



2020

SCOTTSDALE 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	+ / -
Listing Activity Charts Metrics						
New Listing Count	1,013	951	+6.5%	9,321	8,970	+3.9%
New Listing Volume	\$884,462,473	\$813,336,668	+8.7%	\$7,490,870,862	\$6,590,528,521	+13.7%
Active Listing Count	1,411	2,165	-34.8%	N/A	N/A	
Active Listing Volume	\$1,902,002,217	\$2,518,019,918	-24.5%	N/A	N/A	
Average Listing Price	\$1,347,982	\$1,163,058	+15.9%	\$1,199,338	\$1,060,465	+13.1%
Median Listing Price	\$795,000	\$762,000	+4.3%	\$772,172	\$689,136	+12%
Average Listing Price per Sq Ft	\$378	\$316	+19.6%	\$339	\$297	+14%
Median Listing Price per Sq Ft	\$324	\$270	+20%	\$294	\$256	+14.6%
Median Days in RPR	43	57	-24.6%	56.29	69.35	-18.8%
Months of Inventory	1.7	3.3	-48.5%	2.8	3.6	-22%
Absorption Rate	59.74%	30.76%	+29%	35.84%	27.96%	+7.9%
Sales Activity Charts Metrics						
New Pending Sales Count	1,297	988	+31.3%	10,892	9,777	+11.4%
New Pending Sales Volume	\$1,067,576,371	\$651,359,327	+63.9%	\$8,206,835,996	\$6,226,941,094	+31.8%
Pending Sales Count	1,278	663	+92.8%	N/A	N/A	
Pending Sales Volume	\$1,135,826,893	\$464,183,841	+144.7%	N/A	N/A	
Closed Sales Count	806	708	+13.8%	7,311	7,156	+2.2%
Closed Sales Volume	\$627,409,438	\$413,804,086	+51.6%	\$5,074,092,209	\$4,288,781,646	+18.3%
Average Sales Price	\$778,424	\$584,469	+33.2%	\$694,035	\$599,327	+15.8%
Median Sales Price	\$585,500	\$479,000	+22.2%	\$540,886	\$476,133	+13.6%
Average Sales Price per Sq Ft	\$300	\$253	+18.5%	\$280	\$253	+10.7%
Median Sales Price per Sq Ft	\$279	\$240	+16%	\$262	\$236	+10.8%
Distressed Charts Metrics						
Distressed Listing Count	1	23	-95.7%	N/A	N/A	

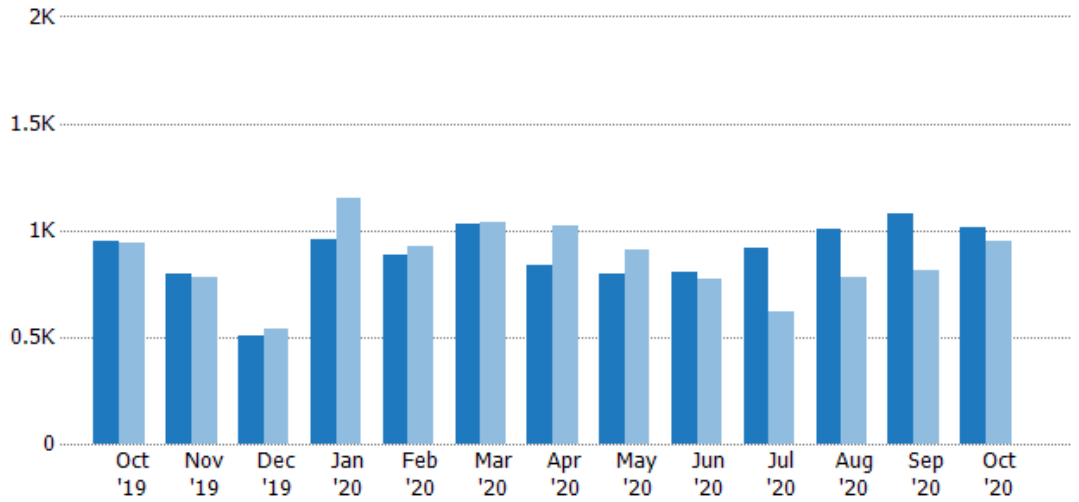
New Listings

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.
Oct '20	1.01K	6.5%
Oct '19	951	1.1%
Oct '18	941	0.9%



Current Year	951	796	503	954	885	1.03K	837	798	806	920	1K	1.08K	1.01K
Prior Year	941	779	541	1.15K	925	1.04K	1.02K	908	771	620	777	813	951
Percent Change from Prior Year	1%	2%	-7%	-17%	-4%	-1%	-18%	-12%	5%	48%	29%	33%	7%

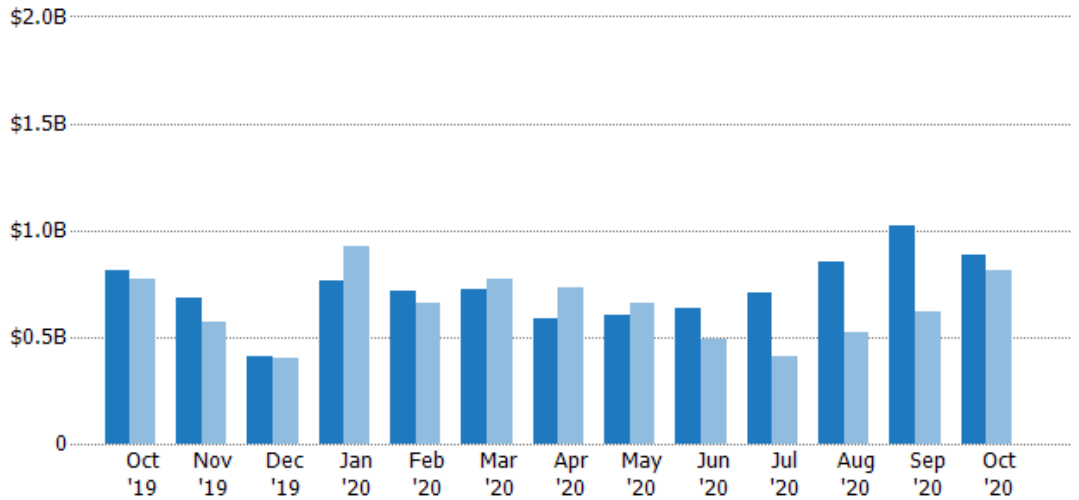
New Listing Volume

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.
Oct '20	\$884M	8.7%
Oct '19	\$813M	5.7%
Oct '18	\$769M	-11.9%



Current Year	\$813M	\$679M	\$407M	\$765M	\$715M	\$725M	\$586M	\$604M	\$631M	\$707M	\$854M	\$1.02B	\$884M
Prior Year	\$769M	\$571M	\$398M	\$922M	\$662M	\$769M	\$733M	\$659M	\$490M	\$405M	\$518M	\$619M	\$813M
Percent Change from Prior Year	6%	19%	2%	-17%	8%	-6%	-20%	-8%	29%	74%	65%	64%	9%

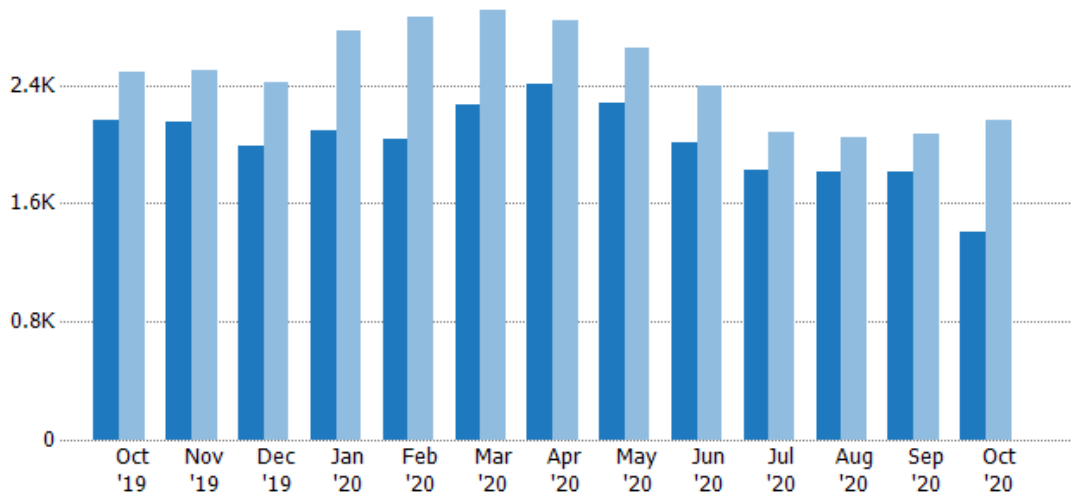
Active Listings

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.
Oct '20	1.41K	-34.8%
Oct '19	2.17K	-12.9%
Oct '18	2.49K	5.7%



Current Year	2.17K	2.15K	1.98K	2.09K	2.03K	2.27K	2.4K	2.28K	2.01K	1.83K	1.82K	1.82K	1.41K
Prior Year	2.49K	2.5K	2.42K	2.77K	2.86K	2.91K	2.84K	2.65K	2.39K	2.08K	2.04K	2.07K	2.17K
Percent Change from Prior Year	-13%	-14%	-18%	-24%	-29%	-22%	-15%	-14%	-16%	-12%	-11%	-12%	-35%

