



2020

SCOTTSDALE MARKET REPORT JULY 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	Jul 2020	Jul 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	396	248	+59.7%	2,964	2,416	+22.7%
New Listing Volume	\$239,631,985	\$148,197,005	+61.7%	\$1,916,274,547	\$1,460,394,067	+31.2%
Active Listing Count	616	765	-19.5%	N/A	N/A	
Active Listing Volume	\$568,226,445	\$659,307,622	-13.8%	N/A	N/A	
Average Listing Price	\$922,446	\$861,840	+7%	\$920,607	\$838,946	+9.7%
Median Listing Price	\$625,000	\$562,900	+11%	\$635,245	\$541,198	+17.4%
Average Listing Price per Sq Ft	\$345	\$304	+13.5%	\$327	\$295	+10.9%
Median Listing Price per Sq Ft	\$305	\$250	+22%	\$285	\$251	+13.5%
Median Days in RPR	50	72	-30.6%	55.26	63.57	-13.1%
Months of Inventory	1.5	2.6	-42.6%	3.4	3.3	+2.3%
Absorption Rate	68.34%	39.22%	+29.1%	29.4%	30.06%	-0.7%
Sales Activity Charts Metrics						
New Pending Sales Count	595	335	+77.6%	3,383	2,575	+31.4%
New Pending Sales Volume	\$385,264,344	\$180,523,180	+113.4%	\$2,145,539,843	\$1,366,891,926	+57%
Pending Sales Count	428	231	+85.3%	N/A	N/A	
Pending Sales Volume	\$305,540,167	\$134,012,896	+128%	N/A	N/A	
Closed Sales Count	642	272	+136%	2,311	1,893	+22.1%
Closed Sales Volume	\$447,858,100	\$143,924,590	+211.2%	\$1,400,378,641	\$946,697,529	+47.9%
Average Sales Price	\$697,598	\$529,135	+31.8%	\$605,962	\$500,104	+21.2%
Median Sales Price	\$525,000	\$410,250	+28%	\$471,213	\$405,988	+16.1%
Average Sales Price per Sq Ft	\$283	\$252	+12.4%	\$275	\$249	+10.5%
Median Sales Price per Sq Ft	\$265	\$235	+13%	\$258	\$231	+11.9%
Distressed Charts Metrics						
Distressed Listing Count	2	9	-77.8%	N/A	N/A	

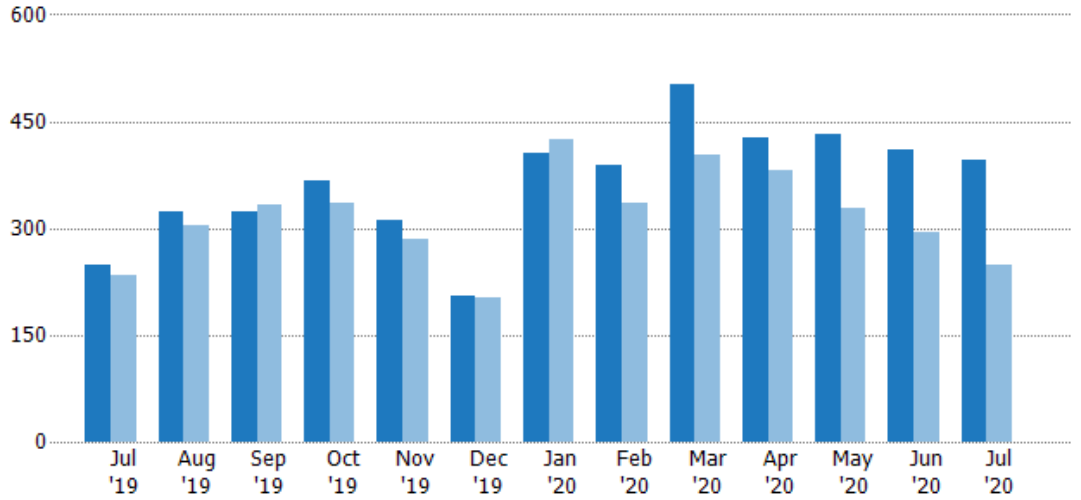
New Listings

The number of new residential listings that were added each month.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Count	% Chg.
Jul '20	396	59.7%
Jul '19	248	6.4%
Jul '18	233	17.2%



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	248	324	323	367	311	205	406	388	503	428	433	410	396
Prior Year	233	303	332	336	285	202	424	336	404	381	328	295	248
Percent Change from Prior Year	6%	7%	-3%	9%	9%	1%	-4%	15%	25%	12%	32%	39%	60%

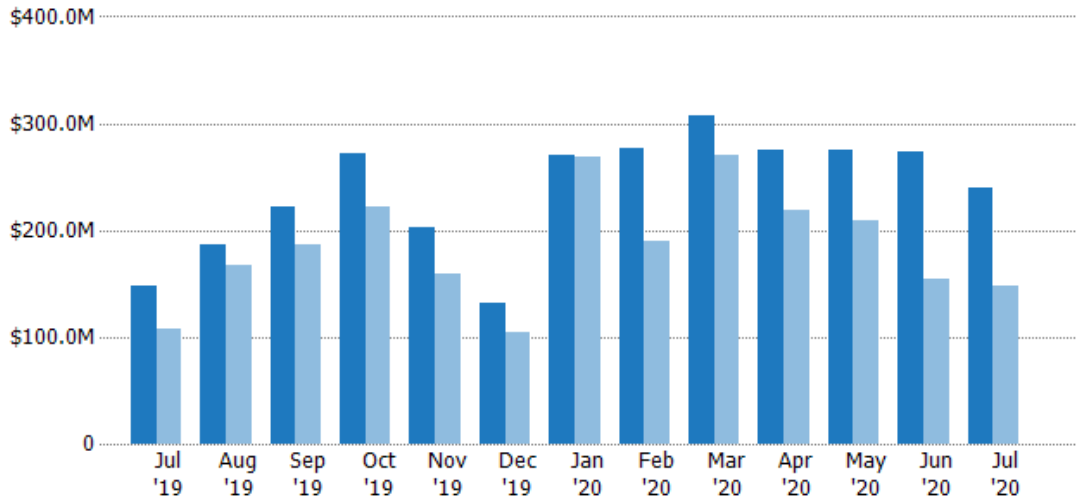
New Listing Volume

The sum of the listing price of residential listings that were added each month.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Volume	% Chg.
Jul '20	\$240M	61.7%
Jul '19	\$148M	38.5%
Jul '18	\$107M	10.4%



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	\$148M	\$187M	\$222M	\$271M	\$203M	\$131M	\$270M	\$277M	\$307M	\$275M	\$275M	\$274M	\$240M
Prior Year	\$107M	\$168M	\$187M	\$222M	\$159M	\$105M	\$268M	\$190M	\$270M	\$219M	\$209M	\$155M	\$148M
Percent Change from Prior Year	39%	11%	19%	22%	28%	26%	0%	45%	14%	26%	31%	77%	62%

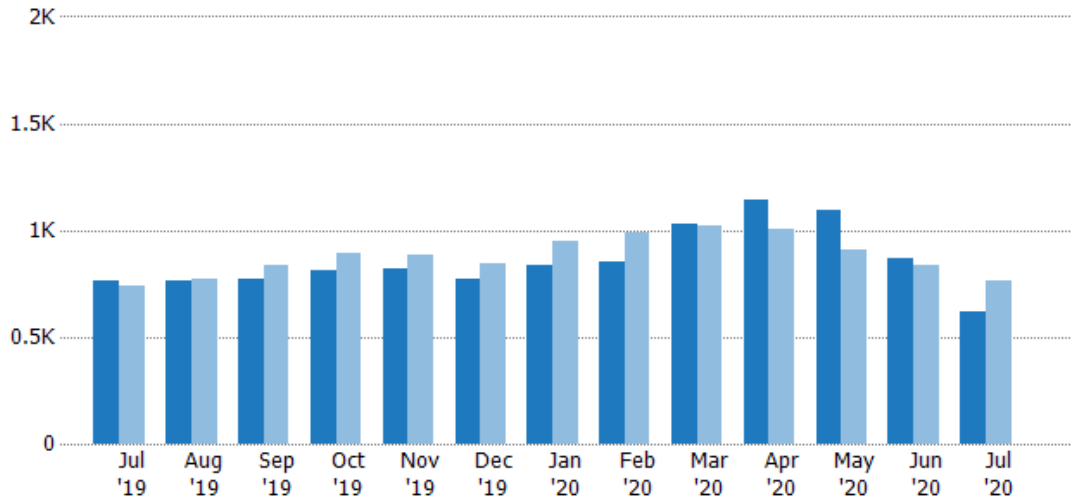
Active Listings

The number of active residential listings at the end of each month.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Count	% Chg.
Jul '20	616	-19.5%
Jul '19	765	3.5%
Jul '18	739	5.3%



Current Year	765	762	775	810	823	768	840	856	1.03K	1.14K	1.09K	866	616
Prior Year	739	773	836	896	882	842	947	992	1.02K	1K	907	836	765
Percent Change from Prior Year	4%	-1%	-7%	-10%	-7%	-9%	-11%	-14%	1%	14%	20%	4%	-19%

