



**2021**

# **MARICOPA COUNTY**

## MARKET REPORT

### January 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	Jan 2021	Jan 2020	+ / -	YTD 2021	YTD 2020	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	7,031	8,269	-15%	104,318	103,619	+0.7%
New Listing Volume	\$3,528,246,873	\$3,628,580,032	-2.8%	\$47,233,615,360	\$42,142,884,410	+12.1%
Active Listing Count	7,391	12,372	-40.3%	N/A	N/A	
Active Listing Volume	\$5,717,161,913	\$8,146,127,918	-29.8%	N/A	N/A	
Average Listing Price	\$773,530	\$658,433	+17.5%	\$668,590	\$588,416	+13.6%
Median Listing Price	\$420,000	\$394,900	+6.4%	\$395,414	\$365,902	+8.1%
Average Listing Price per Sq Ft	\$263	\$221	+18.9%	\$233	\$205	+13.5%
Median Listing Price per Sq Ft	\$223	\$189	+18%	\$201	\$178	+13.1%
Median Days in RPR	25	49	-49%	36.43	48.36	-24.7%
Months of Inventory	0.9	1.8	-51.6%	1.3	2.6	-50.4%
Absorption Rate	113.96%	55.14%	+58.8%	76.16%	37.8%	+38.4%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	6,967	9,046	-23%	125,385	118,103	+6.2%
New Pending Sales Volume	\$3,235,571,903	\$3,655,707,066	-11.5%	\$53,880,963,419	\$43,993,301,799	+22.5%
Pending Sales Count	6,369	6,197	+2.8%	N/A	N/A	
Pending Sales Volume	\$3,188,543,370	\$2,615,195,667	+21.9%	N/A	N/A	
Closed Sales Count	6,251	5,629	+11%	95,977	91,419	+5%
Closed Sales Volume	\$2,873,126,030	\$2,125,036,327	+35.2%	\$39,489,815,681	\$32,447,917,170	+21.7%
Average Sales Price	\$459,627	\$377,516	+21.8%	\$411,451	\$354,940	+15.9%
Median Sales Price	\$350,000	\$299,900	+16.7%	\$327,327	\$287,213	+14%
Average Sales Price per Sq Ft	\$216	\$185	+16.9%	\$198	\$176	+12.3%
Median Sales Price per Sq Ft	\$201	\$173	+16.2%	\$185	\$166	+12%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	20	117	-82.9%	N/A	N/A	

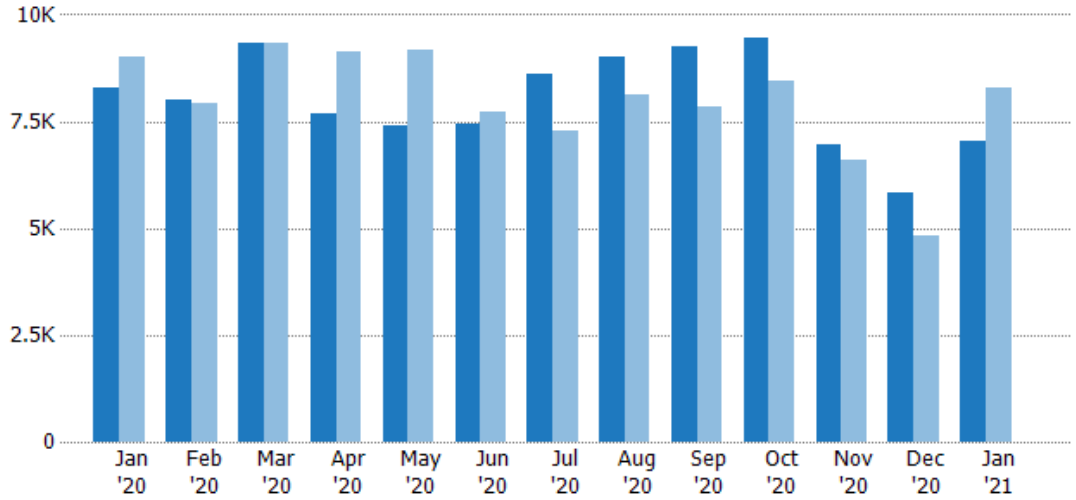
## New Listings

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

### Filters Used

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

Month/ Year	Count	% Chg.
Jan '21	7.03K	-15%
Jan '20	8.27K	-8.3%
Jan '19	9.02K	-3.2%



Current Year	8.27K	7.99K	9.32K	7.7K	7.4K	7.45K	8.62K	9.03K	9.25K	9.47K	6.95K	5.83K	7.03K
Prior Year	9.02K	7.91K	9.33K	9.12K	9.16K	7.71K	7.29K	8.13K	7.83K	8.46K	6.58K	4.8K	8.27K
Percent Change from Prior Year	-8%	1%	0%	-16%	-19%	-3%	18%	11%	18%	12%	6%	21%	-15%

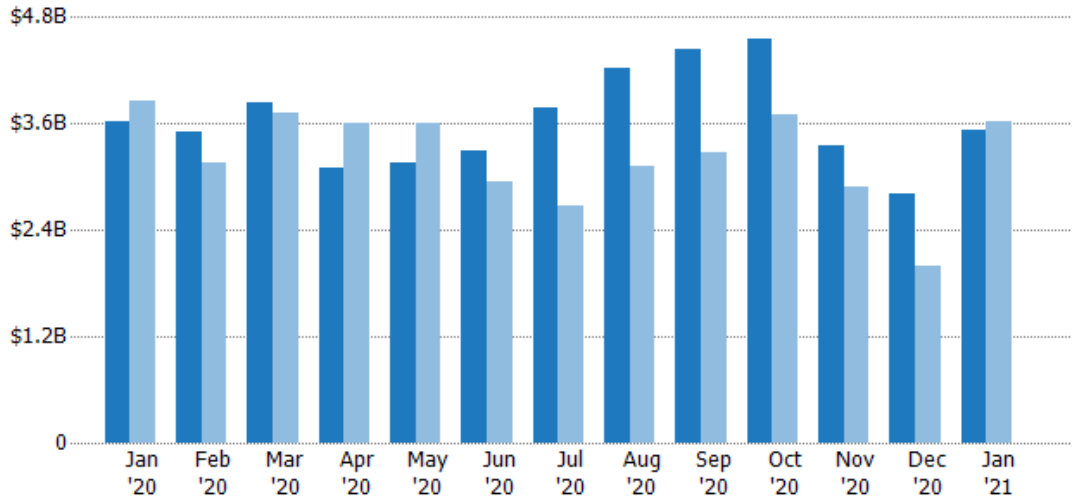
## New Listing Volume

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

### Filters Used

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

Month/ Year	Volume	% Chg.
Jan '21	\$3.53B	-2.8%
Jan '20	\$3.63B	-5.9%
Jan '19	\$3.86B	-10.1%



Current Year	\$3.63B	\$3.51B	\$3.83B	\$3.11B	\$3.15B	\$3.3B	\$3.79B	\$4.23B	\$4.44B	\$4.56B	\$3.35B	\$2.81B	\$3.53B
Prior Year	\$3.86B	\$3.15B	\$3.72B	\$3.61B	\$3.6B	\$2.94B	\$2.67B	\$3.11B	\$3.28B	\$3.69B	\$2.89B	\$1.99B	\$3.63B
Percent Change from Prior Year	-6%	11%	3%	-14%	-12%	12%	42%	36%	35%	23%	16%	42%	-3%

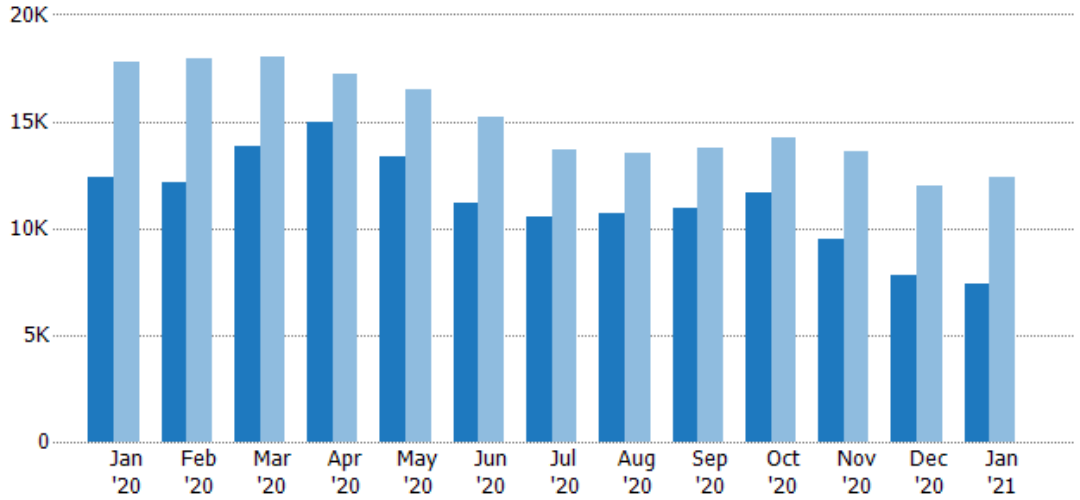
## Active Listings

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

### Filters Used

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

Month/ Year	Count	% Chg.
Jan '21	7.39K	-40.3%
Jan '20	12.4K	-30.3%
Jan '19	17.8K	-9.4%



Current Year	12.4K	12.1K	13.9K	14.9K	13.3K	11.2K	10.5K	10.7K	11K	11.6K	9.48K	7.81K	7.39K
Prior Year	17.8K	17.9K	18K	17.2K	16.5K	15.2K	13.7K	13.5K	13.8K	14.2K	13.6K	12K	12.4K
Percent Change from Prior Year	-30%	-32%	-23%	-13%	-19%	-26%	-23%	-21%	-20%	-18%	-30%	-35%	-40%

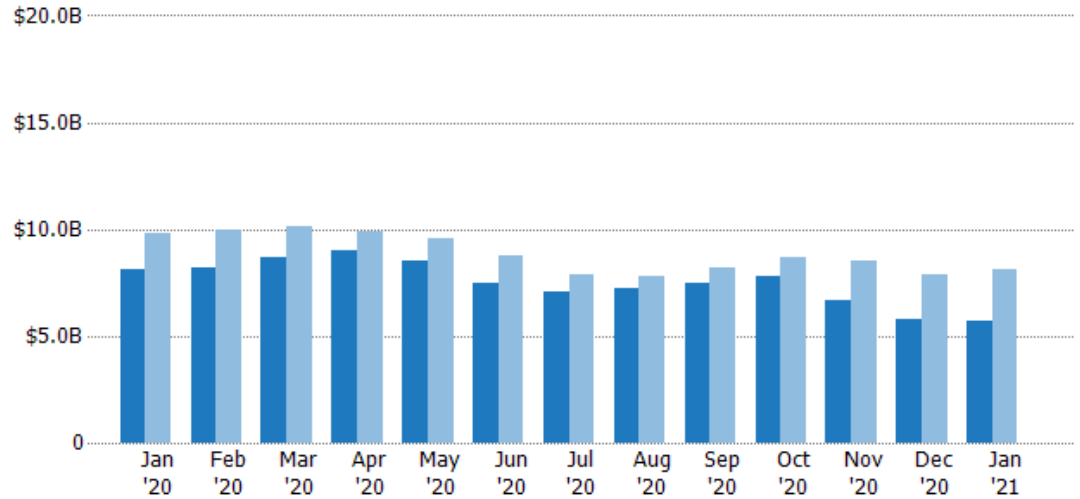
## Active Listing Volume

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

### Filters Used

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

Month/ Year	Volume	% Chg.
Jan '21	\$5.72B	-29.8%
Jan '20	\$8.15B	-16.7%
Jan '19	\$9.78B	-10.8%



