



**2021**

# **MARICOPA COUNTY**

## MARKET REPORT

### May 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.

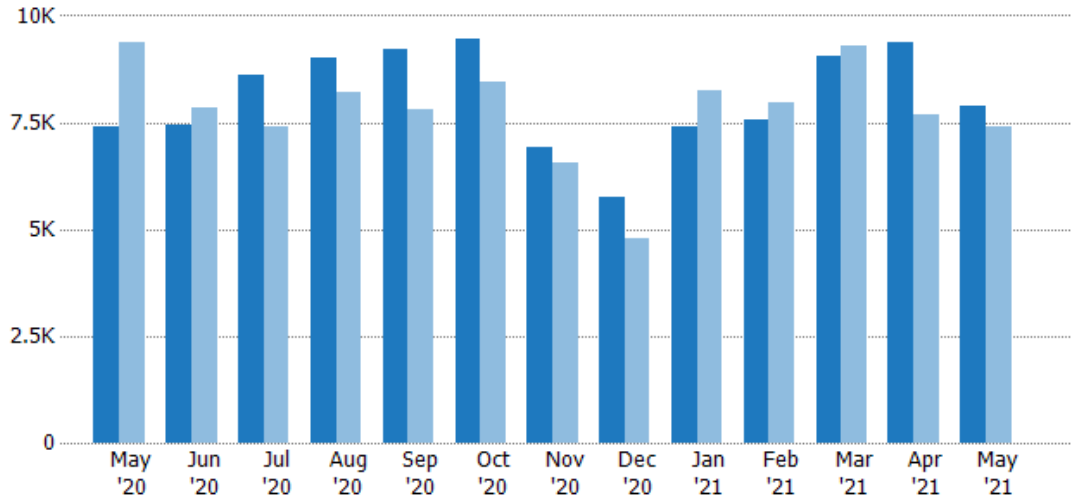
Key Metrics	May 2021	May 2020	+ / -	YTD 2021	YTD 2020	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	7,870	7,402	+6.3%	41,236	40,621	+1.5%
New Listing Volume	\$4,240,317,495	\$3,158,179,781	+34.3%	\$22,009,843,562	\$17,186,783,927	+28.1%
Active Listing Count	7,208	13,332	-45.9%	N/A	N/A	
Active Listing Volume	\$5,802,085,561	\$8,472,043,649	-31.5%	N/A	N/A	
Average Listing Price	\$804,951	\$635,467	+26.7%	\$765,035	\$637,482	+20%
Median Listing Price	\$469,000	\$389,000	+20.6%	\$432,414	\$386,879	+11.8%
Average Listing Price per Sq Ft	\$287	\$224	+28.2%	\$269	\$221	+21.5%
Median Listing Price per Sq Ft	\$248	\$194	+27.8%	\$231	\$191	+21.1%
Median Days in RPR	24	53	-54.7%	22.98	42.13	-45.4%
Months of Inventory	0.8	2.2	-61.8%	1.3	1.9	-29.4%
Absorption Rate	118.58%	45.25%	+73.3%	74.77%	52.77%	+22%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	9,000	10,681	-15.7%	42,974	46,231	-7%
New Pending Sales Volume	\$4,759,743,944	\$4,222,070,931	+12.7%	\$21,668,177,223	\$18,338,364,133	+18.2%
Pending Sales Count	2,665	7,411	-64%	N/A	N/A	
Pending Sales Volume	\$1,408,377,461	\$3,000,207,003	-53.1%	N/A	N/A	
Closed Sales Count	8,068	5,931	+36%	38,380	31,682	+21.1%
Closed Sales Volume	\$4,267,872,713	\$2,170,198,627	+96.7%	\$19,139,488,184	\$12,073,198,691	+58.5%
Average Sales Price	\$528,988	\$365,908	+44.6%	\$498,684	\$381,074	+30.9%
Median Sales Price	\$405,000	\$305,000	+32.8%	\$376,767	\$307,464	+22.5%
Average Sales Price per Sq Ft	\$241	\$187	+28.7%	\$229	\$187	+22.2%
Median Sales Price per Sq Ft	\$224	\$177	+26.6%	\$213	\$176	+20.9%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	13	82	-84.1%	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.
May '21	7.87K	6.3%
May '20	7.4K	-21%
May '19	9.37K	-8.6%

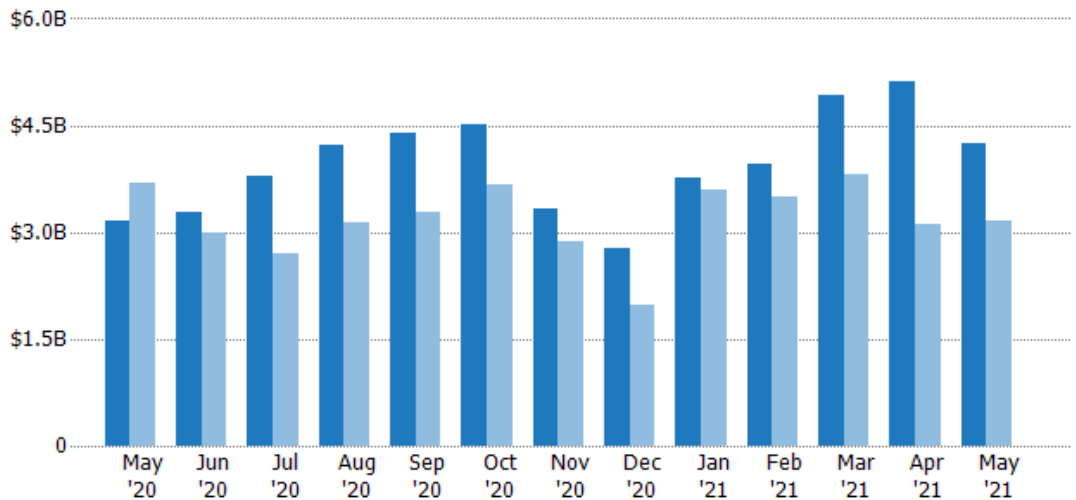
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	7.4K	7.45K	8.59K	9.02K	9.21K	9.45K	6.93K	5.77K	7.42K	7.55K	9.03K	9.37K	7.87K
Prior Year	9.37K	7.85K	7.4K	8.19K	7.82K	8.44K	6.56K	4.79K	8.25K	7.97K	9.31K	7.69K	7.4K
Percent Change from Prior Year	-21%	-5%	16%	10%	18%	12%	6%	20%	-10%	-5%	-3%	22%	6%

## 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.
May '21	\$4.24B	34.3%
May '20	\$3.16B	-14.3%
May '19	\$3.68B	-17%

	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	\$3.16B	\$3.29B	\$3.78B	\$4.22B	\$4.39B	\$4.52B	\$3.34B	\$2.77B	\$3.75B	\$3.97B	\$4.92B	\$5.12B	\$4.24B
Prior Year	\$3.68B	\$2.99B	\$2.71B	\$3.13B	\$3.27B	\$3.67B	\$2.88B	\$1.99B	\$3.61B	\$3.49B	\$3.82B	\$3.11B	\$3.16B
Percent Change from Prior Year	-14%	10%	40%	35%	34%	23%	16%	39%	4%	14%	29%	65%	34%

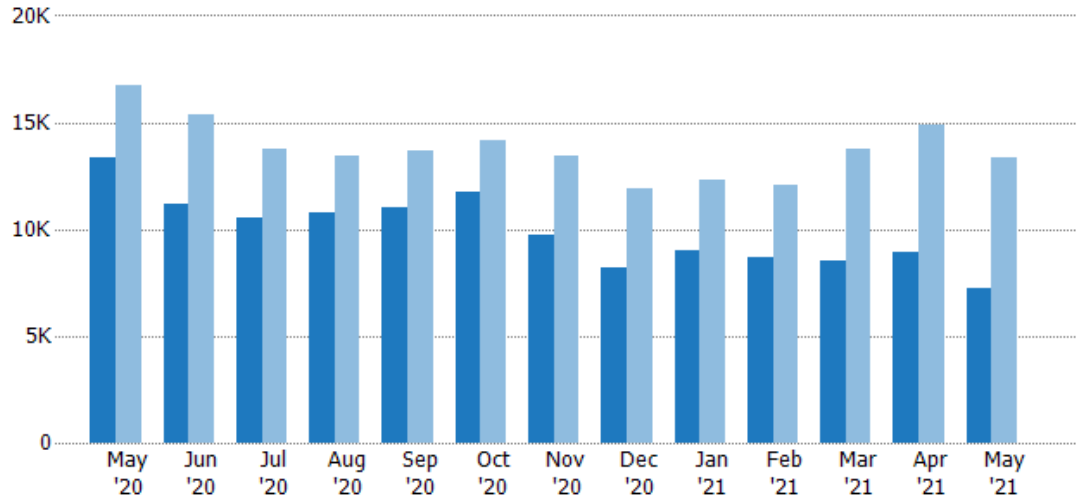
## Active Listings

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.
May '21	7.21K	-45.9%
May '20	13.3K	-20.5%
May '19	16.8K	-10.5%



Current Year	13.3K	11.2K	10.5K	10.8K	11K	11.7K	9.71K	8.21K	9.01K	8.71K	8.55K	8.9K	7.21K
Prior Year	16.8K	15.4K	13.8K	13.5K	13.7K	14.1K	13.5K	11.9K	12.3K	12.1K	13.8K	14.9K	13.3K
Percent Change from Prior Year	-21%	-27%	-24%	-20%	-20%	-17%	-28%	-31%	-27%	-28%	-38%	-40%	-46%

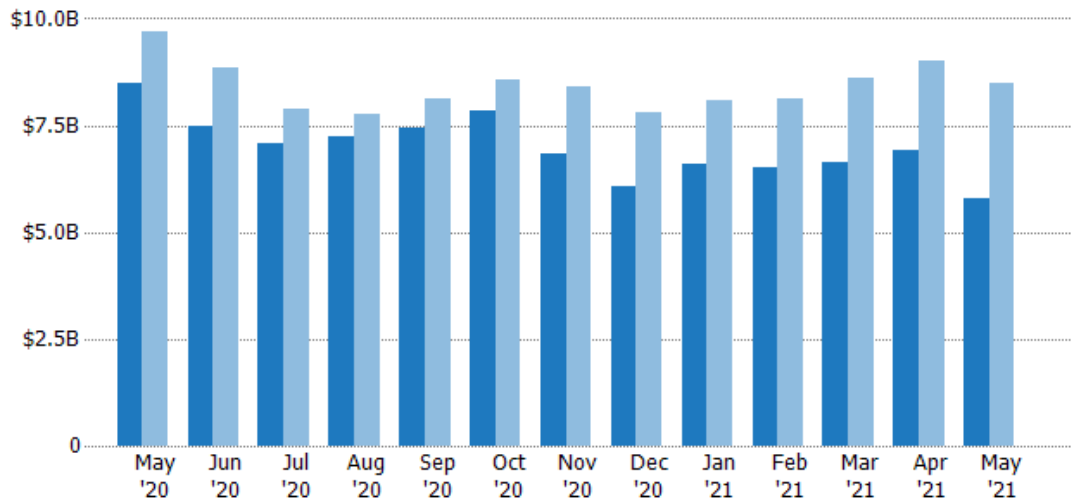
## Active Listing Volume

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.
May '21	\$5.8B	-31.5%
May '20	\$8.47B	-12.5%
May '19	\$9.69B	-15.4%



