



**2020**

# **SCOTTSDALE MARKET REPORT JUNE 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	Jun 2020	Jun 2019	+ / -	YTD 2020	YTD 2019	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	781	774	+0.9%	5,093	5,783	-11.9%
New Listing Volume	\$620,271,810	\$494,551,006	+25.4%	\$3,907,676,049	\$4,202,669,847	-7%
Active Listing Count	1,600	2,375	-32.6%	N/A	N/A	
Active Listing Volume	\$2,035,920,028	\$2,492,828,130	-18.3%	N/A	N/A	
Average Listing Price	\$1,272,450	\$1,049,612	+21.2%	\$1,209,666	\$1,039,445	+16.4%
Median Listing Price	\$799,000	\$677,000	+18%	\$782,691	\$673,033	+16.3%
Average Listing Price per Sq Ft	\$353	\$297	+18.8%	\$337	\$293	+14.9%
Median Listing Price per Sq Ft	\$304	\$255	+19.2%	\$290	\$253	+14.6%
Median Days in RPR	74	74	+/-	64	67.87	-5.7%
Months of Inventory	2.9	2.6	+12.7%	2.8	3.6	-23.4%
Absorption Rate	34.38%	38.74%	-4.4%	36.2%	27.72%	+8.5%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	1,160	1,022	+13.5%	5,712	6,026	-5.2%
New Pending Sales Volume	\$875,808,595	\$631,296,862	+38.7%	\$4,119,749,363	\$3,913,130,721	+5.3%
Pending Sales Count	1,043	689	+51.4%	N/A	N/A	
Pending Sales Volume	\$874,070,384	\$471,438,190	+85.4%	N/A	N/A	
Closed Sales Count	580	796	-27.1%	3,706	4,338	-14.6%
Closed Sales Volume	\$365,831,277	\$500,606,206	-26.9%	\$2,446,748,299	\$2,665,568,903	-8.2%
Average Sales Price	\$630,744	\$628,902	+0.3%	\$660,213	\$614,470	+7.4%
Median Sales Price	\$525,000	\$485,000	+8.2%	\$517,574	\$474,518	+9.1%
Average Sales Price per Sq Ft	\$269	\$255	+5.6%	\$274	\$255	+7.6%
Median Sales Price per Sq Ft	\$257	\$239	+7.5%	\$255	\$236	+8.4%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	3	29	-89.7%	N/A	N/A	

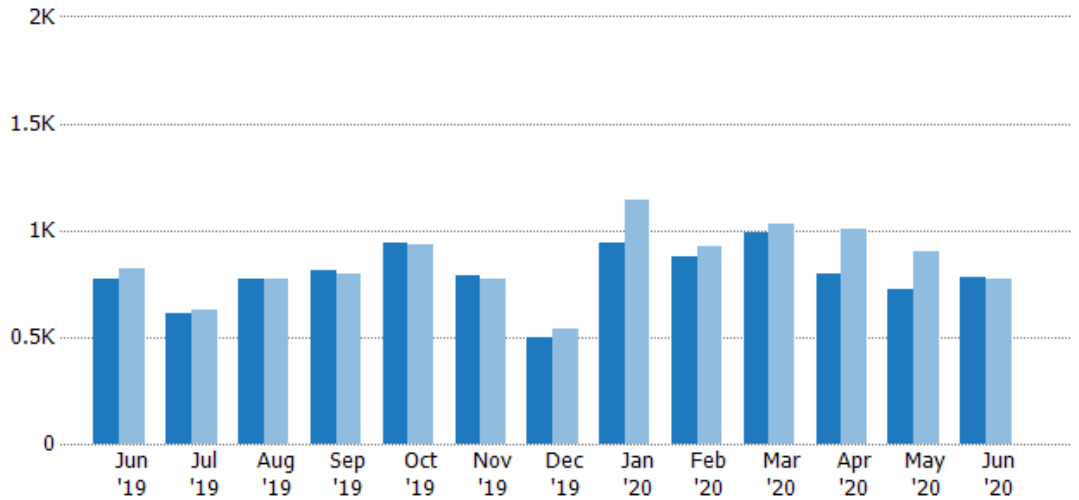
## New Listings

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.
Jun '20	781	0.9%
Jun '19	774	-5.5%
Jun '18	819	-10.6%



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	774	613	772	808	943	787	496	938	875	986	792	721	781
Prior Year	819	624	772	792	933	771	540	1.14K	925	1.03K	1.01K	902	774
Percent Change from Prior Year	-5%	-2%	0%	2%	1%	2%	-8%	-18%	-5%	-4%	-21%	-20%	1%

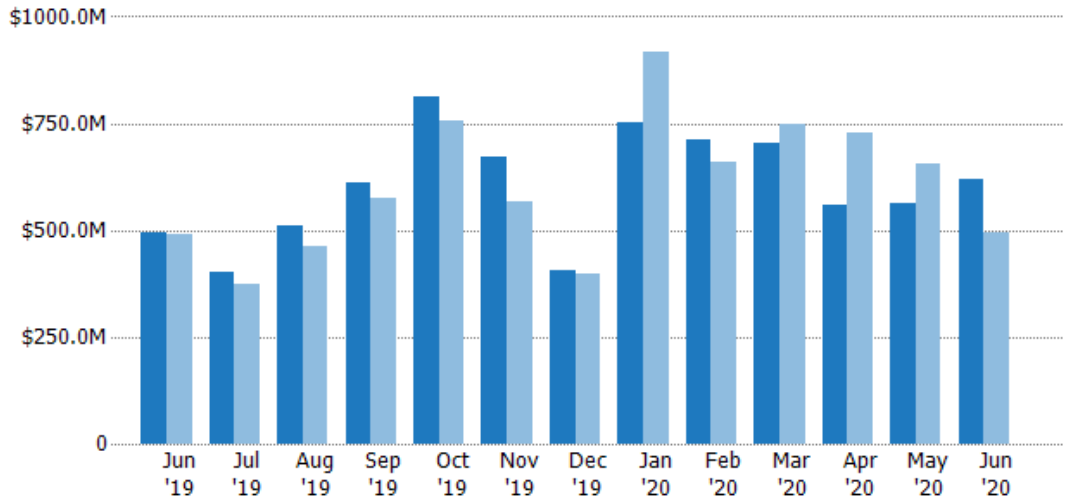
## New Listing Volume

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.
Jun '20	\$620M	25.4%
Jun '19	\$495M	0.7%
Jun '18	\$491M	-7.7%



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	\$495M	\$402M	\$510M	\$610M	\$813M	\$671M	\$407M	\$751M	\$712M	\$702M	\$559M	\$563M	\$620M
Prior Year	\$491M	\$374M	\$464M	\$575M	\$758M	\$565M	\$397M	\$918M	\$661M	\$748M	\$727M	\$655M	\$495M
Percent Change from Prior Year	1%	7%	10%	6%	7%	19%	3%	-18%	8%	-6%	-23%	-14%	25%

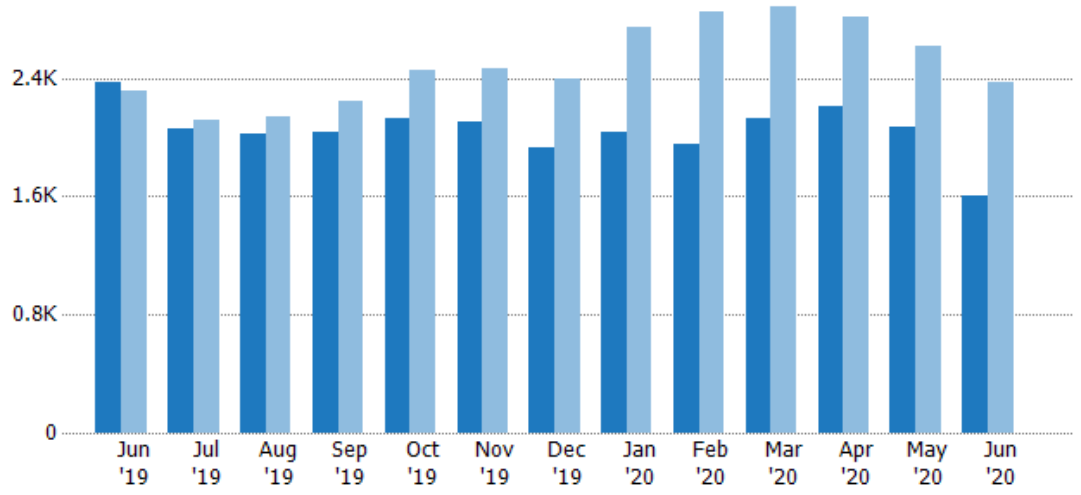
## Active Listings

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.
Jun '20	1.6K	-32.6%
Jun '19	2.38K	2.9%
Jun '18	2.31K	3.7%



Current Year	2.38K	2.06K	2.02K	2.04K	2.13K	2.1K	1.93K	2.03K	1.95K	2.13K	2.21K	2.07K	1.6K
Prior Year	2.31K	2.12K	2.14K	2.25K	2.46K	2.46K	2.39K	2.75K	2.84K	2.89K	2.81K	2.62K	2.38K
Percent Change from Prior Year	3%	-3%	-5%	-9%	-13%	-15%	-19%	-26%	-31%	-26%	-21%	-21%	-33%

