

**2021**

**SCOTTSDALE**  
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	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	953	803	+18.7%	5,019	4,536	+10.6%
New Listing Volume	\$953,736,922	\$613,097,347	+55.6%	\$4,939,879,168	\$3,426,052,275	+44.2%
Active Listing Count	1,158	2,290	-49.4%	N/A	N/A	
Active Listing Volume	\$1,790,358,596	\$2,641,604,009	-32.2%	N/A	N/A	
Average Listing Price	\$1,546,078	\$1,153,539	+34%	\$1,479,640	\$1,186,980	+24.7%
Median Listing Price	\$889,000	\$735,000	+21%	\$851,796	\$774,926	+9.9%
Average Listing Price per Sq Ft	\$432	\$333	+29.6%	\$407	\$333	+22.3%
Median Listing Price per Sq Ft	\$374	\$289	+29.2%	\$349	\$287	+21.4%
Median Days in RPR	27	72	-62.5%	30.28	62.31	-51.4%
Months of Inventory	1.1	4.3	-73.7%	2.1	3.1	-31.2%
Absorption Rate	89.46%	23.49%	+66%	46.56%	32.03%	+14.5%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	1,085	1,050	+3.3%	5,174	4,768	+8.5%
New Pending Sales Volume	\$1,045,598,446	\$719,832,299	+45.3%	\$4,803,469,367	\$3,381,095,389	+42.1%
Pending Sales Count	254	657	-61.3%	N/A	N/A	
Pending Sales Volume	\$227,893,972	\$479,653,375	-52.5%	N/A	N/A	
Closed Sales Count	984	556	+77%	4,748	3,161	+50.2%
Closed Sales Volume	\$926,262,580	\$332,190,727	+178.8%	\$4,284,777,370	\$2,106,804,880	+103.4%
Average Sales Price	\$941,324	\$597,465	+57.6%	\$902,438	\$666,499	+35.4%
Median Sales Price	\$699,950	\$475,000	+47.4%	\$659,791	\$516,577	+27.7%
Average Sales Price per Sq Ft	\$352	\$272	+29.3%	\$334	\$275	+21.6%
Median Sales Price per Sq Ft	\$327	\$254	+28.7%	\$308	\$256	+20.6%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	-	7	-	N/A	N/A	

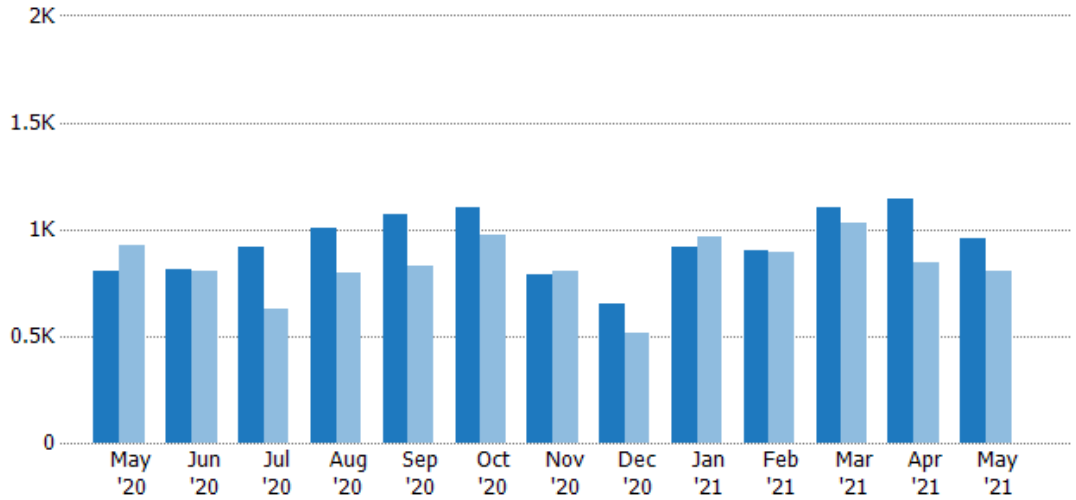
## New Listings

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

### Filters Used

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

Month/Year	Count	% Chg.
May '21	953	18.7%
May '20	803	-13.5%
May '19	928	-9.7%



	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	803	811	913	1.01K	1.07K	1.1K	785	654	919	902	1.1K	1.14K	953
Prior Year	928	802	630	793	831	970	805	514	962	895	1.03K	843	803
Percent Change from Prior Year	-13%	1%	45%	27%	29%	14%	-2%	27%	-4%	1%	7%	36%	19%

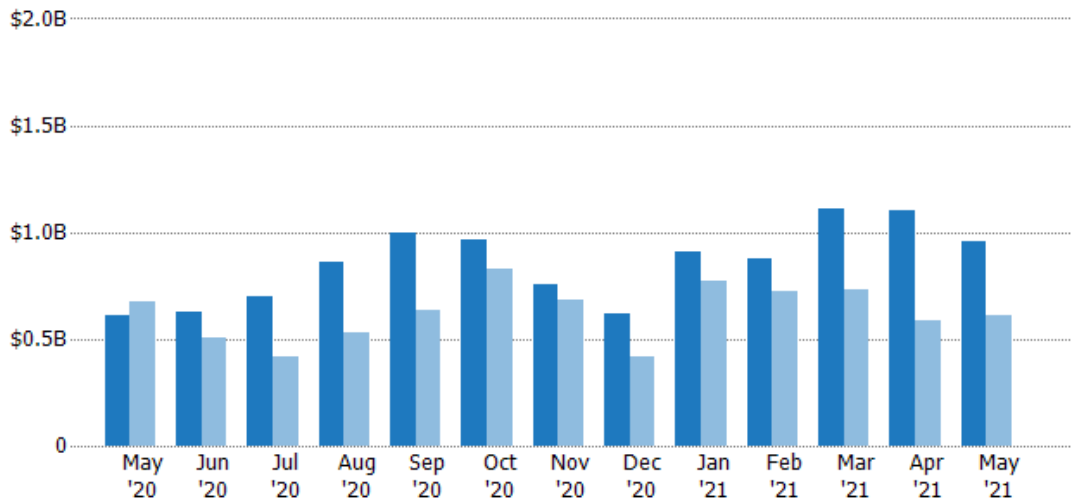
## New Listing Volume

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

### Filters Used

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

Month/Year	Volume	% Chg.
May '21	\$954M	55.6%
May '20	\$613M	-8.7%
May '19	\$671M	-22.7%



	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	\$613M	\$629M	\$700M	\$858M	\$996M	\$964M	\$753M	\$615M	\$905M	\$873M	\$1.11B	\$1.1B	\$954M
Prior Year	\$671M	\$507M	\$413M	\$529M	\$637M	\$826M	\$687M	\$421M	\$769M	\$725M	\$729M	\$590M	\$613M
Percent Change from Prior Year	-9%	24%	69%	62%	56%	17%	10%	46%	18%	20%	52%	86%	56%

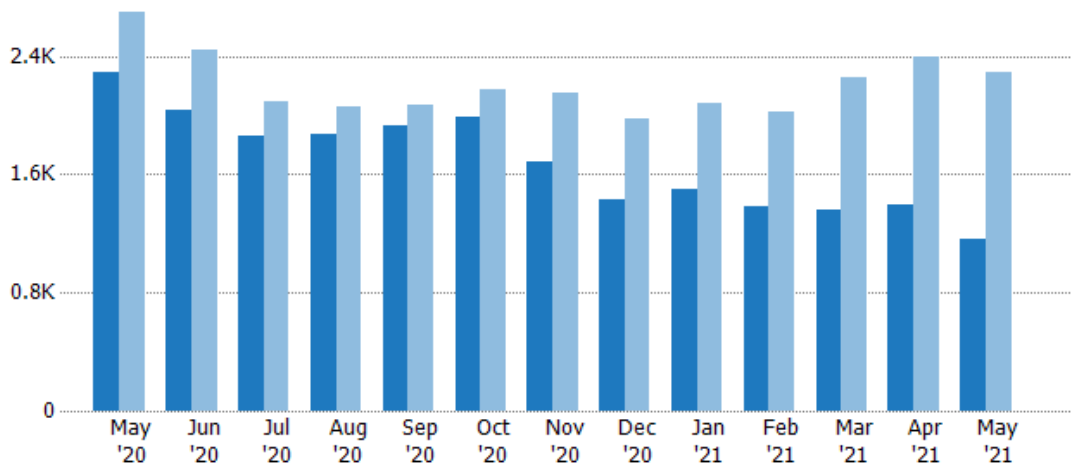
## Active Listings

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

### Filters Used

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

Month/Year	Count	% Chg.
May '21	1.16K	-49.4%
May '20	2.29K	-15.2%
May '19	2.7K	-9.1%



Current Year	2.29K	2.04K	1.86K	1.88K	1.93K	1.98K	1.68K	1.43K	1.5K	1.38K	1.36K	1.39K	1.16K
Prior Year	2.7K	2.44K	2.1K	2.06K	2.07K	2.17K	2.15K	1.98K	2.09K	2.02K	2.25K	2.39K	2.29K
Percent Change from Prior Year	-15%	-17%	-11%	-9%	-7%	-9%	-22%	-28%	-28%	-32%	-40%	-42%	-49%

