

2021

MARICOPA COUNTY

MARKET REPORT

February 2021



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



Summary of Key Listing and Sales Metrics

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

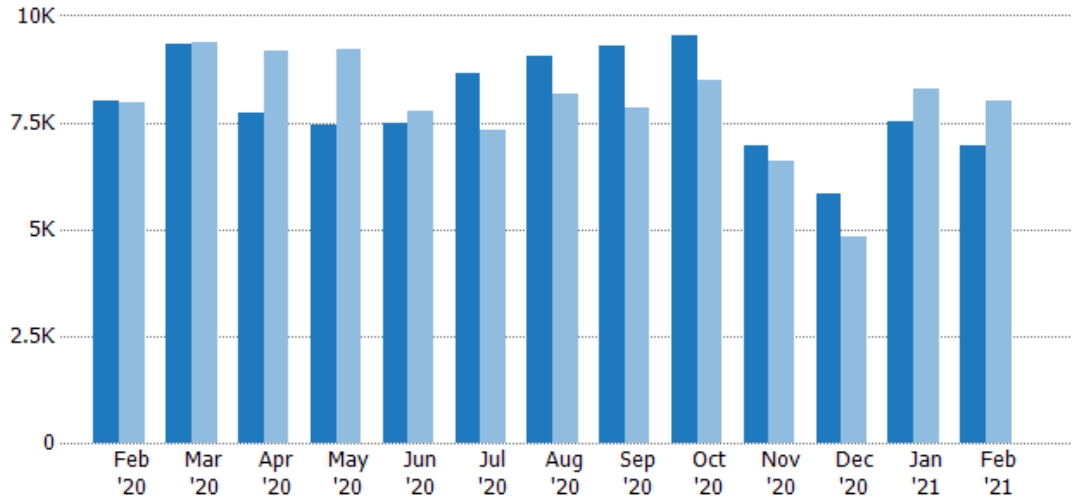
Key Metrics	Feb 2021	Feb 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	6,939	8,021	-13.5%	14,446	16,326	-11.5%
New Listing Volume	\$3,549,978,375	\$3,513,632,090	+1%	\$7,370,608,133	\$7,168,203,222	+2.8%
Active Listing Count	6,841	12,177	-43.8%	N/A	N/A	
Active Listing Volume	\$5,454,023,072	\$8,264,798,543	-34%	N/A	N/A	
Average Listing Price	\$797,255	\$678,722	+17.5%	\$763,424	\$670,266	+13.9%
Median Listing Price	\$425,000	\$399,000	+6.5%	\$416,025	\$396,982	+4.8%
Average Listing Price per Sq Ft	\$269	\$225	+20%	\$262	\$223	+17.7%
Median Listing Price per Sq Ft	\$228	\$191	+19.4%	\$224	\$190	+17.4%
Median Days in RPR	25	38	-34.2%	25	42.64	-41.4%
Months of Inventory	1.1	2.2	-49.7%	1.3	2.4	-46.4%
Absorption Rate	92%	46.25%	+45.8%	77.88%	41.71%	+36.2%
Sales Activity Charts Metrics						
New Pending Sales Count	7,998	10,048	-20.4%	14,948	19,084	-21.7%
New Pending Sales Volume	\$3,950,740,361	\$4,118,406,938	-4.1%	\$7,178,187,285	\$7,771,100,367	-7.6%
Pending Sales Count	-	7,163	-	N/A	N/A	
Pending Sales Volume	-	\$3,072,372,915	-	N/A	N/A	
Closed Sales Count	6,474	6,504	-0.5%	12,768	12,136	+5.2%
Closed Sales Volume	\$3,139,063,152	\$2,527,276,490	+24.2%	\$6,050,359,569	\$4,656,990,462	+29.9%
Average Sales Price	\$484,872	\$388,573	+24.8%	\$473,869	\$383,734	+23.5%
Median Sales Price	\$361,915	\$305,995	+18.3%	\$356,041	\$303,166	+17.4%
Average Sales Price per Sq Ft	\$225	\$188	+19.8%	\$221	\$186	+18.4%
Median Sales Price per Sq Ft	\$207	\$175	+18.3%	\$204	\$174	+17.2%
Distressed Charts Metrics						
Distressed Listing Count	11	8	+37.5%	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



Month/Year	Count	% Chg.
Feb '21	6.94K	-13.5%
Feb '20	8.02K	0.8%
Feb '19	7.96K	-0.4%

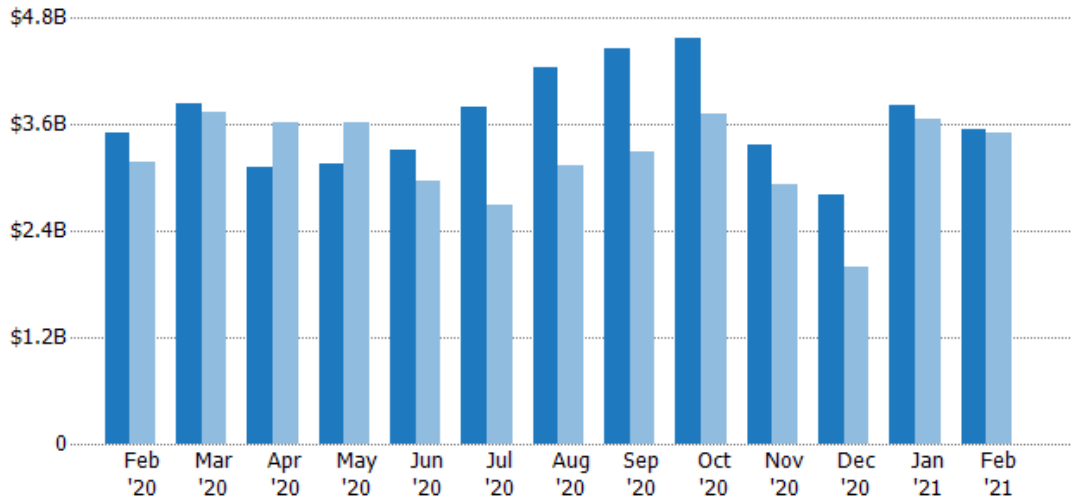
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	8.02K	9.35K	7.73K	7.43K	7.49K	8.65K	9.06K	9.3K	9.51K	6.97K	5.84K	7.51K	6.94K
Prior Year	7.96K	9.38K	9.17K	9.21K	7.75K	7.33K	8.16K	7.86K	8.48K	6.61K	4.82K	8.31K	8.02K
Percent Change from Prior Year	1%	0%	-16%	-19%	-3%	18%	11%	18%	12%	5%	21%	-10%	-13%

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



Month/Year	Volume	% Chg.
Feb '21	\$3.55B	1%
Feb '20	\$3.51B	10.4%
Feb '19	\$3.18B	-4.7%

	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$3.51B	\$3.84B	\$3.12B	\$3.16B	\$3.32B	\$3.81B	\$4.25B	\$4.46B	\$4.58B	\$3.37B	\$2.81B	\$3.82B	\$3.55B
Prior Year	\$3.18B	\$3.75B	\$3.63B	\$3.63B	\$2.96B	\$2.69B	\$3.13B	\$3.29B	\$3.71B	\$2.92B	\$2B	\$3.65B	\$3.51B
Percent Change from Prior Year	10%	2%	-14%	-13%	12%	42%	36%	35%	23%	15%	41%	5%	1%

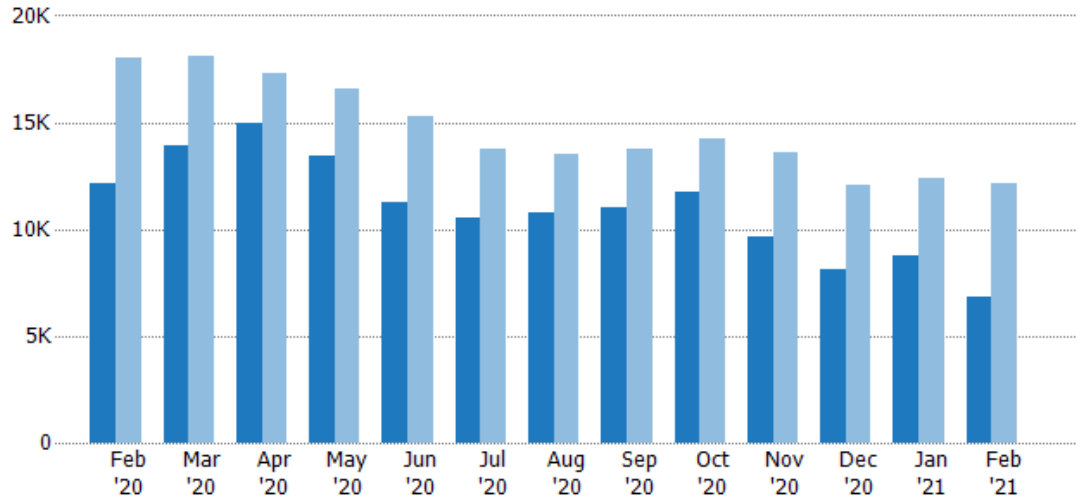
Active Listings

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

Month/Year	Count	% Chg.
Feb '21	6.84K	-43.8%
Feb '20	12.2K	-32.4%
Feb '19	18K	-11.4%



Current Year	12.2K	13.9K	15K	13.4K	11.3K	10.6K	10.8K	11K	11.8K	9.66K	8.1K	8.74K	6.84K
Prior Year	18K	18.1K	17.3K	16.6K	15.2K	13.7K	13.5K	13.8K	14.2K	13.6K	12K	12.4K	12.2K
Percent Change from Prior Year	-32%	-23%	-13%	-19%	-26%	-23%	-20%	-20%	-17%	-29%	-33%	-30%	-44%

