

2021

FOUNTAIN HILLS
MARKET REPORT
May 2021



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	May 2021	May 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	91	68	+33.8%	523	455	+14.9%
New Listing Volume	\$59,636,419	\$41,782,764	+42.7%	\$374,164,105	\$288,662,761	+29.6%
Active Listing Count	121	221	-45.2%	N/A	N/A	
Active Listing Volume	\$107,970,263	\$204,263,342	-47.1%	N/A	N/A	
Average Listing Price	\$892,316	\$924,269	-3.5%	\$922,155	\$916,297	+0.6%
Median Listing Price	\$674,000	\$679,900	-0.9%	\$642,604	\$677,254	-5.1%
Average Listing Price per Sq Ft	\$303	\$261	+16.3%	\$298	\$258	+15.6%
Median Listing Price per Sq Ft	\$277	\$239	+15.9%	\$276	\$237	+16.3%
Median Days in RPR	31	82	-62.2%	28.21	70.76	-60.1%
Months of Inventory	0.9	2.9	-68.2%	2.1	2.8	-27.4%
Absorption Rate	106.61%	33.94%	+72.7%	48.39%	35.11%	+13.3%
Sales Activity Charts Metrics						
New Pending Sales Count	113	96	+17.7%	551	516	+6.8%
New Pending Sales Volume	\$78,401,054	\$57,041,286	+37.4%	\$384,309,703	\$290,822,773	+32.1%
Pending Sales Count	26	68	-61.8%	N/A	N/A	
Pending Sales Volume	\$16,333,481	\$40,884,239	-60%	N/A	N/A	
Closed Sales Count	116	50	+132%	514	360	+42.8%
Closed Sales Volume	\$82,816,744	\$26,796,462	+209.1%	\$366,100,632	\$193,132,772	+89.6%
Average Sales Price	\$713,937	\$535,929	+33.2%	\$712,258	\$536,480	+32.8%
Median Sales Price	\$547,500	\$417,450	+31.2%	\$544,220	\$421,720	+29%
Average Sales Price per Sq Ft	\$287	\$230	+25.1%	\$274	\$229	+19.7%
Median Sales Price per Sq Ft	\$272	\$217	+25.3%	\$260	\$218	+19.4%
Distressed Charts Metrics						
Distressed Listing Count	-	1	-	N/A	N/A	

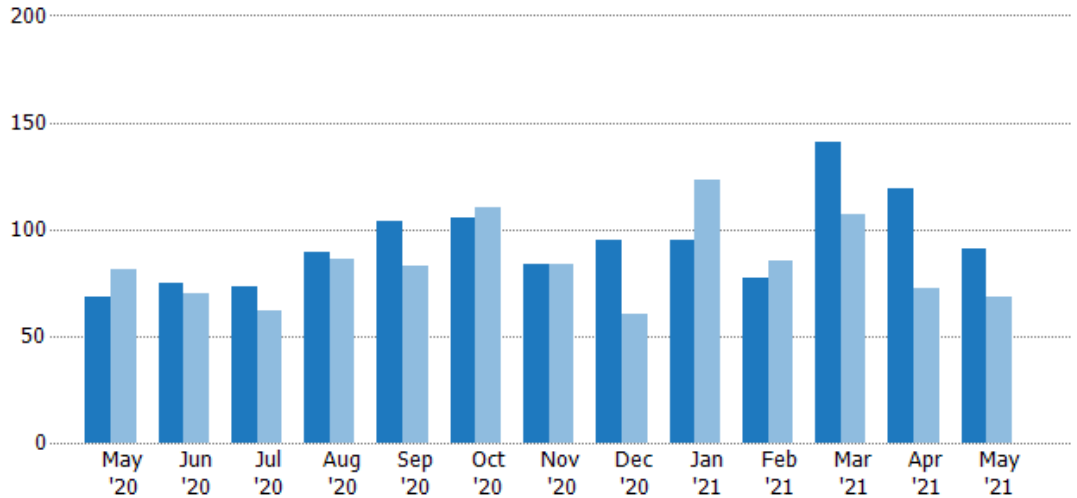
New Listings

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family

Month/Year	Count	% Chg.
May '21	91	33.8%
May '20	68	-16%
May '19	81	-14.8%



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	68	75	73	89	104	105	84	95	95	77	141	119	91
Prior Year	81	70	62	86	83	110	84	60	123	85	107	72	68
Percent Change from Prior Year	-16%	7%	18%	3%	25%	-5%	0%	58%	-23%	-9%	32%	65%	34%

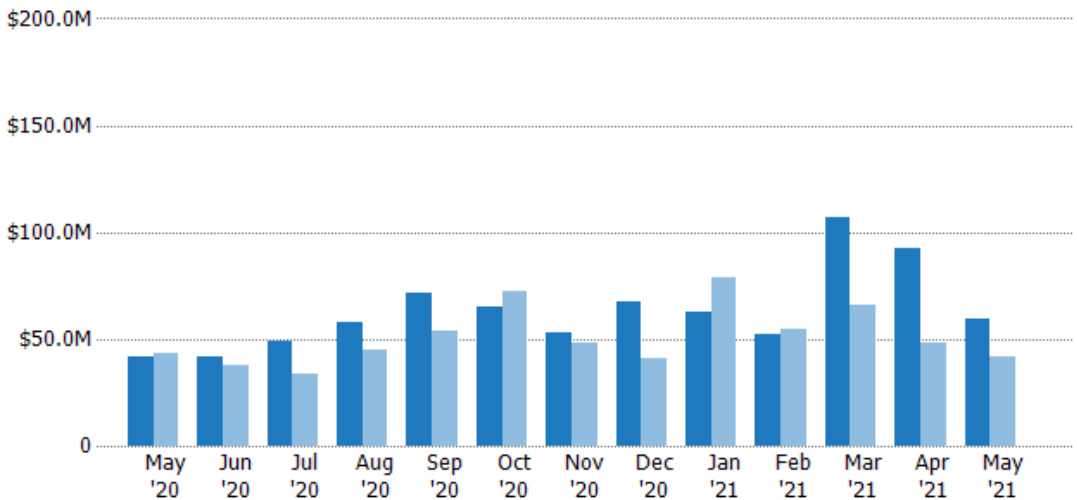
New Listing Volume

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family

Month/Year	Volume	% Chg.
May '21	\$59.6M	42.7%
May '20	\$41.8M	-4.2%
May '19	\$43.6M	-6.8%



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$41.8M	\$42.1M	\$48.8M	\$57.5M	\$71.7M	\$64.9M	\$53.1M	\$67.4M	\$62.6M	\$52.3M	\$107M	\$92.4M	\$59.6M
Prior Year	\$43.6M	\$37.8M	\$33.9M	\$45.1M	\$53.6M	\$72.5M	\$48.5M	\$41.1M	\$78.4M	\$54.6M	\$65.8M	\$48.1M	\$41.8M
Percent Change from Prior Year	-4%	11%	44%	27%	34%	-11%	9%	64%	-20%	-4%	63%	92%	43%

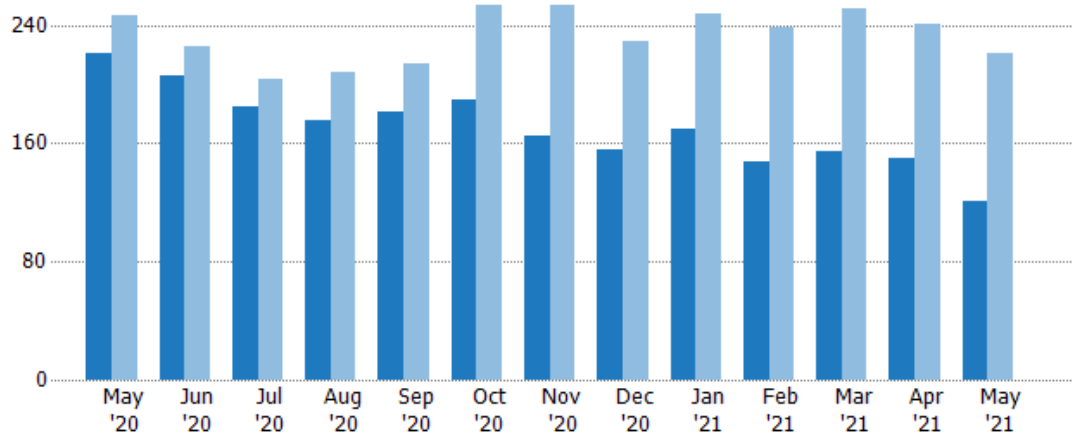
Active Listings

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family

Month/ Year	Count	% Chg.
May '21	121	-45.2%
May '20	221	-10.2%
May '19	246	2.8%



Current Year	221	206	185	175	181	190	165	156	170	148	155	150	121
Prior Year	246	225	203	208	214	254	253	229	248	238	251	241	221
Percent Change from Prior Year	-10%	-8%	-9%	-16%	-15%	-25%	-35%	-32%	-31%	-38%	-38%	-38%	-45%