Current Year	\$8.47B	\$7.5B	\$7.06B	\$7.24B	\$7.46B	\$7.86B	\$6.85B	\$6.05B	\$6.58B	\$6.51B	\$6.62B	\$6.9B	\$5.8B
Prior Year	\$9.69B	\$8.84B	\$7.89B	\$7.76B	\$8.11B	\$8.57B	\$8.42B	\$7.81B	\$8.08B	\$8.14B	\$8.61B	\$9B	\$8.47B
Percent Change from Prior Year	-13%	-15%	-11%	-7%	-8%	-8%	-19%	-22%	-19%	-20%	-23%	-23%	-32%

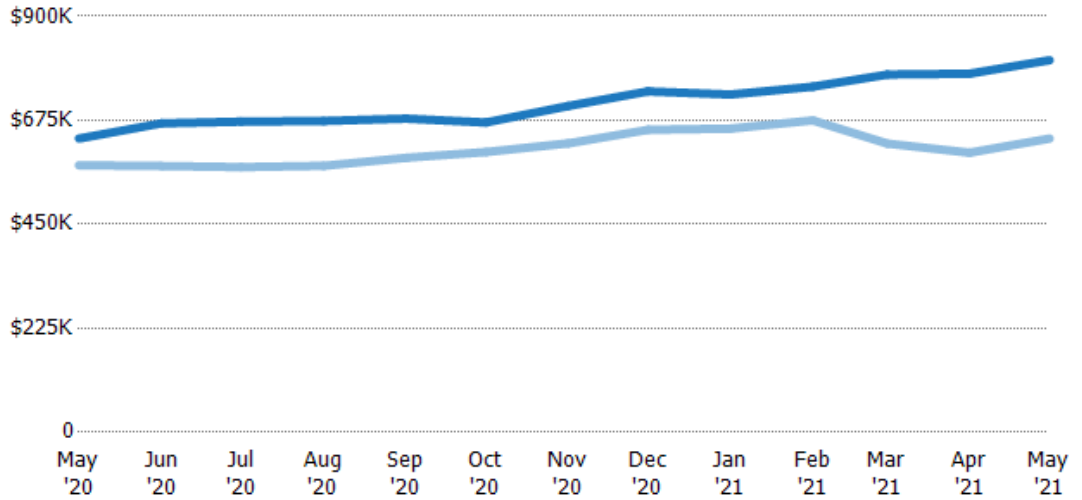
## Average Listing Price

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.
May '21	\$805K	26.7%
May '20	\$635K	10%
May '19	\$578K	-5.5%



Current Year	\$635K	\$668K	\$672K	\$674K	\$679K	\$670K	\$706K	\$738K	\$731K	\$748K	\$774K	\$776K	\$805K
Prior Year	\$578K	\$576K	\$574K	\$576K	\$594K	\$606K	\$625K	\$654K	\$657K	\$675K	\$625K	\$605K	\$635K
Percent Change from Prior Year	10%	16%	17%	17%	14%	11%	13%	13%	11%	11%	24%	28%	27%

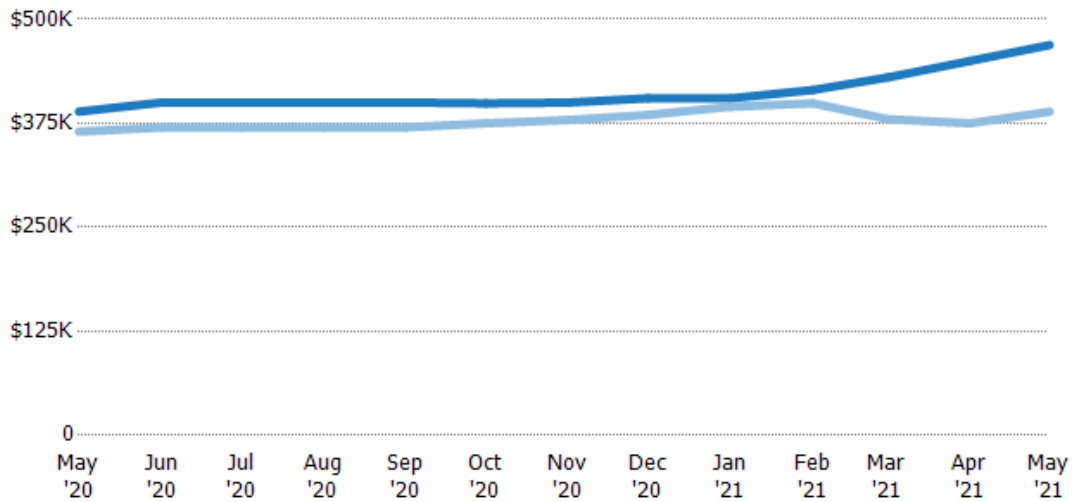
## Median Listing Price

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.
May '21	\$469K	20.6%
May '20	\$389K	6.6%
May '19	\$365K	-4.4%



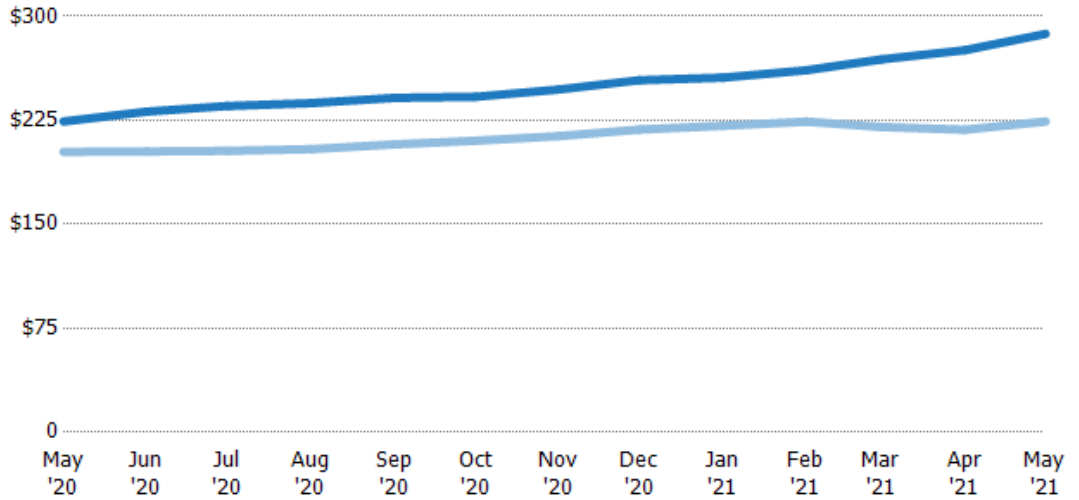
Current Year	\$389K	\$400K	\$400K	\$400K	\$400K	\$399K	\$400K	\$405K	\$405K	\$415K	\$430K	\$450K	\$469K
Prior Year	\$365K	\$370K	\$370K	\$370K	\$370K	\$375K	\$379K	\$385K	\$395K	\$399K	\$380K	\$375K	\$389K
Percent Change from Prior Year	7%	8%	8%	8%	8%	6%	6%	5%	3%	4%	13%	20%	21%

## 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.
May '21	\$287	28.2%
May '20	\$224	10.8%
May '19	\$202	-5.2%

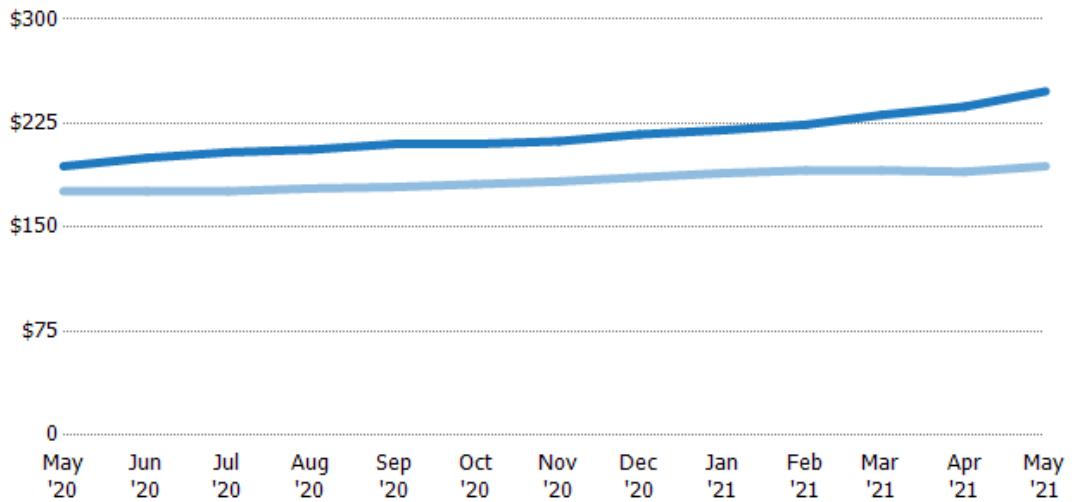
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$224	\$231	\$235	\$237	\$241	\$242	\$247	\$254	\$256	\$261	\$269	\$276	\$287
Prior Year	\$202	\$203	\$203	\$204	\$208	\$210	\$214	\$218	\$221	\$224	\$220	\$218	\$224
Percent Change from Prior Year	11%	14%	16%	16%	16%	15%	16%	16%	16%	17%	22%	26%	28%