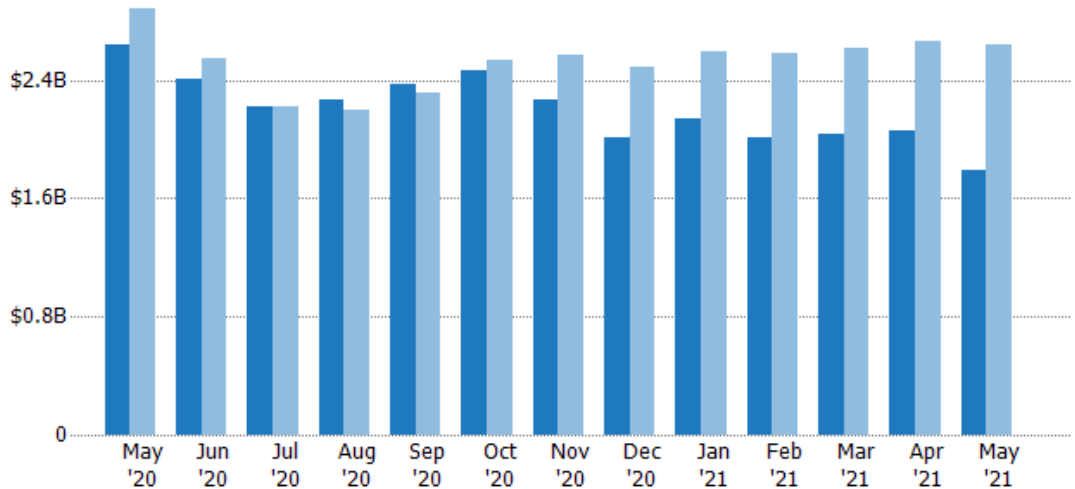
## Active Listing Volume

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

### Filters Used

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

Month/Year	Volume	% Chg.
May '21	\$1.79B	-32.2%
May '20	\$2.64B	-8.3%
May '19	\$2.88B	-17.1%



Current Year	\$2.64B	\$2.41B	\$2.23B	\$2.26B	\$2.38B	\$2.47B	\$2.26B	\$2.01B	\$2.14B	\$2.02B	\$2.04B	\$2.06B	\$1.79B
Prior Year	\$2.88B	\$2.54B	\$2.22B	\$2.2B	\$2.32B	\$2.53B	\$2.57B	\$2.48B	\$2.6B	\$2.58B	\$2.62B	\$2.67B	\$2.64B
Percent Change from Prior Year	-8%	-5%	0%	3%	3%	-2%	-12%	-19%	-17%	-22%	-22%	-23%	-32%

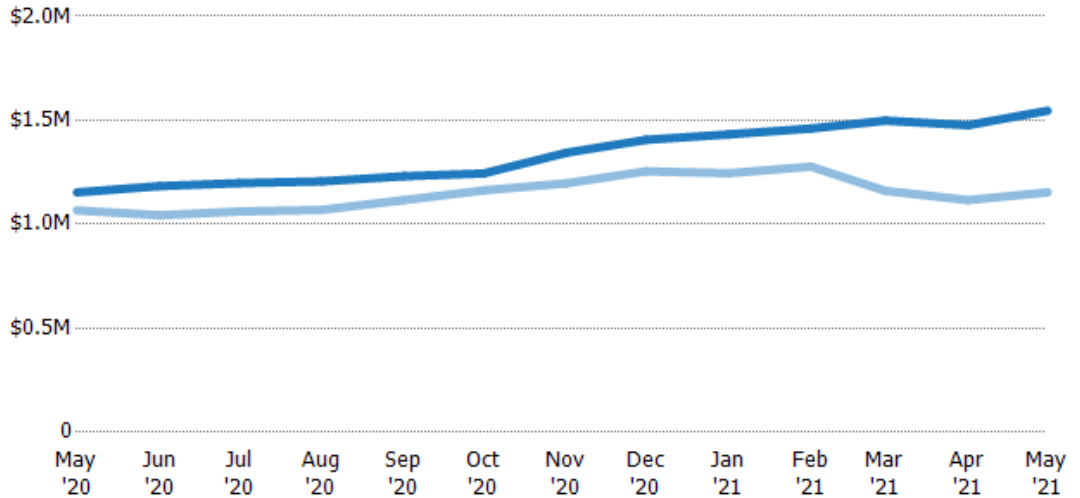
## Average Listing Price

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

### Filters Used

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

Month/Year	Price	% Chg.
May '21	\$1.55M	34%
May '20	\$1.15M	8.2%
May '19	\$1.07M	-8.9%



Current Year	\$1.15M	\$1.18M	\$1.2M	\$1.21M	\$1.23M	\$1.24M	\$1.34M	\$1.41M	\$1.43M	\$1.46M	\$1.5M	\$1.48M	\$1.55M
Prior Year	\$1.07M	\$1.04M	\$1.06M	\$1.07M	\$1.12M	\$1.16M	\$1.2M	\$1.26M	\$1.25M	\$1.28M	\$1.16M	\$1.12M	\$1.15M
Percent Change from Prior Year	8%	13%	13%	13%	10%	7%	12%	12%	15%	14%	29%	32%	34%

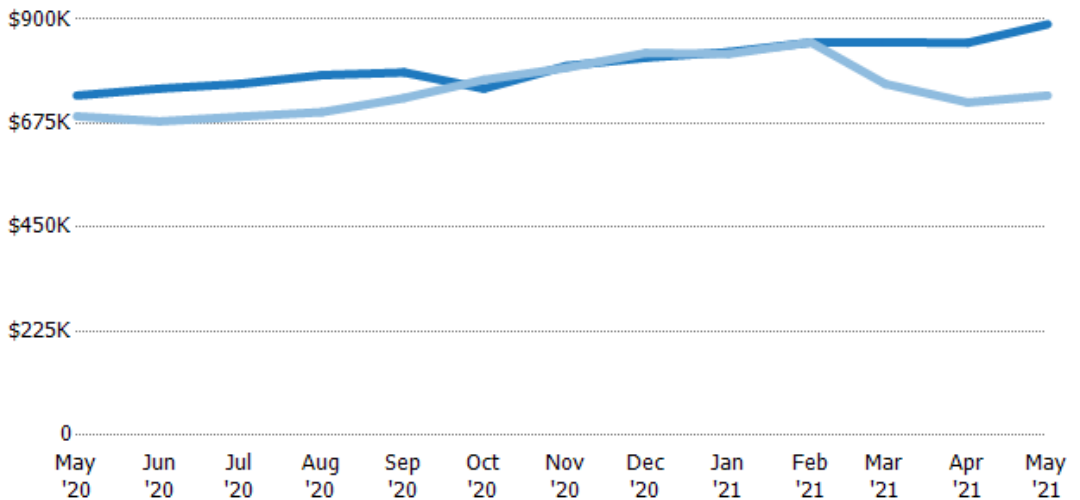
## Median Listing Price

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

### Filters Used

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

Month/Year	Price	% Chg.
May '21	\$889K	21%
May '20	\$735K	6.5%
May '19	\$690K	-4.3%



Current Year	\$735K	\$750K	\$760K	\$779K	\$785K	\$750K	\$799K	\$817K	\$829K	\$850K	\$850K	\$849K	\$889K
Prior Year	\$690K	\$679K	\$689K	\$699K	\$730K	\$769K	\$795K	\$827K	\$825K	\$850K	\$760K	\$720K	\$735K
Percent Change from Prior Year	7%	10%	10%	11%	8%	-2%	1%	-1%	0%	0%	12%	18%	21%

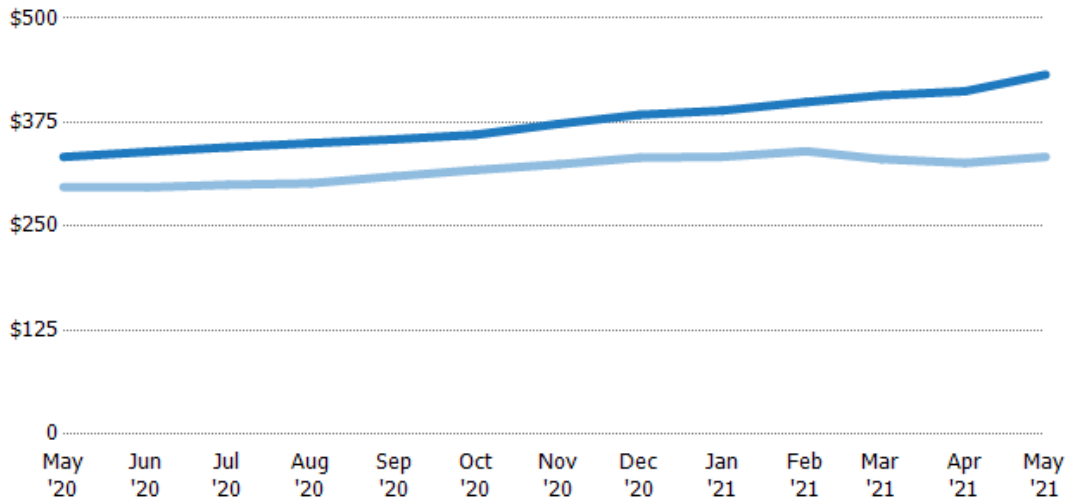
## Average Listing Price per Sq Ft

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

### Filters Used

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

Month/ Year	Price/sq ft	% Chg.
May '21	\$432	29.6%
May '20	\$333	12.2%
May '19	\$297	-6.6%