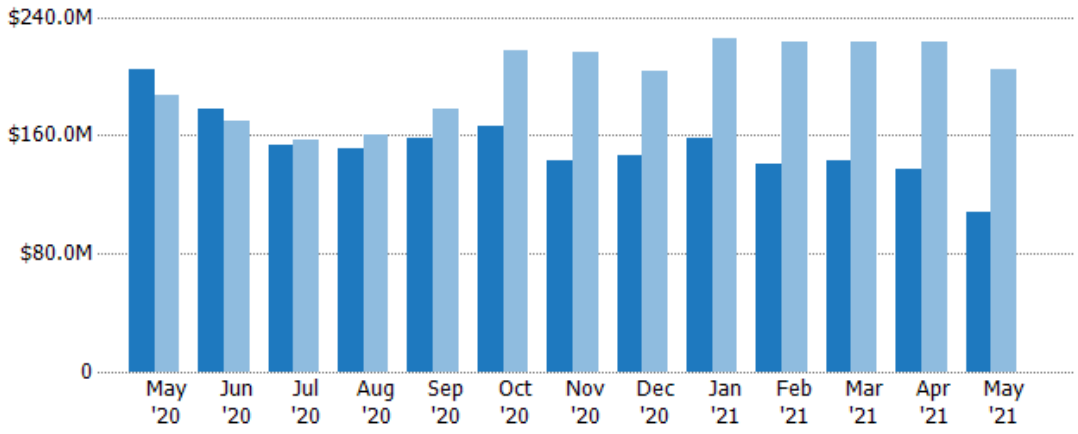
Active Listing Volume

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family

Month/ Year	Volume	% Chg.
May '21	\$108M	-47.1%
May '20	\$204M	9.5%
May '19	\$187M	6.6%



Current Year	\$204M	\$178M	\$153M	\$151M	\$158M	\$166M	\$143M	\$146M	\$158M	\$140M	\$142M	\$137M	\$108M
Prior Year	\$187M	\$169M	\$157M	\$160M	\$178M	\$217M	\$216M	\$204M	\$225M	\$223M	\$223M	\$223M	\$204M
Percent Change from Prior Year	9%	5%	-3%	-6%	-12%	-23%	-34%	-28%	-30%	-37%	-36%	-38%	-47%

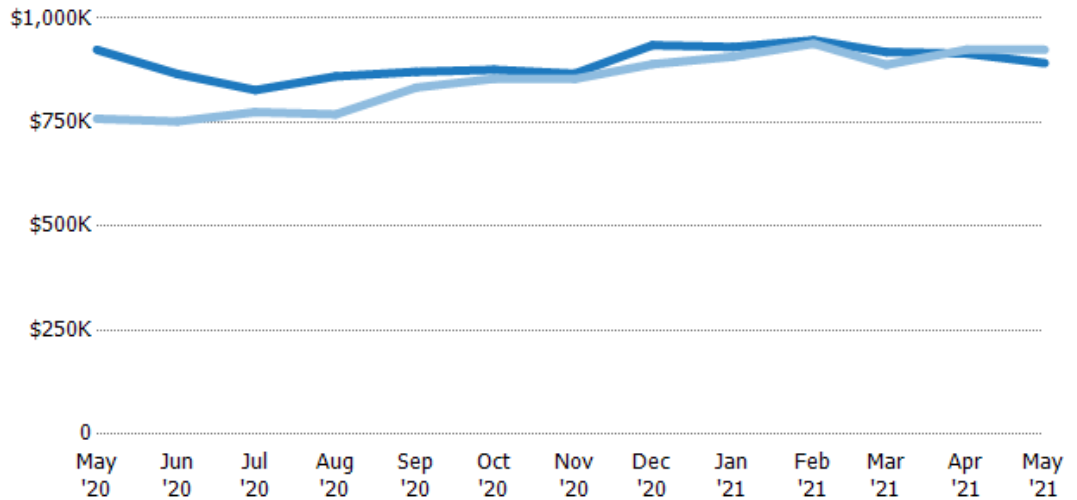
Average Listing Price

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family

Month/Year	Price	% Chg.
May '21	\$892K	-3.5%
May '20	\$924K	21.9%
May '19	\$758K	3.7%



Current Year	\$924K	\$866K	\$827K	\$860K	\$871K	\$876K	\$867K	\$935K	\$931K	\$947K	\$919K	\$915K	\$892K
Prior Year	\$758K	\$752K	\$774K	\$769K	\$833K	\$855K	\$854K	\$890K	\$908K	\$939K	\$888K	\$925K	\$924K
Percent Change from Prior Year	22%	15%	7%	12%	5%	3%	1%	5%	3%	1%	3%	-1%	-3%

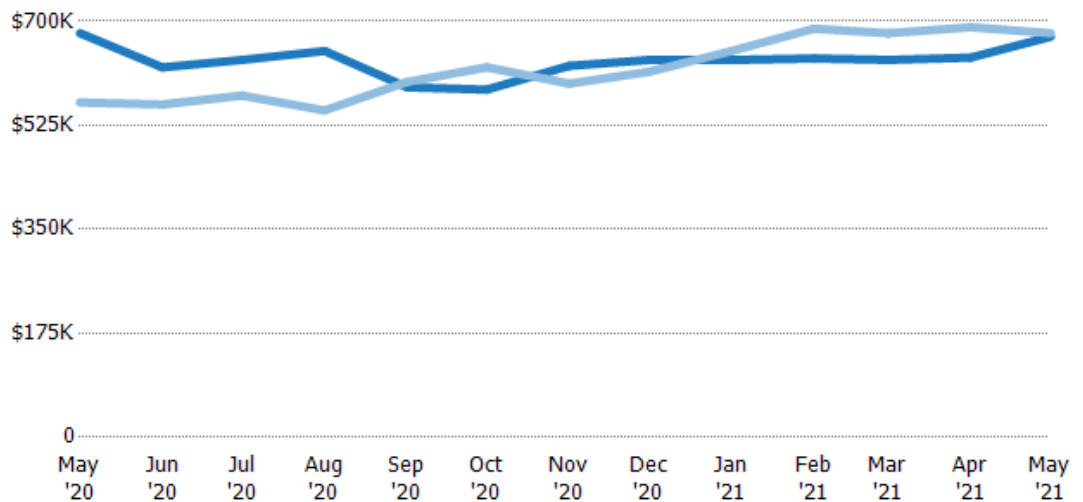
Median Listing Price

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family

Month/Year	Price	% Chg.
May '21	\$674K	-0.9%
May '20	\$680K	20.7%
May '19	\$564K	-0.6%



Current Year	\$680K	\$622K	\$635K	\$650K	\$589K	\$585K	\$625K	\$635K	\$635K	\$637K	\$635K	\$639K	\$674K
Prior Year	\$564K	\$560K	\$575K	\$550K	\$598K	\$623K	\$595K	\$615K	\$650K	\$688K	\$680K	\$690K	\$680K
Percent Change from Prior Year	21%	11%	10%	18%	-2%	-6%	5%	3%	-2%	-7%	-7%	-7%	-1%

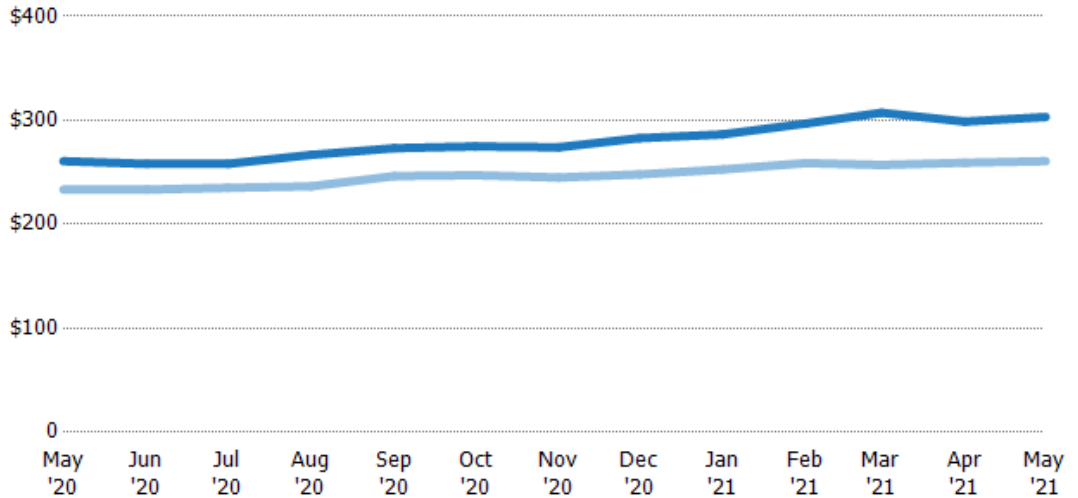
Average Listing Price per Sq Ft

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family

Month/ Year	Price/sq ft	% Chg.
May '21	\$303	16.3%
May '20	\$261	11.7%
May '19	\$233	-3.6%