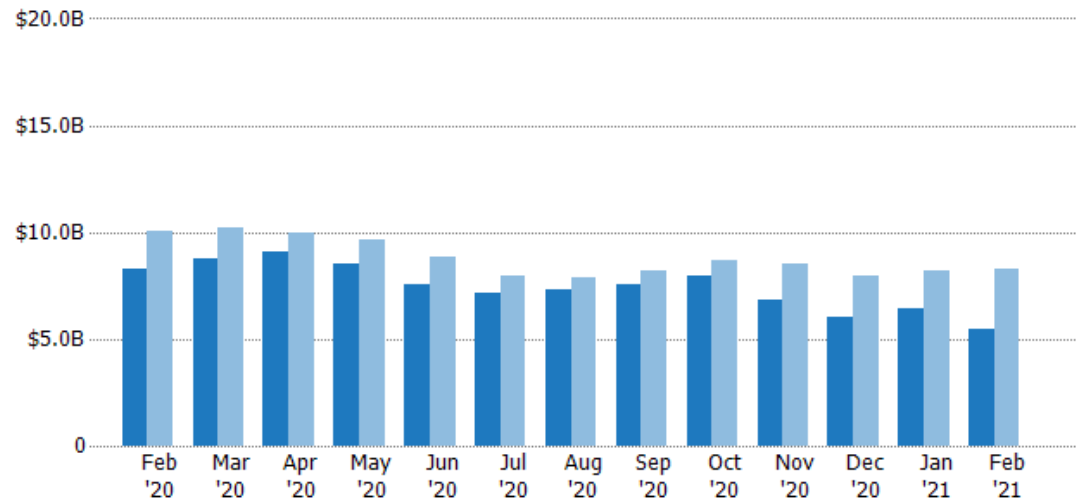
Active Listing Volume

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

Month/Year	Volume	% Chg.
Feb '21	\$5.45B	-34%
Feb '20	\$8.26B	-17.5%
Feb '19	\$10B	-12.8%



Current Year	\$8.26B	\$8.74B	\$9.11B	\$8.53B	\$7.55B	\$7.12B	\$7.31B	\$7.53B	\$7.93B	\$6.83B	\$5.99B	\$6.44B	\$5.45B
Prior Year	\$10B	\$10.2B	\$9.94B	\$9.62B	\$8.84B	\$7.93B	\$7.84B	\$8.21B	\$8.69B	\$8.56B	\$7.93B	\$8.21B	\$8.26B
Percent Change from Prior Year	-17%	-15%	-8%	-11%	-15%	-10%	-7%	-8%	-9%	-20%	-25%	-22%	-34%

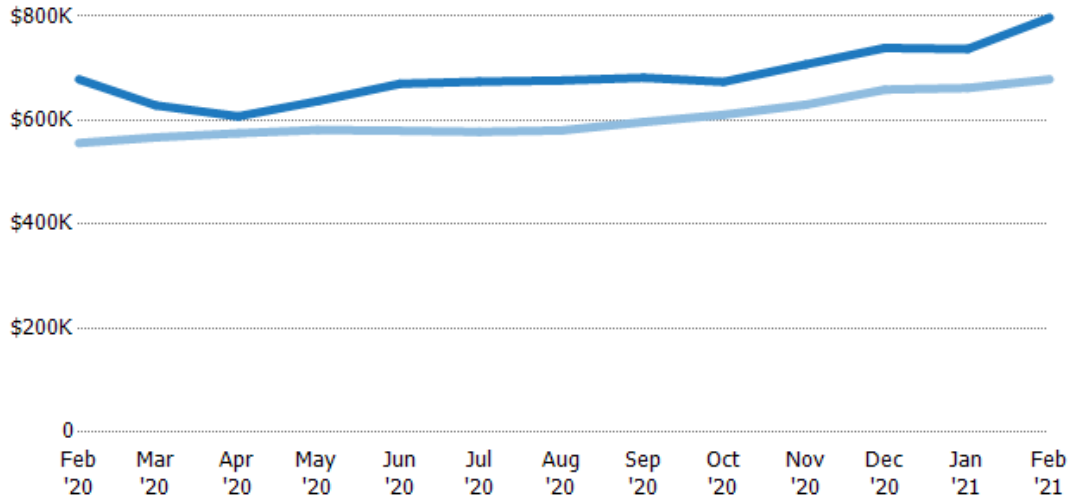
Average Listing Price

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

Month/ Year	Price	% Chg.
Feb '21	\$797K	17.5%
Feb '20	\$679K	22%
Feb '19	\$556K	-1.7%



Current Year	\$679K	\$629K	\$608K	\$637K	\$670K	\$674K	\$677K	\$682K	\$674K	\$707K	\$739K	\$737K	\$797K
Prior Year	\$556K	\$567K	\$575K	\$581K	\$580K	\$578K	\$580K	\$597K	\$610K	\$630K	\$659K	\$662K	\$679K
Percent Change from Prior Year	22%	11%	6%	10%	16%	17%	17%	14%	10%	12%	12%	11%	17%

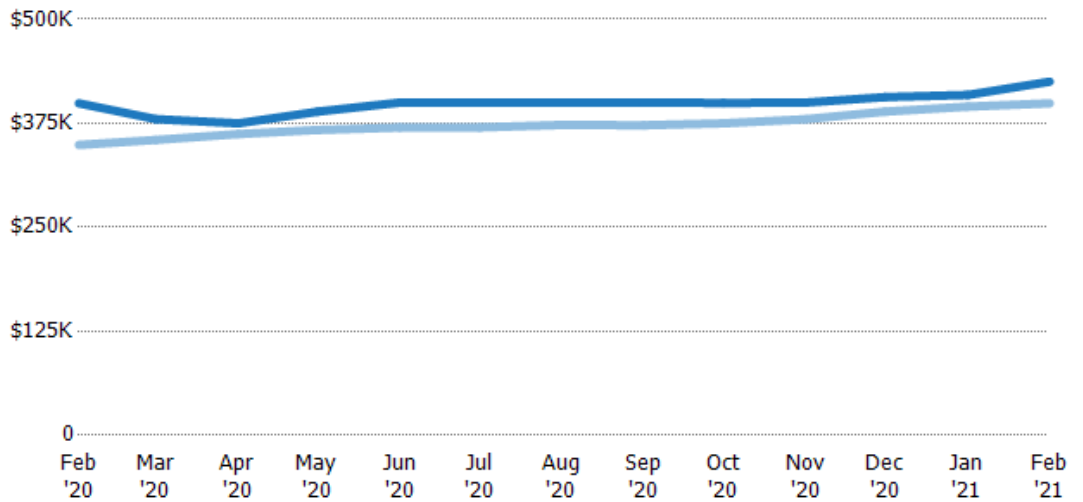
Median Listing Price

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

Month/ Year	Price	% Chg.
Feb '21	\$425K	6.5%
Feb '20	\$399K	14.3%
Feb '19	\$349K	-1.1%



Current Year	\$399K	\$380K	\$375K	\$389K	\$400K	\$400K	\$400K	\$400K	\$400K	\$400K	\$407K	\$409K	\$425K
Prior Year	\$349K	\$355K	\$362K	\$367K	\$370K	\$370K	\$373K	\$373K	\$375K	\$380K	\$389K	\$395K	\$399K
Percent Change from Prior Year	14%	7%	4%	6%	8%	8%	7%	7%	7%	5%	4%	4%	7%

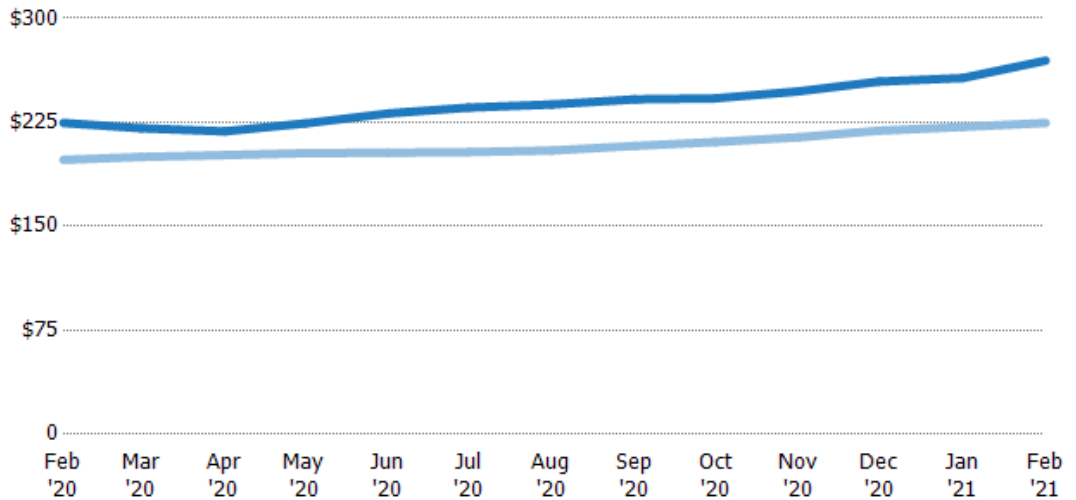
Average Listing Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Feb '21	\$269	20%
Feb '20	\$225	13.4%
Feb '19	\$198	-3.7%



Current Year	\$225	\$221	\$218	\$224	\$231	\$236	\$238	\$242	\$242	\$247	\$254	\$257	\$269
Prior Year	\$198	\$200	\$201	\$203	\$203	\$204	\$205	\$208	\$211	\$214	\$219	\$222	\$225
Percent Change from Prior Year	13%	10%	8%	11%	14%	16%	16%	16%	15%	15%	16%	16%	20%

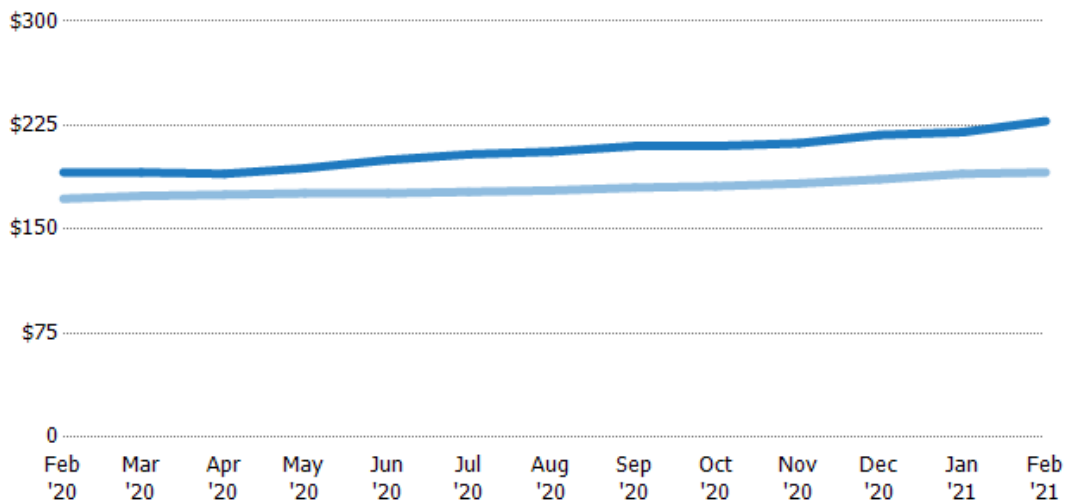
Median Listing Price per Sq Ft

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

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Feb '21	\$228	19.4%
Feb '20	\$191	11%
Feb '19	\$172	-4.1%