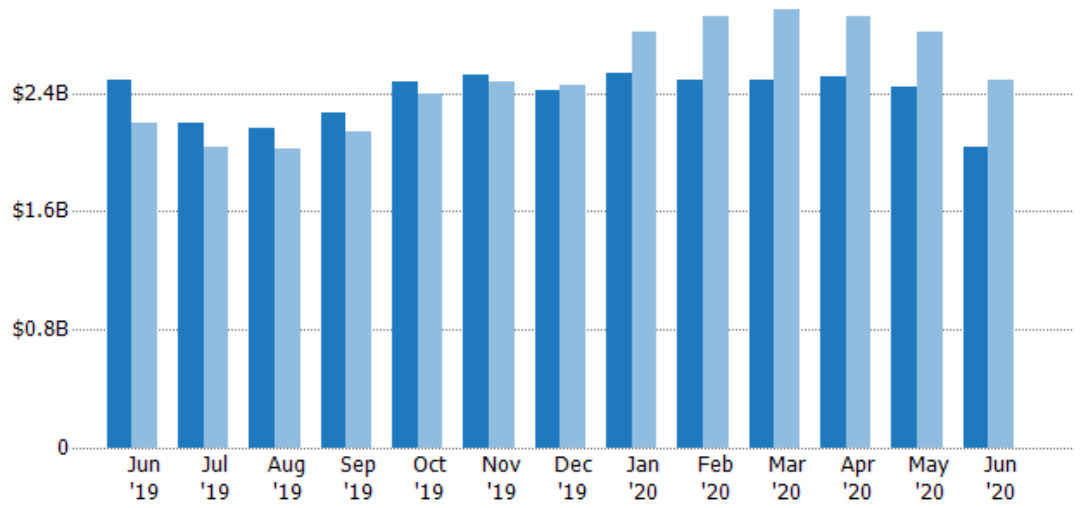
## Active Listing Volume

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.
Jun '20	\$2.04B	-18.3%
Jun '19	\$2.49B	13.7%
Jun '18	\$2.19B	1%



Current Year	\$2.49B	\$2.2B	\$2.16B	\$2.27B	\$2.48B	\$2.52B	\$2.42B	\$2.53B	\$2.49B	\$2.49B	\$2.51B	\$2.44B	\$2.04B
Prior Year	\$2.19B	\$2.04B	\$2.02B	\$2.14B	\$2.4B	\$2.47B	\$2.46B	\$2.81B	\$2.92B	\$2.97B	\$2.92B	\$2.81B	\$2.49B
Percent Change from Prior Year	14%	8%	7%	6%	4%	2%	-1%	-10%	-15%	-16%	-14%	-13%	-18%

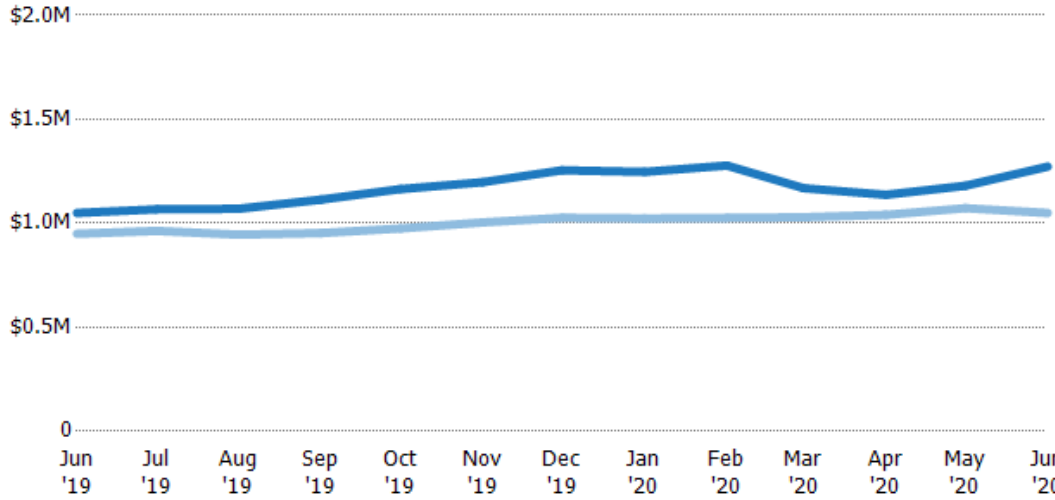
## Average Listing Price

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.
Jun '20	\$1.27M	21.2%
Jun '19	\$1.05M	10.5%
Jun '18	\$949K	-2.7%



Current Year	\$1.05M	\$1.07M	\$1.07M	\$1.11M	\$1.16M	\$1.2M	\$1.25M	\$1.25M	\$1.28M	\$1.17M	\$1.14M	\$1.18M	\$1.27M
Prior Year	\$949K	\$964K	\$945K	\$953K	\$975K	\$1M	\$1.03M	\$1.02M	\$1.03M	\$1.03M	\$1.04M	\$1.07M	\$1.05M
Percent Change from Prior Year	11%	11%	13%	17%	19%	19%	22%	22%	25%	14%	9%	10%	21%

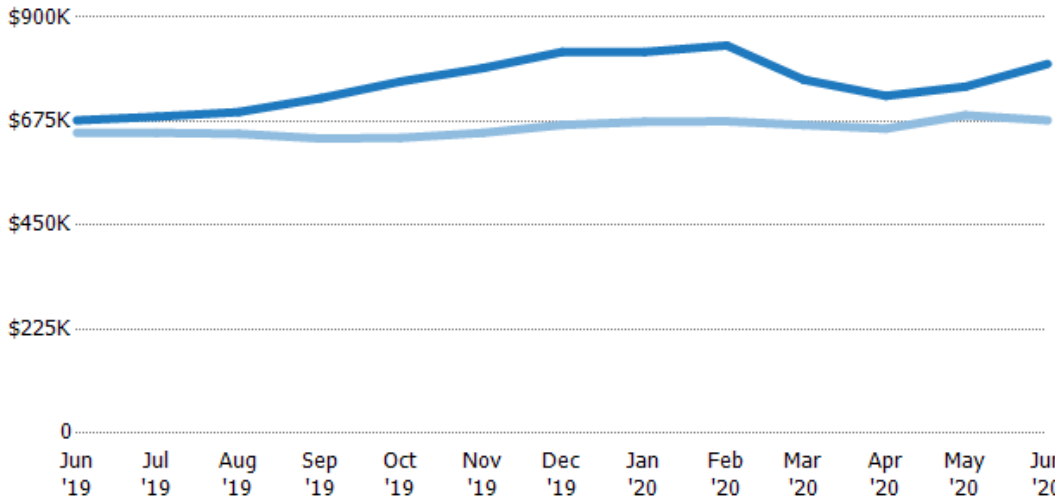
## Median Listing Price

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.
Jun '20	\$799K	18%
Jun '19	\$677K	4.2%
Jun '18	\$650K	-5.8%



Current Year	\$677K	\$685K	\$695K	\$725K	\$761K	\$790K	\$825K	\$825K	\$839K	\$765K	\$730K	\$750K	\$799K
Prior Year	\$650K	\$650K	\$648K	\$638K	\$639K	\$650K	\$667K	\$674K	\$675K	\$667K	\$659K	\$688K	\$677K
Percent Change from Prior Year	4%	5%	7%	14%	19%	22%	24%	22%	24%	15%	11%	9%	18%

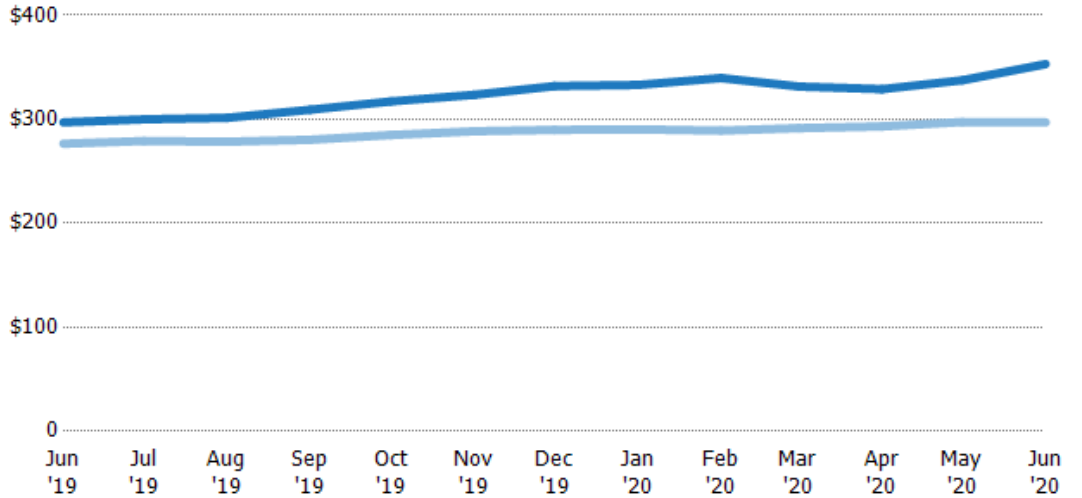
## Average Listing Price per Sq Ft

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

### Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Jun '20	\$353	18.8%
Jun '19	\$297	7.4%
Jun '18	\$277	-3.6%