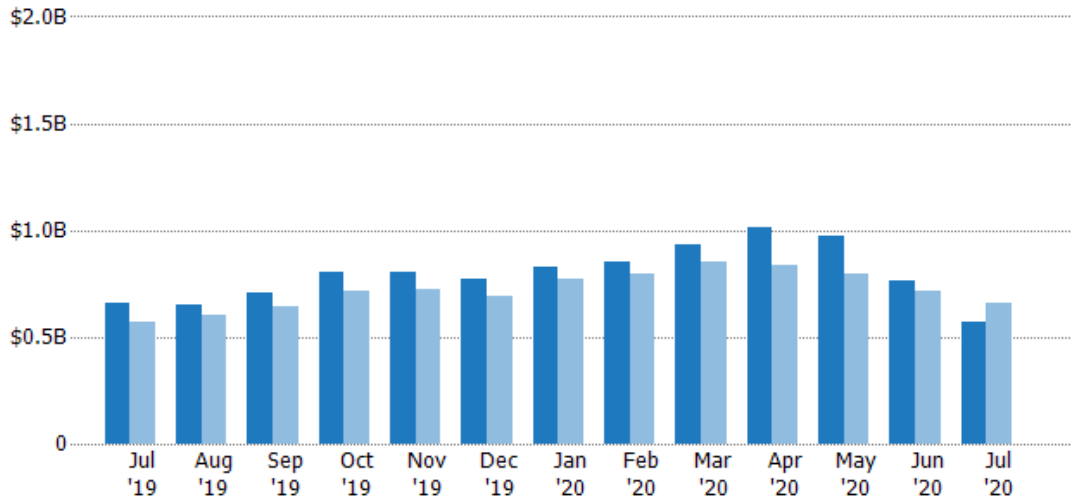
Active Listing Volume

The sum of the listing price of active residential listings at the end of each month.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Volume	% Chg.
Jul '20	\$568M	-13.8%
Jul '19	\$659M	14.8%
Jul '18	\$574M	-0.9%



Current Year	\$659M	\$653M	\$707M	\$800M	\$806M	\$769M	\$825M	\$855M	\$929M	\$1.01B	\$975M	\$766M	\$568M
Prior Year	\$574M	\$603M	\$639M	\$714M	\$720M	\$689M	\$776M	\$794M	\$853M	\$833M	\$799M	\$714M	\$659M
Percent Change from Prior Year	15%	8%	11%	12%	12%	12%	6%	8%	9%	21%	22%	7%	-14%

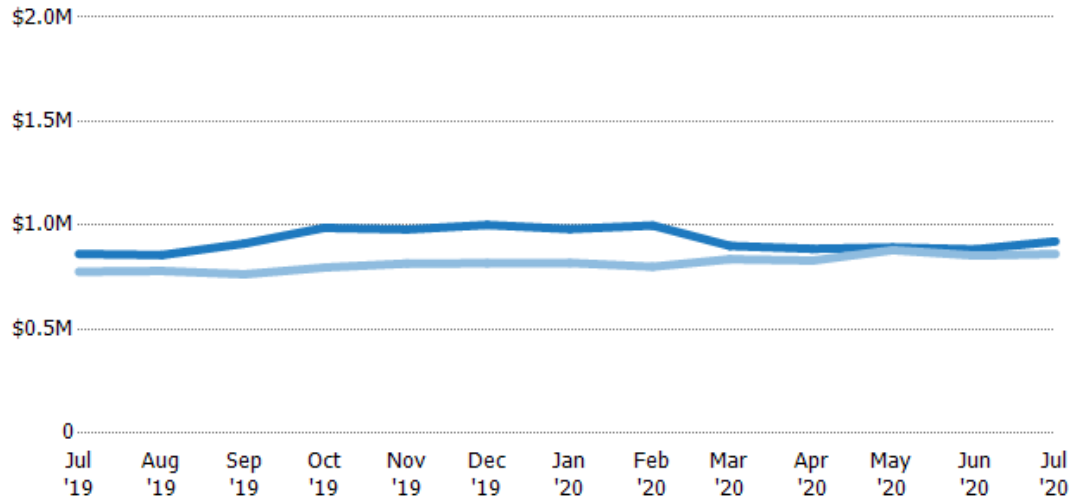
Average Listing Price

The average listing price of active residential listings at the end of each month.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price	% Chg.
Jul '20	\$922K	7%
Jul '19	\$862K	10.9%
Jul '18	\$777K	-5.9%



Current Year	\$862K	\$857K	\$912K	\$988K	\$980K	\$1M	\$982K	\$999K	\$901K	\$887K	\$893K	\$884K	\$922K
Prior Year	\$777K	\$780K	\$764K	\$797K	\$816K	\$818K	\$819K	\$801K	\$837K	\$830K	\$880K	\$854K	\$862K
Percent Change from Prior Year	11%	10%	19%	24%	20%	22%	20%	25%	8%	7%	1%	4%	7%

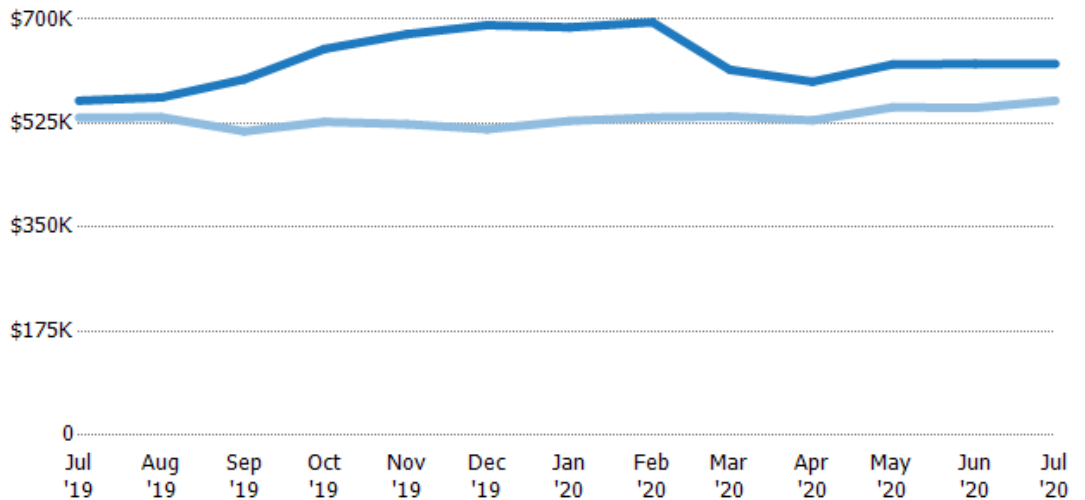
Median Listing Price

The median listing price of active residential listings at the end of each month.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price	% Chg.
Jul '20	\$625K	11%
Jul '19	\$563K	5.3%
Jul '18	\$535K	-4.6%



Current Year	\$563K	\$568K	\$599K	\$650K	\$675K	\$690K	\$687K	\$695K	\$615K	\$595K	\$624K	\$625K	\$625K
Prior Year	\$535K	\$535K	\$511K	\$527K	\$523K	\$515K	\$529K	\$535K	\$536K	\$530K	\$552K	\$551K	\$563K
Percent Change from Prior Year	5%	6%	17%	23%	29%	34%	30%	30%	15%	12%	13%	13%	11%

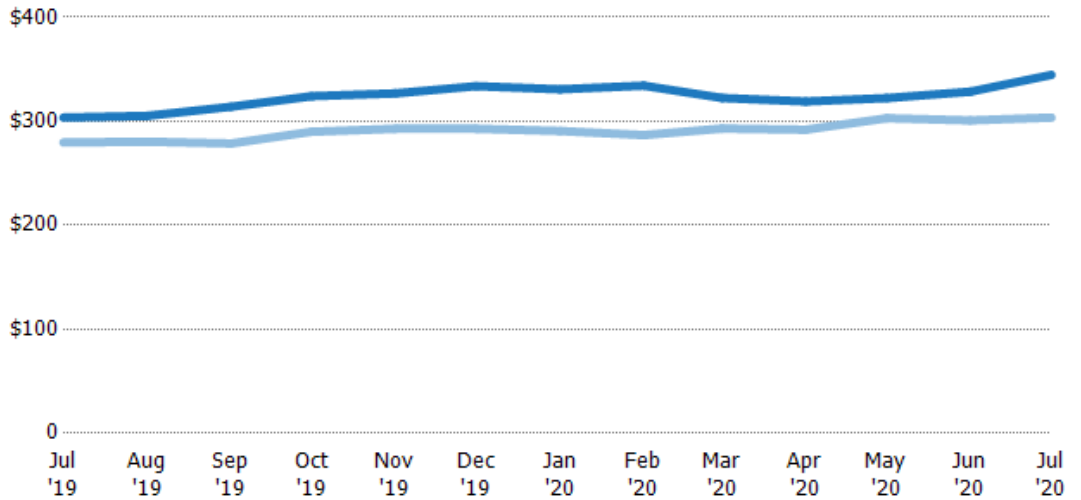
Average Listing Price per Sq Ft

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

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price/sq ft	% Chg.
Jul '20	\$345	13.5%
Jul '19	\$304	8.6%
Jul '18	\$280	-5.3%