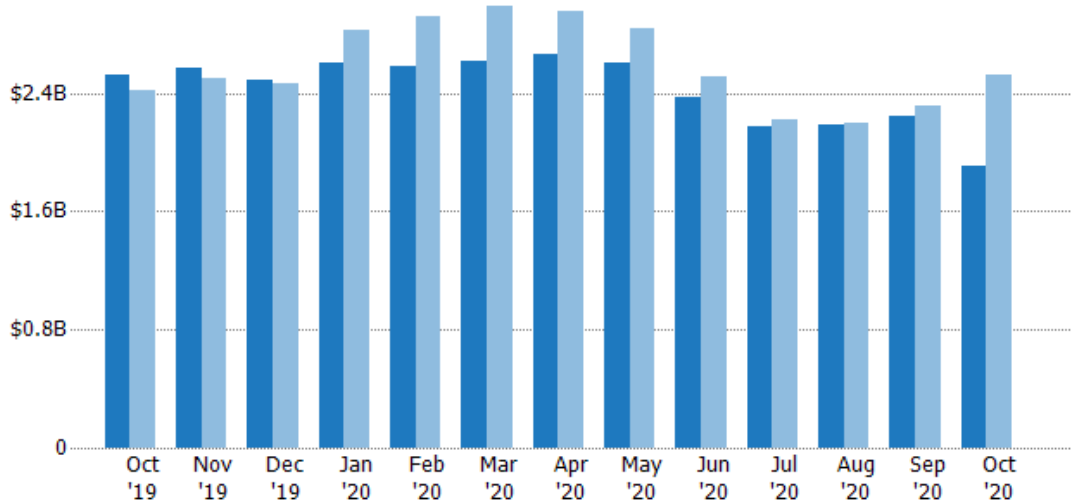
Active Listing Volume

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.
Oct '20	\$1.9B	-24.5%
Oct '19	\$2.52B	4.2%
Oct '18	\$2.42B	3%



Current Year	\$2.52B	\$2.57B	\$2.48B	\$2.6B	\$2.58B	\$2.61B	\$2.66B	\$2.61B	\$2.37B	\$2.17B	\$2.19B	\$2.25B	\$1.9B
Prior Year	\$2.42B	\$2.5B	\$2.47B	\$2.83B	\$2.92B	\$2.99B	\$2.95B	\$2.83B	\$2.51B	\$2.22B	\$2.19B	\$2.31B	\$2.52B
Percent Change from Prior Year	4%	3%	1%	-8%	-12%	-13%	-10%	-8%	-6%	-2%	0%	-3%	-24%

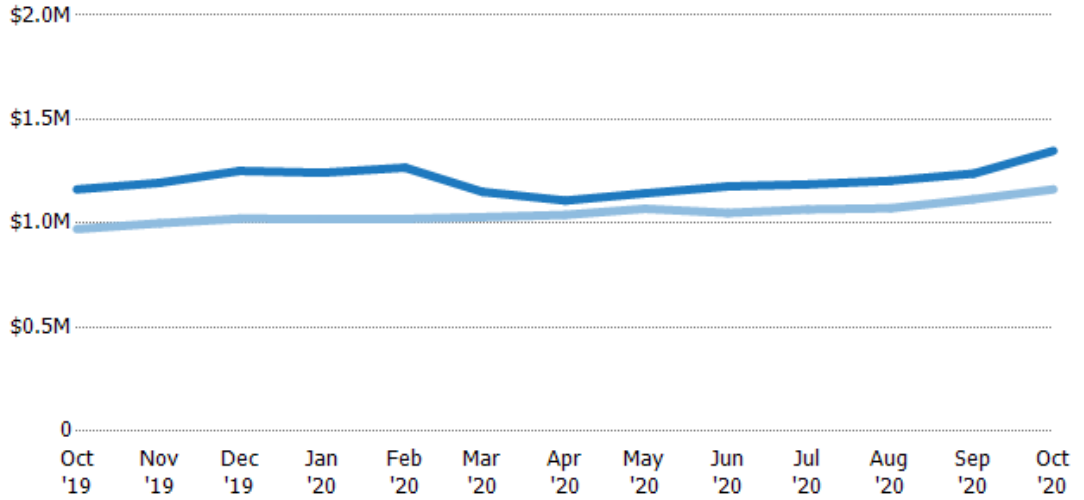
Average Listing Price

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.
Oct '20	\$1.35M	15.9%
Oct '19	\$1.16M	19.6%
Oct '18	\$972K	-2.6%



Current Year	\$1.16M	\$1.19M	\$1.25M	\$1.24M	\$1.27M	\$1.15M	\$1.11M	\$1.14M	\$1.18M	\$1.19M	\$1.2M	\$1.24M	\$1.35M
Prior Year	\$972K	\$1,000K	\$1.02M	\$1.02M	\$1.02M	\$1.03M	\$1.04M	\$1.07M	\$1.05M	\$1.07M	\$1.07M	\$1.12M	\$1.16M
Percent Change from Prior Year	20%	19%	22%	22%	24%	12%	7%	7%	12%	11%	12%	11%	16%

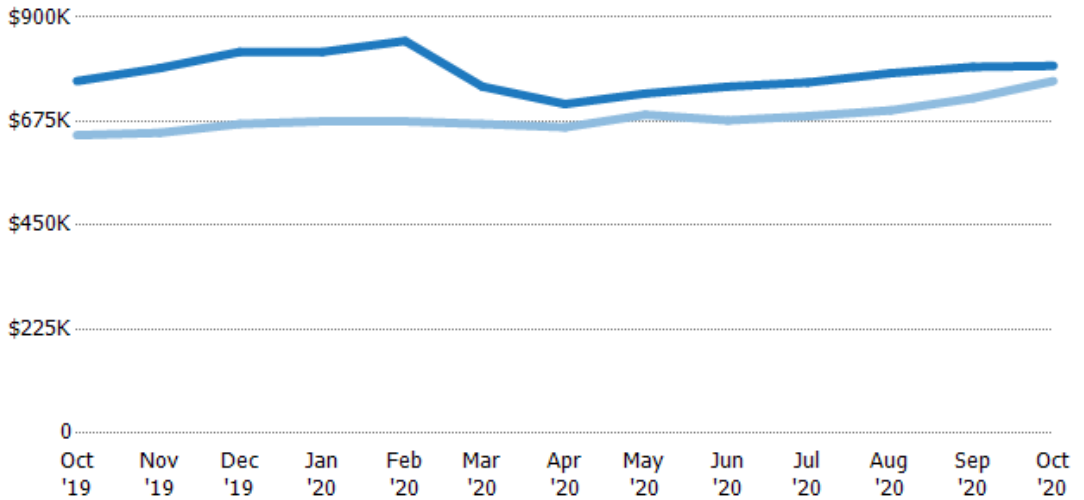
Median Listing Price

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.
Oct '20	\$795K	4.3%
Oct '19	\$762K	18.1%
Oct '18	\$645K	-3.1%



Current Year	\$762K	\$790K	\$825K	\$825K	\$849K	\$750K	\$712K	\$735K	\$750K	\$759K	\$779K	\$793K	\$795K
Prior Year	\$645K	\$650K	\$669K	\$675K	\$675K	\$669K	\$662K	\$689K	\$677K	\$686K	\$699K	\$725K	\$762K
Percent Change from Prior Year	18%	22%	23%	22%	26%	12%	8%	7%	11%	11%	12%	9%	4%

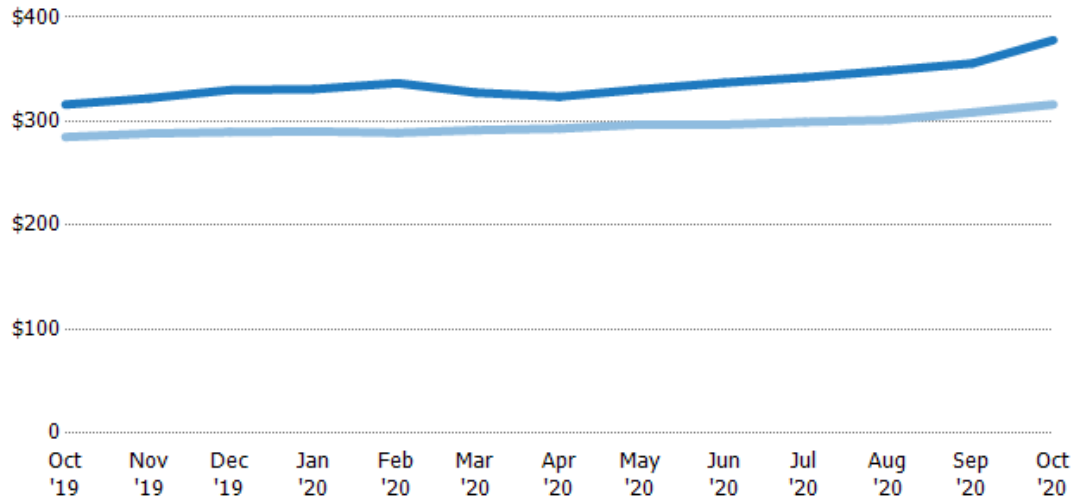
Average Listing Price per Sq Ft

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.
Oct '20	\$378	19.6%
Oct '19	\$316	11%
Oct '18	\$285	-3.8%