Current Year	\$333	\$339	\$345	\$350	\$355	\$360	\$373	\$384	\$389	\$399	\$407	\$412	\$432
Prior Year	\$297	\$297	\$300	\$302	\$310	\$318	\$324	\$332	\$333	\$340	\$331	\$326	\$333
Percent Change from Prior Year	12%	14%	15%	16%	14%	13%	15%	16%	17%	17%	23%	26%	30%

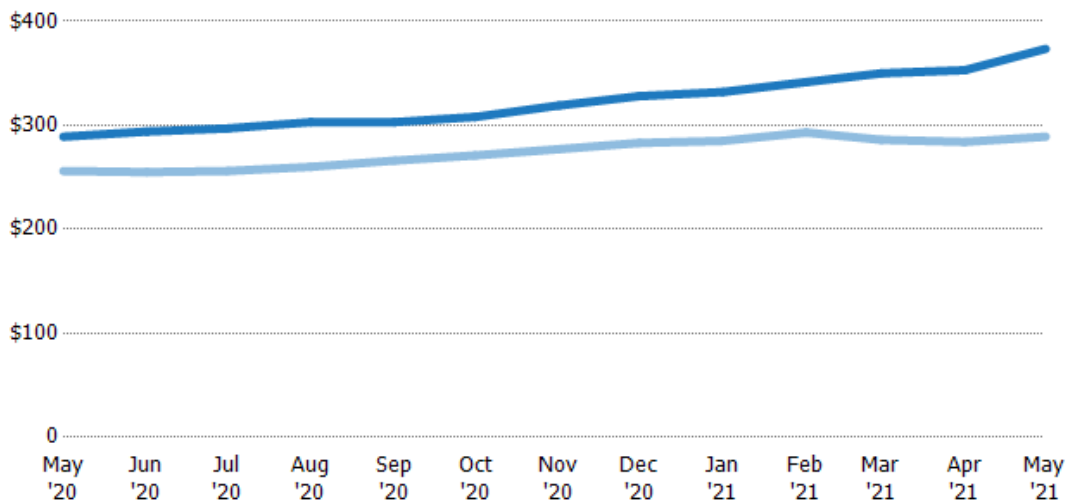
## Median Listing Price per Sq Ft

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

### Filters Used

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

Month/ Year	Price/sq ft	% Chg.
May '21	\$374	29.2%
May '20	\$289	12.9%
May '19	\$256	-4.7%



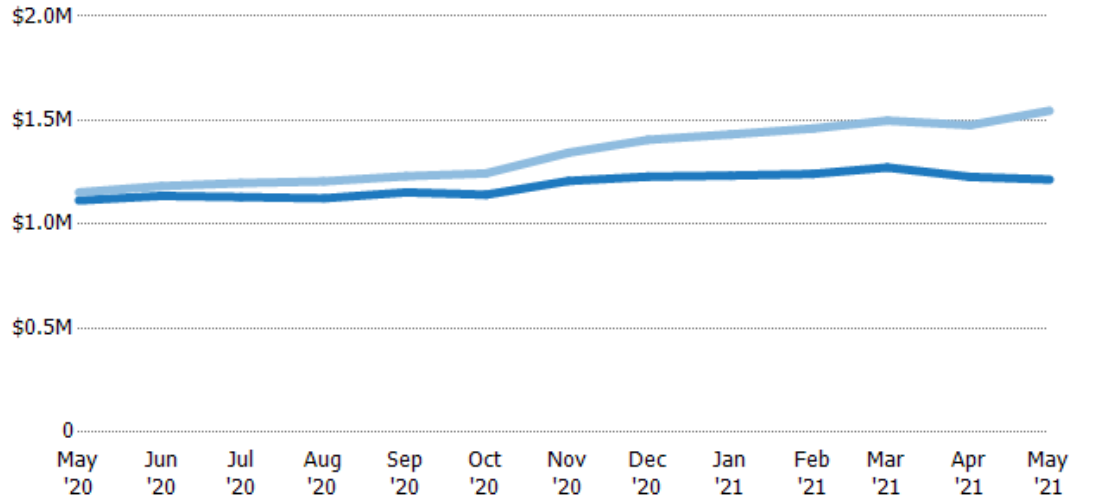
Current Year	\$289	\$294	\$297	\$303	\$303	\$308	\$319	\$328	\$332	\$342	\$350	\$353	\$374
Prior Year	\$256	\$255	\$256	\$260	\$266	\$271	\$277	\$283	\$285	\$293	\$286	\$284	\$289
Percent Change from Prior Year	13%	15%	16%	17%	14%	14%	15%	16%	16%	17%	22%	24%	29%

## Average Listing Price vs Average Est Value

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

### Filters Used

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



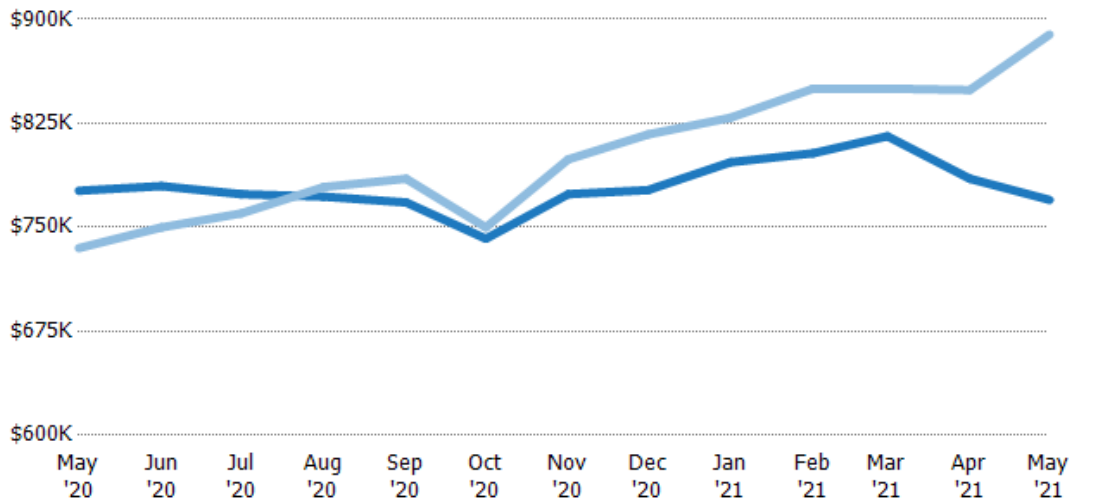
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Avg Est Value	\$1.11M	\$1.14M	\$1.13M	\$1.12M	\$1.15M	\$1.14M	\$1.21M	\$1.23M	\$1.23M	\$1.24M	\$1.27M	\$1.23M	\$1.22M
Avg Listing Price	\$1.15M	\$1.18M	\$1.2M	\$1.21M	\$1.23M	\$1.24M	\$1.34M	\$1.41M	\$1.43M	\$1.46M	\$1.5M	\$1.48M	\$1.55M
Avg Listing Price as a % of Avg Est Value	103%	104%	106%	107%	107%	109%	111%	114%	116%	118%	118%	120%	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

Custom Area: Scottsdale, 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	\$776K	\$780K	\$774K	\$772K	\$768K	\$742K	\$774K	\$777K	\$797K	\$803K	\$816K	\$785K	\$770K
Median Listing Price	\$735K	\$750K	\$760K	\$779K	\$785K	\$750K	\$799K	\$817K	\$829K	\$850K	\$850K	\$849K	\$889K
Med Listing Price as a % of Med Est Value	95%	96%	98%	101%	102%	101%	103%	105%	104%	106%	104%	108%	115%

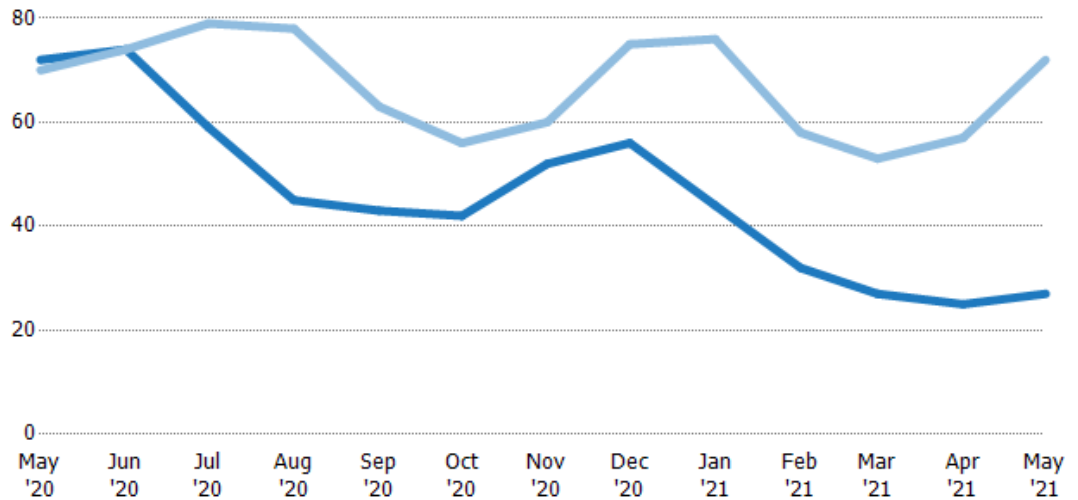
## Median Days in RPR

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

### Filters Used

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

Month/Year	Days	% Chg.
May '21	27	-62.5%
May '20	72	2.9%
May '19	70	0%



Current Year	72	74	59	45	43	42	52	56	44	32	27	25	27
Prior Year	70	74	79	78	63	56	60	75	76	58	53	57	72
Percent Change from Prior Year	3%	0%	-25%	-42%	-32%	-25%	-13%	-25%	-42%	-45%	-49%	-56%	-63%