## 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.
May '21	\$248	27.8%
May '20	\$194	10.2%
May '19	\$176	-5.1%

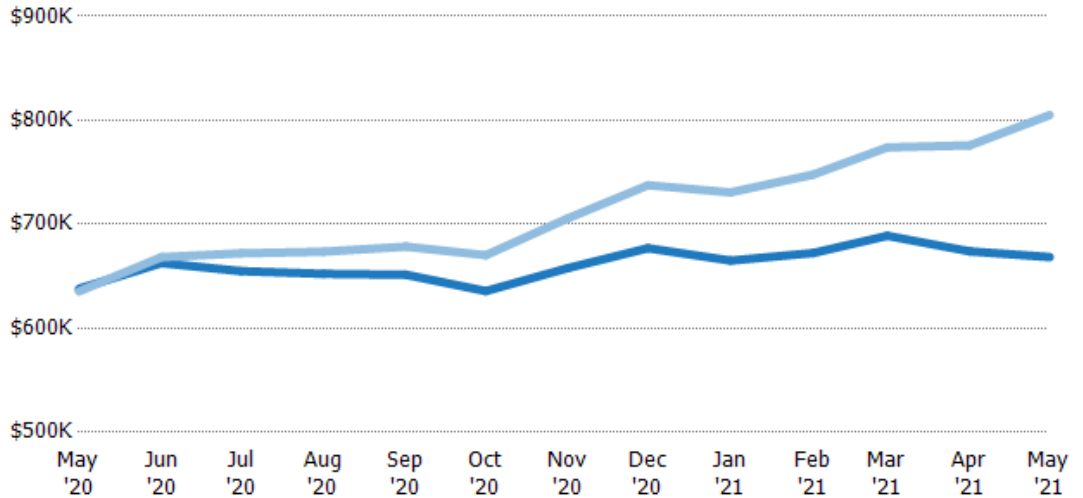
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$194	\$200	\$204	\$206	\$210	\$210	\$212	\$217	\$220	\$224	\$231	\$237	\$248
Prior Year	\$176	\$176	\$176	\$178	\$179	\$181	\$183	\$186	\$189	\$191	\$191	\$190	\$194
Percent Change from Prior Year	10%	14%	16%	16%	17%	16%	16%	17%	16%	17%	21%	25%	28%

## 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

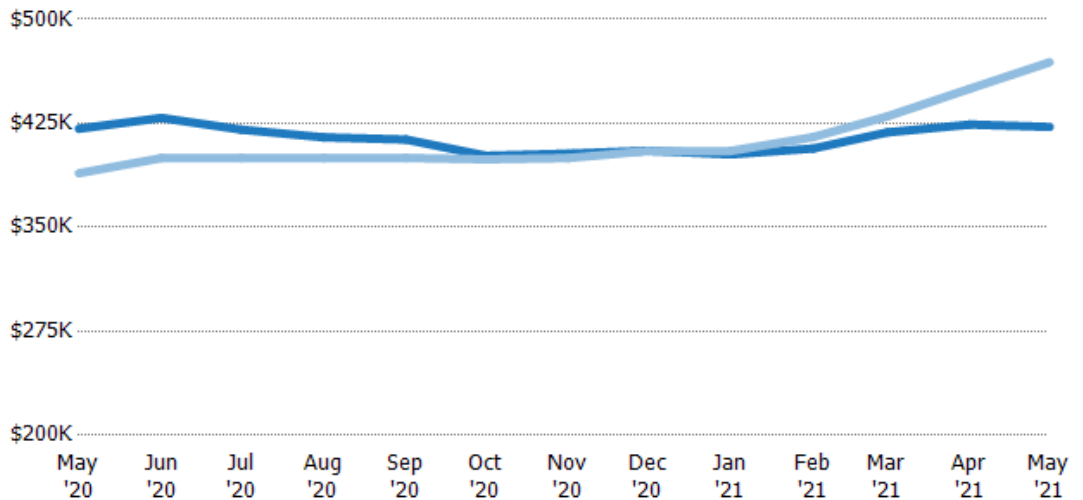


## Median Listing Price vs Median Est Value

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





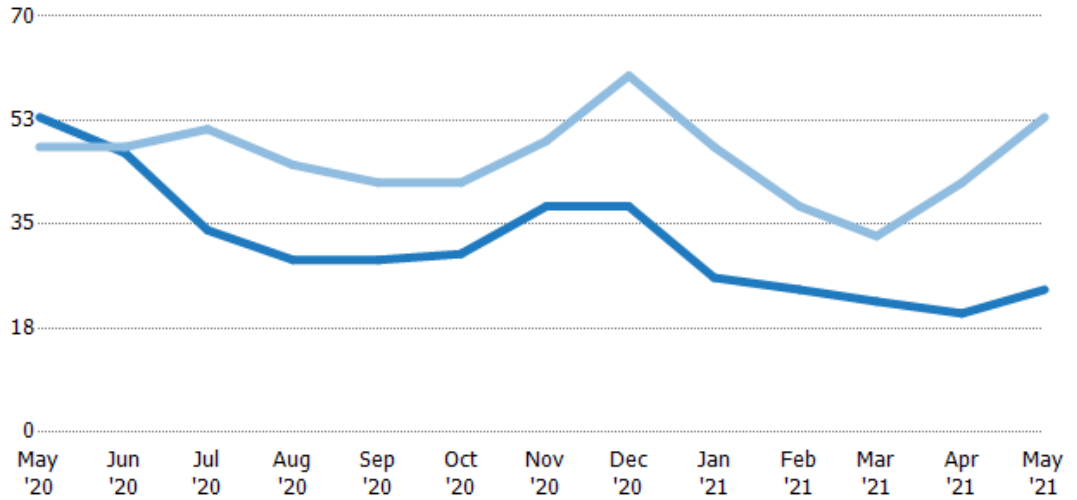
## Median Days in RPR

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

Month/Year	Days	% Chg.
May '21	24	-54.7%
May '20	53	10.4%
May '19	48	-6.3%



Current Year	53	47	34	29	29	30	38	38	26	24	22	20	24
Prior Year	48	48	51	45	42	42	49	60	48	38	33	42	53
Percent Change from Prior Year	10%	-2%	-33%	-36%	-31%	-29%	-22%	-37%	-46%	-37%	-33%	-52%	-55%

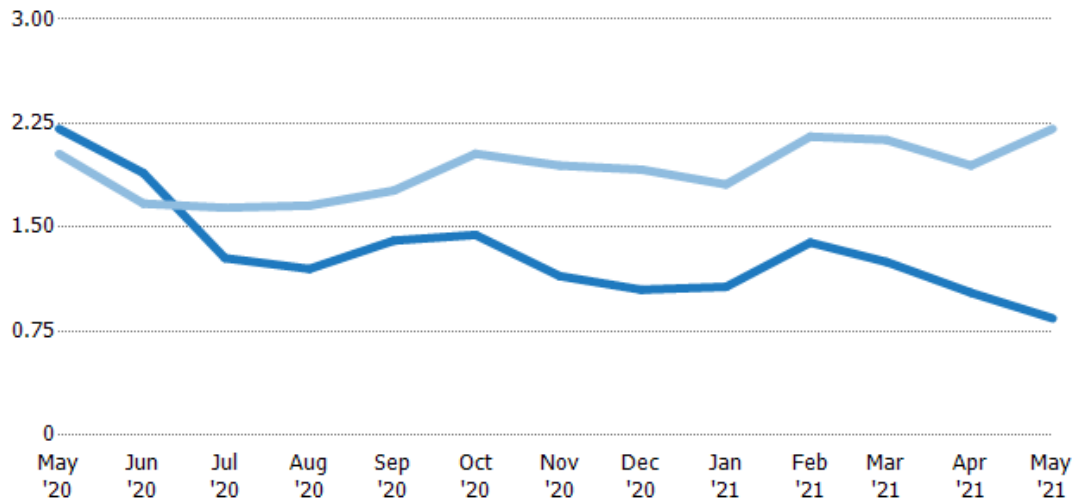
## Months of Inventory

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

Month/Year	Months	% Chg.
May '21	0	-61.8%
May '20	2.21	8.9%
May '19	2.03	-6.2%



Current Year	2.21	1.89	1.28	1.2	1.4	1.45	1.15	1.05	1.07	1.39	1.25	1.03	0
Prior Year	2.03	1.67	1.64	1.66	1.76	2.03	1.95	1.92	1.81	2.15	2.13	1.95	2.21
Percent Change from Prior Year	9%	13%	-22%	-28%	-20%	-29%	-41%	-45%	-41%	-35%	-41%	-47%	-62%



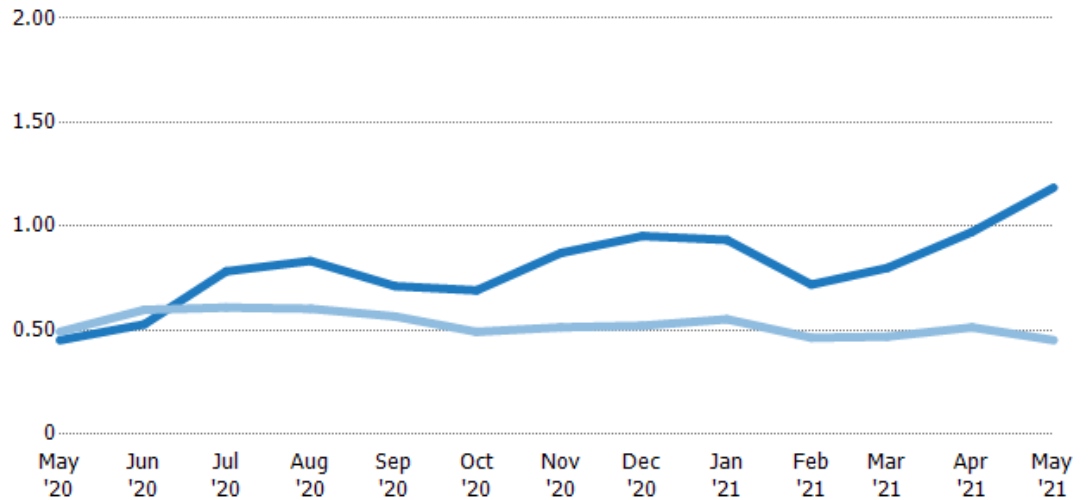
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

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

Month/ Year	Rate	Chg.
May '21	119%	-73.3%
May '20	45%	4%
May '19	49%	6.6%



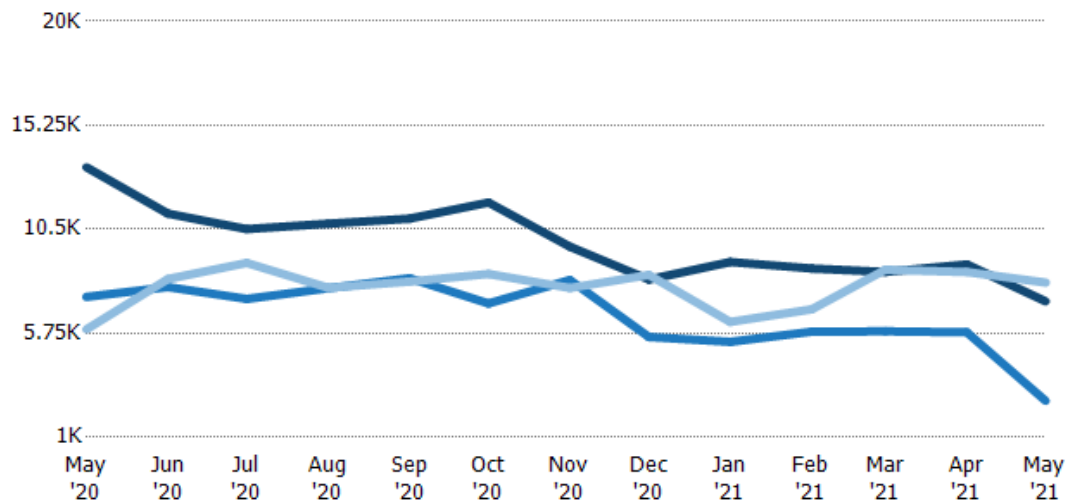
Current Year	45%	53%	78%	83%	71%	69%	87%	95%	93%	72%	80%	97%	119%
Prior Year	49%	60%	61%	60%	57%	49%	51%	52%	55%	46%	47%	51%	45%
Change from Prior Year	4%	7%	-17%	-23%	-15%	-20%	-36%	-43%	-38%	-26%	-33%	-46%	-73%