Current Year	\$316	\$322	\$330	\$331	\$337	\$328	\$324	\$331	\$337	\$342	\$349	\$356	\$378
Prior Year	\$285	\$288	\$290	\$290	\$289	\$291	\$293	\$297	\$297	\$299	\$301	\$309	\$316
Percent Change from Prior Year	11%	12%	14%	14%	17%	12%	10%	11%	14%	14%	16%	15%	20%

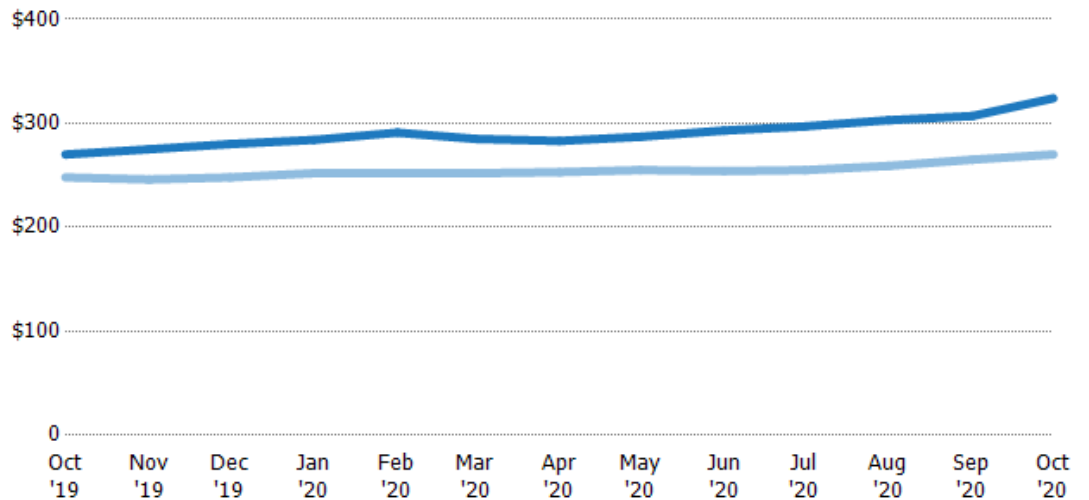
Median Listing Price per Sq Ft

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

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Oct '20	\$324	20%
Oct '19	\$270	8.9%
Oct '18	\$248	-3.6%



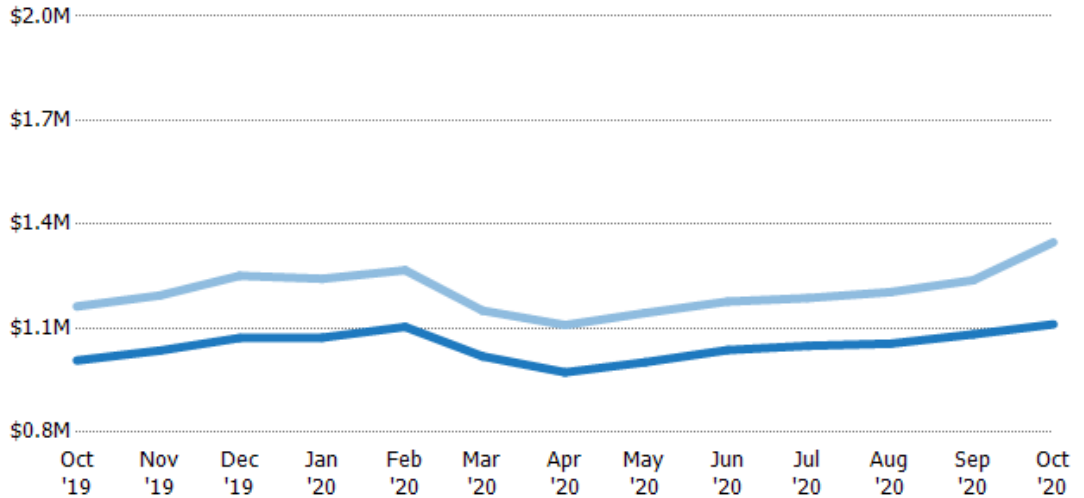
Current Year	\$270	\$275	\$280	\$284	\$291	\$285	\$283	\$287	\$293	\$297	\$303	\$307	\$324
Prior Year	\$248	\$246	\$248	\$252	\$252	\$252	\$253	\$255	\$254	\$255	\$259	\$265	\$270
Percent Change from Prior Year	9%	12%	13%	13%	15%	13%	12%	13%	15%	16%	17%	16%	20%

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



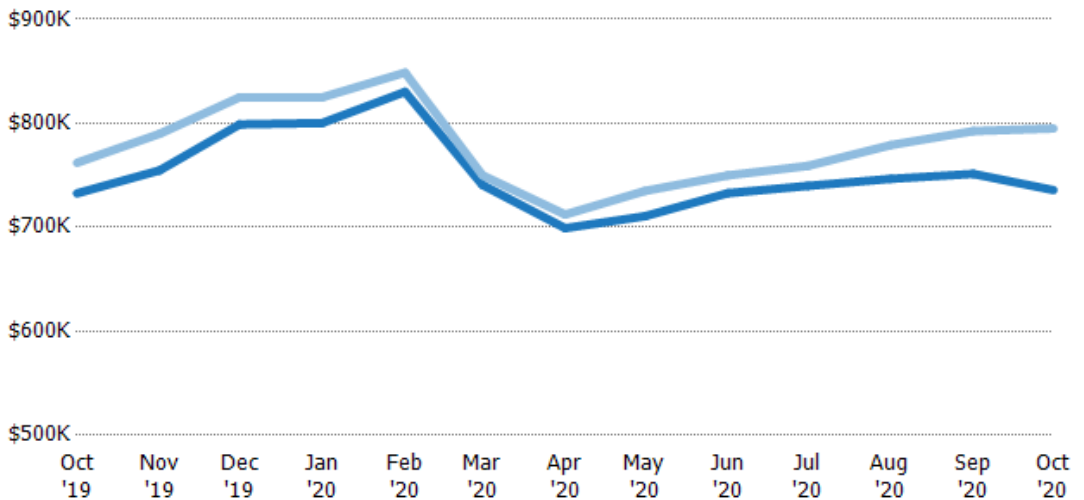
Avg Est Value	\$1.01M	\$1.04M	\$1.07M	\$1.07M	\$1.1M	\$1.02M	\$973K	\$1M	\$1.04M	\$1.05M	\$1.06M	\$1.08M	\$1.11M
Avg Listing Price	\$1.16M	\$1.19M	\$1.25M	\$1.24M	\$1.27M	\$1.15M	\$1.11M	\$1.14M	\$1.18M	\$1.19M	\$1.2M	\$1.24M	\$1.35M
Avg Listing Price as a % of Avg Est Value	115%	115%	117%	116%	115%	113%	114%	114%	113%	113%	114%	114%	121%

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	\$733K	\$755K	\$799K	\$800K	\$830K	\$741K	\$699K	\$711K	\$733K	\$740K	\$747K	\$751K	\$736K
Median Listing Price	\$762K	\$790K	\$825K	\$825K	\$849K	\$750K	\$712K	\$735K	\$750K	\$759K	\$779K	\$793K	\$795K
Med Listing Price as a % of Med Est Value	104%	105%	103%	103%	102%	101%	102%	103%	102%	103%	104%	105%	108%

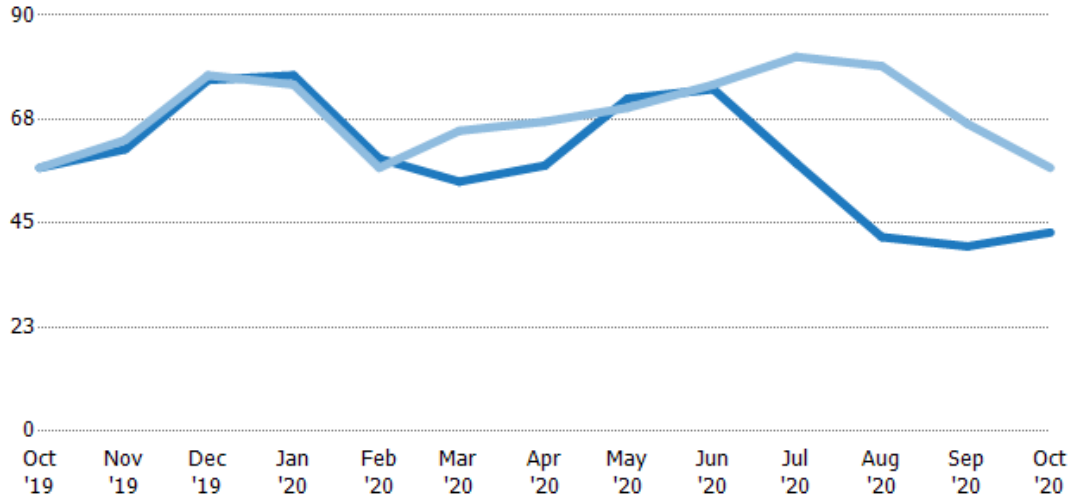
Median Days in RPR

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.
Oct '20	43	-24.6%
Oct '19	57	0%
Oct '18	57	8.8%