Current Year	\$261	\$258	\$258	\$267	\$273	\$275	\$274	\$283	\$286	\$297	\$307	\$299	\$303
Prior Year	\$233	\$233	\$235	\$236	\$246	\$247	\$245	\$248	\$253	\$259	\$257	\$259	\$261
Percent Change from Prior Year	12%	11%	10%	13%	11%	11%	12%	14%	13%	15%	20%	15%	16%

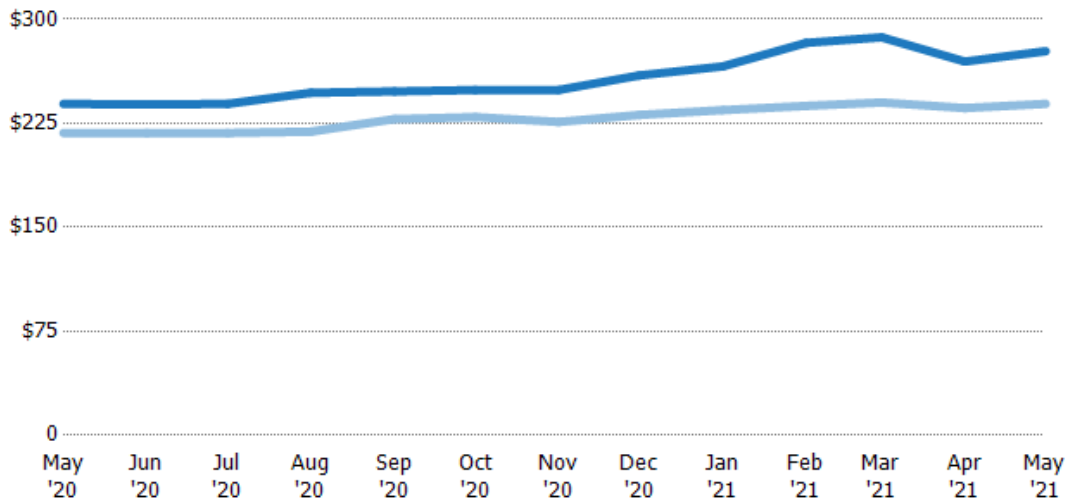
Median Listing Price per Sq Ft

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family

Month/ Year	Price/sq ft	% Chg.
May '21	\$277	15.9%
May '20	\$239	9.6%
May '19	\$218	-5%



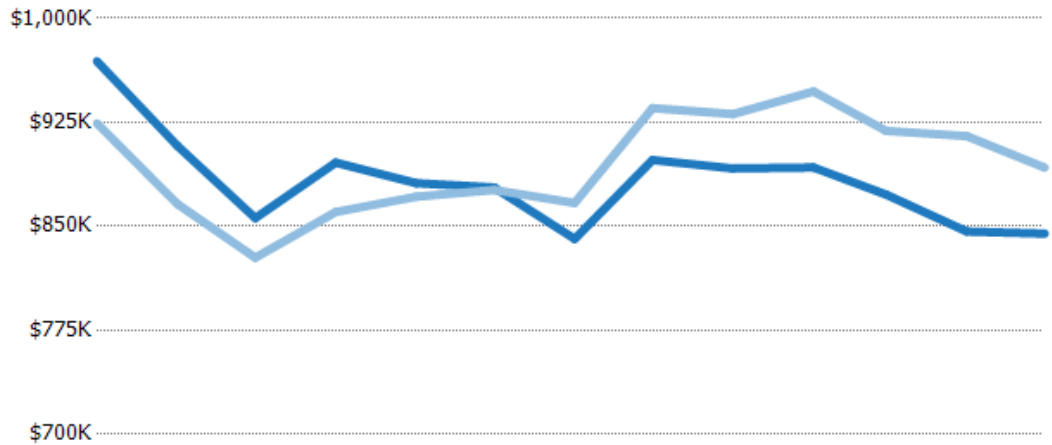
Current Year	\$239	\$239	\$239	\$247	\$248	\$249	\$249	\$260	\$266	\$283	\$287	\$270	\$277
Prior Year	\$218	\$218	\$218	\$219	\$228	\$230	\$226	\$231	\$235	\$238	\$240	\$236	\$239
Percent Change from Prior Year	10%	9%	10%	13%	9%	8%	10%	12%	13%	19%	20%	14%	16%

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: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family



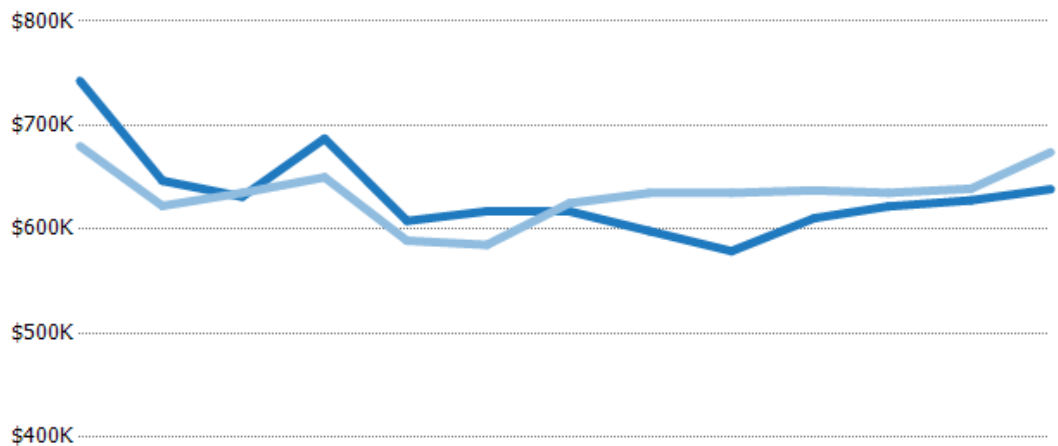
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Avg Est Value	\$969K	\$908K	\$856K	\$896K	\$881K	\$878K	\$841K	\$898K	\$892K	\$892K	\$873K	\$846K	\$845K
Avg Listing Price	\$924K	\$866K	\$827K	\$860K	\$871K	\$876K	\$867K	\$935K	\$931K	\$947K	\$919K	\$915K	\$892K
Avg Listing Price as a % of Avg Est Value	95%	95%	97%	96%	99%	100%	103%	104%	104%	106%	105%	108%	106%

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: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Median Est Value	\$743K	\$647K	\$631K	\$687K	\$608K	\$617K	\$617K	\$598K	\$579K	\$611K	\$622K	\$628K	\$639K
Median Listing Price	\$680K	\$622K	\$635K	\$650K	\$589K	\$585K	\$625K	\$635K	\$635K	\$637K	\$635K	\$639K	\$674K
Med Listing Price as a % of Med Est Value	92%	96%	101%	95%	97%	95%	101%	106%	110%	104%	102%	102%	106%

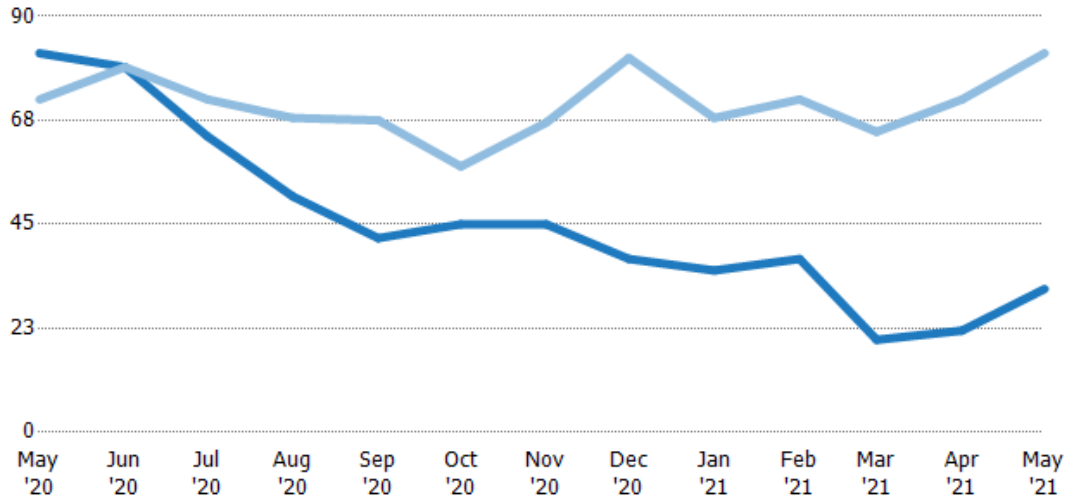
Median Days in RPR

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: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family