## 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



Active	13.3K	11.2K	10.5K	10.8K	11K	11.7K	9.71K	8.21K	9.01K	8.71K	8.55K	8.9K	7.21K
Pending	7.41K	7.86K	7.32K	7.81K	8.27K	7.11K	8.18K	5.58K	5.36K	5.82K	5.84K	5.8K	2.67K
Sold	5.93K	8.23K	8.96K	7.83K	8.11K	8.46K	7.82K	8.41K	6.27K	6.84K	8.65K	8.55K	8.07K

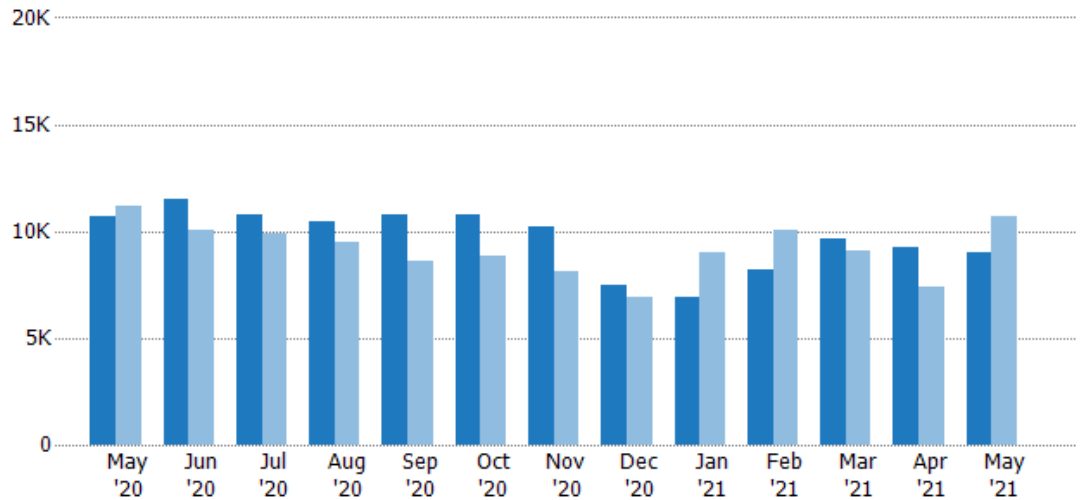
## New Pending Sales

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.
May '21	9K	-15.7%
May '20	10.7K	-4.6%
May '19	11.2K	-24.2%



Current Year	10.7K	11.5K	10.8K	10.4K	10.7K	10.8K	10.3K	7.51K	6.94K	8.21K	9.62K	9.21K	9K
Prior Year	11.2K	10.1K	9.85K	9.5K	8.62K	8.87K	8.11K	6.93K	9.03K	10K	9.05K	7.43K	10.7K
Percent Change from Prior Year	-5%	14%	9%	10%	25%	22%	26%	8%	-23%	-18%	6%	24%	-16%

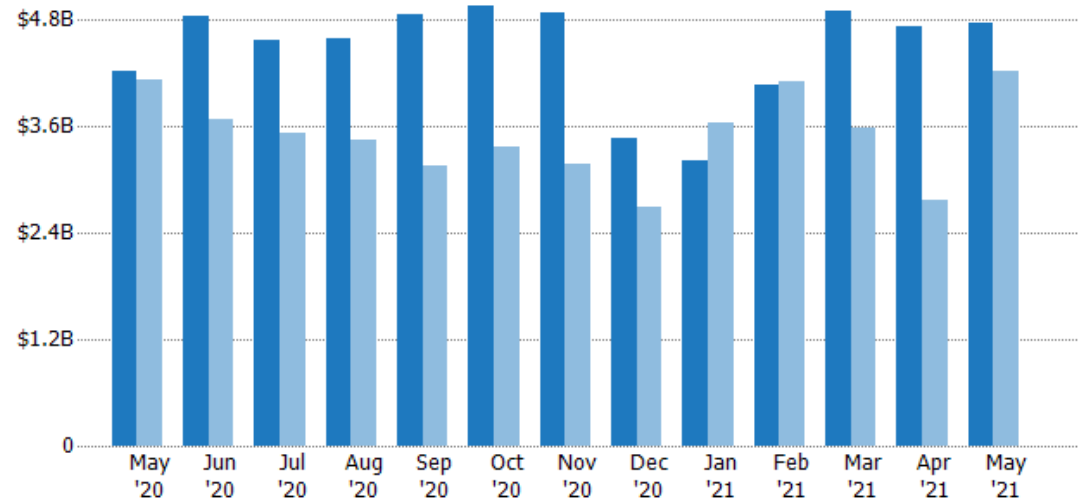
## New Pending Sales Volume

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.
May '21	\$4.76B	12.7%
May '20	\$4.22B	2.4%
May '19	\$4.12B	-27%



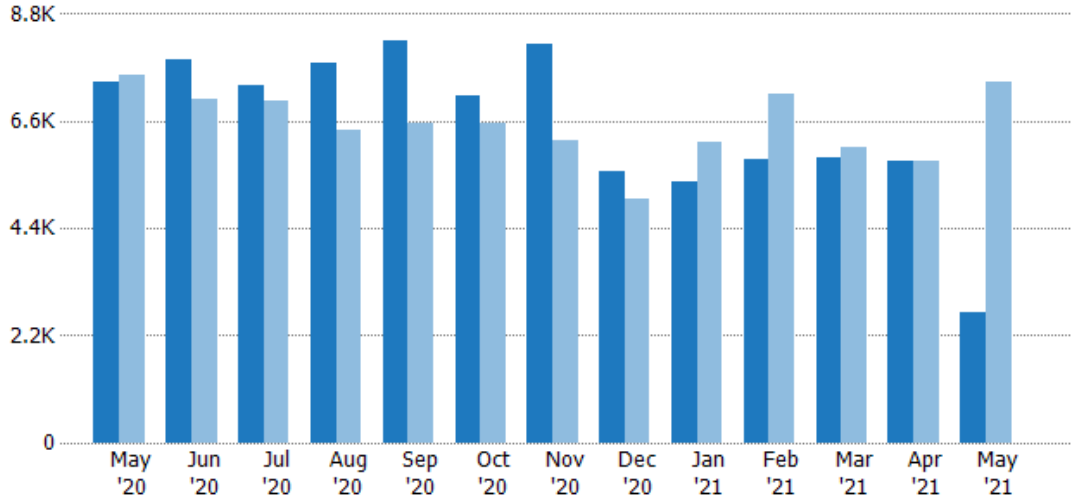
Current Year	\$4.22B	\$4.85B	\$4.57B	\$4.59B	\$4.87B	\$4.97B	\$4.88B	\$3.48B	\$3.23B	\$4.06B	\$4.9B	\$4.73B	\$4.76B
Prior Year	\$4.12B	\$3.69B	\$3.53B	\$3.44B	\$3.16B	\$3.38B	\$3.19B	\$2.7B	\$3.65B	\$4.12B	\$3.58B	\$2.77B	\$4.22B
Percent Change from Prior Year	2%	31%	30%	33%	54%	47%	53%	29%	-12%	-1%	37%	71%	13%

## 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



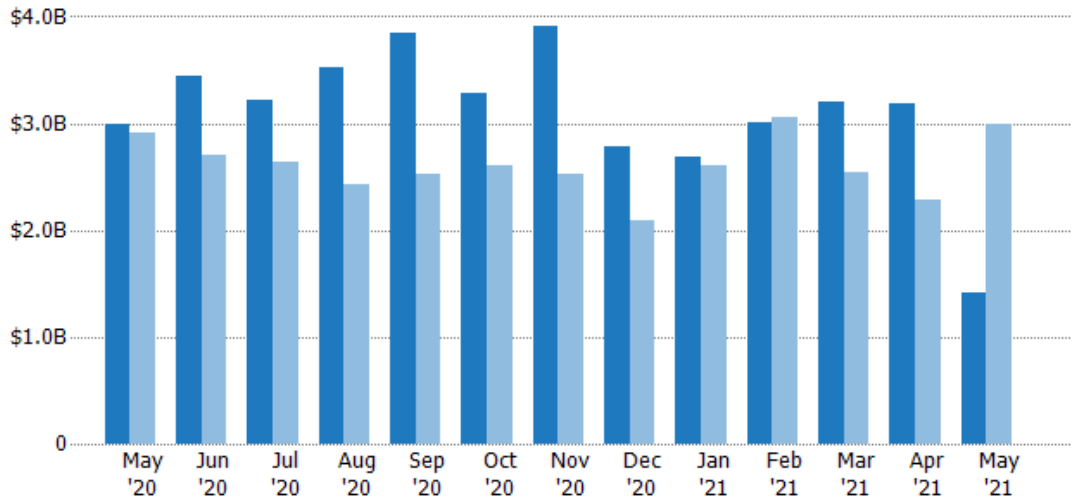
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	7.41K	7.86K	7.32K	7.81K	8.27K	7.11K	8.18K	5.58K	5.36K	5.82K	5.84K	5.8K	2.67K
Prior Year	7.54K	7.05K	7.02K	6.43K	6.55K	6.56K	6.19K	5K	6.16K	7.17K	6.05K	5.79K	7.41K
Percent Change from Prior Year	-2%	12%	4%	21%	26%	8%	32%	12%	-13%	-19%	-3%	0%	-64%

