,983	27	\$5,536,000	\$205,037	\$230,000	\$137	\$151	11
85032	168	\$52,759,814	90	\$28,818,327	\$320,204	\$315,000	\$216	\$217	14
85033	78	\$17,635,364	43	\$9,902,050	\$230,280	\$238,000	\$154	\$150	23
85034	12	\$5,293,488	3	\$1,146,104	\$382,035	\$213,000	\$191	\$212	29
85035	68	\$15,644,988	31	\$7,248,000	\$233,806	\$232,000	\$156	\$159	9
85037	79	\$20,019,537	67	\$17,085,637	\$255,010	\$251,600	\$168	\$169	16
85040	57	\$13,376,870	34	\$8,681,700	\$255,344	\$245,500	\$177	\$177	21
85041	133	\$38,265,128	74	\$23,175,597	\$313,184	\$289,500	\$162	\$164	22
85042	83	\$29,809,888	61	\$19,604,090	\$321,379	\$298,000	\$187	\$189	16
85043	138	\$35,366,984	52	\$13,974,191	\$268,734	\$259,950	\$157	\$154	20
85044	68	\$28,749,587	58	\$23,867,170	\$411,503	\$345,000	\$216	\$216	17
85045	28	\$14,137,443	16	\$7,567,370	\$472,961	\$424,000	\$190	\$191	26
85048	85	\$41,695,346	63	\$29,867,401	\$474,086	\$415,000	\$213	\$208	23
85050	85	\$42,460,266	72	\$36,933,370	\$512,963	\$437,500	\$228	\$228	26
85051	75	\$17,986,721	51	\$12,634,135	\$247,728	\$256,700	\$160	\$164	13
85053	55	\$16,039,920	41	\$11,169,400	\$272,424	\$275,000	\$170	\$165	14

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## Sales Activity by ZIP

Oct 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	28	\$12,499,900	27	\$12,601,900	\$466,737	\$427,500	\$255	\$258	14
85083	50	\$23,589,925	36	\$15,728,300	\$436,897	\$407,400	\$185	\$184	7
85085	75	\$32,643,724	62	\$28,242,094	\$455,518	\$430,200	\$195	\$196	14
85086	163	\$80,546,213	94	\$46,087,725	\$490,295	\$432,450	\$193	\$186	28
85087	33	\$15,110,179	18	\$8,080,970	\$448,943	\$447,495	\$202	\$193	15
85120	4	\$1,161,870	3	\$745,500	\$248,500	\$250,500	\$167	\$172	4
85142	215	\$110,879,299	116	\$57,795,035	\$498,233	\$450,000	\$191	\$185	22
85201	82	\$21,913,500	44	\$10,813,050	\$245,751	\$232,000	\$198	\$198	12
85202	60	\$17,245,288	52	\$15,185,450	\$292,028	\$289,950	\$187	\$182	8
85203	49	\$18,385,500	33	\$11,810,400	\$357,891	\$320,000	\$186	\$190	11