Month/Year	Days	% Chg.
May '21	31	-62.2%
May '20	82	13.9%
May '19	72	16.7%



Current Year	82	79	64	51	42	45	45	37.5	35	37.5	20	22	31
Prior Year	72	79	72	68	67.5	57.5	67	81	68	72	65	72	82
Percent Change from Prior Year	14%	0%	-11%	-25%	-38%	-22%	-33%	-54%	-49%	-48%	-69%	-69%	-62%

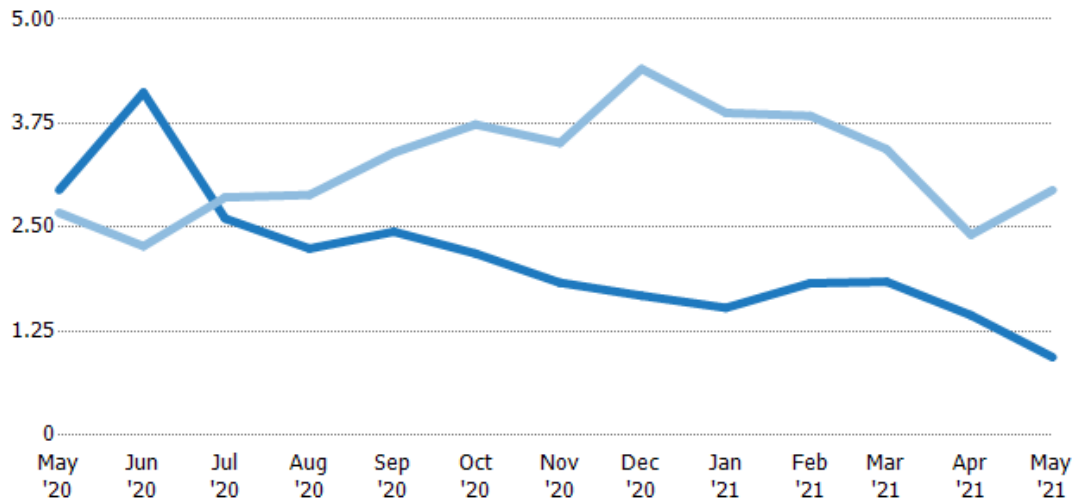
Months of Inventory

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family

Month/Year	Months	% Chg.
May '21	0	-68.2%
May '20	2.95	10.2%
May '19	2.67	4%



Current Year	2.95	4.12	2.61	2.24	2.45	2.18	1.83	1.68	1.53	1.83	1.85	1.44	0
Prior Year	2.67	2.27	2.86	2.89	3.4	3.74	3.51	4.4	3.88	3.84	3.44	2.41	2.95
Percent Change from Prior Year	10%	81%	-9%	-22%	-28%	-42%	-48%	-62%	-60%	-52%	-46%	-40%	-68%

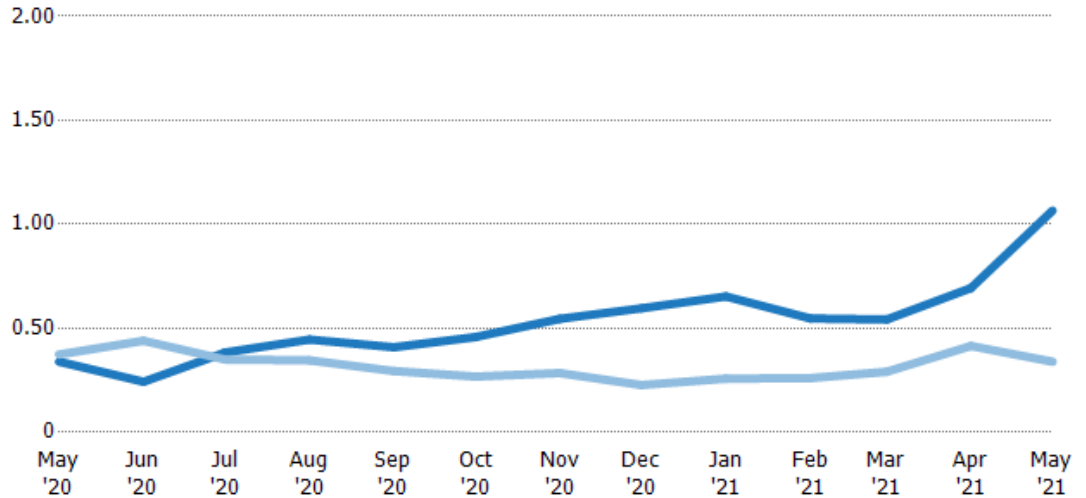
Absorption Rate

The percentage of inventory sold per month.

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family

Month/ Year	Rate	Chg.
May '21	107%	-72.7%
May '20	34%	3.5%
May '19	37%	-3.8%



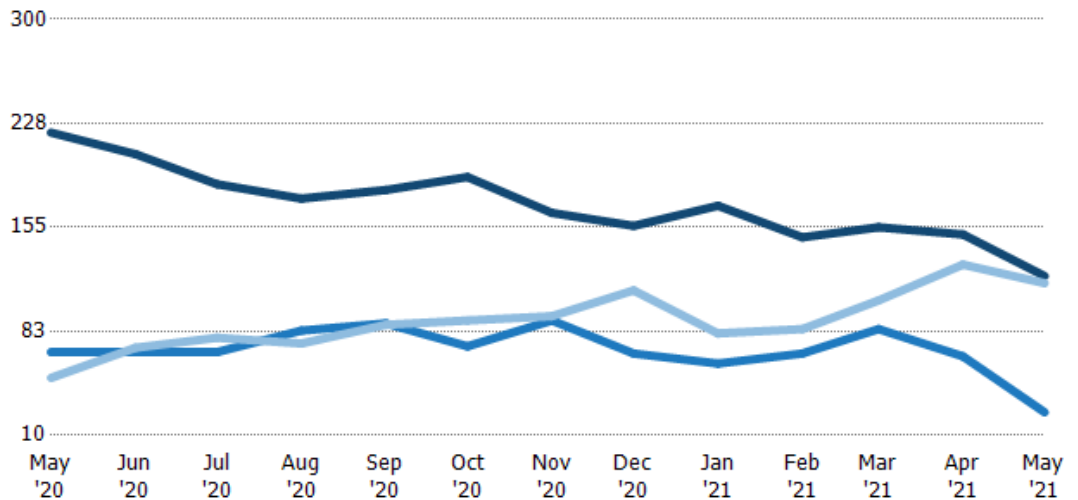
Current Year	34%	24%	38%	45%	41%	46%	55%	60%	65%	55%	54%	69%	107%
Prior Year	37%	44%	35%	35%	29%	27%	28%	23%	26%	26%	29%	41%	34%
Change from Prior Year	3%	20%	-3%	-10%	-11%	-19%	-26%	-37%	-39%	-29%	-25%	-28%	-73%

Active/Pending/Sold Units

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family



Active	221	206	185	175	181	190	165	156	170	148	155	150	121
Pending	68	68	68	83	88	72	90	67	60	67	84	65	26
Sold	50	71	78	74	87	90	93	111	81	84	104	129	116

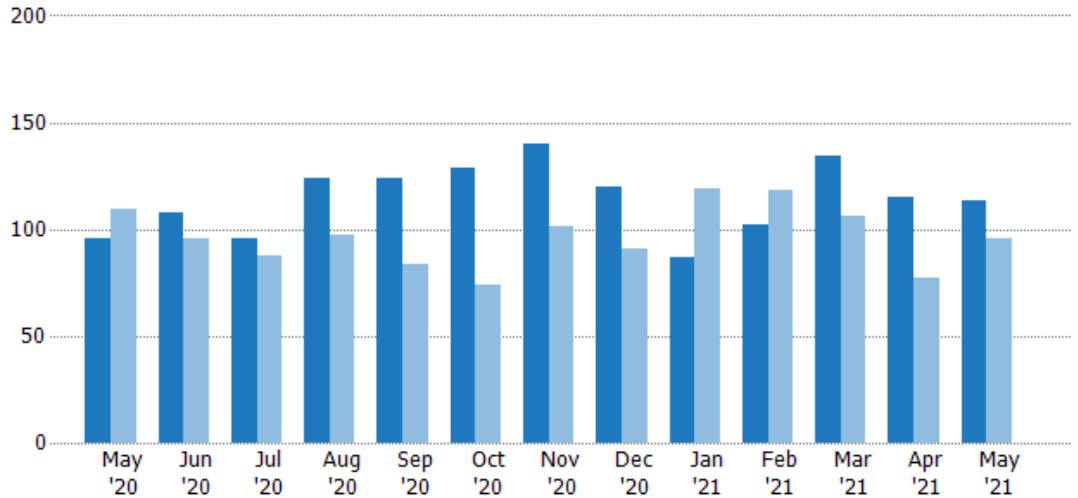
New Pending Sales

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family

Month/Year	Count	% Chg.
May '21	113	17.7%
May '20	96	-11.9%
May '19	109	-18.3%



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	96	108	96	124	124	129	140	120	87	102	134	115	113
Prior Year	109	96	88	97	84	74	101	91	119	118	106	77	96
Percent Change from Prior Year	-12%	13%	9%	28%	48%	74%	39%	32%	-27%	-14%	26%	49%	18%