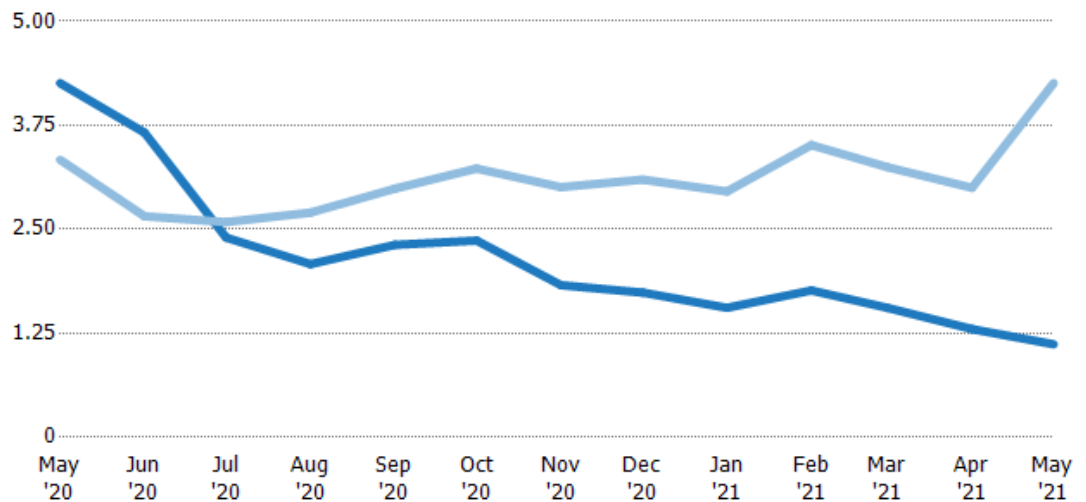
## Months of Inventory

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

### Filters Used

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

Month/Year	Months	% Chg.
May '21	1.12	-73.7%
May '20	4.26	27.6%
May '19	3.34	-12.8%



Current Year	4.26	3.66	2.4	2.08	2.31	2.36	1.83	1.74	1.56	1.76	1.56	1.3	1.12
Prior Year	3.34	2.66	2.59	2.7	2.99	3.23	3.01	3.1	2.95	3.51	3.25	3	4.26
Percent Change from Prior Year	28%	38%	-7%	-23%	-23%	-27%	-39%	-44%	-47%	-50%	-52%	-57%	-74%



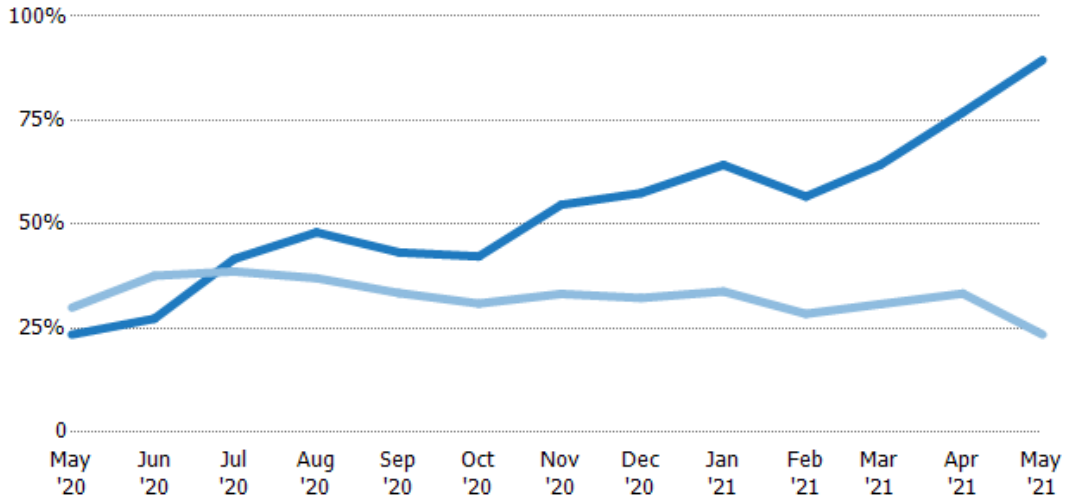
## Absorption Rate

The percentage of inventory sold per month.

### Filters Used

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

Month/Year	Rate	Chg.
May '21	89%	-66%
May '20	23%	6.5%
May '19	30%	14.7%



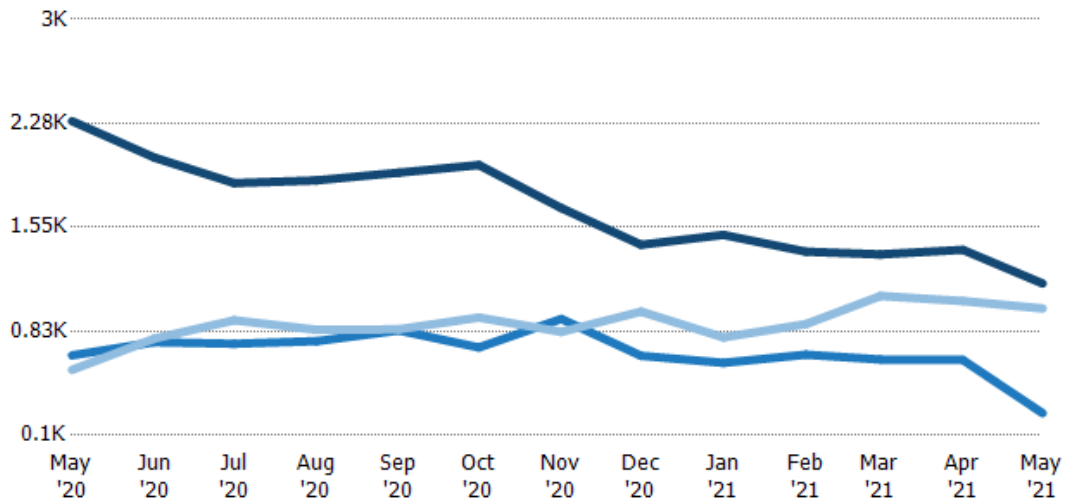
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	23%	27%	42%	48%	43%	42%	55%	57%	64%	57%	64%	77%	89%
Prior Year	30%	38%	39%	37%	33%	31%	33%	32%	34%	28%	31%	33%	23%
Change from Prior Year	6%	10%	-3%	-11%	-10%	-11%	-21%	-25%	-30%	-28%	-33%	-44%	-66%

## Active/Pending/Sold Units

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

### Filters Used

Custom Area: Scottsdale, 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
Active	2.29K	2.04K	1.86K	1.88K	1.93K	1.98K	1.68K	1.43K	1.5K	1.38K	1.36K	1.39K	1.16K
Pending	657	749	738	756	831	712	911	654	605	662	628	625	254
Sold	556	774	902	835	839	921	821	962	782	875	1.07K	1.04K	984

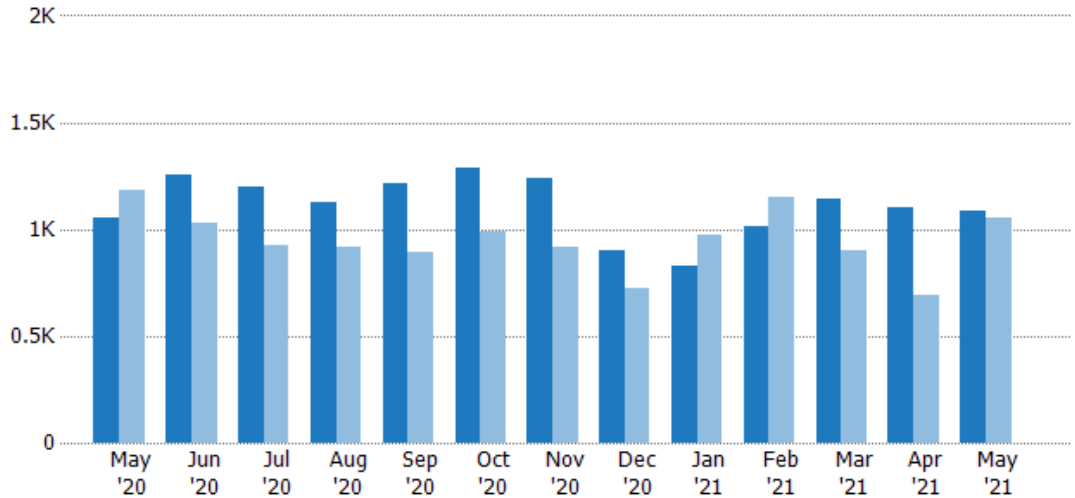
## New Pending Sales

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

### Filters Used

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

Month/Year	Count	% Chg.
May '21	1.09K	3.3%
May '20	1.05K	-11.4%
May '19	1.19K	-22.6%