Current Year	57	61	76	77	59	54	57.5	72	74	58	42	40	43
Prior Year	57	63	77	75	57	65	67	70	75	81	79	66.5	57
Percent Change from Prior Year	0%	-3%	-1%	3%	4%	-17%	-14%	3%	-1%	-28%	-47%	-40%	-25%

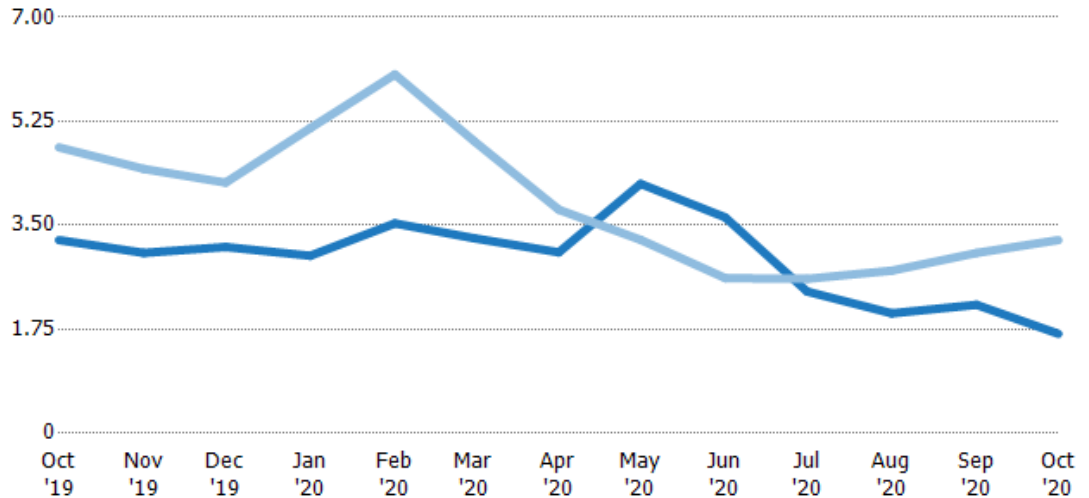
Months of Inventory

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.
Oct '20	1.67	-48.5%
Oct '19	3.25	-32.4%
Oct '18	4.81	0.5%



Current Year	3.25	3.04	3.13	2.99	3.53	3.28	3.04	4.2	3.63	2.38	2.02	2.16	1.67
Prior Year	4.81	4.45	4.22	5.14	6.04	4.92	3.76	3.25	2.61	2.6	2.74	3.03	3.25
Percent Change from Prior Year	-32%	-32%	-26%	-42%	-42%	-33%	-19%	29%	39%	-8%	-26%	-29%	-49%

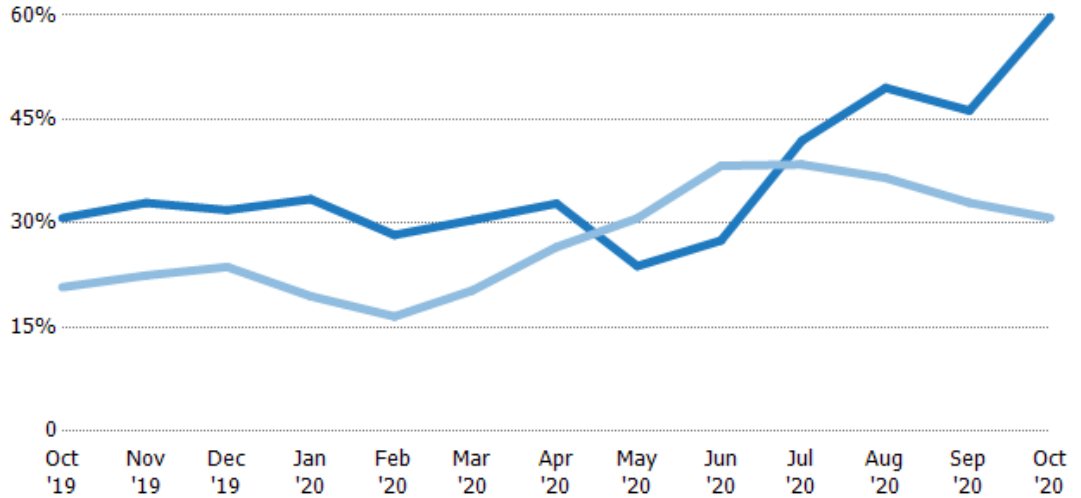
Absorption Rate

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.
Oct '20	60%	-29%
Oct '19	31%	-10%
Oct '18	21%	-0.5%



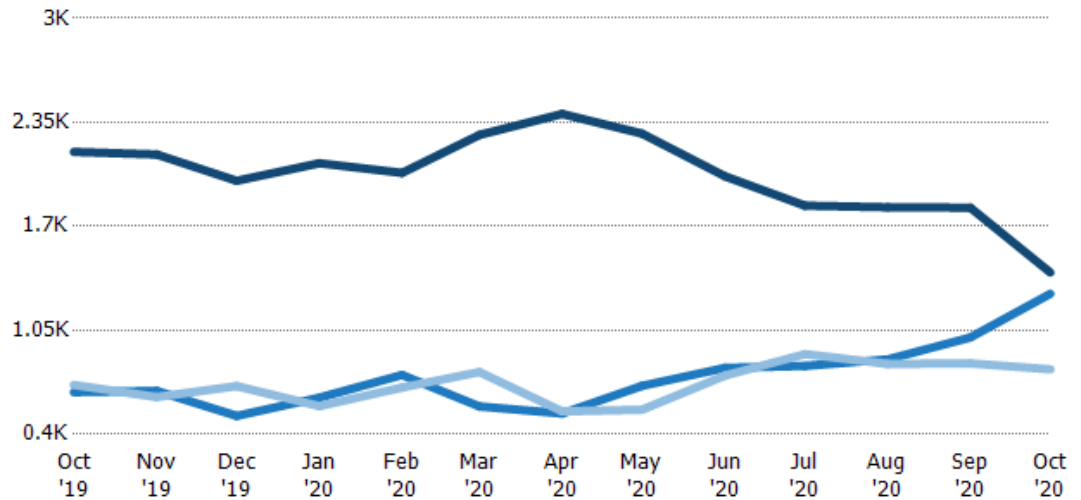
Current Year	31%	33%	32%	33%	28%	30%	33%	24%	28%	42%	50%	46%	60%
Prior Year	21%	22%	24%	19%	17%	20%	27%	31%	38%	38%	37%	33%	31%
Change from Prior Year	-10%	-10%	-8%	-14%	-12%	-10%	-6%	7%	11%	-3%	-13%	-13%	-29%

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



Active	2.17K	2.15K	1.98K	2.09K	2.03K	2.27K	2.4K	2.28K	2.01K	1.83K	1.82K	1.82K	1.41K
Pending	663	671	515	629	771	574	530	703	815	827	868	1.01K	1.28K
Sold	708	633	701	576	692	789	543	554	767	901	840	843	806

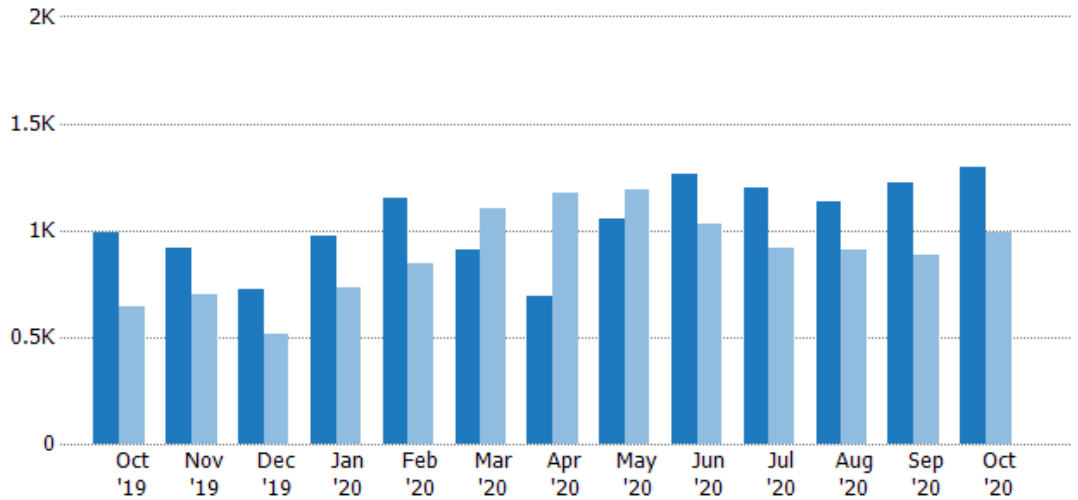
New Pending Sales

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.
Oct '20	1.3K	31.3%
Oct '19	988	53.4%
Oct '18	644	13%