Current Year	\$8.15B	\$8.21B	\$8.68B	\$9.04B	\$8.48B	\$7.5B	\$7.07B	\$7.23B	\$7.45B	\$7.83B	\$6.7B	\$5.8B	\$5.72B
Prior Year	\$9.78B	\$9.95B	\$10.2B	\$9.88B	\$9.57B	\$8.8B	\$7.89B	\$7.8B	\$8.18B	\$8.65B	\$8.49B	\$7.87B	\$8.15B
Percent Change from Prior Year	-17%	-18%	-15%	-9%	-11%	-15%	-10%	-7%	-9%	-9%	-21%	-26%	-30%

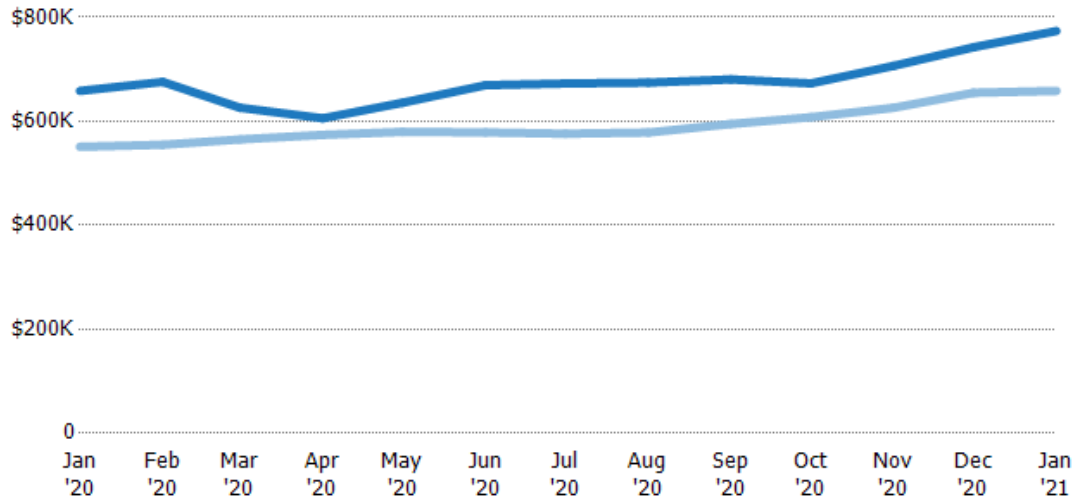
## Average Listing Price

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

### Filters Used

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

Month/ Year	Price	% Chg.
Jan '21	\$774K	17.5%
Jan '20	\$658K	19.5%
Jan '19	\$551K	-1.5%



Current Year	\$658K	\$676K	\$626K	\$606K	\$636K	\$669K	\$673K	\$674K	\$680K	\$673K	\$707K	\$742K	\$774K
Prior Year	\$551K	\$555K	\$565K	\$574K	\$580K	\$579K	\$576K	\$578K	\$595K	\$608K	\$626K	\$655K	\$658K
Percent Change from Prior Year	20%	22%	11%	6%	10%	16%	17%	17%	14%	11%	13%	13%	17%

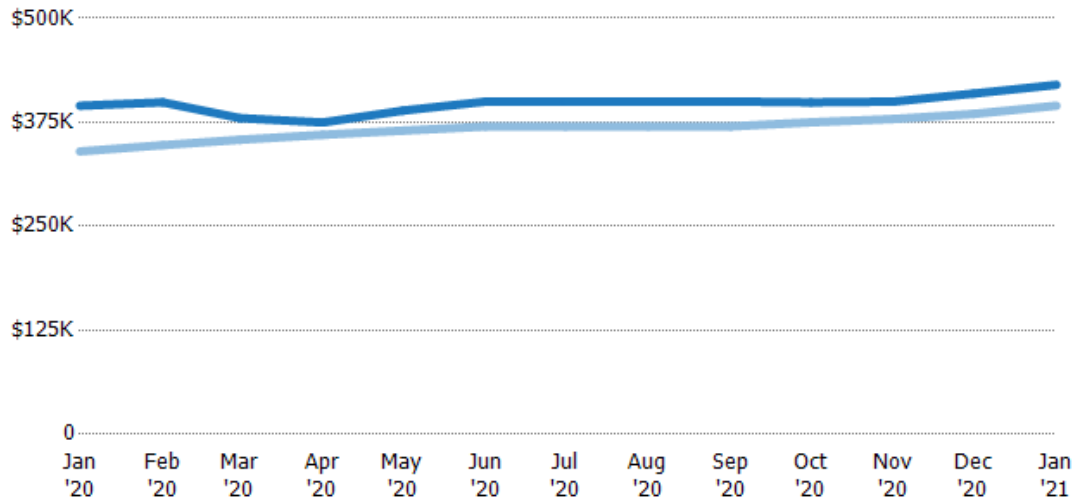
## Median Listing Price

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  
 Residence

Month/ Year	Price	% Chg.
Jan '21	\$420K	6.4%
Jan '20	\$395K	16.2%
Jan '19	\$340K	-1.5%



Current Year	\$395K	\$399K	\$380K	\$375K	\$389K	\$400K	\$400K	\$400K	\$400K	\$399K	\$400K	\$410K	\$420K
Prior Year	\$340K	\$348K	\$354K	\$360K	\$365K	\$370K	\$370K	\$370K	\$370K	\$375K	\$379K	\$385K	\$395K
Percent Change from Prior Year	16%	15%	7%	4%	7%	8%	8%	8%	8%	6%	6%	6%	6%

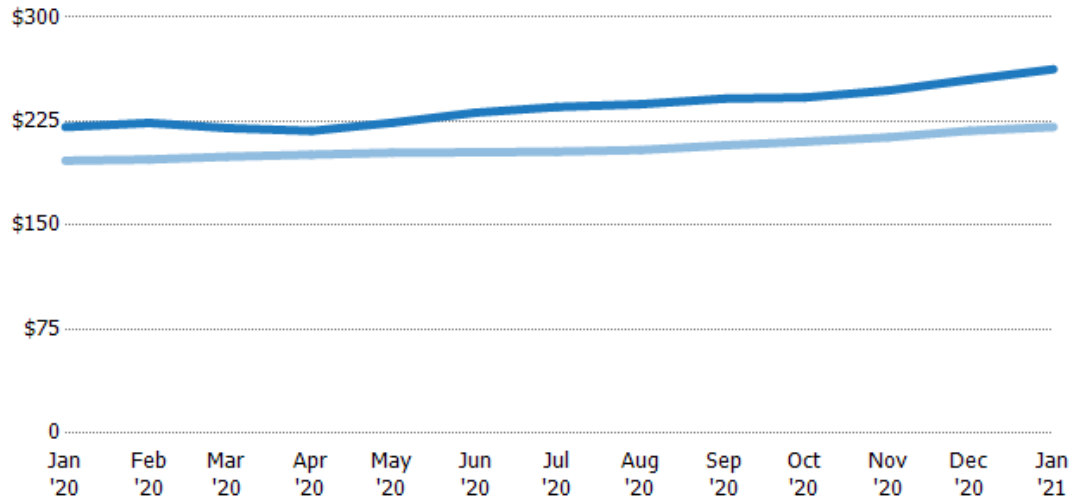
## Average Listing Price per Sq Ft

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

### Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Jan '21	\$263	18.9%
Jan '20	\$221	12.4%
Jan '19	\$197	-4.2%



Current Year	\$221	\$224	\$220	\$218	\$224	\$231	\$235	\$237	\$241	\$242	\$247	\$255	\$263
Prior Year	\$197	\$197	\$199	\$201	\$202	\$203	\$203	\$204	\$208	\$210	\$213	\$218	\$221
Percent Change from Prior Year	12%	13%	10%	9%	11%	14%	16%	16%	16%	15%	16%	17%	19%

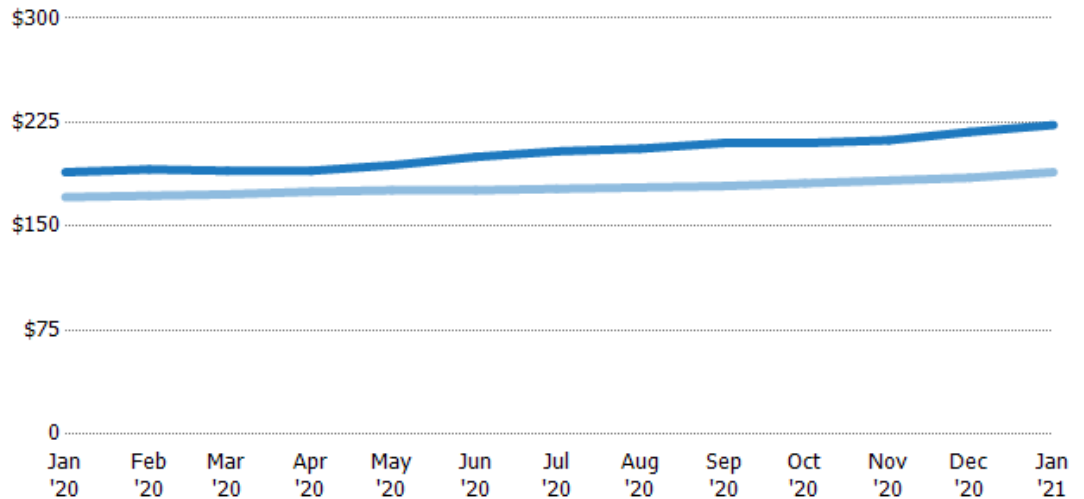
## Median Listing Price per Sq Ft

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

### Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Jan '21	\$223	18%
Jan '20	\$189	10.5%
Jan '19	\$171	-4.7%