## 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



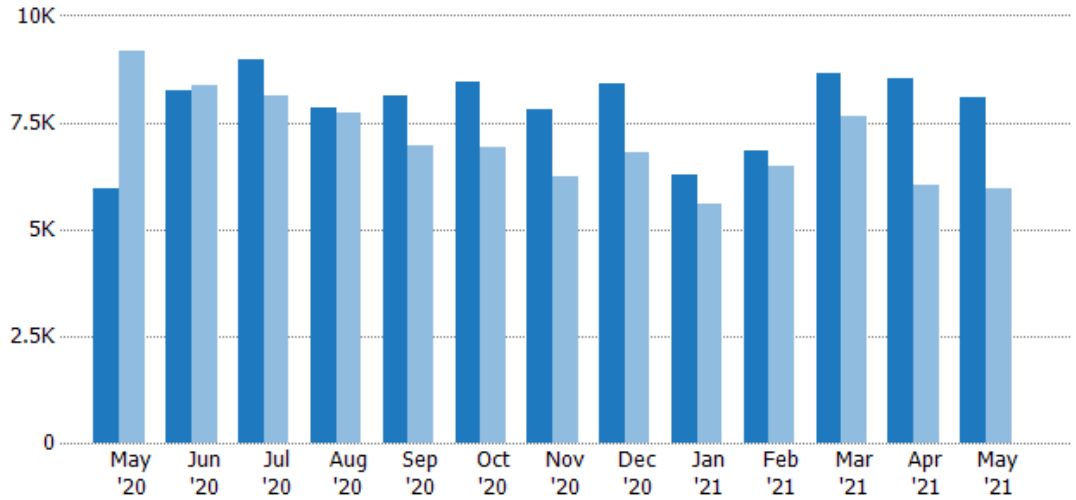
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$3B	\$3.44B	\$3.22B	\$3.52B	\$3.84B	\$3.28B	\$3.91B	\$2.78B	\$2.69B	\$3B	\$3.2B	\$3.19B	\$1.41B
Prior Year	\$2.91B	\$2.7B	\$2.64B	\$2.43B	\$2.52B	\$2.6B	\$2.53B	\$2.1B	\$2.6B	\$3.06B	\$2.53B	\$2.28B	\$3B
Percent Change from Prior Year	3%	27%	22%	45%	52%	26%	55%	32%	3%	-2%	26%	40%	-53%

## 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



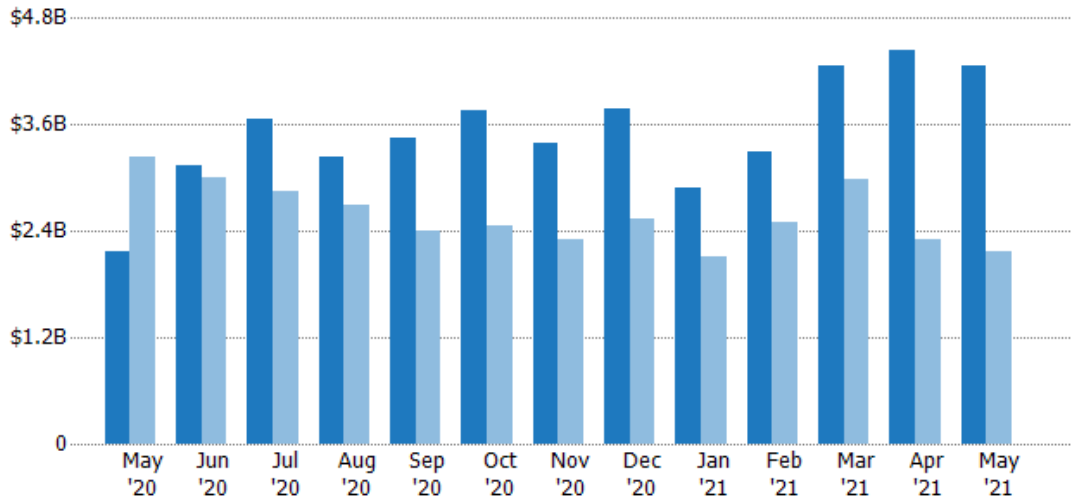
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	5.93K	8.23K	8.96K	7.83K	8.11K	8.46K	7.82K	8.41K	6.27K	6.84K	8.65K	8.55K	8.07K
Prior Year	9.19K	8.38K	8.12K	7.74K	6.96K	6.92K	6.23K	6.8K	5.6K	6.48K	7.65K	6.03K	5.93K
Percent Change from Prior Year	-35%	-2%	10%	1%	17%	22%	26%	24%	12%	6%	13%	42%	36%

## 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



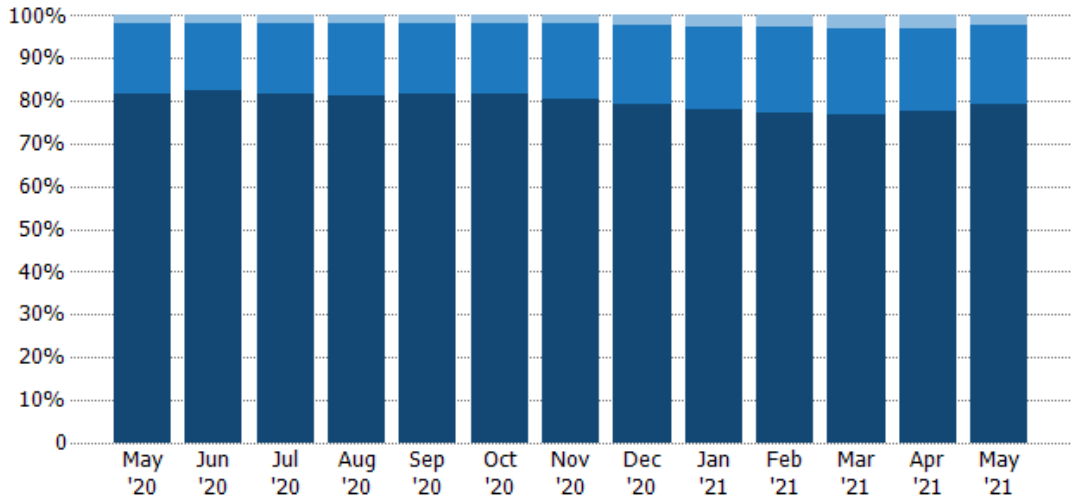
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$2.17B	\$3.15B	\$3.66B	\$3.23B	\$3.44B	\$3.76B	\$3.39B	\$3.78B	\$2.88B	\$3.29B	\$4.26B	\$4.44B	\$4.27B
Prior Year	\$3.24B	\$3B	\$2.86B	\$2.69B	\$2.41B	\$2.46B	\$2.31B	\$2.54B	\$2.11B	\$2.5B	\$2.98B	\$2.31B	\$2.17B
Percent Change from Prior Year	-33%	5%	28%	20%	43%	53%	47%	49%	37%	31%	43%	92%	97%

## 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



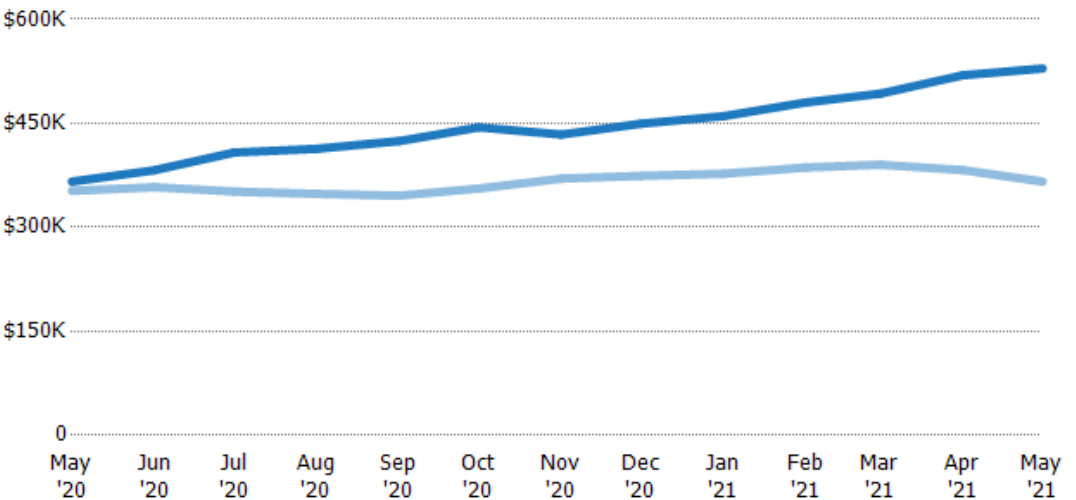
Property Type	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Mobile/Manufactured	2%	2%	2%	2%	2%	2%	2%	2%	3%	2%	3%	3%	2%
Condo/Townhouse	16%	16%	16%	17%	17%	17%	17%	18%	19%	20%	20%	19%	18%
Single Family Residence	82%	82%	82%	81%	82%	82%	81%	79%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

## 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.
May '21	\$529K	44.6%
May '20	\$366K	3.8%
May '19	\$353K	-3.1%

Property Type	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	\$366K	\$382K	\$408K	\$413K	\$424K	\$444K	\$434K	\$449K	\$460K	\$480K	\$493K	\$519K	\$529K
Prior Year	\$353K	\$358K	\$352K	\$348K	\$346K	\$356K	\$370K	\$374K	\$377K	\$386K	\$390K	\$383K	\$366K
Percent Change from Prior Year	4%	7%	16%	19%	23%	25%	17%	20%	22%	24%	26%	36%	45%

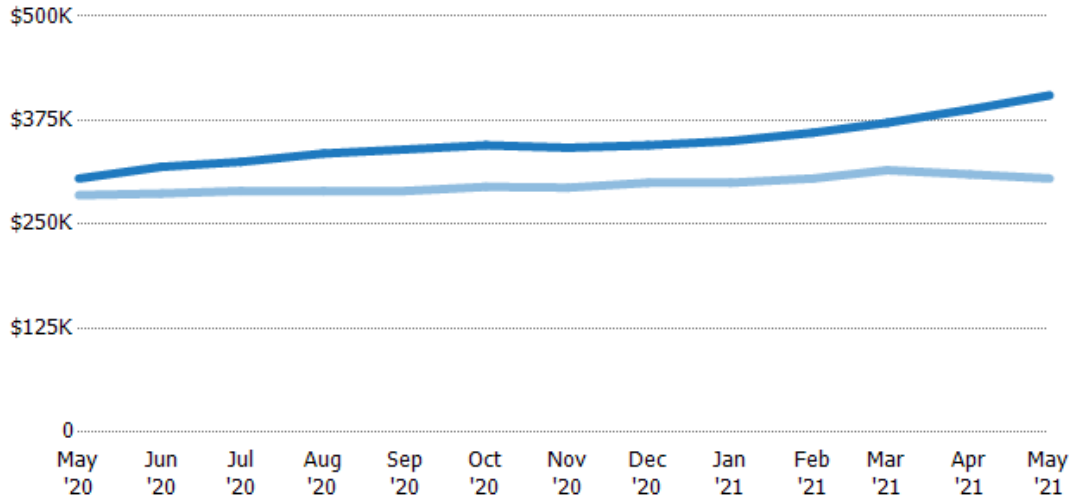
## Median Sales Price

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.
May '21	\$405K	32.8%
May '20	\$305K	7%
May '19	\$285K	-3.5%