Current Year	\$297	\$300	\$301	\$309	\$317	\$324	\$332	\$333	\$340	\$332	\$329	\$338	\$353
Prior Year	\$277	\$279	\$278	\$280	\$285	\$288	\$290	\$290	\$289	\$291	\$293	\$297	\$297
Percent Change from Prior Year	7%	7%	8%	10%	11%	12%	15%	15%	18%	14%	12%	13%	19%

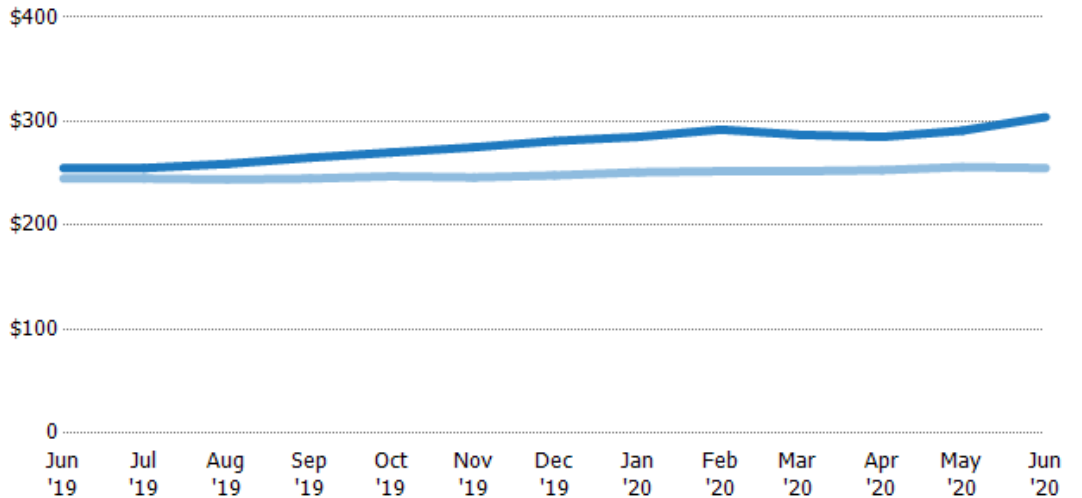
## Median Listing Price per Sq Ft

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

### Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Jun '20	\$304	19.2%
Jun '19	\$255	4.1%
Jun '18	\$245	-4.9%



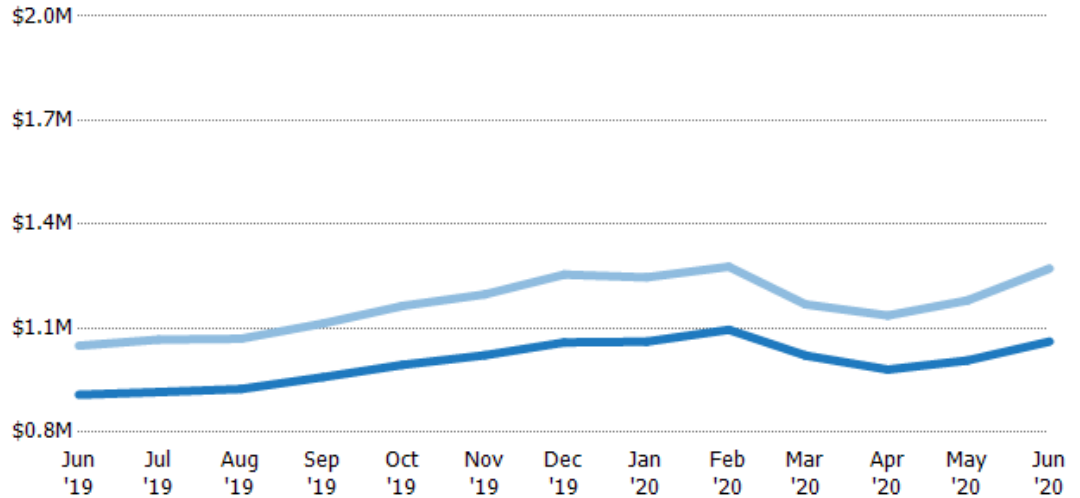
Current Year	\$255	\$255	\$259	\$265	\$270	\$275	\$281	\$285	\$292	\$287	\$285	\$291	\$304
Prior Year	\$245	\$245	\$244	\$245	\$247	\$246	\$248	\$251	\$252	\$252	\$253	\$256	\$255
Percent Change from Prior Year	4%	4%	6%	8%	9%	12%	13%	14%	16%	14%	13%	14%	19%

## 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

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



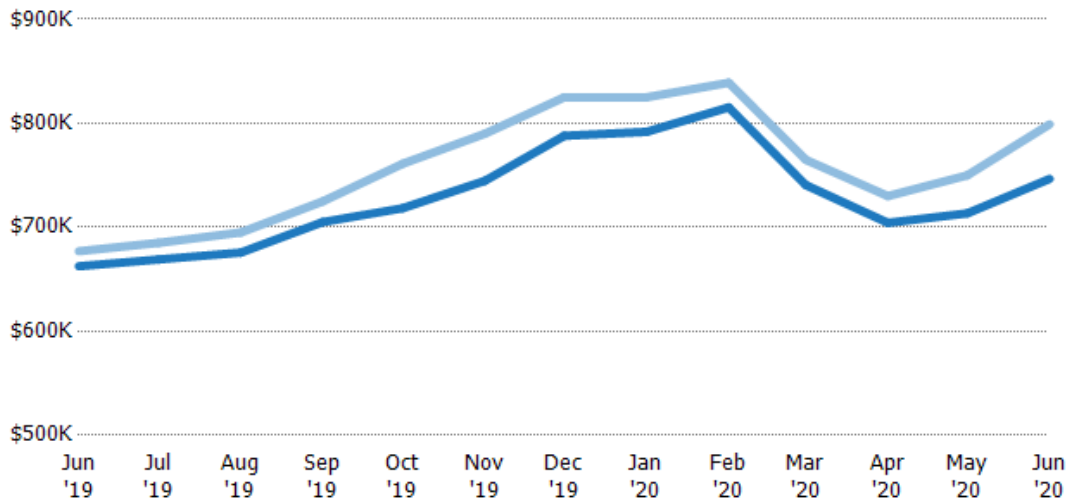
Avg Est Value	\$908K	\$916K	\$925K	\$959K	\$994K	\$1.02M	\$1.06M	\$1.06M	\$1.1M	\$1.02M	\$981K	\$1.01M	\$1.06M
Avg Listing Price	\$1.05M	\$1.07M	\$1.07M	\$1.11M	\$1.16M	\$1.2M	\$1.25M	\$1.25M	\$1.28M	\$1.17M	\$1.14M	\$1.18M	\$1.27M
Avg Listing Price as a % of Avg Est Value	116%	117%	116%	116%	117%	117%	118%	117%	117%	114%	116%	117%	120%

## 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	\$663K	\$669K	\$676K	\$705K	\$718K	\$745K	\$788K	\$792K	\$815K	\$741K	\$704K	\$713K	\$747K
Median Listing Price	\$677K	\$685K	\$695K	\$725K	\$761K	\$790K	\$825K	\$825K	\$839K	\$765K	\$730K	\$750K	\$799K
Med Listing Price as a % of Med Est Value	102%	102%	103%	103%	106%	106%	105%	104%	103%	103%	104%	105%	107%

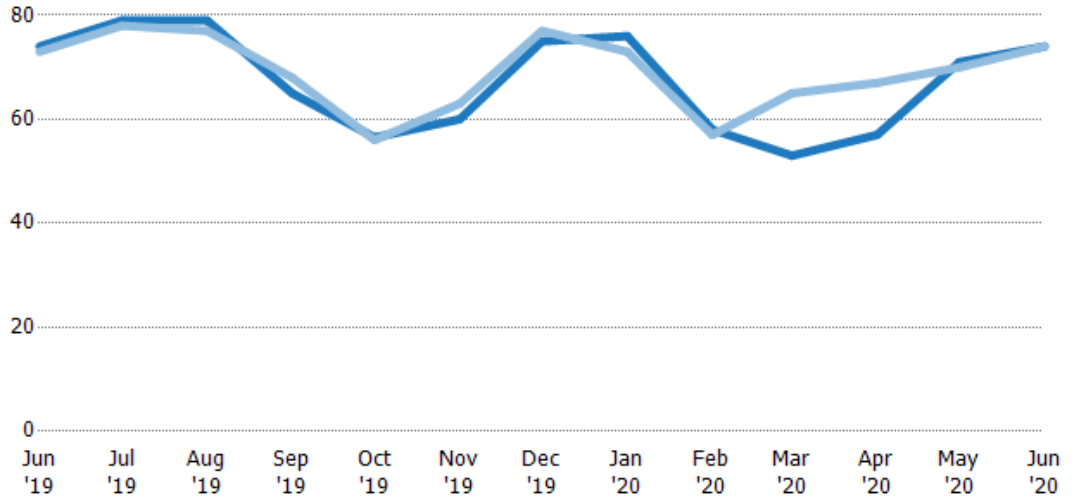
## Median Days in RPR

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.
Jun '20	74	0%
Jun '19	74	1.4%
Jun '18	73	5.5%