	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	988	915	720	975	1.15K	912	694	1.05K	1.26K	1.2K	1.13K	1.22K	1.3K
Prior Year	644	702	516	734	843	1.1K	1.17K	1.19K	1.03K	920	912	887	988
Percent Change from Prior Year	53%	30%	40%	33%	36%	-17%	-41%	-12%	22%	31%	24%	38%	31%

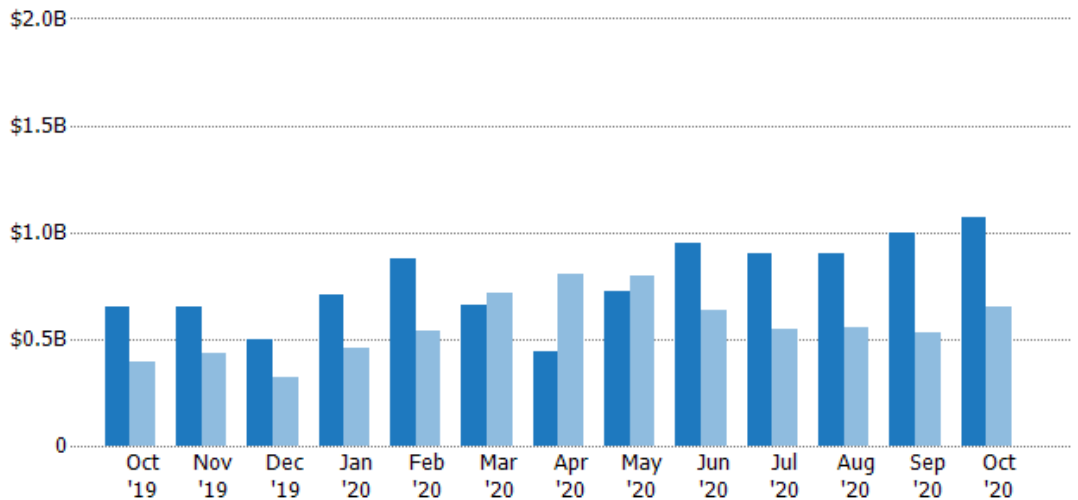
New Pending Sales Volume

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.
Oct '20	\$1.07B	63.9%
Oct '19	\$651M	64.8%
Oct '18	\$395M	4.1%



	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	\$651M	\$648M	\$495M	\$705M	\$876M	\$656M	\$441M	\$723M	\$945M	\$898M	\$897M	\$998M	\$1.07B
Prior Year	\$395M	\$430M	\$325M	\$454M	\$541M	\$718M	\$802M	\$793M	\$637M	\$546M	\$556M	\$530M	\$651M
Percent Change from Prior Year	65%	51%	53%	55%	62%	-9%	-45%	-9%	48%	65%	61%	88%	64%

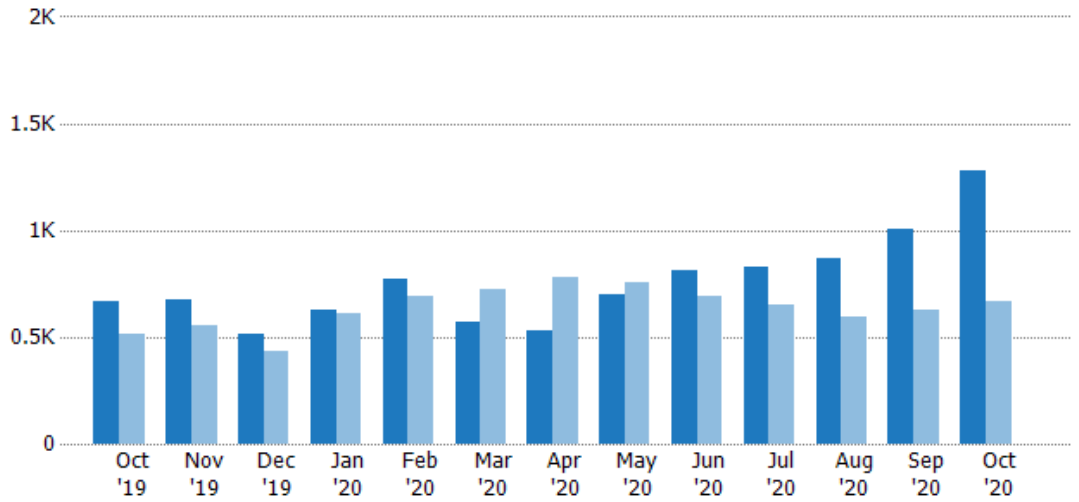
Pending Sales

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.
Oct '20	1.28K	92.8%
Oct '19	663	29.2%
Oct '18	513	12.3%



	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	663	671	515	629	771	574	530	703	815	827	868	1.01K	1.28K
Prior Year	513	552	431	608	688	726	778	753	691	654	594	629	663
Percent Change from Prior Year	29%	22%	19%	3%	12%	-21%	-32%	-7%	18%	26%	46%	60%	93%

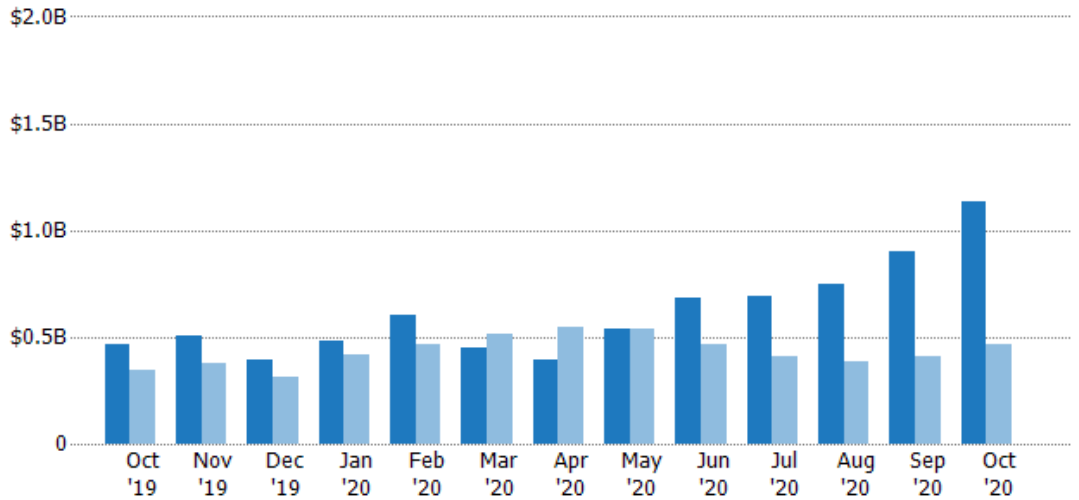
Pending Sales Volume

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.
Oct '20	\$1.14B	144.7%
Oct '19	\$464M	34.6%
Oct '18	\$345M	6.2%



	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	\$464M	\$508M	\$395M	\$480M	\$602M	\$452M	\$390M	\$535M	\$680M	\$695M	\$748M	\$897M	\$1.14B
Prior Year	\$345M	\$378M	\$312M	\$417M	\$466M	\$512M	\$548M	\$540M	\$468M	\$408M	\$381M	\$410M	\$464M
Percent Change from Prior Year	35%	34%	26%	15%	29%	-12%	-29%	-1%	46%	70%	96%	119%	145%

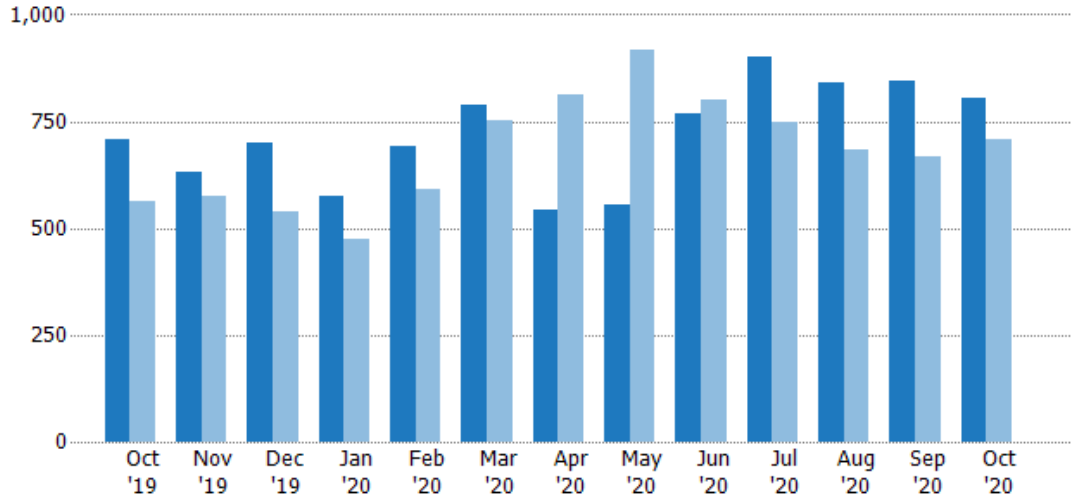
Closed Sales

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.
Oct '20	806	13.8%
Oct '19	708	26.2%
Oct '18	561	6.4%



Current Year	708	633	701	576	692	789	543	554	767	901	840	843	806
Prior Year	561	573	540	474	591	754	814	917	802	747	683	666	708
Percent Change from Prior Year	26%	10%	30%	22%	17%	5%	-33%	-40%	-4%	21%	23%	27%	14%