Current Year	\$305K	\$319K	\$325K	\$335K	\$340K	\$345K	\$342K	\$345K	\$350K	\$360K	\$372K	\$388K	\$405K
Prior Year	\$285K	\$287K	\$290K	\$290K	\$290K	\$295K	\$294K	\$300K	\$300K	\$305K	\$315K	\$310K	\$305K
Percent Change from Prior Year	7%	11%	12%	16%	17%	17%	16%	15%	17%	18%	18%	25%	33%

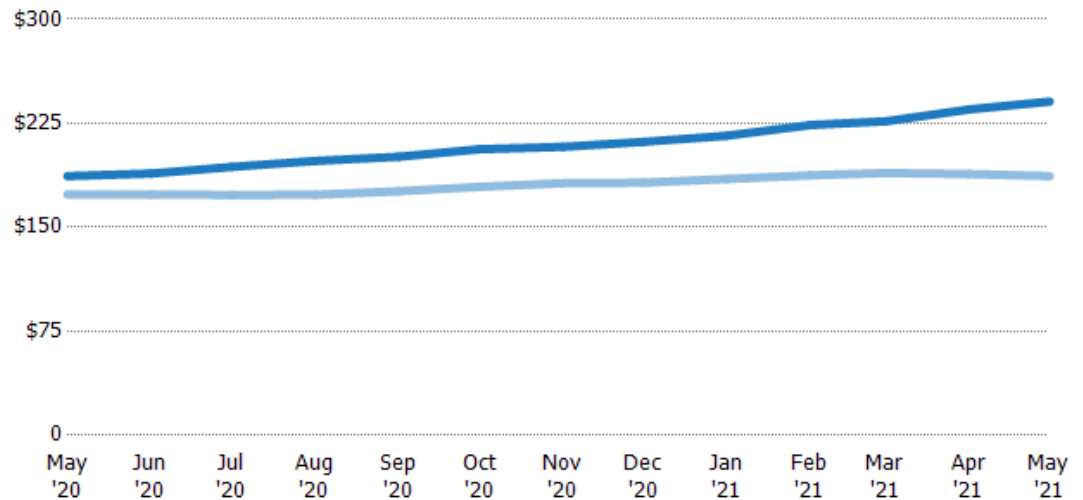
## Average Sales Price per Sq Ft

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.
May '21	\$241	28.7%
May '20	\$187	7.6%
May '19	\$174	-4.4%



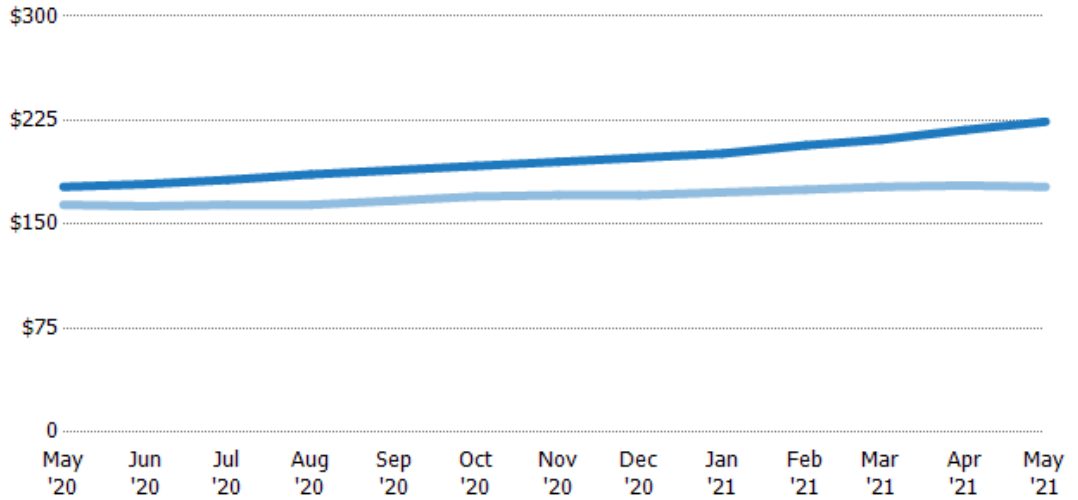
Current Year	\$187	\$189	\$194	\$198	\$201	\$206	\$208	\$212	\$216	\$224	\$226	\$235	\$241
Prior Year	\$174	\$174	\$173	\$173	\$176	\$179	\$182	\$182	\$185	\$187	\$189	\$188	\$187
Percent Change from Prior Year	8%	9%	12%	14%	14%	15%	14%	16%	17%	19%	20%	25%	29%

## 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



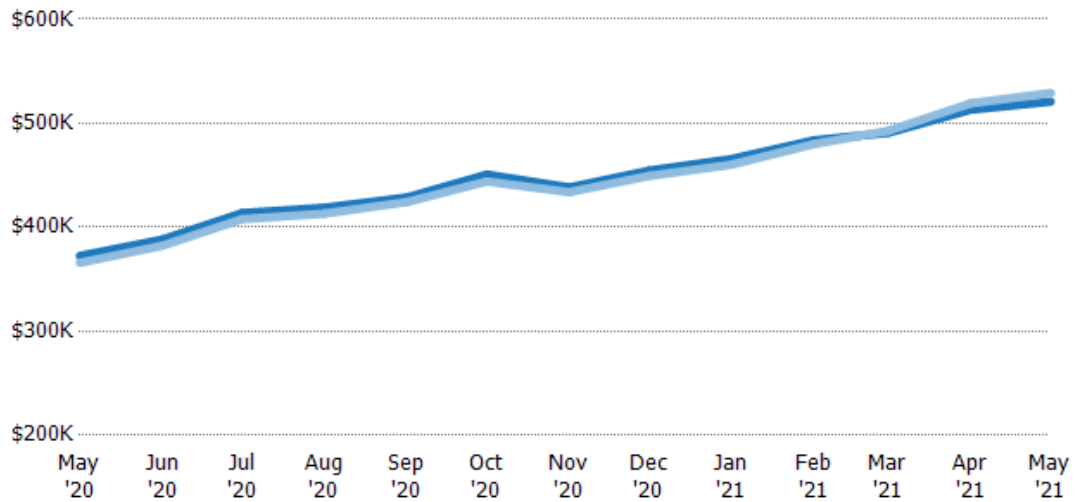
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$177	\$179	\$182	\$186	\$189	\$192	\$195	\$198	\$201	\$207	\$211	\$218	\$224
Prior Year	\$164	\$163	\$164	\$164	\$167	\$170	\$171	\$171	\$173	\$175	\$177	\$178	\$177
Percent Change from Prior Year	8%	10%	11%	13%	13%	13%	14%	16%	16%	18%	19%	22%	27%

## 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



	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	\$373K	\$388K	\$414K	\$419K	\$429K	\$451K	\$438K	\$454K	\$466K	\$484K	\$491K	\$513K	\$521K
Avg Sales Price	\$366K	\$382K	\$408K	\$413K	\$424K	\$444K	\$434K	\$449K	\$460K	\$480K	\$493K	\$519K	\$529K
Avg Sales Price as a % of Avg List Price	98%	98%	99%	99%	99%	99%	99%	99%	99%	99%	100%	101%	102%