85204	88	\$25,801,734	59	\$16,416,857	\$278,252	\$290,000	\$188	\$193	13
85205	121	\$44,391,047	70	\$22,179,414	\$316,849	\$297,500	\$182	\$187	18
85206	107	\$30,477,348	71	\$20,937,025	\$294,888	\$284,985	\$182	\$179	18
85207	153	\$78,705,809	88	\$46,853,843	\$532,430	\$480,000	\$218	\$215	20
85208	106	\$25,718,398	70	\$17,899,100	\$255,701	\$272,000	\$170	\$171	14
85209	123	\$38,562,978	88	\$28,081,650	\$319,110	\$322,500	\$184	\$185	11
85210	66	\$17,812,549	43	\$10,511,900	\$244,463	\$241,000	\$191	\$190	10
85212	153	\$65,784,945	84	\$35,598,918	\$423,797	\$422,500	\$190	\$194	18
85213	66	\$31,716,498	43	\$17,674,125	\$411,026	\$380,000	\$177	\$185	14
85215	60	\$25,609,776	46	\$18,984,995	\$412,717	\$385,000	\$192	\$188	20
85224	78	\$27,245,699	57	\$20,623,200	\$361,811	\$336,000	\$210	\$208	12
85225	199	\$65,172,807	100	\$34,024,784	\$340,248	\$325,146	\$206	\$202	14
85226	88	\$34,990,846	47	\$20,406,500	\$434,181	\$400,000	\$226	\$219	18
85233	74	\$29,708,798	70	\$29,196,700	\$417,096	\$386,500	\$202	\$201	14
85234	78	\$33,241,699	80	\$31,706,358	\$396,329	\$370,000	\$202	\$206	14
85248	139	\$66,283,617	99	\$46,827,870	\$473,009	\$400,000	\$202	\$203	27
85249	115	\$62,837,872	105	\$56,185,494	\$535,100	\$500,000	\$194	\$195	14
85250	74	\$37,331,498	52	\$24,903,283	\$478,909	\$432,500	\$265	\$272	13
85251	184	\$115,554,534	113	\$52,290,537	\$462,748	\$394,300	\$287	\$265	25
85253	120	\$301,761,068	55	\$137,488,046	\$2,499,783	\$1,976,000	\$453	\$415	55
85254	152	\$101,480,636	104	\$66,380,543	\$638,274	\$597,000	\$303	\$273	26
85255	218	\$255,696,152	159	\$189,558,820	\$1,192,194	\$779,000	\$330	\$302	37
85257	71	\$28,763,085	54	\$19,795,551	\$366,584	\$385,000	\$242	\$245	14
85258	130	\$85,979,495	77	\$51,570,221	\$669,743	\$603,000	\$294	\$273	28
85259	80	\$74,177,536	49	\$42,078,689	\$858,749	\$743,500	\$266	\$267	28
85260	118	\$85,675,487	80	\$43,407,526	\$542,594	\$430,000	\$257	\$253	25
85262	138	\$180,571,784	77	\$96,097,618	\$1,248,021	\$865,000	\$330	\$299	43