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	74	79	79	65	56.5	60	75	76	58	53	57	71	74
Prior Year	73	78	77	68	56	63	77	73	57	65	67	70	74
Percent Change from Prior Year	1%	1%	3%	-4%	1%	-5%	-3%	4%	2%	-18%	-15%	1%	0%

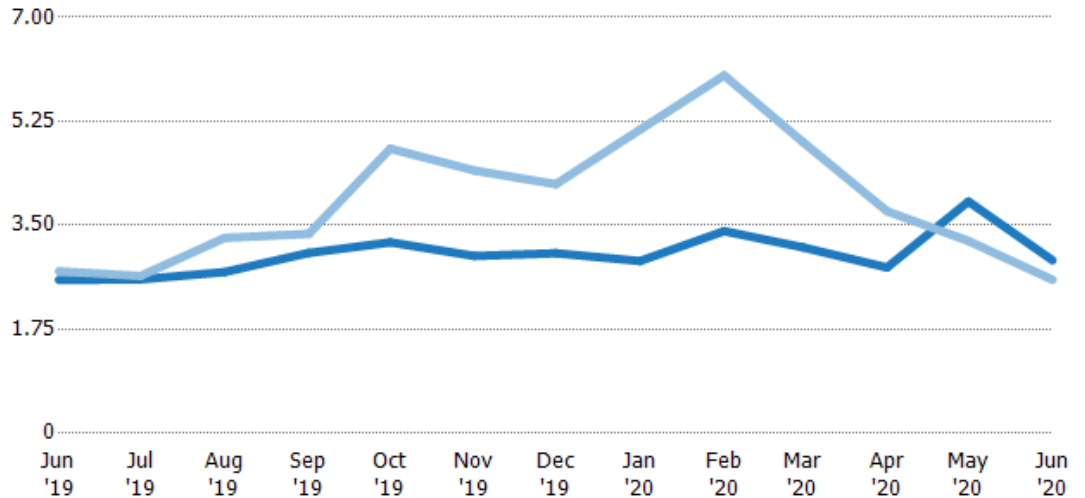
## Months of Inventory

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.
Jun '20	2.91	12.7%
Jun '19	2.58	-5.3%
Jun '18	2.73	6.6%



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	2.58	2.59	2.71	3.03	3.21	2.98	3.03	2.9	3.4	3.13	2.79	3.9	2.91
Prior Year	2.73	2.65	3.29	3.36	4.79	4.42	4.19	5.11	6.02	4.9	3.74	3.24	2.58
Percent Change from Prior Year	-5%	-2%	-17%	-10%	-33%	-33%	-28%	-43%	-44%	-36%	-25%	21%	13%



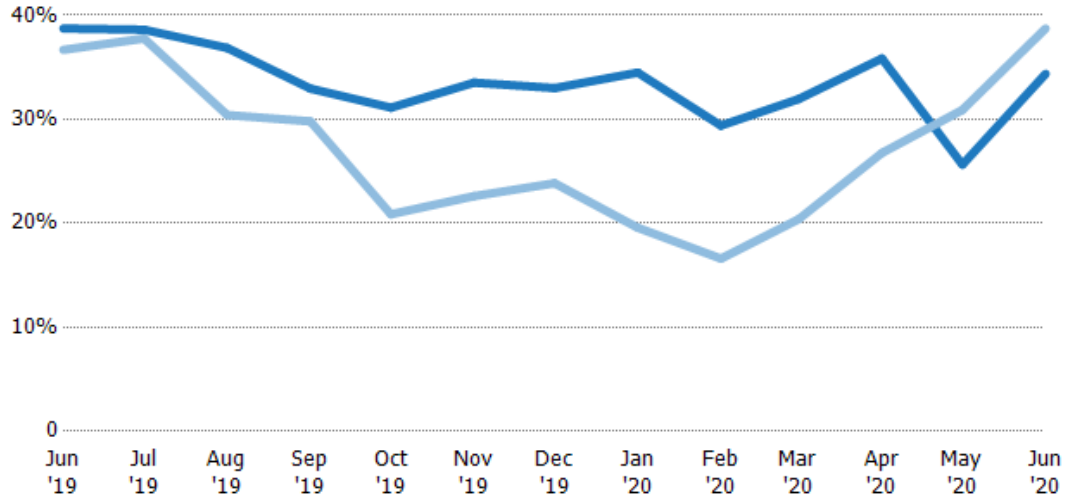
## Absorption Rate

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.
Jun '20	34%	4.4%
Jun '19	39%	-2.1%
Jun '18	37%	-6.5%



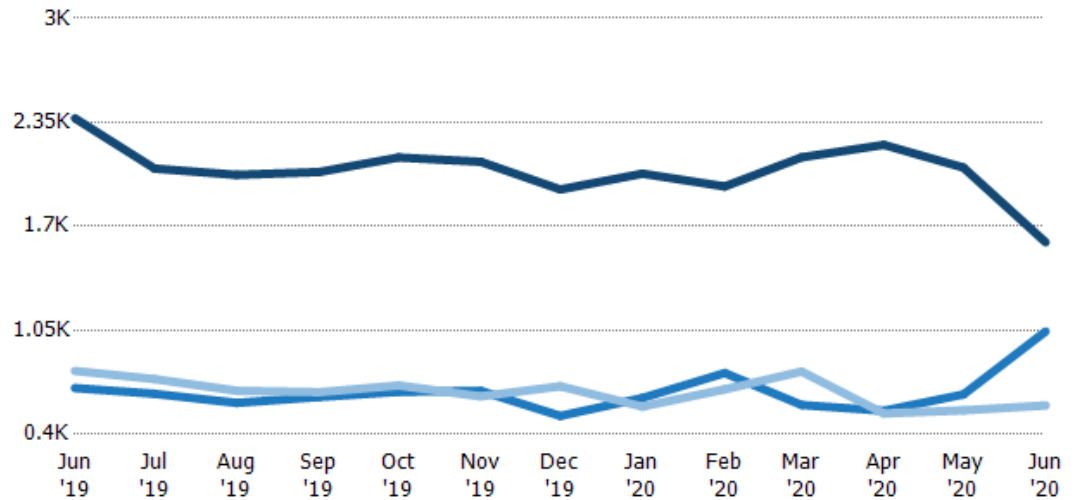
	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	39%	39%	37%	33%	31%	34%	33%	34%	29%	32%	36%	26%	34%
Prior Year	37%	38%	30%	30%	21%	23%	24%	20%	17%	20%	27%	31%	39%
Change from Prior Year	-2%	-1%	-6%	-3%	-10%	-11%	-9%	-15%	-13%	-12%	-9%	5%	4%

## 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



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Active	2.38K	2.06K	2.02K	2.04K	2.13K	2.1K	1.93K	2.03K	1.95K	2.13K	2.21K	2.07K	1.6K
Pending	689	653	596	633	665	671	515	627	783	583	547	649	1.04K
Sold	796	745	672	663	705	637	700	573	681	792	530	550	580

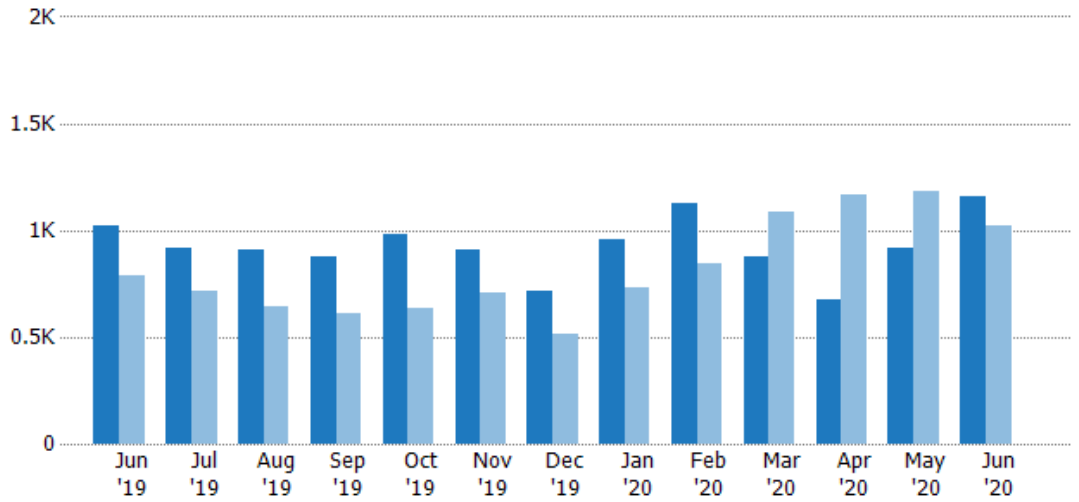
## New Pending Sales

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.
Jun '20	1.16K	13.5%
Jun '19	1.02K	29.7%
Jun '18	788	-4.1%



Current Year	1.02K	916	905	878	979	909	712	960	1.13K	875	672	916	1.16K
Prior Year	788	719	640	611	633	705	517	729	841	1.09K	1.16K	1.18K	1.02K
Percent Change from Prior Year	30%	27%	41%	44%	55%	29%	38%	32%	34%	-20%	-42%	-22%	14%