	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	1.05K	1.26K	1.2K	1.13K	1.22K	1.28K	1.24K	903	828	1.02K	1.14K	1.1K	1.09K
Prior Year	1.19K	1.03K	925	913	890	986	914	725	976	1.15K	904	690	1.05K
Percent Change from Prior Year	-11%	22%	29%	24%	37%	30%	36%	25%	-15%	-12%	26%	60%	3%

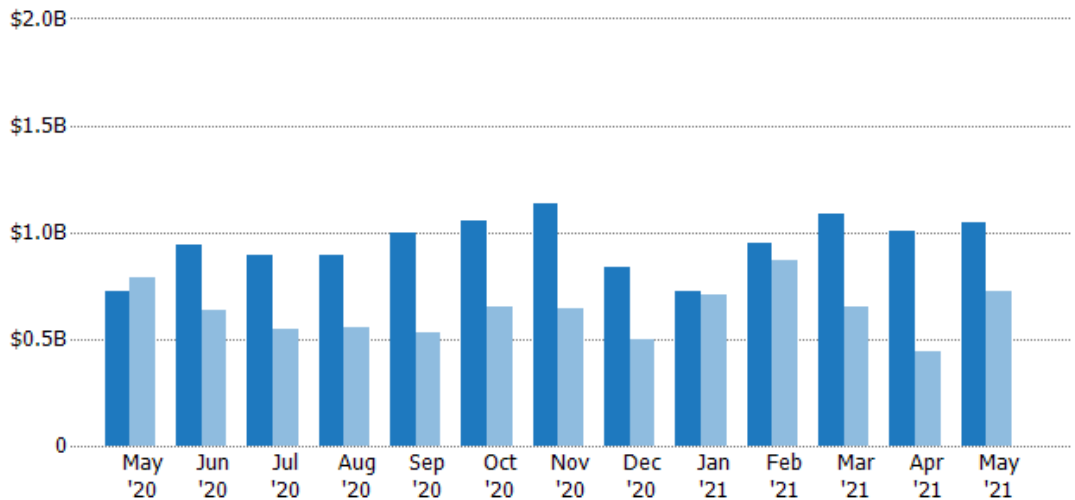
## New Pending Sales Volume

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

### Filters Used

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

Month/Year	Volume	% Chg.
May '21	\$1.05B	45.3%
May '20	\$720M	-8.5%
May '19	\$787M	-24.6%



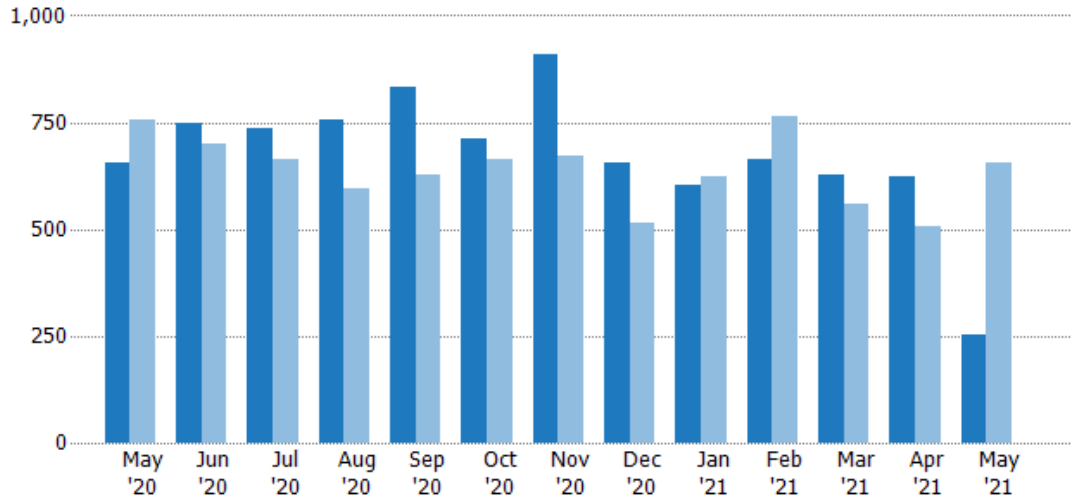
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$720M	\$937M	\$894M	\$892M	\$1B	\$1.06B	\$1.13B	\$838M	\$720M	\$946M	\$1.08B	\$1.01B	\$1.05B
Prior Year	\$787M	\$637M	\$548M	\$556M	\$532M	\$648M	\$645M	\$496M	\$704M	\$869M	\$648M	\$440M	\$720M
Percent Change from Prior Year	-9%	47%	63%	61%	88%	63%	75%	69%	2%	9%	67%	129%	45%

## Pending Sales

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

### Filters Used

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



Month/Year	Count	% Chg.
May '21	254	-61.3%
May '20	657	-13.3%
May '19	758	-6.3%

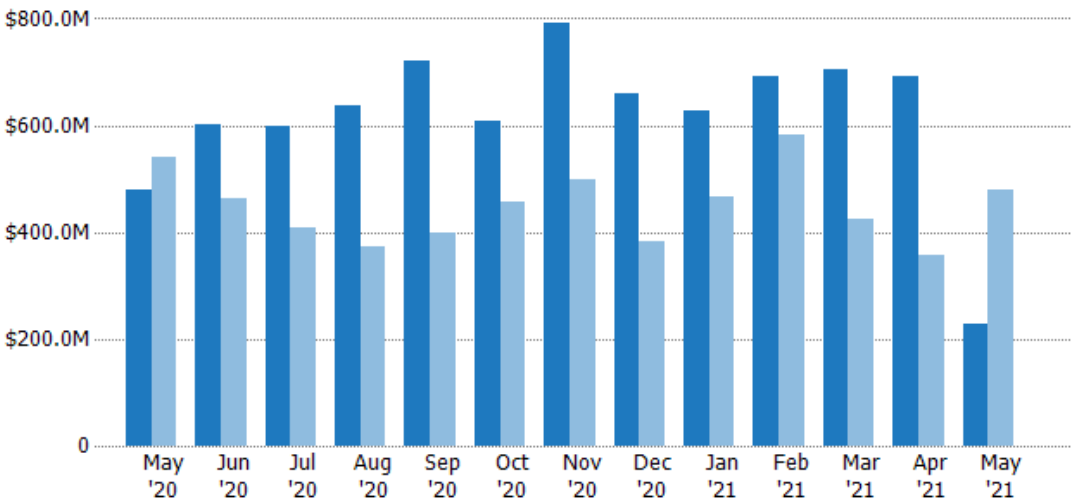
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	657	749	738	756	831	712	911	654	605	662	628	625	254
Prior Year	758	700	662	594	629	665	671	513	625	765	559	506	657
Percent Change from Prior Year	-13%	7%	11%	27%	32%	7%	36%	27%	-3%	-13%	12%	24%	-61%

## Pending Sales Volume

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

### Filters Used

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



Month/Year	Volume	% Chg.
May '21	\$228M	-52.5%
May '20	\$480M	-11.1%
May '19	\$539M	-8.3%

	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	\$480M	\$602M	\$597M	\$638M	\$719M	\$608M	\$793M	\$661M	\$629M	\$693M	\$705M	\$693M	\$228M
Prior Year	\$539M	\$462M	\$408M	\$374M	\$400M	\$457M	\$499M	\$384M	\$465M	\$582M	\$423M	\$357M	\$480M
Percent Change from Prior Year	-11%	30%	46%	71%	80%	33%	59%	72%	35%	19%	67%	94%	-52%

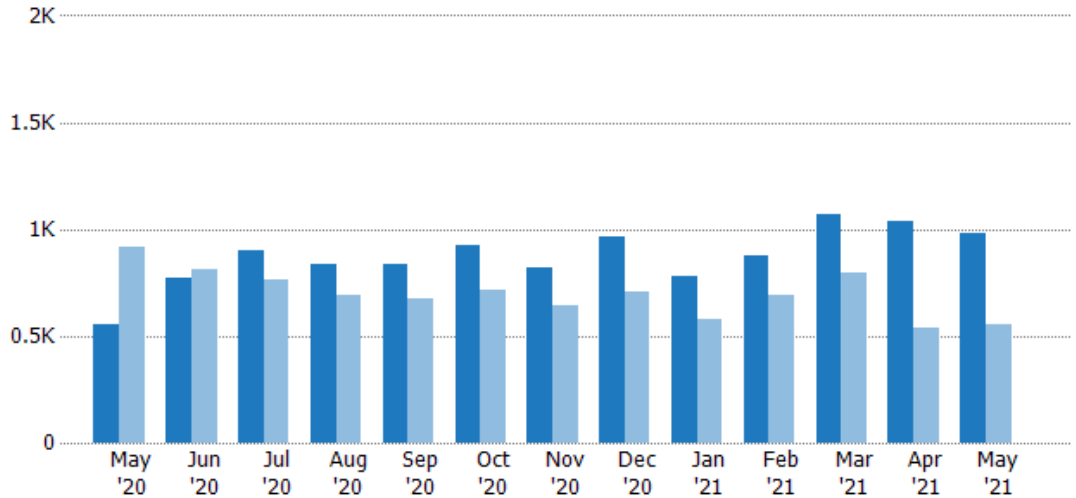
## Closed Sales

The total number of residential properties sold each month.