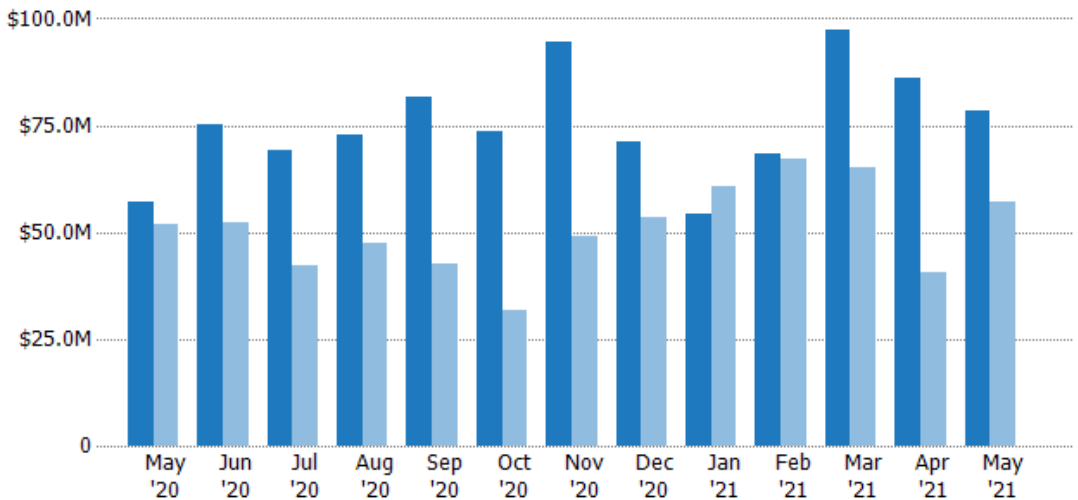
New Pending Sales Volume

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family

Month/Year	Volume	% Chg.
May '21	\$78.4M	37.4%
May '20	\$57M	10.2%
May '19	\$51.8M	-18.6%



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$57M	\$75.1M	\$69.1M	\$72.8M	\$81.5M	\$73.4M	\$94.4M	\$71.3M	\$54.1M	\$68.4M	\$97.2M	\$86.1M	\$78.4M
Prior Year	\$51.8M	\$52.4M	\$42.3M	\$47.4M	\$42.7M	\$31.6M	\$49M	\$53.4M	\$60.8M	\$67.2M	\$65.2M	\$40.6M	\$57M
Percent Change from Prior Year	10%	43%	63%	54%	91%	132%	93%	34%	-11%	2%	49%	112%	37%

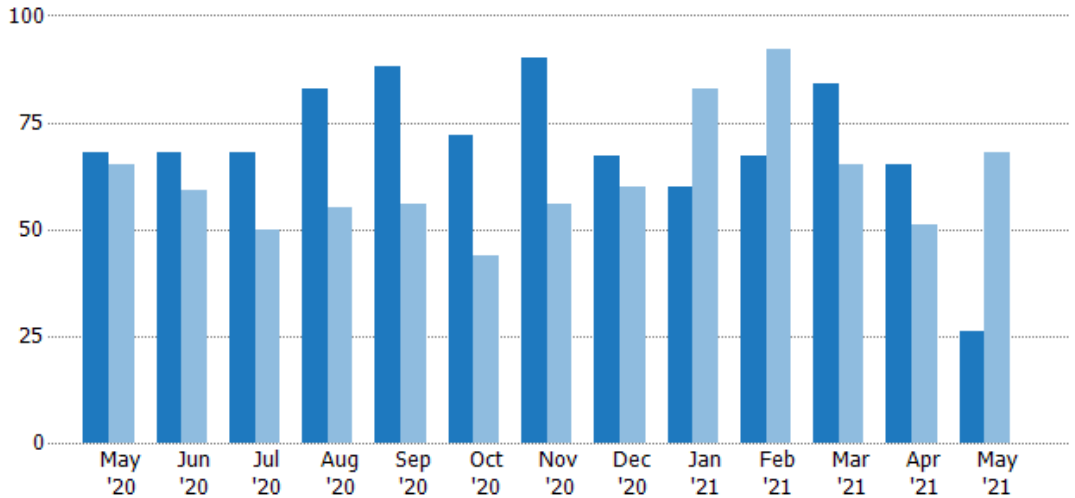
Pending Sales

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family

Month/Year	Count	% Chg.
May '21	26	-61.8%
May '20	68	4.6%
May '19	65	1.5%



Current Year	68	68	68	83	88	72	90	67	60	67	84	65	26
Prior Year	65	59	50	55	56	44	56	60	83	92	65	51	68
Percent Change from Prior Year	5%	15%	36%	51%	57%	64%	61%	12%	-28%	-27%	29%	27%	-62%

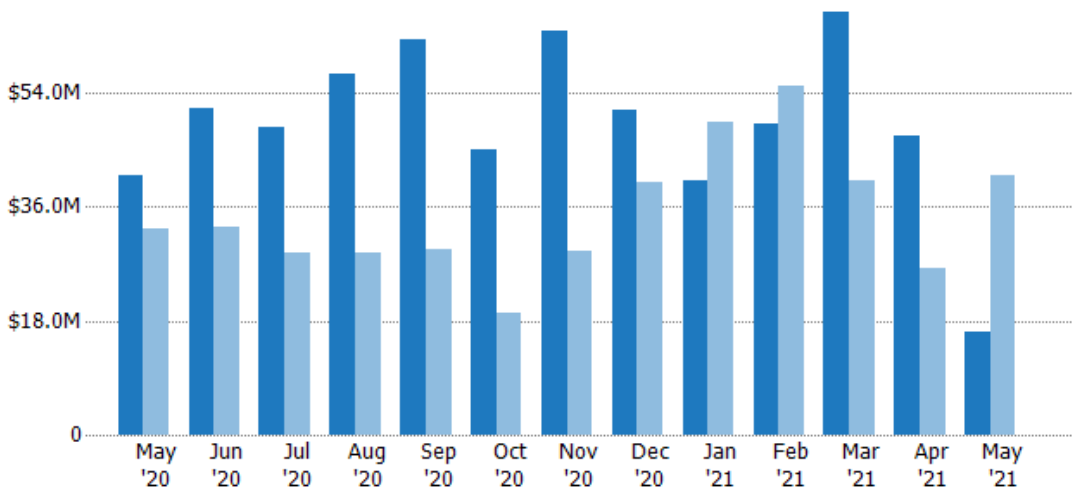
Pending Sales Volume

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: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family

Month/Year	Volume	% Chg.
May '21	\$16.3M	-60%
May '20	\$40.9M	25.2%
May '19	\$32.6M	2.7%



Current Year	\$40.9M	\$51.5M	\$48.7M	\$57.1M	\$62.4M	\$45M	\$63.8M	\$51.3M	\$40M	\$49.2M	\$66.7M	\$47.3M	\$16.3M
Prior Year	\$32.6M	\$32.7M	\$28.6M	\$28.8M	\$29.4M	\$19.1M	\$29M	\$39.8M	\$49.4M	\$55M	\$40.1M	\$26.4M	\$40.9M
Percent Change from Prior Year	25%	57%	70%	98%	112%	135%	120%	29%	-19%	-11%	66%	79%	-60%

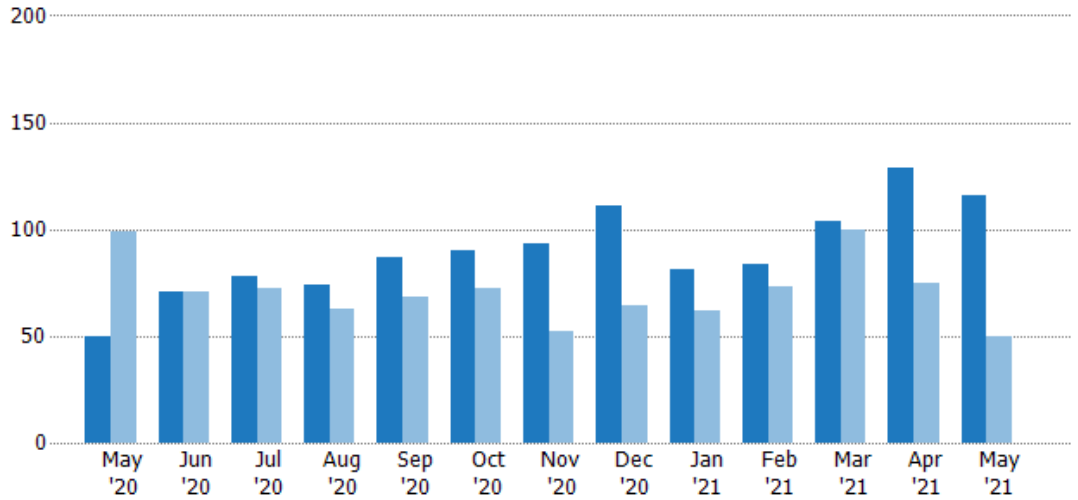
Closed Sales

The total number of residential properties sold each month.