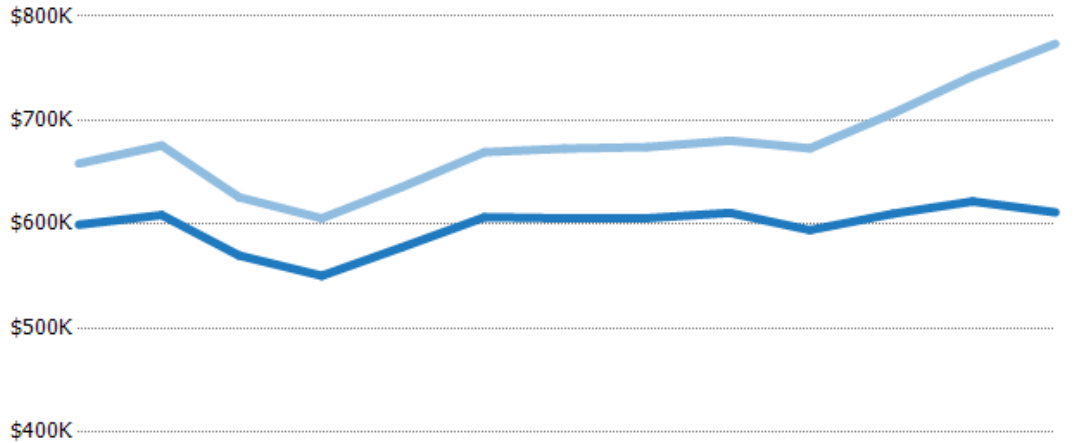
Current Year	\$189	\$191	\$190	\$190	\$194	\$200	\$204	\$206	\$210	\$210	\$212	\$218	\$223
Prior Year	\$171	\$172	\$173	\$175	\$176	\$176	\$177	\$178	\$179	\$181	\$183	\$185	\$189
Percent Change from Prior Year	11%	11%	10%	9%	10%	14%	15%	16%	17%	16%	16%	18%	18%

## Average Listing Price vs Average Est Value

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

### Filters Used

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



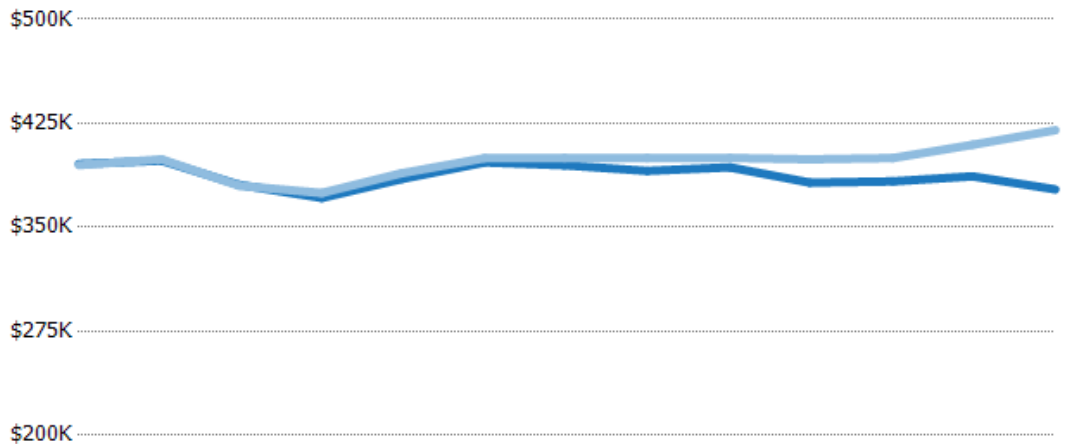
	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Avg Est Value	\$600K	\$609K	\$570K	\$550K	\$578K	\$607K	\$606K	\$606K	\$611K	\$594K	\$610K	\$622K	\$611K
Avg Listing Price	\$658K	\$676K	\$626K	\$606K	\$636K	\$669K	\$673K	\$674K	\$680K	\$673K	\$707K	\$742K	\$774K
Avg Listing Price as a % of Avg Est Value	110%	111%	110%	110%	110%	110%	111%	111%	111%	113%	116%	119%	127%

## 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  
 Residence



	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Median Est Value	\$396K	\$398K	\$381K	\$371K	\$385K	\$397K	\$395K	\$391K	\$393K	\$382K	\$383K	\$387K	\$377K
Median Listing Price	\$395K	\$399K	\$380K	\$375K	\$389K	\$400K	\$400K	\$400K	\$400K	\$399K	\$400K	\$410K	\$420K
Med Listing Price as a % of Med Est Value	100%	100%	100%	101%	101%	101%	101%	102%	102%	104%	104%	106%	111%



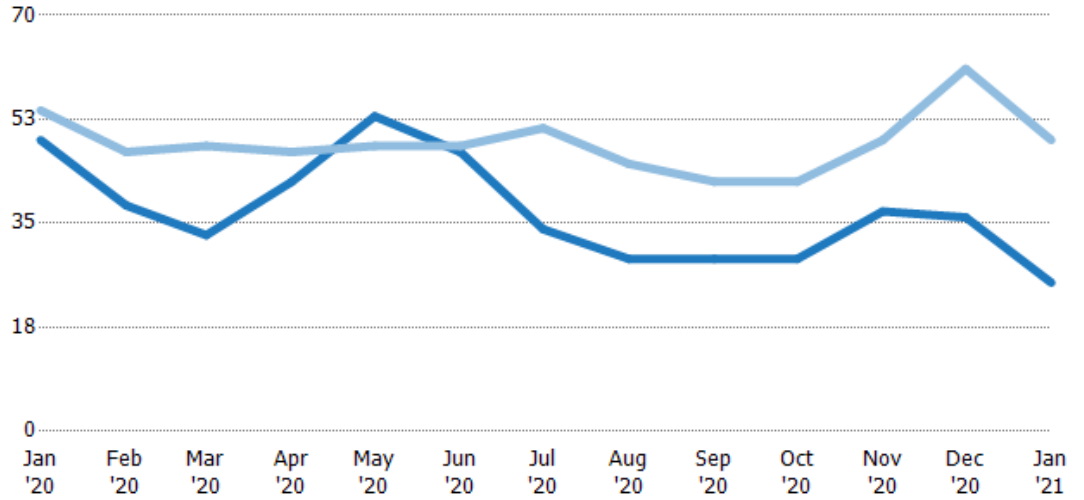
## Median Days in RPR

The median number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR.

### Filters Used

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

Month/ Year	Days	% Chg.
Jan '21	25	-49%
Jan '20	49	-9.3%
Jan '19	54	1.9%



Current Year	49	38	33	42	53	47	34	29	29	29	37	36	25
Prior Year	54	47	48	47	48	48	51	45	42	42	49	61	49
Percent Change from Prior Year	-9%	-19%	-31%	-11%	10%	-2%	-33%	-36%	-31%	-31%	-24%	-41%	-49%

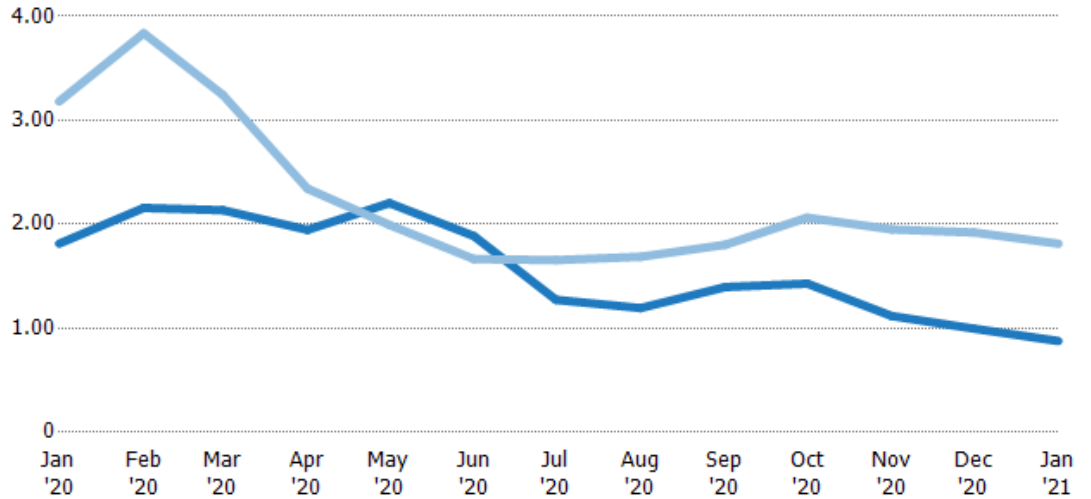
## Months of Inventory

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

### Filters Used

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

Month/ Year	Months	% Chg.
Jan '21	0.88	-51.6%
Jan '20	1.81	-43%
Jan '19	3.18	-15.2%



Current Year	1.81	2.16	2.14	1.95	2.2	1.89	1.27	1.19	1.4	1.43	1.12	1	0.88
Prior Year	3.18	3.84	3.24	2.34	1.99	1.66	1.66	1.69	1.8	2.06	1.95	1.92	1.81
Percent Change from Prior Year	-43%	-44%	-34%	-17%	11%	13%	-23%	-29%	-23%	-31%	-43%	-48%	-52%



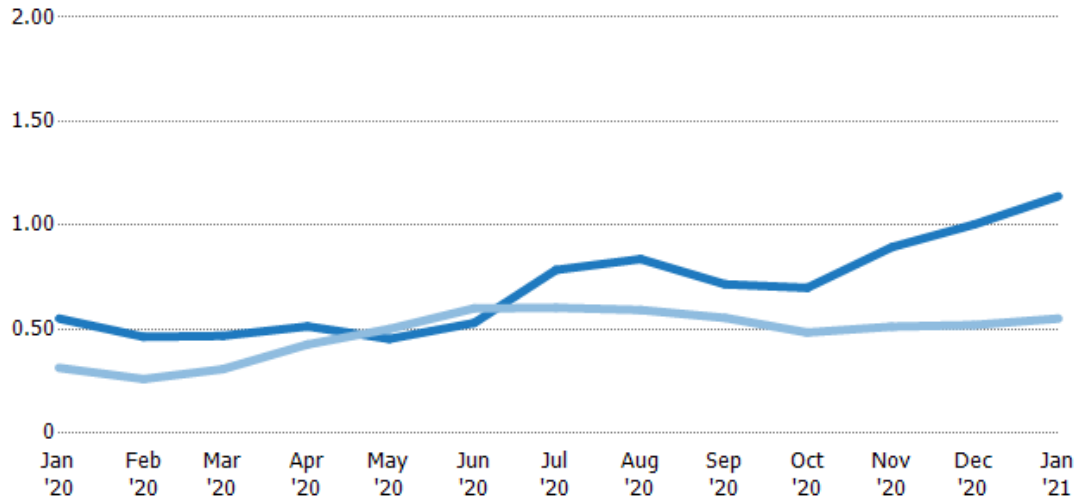
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