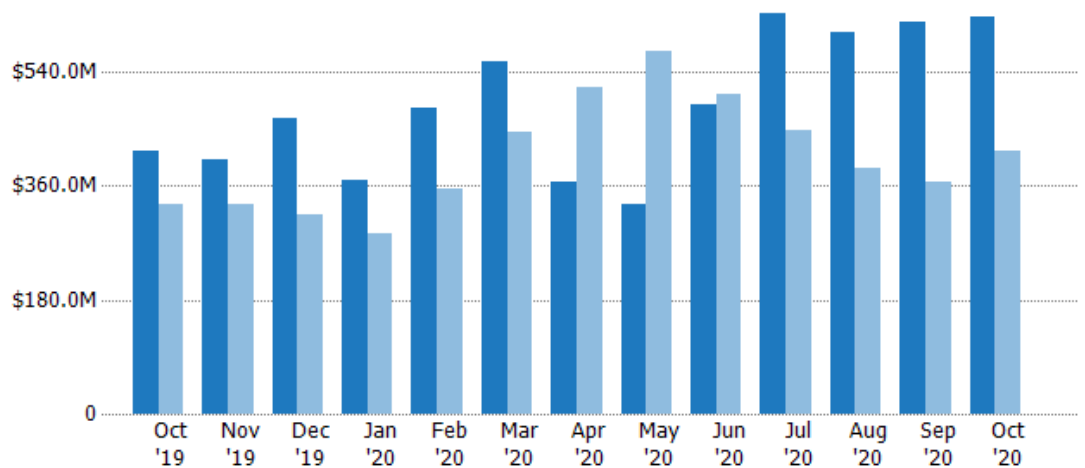
Closed Sales Volume

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.
Oct '20	\$627M	51.6%
Oct '19	\$414M	24.8%
Oct '18	\$332M	-10.8%



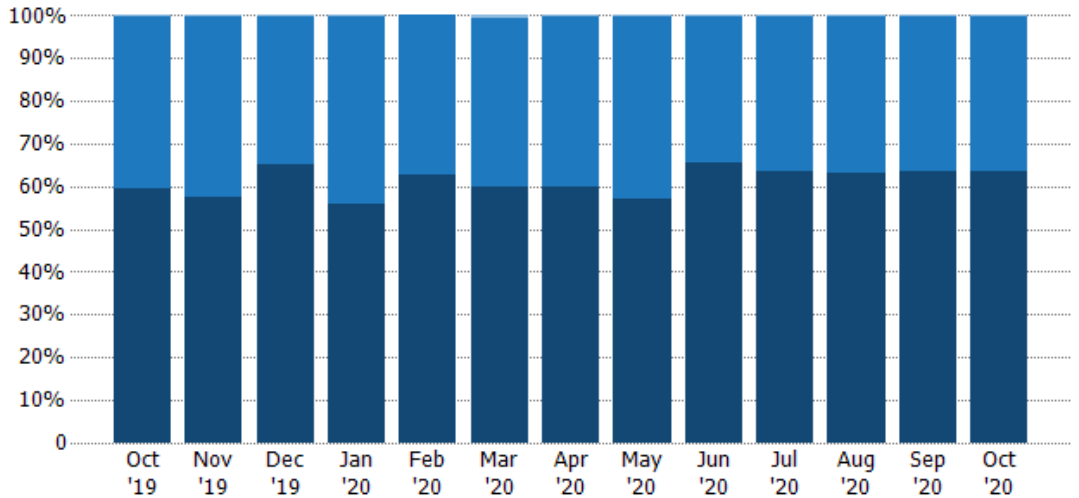
Current Year	\$414M	\$401M	\$467M	\$369M	\$484M	\$555M	\$365M	\$331M	\$488M	\$633M	\$603M	\$619M	\$627M
Prior Year	\$332M	\$330M	\$315M	\$284M	\$355M	\$445M	\$514M	\$572M	\$504M	\$447M	\$388M	\$365M	\$414M
Percent Change from Prior Year	25%	21%	48%	30%	36%	25%	-29%	-42%	-3%	42%	55%	69%	52%

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



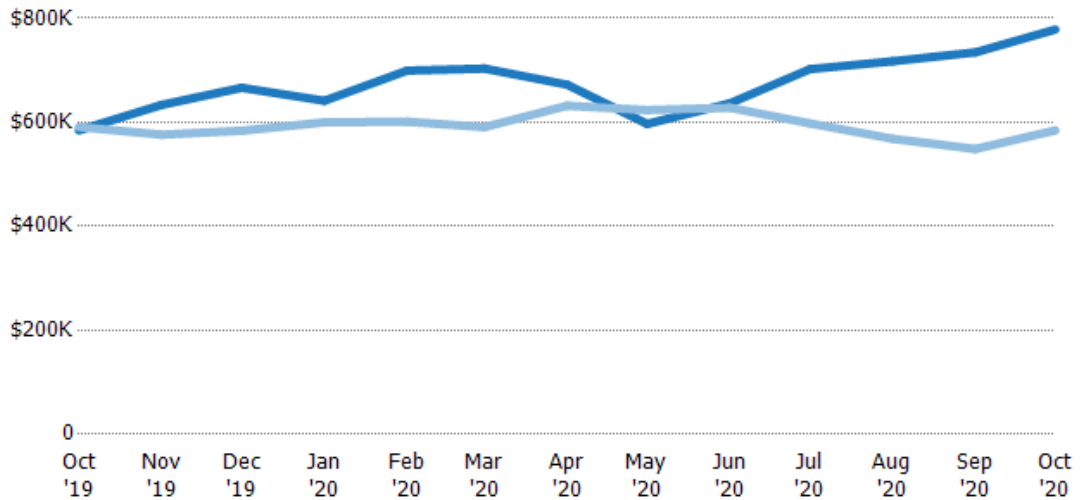
Property Type	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Mobile/Manufactured	0%	0%	0%	0%	-	1%	0%	0%	0%	0%	0%	0%	0%
Condo/Townhouse	41%	42%	34%	44%	37%	40%	40%	43%	34%	36%	37%	36%	36%
Single Family Residence	59%	57%	65%	56%	63%	60%	60%	57%	66%	64%	63%	63%	64%

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.
Oct '20	\$778K	33.2%
Oct '19	\$584K	-1.1%
Oct '18	\$591K	-16.1%

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	\$584K	\$634K	\$666K	\$641K	\$699K	\$703K	\$672K	\$597K	\$637K	\$702K	\$717K	\$734K	\$778K
Prior Year	\$591K	\$576K	\$584K	\$600K	\$601K	\$591K	\$632K	\$624K	\$628K	\$598K	\$568K	\$549K	\$584K
Percent Change from Prior Year	-1%	10%	14%	7%	16%	19%	6%	-4%	1%	17%	26%	34%	33%

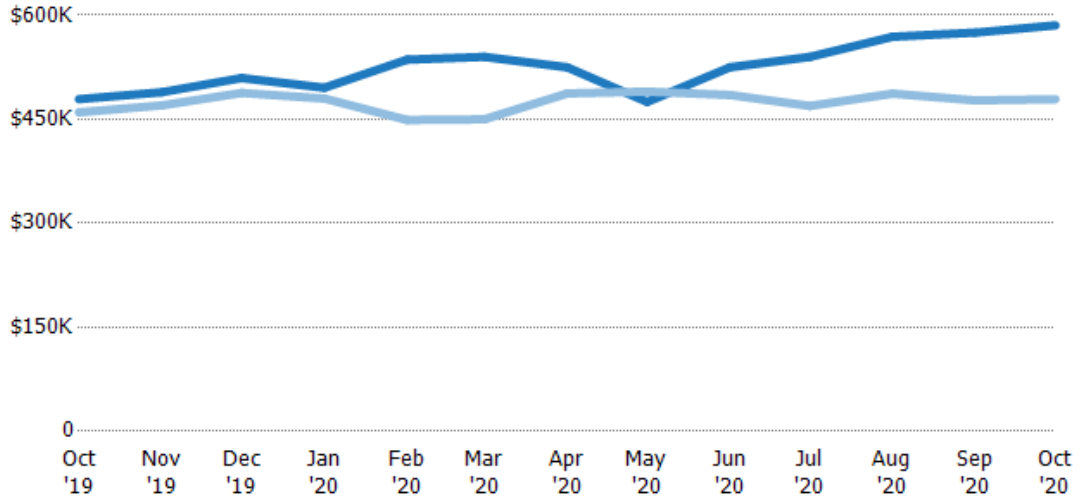
Median Sales Price

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.
Oct '20	\$586K	22.2%
Oct '19	\$479K	4.1%
Oct '18	\$460K	-8.6%



Current Year	\$479K	\$489K	\$510K	\$496K	\$536K	\$540K	\$525K	\$475K	\$525K	\$540K	\$569K	\$575K	\$586K
Prior Year	\$460K	\$470K	\$488K	\$480K	\$449K	\$450K	\$487K	\$490K	\$485K	\$469K	\$487K	\$477K	\$479K
Percent Change from Prior Year	4%	4%	4%	3%	19%	20%	8%	-3%	8%	15%	17%	20%	22%