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family

Month/Year	Count	% Chg.
May '21	116	132%
May '20	50	-49.5%
May '19	99	5.1%



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	50	71	78	74	87	90	93	111	81	84	104	129	116
Prior Year	99	71	72	63	68	72	52	64	62	73	100	75	50
Percent Change from Prior Year	-49%	0%	8%	17%	28%	25%	79%	73%	31%	15%	4%	72%	132%

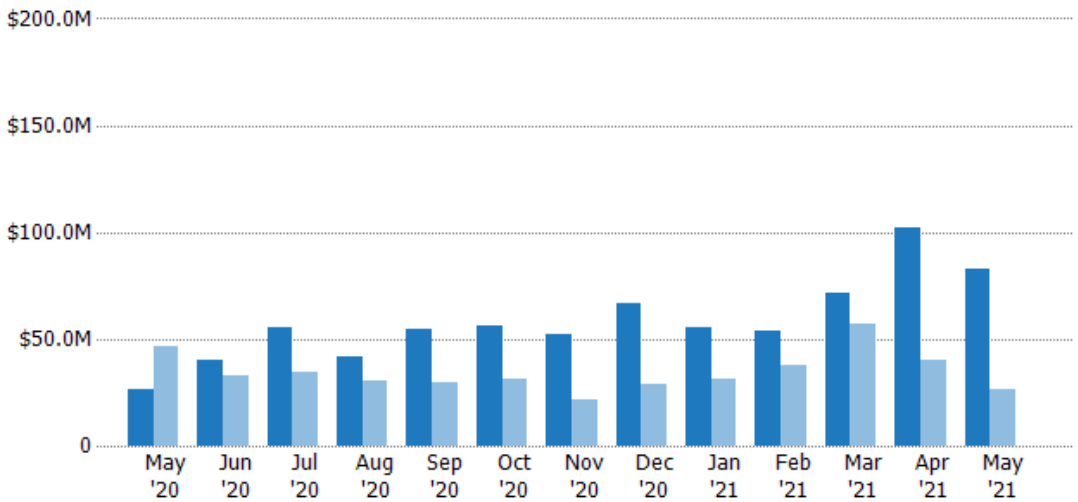
Closed Sales Volume

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family

Month/Year	Volume	% Chg.
May '21	\$82.8M	209.1%
May '20	\$26.8M	-42.6%
May '19	\$46.7M	-8.1%



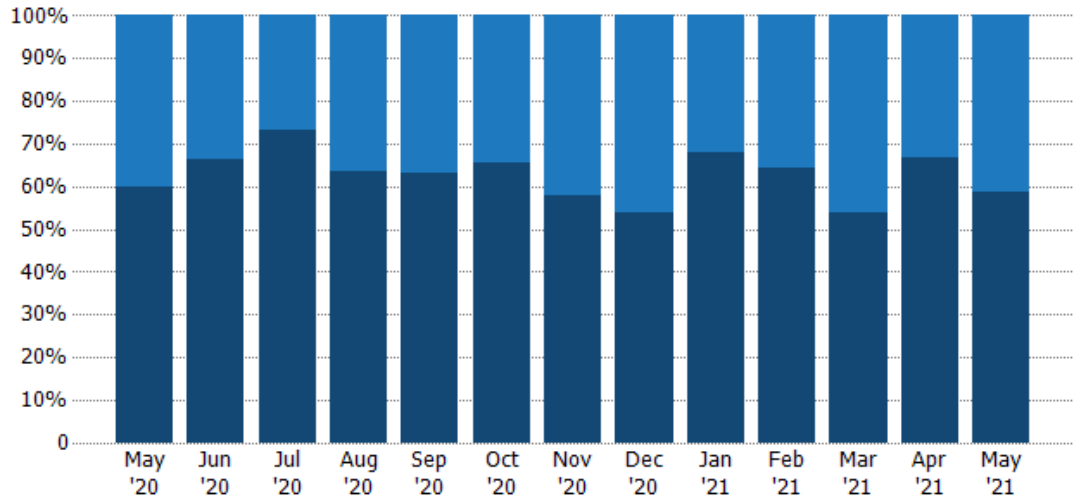
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$26.8M	\$40.4M	\$55.8M	\$41.6M	\$54.2M	\$56.1M	\$52.5M	\$66.4M	\$55.8M	\$53.8M	\$71.8M	\$102M	\$82.8M
Prior Year	\$46.7M	\$32.8M	\$34.6M	\$30.6M	\$30M	\$31.4M	\$21.7M	\$28.8M	\$31.2M	\$37.9M	\$56.8M	\$40.4M	\$26.8M
Percent Change from Prior Year	-43%	23%	61%	36%	81%	79%	142%	130%	79%	42%	27%	152%	209%

Closed Sales by Property Type

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family



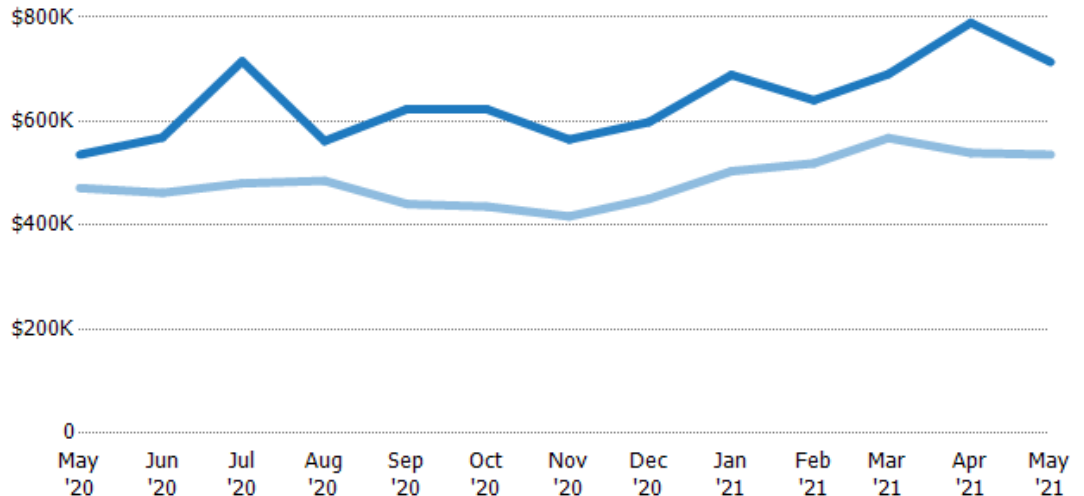
Condo/Townhouse	40%	34%	27%	36%	37%	34%	42%	46%	32%	36%	46%	33%	41%
Single Family Residence	60%	66%	73%	64%	63%	66%	58%	54%	68%	64%	54%	67%	59%

Average Sales Price

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family



Current Year	\$536K	\$569K	\$715K	\$562K	\$623K	\$623K	\$565K	\$598K	\$689K	\$640K	\$691K	\$789K	\$714K
Prior Year	\$472K	\$462K	\$481K	\$486K	\$441K	\$436K	\$417K	\$451K	\$504K	\$519K	\$568K	\$539K	\$536K
Percent Change from Prior Year	14%	23%	49%	16%	41%	43%	35%	33%	37%	23%	22%	46%	33%