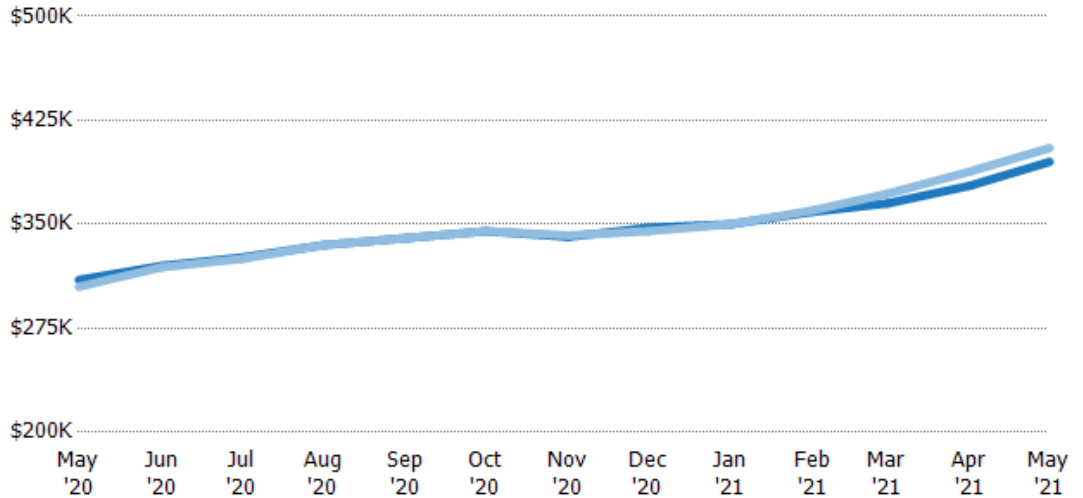


## Median Sales Price vs Median Listing Price

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

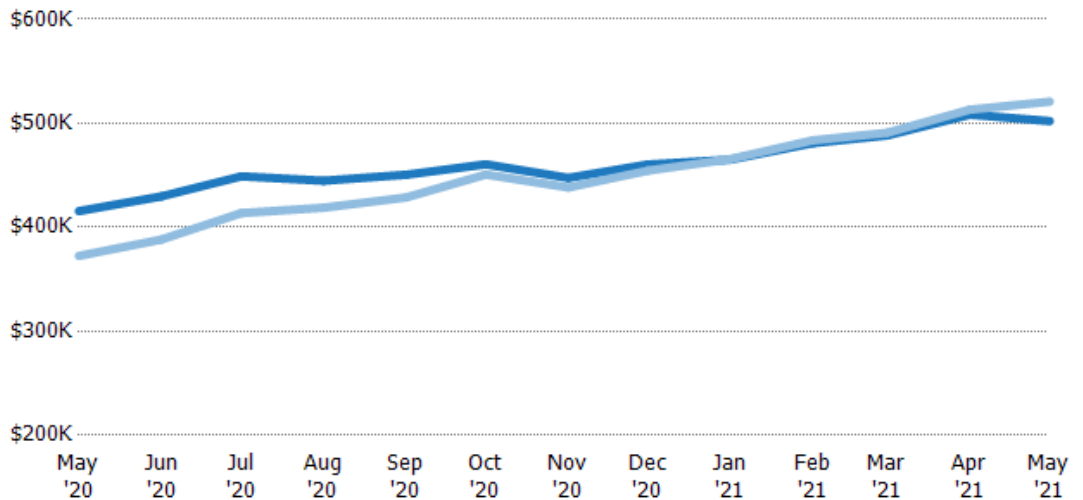


## Average Sales Price vs Average Est Value

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

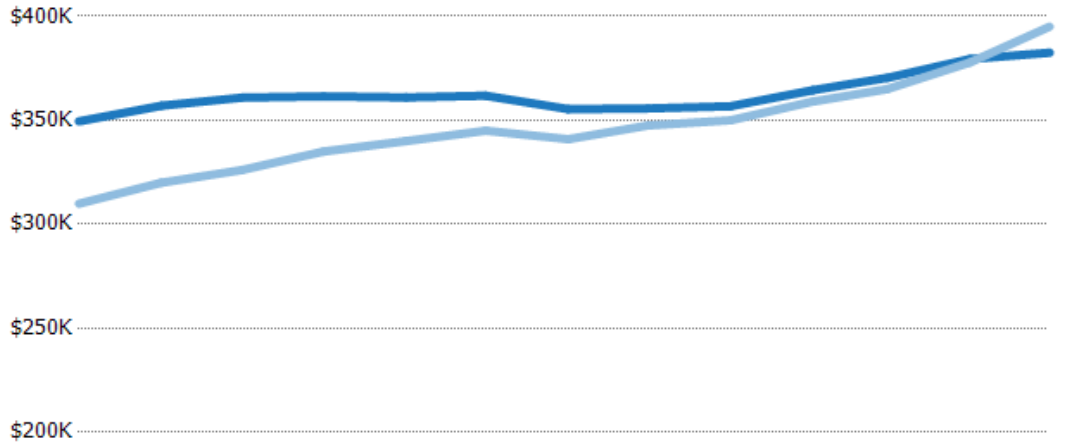


## Median Sales Price vs Median Est Value

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



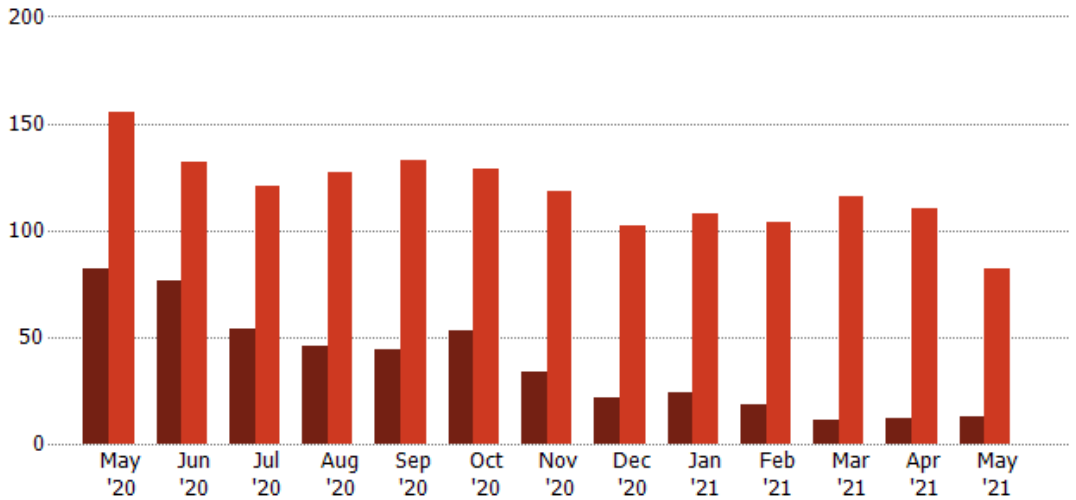
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Median Est Value	\$349K	\$357K	\$361K	\$361K	\$361K	\$362K	\$355K	\$356K	\$357K	\$364K	\$370K	\$379K	\$382K
Median Sales Price	\$310K	\$320K	\$326K	\$335K	\$340K	\$345K	\$341K	\$348K	\$350K	\$359K	\$365K	\$378K	\$395K
Med Sales Price as a % of Med Est Value	89%	90%	90%	93%	94%	95%	96%	98%	98%	98%	99%	100%	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



Month/Year	Count	% Chg.
May '21	13	-84.1%
May '20	82	-47.1%
May '19	155	-71.6%

	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	82	76	54	46	44	53	34	22	24	18	11	12	13
Prior Year	155	132	121	127	133	129	118	102	108	104	116	110	82
Percent Change from Prior Year	-47%	-42%	-55%	-64%	-67%	-59%	-71%	-78%	-78%	-83%	-91%	-89%	-84%

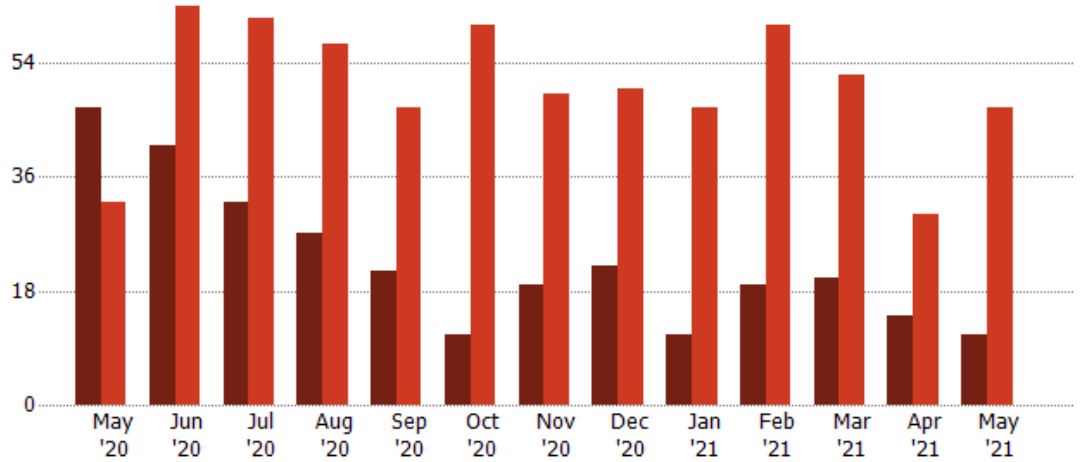
## Distressed Sales

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

Month/ Year	Count	% Chg.
May '21	11	-76.6%
May '20	47	46.9%
May '19	32	109.4%



Current Year	47	41	32	27	21	11	19	22	11	19	20	14	11
Prior Year	32	63	61	57	47	60	49	50	47	60	52	30	47
Percent Change from Prior Year	47%	-35%	-48%	-53%	-55%	-82%	-61%	-56%	-77%	-68%	-62%	-53%	-77%



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
85003	4	\$1,637,399	13	\$7,709,348	\$593,027	\$577,000	\$358	\$375	40
85004	3	\$1,134,900	6	\$2,650,000	\$441,667	\$435,000	\$307	\$312	31
85006	17	\$7,910,800	19	\$7,645,500	\$402,395	\$377,500	\$313	\$291	35
85007	8	\$4,463,900	18	\$7,651,400	\$425,078	\$387,000	\$254	\$240	13
85008	21	\$6,292,179	50	\$17,777,146	\$355,543	\$327,500	\$269	\$269	29
85009	15	\$3,779,700	45	\$12,326,050	\$273,912	\$265,000	\$209	\$203	33
85012	6	\$3,077,400	11	\$6,106,900	\$555,173	\$460,000	\$270	\$241	41
85013	14	\$9,160,390	32	\$15,583,600	\$486,988	\$472,000	\$295	\$292	32
85014	13	\$6,766,699	48	\$19,986,700	\$416,390	\$400,000	\$271	\$245	24
85015	18	\$5,259,300	48	\$13,587,300	\$283,069	\$304,500	\$208	\$209	22
85016	32	\$20,686,350	94	\$60,846,975	\$647,308	\$472,500	\$328	\$306	33
85017	10	\$3,024,200	26	\$7,366,800	\$283,338	\$295,000	\$182	\$172	28
85018	40	\$49,479,659	93	\$108,417,077	\$1,165,775	\$875,000	\$404	\$390	34
85019	17	\$4,241,100	25	\$6,490,000	\$259,600	\$280,000	\$189	\$189	13
85020	29	\$19,168,168	75	\$31,654,361	\$422,058	\$315,000	\$264	\$259	26
85021	16	\$9,757,300	48	\$25,670,824	\$534,809	\$425,000	\$259	\$252	23
85022	34	\$15,203,600	88	\$38,004,170	\$431,866	\$396,750	\$238	\$240	22
85023	17	\$6,173,078	52	\$24,258,299	\$466,506	\$391,200	\$235	\$231	23
85024	14	\$4,859,600	59	\$25,428,540	\$430,992	\$417,000	\$253	\$250	21
85027	22	\$5,960,500	71	\$23,683,839	\$333,575	\$325,000	\$232	\$234	18
85028	16	\$11,372,494	37	\$24,765,000	\$669,324	\$575,000	\$293	\$288	26
85029	14	\$3,981,500	72	\$22,292,500	\$309,618	\$319,000	\$208	\$205	23
85031	14	\$2,800,199	27	\$6,335,300	\$234,641	\$269,300	\$150	\$171	20
85032	33	\$11,199,029	99	\$37,589,070	\$379,688	\$395,350	\$252	\$261	17
85033	28	\$7,904,200	61	\$15,676,443	\$256,991	\$275,000	\$194	\$191	14
85035	11	\$3,142,200	50	\$13,895,766	\$277,915	\$283,750	\$189	\$188	27
85037	17	\$4,602,900	60	\$18,861,900	\$314,365	\$307,500	\$200	\$195	15
85040	13	\$3,369,899	39	\$9,892,825	\$253,662	\$257,000	\$188	\$187	20
85041	22	\$7,214,012	90	\$32,532,970	\$361,477	\$335,000	\$189	\$188	16
85042	20	\$7,207,800	55	\$20,744,784	\$377,178	\$344,000	\$218	\$215	24
85043	23	\$7,943,700	32	\$10,724,651	\$335,145	\$336,000	\$188	\$186	8
85044	21	\$11,773,800	66	\$33,259,750	\$503,936	\$400,000	\$262	\$265	14
85045	7	\$6,633,900	25	\$13,256,050	\$530,242	\$485,000	\$237	\$237	19
85048	25	\$13,707,679	92	\$52,868,837	\$574,661	\$465,944	\$246	\$239	24
85050	26	\$16,586,000	81	\$41,654,185	\$514,249	\$440,000	\$264	\$276	21
85051	28	\$6,660,599	75	\$21,117,332	\$281,564	\$299,900	\$195	\$193	12
85053	10	\$2,908,900	45	\$15,384,599	\$341,880	\$345,000	\$210	\$204	10
85054	6	\$2,221,400	23	\$11,919,876	\$518,255	\$450,000	\$298	\$297	30