Current Year	\$304	\$305	\$314	\$324	\$327	\$334	\$331	\$334	\$322	\$319	\$322	\$328	\$345
Prior Year	\$280	\$280	\$279	\$290	\$293	\$293	\$291	\$287	\$293	\$292	\$303	\$301	\$304
Percent Change from Prior Year	9%	9%	13%	12%	12%	14%	14%	17%	10%	9%	6%	9%	14%

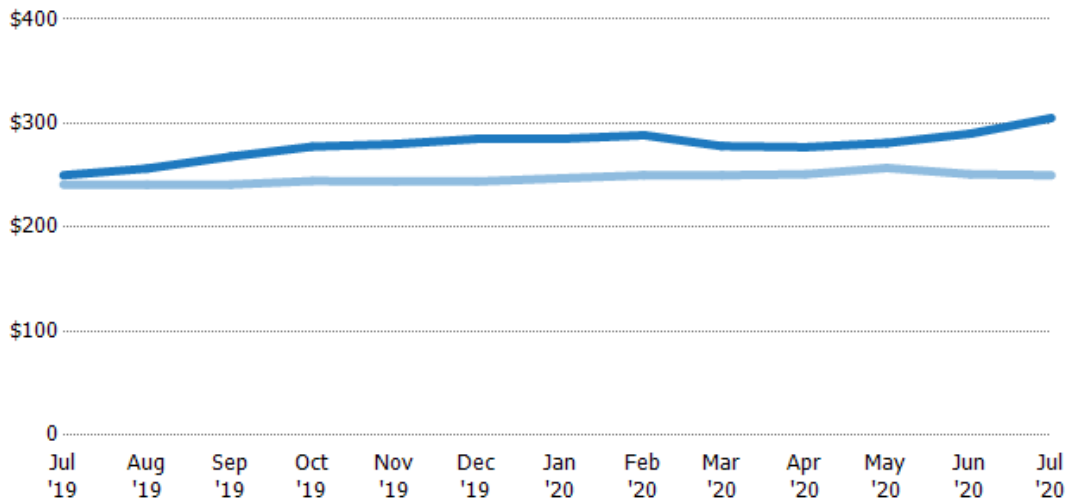
Median Listing Price per Sq Ft

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

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price/sq ft	% Chg.
Jul '20	\$305	22%
Jul '19	\$250	3.7%
Jul '18	\$241	-5.4%



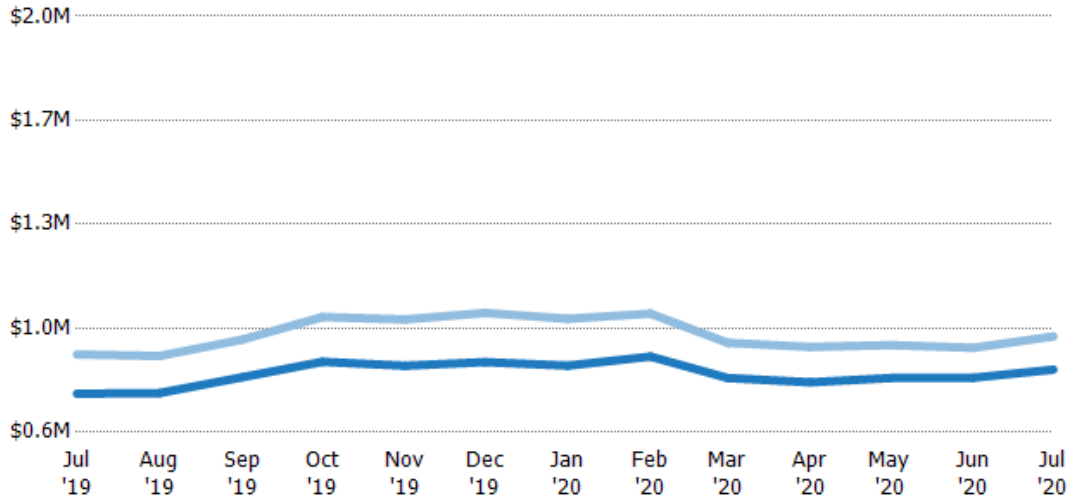
Current Year	\$250	\$257	\$268	\$278	\$280	\$285	\$285	\$289	\$278	\$277	\$281	\$290	\$305
Prior Year	\$241	\$241	\$241	\$245	\$244	\$244	\$247	\$250	\$250	\$251	\$257	\$251	\$250
Percent Change from Prior Year	4%	6%	11%	13%	15%	17%	15%	15%	11%	10%	9%	16%	22%

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

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



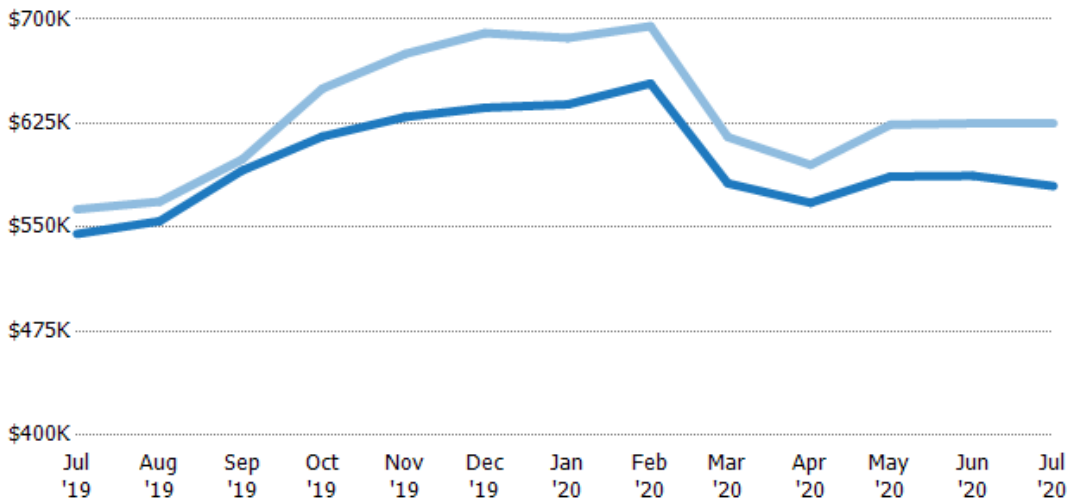
Avg Est Value	\$730K	\$732K	\$785K	\$837K	\$824K	\$836K	\$824K	\$855K	\$783K	\$768K	\$783K	\$784K	\$811K
Avg Listing Price	\$862K	\$857K	\$912K	\$988K	\$980K	\$1M	\$982K	\$999K	\$901K	\$887K	\$893K	\$884K	\$922K
Avg Listing Price as a % of Avg Est Value	118%	117%	116%	118%	119%	120%	119%	117%	115%	115%	114%	113%	114%

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

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



Median Est Value	\$545K	\$554K	\$591K	\$615K	\$630K	\$636K	\$639K	\$654K	\$582K	\$568K	\$587K	\$587K	\$580K
Median Listing Price	\$563K	\$568K	\$599K	\$650K	\$675K	\$690K	\$687K	\$695K	\$615K	\$595K	\$624K	\$625K	\$625K
Med Listing Price as a % of Med Est Value	103%	103%	101%	106%	107%	108%	107%	106%	106%	105%	106%	106%	108%

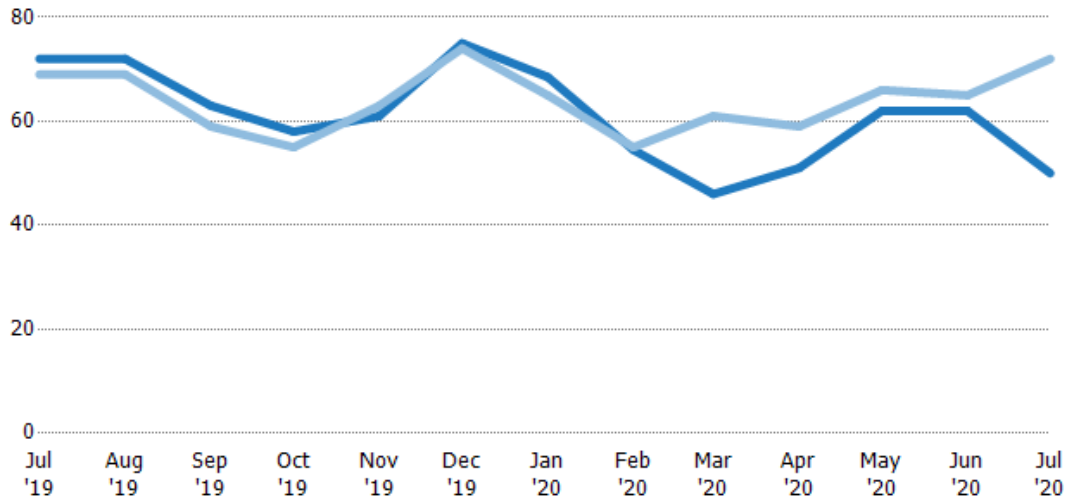
Median Days in RPR

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

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Days	% Chg.
Jul '20	50	-30.6%
Jul '19	72	4.3%
Jul '18	69	5.8%



Current Year	72	72	63	58	61	75	68.5	54.5	46	51	62	62	50
Prior Year	69	69	59	55	63	74	65	55	61	59	66	65	72
Percent Change from Prior Year	4%	4%	7%	5%	-3%	1%	5%	-1%	-25%	-14%	-6%	-5%	-31%