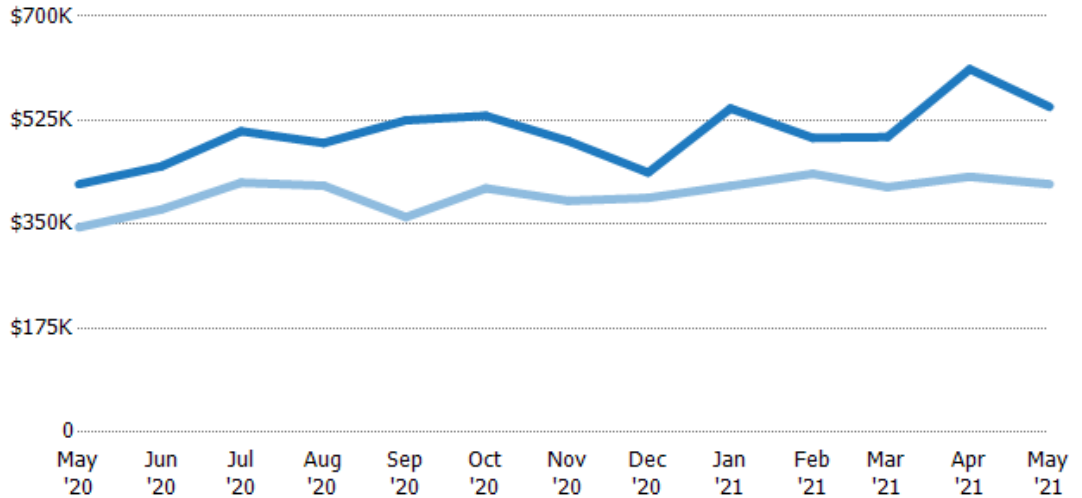
Median Sales Price

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family

Month/Year	Price	% Chg.
May '21	\$548K	31.2%
May '20	\$417K	21%
May '19	\$345K	9.1%



Current Year	\$417K	\$448K	\$507K	\$487K	\$525K	\$533K	\$490K	\$437K	\$545K	\$495K	\$497K	\$611K	\$548K
Prior Year	\$345K	\$375K	\$420K	\$415K	\$362K	\$411K	\$390K	\$394K	\$415K	\$435K	\$413K	\$430K	\$417K
Percent Change from Prior Year	21%	19%	21%	17%	45%	30%	26%	11%	31%	14%	20%	42%	31%

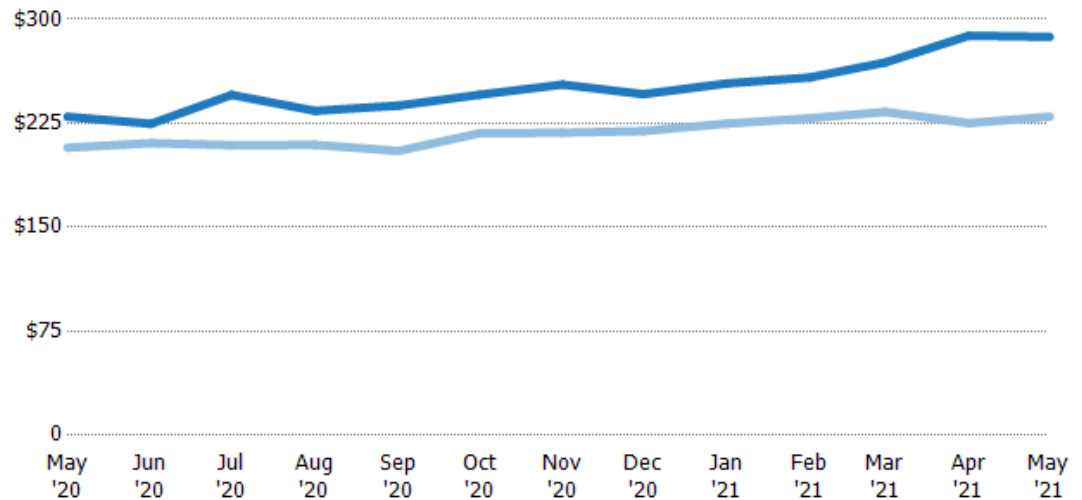
Average Sales Price per Sq Ft

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family

Month/Year	Price/sq ft	% Chg.
May '21	\$287	25.1%
May '20	\$230	10.8%
May '19	\$207	-5.9%



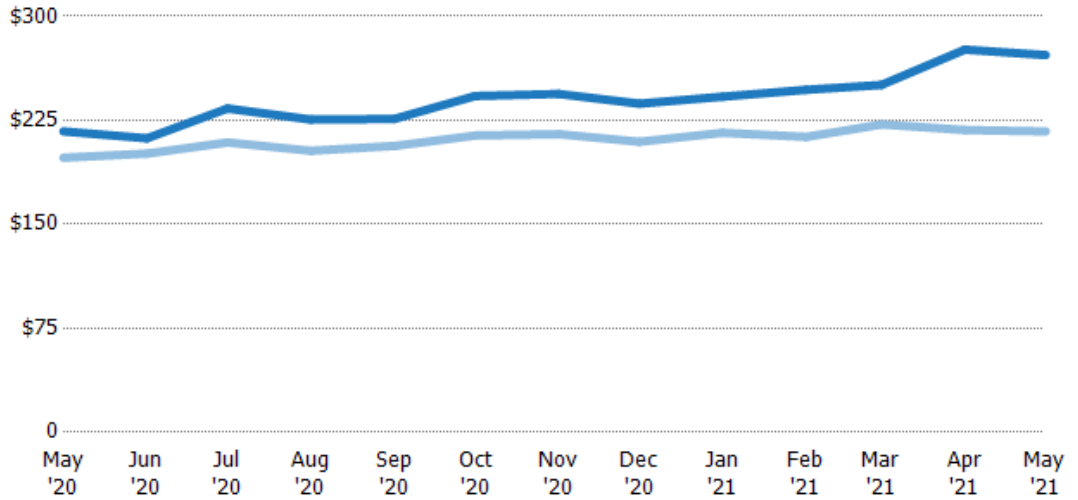
Current Year	\$230	\$225	\$245	\$234	\$238	\$246	\$253	\$246	\$254	\$258	\$269	\$288	\$287
Prior Year	\$207	\$211	\$209	\$209	\$205	\$218	\$218	\$219	\$225	\$229	\$233	\$225	\$230
Percent Change from Prior Year	11%	7%	17%	12%	16%	13%	16%	12%	13%	13%	15%	28%	25%

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: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family



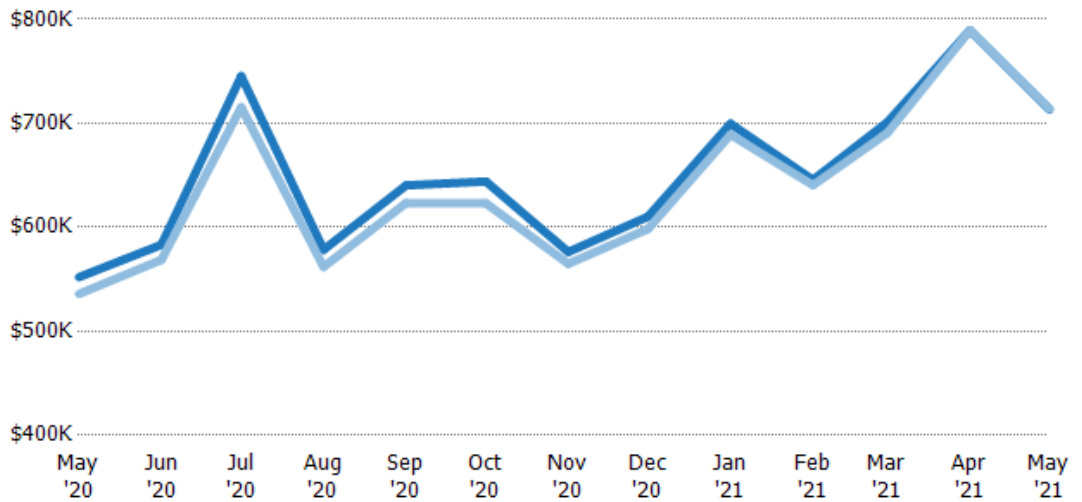
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$217	\$212	\$234	\$226	\$226	\$243	\$244	\$237	\$242	\$247	\$251	\$276	\$272
Prior Year	\$198	\$201	\$209	\$203	\$207	\$214	\$215	\$210	\$216	\$213	\$222	\$218	\$217
Percent Change from Prior Year	10%	5%	12%	11%	9%	13%	13%	13%	12%	16%	13%	27%	25%

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: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family



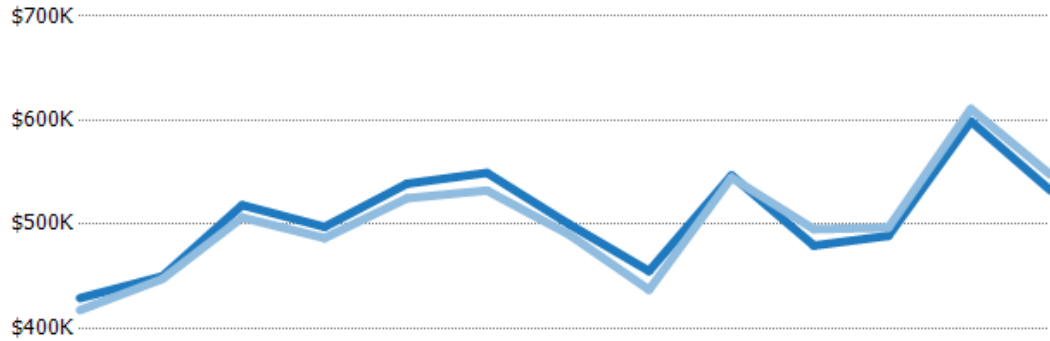
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Avg List Price	\$552K	\$583K	\$745K	\$578K	\$640K	\$644K	\$576K	\$610K	\$700K	\$645K	\$701K	\$789K	\$713K
Avg Sales Price	\$536K	\$569K	\$715K	\$562K	\$623K	\$623K	\$565K	\$598K	\$689K	\$640K	\$691K	\$789K	\$714K
Avg Sales Price as a % of Avg List Price	97%	98%	96%	97%	97%	97%	98%	98%	99%	99%	99%	100%	100%