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

Month/ Year	Rate	Chg.
Jan '21	114%	-58.8%
Jan '20	55%	-23.7%
Jan '19	31%	17.9%



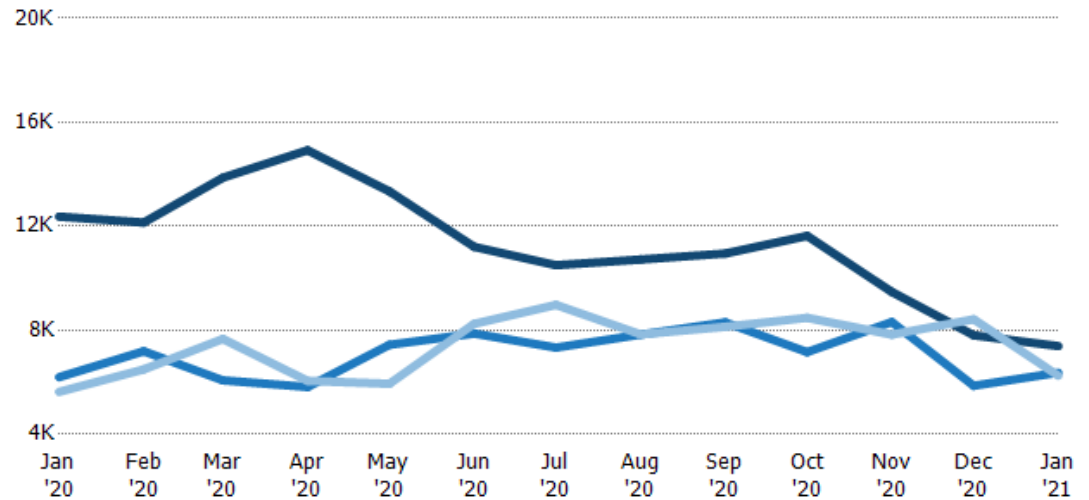
	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	55%	46%	47%	51%	45%	53%	79%	84%	72%	70%	89%	100%	114%
Prior Year	31%	26%	31%	43%	50%	60%	60%	59%	55%	48%	51%	52%	55%
Change from Prior Year	-24%	-20%	-16%	-9%	5%	7%	-18%	-24%	-16%	-21%	-38%	-48%	-59%

## Active/Pending/Sold Units

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

### Filters Used

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



	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Active	12.4K	12.1K	13.9K	14.9K	13.3K	11.2K	10.5K	10.7K	11K	11.6K	9.48K	7.81K	7.39K
Pending	6.2K	7.19K	6.07K	5.82K	7.44K	7.87K	7.33K	7.83K	8.31K	7.16K	8.32K	5.87K	6.37K
Sold	5.63K	6.5K	7.67K	6.05K	5.94K	8.25K	8.98K	7.84K	8.13K	8.48K	7.83K	8.42K	6.25K

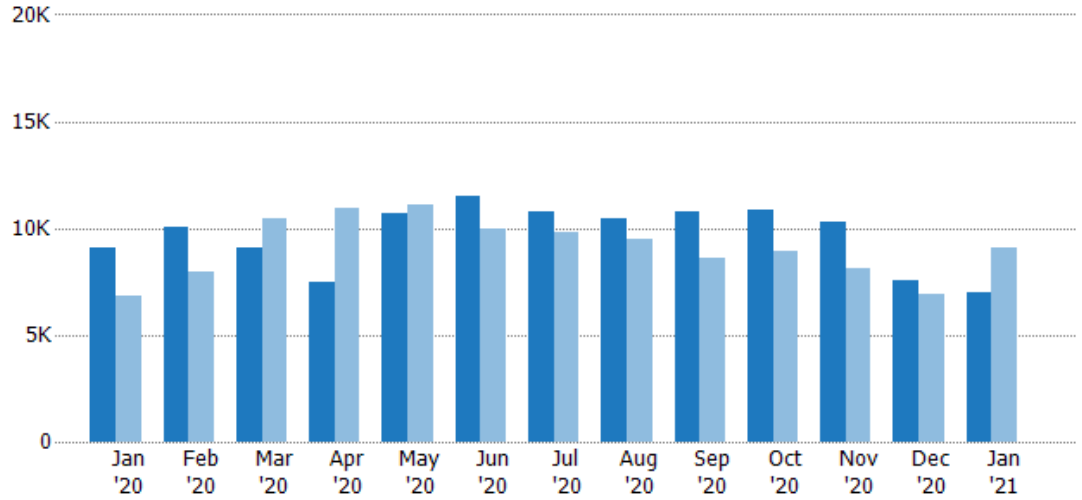
## New Pending Sales

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

### Filters Used

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

Month/ Year	Count	% Chg.
Jan '21	6.97K	-23%
Jan '20	9.05K	33.2%
Jan '19	6.79K	4.6%



Current Year	9.05K	10.1K	9.06K	7.46K	10.7K	11.5K	10.8K	10.4K	10.8K	10.8K	10.3K	7.52K	6.97K
Prior Year	6.79K	7.98K	10.5K	11K	11.1K	9.97K	9.78K	9.45K	8.61K	8.89K	8.12K	6.94K	9.05K
Percent Change from Prior Year	33%	26%	-13%	-32%	-4%	15%	10%	10%	25%	22%	27%	8%	-23%

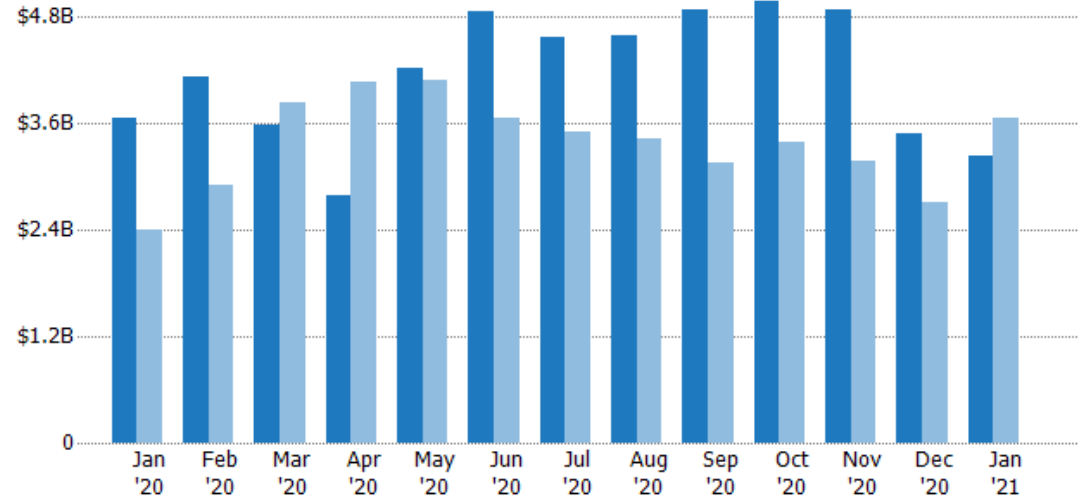
## New Pending Sales Volume

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

### Filters Used

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

Month/ Year	Volume	% Chg.
Jan '21	\$3.24B	-11.5%
Jan '20	\$3.66B	52.4%
Jan '19	\$2.4B	-0.4%



Current Year	\$3.66B	\$4.12B	\$3.59B	\$2.79B	\$4.23B	\$4.86B	\$4.57B	\$4.6B	\$4.88B	\$4.98B	\$4.89B	\$3.49B	\$3.24B
Prior Year	\$2.4B	\$2.91B	\$3.84B	\$4.07B	\$4.1B	\$3.66B	\$3.51B	\$3.43B	\$3.15B	\$3.38B	\$3.19B	\$2.7B	\$3.66B
Percent Change from Prior Year	52%	42%	-6%	-32%	3%	33%	30%	34%	55%	47%	53%	29%	-11%

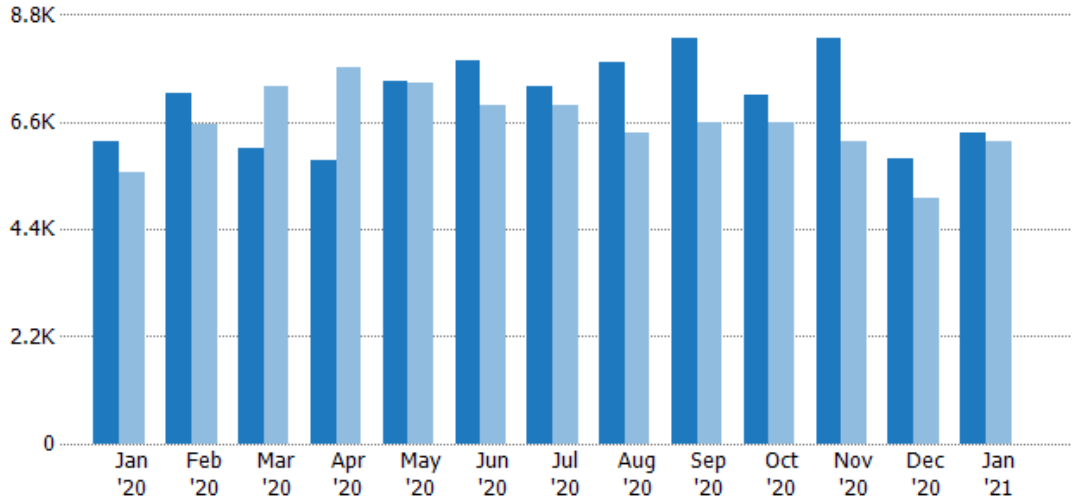
## Pending Sales

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

### Filters Used

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

Month/ Year	Count	% Chg.
Jan '21	6.37K	2.8%
Jan '20	6.2K	11.1%
Jan '19	5.58K	9.9%



Current Year	6.2K	7.19K	6.07K	5.82K	7.44K	7.87K	7.33K	7.83K	8.31K	7.16K	8.32K	5.87K	6.37K
Prior Year	5.58K	6.57K	7.35K	7.73K	7.41K	6.93K	6.94K	6.38K	6.59K	6.59K	6.22K	5.05K	6.2K
Percent Change from Prior Year	11%	10%	-17%	-25%	0%	14%	6%	23%	26%	9%	34%	16%	3%

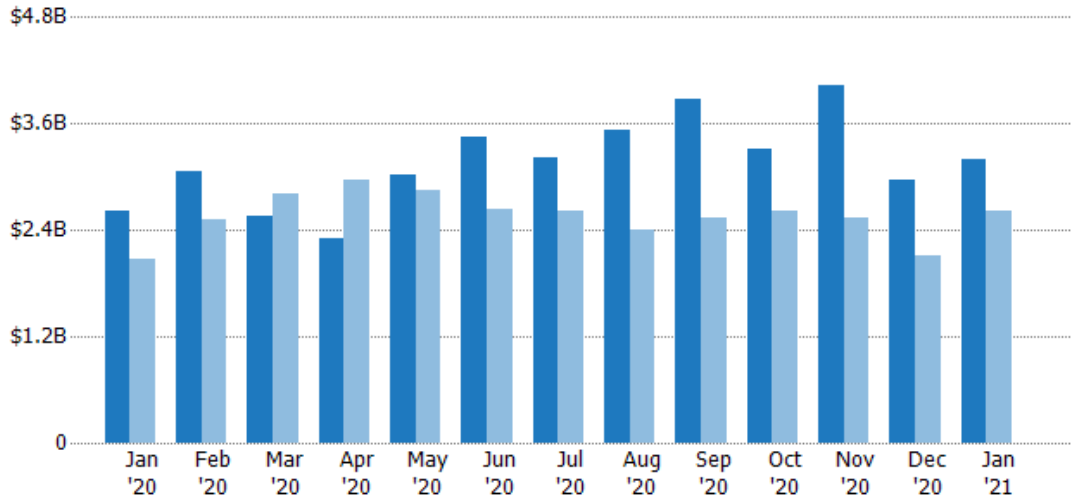
## Pending Sales Volume

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

### Filters Used

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

Month/ Year	Volume	% Chg.
Jan '21	\$3.19B	21.9%
Jan '20	\$2.62B	25.9%
Jan '19	\$2.08B	1.7%