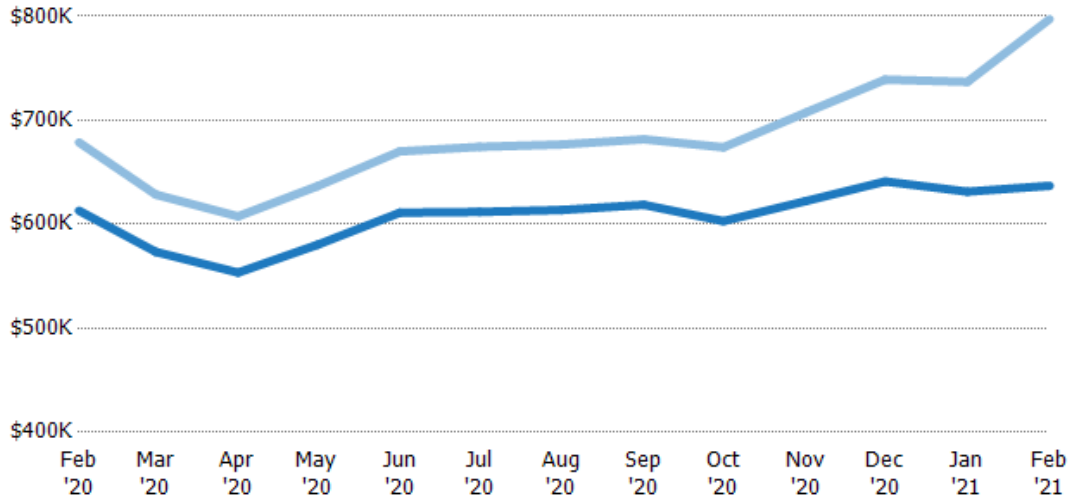
Current Year	\$191	\$191	\$190	\$194	\$200	\$204	\$206	\$210	\$210	\$212	\$218	\$220	\$228
Prior Year	\$172	\$174	\$175	\$176	\$176	\$177	\$178	\$180	\$181	\$183	\$186	\$190	\$191
Percent Change from Prior Year	11%	10%	9%	10%	14%	15%	16%	17%	16%	16%	17%	16%	19%

Average Listing Price vs Average Est Value

The average listing price as a percentage of the average AVM or RVM® valuation estimate for active listings each month.

Filters Used

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



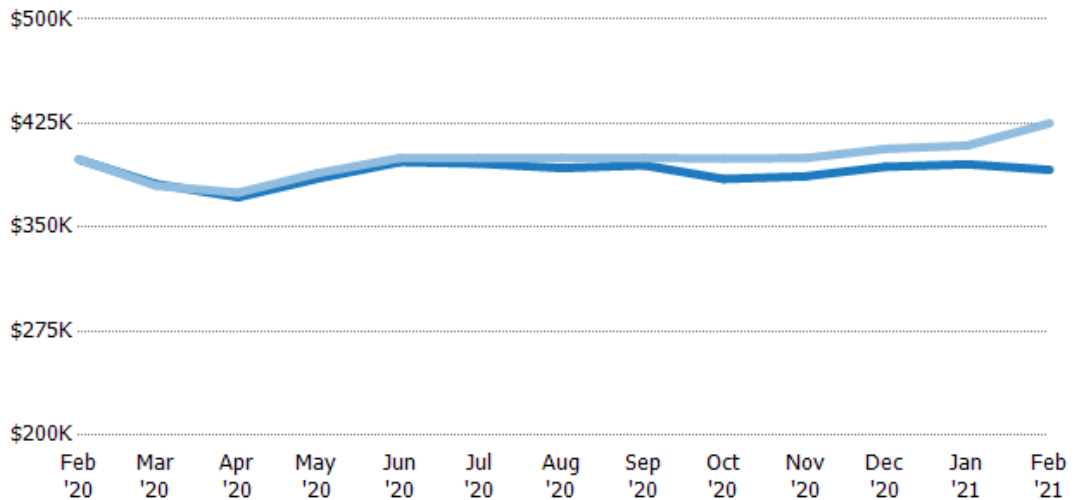
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Avg Est Value	\$613K	\$573K	\$554K	\$580K	\$611K	\$612K	\$614K	\$619K	\$603K	\$622K	\$641K	\$631K	\$637K
Avg Listing Price	\$679K	\$629K	\$608K	\$637K	\$670K	\$674K	\$677K	\$682K	\$674K	\$707K	\$739K	\$737K	\$797K
Avg Listing Price as a % of Avg Est Value	111%	110%	110%	110%	110%	110%	110%	110%	112%	114%	115%	117%	125%

Median Listing Price vs Median Est Value

The median listing price as a percentage of the median AVM or RVM® valuation estimate for active listings each month.

Filters Used

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



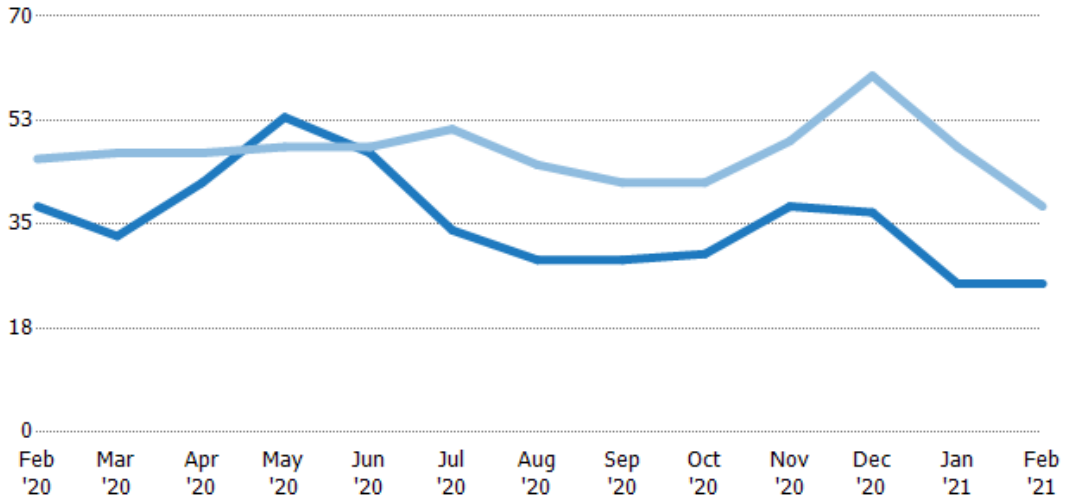
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Median Est Value	\$399K	\$381K	\$372K	\$385K	\$397K	\$396K	\$393K	\$395K	\$385K	\$387K	\$394K	\$395K	\$391K
Median Listing Price	\$399K	\$380K	\$375K	\$389K	\$400K	\$400K	\$400K	\$400K	\$400K	\$400K	\$407K	\$409K	\$425K
Med Listing Price as a % of Med Est Value	100%	100%	101%	101%	101%	101%	102%	101%	104%	103%	103%	103%	109%

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



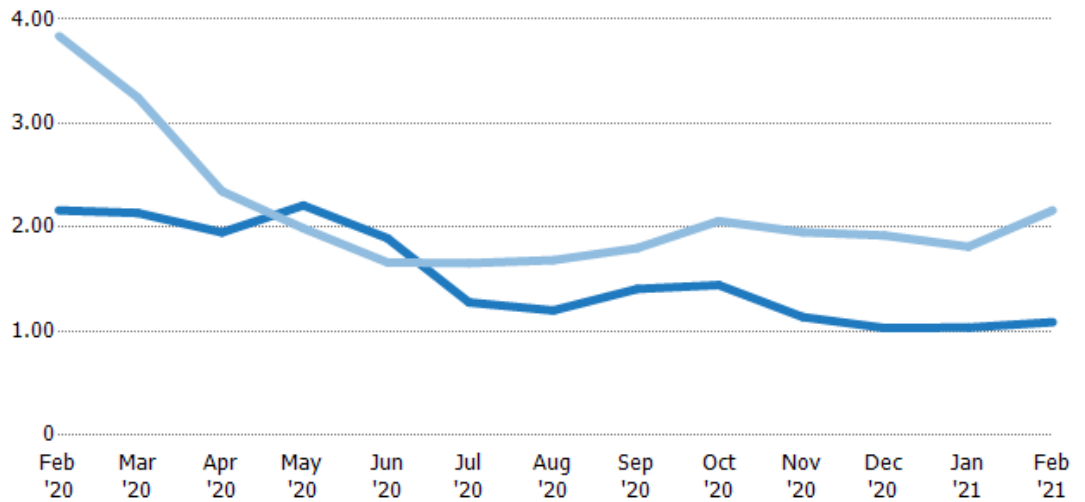
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	38	33	42	53	47	34	29	29	30	38	37	25	25
Prior Year	46	47	47	48	48	51	45	42	42	49	60	48	38
Percent Change from Prior Year	-17%	-30%	-11%	10%	-2%	-33%	-36%	-31%	-29%	-22%	-38%	-48%	-34%

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



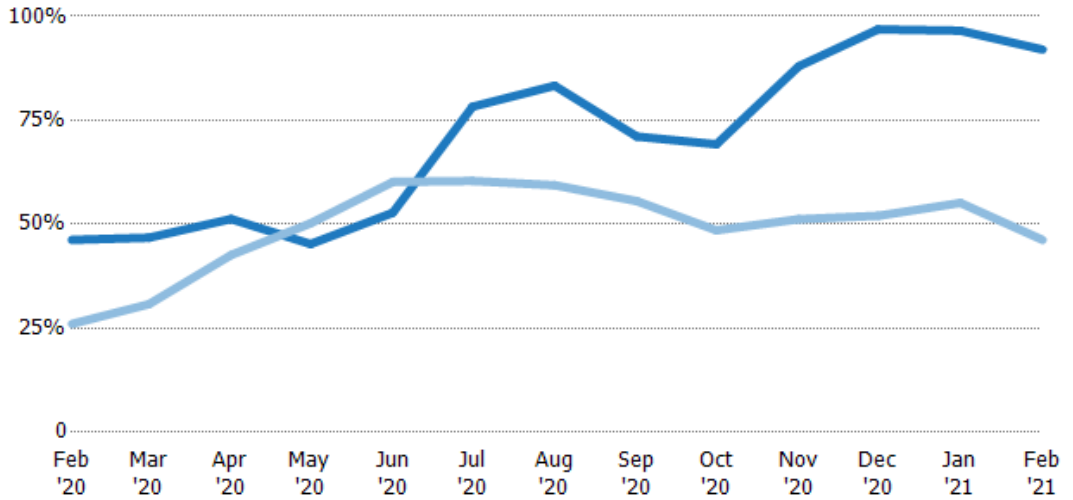
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	2.16	2.14	1.95	2.21	1.89	1.28	1.2	1.41	1.44	1.14	1.03	1.04	1.09
Prior Year	3.84	3.25	2.35	1.99	1.66	1.66	1.68	1.8	2.06	1.95	1.92	1.81	2.16
Percent Change from Prior Year	-44%	-34%	-17%	11%	14%	-23%	-29%	-22%	-30%	-42%	-46%	-43%	-50%