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: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family



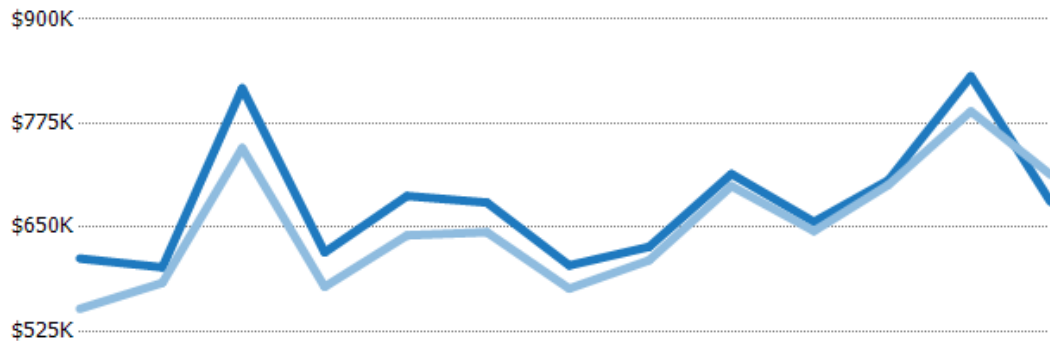
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Median List Price	\$429K	\$450K	\$518K	\$498K	\$539K	\$549K	\$500K	\$455K	\$547K	\$479K	\$489K	\$599K	\$532K
Median Sales Price	\$417K	\$448K	\$507K	\$487K	\$525K	\$533K	\$490K	\$437K	\$545K	\$495K	\$497K	\$611K	\$548K
Med Sales Price as a % of Med List Price	97%	99%	98%	98%	97%	97%	98%	96%	100%	103%	102%	102%	103%

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: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family



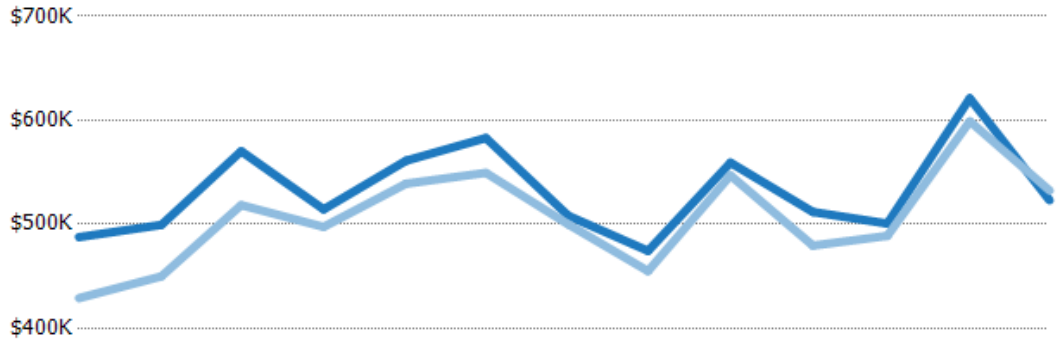
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Avg Est Value	\$612K	\$602K	\$817K	\$620K	\$688K	\$680K	\$604K	\$626K	\$714K	\$656K	\$706K	\$832K	\$681K
Avg Sales Price	\$552K	\$583K	\$745K	\$578K	\$640K	\$644K	\$576K	\$610K	\$700K	\$645K	\$701K	\$789K	\$713K
Avg Sales Price as a % of Avg Est Value	90%	97%	91%	93%	93%	95%	95%	97%	98%	98%	99%	95%	105%

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: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family



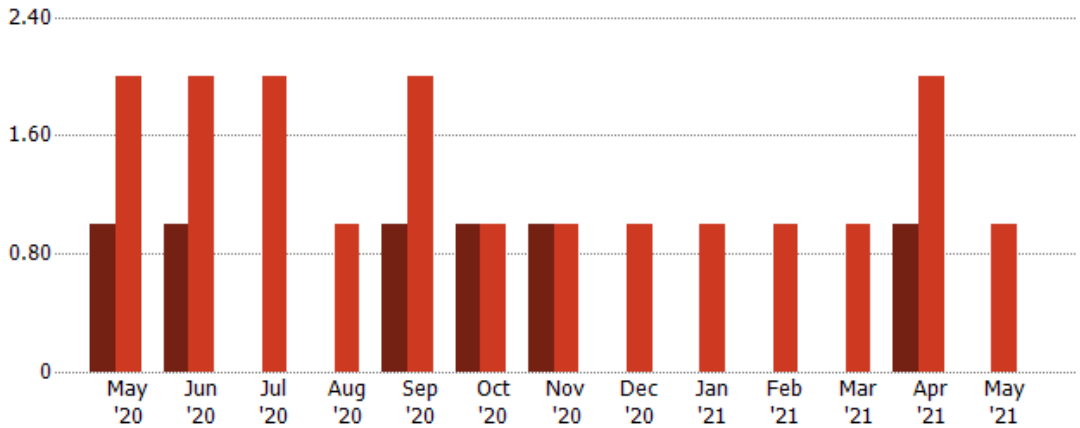
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Median Est Value	\$488K	\$499K	\$570K	\$514K	\$561K	\$583K	\$508K	\$474K	\$559K	\$512K	\$501K	\$621K	\$523K
Median Sales Price	\$429K	\$450K	\$518K	\$498K	\$539K	\$549K	\$500K	\$455K	\$547K	\$479K	\$489K	\$599K	\$532K
Med Sales Price as a % of Med Est Value	88%	90%	91%	97%	96%	94%	98%	96%	98%	94%	98%	96%	102%

Distressed Listings

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

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family



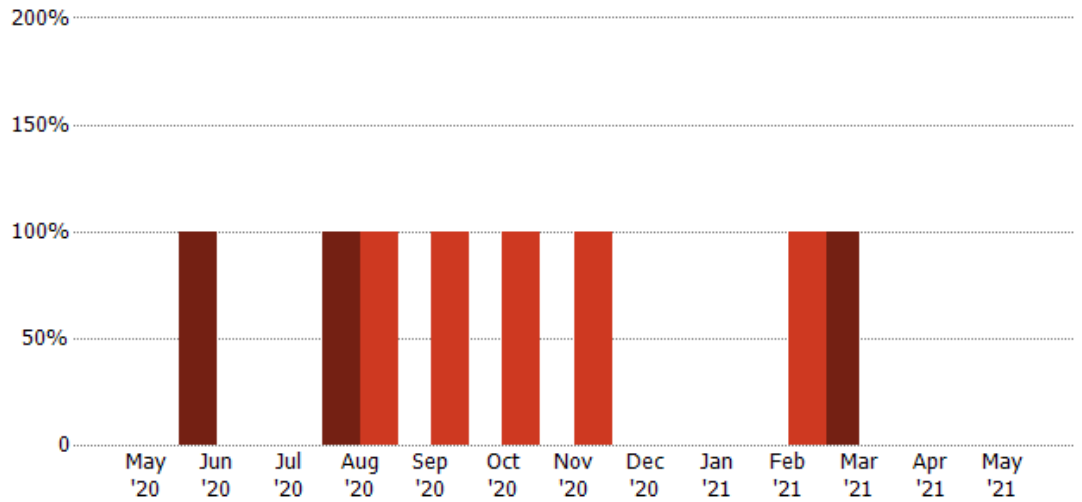
Current Year	1	1	-	-	1	1	1	-	-	-	-	1	-
Prior Year	2	2	2	1	2	1	1	1	1	1	1	2	1
Percent Change from Prior Year	-50%	-50%	-100%	-100%	-50%	0%	0%	-100%	-100%	-100%	-100%	-50%	-100%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

Custom Area: Fountain Hills, Arizona
 Saved Area
 Property Type:
 Condo/Townhouse/Apt.,
 Mobile/Manufactured, Single Family



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	-	1	-	1	-	-	-	-	-	-	1	-	-
Prior Year	-	-	-	1	1	1	1	-	-	1	-	-	-
Percent Change from Prior Year	-	100%	-	0%	-100%	-100%	-100%	-	-	-100%	100%	-	-



Sales Activity by ZIP

May 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
85268	26	\$16,333,481	116	\$82,816,744	\$713,937	\$547,500	\$290	\$273	34