Current Year	\$2.62B	\$3.07B	\$2.55B	\$2.3B	\$3.01B	\$3.45B	\$3.22B	\$3.53B	\$3.87B	\$3.32B	\$4.02B	\$2.97B	\$3.19B
Prior Year	\$2.08B	\$2.51B	\$2.8B	\$2.97B	\$2.85B	\$2.64B	\$2.61B	\$2.4B	\$2.54B	\$2.61B	\$2.53B	\$2.11B	\$2.62B
Percent Change from Prior Year	26%	22%	-9%	-23%	6%	30%	24%	47%	52%	27%	59%	41%	22%

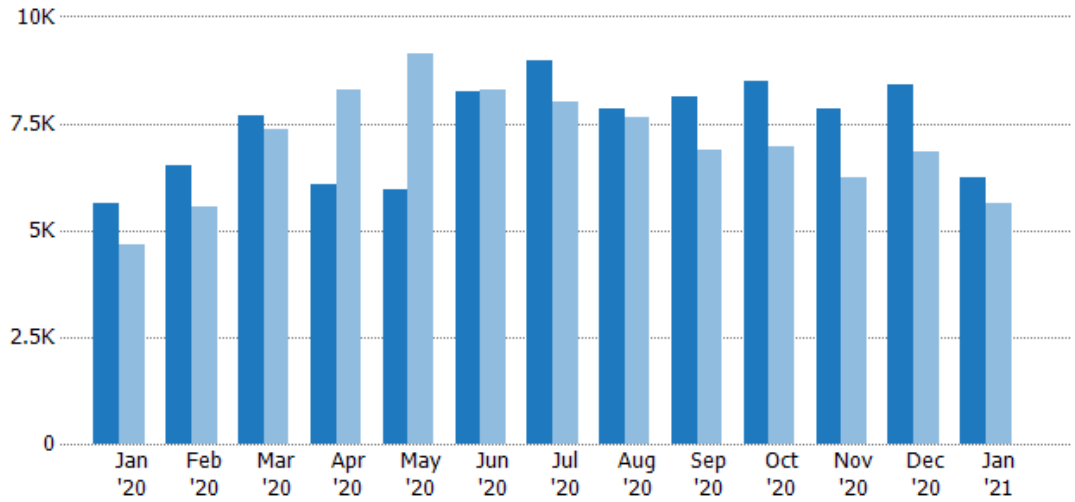
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

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

Month/ Year	Count	% Chg.
Jan '21	6.25K	11%
Jan '20	5.63K	20.4%
Jan '19	4.68K	12.8%



Current Year	5.63K	6.5K	7.67K	6.05K	5.94K	8.25K	8.98K	7.84K	8.13K	8.48K	7.83K	8.42K	6.25K
Prior Year	4.68K	5.54K	7.35K	8.28K	9.13K	8.27K	8K	7.63K	6.89K	6.95K	6.25K	6.82K	5.63K
Percent Change from Prior Year	20%	17%	4%	-27%	-35%	0%	12%	3%	18%	22%	25%	23%	11%

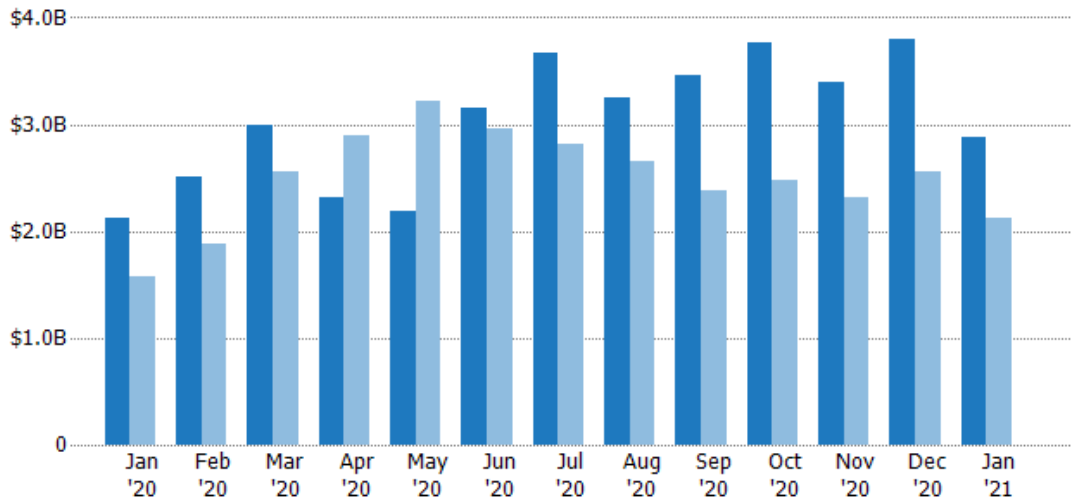
## Closed Sales Volume

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

### Filters Used

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

Month/ Year	Volume	% Chg.
Jan '21	\$2.87B	35.2%
Jan '20	\$2.13B	34.5%
Jan '19	\$1.58B	7.3%



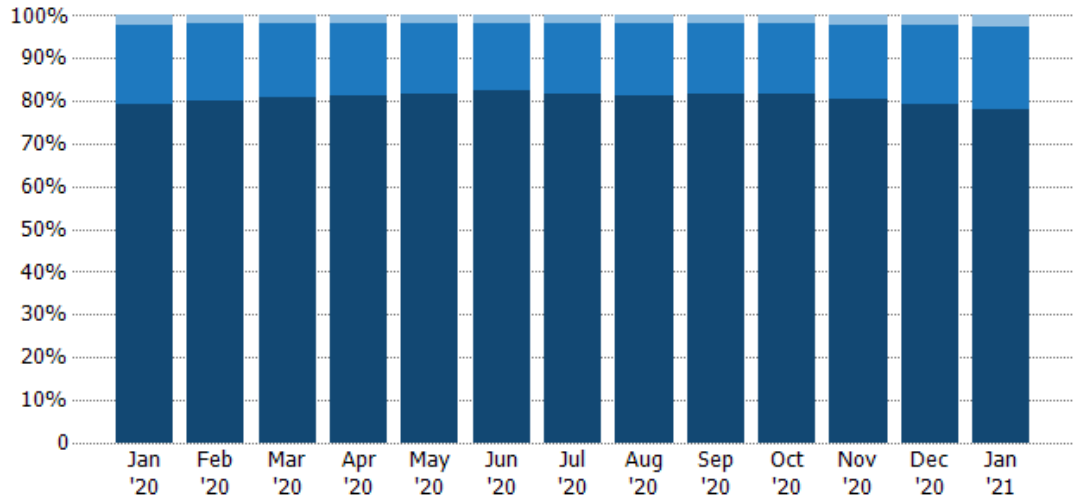
Current Year	\$2.13B	\$2.51B	\$3B	\$2.32B	\$2.18B	\$3.15B	\$3.66B	\$3.24B	\$3.46B	\$3.77B	\$3.4B	\$3.79B	\$2.87B
Prior Year	\$1.58B	\$1.88B	\$2.56B	\$2.9B	\$3.22B	\$2.97B	\$2.81B	\$2.66B	\$2.39B	\$2.48B	\$2.32B	\$2.55B	\$2.13B
Percent Change from Prior Year	35%	33%	17%	-20%	-32%	6%	30%	22%	45%	52%	47%	49%	35%

## Closed Sales by Property Type

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

### Filters Used

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



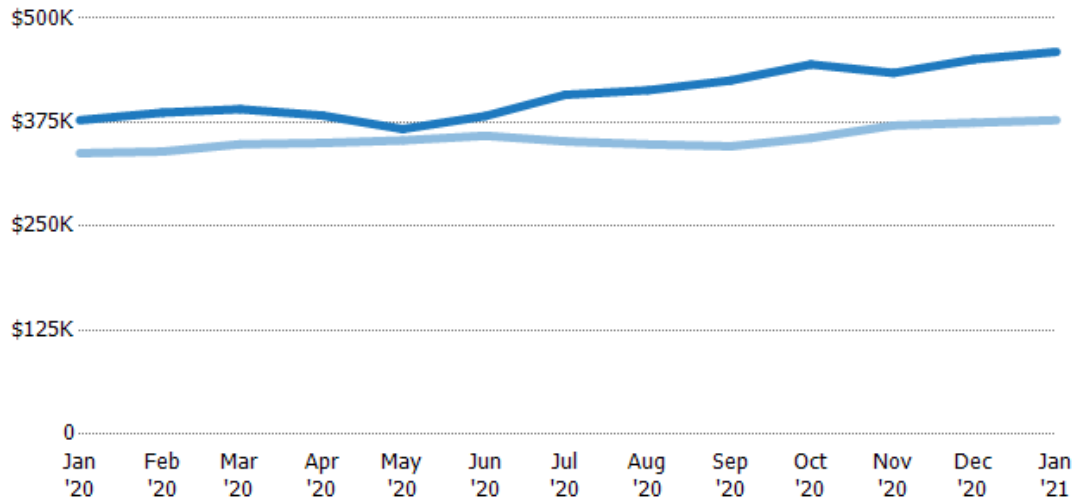
Property Type	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Mobile/Manufactured	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	3%
Condo/Townhouse	18%	18%	17%	17%	16%	16%	16%	17%	17%	17%	17%	18%	19%
Single Family Residence	79%	80%	81%	81%	82%	82%	82%	81%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

## Average Sales Price

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

### Filters Used

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



Month/Year	Price	% Chg.
Jan '21	\$460K	21.8%
Jan '20	\$378K	11.8%
Jan '19	\$338K	-4.9%

Property Type	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	\$378K	\$387K	\$391K	\$383K	\$367K	\$382K	\$408K	\$414K	\$425K	\$445K	\$434K	\$450K	\$460K
Prior Year	\$338K	\$340K	\$349K	\$350K	\$353K	\$359K	\$352K	\$348K	\$346K	\$356K	\$371K	\$374K	\$378K
Percent Change from Prior Year	12%	14%	12%	9%	4%	7%	16%	19%	23%	25%	17%	20%	22%

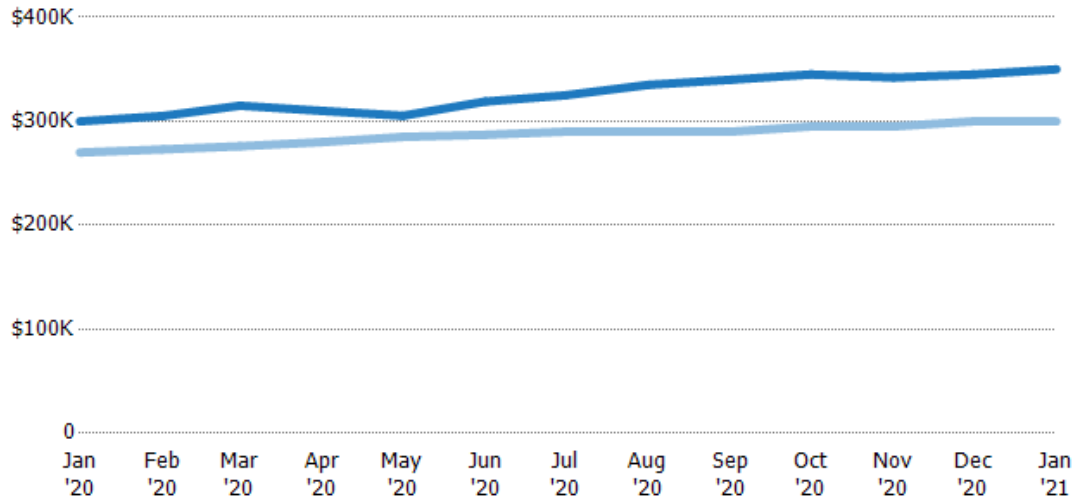
## Median Sales Price

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

### Filters Used

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

Month/ Year	Price	% Chg.
Jan '21	\$350K	16.7%
Jan '20	\$300K	11.1%
Jan '19	\$270K	-6.7%