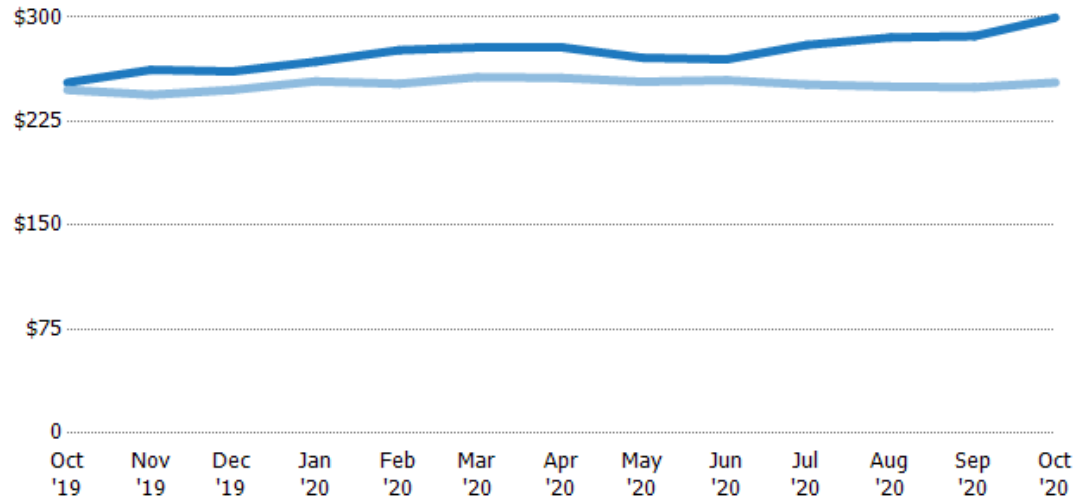
Average Sales Price per Sq Ft

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.
Oct '20	\$300	18.5%
Oct '19	\$253	2.2%
Oct '18	\$248	-7.9%



Current Year	\$253	\$262	\$261	\$268	\$276	\$278	\$278	\$271	\$270	\$280	\$285	\$286	\$300
Prior Year	\$248	\$244	\$248	\$254	\$252	\$257	\$256	\$253	\$255	\$251	\$250	\$249	\$253
Percent Change from Prior Year	2%	7%	5%	6%	10%	8%	9%	7%	6%	11%	14%	15%	18%

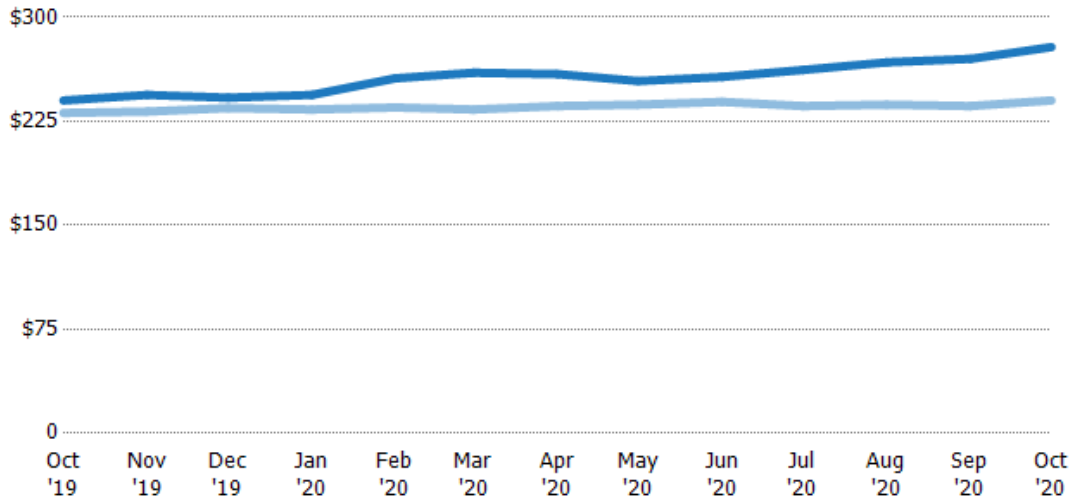
Median Sales Price per Sq Ft

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.
Oct '20	\$279	16%
Oct '19	\$240	3.9%
Oct '18	\$231	-6.1%



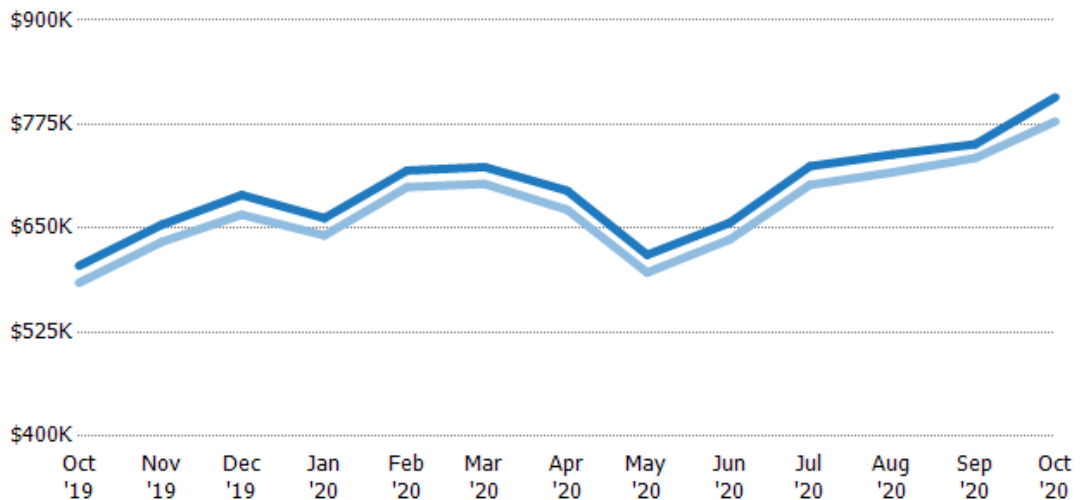
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Current Year	\$240	\$244	\$242	\$244	\$256	\$260	\$259	\$254	\$257	\$262	\$268	\$270	\$279
Prior Year	\$231	\$232	\$235	\$234	\$235	\$234	\$236	\$237	\$239	\$236	\$237	\$236	\$240
Percent Change from Prior Year	4%	5%	3%	4%	9%	11%	10%	7%	8%	11%	13%	14%	16%

Average Sales Price vs Average Listing Price

The average sales price as a percentage of the average listing price for properties sold each month.

Filters Used

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



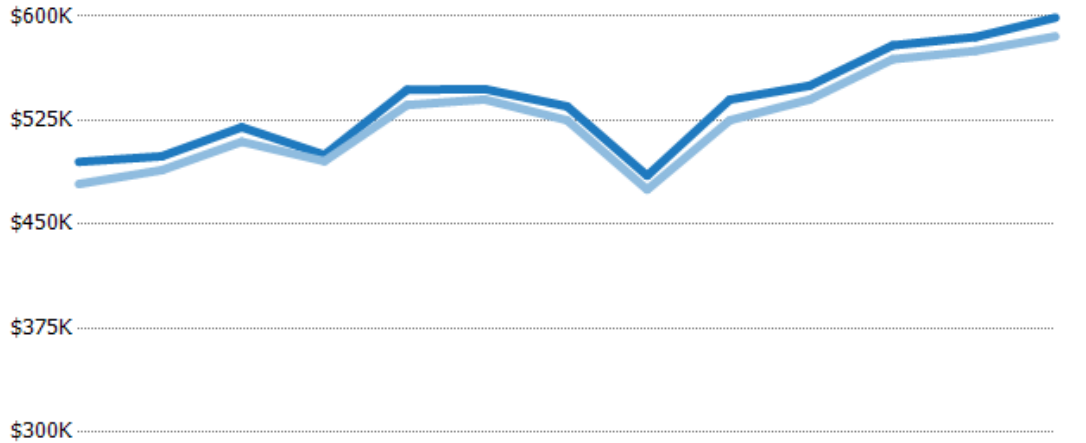
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Avg List Price	\$605K	\$654K	\$690K	\$662K	\$719K	\$724K	\$695K	\$618K	\$657K	\$724K	\$739K	\$751K	\$807K
Avg Sales Price	\$584K	\$634K	\$666K	\$641K	\$699K	\$703K	\$672K	\$597K	\$637K	\$702K	\$717K	\$734K	\$778K
Avg Sales Price as a % of Avg List Price	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	98%	96%