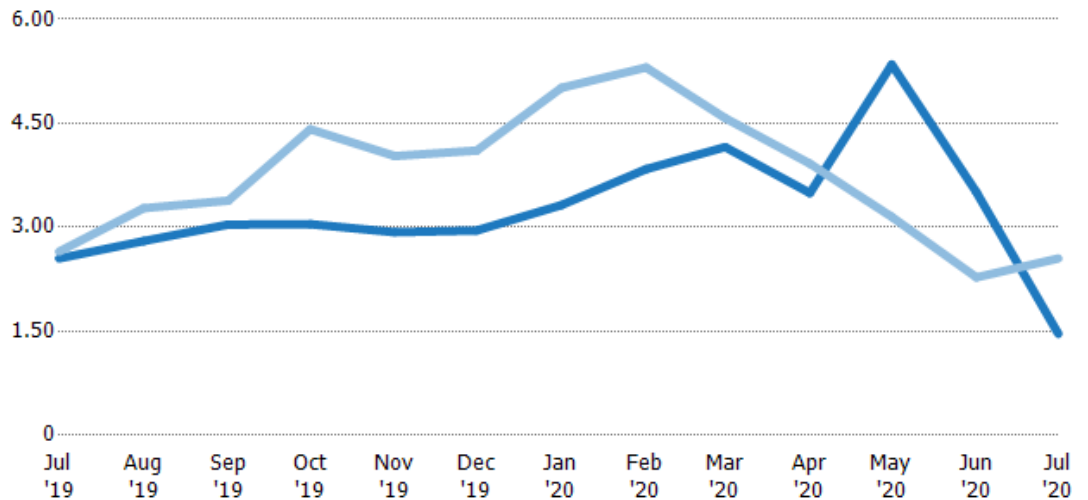
Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Months	% Chg.
Jul '20	1.46	-42.6%
Jul '19	2.55	-3.7%
Jul '18	2.65	7.2%



Current Year	2.55	2.8	3.04	3.05	2.93	2.95	3.32	3.84	4.16	3.49	5.35	3.51	1.46
Prior Year	2.65	3.28	3.38	4.41	4.03	4.11	5.01	5.3	4.57	3.92	3.15	2.28	2.55
Percent Change from Prior Year	-4%	-14%	-10%	-31%	-27%	-28%	-34%	-28%	-9%	-11%	70%	54%	-43%

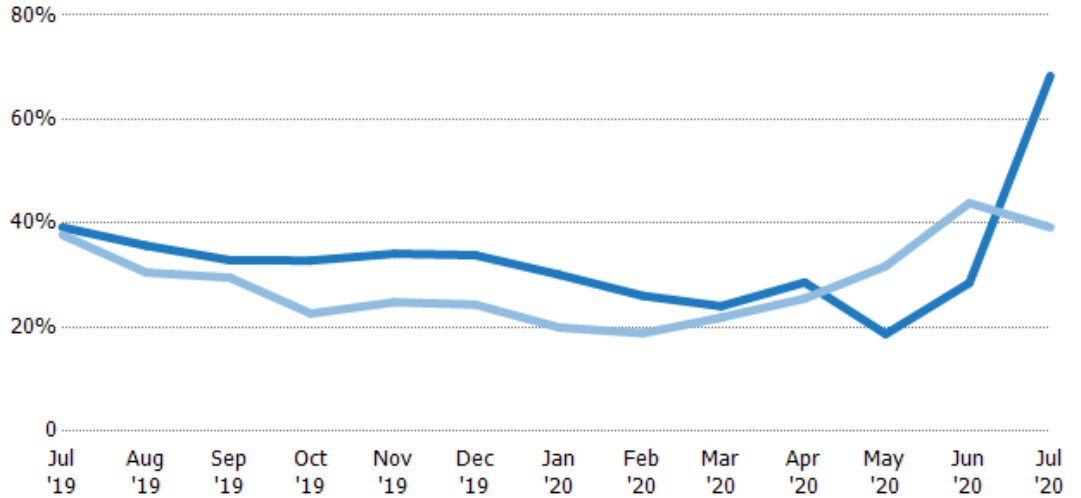
Absorption Rate

The percentage of inventory sold per month.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Rate	Chg.
Jul '20	68%	-29.1%
Jul '19	39%	-1.5%
Jul '18	38%	-6.7%



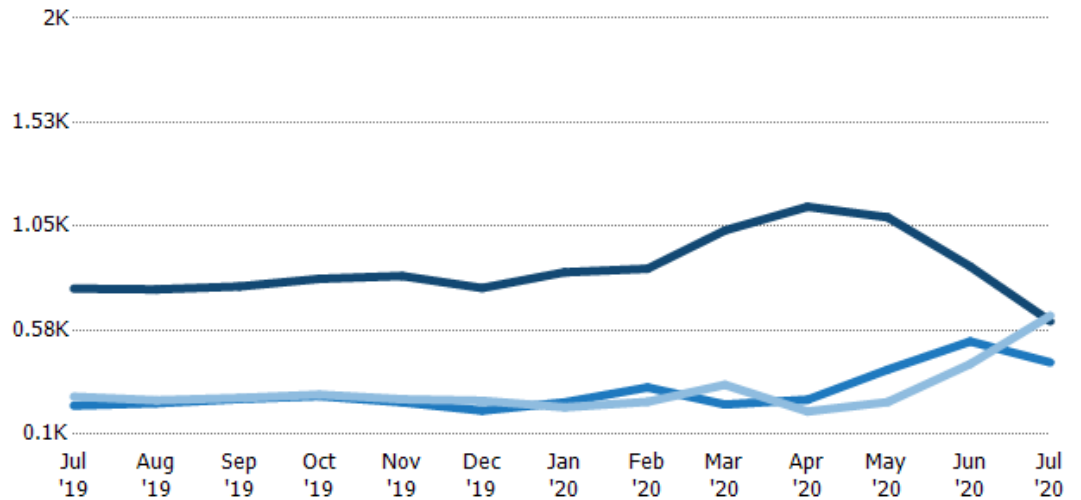
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	39%	36%	33%	33%	34%	34%	30%	26%	24%	29%	19%	29%	68%
Prior Year	38%	31%	30%	23%	25%	24%	20%	19%	22%	26%	32%	44%	39%
Change from Prior Year	-1%	-5%	-3%	-10%	-9%	-10%	-10%	-7%	-2%	-3%	13%	15%	-29%

Active/Pending/Sold Units

The number of residential properties that were Active, Pending and Sold each month.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Active	765	762	775	810	823	768	840	856	1.03K	1.14K	1.09K	866	616
Pending	231	242	261	274	246	208	246	314	236	258	395	524	428
Sold	272	255	266	281	260	253	223	248	326	204	247	421	642

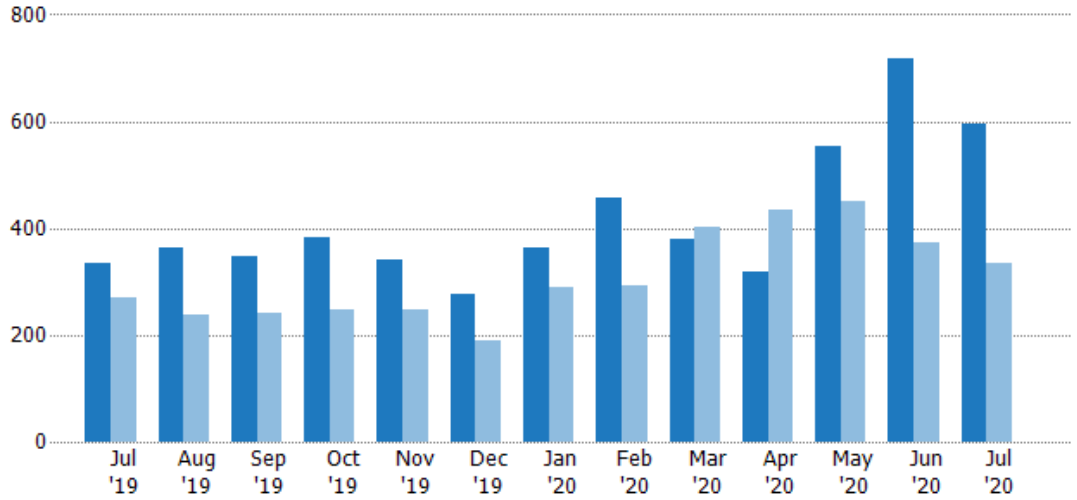
New Pending Sales

The number of residential properties with accepted offers that were added each month.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Count	% Chg.
Jul '20	595	77.6%
Jul '19	335	24.1%
Jul '18	270	-8.5%



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	335	363	346	382	342	278	364	457	378	317	553	719	595
Prior Year	270	239	240	247	249	190	288	293	403	433	450	373	335
Percent Change from Prior Year	24%	52%	44%	55%	37%	46%	26%	56%	-6%	-27%	23%	93%	78%