Current Year	\$300K	\$305K	\$315K	\$310K	\$305K	\$319K	\$325K	\$335K	\$340K	\$345K	\$342K	\$345K	\$350K
Prior Year	\$270K	\$273K	\$276K	\$280K	\$285K	\$287K	\$290K	\$290K	\$290K	\$295K	\$295K	\$300K	\$300K
Percent Change from Prior Year	11%	12%	14%	11%	7%	11%	12%	16%	17%	17%	16%	15%	17%

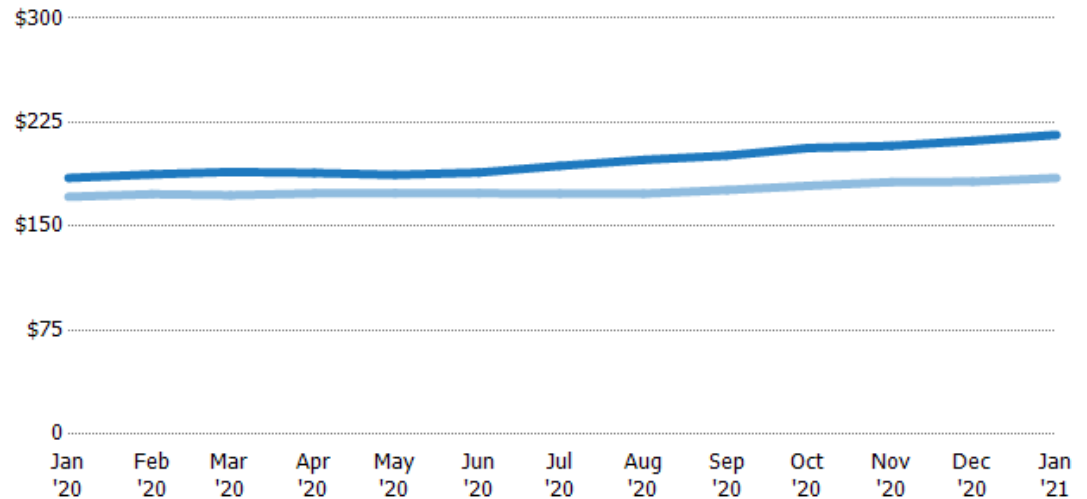
## Average Sales Price per Sq Ft

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

### Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Jan '21	\$216	16.9%
Jan '20	\$185	7.9%
Jan '19	\$171	-6%



Current Year	\$185	\$187	\$189	\$188	\$187	\$189	\$194	\$198	\$201	\$206	\$208	\$212	\$216
Prior Year	\$171	\$173	\$172	\$174	\$174	\$174	\$173	\$173	\$176	\$179	\$182	\$182	\$185
Percent Change from Prior Year	8%	8%	10%	8%	8%	9%	12%	14%	14%	15%	14%	16%	17%

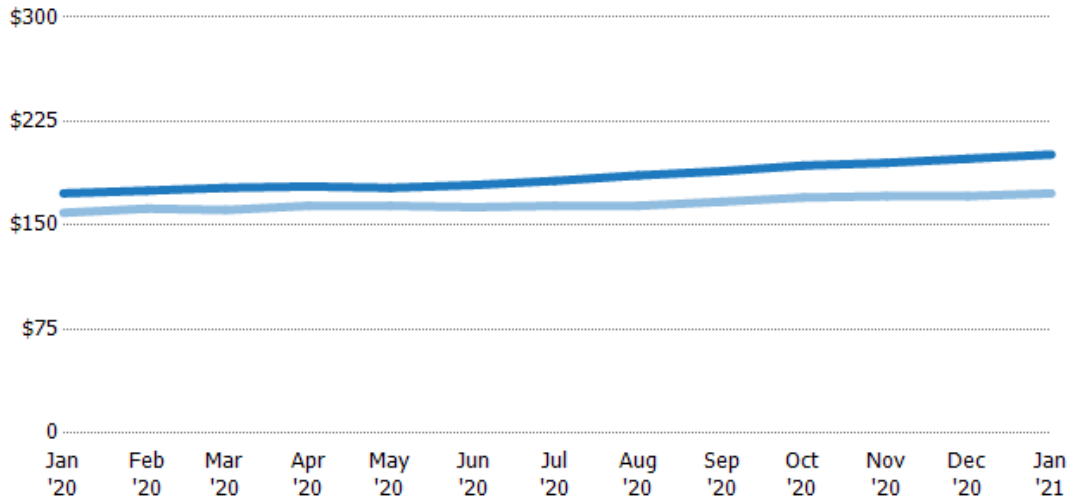
## Median Sales Price per Sq Ft

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

### Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Jan '21	\$201	16.2%
Jan '20	\$173	8.8%
Jan '19	\$159	-5.7%



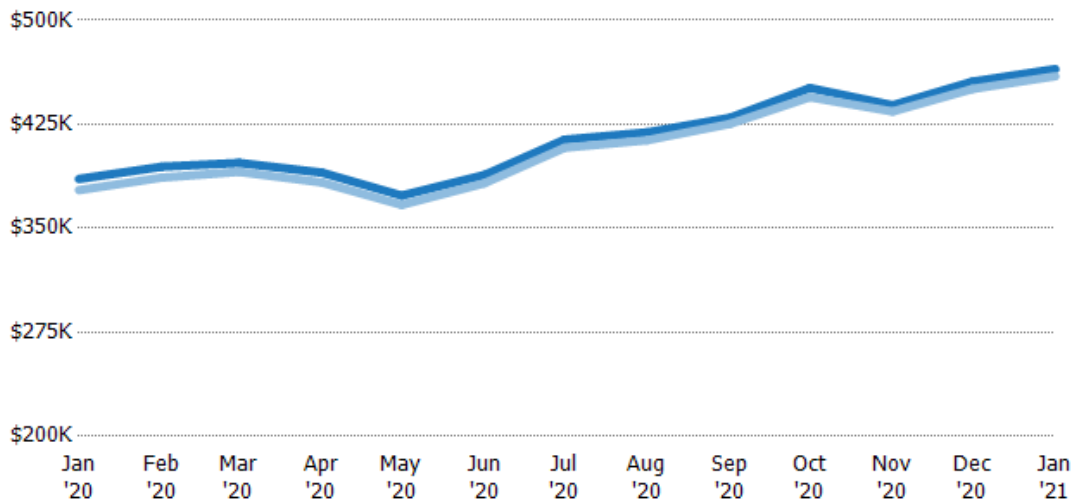
	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	\$173	\$175	\$177	\$178	\$177	\$179	\$182	\$186	\$189	\$193	\$195	\$198	\$201
Prior Year	\$159	\$162	\$161	\$164	\$164	\$163	\$164	\$164	\$167	\$170	\$171	\$171	\$173
Percent Change from Prior Year	9%	8%	10%	9%	8%	10%	11%	13%	13%	14%	14%	16%	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

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



	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Avg List Price	\$386K	\$394K	\$397K	\$390K	\$374K	\$388K	\$414K	\$419K	\$430K	\$451K	\$439K	\$456K	\$465K
Avg Sales Price	\$378K	\$387K	\$391K	\$383K	\$367K	\$382K	\$408K	\$414K	\$425K	\$445K	\$434K	\$450K	\$460K
Avg Sales Price as a % of Avg List Price	98%	98%	98%	98%	98%	98%	99%	99%	99%	99%	99%	99%	99%

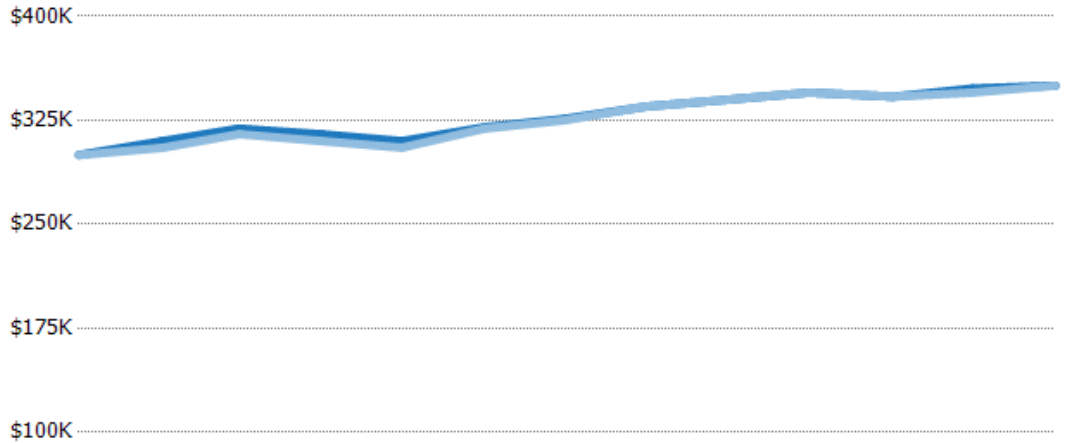


## Median Sales Price vs Median Listing Price

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  
 Residence



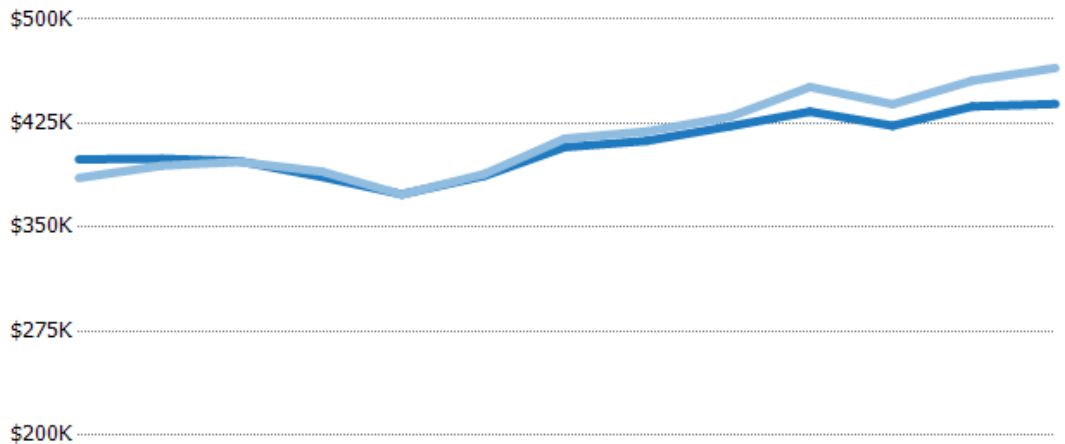
	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Median List Price	\$300K	\$310K	\$319K	\$315K	\$310K	\$320K	\$326K	\$335K	\$340K	\$345K	\$342K	\$348K	\$350K
Median Sales Price	\$300K	\$305K	\$315K	\$310K	\$305K	\$319K	\$325K	\$335K	\$340K	\$345K	\$342K	\$345K	\$350K
Med Sales Price as a % of Med List Price	100%	98%	99%	98%	98%	100%	100%	100%	100%	100%	100%	99%	100%