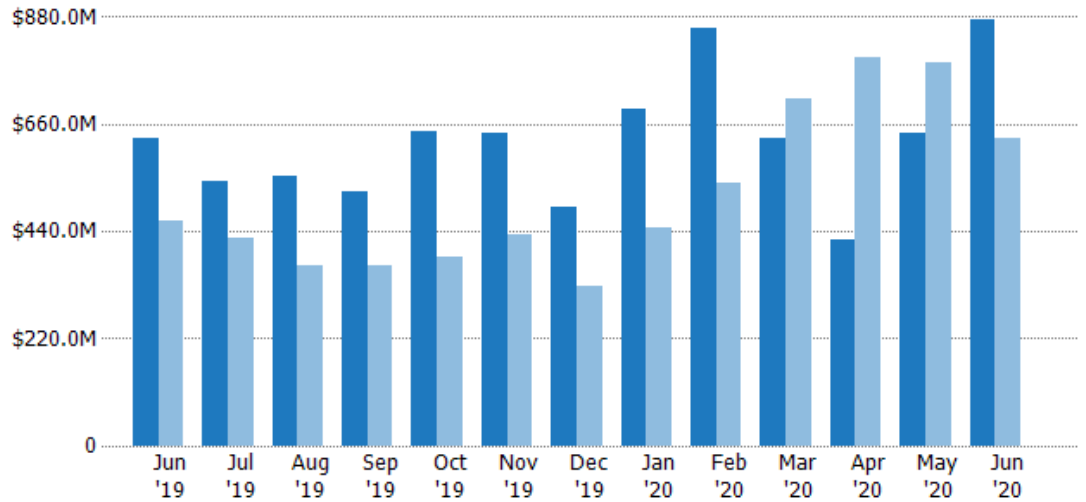
## New Pending Sales Volume

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.
Jun '20	\$876M	38.7%
Jun '19	\$631M	36.7%
Jun '18	\$462M	-5.4%



Current Year	\$631M	\$544M	\$552M	\$521M	\$647M	\$642M	\$491M	\$691M	\$858M	\$630M	\$423M	\$641M	\$876M
Prior Year	\$462M	\$426M	\$370M	\$369M	\$387M	\$433M	\$326M	\$448M	\$539M	\$711M	\$798M	\$786M	\$631M
Percent Change from Prior Year	37%	28%	49%	41%	67%	48%	50%	54%	59%	-11%	-47%	-18%	39%

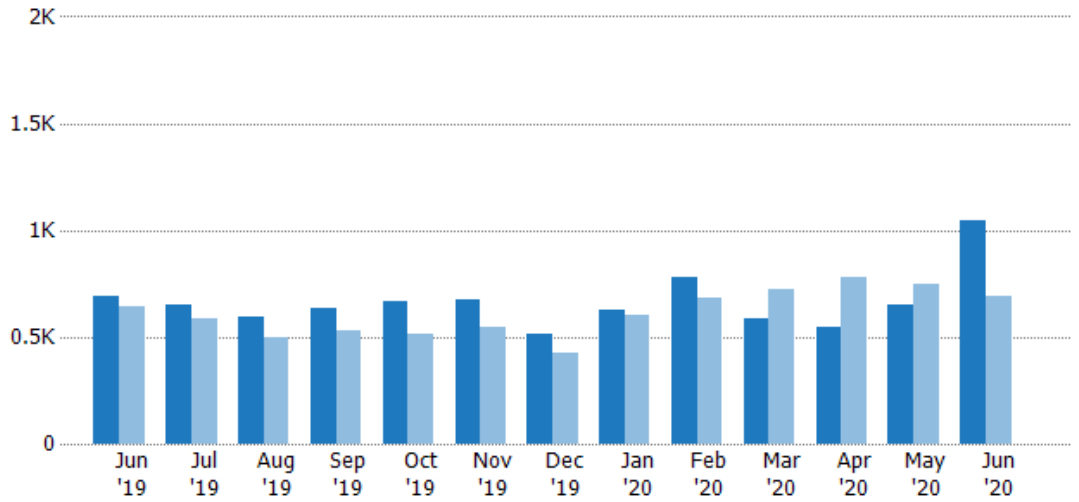
## Pending Sales

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.
Jun '20	1.04K	51.4%
Jun '19	689	7.7%
Jun '18	640	-3.1%



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	689	653	596	633	665	671	515	627	783	583	547	649	1.04K
Prior Year	640	587	499	529	511	546	428	602	685	720	780	748	689
Percent Change from Prior Year	8%	11%	19%	20%	30%	23%	20%	4%	14%	-19%	-30%	-13%	51%

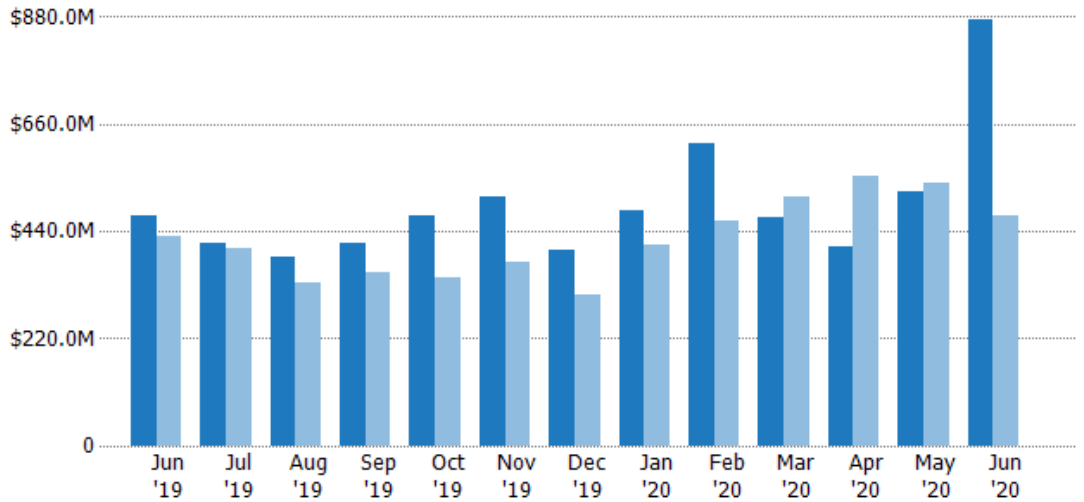
## Pending Sales Volume

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.
Jun '20	\$874M	85.4%
Jun '19	\$471M	9.3%
Jun '18	\$431M	-13.5%



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	\$471M	\$417M	\$387M	\$416M	\$471M	\$512M	\$403M	\$484M	\$621M	\$469M	\$409M	\$522M	\$874M
Prior Year	\$431M	\$405M	\$335M	\$357M	\$345M	\$375M	\$309M	\$414M	\$463M	\$511M	\$554M	\$540M	\$471M
Percent Change from Prior Year	9%	3%	15%	17%	37%	36%	30%	17%	34%	-8%	-26%	-3%	85%

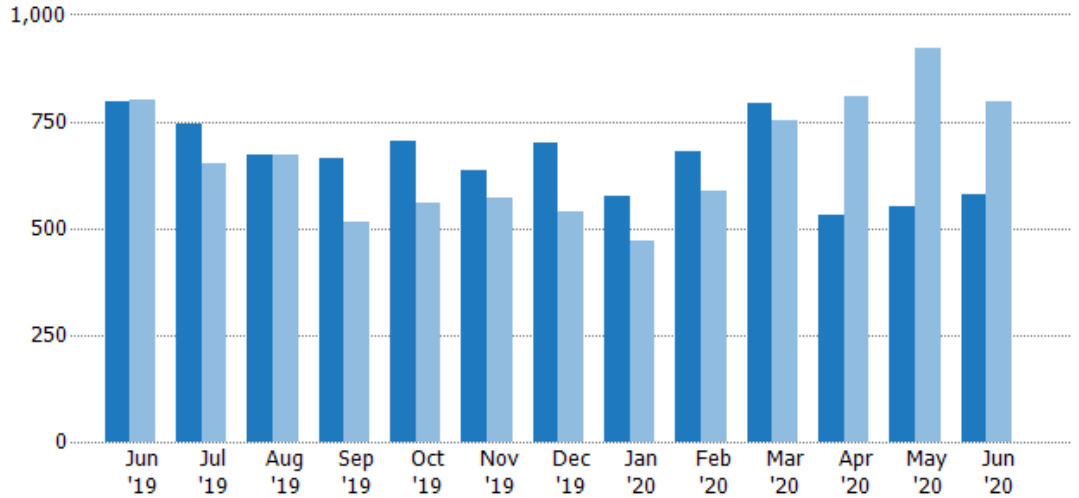
## Closed Sales

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.
Jun '20	580	-27.1%
Jun '19	796	-0.4%
Jun '18	799	-3.4%



Current Year	796	745	672	663	705	637	700	573	681	792	530	550	580
Prior Year	799	650	670	513	557	571	538	472	589	752	809	920	796
Percent Change from Prior Year	0%	15%	0%	29%	27%	12%	30%	21%	16%	5%	-34%	-40%	-27%