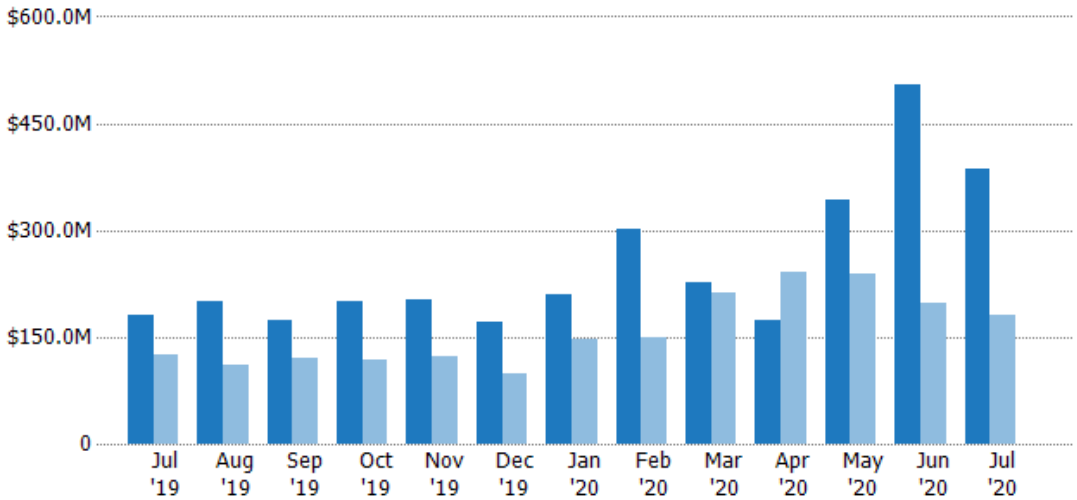
New Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were added each month.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Volume	% Chg.
Jul '20	\$385M	113.4%
Jul '19	\$181M	44.4%
Jul '18	\$125M	-11%



	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	\$181M	\$200M	\$175M	\$199M	\$204M	\$170M	\$209M	\$302M	\$227M	\$174M	\$343M	\$506M	\$385M
Prior Year	\$125M	\$111M	\$120M	\$119M	\$124M	\$99.3M	\$148M	\$149M	\$211M	\$240M	\$240M	\$198M	\$181M
Percent Change from Prior Year	44%	80%	46%	67%	64%	71%	42%	102%	7%	-28%	43%	155%	113%

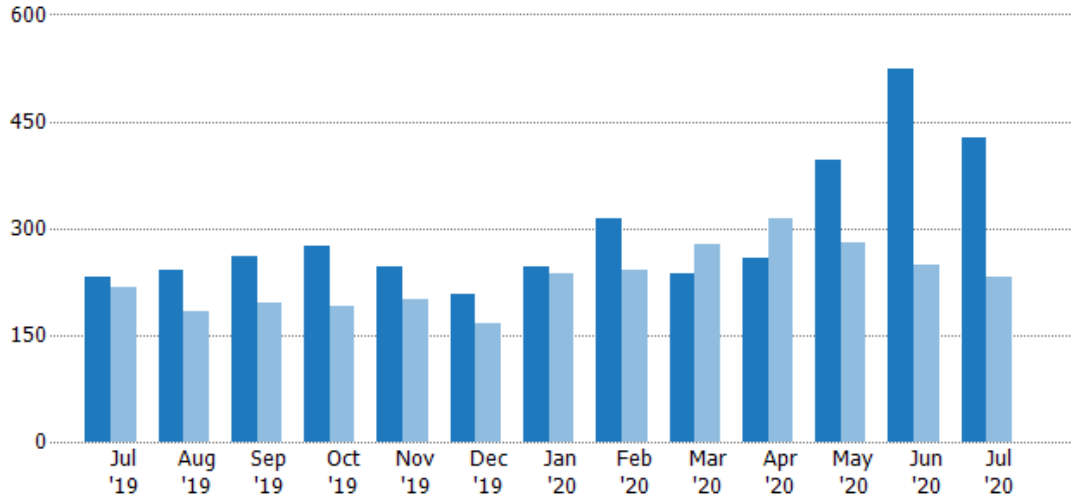
Pending Sales

The number of residential properties with accepted offers that were available at the end each month.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Count	% Chg.
Jul '20	428	85.3%
Jul '19	231	6.5%
Jul '18	217	-4.1%



Current Year	231	242	261	274	246	208	246	314	236	258	395	524	428
Prior Year	217	184	195	191	200	166	236	242	278	313	279	249	231
Percent Change from Prior Year	6%	32%	34%	43%	23%	25%	4%	30%	-15%	-18%	42%	110%	85%

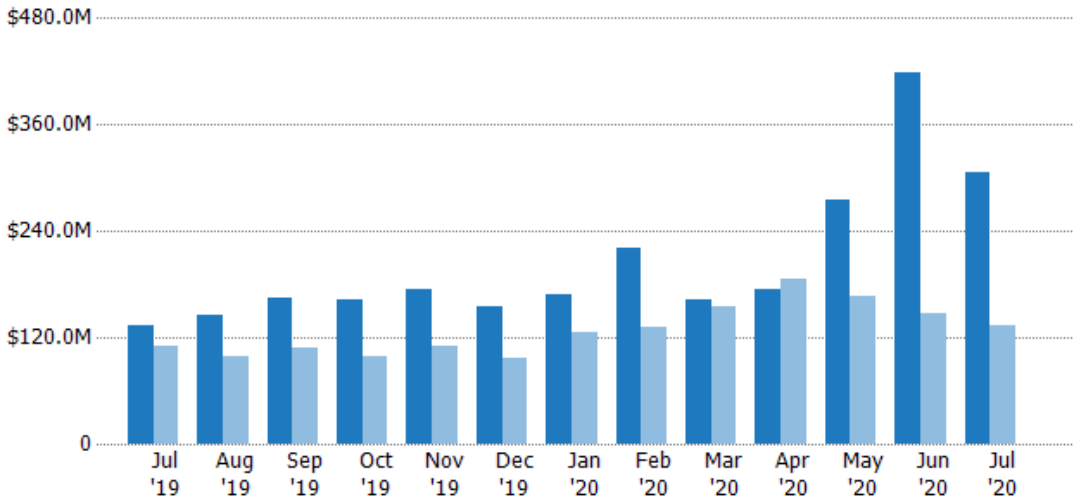
Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Volume	% Chg.
Jul '20	\$306M	128%
Jul '19	\$134M	21.1%
Jul '18	\$111M	-5.8%



Current Year	\$134M	\$145M	\$165M	\$162M	\$174M	\$155M	\$168M	\$220M	\$163M	\$174M	\$276M	\$418M	\$306M
Prior Year	\$111M	\$98.2M	\$109M	\$97.8M	\$110M	\$96.9M	\$127M	\$132M	\$155M	\$185M	\$166M	\$147M	\$134M
Percent Change from Prior Year	21%	47%	51%	66%	59%	60%	33%	67%	5%	-6%	67%	183%	128%

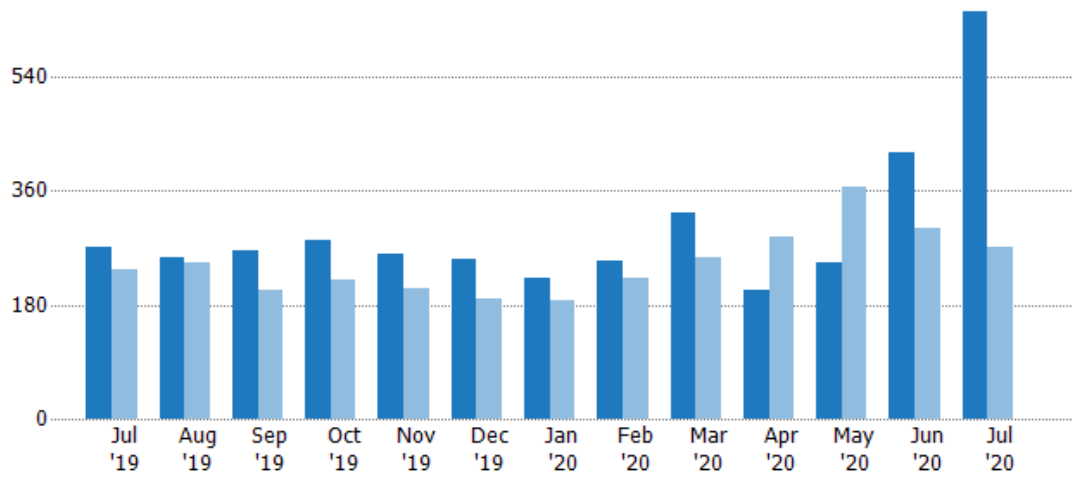
Closed Sales

The total number of residential properties sold each month.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Count	% Chg.
Jul '20	642	136%
Jul '19	272	15.3%
Jul '18	236	1.7%



Current Year	272	255	266	281	260	253	223	248	326	204	247	421	642
Prior Year	236	247	203	219	205	189	187	223	256	288	367	300	272
Percent Change from Prior Year	15%	3%	31%	28%	27%	34%	19%	11%	27%	-29%	-33%	40%	136%