## Average Sales Price vs Average Est Value

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

### Filters Used

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



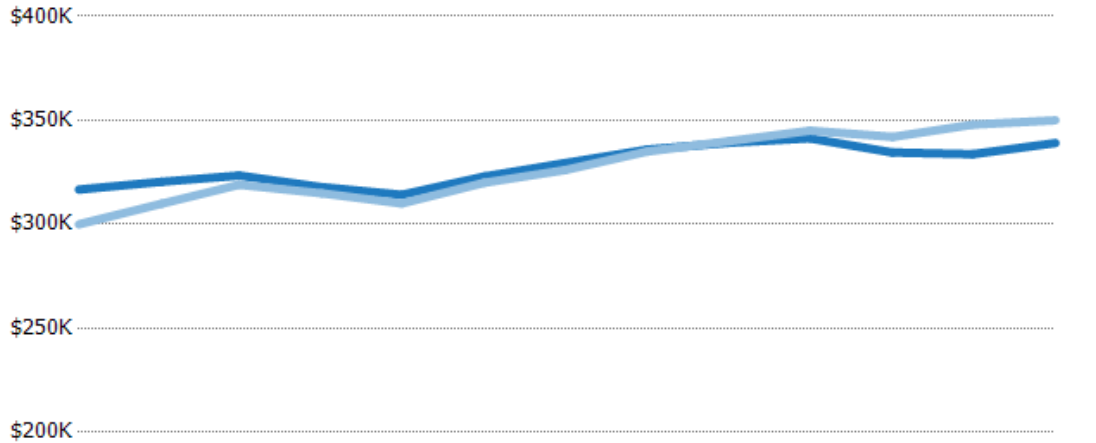
	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Avg Est Value	\$399K	\$399K	\$398K	\$386K	\$374K	\$387K	\$408K	\$412K	\$423K	\$433K	\$423K	\$437K	\$439K
Avg Sales Price	\$386K	\$394K	\$397K	\$390K	\$374K	\$388K	\$414K	\$419K	\$430K	\$451K	\$439K	\$456K	\$465K
Avg Sales Price as a % of Avg Est Value	97%	99%	100%	101%	100%	100%	102%	102%	102%	104%	104%	104%	106%

## Median Sales Price vs Median Est Value

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

### Filters Used

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



	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Median Est Value	\$317K	\$320K	\$323K	\$318K	\$314K	\$323K	\$329K	\$336K	\$339K	\$341K	\$335K	\$334K	\$339K
Median Sales Price	\$300K	\$310K	\$319K	\$315K	\$310K	\$320K	\$326K	\$335K	\$340K	\$345K	\$342K	\$348K	\$350K
Med Sales Price as a % of Med Est Value	95%	97%	99%	99%	99%	99%	99%	100%	100%	101%	102%	104%	103%

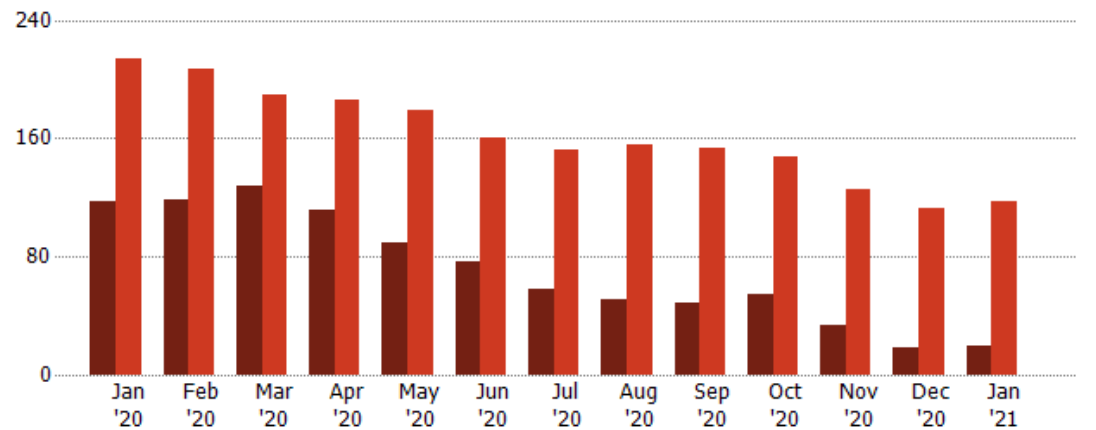
## Distressed Listings

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

### Filters Used

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

Month/Year	Count	% Chg.
Jan '21	20	-82.9%
Jan '20	117	-45.3%
Jan '19	214	15%



	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21
Current Year	117	119	128	111	89	77	58	51	49	54	34	18	20
Prior Year	214	207	189	186	179	160	152	156	153	147	126	113	117
Percent Change from Prior Year	-45%	-43%	-32%	-40%	-50%	-52%	-62%	-67%	-68%	-63%	-73%	-84%	-83%

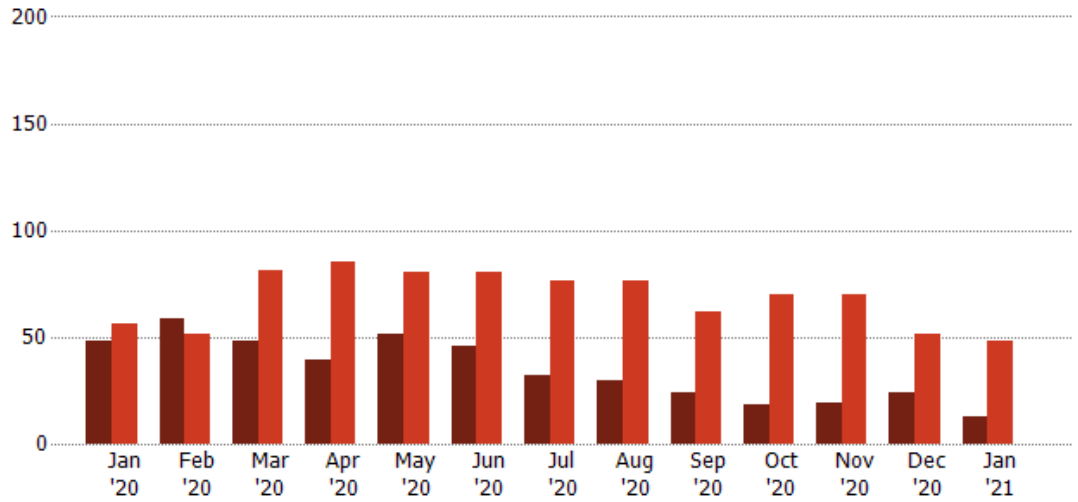
## Distressed Sales

The count of distressed residential properties sold each month.

### Filters Used

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

Month/Year	Count	% Chg.
Jan '21	13	-72.9%
Jan '20	48	-14.3%
Jan '19	56	117.9%



Current Year	48	59	48	39	51	46	32	30	24	18	19	24	13
Prior Year	56	51	81	85	80	80	76	76	62	70	70	51	48
Percent Change from Prior Year	-14%	16%	-41%	-54%	-36%	-43%	-58%	-61%	-61%	-74%	-73%	-53%	-73%



Sales Activity by ZIP

Jan 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	11	\$5,561,000	14	\$5,886,600	\$420,471	\$419,000	\$279	\$270	53
85004	7	\$2,812,100	12	\$4,296,500	\$358,042	\$342,500	\$241	\$229	31
85006	32	\$11,669,649	31	\$11,389,889	\$367,416	\$350,000	\$302	\$290	33
85007	16	\$5,299,994	9	\$3,308,400	\$367,600	\$317,000	\$231	\$223	36
85008	63	\$21,372,512	51	\$15,901,211	\$311,788	\$300,000	\$235	\$218	34
85009	44	\$10,973,365	31	\$6,582,894	\$212,351	\$221,000	\$174	\$173	36
85012	13	\$7,592,799	9	\$8,082,400	\$898,044	\$565,000	\$277	\$251	58
85013	35	\$15,082,695	21	\$10,264,825	\$488,801	\$395,000	\$258	\$268	38
85014	40	\$15,819,197	40	\$17,304,140	\$432,604	\$448,000	\$247	\$257	41
85015	39	\$10,818,674	38	\$10,926,499	\$287,539	\$285,500	\$190	\$190	28
85016	55	\$35,377,694	85	\$42,397,345	\$498,792	\$423,000	\$260	\$255	42
85017	23	\$4,899,000	20	\$4,266,900	\$213,345	\$236,500	\$171	\$172	34
85018	60	\$76,037,496	73	\$64,571,218	\$884,537	\$685,000	\$337	\$323	43
85019	20	\$4,457,299	14	\$2,830,489	\$202,178	\$245,000	\$146	\$156	32
85020	53	\$22,196,589	63	\$23,595,956	\$374,539	\$275,000	\$231	\$225	25
85021	44	\$24,305,164	31	\$11,431,439	\$368,756	\$270,000	\$217	\$221	25
85022	53	\$20,820,897	54	\$20,105,450	\$372,323	\$303,500	\$209	\$207	26
85023	48	\$18,970,065	34	\$13,768,907	\$404,968	\$332,500	\$211	\$216	28
85024	57	\$25,217,030	47	\$17,892,346	\$380,688	\$380,000	\$214	\$213	16
85027	34	\$9,604,585	52	\$14,588,457	\$280,547	\$280,000	\$198	\$206	12
85028	24	\$14,546,794	31	\$15,602,399	\$503,303	\$471,449	\$256	\$252	36
85029	49	\$13,103,548	47	\$12,961,199	\$275,770	\$280,000	\$178	\$176	18
85031	22	\$5,125,900	24	\$5,392,700	\$224,696	\$253,450	\$146	\$153	13
85032	89	\$29,553,528	96	\$32,911,881	\$342,832	\$322,500	\$217	\$222	25
85033	41	\$9,277,495	46	\$10,340,900	\$224,802	\$251,500	\$161	\$158	29
85034	3	\$725,000	2	\$493,000	\$246,500	\$246,500	\$233	\$233	54
85035	39	\$9,559,296	39	\$9,485,300	\$243,213	\$245,000	\$174	\$172	35
85037	64	\$17,101,800	59	\$15,635,400	\$265,007	\$270,000	\$172	\$167	24
85040	41	\$10,623,370	38	\$9,551,178	\$251,347	\$248,500	\$179	\$187	13
85041	74	\$24,979,901	53	\$15,377,400	\$290,140	\$292,000	\$171	\$174	24
85042	35	\$13,331,447	46	\$15,382,271	\$334,397	\$305,000	\$187	\$183	35
85043	53	\$15,194,943	39	\$10,569,822	\$271,021	\$280,000	\$166	\$163	25
85044	38	\$16,980,811	63	\$25,071,944	\$397,967	\$325,000	\$218	\$215	24
85045	18	\$9,875,195	22	\$10,153,906	\$461,541	\$444,750	\$207	\$210	21
85048	44	\$20,913,930	56	\$23,472,602	\$419,154	\$397,500	\$212	\$211	23
85050	45	\$23,591,048	59	\$27,685,101	\$469,239	\$412,500	\$229	\$233	20
85051	38	\$10,102,089	45	\$11,067,950	\$245,954	\$260,000	\$171	\$174	33
85053	28	\$9,240,481	44	\$13,286,100	\$301,957	\$295,000	\$185	\$184	29