### Filters Used

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

Month/ Year	Count	% Chg.
May '21	984	77%
May '20	556	-39.4%
May '19	918	-0.2%



	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	556	774	902	835	839	921	821	962	782	875	1.07K	1.04K	984
Prior Year	918	810	761	694	673	715	639	706	576	694	797	538	556
Percent Change from Prior Year	-39%	-4%	19%	20%	25%	29%	28%	36%	36%	26%	34%	93%	77%

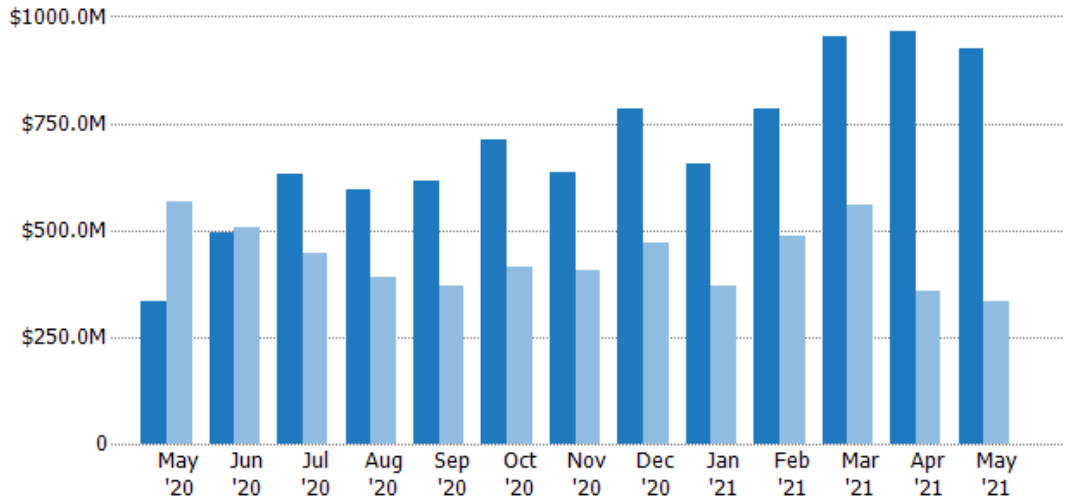
## Closed Sales Volume

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

### Filters Used

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

Month/ Year	Volume	% Chg.
May '21	\$926M	178.8%
May '20	\$332M	-41.5%
May '19	\$568M	-3.7%



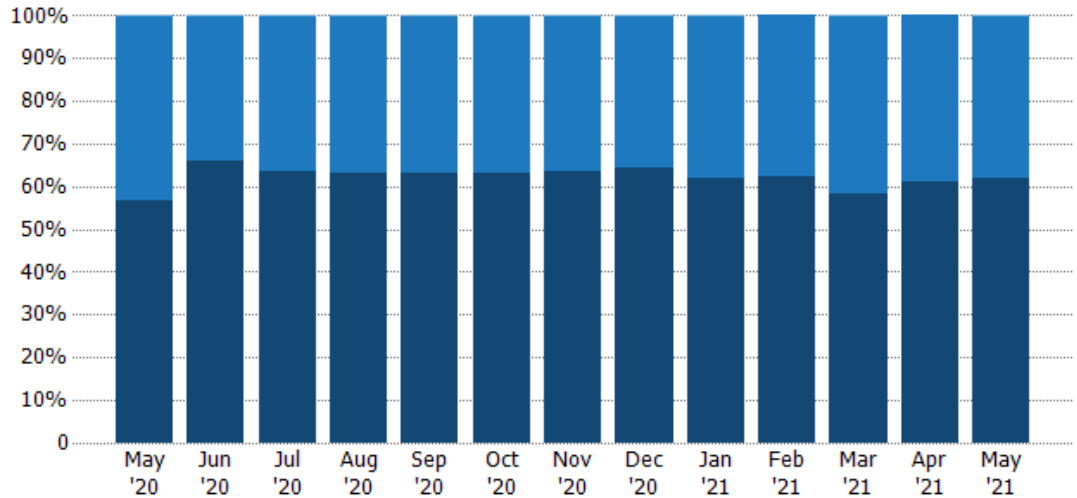
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$332M	\$493M	\$630M	\$594M	\$614M	\$711M	\$634M	\$783M	\$654M	\$785M	\$955M	\$965M	\$926M
Prior Year	\$568M	\$507M	\$445M	\$390M	\$372M	\$414M	\$407M	\$469M	\$370M	\$486M	\$560M	\$358M	\$332M
Percent Change from Prior Year	-41%	-3%	42%	52%	65%	72%	56%	67%	77%	61%	70%	169%	179%

## Closed Sales by Property Type

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

### Filters Used

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



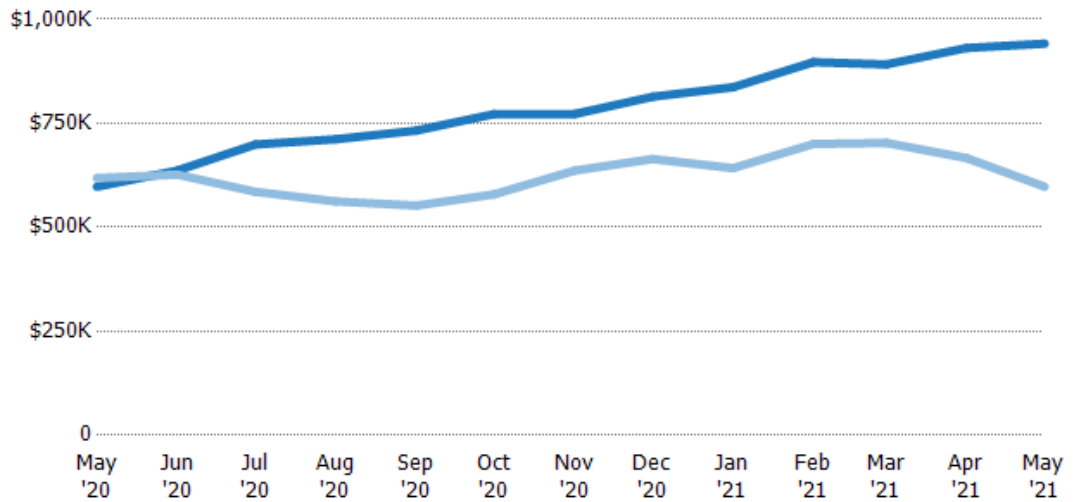
Property Type	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Mobile/Manufactured	0%	0%	0%	0%	0%	0%	0%	0%	0%	-	0%	-	0%
Condo/Townhouse	43%	34%	36%	37%	37%	37%	36%	35%	38%	37%	42%	39%	38%
Single Family Residence	57%	66%	64%	63%	63%	63%	64%	64%	62%	63%	58%	61%	62%

## Average Sales Price

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

### Filters Used

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



Month/Year	Price	% Chg.
May '21	\$941K	57.6%
May '20	\$597K	-3.4%
May '19	\$618K	-3.5%

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	\$597K	\$637K	\$699K	\$712K	\$732K	\$772K	\$772K	\$814K	\$837K	\$897K	\$891K	\$931K	\$941K
Prior Year	\$618K	\$627K	\$585K	\$562K	\$552K	\$579K	\$636K	\$664K	\$642K	\$700K	\$703K	\$666K	\$597K
Percent Change from Prior Year	-3%	2%	19%	27%	33%	33%	21%	23%	30%	28%	27%	40%	58%

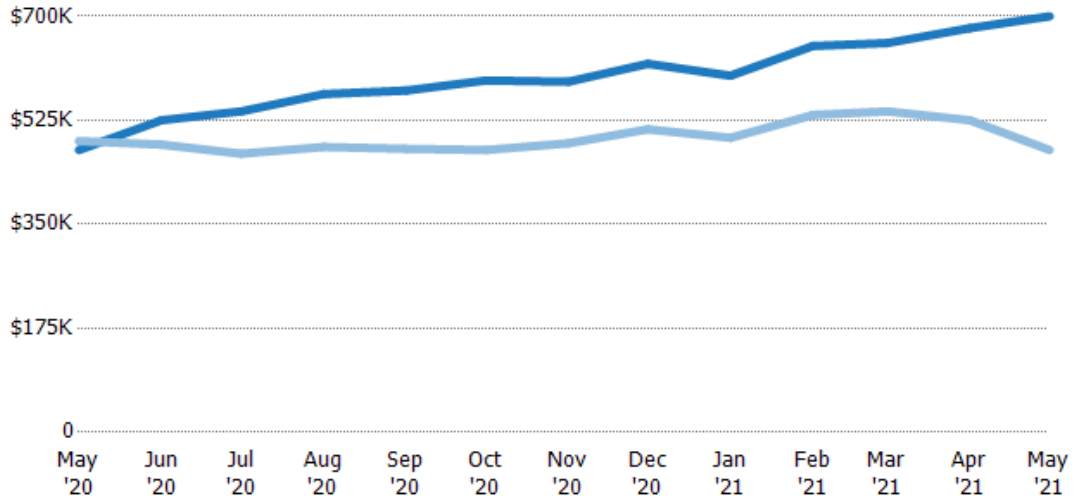
## Median Sales Price

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

### Filters Used

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

Month/Year	Price	% Chg.
May '21	\$700K	47.4%
May '20	\$475K	-3.1%
May '19	\$490K	-8.2%