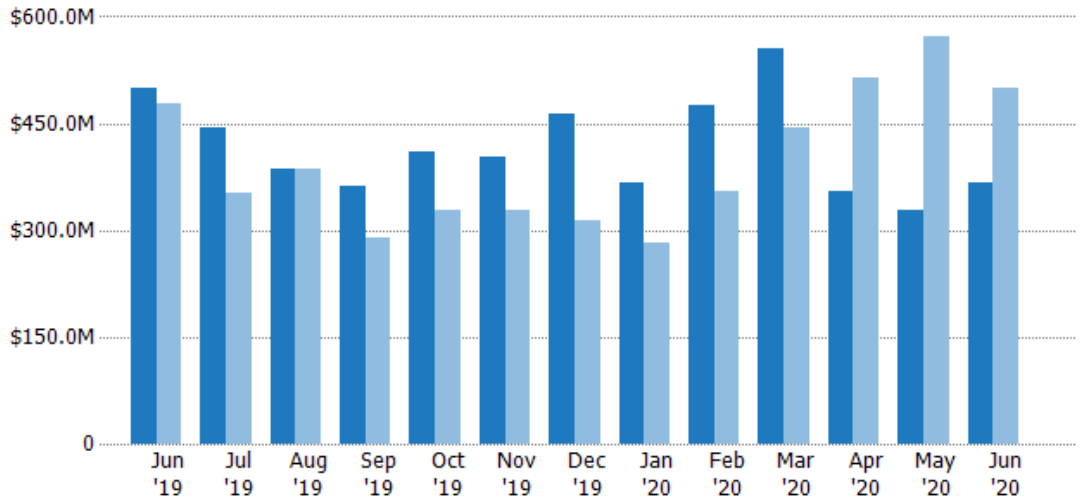
## Closed Sales Volume

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.
Jun '20	\$366M	-26.9%
Jun '19	\$501M	4.6%
Jun '18	\$479M	-11.7%



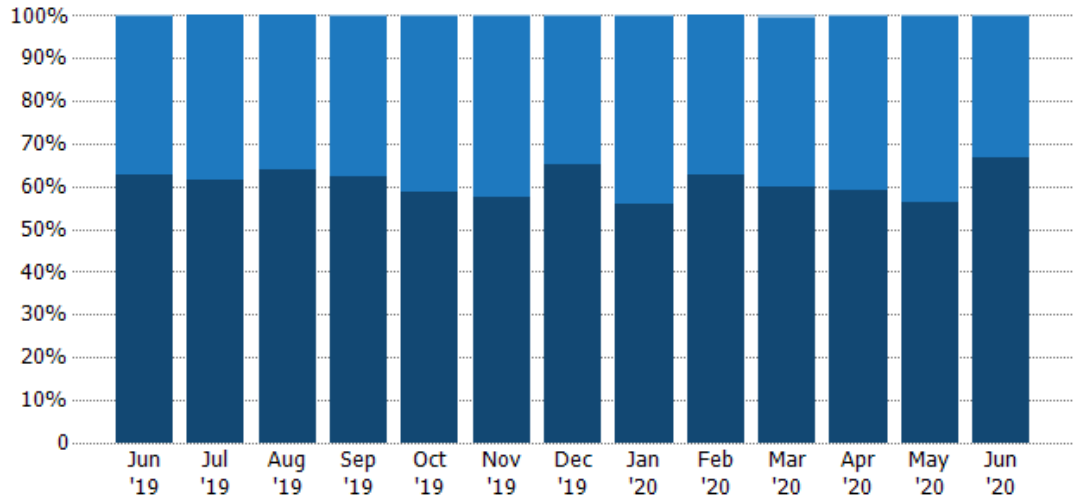
Current Year	\$501M	\$444M	\$386M	\$361M	\$410M	\$404M	\$464M	\$368M	\$476M	\$554M	\$355M	\$328M	\$366M
Prior Year	\$479M	\$353M	\$385M	\$290M	\$329M	\$328M	\$313M	\$281M	\$353M	\$445M	\$513M	\$572M	\$501M
Percent Change from Prior Year	5%	26%	0%	25%	25%	23%	49%	31%	35%	25%	-31%	-43%	-27%

## 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



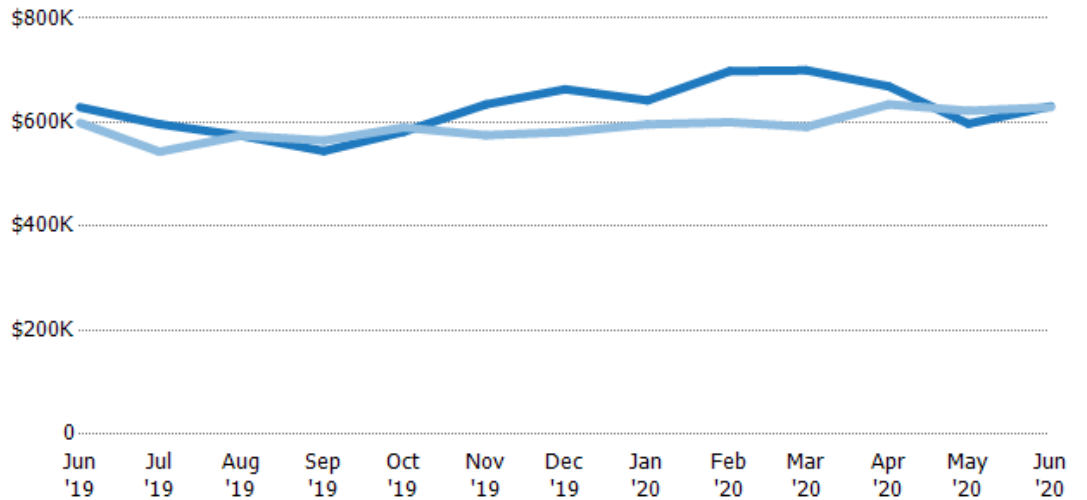
Property Type	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Mobile/Manufactured	0%	-	-	0%	0%	0%	0%	0%	-	1%	0%	0%	0%
Condo/Townhouse	37%	39%	36%	37%	41%	43%	34%	44%	37%	39%	41%	43%	33%
Single Family Residence	63%	61%	64%	62%	59%	57%	65%	56%	63%	60%	59%	56%	67%

## 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.
Jun '20	\$631K	0.3%
Jun '19	\$629K	5%
Jun '18	\$599K	-8.7%

Property Type	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	\$629K	\$596K	\$574K	\$545K	\$582K	\$634K	\$664K	\$642K	\$698K	\$700K	\$669K	\$597K	\$631K
Prior Year	\$599K	\$543K	\$575K	\$565K	\$590K	\$575K	\$581K	\$596K	\$600K	\$591K	\$634K	\$622K	\$629K
Percent Change from Prior Year	5%	10%	0%	-4%	-1%	10%	14%	8%	16%	18%	5%	-4%	0%

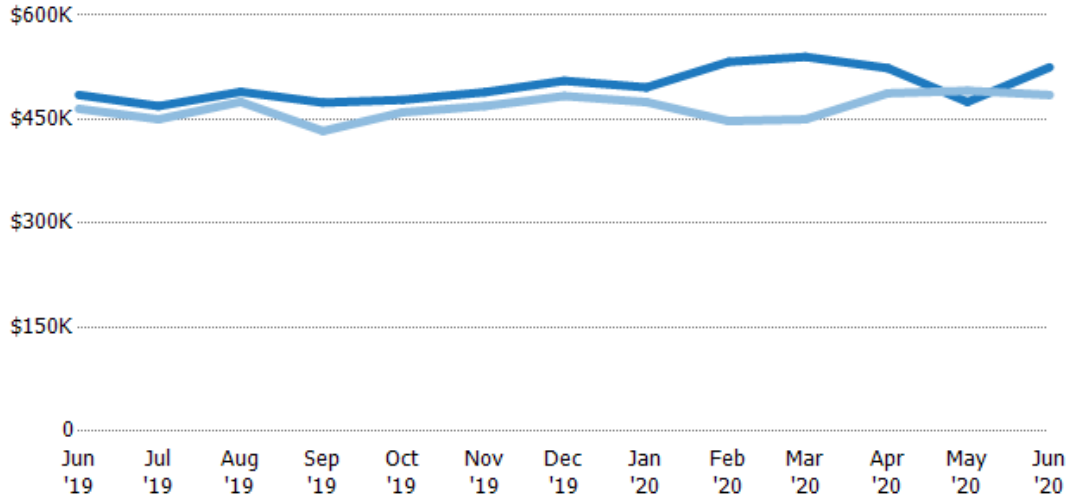
## Median Sales Price

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.
Jun '20	\$525K	8.2%
Jun '19	\$485K	4.3%
Jun '18	\$465K	-7.5%



Current Year	\$485K	\$469K	\$490K	\$474K	\$478K	\$489K	\$506K	\$496K	\$533K	\$540K	\$524K	\$475K	\$525K
Prior Year	\$465K	\$450K	\$475K	\$433K	\$460K	\$469K	\$484K	\$475K	\$448K	\$450K	\$488K	\$491K	\$485K
Percent Change from Prior Year	4%	4%	3%	9%	4%	4%	5%	4%	19%	20%	7%	-3%	8%