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Sales Activity by ZIP

Jan 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	27	\$11,710,769	18	\$9,290,300	\$516,128	\$464,750	\$270	\$270	51
85083	17	\$8,700,399	36	\$18,394,050	\$510,946	\$478,700	\$187	\$189	35
85085	34	\$17,645,253	43	\$19,710,399	\$458,381	\$425,000	\$198	\$198	23
85086	89	\$50,504,798	76	\$38,674,850	\$508,880	\$450,000	\$208	\$207	28
85087	17	\$7,395,475	18	\$8,090,933	\$449,496	\$450,000	\$207	\$214	56
85120	6	\$2,203,658	3	\$428,500	\$142,833	\$132,500	\$113	\$89	16
85139	1	\$223,000	1	\$125,000	\$125,000	\$125,000	\$111	\$111	3
85142	109	\$61,491,451	77	\$42,847,857	\$556,466	\$525,000	\$192	\$191	20
85201	38	\$9,731,692	53	\$15,065,760	\$284,260	\$249,900	\$191	\$190	33
85202	45	\$12,600,210	44	\$13,667,000	\$310,614	\$301,750	\$198	\$199	25
85203	32	\$12,170,299	40	\$12,942,590	\$323,565	\$317,500	\$188	\$184	21
85204	41	\$11,387,090	49	\$15,156,000	\$309,306	\$300,000	\$209	\$207	32
85205	45	\$16,655,207	66	\$22,949,700	\$347,723	\$340,000	\$194	\$192	26
85206	48	\$14,348,012	60	\$17,264,845	\$287,747	\$279,950	\$185	\$183	22
85207	82	\$39,976,552	82	\$38,660,040	\$471,464	\$428,750	\$215	\$216	30
85208	66	\$16,217,548	64	\$15,534,400	\$242,725	\$245,500	\$174	\$178	28
85209	83	\$27,785,890	70	\$21,175,750	\$302,511	\$319,500	\$184	\$190	21
85210	30	\$8,107,500	28	\$7,877,200	\$281,329	\$285,000	\$194	\$192	34
85212	78	\$35,338,610	71	\$31,572,411	\$444,682	\$425,000	\$197	\$196	23
85213	47	\$21,862,690	37	\$20,004,645	\$540,666	\$415,000	\$195	\$192	26
85215	28	\$10,726,089	43	\$18,818,500	\$437,640	\$365,000	\$198	\$206	32
85224	35	\$12,297,900	50	\$17,020,200	\$340,404	\$324,950	\$210	\$213	21
85225	157	\$54,241,298	71	\$24,998,116	\$352,086	\$336,000	\$213	\$211	13
85226	53	\$20,492,562	38	\$14,510,368	\$381,852	\$375,000	\$231	\$233	19
85233	40	\$16,398,400	48	\$18,966,650	\$395,139	\$378,500	\$212	\$215	14
85234	43	\$21,027,600	61	\$31,064,550	\$509,255	\$425,000	\$214	\$209	19
85248	88	\$43,173,327	77	\$34,522,076	\$448,339	\$410,000	\$204	\$210	29
85249	67	\$37,861,387	72	\$42,939,973	\$596,389	\$557,500	\$213	\$213	26
85250	35	\$25,517,699	64	\$30,101,879	\$470,342	\$412,000	\$284	\$270	27
85251	103	\$60,993,185	109	\$71,343,268	\$654,525	\$390,000	\$326	\$286	43
85253	65	\$154,579,809	45	\$112,867,000	\$2,508,156	\$1,999,000	\$526	\$451	59
85254	70	\$54,438,747	84	\$59,508,530	\$708,435	\$655,000	\$308	\$270	36
85255	134	\$213,108,986	146	\$164,180,944	\$1,124,527	\$845,000	\$325	\$296	41
85257	42	\$18,778,200	49	\$18,314,150	\$373,758	\$425,000	\$243	\$250	48
85258	83	\$59,692,737	88	\$50,525,425	\$574,153	\$557,500	\$297	\$293	37
85259	39	\$38,977,160	55	\$47,883,965	\$870,618	\$725,000	\$275	\$270	34
85260	72	\$47,452,998	70	\$37,550,200	\$536,431	\$445,000	\$270	\$260	31

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ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85262	102	\$171,576,767	79	\$132,363,152	\$1,675,483	\$1,070,000	\$350	\$294	95
85263	23	\$14,154,613	17	\$10,729,500	\$631,147	\$585,000	\$302	\$301	50
85264	2	\$1,845,000	1	\$860,000	\$860,000	\$860,000	\$203	\$203	319
85266	45	\$62,115,045	40	\$35,930,694	\$898,267	\$776,500	\$307	\$297	58
85268	74	\$53,412,477	82	\$56,405,549	\$687,873	\$544,950	\$251	\$242	39
85281	55	\$17,704,842	51	\$15,528,701	\$304,484	\$285,000	\$235	\$241	43
85282	41	\$14,001,398	54	\$19,606,529	\$363,084	\$369,950	\$217	\$224	28
85283	38	\$15,646,800	42	\$14,422,730	\$343,398	\$339,790	\$224	\$218	30
85284	16	\$9,312,900	19	\$11,564,990	\$608,684	\$585,000	\$220	\$213	27
85286	50	\$26,430,973	67	\$32,253,208	\$481,391	\$449,000	\$209	\$207	23
85295	53	\$24,716,139	53	\$23,213,500	\$437,991	\$395,000	\$207	\$212	14
85296	42	\$17,862,095	59	\$26,435,150	\$448,053	\$395,000	\$213	\$211	10
85297	61	\$33,295,349	30	\$13,082,967	\$436,099	\$378,250	\$202	\$207	9
85298	63	\$38,973,190	62	\$34,852,950	\$562,144	\$485,000	\$219	\$216	23
85301	44	\$9,635,784	41	\$9,272,900	\$226,168	\$234,000	\$156	\$152	22
85302	36	\$9,816,700	54	\$15,330,240	\$283,893	\$279,000	\$176	\$175	18
85303	26	\$8,181,287	30	\$9,184,950	\$306,165	\$292,500	\$172	\$176	13
85304	23	\$6,221,900	31	\$9,147,900	\$295,094	\$295,000	\$167	\$168	26
85305	50	\$19,437,883	15	\$5,044,190	\$336,279	\$335,000	\$161	\$159	25
85306	18	\$5,774,298	19	\$5,565,000	\$292,895	\$311,000	\$184	\$180	15
85307	33	\$11,167,745	6	\$1,877,390	\$312,898	\$317,000	\$170	\$159	2
85308	81	\$31,890,783	85	\$34,886,689	\$410,432	\$394,900	\$188	\$187	31
85310	37	\$21,589,299	13	\$7,680,050	\$590,773	\$390,000	\$225	\$213	15
85320	1	\$275,000	2	\$956,500	\$478,250	\$478,250	\$204	\$204	90
85322	3	\$728,900	1	\$239,000	\$239,000	\$239,000	\$115	\$115	22
85323	48	\$14,804,002	44	\$12,556,491	\$285,375	\$286,500	\$157	\$161	19
85326	120	\$38,803,558	107	\$34,485,160	\$322,291	\$290,000	\$165	\$165	27
85331	80	\$57,158,270	57	\$39,322,970	\$689,877	\$640,000	\$254	\$243	37
85335	40	\$10,360,222	44	\$11,596,900	\$263,566	\$266,500	\$170	\$173	20
85338	117	\$41,581,073	111	\$39,039,529	\$351,707	\$340,000	\$171	\$175	23
85339	71	\$28,311,965	52	\$18,611,817	\$357,920	\$341,500	\$163	\$166	20
85340	81	\$40,527,730	58	\$24,706,092	\$425,967	\$401,498	\$180	\$184	25
85342	13	\$3,045,787	3	\$917,947	\$305,982	\$314,000	\$210	\$232	128
85345	58	\$15,379,379	69	\$19,068,393	\$276,354	\$280,000	\$176	\$182	19
85351	107	\$25,992,992	103	\$25,144,775	\$244,124	\$230,000	\$155	\$153	38
85353	46	\$13,972,290	50	\$14,917,700	\$298,354	\$308,450	\$154	\$158	35
85354	23	\$5,943,200	11	\$2,444,300	\$222,209	\$220,000	\$137	\$130	54

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ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85355	19	\$9,575,741	25	\$11,020,500	\$440,820	\$406,000	\$183	\$168	25
85361	44	\$14,196,187	16	\$6,114,535	\$382,158	\$390,500	\$183	\$188	47
85363	5	\$1,291,900	6	\$1,321,490	\$220,248	\$227,995	\$158	\$161	18
85373	38	\$10,982,676	48	\$14,155,800	\$294,913	\$287,500	\$163	\$162	37
85374	93	\$31,440,264	105	\$31,595,317	\$300,908	\$305,500	\$186	\$185	39
85375	84	\$27,605,723	117	\$35,956,256	\$307,318	\$287,000	\$173	\$169	29
85377	20	\$20,847,268	12	\$9,730,490	\$810,874	\$606,000	\$267	\$257	78
85378	11	\$2,556,477	12	\$2,991,400	\$249,283	\$280,500	\$177	\$183	44
85379	73	\$26,920,689	80	\$27,827,800	\$347,848	\$332,500	\$169	\$169	18
85381	29	\$10,691,319	29	\$9,957,500	\$343,362	\$335,000	\$181	\$175	19
85382	59	\$20,341,563	63	\$22,591,850	\$358,601	\$353,000	\$188	\$190	24
85383	126	\$71,230,321	128	\$74,657,548	\$583,262	\$502,500	\$214	\$207	30
85387	52	\$21,315,189	53	\$20,433,964	\$385,546	\$372,000	\$184	\$195	19
85388	50	\$17,299,458	45	\$15,985,977	\$355,244	\$335,000	\$161	\$155	14
85390	39	\$12,558,377	14	\$6,658,760	\$475,626	\$335,000	\$207	\$206	53
85392	44	\$14,547,147	36	\$11,289,500	\$313,597	\$305,000	\$172	\$174	19
85395	85	\$37,315,557	59	\$23,204,781	\$393,301	\$362,500	\$185	\$179	22
85396	88	\$34,654,932	95	\$38,595,399	\$406,267	\$367,500	\$177	\$173	27
Other	7	\$2,646,380	2	\$1,409,718	\$704,859	\$704,859	\$258	\$258	123