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



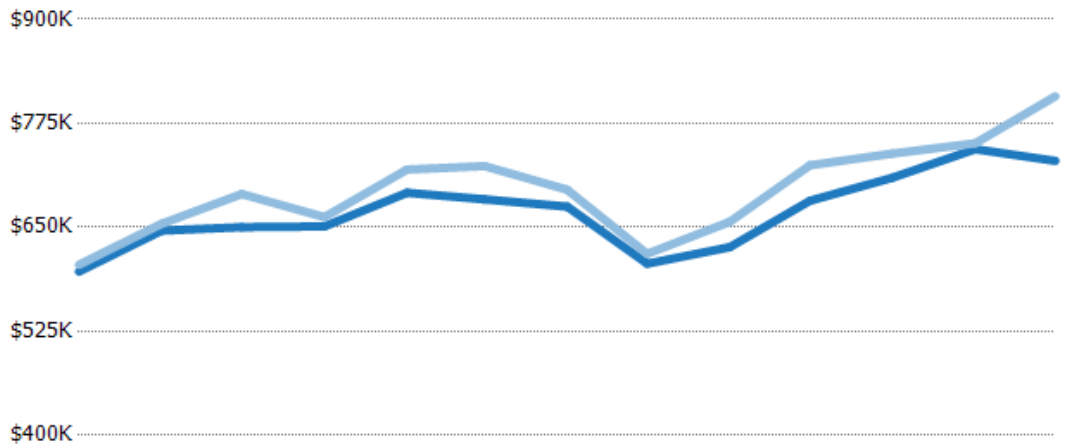
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Median List Price	\$495K	\$499K	\$520K	\$500K	\$547K	\$548K	\$535K	\$485K	\$540K	\$550K	\$579K	\$585K	\$599K
Median Sales Price	\$479K	\$489K	\$510K	\$496K	\$536K	\$540K	\$525K	\$475K	\$525K	\$540K	\$569K	\$575K	\$586K
Med Sales Price as a % of Med List Price	97%	98%	98%	99%	98%	99%	98%	98%	97%	98%	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



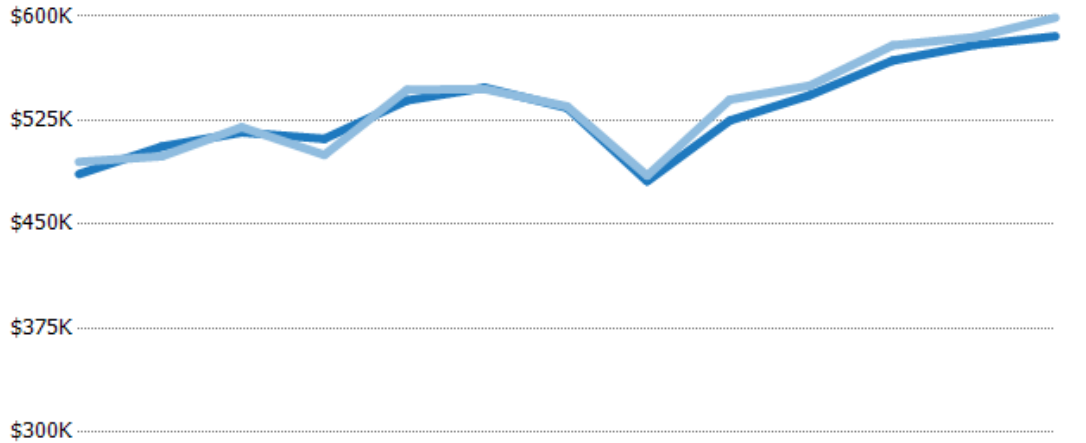
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Avg Est Value	\$597K	\$646K	\$650K	\$651K	\$692K	\$684K	\$675K	\$606K	\$626K	\$682K	\$710K	\$744K	\$730K
Avg Sales Price	\$605K	\$654K	\$690K	\$662K	\$719K	\$724K	\$695K	\$618K	\$657K	\$724K	\$739K	\$751K	\$807K
Avg Sales Price as a % of Avg Est Value	101%	101%	106%	102%	104%	106%	103%	102%	105%	106%	104%	101%	111%

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



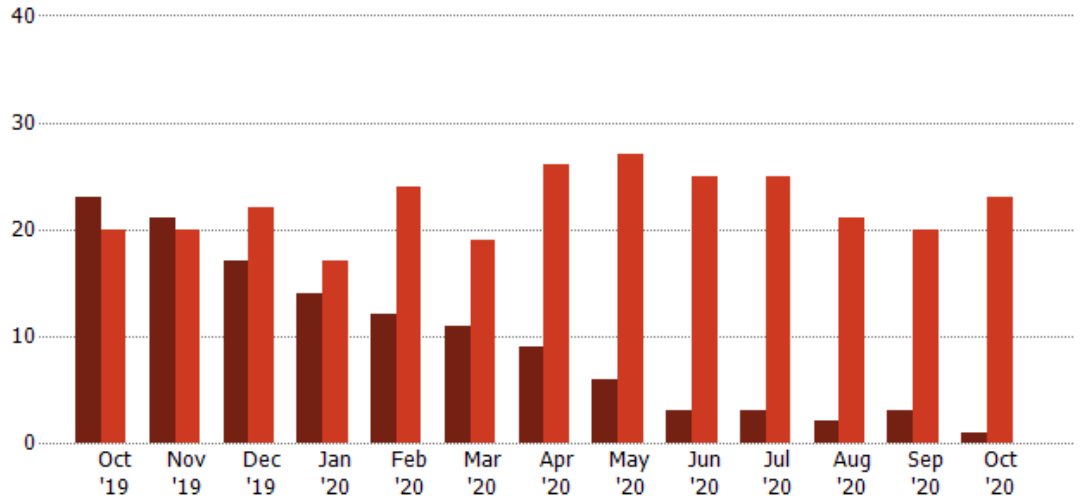
	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20
Median Est Value	\$486K	\$506K	\$516K	\$512K	\$539K	\$549K	\$534K	\$481K	\$525K	\$543K	\$568K	\$579K	\$586K
Median Sales Price	\$495K	\$499K	\$520K	\$500K	\$547K	\$548K	\$535K	\$485K	\$540K	\$550K	\$579K	\$585K	\$599K
Med Sales Price as a % of Med Est Value	102%	99%	101%	98%	101%	100%	100%	101%	103%	101%	102%	101%	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.
Oct '20	1	-95.7%
Oct '19	23	15%
Oct '18	20	80%

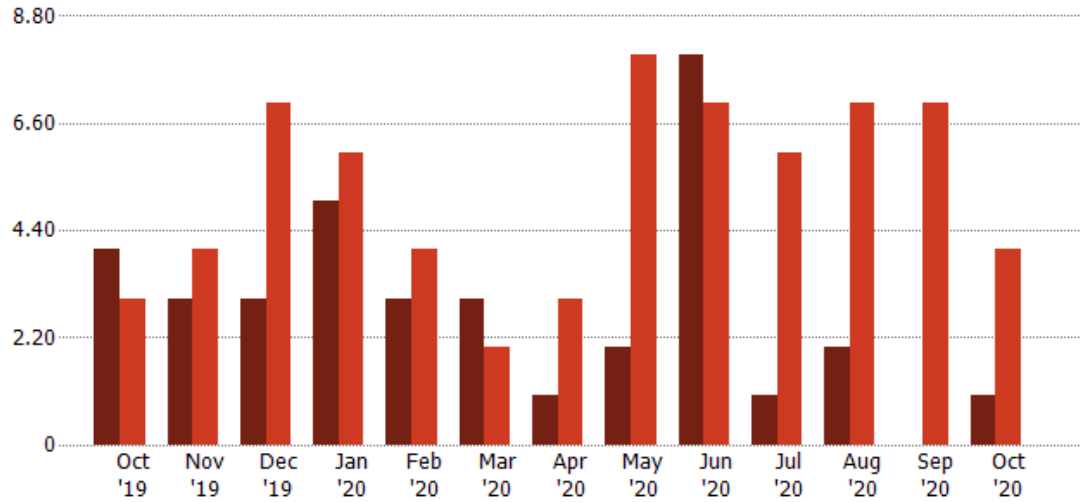
Current Year	23	21	17	14	12	11	9	6	3	3	2	3	1
Prior Year	20	20	22	17	24	19	26	27	25	25	21	20	23
Percent Change from Prior Year	15%	5%	-23%	-18%	-50%	-42%	-65%	-78%	-88%	-88%	-90%	-85%	-96%

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	4	3	3	5	3	3	1	2	8	1	2	-	1
Prior Year	3	4	7	6	4	2	3	8	7	6	7	7	4
Percent Change from Prior Year	33%	-25%	-57%	-17%	-25%	50%	-67%	-75%	14%	-83%	-71%	-100%	-75%

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
85250	75	\$37,563,498	52	\$24,903,283	\$478,909	\$432,500	\$265	\$272	13
85251	187	\$116,233,534	113	\$52,290,537	\$462,748	\$394,300	\$287	\$265	25
85254	152	\$101,575,635	104	\$66,380,543	\$638,274	\$597,000	\$303	\$273	26
85255	226	\$265,325,051	159	\$189,558,820	\$1,192,194	\$779,000	\$330	\$302	37
85257	68	\$27,764,085	54	\$19,795,551	\$366,584	\$385,000	\$242	\$245	14
85258	131	\$87,431,495	77	\$51,570,221	\$669,743	\$603,000	\$294	\$273	28
85259	84	\$76,661,536	49	\$42,078,689	\$858,749	\$743,500	\$266	\$267	28
85260	111	\$78,994,387	80	\$43,407,526	\$542,594	\$430,000	\$257	\$253	25
85262	163	\$253,931,883	76	\$95,197,618	\$1,252,600	\$847,500	\$332	\$301	46
85266	76	\$88,069,189	42	\$42,226,650	\$1,005,396	\$975,000	\$284	\$282	48