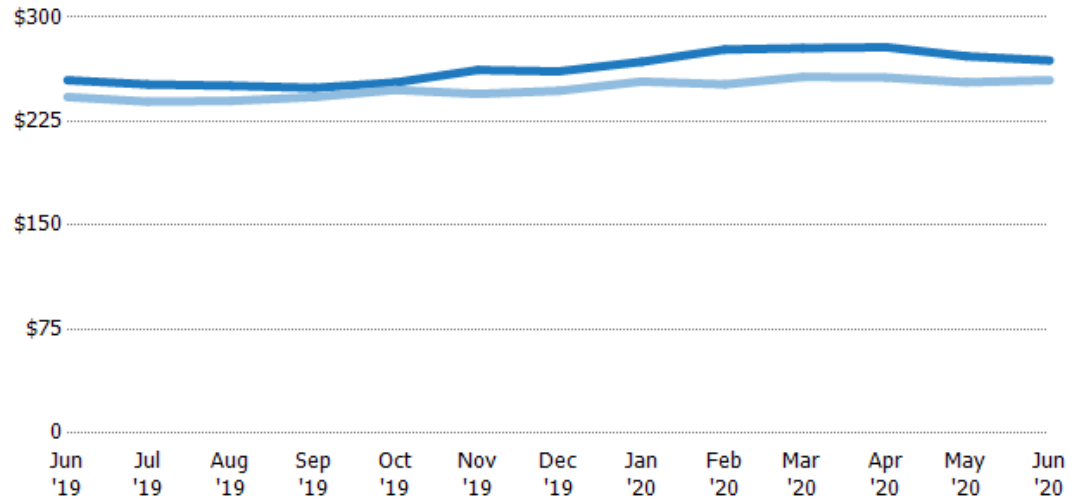
## Average Sales Price per Sq Ft

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.
Jun '20	\$269	5.6%
Jun '19	\$255	5%
Jun '18	\$242	-5%



Current Year	\$255	\$252	\$251	\$249	\$253	\$262	\$261	\$268	\$277	\$278	\$278	\$272	\$269
Prior Year	\$242	\$239	\$240	\$242	\$248	\$245	\$247	\$254	\$252	\$257	\$257	\$253	\$255
Percent Change from Prior Year	5%	5%	5%	3%	2%	7%	6%	6%	10%	8%	9%	7%	6%

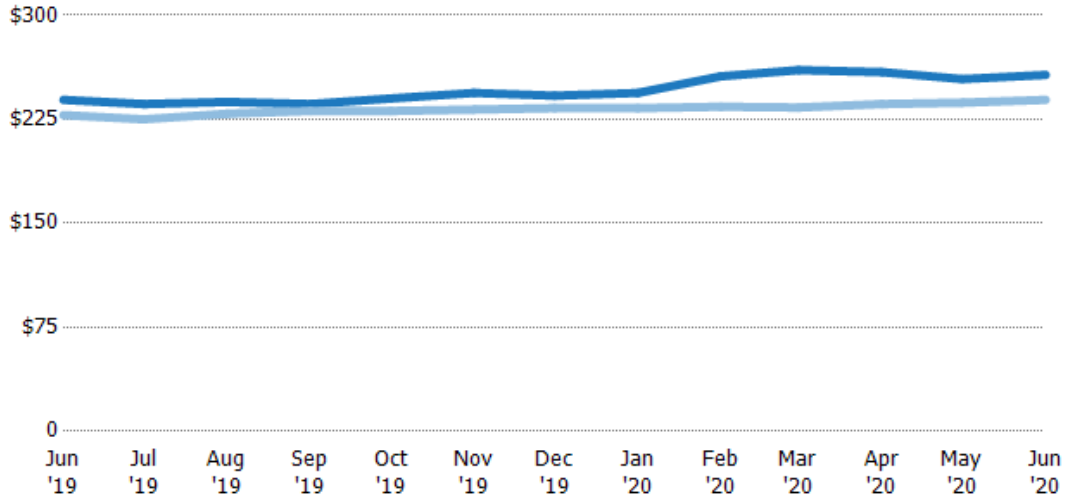
## Median Sales Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Jun '20	\$257	7.5%
Jun '19	\$239	4.8%
Jun '18	\$228	-5.5%



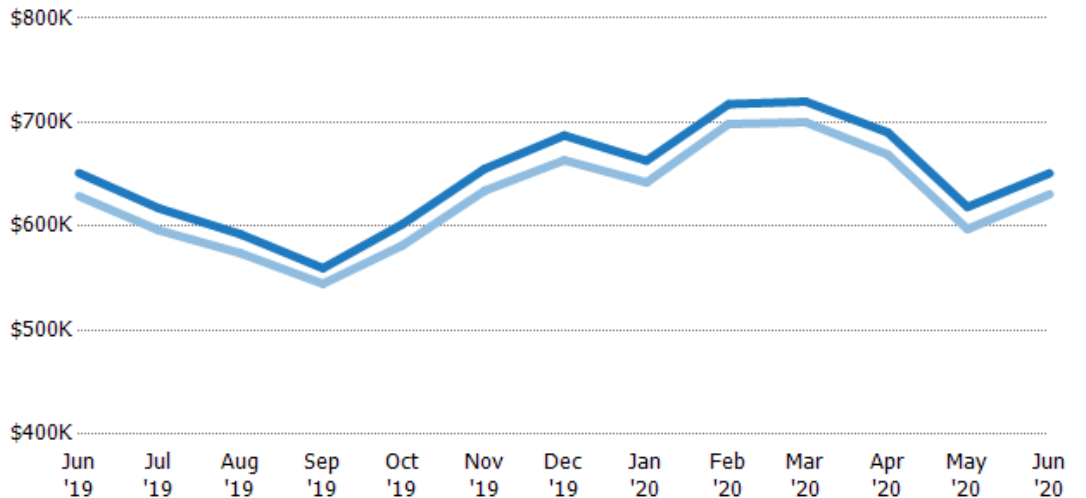
Current Year	\$239	\$236	\$238	\$236	\$240	\$244	\$242	\$244	\$256	\$261	\$259	\$254	\$257
Prior Year	\$228	\$225	\$229	\$231	\$231	\$232	\$233	\$233	\$234	\$234	\$236	\$237	\$239
Percent Change from Prior Year	5%	5%	4%	2%	4%	5%	4%	5%	9%	12%	10%	7%	8%

## 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



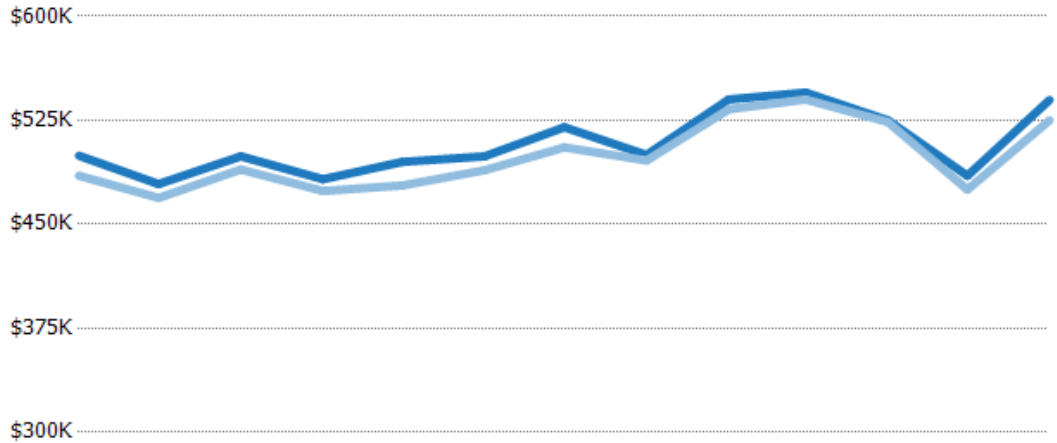
Avg List Price	\$651K	\$617K	\$592K	\$560K	\$602K	\$655K	\$687K	\$663K	\$717K	\$720K	\$690K	\$619K	\$651K
Avg Sales Price	\$629K	\$596K	\$574K	\$545K	\$582K	\$634K	\$664K	\$642K	\$698K	\$700K	\$669K	\$597K	\$631K
Avg Sales Price as a % of Avg List Price	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	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



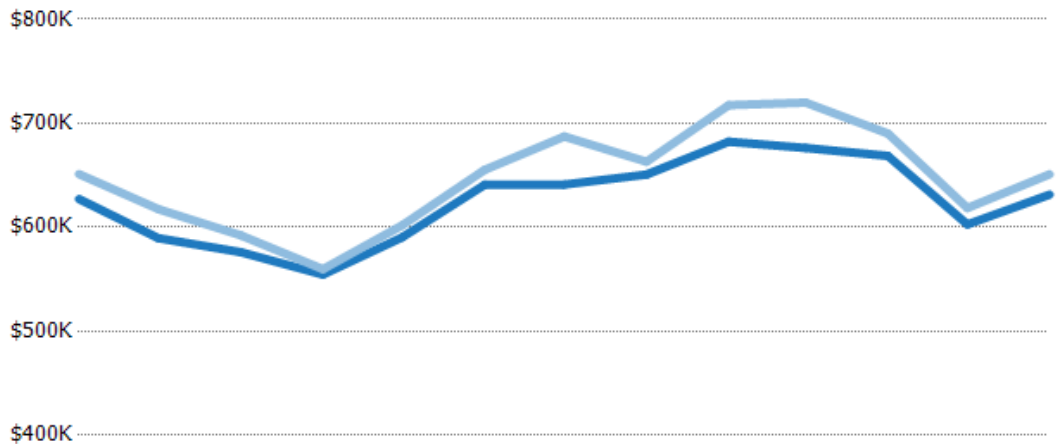
	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Median List Price	\$499K	\$479K	\$499K	\$483K	\$495K	\$499K	\$520K	\$500K	\$540K	\$545K	\$525K	\$485K	\$540K
Median Sales Price	\$485K	\$469K	\$490K	\$474K	\$478K	\$489K	\$506K	\$496K	\$533K	\$540K	\$524K	\$475K	\$525K
Med Sales Price as a % of Med List Price	97%	98%	98%	98%	97%	98%	97%	99%	99%	99%	100%	98%	97%