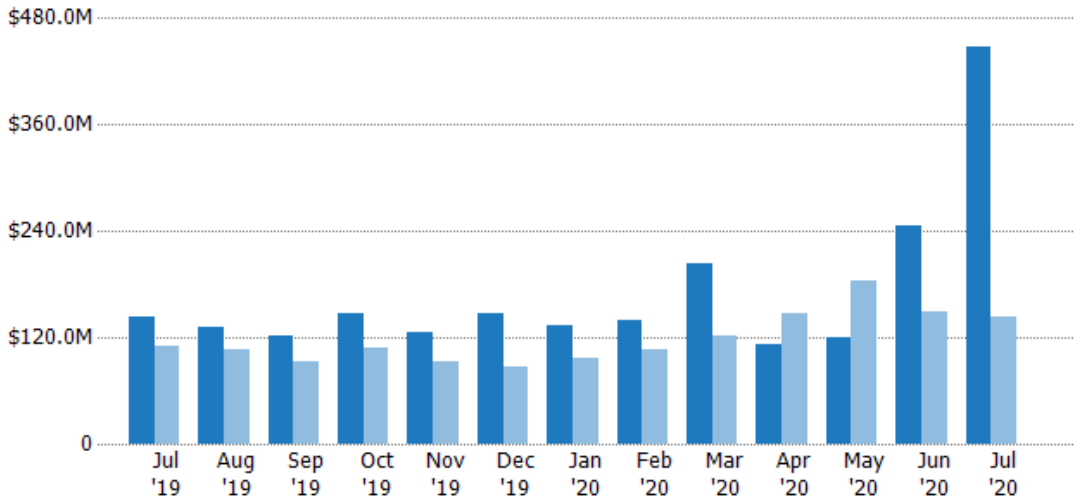
Closed Sales Volume

The sum of the sales price of residential properties sold each month.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Volume	% Chg.
Jul '20	\$448M	211.2%
Jul '19	\$144M	30.4%
Jul '18	\$110M	-7.3%



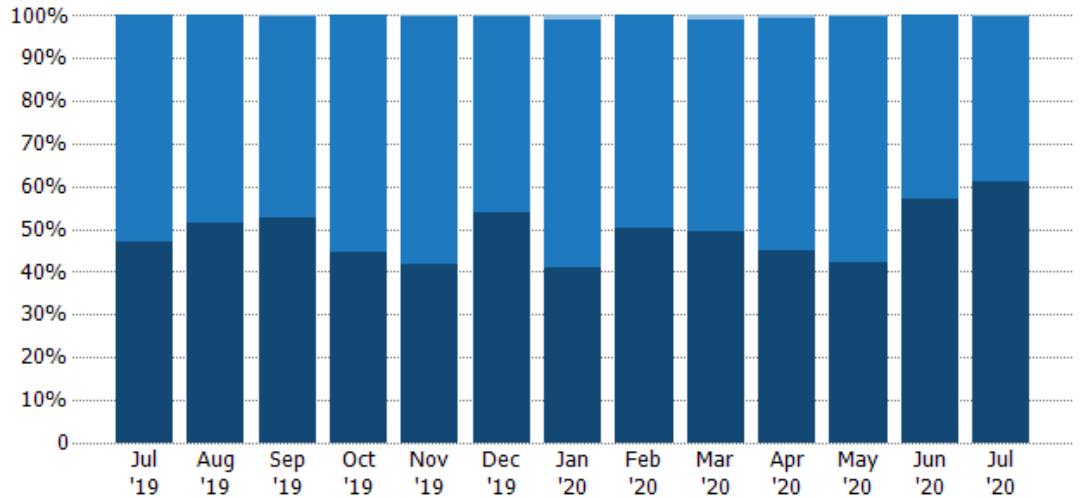
Current Year	\$144M	\$132M	\$121M	\$146M	\$125M	\$147M	\$133M	\$139M	\$204M	\$112M	\$120M	\$246M	\$448M
Prior Year	\$110M	\$105M	\$92M	\$109M	\$92.2M	\$86.4M	\$96.2M	\$106M	\$122M	\$148M	\$183M	\$148M	\$144M
Percent Change from Prior Year	30%	26%	32%	34%	35%	70%	38%	32%	68%	-24%	-35%	65%	211%

Closed Sales by Property Type

The percentage of residential properties sold each month by property type.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



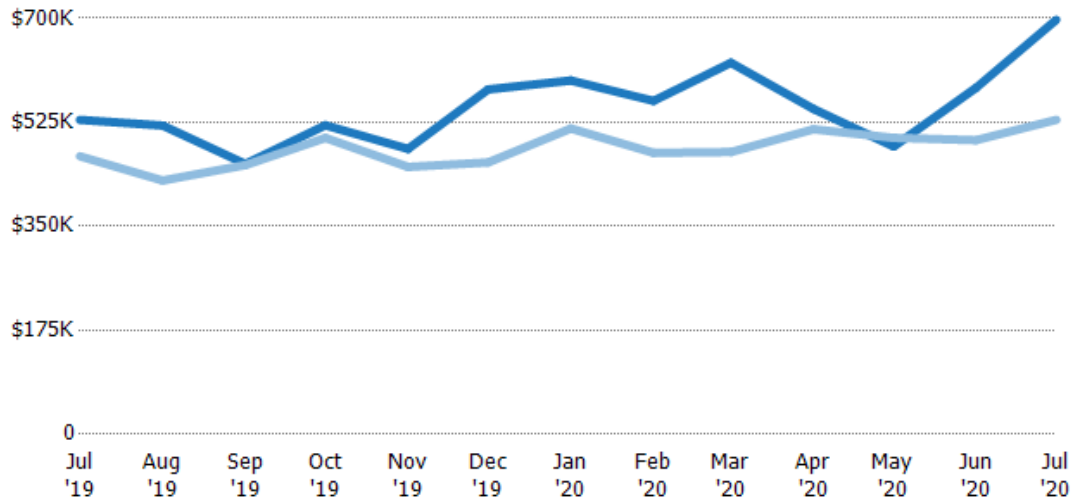
Property Type	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Mobile/Manufactured	-	-	0%	-	0%	0%	1%	-	1%	0%	0%	-	0%
Condo/Townhouse	53%	49%	47%	56%	58%	46%	58%	50%	49%	54%	57%	43%	38%
Single Family Residence	47%	51%	53%	44%	42%	54%	41%	50%	49%	45%	42%	57%	61%

Average Sales Price

The average sales price of the residential properties sold each month.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



Month/Year	Price	% Chg.
Jul '20	\$698K	31.8%
Jul '19	\$529K	13.1%
Jul '18	\$468K	-8.8%

Property Type	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	\$529K	\$520K	\$455K	\$520K	\$480K	\$580K	\$595K	\$561K	\$625K	\$547K	\$484K	\$583K	\$698K
Prior Year	\$468K	\$427K	\$453K	\$499K	\$450K	\$457K	\$515K	\$474K	\$475K	\$513K	\$499K	\$495K	\$529K
Percent Change from Prior Year	13%	22%	0%	4%	7%	27%	16%	18%	32%	7%	-3%	18%	32%

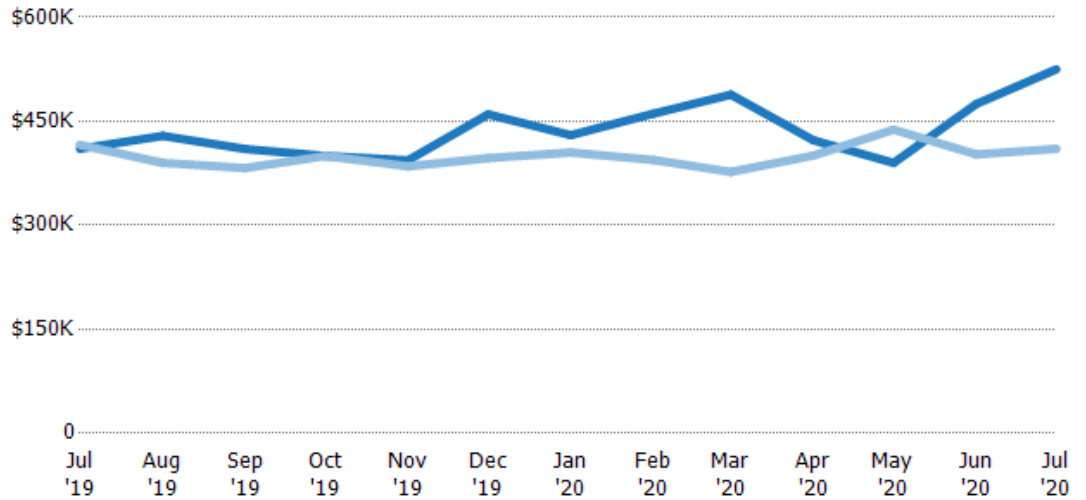
Median Sales Price

The median sales price of the residential properties sold each month.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price	% Chg.
Jul '20	\$525K	28%
Jul '19	\$410K	-1.4%
Jul '18	\$416K	-10%



Current Year	\$410K	\$429K	\$410K	\$400K	\$394K	\$460K	\$430K	\$461K	\$488K	\$423K	\$390K	\$475K	\$525K
Prior Year	\$416K	\$390K	\$383K	\$400K	\$385K	\$397K	\$405K	\$394K	\$377K	\$401K	\$438K	\$402K	\$410K
Percent Change from Prior Year	-1%	10%	7%	0%	2%	16%	6%	17%	30%	5%	-11%	18%	28%