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



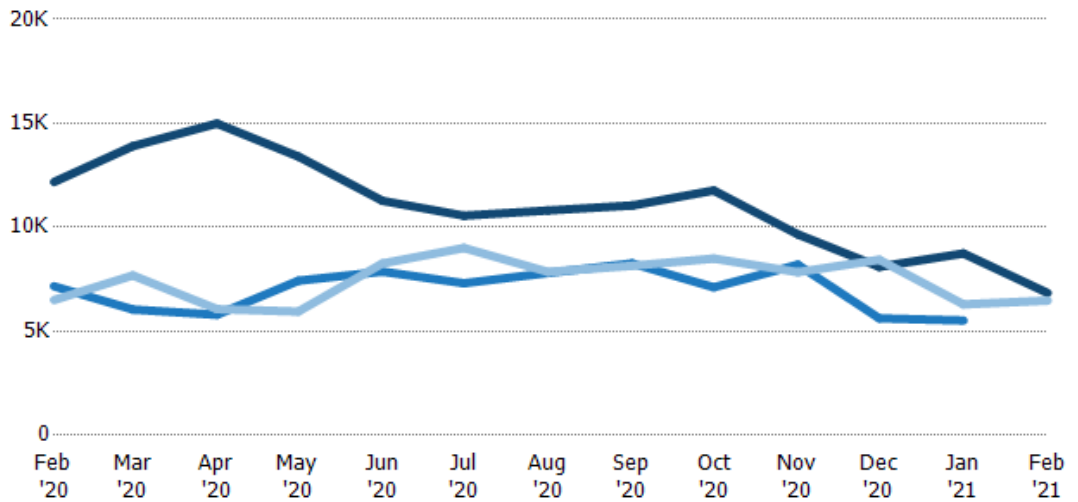
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	46%	47%	51%	45%	53%	78%	83%	71%	69%	88%	97%	97%	92%
Prior Year	26%	31%	43%	50%	60%	60%	59%	56%	49%	51%	52%	55%	46%
Change from Prior Year	-20%	-16%	-9%	5%	7%	-18%	-24%	-16%	-21%	-37%	-45%	-41%	-46%

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



	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Active	12.2K	13.9K	15K	13.4K	11.3K	10.6K	10.8K	11K	11.8K	9.66K	8.1K	8.74K	6.84K
Pending	7.16K	6.05K	5.79K	7.43K	7.87K	7.31K	7.8K	8.26K	7.12K	8.2K	5.62K	5.52K	-
Sold	6.5K	7.68K	6.07K	5.95K	8.26K	9.01K	7.85K	8.15K	8.5K	7.84K	8.44K	6.29K	6.47K

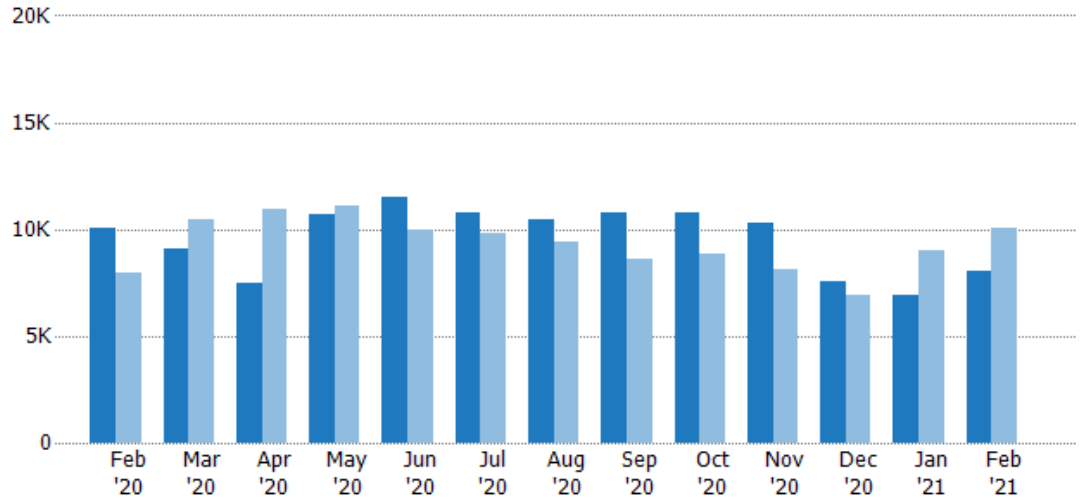
New Pending Sales

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

Filters Used

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

Month/Year	Count	% Chg.
Feb '21	8K	-20.4%
Feb '20	10K	25.9%
Feb '19	7.98K	-3.9%



Current Year	10K	9.06K	7.45K	10.7K	11.5K	10.8K	10.4K	10.7K	10.8K	10.3K	7.52K	6.95K	8K
Prior Year	7.98K	10.5K	11K	11.1K	9.96K	9.78K	9.44K	8.6K	8.88K	8.11K	6.94K	9.04K	10K
Percent Change from Prior Year	26%	-13%	-32%	-4%	15%	10%	10%	25%	22%	26%	8%	-23%	-20%

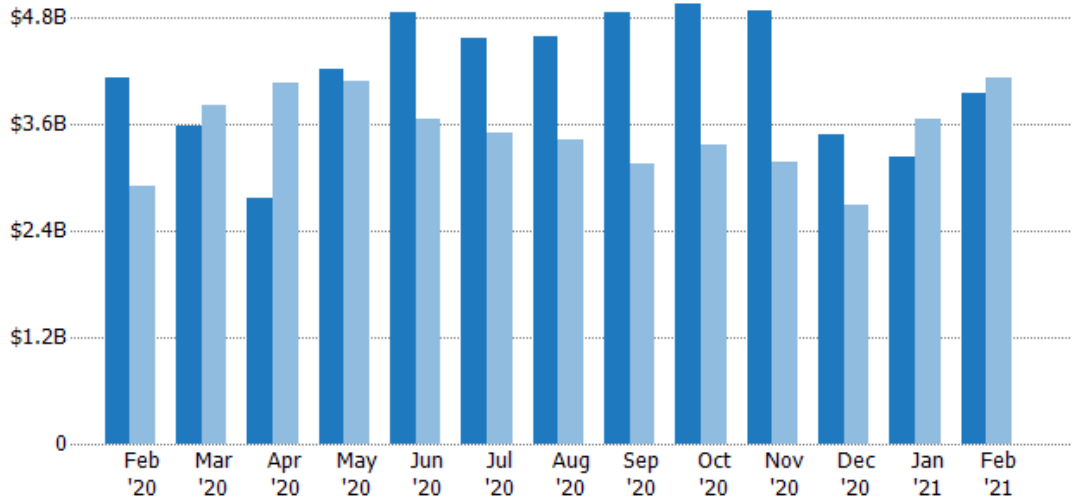
New Pending Sales Volume

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

Month/Year	Volume	% Chg.
Feb '21	\$3.95B	-4.1%
Feb '20	\$4.12B	41.5%
Feb '19	\$2.91B	-10.5%



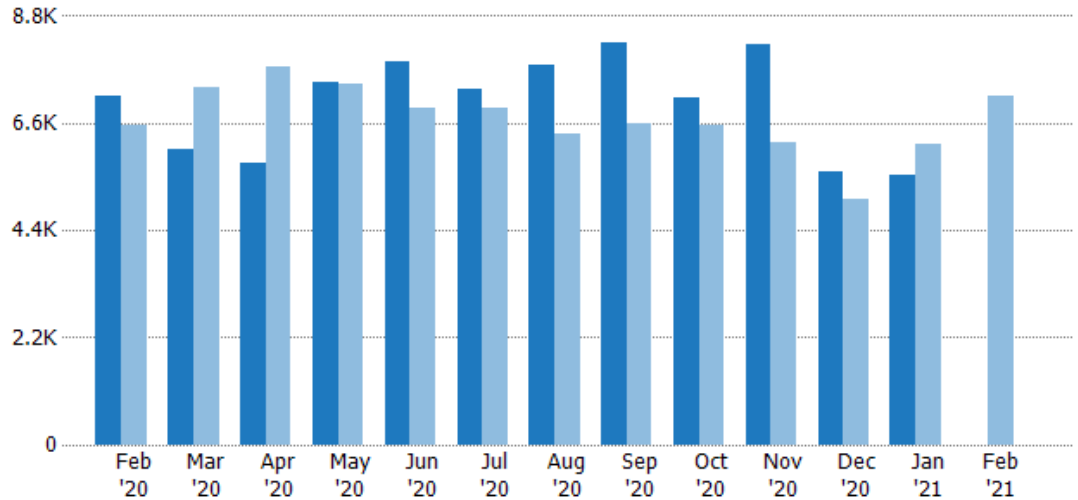
Current Year	\$4.12B	\$3.58B	\$2.78B	\$4.23B	\$4.86B	\$4.57B	\$4.6B	\$4.87B	\$4.97B	\$4.88B	\$3.48B	\$3.23B	\$3.95B
Prior Year	\$2.91B	\$3.83B	\$4.07B	\$4.09B	\$3.66B	\$3.51B	\$3.43B	\$3.15B	\$3.38B	\$3.19B	\$2.7B	\$3.65B	\$4.12B
Percent Change from Prior Year	41%	-6%	-32%	3%	33%	30%	34%	55%	47%	53%	29%	-12%	-4%