## 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



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Avg Est Value	\$627K	\$589K	\$576K	\$555K	\$591K	\$641K	\$641K	\$651K	\$682K	\$676K	\$669K	\$603K	\$631K
Avg Sales Price	\$651K	\$617K	\$592K	\$560K	\$602K	\$655K	\$687K	\$663K	\$717K	\$720K	\$690K	\$619K	\$651K
Avg Sales Price as a % of Avg Est Value	104%	105%	103%	101%	102%	102%	107%	102%	105%	106%	103%	103%	103%

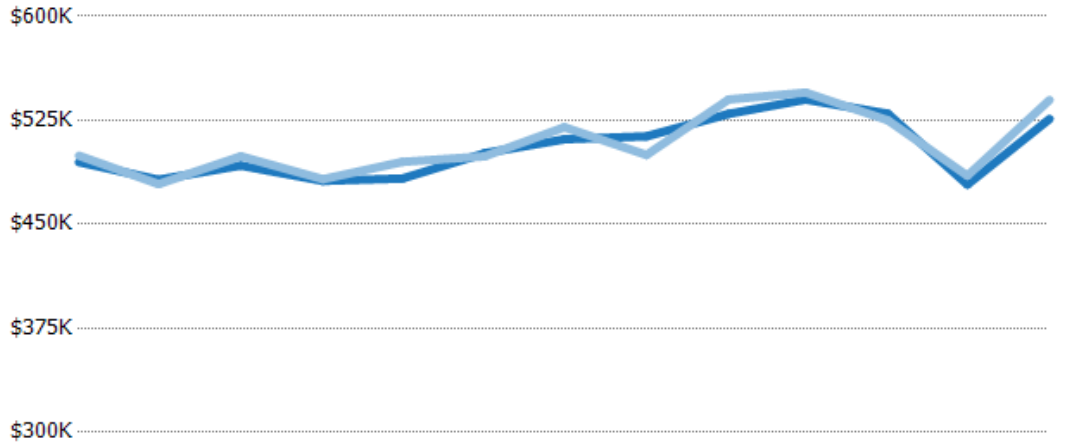


## Median Sales Price vs Median Est Value

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

### Filters Used

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



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Median Est Value	\$495K	\$482K	\$492K	\$481K	\$483K	\$501K	\$511K	\$513K	\$530K	\$540K	\$530K	\$479K	\$526K
Median Sales Price	\$499K	\$479K	\$499K	\$483K	\$495K	\$499K	\$520K	\$500K	\$540K	\$545K	\$525K	\$485K	\$540K
Med Sales Price as a % of Med Est Value	101%	99%	101%	100%	102%	100%	102%	97%	102%	101%	99%	101%	103%

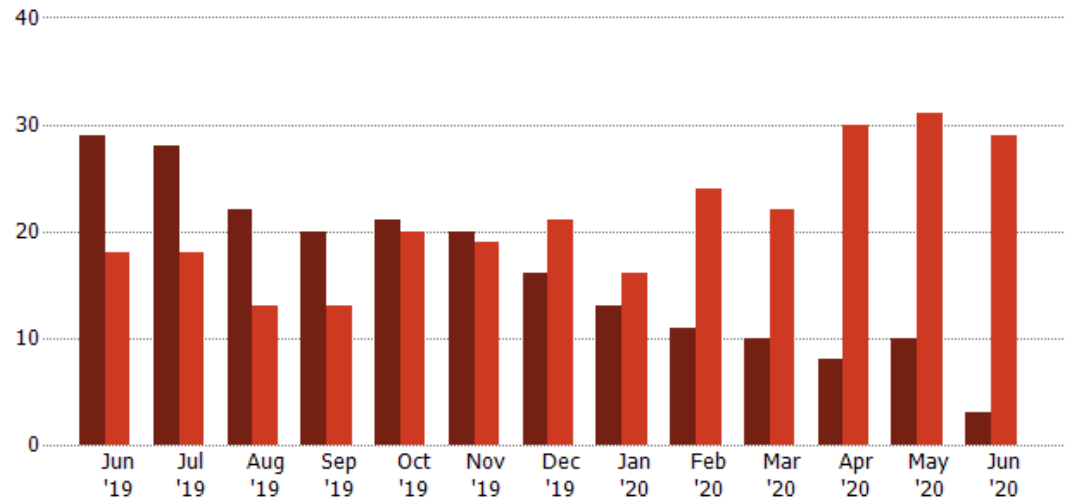
## Distressed Listings

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.
Jun '20	3	-89.7%
Jun '19	29	61.1%
Jun '18	18	83.3%



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	29	28	22	20	21	20	16	13	11	10	8	10	3
Prior Year	18	18	13	13	20	19	21	16	24	22	30	31	29
Percent Change from Prior Year	61%	56%	69%	54%	5%	5%	-24%	-19%	-54%	-55%	-73%	-68%	-90%

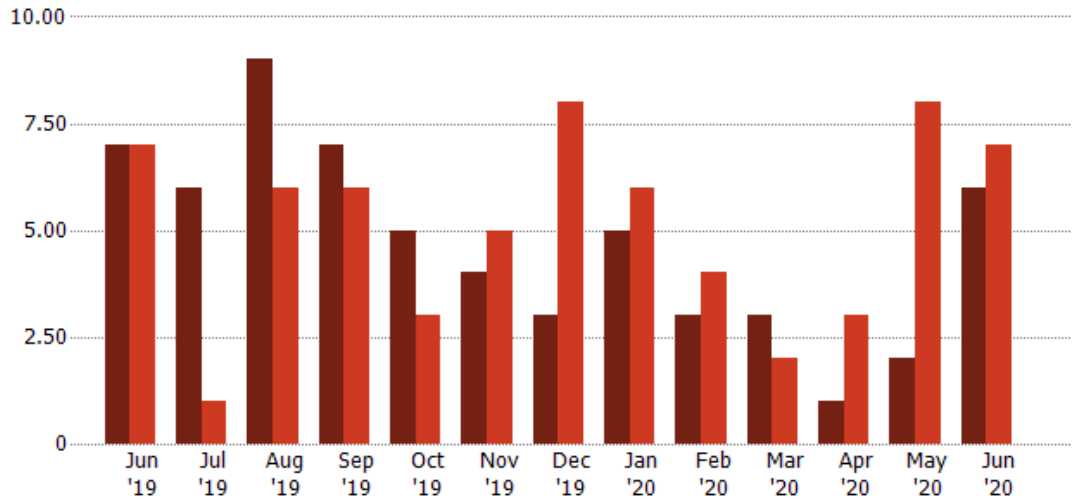
## Distressed Sales

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

Month/ Year	Count	% Chg.
Jun '20	6	-14.3%
Jun '19	7	0%
Jun '18	7	28.6%



Current Year	7	6	9	7	5	4	3	5	3	3	1	2	6
Prior Year	7	1	6	6	3	5	8	6	4	2	3	8	7
Percent Change from Prior Year	0%	500%	50%	17%	67%	-20%	-63%	-17%	-25%	50%	-67%	-75%	-14%

## Sales Activity by ZIP

Jun 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	66	\$33,970,620	48	\$19,484,075	\$405,918	\$355,750	\$240	\$236	22
85251	130	\$80,668,725	76	\$28,651,382	\$376,992	\$349,950	\$261	\$249	37
85254	135	\$84,808,603	81	\$44,846,100	\$553,656	\$535,000	\$251	\$244	42
85255	176	\$201,686,616	105	\$90,741,512	\$864,205	\$750,000	\$280	\$261	55
85257	70	\$26,054,939	41	\$16,496,200	\$402,346	\$380,000	\$242	\$244	29
85258	125	\$87,815,935	63	\$39,033,000	\$619,571	\$525,000	\$276	\$271	29
85259	67	\$62,406,962	36	\$27,403,213	\$761,200	\$665,000	\$246	\$240	56
85260	104	\$59,993,237	64	\$36,826,525	\$575,414	\$503,750	\$250	\$241	32
85262	106	\$156,862,948	30	\$31,032,000	\$1,034,400	\$872,500	\$279	\$260	104
85266	58	\$72,882,099	33	\$30,156,400	\$913,830	\$760,000	\$293	\$282	61
85268	1	\$529,900	2	\$710,870	\$355,435	\$355,435	\$216	\$216	56
Other	5	\$6,389,800	1	\$450,000	\$450,000	\$450,000	\$251	\$251	70