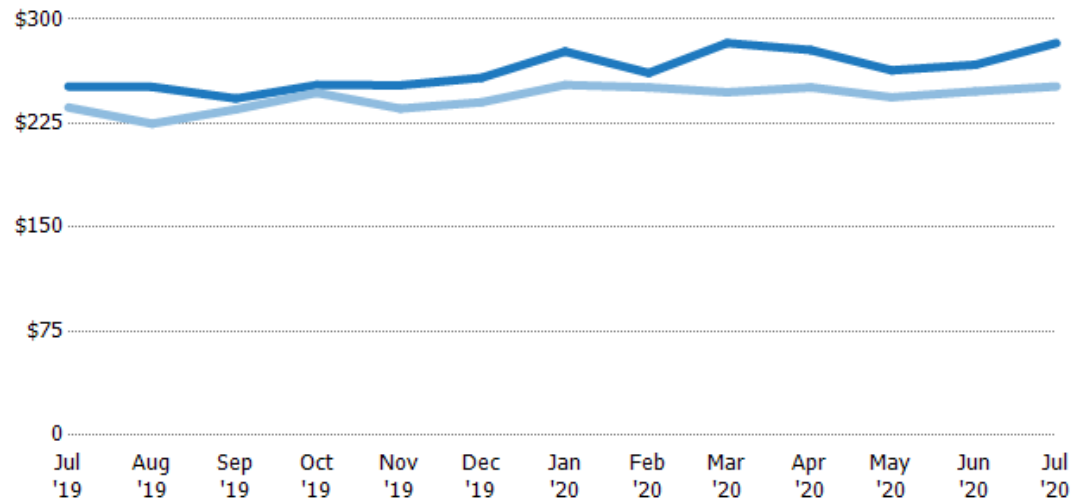
Average Sales Price per Sq Ft

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

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence

Month/ Year	Price/sq ft	% Chg.
Jul '20	\$283	12.4%
Jul '19	\$252	6.4%
Jul '18	\$236	-4.4%



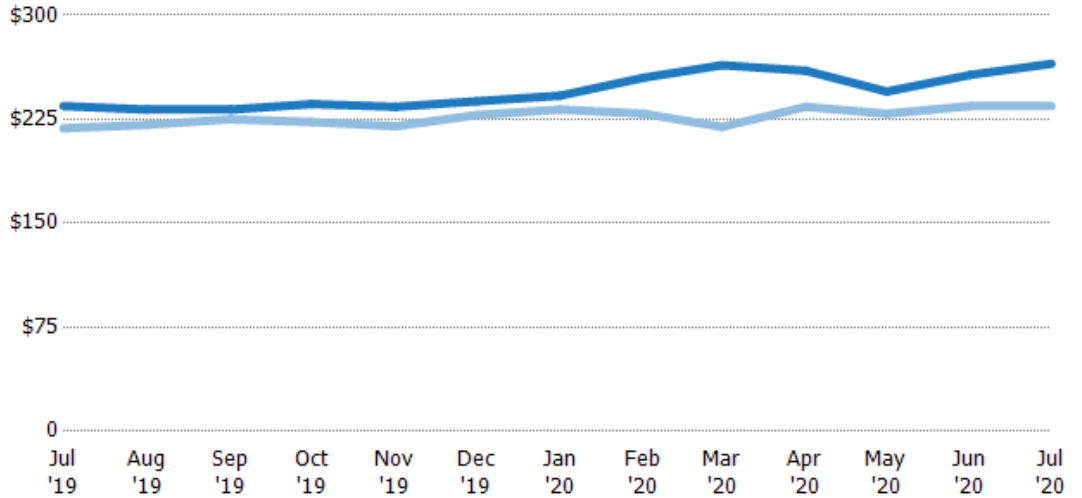
Current Year	\$252	\$251	\$243	\$253	\$252	\$258	\$277	\$261	\$283	\$278	\$263	\$267	\$283
Prior Year	\$236	\$225	\$235	\$247	\$236	\$240	\$253	\$251	\$247	\$251	\$244	\$248	\$252
Percent Change from Prior Year	6%	12%	3%	2%	7%	7%	10%	4%	14%	11%	8%	8%	12%

Median Sales Price per Sq Ft

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

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



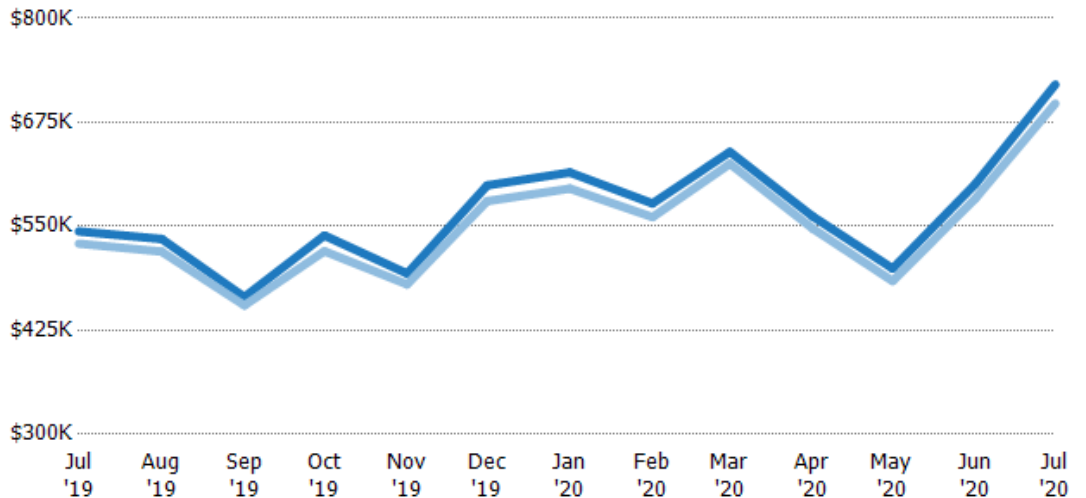
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	\$235	\$232	\$232	\$236	\$234	\$238	\$242	\$255	\$264	\$260	\$245	\$257	\$265
Prior Year	\$219	\$221	\$225	\$223	\$220	\$228	\$232	\$229	\$220	\$234	\$229	\$235	\$235
Percent Change from Prior Year	7%	5%	3%	6%	6%	4%	4%	11%	20%	11%	7%	10%	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

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



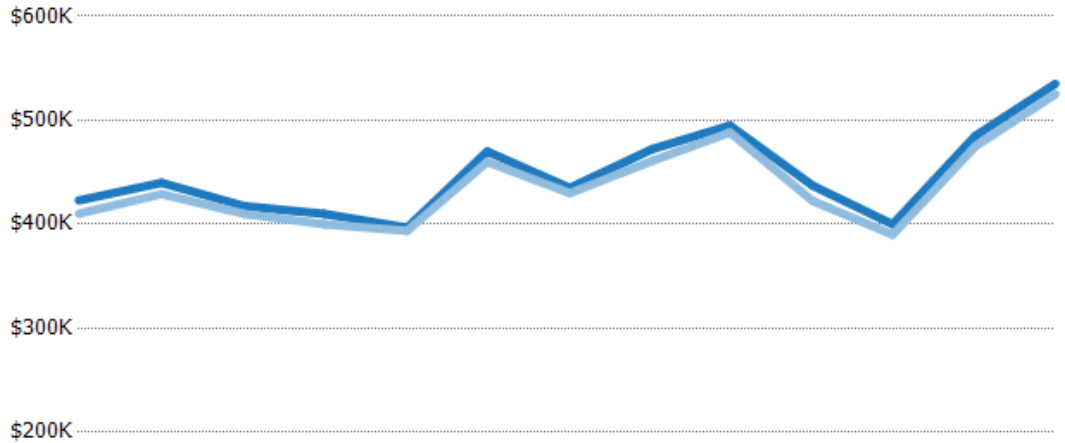
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Avg List Price	\$544K	\$535K	\$465K	\$539K	\$493K	\$599K	\$615K	\$578K	\$639K	\$562K	\$499K	\$601K	\$720K
Avg Sales Price	\$529K	\$520K	\$455K	\$520K	\$480K	\$580K	\$595K	\$561K	\$625K	\$547K	\$484K	\$583K	\$698K
Avg Sales Price as a % of Avg List Price	97%	97%	98%	96%	97%	97%	97%	97%	98%	97%	97%	97%	97%

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

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



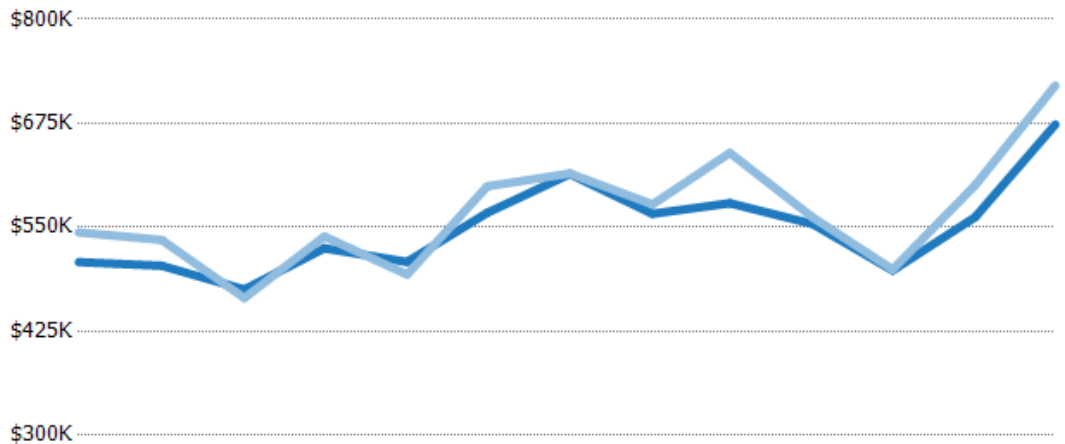
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Median List Price	\$423K	\$440K	\$417K	\$410K	\$397K	\$470K	\$435K	\$472K	\$495K	\$437K	\$400K	\$485K	\$535K
Median Sales Price	\$410K	\$429K	\$410K	\$400K	\$394K	\$460K	\$430K	\$461K	\$488K	\$423K	\$390K	\$475K	\$525K
Med Sales Price as a % of Med List Price	97%	98%	98%	98%	99%	98%	99%	98%	99%	97%	98%	98%	98%