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



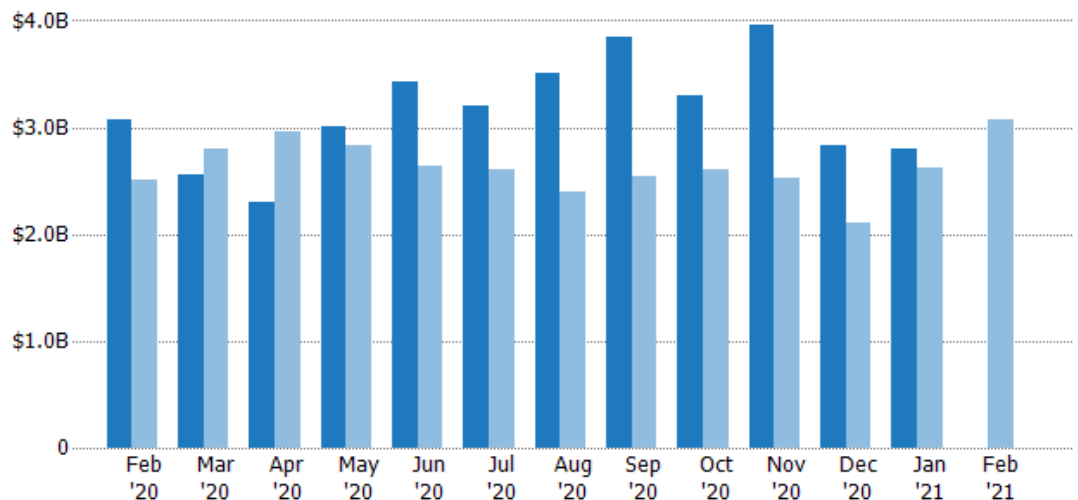
Current Year	7.16K	6.05K	5.79K	7.43K	7.87K	7.31K	7.8K	8.26K	7.12K	8.2K	5.62K	5.52K	-
Prior Year	6.56K	7.35K	7.74K	7.4K	6.93K	6.92K	6.38K	6.58K	6.57K	6.2K	5.02K	6.17K	7.16K
Percent Change from Prior Year	9%	-18%	-25%	0%	14%	6%	22%	26%	8%	32%	12%	-11%	-100%

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



Current Year	\$3.07B	\$2.55B	\$2.3B	\$3.01B	\$3.43B	\$3.2B	\$3.51B	\$3.84B	\$3.3B	\$3.96B	\$2.84B	\$2.8B	-
Prior Year	\$2.51B	\$2.8B	\$2.96B	\$2.83B	\$2.63B	\$2.61B	\$2.4B	\$2.54B	\$2.61B	\$2.53B	\$2.1B	\$2.62B	\$3.07B
Percent Change from Prior Year	22%	-9%	-22%	6%	30%	23%	46%	52%	27%	56%	35%	7%	-100%

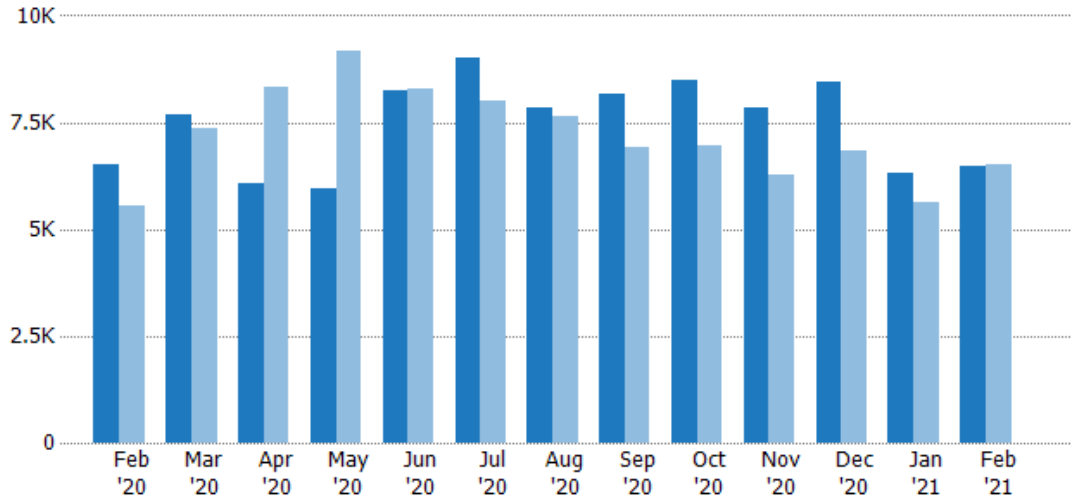
Closed Sales

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

Month/ Year	Count	% Chg.
Feb '21	6.47K	-0.5%
Feb '20	6.5K	16.9%
Feb '19	5.56K	8.6%



Current Year	6.5K	7.68K	6.07K	5.95K	8.26K	9.01K	7.85K	8.15K	8.5K	7.84K	8.44K	6.29K	6.47K
Prior Year	5.56K	7.36K	8.32K	9.17K	8.29K	8.02K	7.65K	6.91K	6.96K	6.27K	6.84K	5.63K	6.5K
Percent Change from Prior Year	17%	4%	-27%	-35%	0%	12%	3%	18%	22%	25%	23%	12%	0%

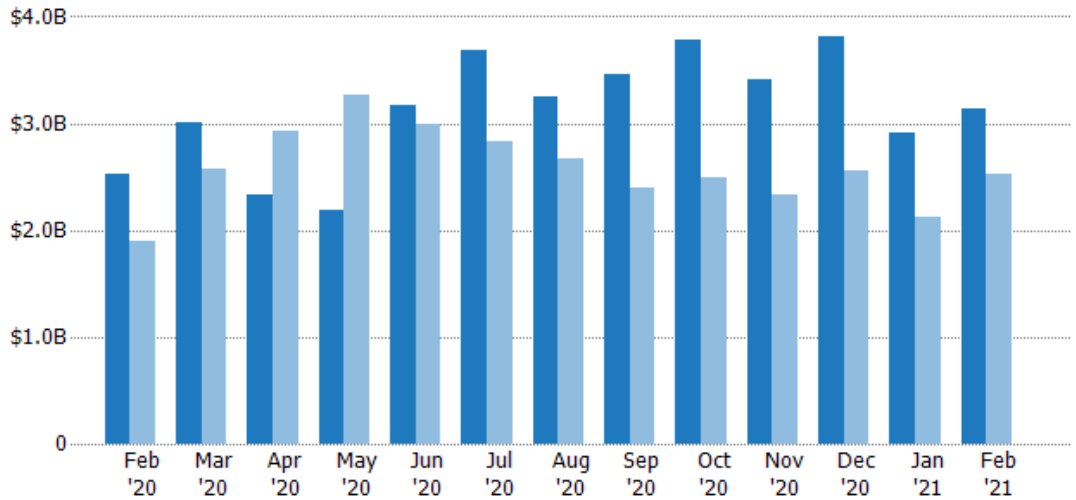
Closed Sales Volume

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

Month/ Year	Volume	% Chg.
Feb '21	\$3.14B	24.2%
Feb '20	\$2.53B	33.6%
Feb '19	\$1.89B	1.2%



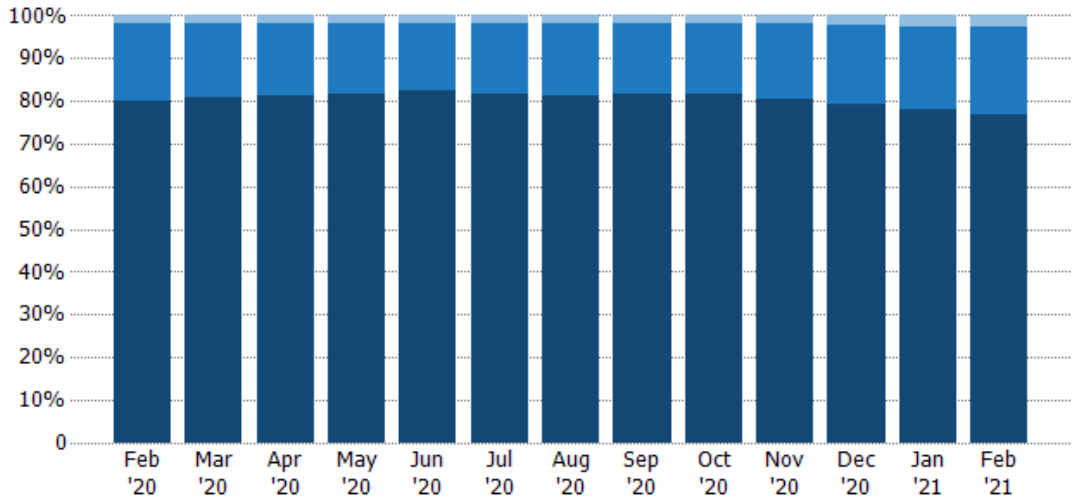
Current Year	\$2.53B	\$3.01B	\$2.33B	\$2.19B	\$3.17B	\$3.68B	\$3.25B	\$3.46B	\$3.79B	\$3.42B	\$3.81B	\$2.91B	\$3.14B
Prior Year	\$1.89B	\$2.57B	\$2.92B	\$3.26B	\$2.99B	\$2.83B	\$2.67B	\$2.4B	\$2.49B	\$2.33B	\$2.56B	\$2.13B	\$2.53B
Percent Change from Prior Year	34%	17%	-20%	-33%	6%	30%	22%	44%	52%	46%	49%	37%	24%

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



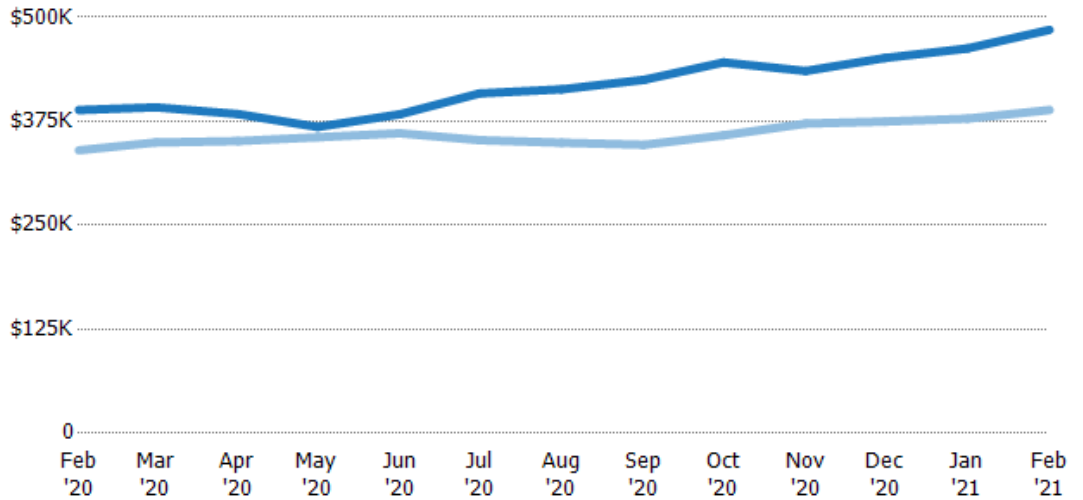
Property Type	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Mobile/Manufactured	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	3%	3%
Condo/Townhouse	18%	17%	17%	16%	16%	16%	17%	16%	17%	17%	18%	19%	20%
Single Family Residence	80%	81%	81%	82%	82%	82%	81%	82%	81%	81%	79%	78%	77%