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## Sales Activity by ZIP

Oct 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	31	\$18,575,351	23	\$14,825,983	\$644,608	\$626,000	\$257	\$220	53
85266	72	\$84,814,289	42	\$42,226,650	\$1,005,396	\$975,000	\$284	\$282	48
85268	138	\$88,996,520	84	\$53,465,555	\$636,495	\$537,000	\$241	\$238	29
85281	91	\$28,705,764	54	\$16,422,100	\$304,113	\$281,500	\$229	\$223	24
85282	86	\$29,798,348	63	\$21,224,855	\$336,902	\$355,000	\$208	\$207	15
85283	61	\$22,030,332	49	\$17,402,640	\$355,156	\$360,000	\$215	\$212	10
85284	33	\$18,047,800	31	\$17,367,630	\$560,246	\$530,000	\$222	\$224	21
85286	94	\$44,442,640	63	\$32,382,228	\$514,004	\$455,000	\$205	\$202	16
85295	92	\$42,610,059	100	\$40,741,142	\$407,411	\$380,000	\$194	\$189	8
85296	109	\$47,641,629	99	\$43,543,463	\$439,833	\$405,000	\$197	\$200	9
85297	107	\$47,859,519	63	\$31,243,054	\$495,921	\$410,000	\$194	\$195	9
85298	109	\$65,570,546	82	\$43,046,228	\$524,954	\$492,500	\$203	\$205	11
85301	64	\$12,603,395	37	\$7,468,600	\$201,854	\$195,100	\$133	\$135	24
85302	78	\$20,556,744	50	\$13,343,000	\$266,860	\$272,000	\$158	\$158	15
85303	58	\$16,339,727	38	\$11,288,627	\$297,069	\$285,975	\$156	\$147	18
85304	47	\$13,755,099	40	\$11,687,619	\$292,190	\$300,000	\$164	\$169	17
85305	50	\$18,583,975	29	\$10,126,567	\$349,192	\$340,000	\$160	\$159	26
85306	54	\$16,675,590	25	\$8,102,500	\$324,100	\$325,000	\$186	\$184	22
85307	26	\$8,954,175	7	\$1,974,795	\$282,114	\$260,000	\$167	\$165	6
85308	154	\$56,393,604	93	\$37,197,440	\$399,972	\$360,000	\$190	\$186	15
85310	49	\$26,664,497	33	\$13,534,127	\$410,125	\$360,000	\$200	\$195	17
85322	3	\$958,900	2	\$440,000	\$220,000	\$220,000	\$139	\$139	367
85323	95	\$26,179,148	72	\$20,082,497	\$278,924	\$275,000	\$157	\$162	15
85326	180	\$51,636,194	148	\$41,870,491	\$282,909	\$275,000	\$156	\$154	14
85331	114	\$82,325,434	68	\$43,163,906	\$634,763	\$570,000	\$248	\$233	36
85335	64	\$15,821,777	41	\$10,919,000	\$266,317	\$257,000	\$170	\$174	11
85338	215	\$75,766,303	147	\$50,646,323	\$344,533	\$319,900	\$164	\$162	21
85339	103	\$36,172,362	58	\$18,665,400	\$321,817	\$300,000	\$154	\$145	13
85340	91	\$45,141,223	72	\$32,147,319	\$446,491	\$395,500	\$174	\$173	26
85342	13	\$6,982,593	2	\$632,500	\$316,250	\$316,250	\$205	\$205	186
85345	101	\$26,409,979	91	\$22,925,571	\$251,929	\$255,000	\$172	\$172	16
85351	163	\$36,436,508	108	\$23,869,115	\$221,010	\$225,500	\$150	\$149	19
85353	78	\$22,829,315	57	\$16,814,680	\$294,994	\$290,000	\$149	\$147	11
85354	33	\$8,616,911	13	\$3,069,200	\$236,092	\$237,000	\$145	\$136	23
85355	49	\$20,626,371	31	\$11,186,858	\$360,866	\$365,955	\$165	\$159	23
85361	38	\$12,754,601	22	\$7,267,847	\$330,357	\$297,500	\$161	\$161	31
85363	16	\$3,389,050	8	\$1,917,000	\$239,625	\$242,500	\$159	\$164	20

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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
85373	73	\$21,295,039	70	\$18,581,604	\$265,451	\$270,000	\$157	\$152	18
85374	155	\$45,936,868	97	\$28,208,249	\$290,807	\$279,900	\$187	\$189	24
85375	142	\$46,371,601	103	\$30,667,100	\$297,739	\$289,900	\$173	\$173	23
85377	39	\$32,565,517	20	\$19,779,500	\$988,975	\$790,000	\$306	\$265	45
85378	16	\$3,795,375	21	\$5,335,850	\$254,088	\$270,000	\$164	\$174	11
85379	101	\$33,176,706	96	\$33,130,728	\$345,112	\$340,500	\$154	\$154	15
85381	50	\$17,672,693	48	\$16,814,800	\$350,308	\$330,450	\$183	\$179	15
85382	118	\$40,781,727	73	\$25,353,554	\$347,309	\$345,500	\$183	\$184	14
85383	209	\$110,246,320	174	\$94,762,911	\$544,614	\$493,000	\$204	\$202	25
85387	71	\$26,237,593	62	\$22,259,299	\$359,021	\$332,745	\$179	\$175	26
85388	66	\$26,078,635	69	\$23,006,320	\$333,425	\$310,000	\$160	\$159	11
85390	30	\$11,635,378	24	\$10,880,148	\$453,340	\$376,500	\$196	\$196	39
85392	79	\$25,078,690	55	\$17,047,800	\$309,960	\$305,000	\$161	\$164	24
85395	66	\$27,340,324	72	\$30,909,360	\$429,297	\$398,500	\$175	\$170	19
85396	114	\$40,969,431	107	\$37,560,025	\$351,028	\$330,000	\$167	\$163	21