Current Year	\$475K	\$525K	\$540K	\$569K	\$575K	\$592K	\$590K	\$620K	\$600K	\$650K	\$655K	\$680K	\$700K
Prior Year	\$490K	\$484K	\$469K	\$480K	\$477K	\$475K	\$486K	\$510K	\$496K	\$534K	\$540K	\$525K	\$475K
Percent Change from Prior Year	-3%	8%	15%	19%	21%	25%	21%	22%	21%	22%	21%	30%	47%

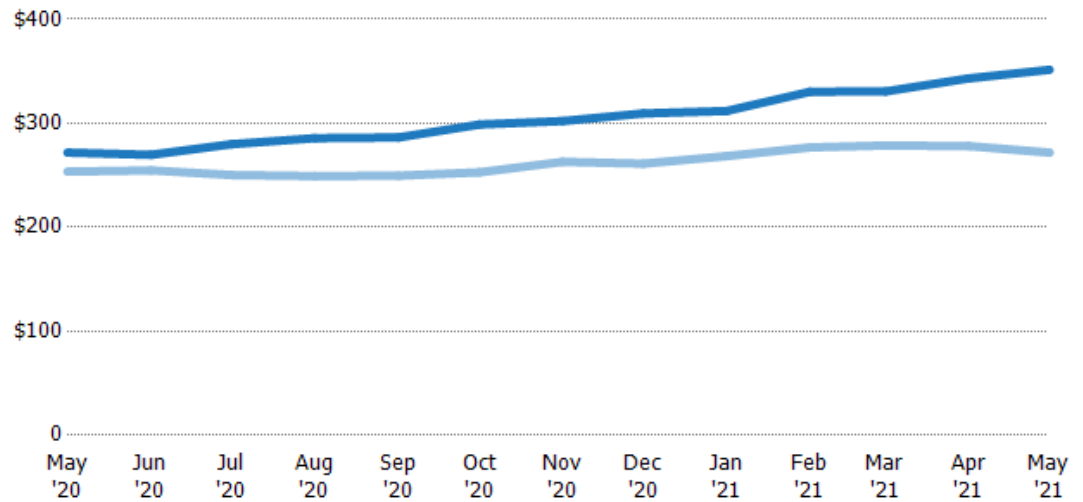
## Average Sales Price per Sq Ft

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

### Filters Used

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

Month/Year	Price/sq ft	% Chg.
May '21	\$352	29.3%
May '20	\$272	7.2%
May '19	\$254	-3.7%



Current Year	\$272	\$270	\$280	\$286	\$286	\$299	\$302	\$309	\$312	\$330	\$331	\$343	\$352
Prior Year	\$254	\$255	\$250	\$249	\$250	\$253	\$263	\$261	\$268	\$277	\$279	\$278	\$272
Percent Change from Prior Year	7%	6%	12%	15%	15%	18%	15%	18%	16%	19%	19%	23%	29%

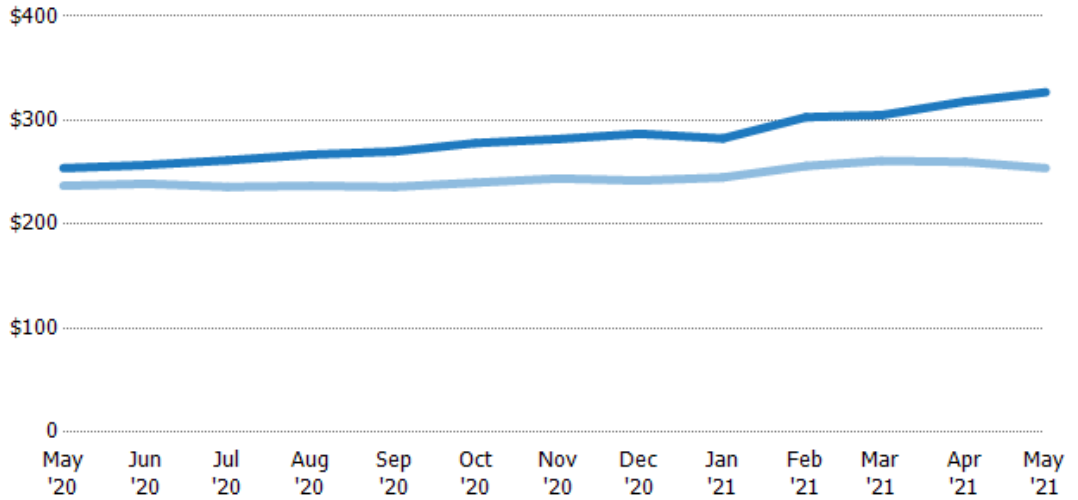
## Median Sales Price per Sq Ft

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

### Filters Used

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

Month/ Year	Price/sq ft	% Chg.
May '21	\$327	28.7%
May '20	\$254	7.2%
May '19	\$237	-4.2%



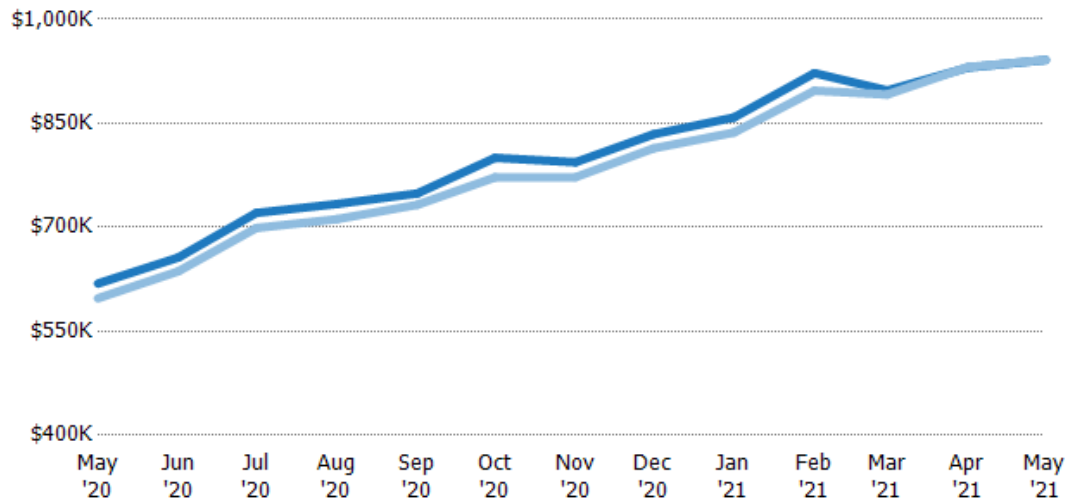
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$254	\$257	\$262	\$267	\$270	\$278	\$282	\$287	\$283	\$303	\$305	\$318	\$327
Prior Year	\$237	\$239	\$236	\$237	\$236	\$240	\$244	\$242	\$245	\$256	\$261	\$260	\$254
Percent Change from Prior Year	7%	8%	11%	13%	14%	16%	16%	19%	15%	18%	17%	22%	29%

## Average Sales Price vs Average Listing Price

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

### Filters Used

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



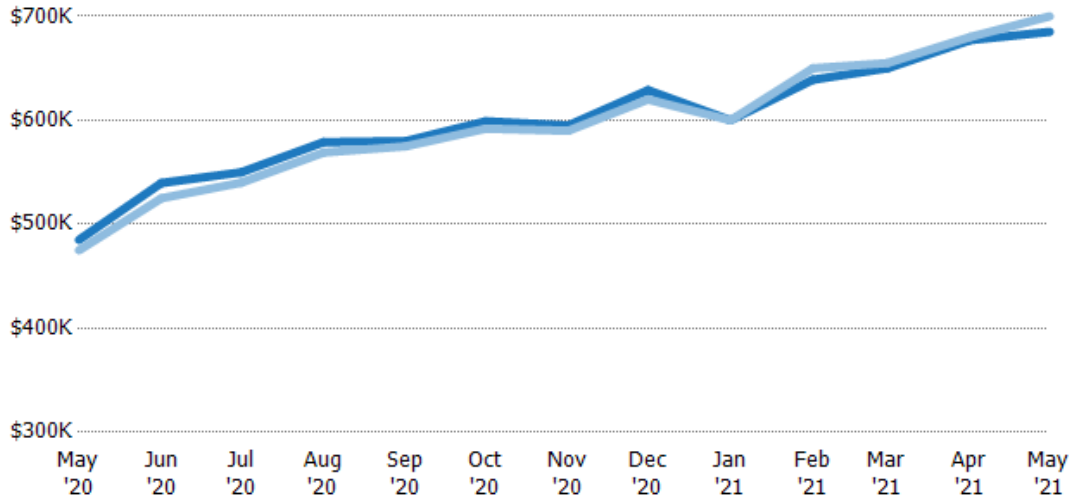
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Avg List Price	\$619K	\$656K	\$721K	\$734K	\$749K	\$800K	\$794K	\$834K	\$858K	\$922K	\$897K	\$930K	\$941K
Avg Sales Price	\$597K	\$637K	\$699K	\$712K	\$732K	\$772K	\$772K	\$814K	\$837K	\$897K	\$891K	\$931K	\$941K
Avg Sales Price as a % of Avg List Price	97%	97%	97%	97%	98%	96%	97%	98%	97%	97%	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: Scottsdale, Arizona  
 Property Type:  
 Condo/Townhouse/Apt.,  
 Mobile/Manufactured, Single Family