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



Month/Year	Price	% Chg.
Feb '21	\$485K	24.8%
Feb '20	\$389K	14.3%
Feb '19	\$340K	-6.8%

Property Type	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$389K	\$392K	\$384K	\$368K	\$383K	\$408K	\$413K	\$425K	\$446K	\$435K	\$451K	\$463K	\$485K
Prior Year	\$340K	\$350K	\$351K	\$356K	\$361K	\$352K	\$349K	\$347K	\$358K	\$372K	\$375K	\$378K	\$389K
Percent Change from Prior Year	14%	12%	9%	3%	6%	16%	18%	23%	24%	17%	20%	22%	25%

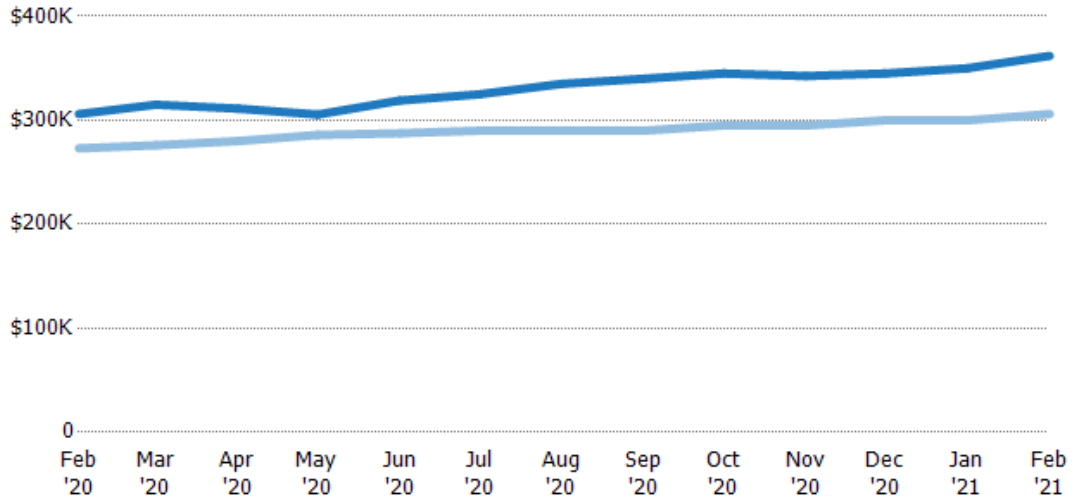
Median Sales Price

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

Month/ Year	Price	% Chg.
Feb '21	\$362K	18.3%
Feb '20	\$306K	12.1%
Feb '19	\$273K	-4.8%



Current Year	\$306K	\$315K	\$311K	\$306K	\$319K	\$325K	\$335K	\$340K	\$345K	\$343K	\$345K	\$350K	\$362K
Prior Year	\$273K	\$276K	\$280K	\$286K	\$288K	\$290K	\$290K	\$290K	\$295K	\$295K	\$300K	\$300K	\$306K
Percent Change from Prior Year	12%	14%	11%	7%	11%	12%	16%	17%	17%	16%	15%	17%	18%

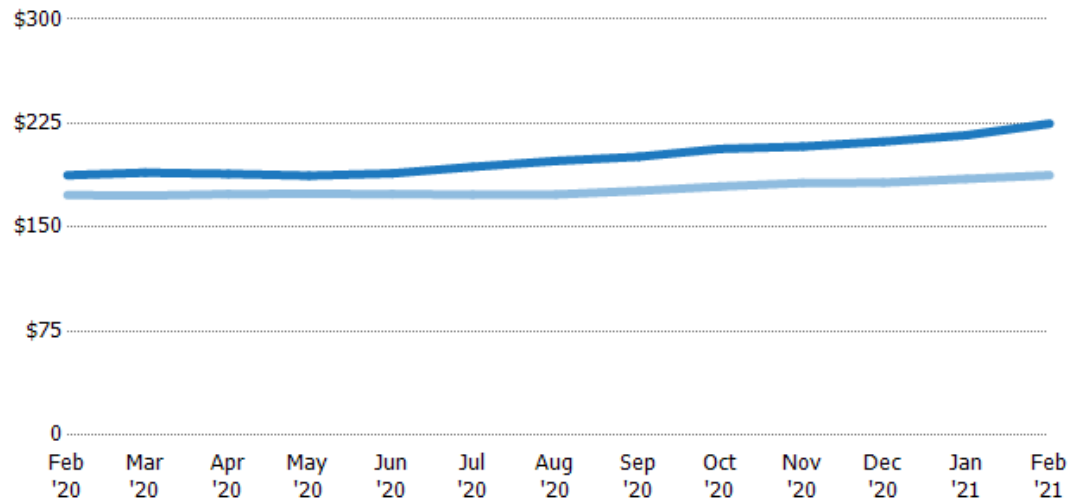
Average Sales Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Feb '21	\$225	19.8%
Feb '20	\$188	8.3%
Feb '19	\$173	-6.8%



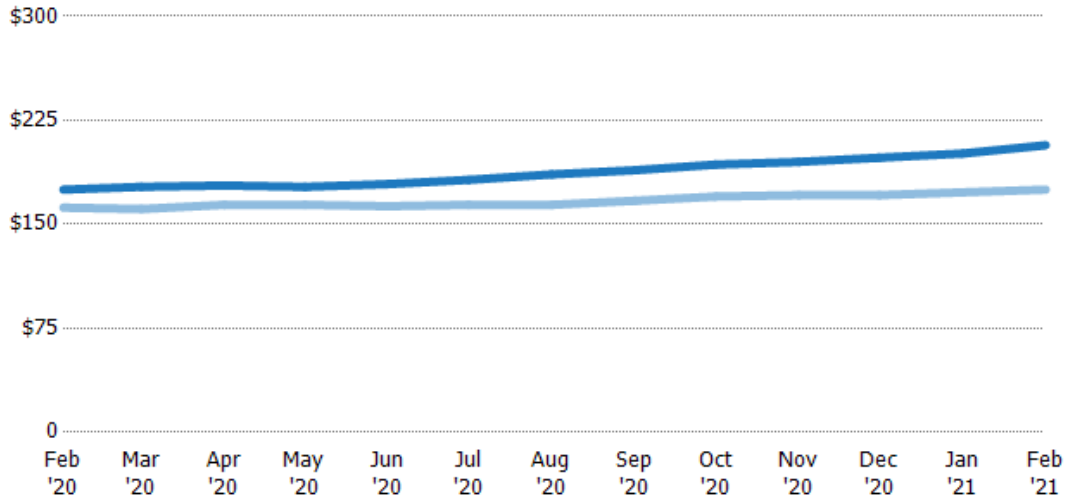
Current Year	\$188	\$189	\$188	\$187	\$189	\$194	\$198	\$201	\$207	\$208	\$212	\$216	\$225
Prior Year	\$173	\$173	\$174	\$174	\$174	\$174	\$174	\$176	\$179	\$182	\$182	\$185	\$188
Percent Change from Prior Year	8%	10%	8%	8%	9%	12%	14%	14%	15%	14%	16%	17%	20%

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



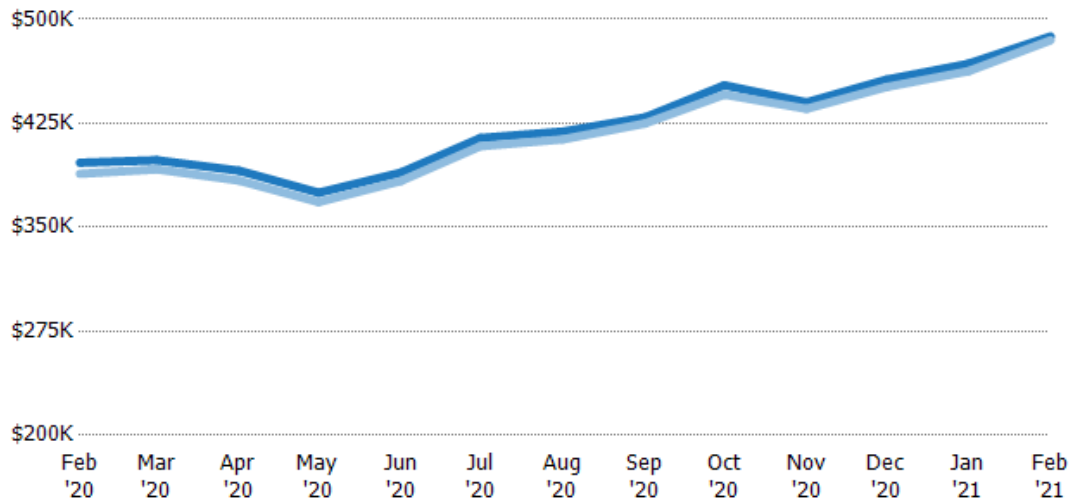
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$175	\$177	\$178	\$177	\$179	\$182	\$186	\$189	\$193	\$195	\$198	\$201	\$207
Prior Year	\$162	\$161	\$164	\$164	\$163	\$164	\$164	\$167	\$170	\$171	\$171	\$173	\$175
Percent Change from Prior Year	8%	10%	9%	8%	10%	11%	13%	13%	14%	14%	16%	16%	18%

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



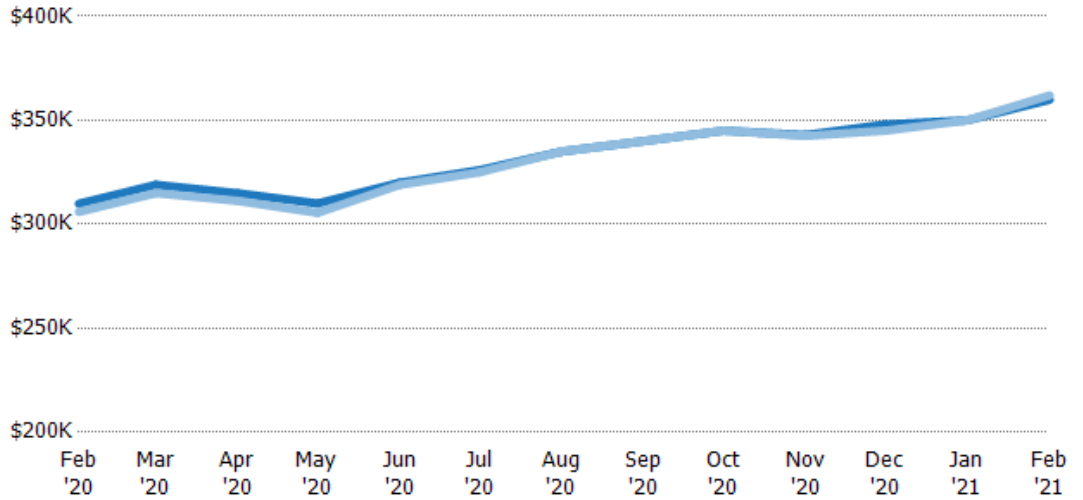
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Avg List Price	\$397K	\$398K	\$391K	\$375K	\$389K	\$414K	\$419K	\$429K	\$452K	\$440K	\$456K	\$468K	\$488K
Avg Sales Price	\$389K	\$392K	\$384K	\$368K	\$383K	\$408K	\$413K	\$425K	\$446K	\$435K	\$451K	\$463K	\$485K
Avg Sales Price as a % of Avg List Price	98%	98%	98%	98%	98%	99%	99%	99%	99%	99%	99%	99%	99%