Average Sales Price vs Average Est Value

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

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



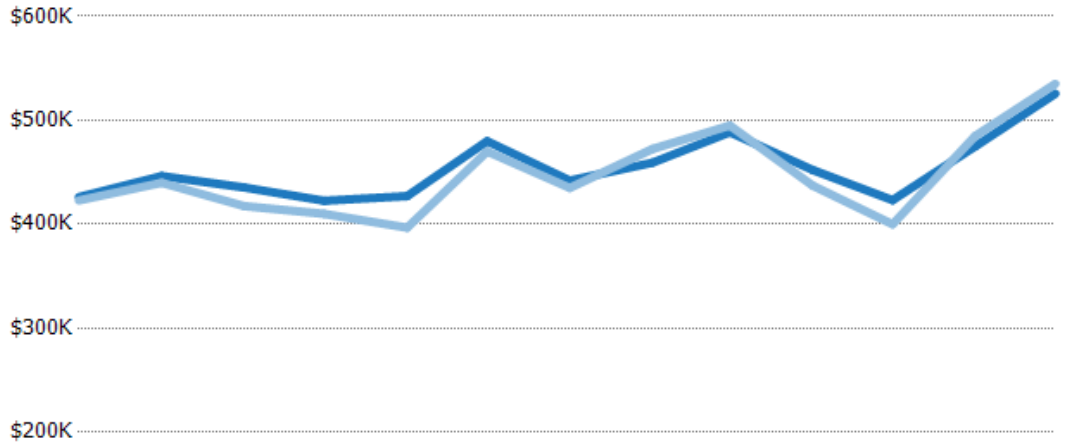
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Avg Est Value	\$508K	\$504K	\$475K	\$525K	\$508K	\$567K	\$614K	\$566K	\$579K	\$554K	\$498K	\$562K	\$674K
Avg Sales Price	\$544K	\$535K	\$465K	\$539K	\$493K	\$599K	\$615K	\$578K	\$639K	\$562K	\$499K	\$601K	\$720K
Avg Sales Price as a % of Avg Est Value	107%	106%	98%	103%	97%	106%	100%	102%	110%	101%	100%	107%	107%

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

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



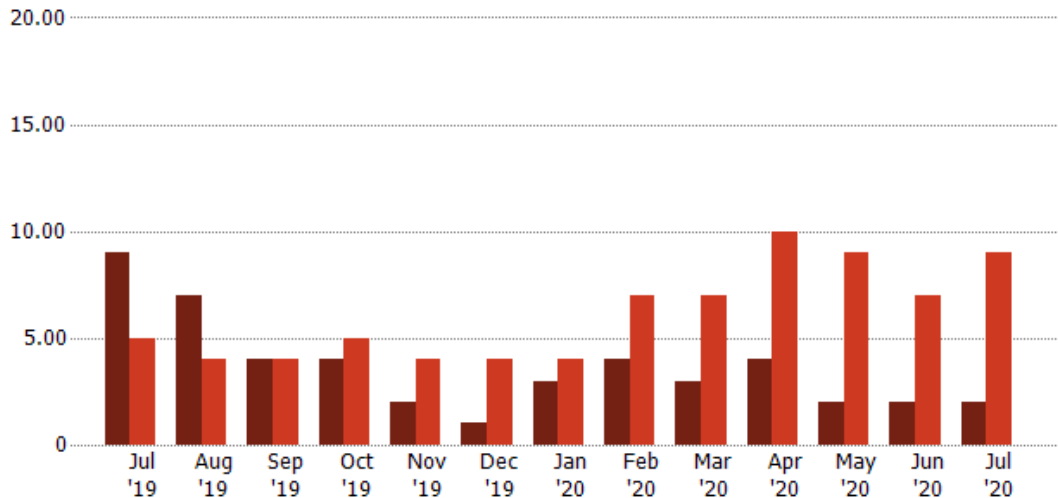
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Median Est Value	\$426K	\$446K	\$435K	\$423K	\$427K	\$480K	\$442K	\$459K	\$488K	\$452K	\$423K	\$475K	\$526K
Median Sales Price	\$423K	\$440K	\$417K	\$410K	\$397K	\$470K	\$435K	\$472K	\$495K	\$437K	\$400K	\$485K	\$535K
Med Sales Price as a % of Med Est Value	99%	99%	96%	97%	93%	98%	98%	103%	101%	97%	95%	102%	102%

Distressed Listings

The number of distressed residential properties that were for sale at the end of each month.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



Month/Year	Count	% Chg.
Jul '20	2	-77.8%
Jul '19	9	80%
Jul '18	5	0%

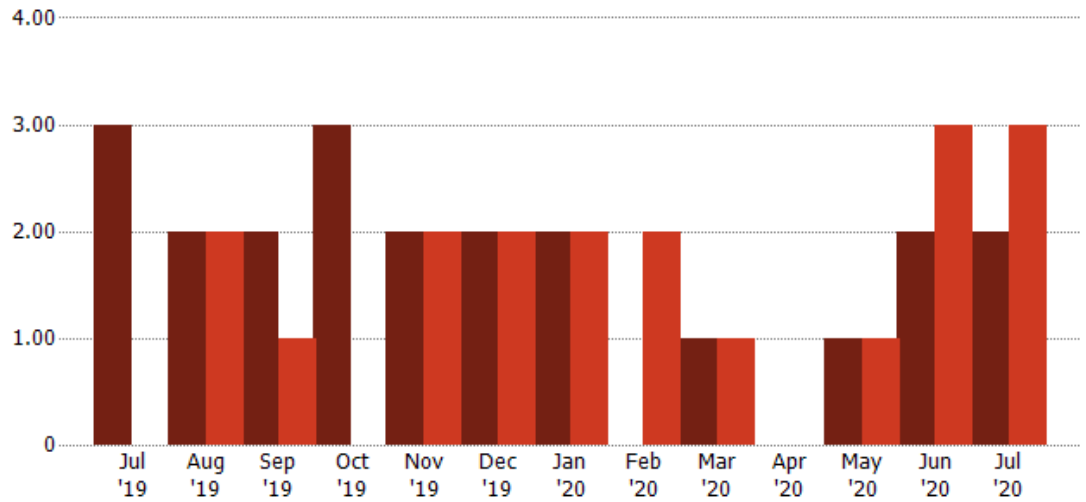
	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20
Current Year	9	7	4	4	2	1	3	4	3	4	2	2	2
Prior Year	5	4	4	5	4	4	4	7	7	10	9	7	9
Percent Change from Prior Year	80%	75%	0%	-20%	-50%	-75%	-25%	-43%	-57%	-60%	-78%	-71%	-78%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

Custom Area: Scottsdale, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt,
 Mobile/Manufactured, Single Family
 Residence



Current Year	3	2	2	3	2	2	2	-	1	-	1	2	2
Prior Year	-	2	1	-	2	2	2	2	1	-	1	3	3
Percent Change from Prior Year	100%	0%	100%	100%	0%	0%	0%	-100%	0%	-	0%	-33%	-33%

Sales Activity by ZIP

Jul 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
85250	73	\$39,011,019	60	\$25,225,500	\$420,425	\$370,000	\$262	\$259	41
85251	145	\$91,355,914	108	\$57,120,603	\$528,894	\$340,950	\$287	\$263	38
85254	70	\$45,526,148	89	\$52,198,870	\$586,504	\$590,000	\$263	\$252	32
85255	14	\$17,134,047	88	\$89,612,891	\$1,018,328	\$789,450	\$302	\$275	65
85257	6	\$1,187,400	43	\$14,006,950	\$325,743	\$350,000	\$224	\$231	38
85258	18	\$7,201,699	73	\$43,683,999	\$598,411	\$530,000	\$279	\$260	32
85259	4	\$3,044,600	35	\$27,255,787	\$778,737	\$754,000	\$244	\$230	40
85260	11	\$6,371,800	64	\$30,955,300	\$483,677	\$432,000	\$244	\$238	37
85262	21	\$22,902,050	43	\$64,201,300	\$1,493,053	\$1,187,000	\$350	\$325	109
85266	62	\$69,870,790	37	\$39,014,400	\$1,054,443	\$870,000	\$290	\$284	62
Other	3	\$1,404,800	2	\$4,582,500	\$2,291,250	\$2,291,250	\$414	\$414	120