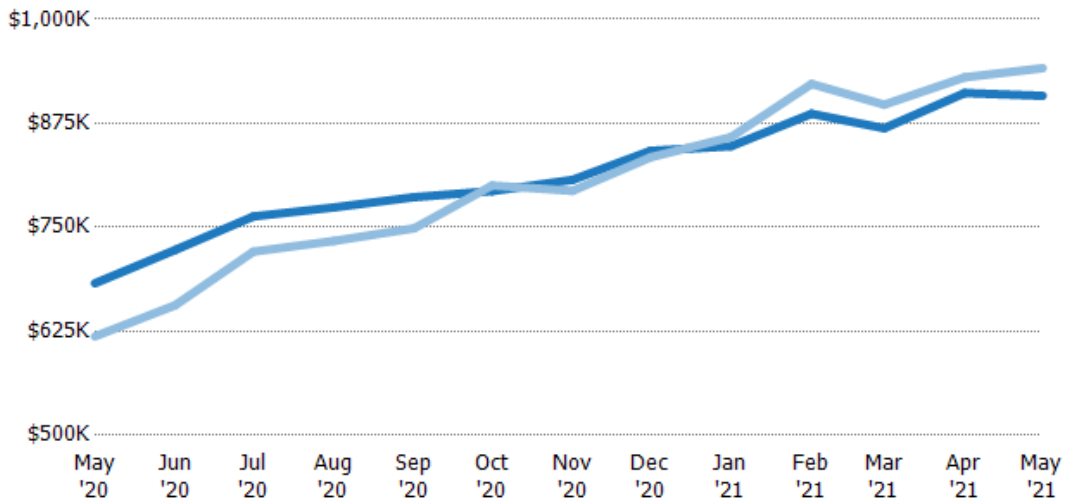
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Median List Price	\$485K	\$540K	\$550K	\$579K	\$580K	\$599K	\$595K	\$629K	\$600K	\$639K	\$650K	\$677K	\$685K
Median Sales Price	\$475K	\$525K	\$540K	\$569K	\$575K	\$592K	\$590K	\$620K	\$600K	\$650K	\$655K	\$680K	\$700K
Med Sales Price as a % of Med List Price	98%	97%	98%	98%	99%	99%	99%	99%	100%	102%	101%	100%	102%

## Average Sales Price vs Average Est Value

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

### Filters Used

Custom Area: Scottsdale, Arizona  
 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	\$683K	\$723K	\$763K	\$774K	\$786K	\$794K	\$807K	\$842K	\$847K	\$886K	\$869K	\$911K	\$908K
Avg Sales Price	\$619K	\$656K	\$721K	\$734K	\$749K	\$800K	\$794K	\$834K	\$858K	\$922K	\$897K	\$930K	\$941K
Avg Sales Price as a % of Avg Est Value	91%	91%	94%	95%	95%	101%	98%	99%	101%	104%	103%	102%	104%

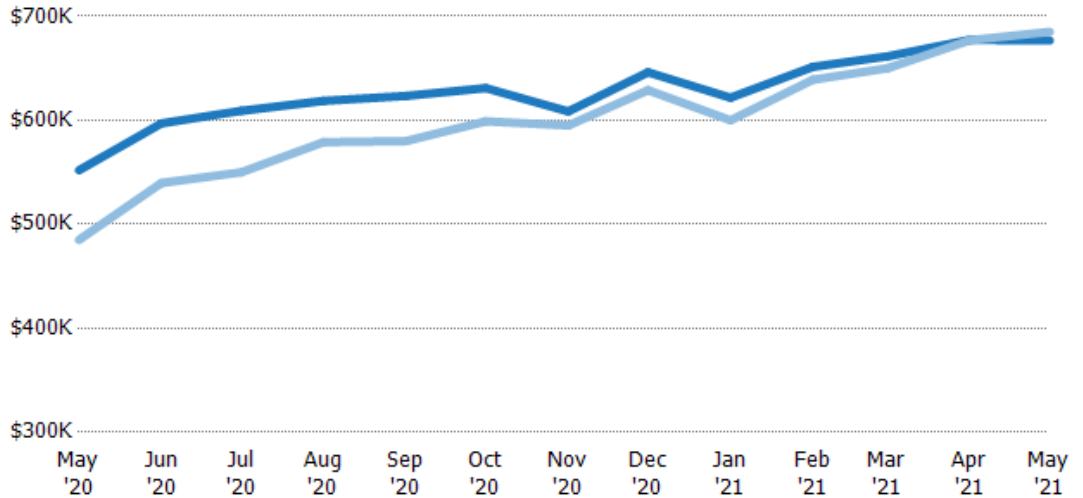


## Median Sales Price vs Median Est Value

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

### Filters Used

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



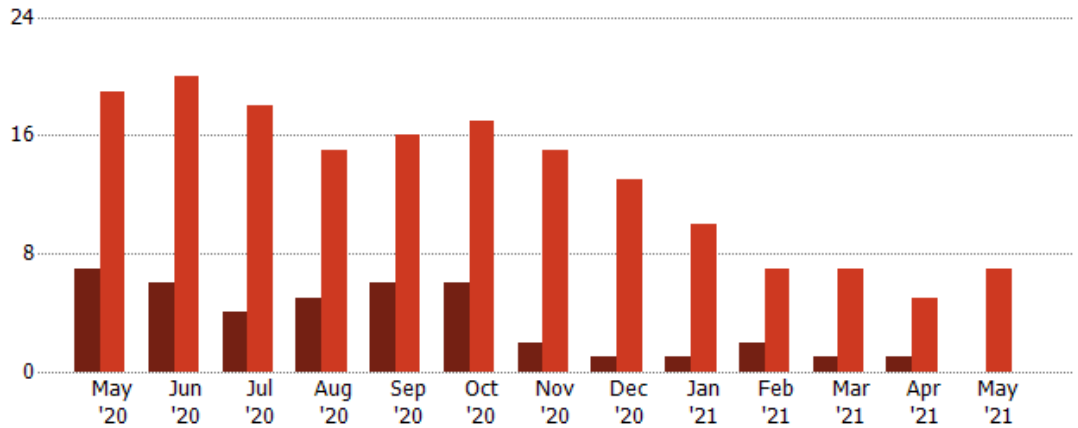
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Median Est Value	\$552K	\$597K	\$609K	\$619K	\$623K	\$631K	\$609K	\$646K	\$622K	\$651K	\$661K	\$677K	\$677K
Median Sales Price	\$485K	\$540K	\$550K	\$579K	\$580K	\$599K	\$595K	\$629K	\$600K	\$639K	\$650K	\$677K	\$685K
Med Sales Price as a % of Med Est Value	88%	90%	90%	94%	93%	95%	98%	97%	97%	98%	98%	100%	101%

## Distressed Listings

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

### Filters Used

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



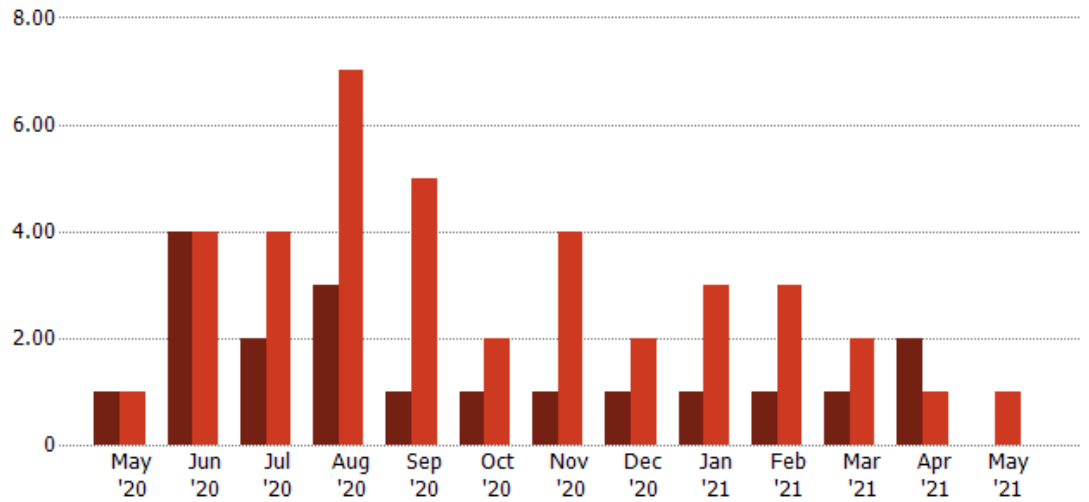
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	7	6	4	5	6	6	2	1	1	2	1	1	-
Prior Year	19	20	18	15	16	17	15	13	10	7	7	5	7
Percent Change from Prior Year	-63%	-70%	-78%	-67%	-63%	-65%	-87%	-92%	-90%	-71%	-86%	-80%	-100%

## Distressed Sales

The count of distressed residential properties sold each month.

### Filters Used

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



Current Year	1	4	2	3	1	1	1	1	1	1	1	2	-
Prior Year	1	4	4	7	5	2	4	2	3	3	2	1	1
Percent Change from Prior Year	0%	0%	-50%	-57%	-80%	-50%	-75%	-50%	-67%	-67%	-50%	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
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
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
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
85266	13	\$17,554,999	54	\$72,676,530	\$1,345,862	\$994,500	\$355	\$349	32