Median Sales Price vs Median Listing Price

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

Filters Used

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



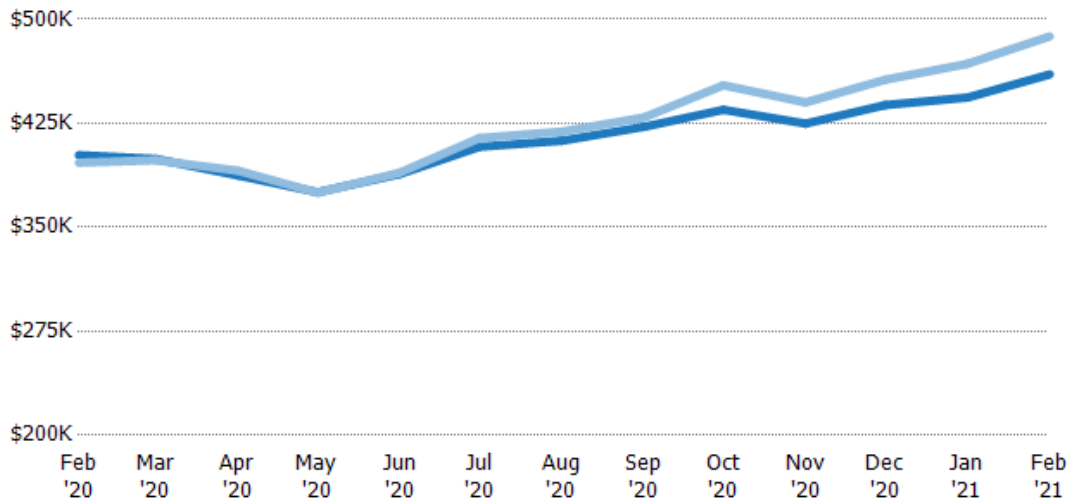
Median List Price	\$310K	\$319K	\$315K	\$310K	\$320K	\$326K	\$335K	\$340K	\$345K	\$343K	\$348K	\$350K	\$360K
Median Sales Price	\$306K	\$315K	\$311K	\$306K	\$319K	\$325K	\$335K	\$340K	\$345K	\$343K	\$345K	\$350K	\$362K
Med Sales Price as a % of Med List Price	99%	99%	99%	99%	100%	100%	100%	100%	100%	100%	99%	100%	101%

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



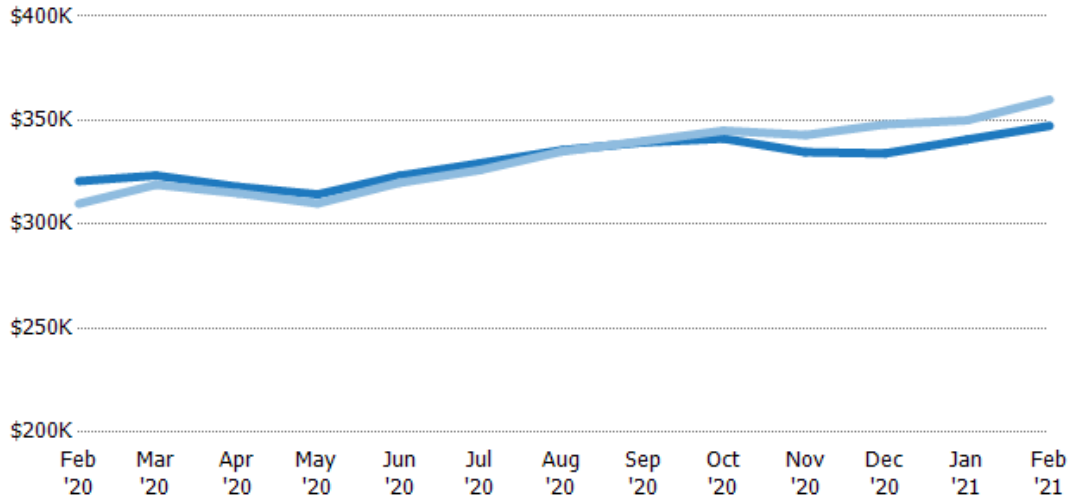
Avg Est Value	\$402K	\$399K	\$387K	\$375K	\$388K	\$408K	\$412K	\$422K	\$435K	\$425K	\$438K	\$444K	\$460K
Avg Sales Price	\$397K	\$398K	\$391K	\$375K	\$389K	\$414K	\$419K	\$429K	\$452K	\$440K	\$456K	\$468K	\$488K
Avg Sales Price as a % of Avg Est Value	99%	100%	101%	100%	100%	102%	102%	102%	104%	104%	104%	105%	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



	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Median Est Value	\$321K	\$323K	\$318K	\$314K	\$323K	\$329K	\$336K	\$339K	\$341K	\$335K	\$334K	\$341K	\$347K
Median Sales Price	\$310K	\$319K	\$315K	\$310K	\$320K	\$326K	\$335K	\$340K	\$345K	\$343K	\$348K	\$350K	\$360K
Med Sales Price as a % of Med Est Value	97%	99%	99%	99%	99%	99%	100%	100%	101%	102%	104%	103%	104%

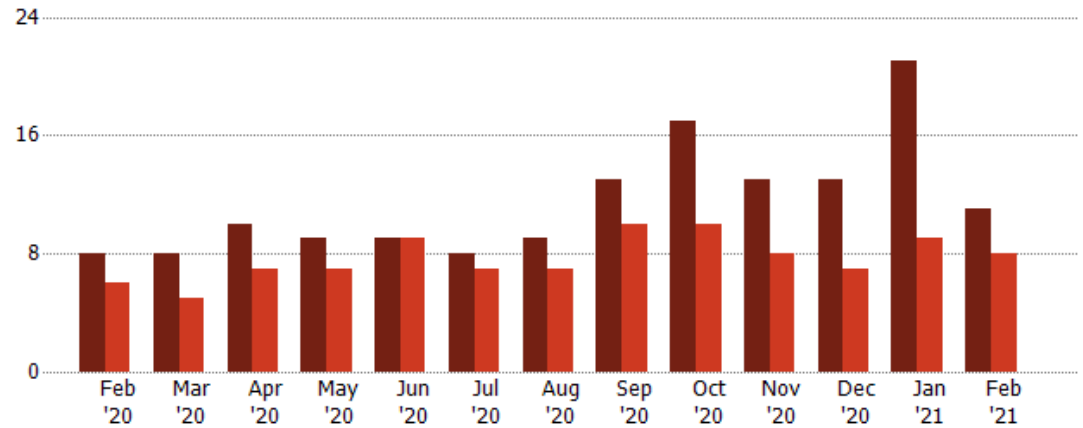
Distressed Listings

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

Month/Year	Count	% Chg.
Feb '21	11	37.5%
Feb '20	8	33.3%
Feb '19	6	16.7%



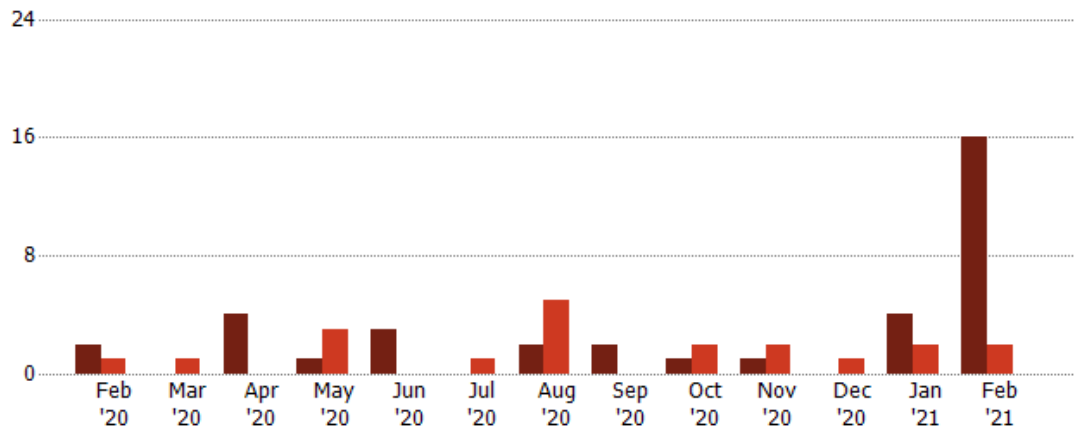
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	8	8	10	9	9	8	9	13	17	13	13	21	11
Prior Year	6	5	7	7	9	7	7	10	10	8	7	9	8
Percent Change from Prior Year	33%	60%	43%	29%	0%	14%	29%	30%	70%	63%	86%	133%	38%

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



Current Year	2	-	4	1	3	-	2	2	1	1	-	4	16
Prior Year	1	1	-	3	-	1	5	-	2	2	1	2	2
Percent Change from Prior Year	100%	-100%	100%	-67%	100%	-100%	-60%	100%	-50%	-50%	-100%	100%	700%