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## Sales Activity by ZIP

May 2021

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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
85083	10	\$5,473,800	23	\$13,595,200	\$591,096	\$575,000	\$223	\$223	24
85085	23	\$13,138,199	52	\$30,050,200	\$577,888	\$570,500	\$219	\$220	27
85086	40	\$22,379,700	112	\$64,347,033	\$574,527	\$512,500	\$244	\$240	18
85087	8	\$3,903,233	24	\$11,544,625	\$481,026	\$485,000	\$240	\$240	28
85120	6	\$1,462,770	5	\$1,240,400	\$248,080	\$310,000	\$200	\$190	20
85140			1	\$800,000	\$800,000	\$800,000	\$266	\$266	0
85142	38	\$24,183,450	99	\$58,391,983	\$589,818	\$560,000	\$226	\$219	16
85143			3	\$1,191,120	\$397,040	\$394,490	\$169	\$168	60
85190			1	\$855,000	\$855,000	\$855,000	\$545	\$545	123
85201	12	\$3,354,800	51	\$16,497,548	\$323,481	\$308,000	\$215	\$216	32
85202	16	\$5,209,800	61	\$19,208,900	\$314,900	\$295,000	\$219	\$218	7
85203	12	\$5,234,700	50	\$19,403,824	\$388,076	\$369,500	\$219	\$215	14
85204	16	\$4,669,450	51	\$16,471,904	\$322,979	\$338,000	\$220	\$233	16
85205	33	\$13,615,300	72	\$29,059,800	\$403,608	\$365,000	\$207	\$216	31
85206	22	\$6,791,190	75	\$24,957,675	\$332,769	\$330,000	\$207	\$213	22
85207	26	\$14,972,700	101	\$55,914,950	\$553,613	\$499,000	\$237	\$238	23
85208	29	\$7,881,600	93	\$25,395,244	\$273,067	\$289,900	\$193	\$201	25
85209	32	\$12,618,400	101	\$36,245,380	\$358,865	\$360,000	\$206	\$211	24
85210	10	\$3,082,790	55	\$16,792,295	\$305,314	\$329,000	\$227	\$221	17
85212	22	\$12,063,300	111	\$58,591,150	\$527,848	\$491,000	\$233	\$234	14
85213	26	\$15,863,499	47	\$27,284,500	\$580,521	\$475,000	\$216	\$216	19
85215	12	\$8,761,399	39	\$16,849,096	\$432,028	\$386,500	\$220	\$220	20
85224	20	\$8,053,700	57	\$23,637,067	\$414,685	\$391,000	\$252	\$262	15
85225	30	\$11,078,269	109	\$42,516,433	\$390,059	\$390,000	\$250	\$250	15
85226	20	\$9,401,500	63	\$29,083,538	\$461,643	\$440,000	\$257	\$255	26
85233	17	\$7,957,500	58	\$28,008,557	\$482,906	\$458,750	\$235	\$238	17
85234	37	\$20,652,683	77	\$42,911,927	\$557,298	\$482,000	\$249	\$244	14
85248	41	\$22,269,811	93	\$44,299,086	\$476,334	\$435,000	\$235	\$233	20
85249	24	\$18,124,348	94	\$64,376,918	\$684,861	\$620,000	\$241	\$238	24
85250	11	\$10,124,900	63	\$35,536,460	\$564,071	\$520,000	\$332	\$319	21
85251	39	\$26,446,885	141	\$84,163,760	\$596,906	\$520,000	\$356	\$334	27
85253	26	\$81,512,760	73	\$187,573,350	\$2,569,498	\$2,225,000	\$498	\$464	45
85254	32	\$25,859,700	102	\$79,717,010	\$781,539	\$732,500	\$351	\$317	29
85255	37	\$39,076,689	159	\$232,190,301	\$1,460,316	\$1,005,000	\$400	\$362	27
85257	25	\$9,830,599	69	\$30,070,935	\$435,811	\$461,000	\$286	\$292	20
85258	26	\$22,671,399	120	\$86,358,558	\$719,655	\$650,000	\$336	\$328	24
85259	18	\$12,776,865	66	\$68,028,930	\$1,030,741	\$947,500	\$330	\$316	26

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## Sales Activity by ZIP

May 2021

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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
85260	28	\$19,606,686	108	\$77,551,558	\$718,070	\$590,000	\$326	\$313	19
85262	25	\$43,945,250	102	\$159,968,538	\$1,568,319	\$1,090,000	\$412	\$367	40
85263	8	\$6,582,900	29	\$22,170,500	\$764,500	\$620,000	\$296	\$296	42
85264			2	\$1,674,000	\$837,000	\$837,000	\$189	\$189	60
85266	13	\$17,554,999	54	\$72,676,530	\$1,345,862	\$994,500	\$355	\$349	32
85268	26	\$16,333,481	116	\$82,816,744	\$713,937	\$547,500	\$290	\$273	34
85281	30	\$10,127,590	78	\$30,453,750	\$390,433	\$387,500	\$277	\$273	25
85282	20	\$7,818,400	70	\$28,508,752	\$407,268	\$425,600	\$253	\$252	25
85283	11	\$4,117,750	33	\$14,062,300	\$426,130	\$425,000	\$251	\$254	17
85284	7	\$5,719,890	28	\$16,307,400	\$582,407	\$591,000	\$251	\$251	16
85286	18	\$9,600,220	66	\$37,313,656	\$565,358	\$522,500	\$245	\$243	18
85295	26	\$13,500,700	84	\$45,252,573	\$538,721	\$475,500	\$239	\$234	14
85296	28	\$18,514,599	88	\$44,584,166	\$506,638	\$460,000	\$247	\$250	10
85297	25	\$18,247,370	62	\$36,683,702	\$591,673	\$505,000	\$236	\$232	11
85298	14	\$10,656,000	95	\$62,183,978	\$654,568	\$575,000	\$249	\$245	21
85301	20	\$4,097,900	44	\$11,685,100	\$265,570	\$277,000	\$177	\$181	13
85302	16	\$5,151,900	45	\$14,004,501	\$311,211	\$314,900	\$196	\$196	26
85303	12	\$3,984,900	36	\$12,608,900	\$350,247	\$327,950	\$199	\$199	25
85304	15	\$5,715,900	36	\$13,385,100	\$371,808	\$337,500	\$210	\$210	18
85305	9	\$3,654,618	19	\$7,626,774	\$401,409	\$392,500	\$197	\$196	4
85306	16	\$5,448,700	36	\$12,145,429	\$337,373	\$347,500	\$204	\$203	15
85307	1	\$317,900	16	\$5,687,460	\$355,466	\$340,945	\$191	\$193	25
85308	30	\$13,275,099	101	\$45,552,604	\$451,016	\$419,000	\$235	\$234	16
85310	13	\$6,708,300	38	\$21,726,400	\$571,747	\$470,500	\$238	\$236	22
85320			1	\$277,200	\$277,200	\$277,200	\$137	\$137	471
85322	2	\$410,000	2	\$620,000	\$310,000	\$310,000	\$192	\$192	26
85323	21	\$6,478,900	50	\$17,521,013	\$350,420	\$363,000	\$179	\$178	21
85326	54	\$18,404,083	144	\$49,110,824	\$341,047	\$328,250	\$191	\$188	25
85331	32	\$26,934,800	81	\$69,648,293	\$859,855	\$700,000	\$301	\$286	27
85335	24	\$7,515,500	55	\$16,517,400	\$300,316	\$305,000	\$202	\$206	13
85338	85	\$37,809,900	130	\$57,637,921	\$443,369	\$402,500	\$199	\$200	19
85339	19	\$8,247,589	70	\$28,489,214	\$406,989	\$394,000	\$191	\$185	24
85340	25	\$13,193,390	84	\$41,448,513	\$493,435	\$422,495	\$204	\$201	31
85342	2	\$609,900	10	\$2,179,360	\$217,936	\$198,745	\$167	\$154	22
85345	24	\$7,137,099	88	\$27,613,781	\$313,793	\$322,500	\$202	\$209	22
85351	73	\$18,257,600	170	\$41,212,072	\$242,424	\$238,250	\$172	\$170	30
85353	20	\$6,923,300	58	\$19,529,485	\$336,715	\$333,500	\$183	\$184	14

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## Sales Activity by ZIP

May 2021

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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
85354	18	\$5,043,636	18	\$5,002,000	\$277,889	\$260,000	\$167	\$172	28
85355	8	\$4,215,800	28	\$15,817,677	\$564,917	\$515,750	\$212	\$205	30
85361	8	\$2,961,699	19	\$8,065,893	\$424,521	\$423,000	\$210	\$211	44
85363	2	\$480,000	18	\$4,858,300	\$269,906	\$271,500	\$194	\$183	31
85373	20	\$6,386,100	60	\$18,308,077	\$305,135	\$313,500	\$182	\$180	23
85374	37	\$13,038,300	115	\$41,309,483	\$359,213	\$360,000	\$213	\$211	26
85375	32	\$12,287,999	152	\$55,746,788	\$366,755	\$340,000	\$199	\$202	16
85377	2	\$1,019,000	22	\$24,148,183	\$1,097,645	\$1,087,500	\$320	\$324	30
85378	3	\$1,003,000	23	\$6,125,600	\$266,330	\$300,000	\$177	\$193	13
85379	28	\$11,020,300	106	\$42,033,976	\$396,547	\$369,950	\$198	\$196	23
85381	9	\$4,412,300	31	\$11,833,495	\$381,726	\$400,000	\$222	\$218	21
85382	26	\$10,629,899	91	\$35,928,034	\$394,814	\$390,000	\$221	\$215	14
85383	59	\$40,188,967	147	\$91,717,061	\$623,926	\$580,000	\$237	\$234	18
85387	13	\$5,510,400	45	\$20,664,939	\$459,221	\$435,000	\$218	\$220	21
85388	22	\$10,165,289	68	\$28,638,237	\$421,151	\$405,000	\$189	\$186	13
85390	5	\$1,293,700	27	\$9,075,809	\$336,141	\$249,990	\$200	\$205	36
85392	14	\$4,971,677	52	\$19,510,199	\$375,196	\$355,000	\$192	\$188	25
85395	34	\$16,117,638	74	\$35,344,880	\$477,634	\$452,995	\$213	\$212	23
85396	52	\$25,195,523	125	\$57,722,387	\$461,779	\$410,500	\$206	\$203	21
94595			1	\$172,490	\$172,490	\$172,490	\$172	\$172	1