Sales Activity by ZIP

Feb 2021

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			10	\$5,246,500	\$524,650	\$431,000	\$331	\$297	53
85004			12	\$4,716,395	\$393,033	\$302,750	\$251	\$245	77
85006			25	\$9,023,970	\$360,959	\$339,000	\$305	\$317	42
85007			15	\$5,787,000	\$385,800	\$365,000	\$275	\$270	49
85008			61	\$19,524,807	\$320,079	\$285,000	\$221	\$208	30
85009			39	\$9,113,454	\$233,678	\$220,000	\$204	\$191	40
85012			10	\$6,332,499	\$633,250	\$615,500	\$318	\$315	80
85013			52	\$21,321,799	\$410,035	\$393,000	\$255	\$258	38
85014			48	\$17,469,771	\$363,954	\$377,950	\$239	\$232	38
85015			26	\$7,650,958	\$294,268	\$300,000	\$192	\$193	17
85016			84	\$45,387,450	\$540,327	\$397,500	\$284	\$269	47
85017			22	\$4,725,800	\$214,809	\$249,450	\$161	\$166	35
85018			96	\$97,983,150	\$1,020,658	\$837,500	\$366	\$363	55
85019			18	\$4,303,900	\$239,106	\$257,450	\$164	\$165	50
85020			60	\$24,540,549	\$409,009	\$329,000	\$234	\$234	38
85021			35	\$13,413,589	\$383,245	\$355,000	\$225	\$228	43
85022			56	\$19,384,924	\$346,159	\$290,810	\$203	\$205	31
85023			39	\$14,804,585	\$379,605	\$325,000	\$196	\$192	11
85024			41	\$15,643,192	\$381,541	\$391,500	\$219	\$230	14
85027			40	\$11,390,550	\$284,764	\$295,400	\$214	\$214	33
85028			37	\$22,613,400	\$611,173	\$485,000	\$283	\$277	37
85029			48	\$13,542,378	\$282,133	\$275,000	\$185	\$188	30
85031			28	\$6,422,000	\$229,357	\$256,500	\$154	\$162	47
85032			101	\$32,908,130	\$325,823	\$327,000	\$221	\$224	25
85033			49	\$10,915,695	\$222,769	\$243,700	\$176	\$182	30
85034			2	\$476,000	\$238,000	\$238,000	\$233	\$233	93
85035			43	\$10,564,500	\$245,686	\$247,000	\$170	\$171	33
85037			58	\$16,016,649	\$276,149	\$277,500	\$184	\$182	14
85040			28	\$7,119,800	\$254,279	\$259,000	\$172	\$179	34
85041			62	\$19,928,017	\$321,420	\$304,750	\$176	\$172	30
85042			41	\$14,100,400	\$343,912	\$315,000	\$186	\$187	21
85043			38	\$10,856,200	\$285,689	\$281,978	\$164	\$164	25
85044			50	\$22,289,500	\$445,790	\$419,950	\$232	\$230	32
85045			15	\$7,587,280	\$505,819	\$455,000	\$196	\$191	21
85048			46	\$28,173,119	\$612,459	\$413,500	\$266	\$227	18
85050			60	\$32,409,070	\$540,151	\$457,450	\$238	\$237	28
85051			41	\$9,574,525	\$233,525	\$250,000	\$163	\$159	36
85053			29	\$9,173,000	\$316,310	\$314,000	\$193	\$184	17

Continues on next page →





Sales Activity by ZIP

Feb 2021

← Continued from previous page

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			31	\$11,918,625	\$384,472	\$345,000	\$262	\$255	33
85083			21	\$10,890,990	\$518,619	\$525,000	\$178	\$177	17
85085			38	\$19,786,403	\$520,695	\$473,500	\$211	\$215	26
85086			92	\$50,166,905	\$545,292	\$512,250	\$201	\$199	22
85087			13	\$5,814,900	\$447,300	\$450,000	\$248	\$225	35
85120			5	\$1,806,000	\$361,200	\$291,000	\$185	\$181	44
85139			1	\$227,500	\$227,500	\$227,500	\$140	\$140	5
85142			64	\$33,900,839	\$529,701	\$512,495	\$199	\$193	31
85201			39	\$10,576,677	\$271,197	\$275,000	\$194	\$205	25
85202			51	\$14,947,320	\$293,085	\$245,000	\$195	\$196	18
85203			33	\$12,372,150	\$374,914	\$355,000	\$200	\$197	22
85204			44	\$12,831,600	\$291,627	\$302,500	\$204	\$208	24
85205			67	\$26,205,197	\$391,122	\$343,000	\$189	\$193	31
85206			73	\$20,828,700	\$285,325	\$284,000	\$184	\$186	28
85207			91	\$46,017,906	\$505,691	\$405,000	\$213	\$212	25
85208			70	\$17,057,100	\$243,673	\$259,500	\$170	\$178	28
85209			83	\$28,429,300	\$342,522	\$347,000	\$201	\$205	24
85210			31	\$9,101,300	\$293,590	\$291,500	\$189	\$193	29
85212			81	\$35,667,257	\$440,337	\$425,000	\$195	\$192	20
85213			55	\$24,203,050	\$440,055	\$410,000	\$192	\$196	25
85215			38	\$13,936,294	\$366,745	\$332,500	\$197	\$210	22
85224			46	\$16,055,100	\$349,024	\$353,000	\$238	\$238	14
85225			98	\$35,169,469	\$358,872	\$339,115	\$213	\$216	20
85226			37	\$16,729,694	\$452,154	\$354,000	\$233	\$235	36
85233			54	\$22,469,260	\$416,097	\$402,000	\$230	\$229	20
85234			48	\$23,232,325	\$484,007	\$470,500	\$216	\$219	11
85248			88	\$39,409,357	\$447,834	\$377,250	\$209	\$206	37
85249			63	\$36,901,476	\$585,738	\$540,000	\$222	\$218	22
85250			60	\$34,708,924	\$578,482	\$482,500	\$296	\$293	34
85251			119	\$62,268,950	\$523,268	\$441,000	\$330	\$308	42
85253			69	\$166,120,541	\$2,407,544	\$2,150,000	\$489	\$477	48
85254			76	\$54,697,346	\$719,702	\$647,500	\$333	\$292	35
85255			163	\$232,764,279	\$1,428,002	\$915,000	\$359	\$327	37
85257			61	\$26,754,833	\$438,604	\$450,000	\$268	\$277	29
85258			94	\$61,998,399	\$659,557	\$596,500	\$321	\$307	30
85259			54	\$55,890,708	\$1,035,013	\$746,500	\$301	\$282	41
85260			85	\$54,215,954	\$637,835	\$535,000	\$283	\$272	33

Continues on next page →





Sales Activity by ZIP

Feb 2021

← Continued from previous page

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
85262			81	\$118,006,051	\$1,456,865	\$1,025,000	\$375	\$327	48
85263			24	\$13,730,913	\$572,121	\$490,000	\$267	\$259	45
85264			1	\$935,000	\$935,000	\$935,000	\$266	\$266	47
85266			38	\$43,124,350	\$1,134,851	\$1,042,500	\$325	\$326	48
85268			79	\$49,255,273	\$623,484	\$490,500	\$256	\$248	36
85281			69	\$23,175,900	\$335,883	\$325,000	\$251	\$254	39
85282			49	\$16,716,800	\$341,159	\$346,000	\$217	\$215	21
85283			48	\$18,775,950	\$391,166	\$387,500	\$231	\$226	24
85284			21	\$10,690,200	\$509,057	\$487,500	\$231	\$239	28
85286			56	\$29,842,205	\$532,897	\$496,500	\$222	\$217	25
85295			53	\$24,267,243	\$457,873	\$434,150	\$201	\$194	15
85296			54	\$24,507,895	\$453,850	\$410,500	\$226	\$216	26
85297			39	\$20,080,610	\$514,887	\$450,000	\$217	\$223	11
85298			63	\$35,762,950	\$567,666	\$550,000	\$216	\$218	11
85301			41	\$11,003,600	\$268,380	\$225,000	\$201	\$157	18
85302			40	\$11,288,382	\$282,210	\$296,000	\$182	\$180	23
85303			23	\$6,978,899	\$303,430	\$270,000	\$188	\$183	10
85304			27	\$7,898,100	\$292,522	\$311,000	\$186	\$187	25
85305			15	\$5,421,136	\$361,409	\$340,900	\$185	\$183	23
85306			18	\$5,931,299	\$329,517	\$325,000	\$182	\$185	34
85307			13	\$4,149,700	\$319,208	\$335,000	\$177	\$173	40
85308			84	\$33,532,800	\$399,200	\$370,950	\$209	\$207	29
85310			30	\$14,211,400	\$473,713	\$386,000	\$215	\$213	24
85322			2	\$514,900	\$257,450	\$257,450	\$120	\$120	99
85323			39	\$11,709,380	\$300,241	\$307,000	\$166	\$168	30
85326			108	\$34,238,090	\$317,019	\$295,500	\$166	\$163	27
85331			75	\$48,931,646	\$652,422	\$577,000	\$255	\$242	38
85335			45	\$11,550,759	\$256,684	\$265,000	\$183	\$185	16
85338			88	\$31,957,909	\$363,158	\$342,500	\$181	\$184	21
85339			60	\$22,552,427	\$375,874	\$356,000	\$173	\$178	20
85340			63	\$27,784,756	\$441,028	\$380,000	\$194	\$194	35
85342			7	\$1,880,000	\$268,571	\$185,000	\$190	\$164	82
85345			59	\$15,760,600	\$267,129	\$276,900	\$184	\$185	26
85351			137	\$31,171,581	\$227,530	\$223,000	\$155	\$155	36
85353			46	\$14,225,950	\$309,260	\$310,000	\$161	\$158	14
85354			12	\$3,023,999	\$252,000	\$260,050	\$130	\$127	43
85355			12	\$5,508,468	\$459,039	\$386,739	\$164	\$174	18

Continues on next page →



Sales Activity by ZIP

Feb 2021

← Continued from previous page

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
85361			18	\$5,743,174	\$319,065	\$281,500	\$182	\$181	94
85363			6	\$1,471,100	\$245,183	\$230,000	\$195	\$194	31
85373			54	\$16,000,100	\$296,298	\$287,000	\$166	\$164	38
85374			108	\$34,837,227	\$322,567	\$310,000	\$195	\$192	31
85375			106	\$33,102,875	\$312,291	\$289,000	\$180	\$177	38
85377			20	\$16,767,900	\$838,395	\$726,000	\$294	\$310	70
85378			14	\$3,143,300	\$224,521	\$267,750	\$160	\$174	38
85379			83	\$30,829,800	\$371,443	\$346,000	\$171	\$170	30
85381			36	\$13,165,800	\$365,717	\$348,950	\$200	\$192	28
85382			66	\$23,086,851	\$349,801	\$352,738	\$198	\$198	31
85383			127	\$68,726,448	\$541,153	\$490,000	\$202	\$200	26
85387			44	\$17,049,489	\$387,488	\$351,250	\$194	\$197	39
85388			43	\$15,408,195	\$358,330	\$345,000	\$169	\$172	15
85390			19	\$6,439,172	\$338,904	\$274,905	\$192	\$205	35
85392			54	\$17,830,800	\$330,200	\$315,500	\$177	\$179	31
85395			73	\$32,863,556	\$450,186	\$440,000	\$196	\$194	26
85396			78	\$31,192,111	\$399,899	\$362,500	\$190	\$196	28
Other			5	\$2,801,000	\$560,200	\$330,000	\$465	\$452	65