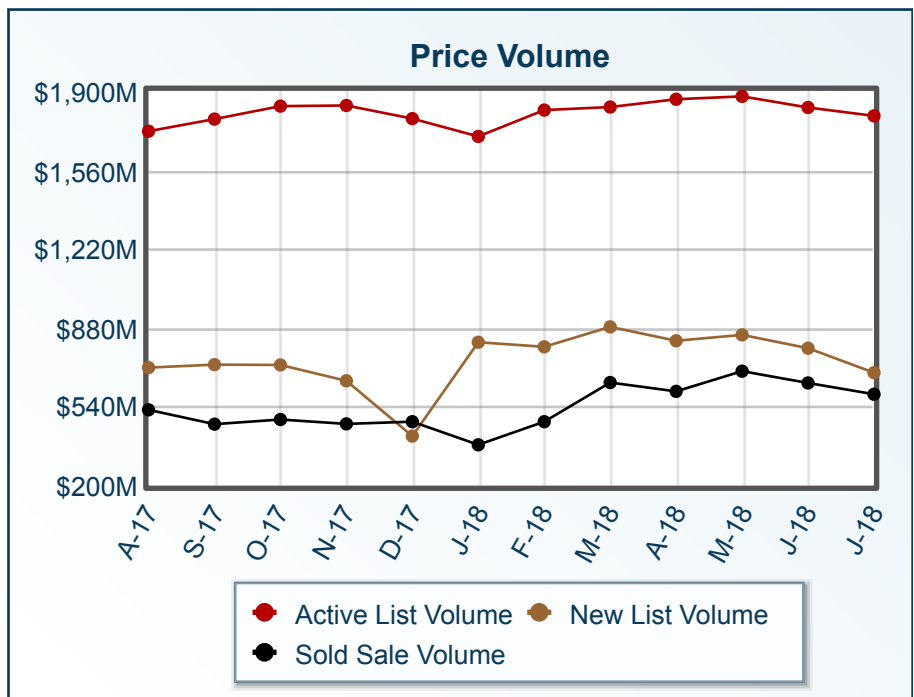
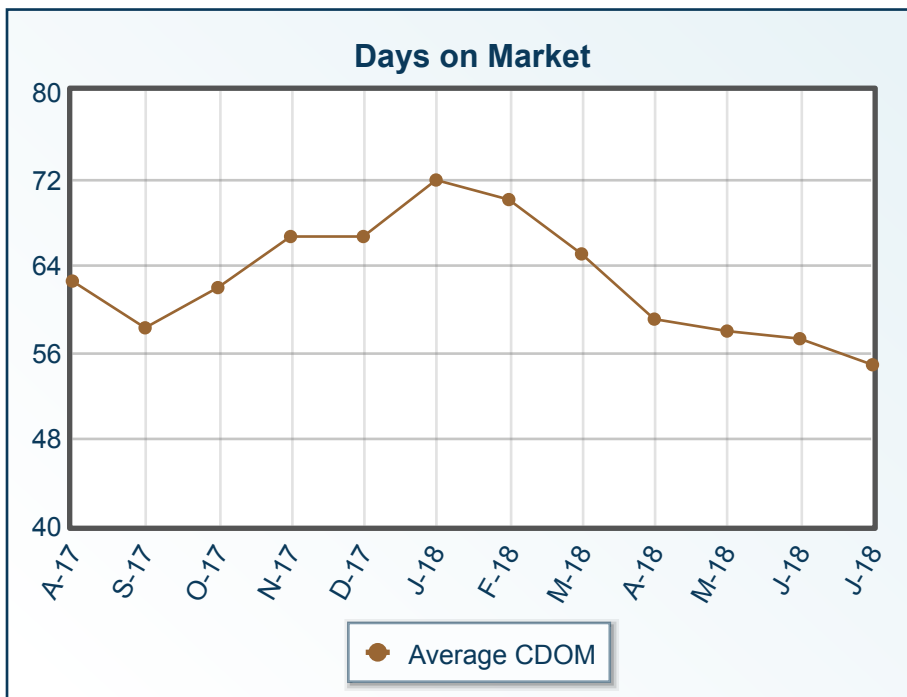
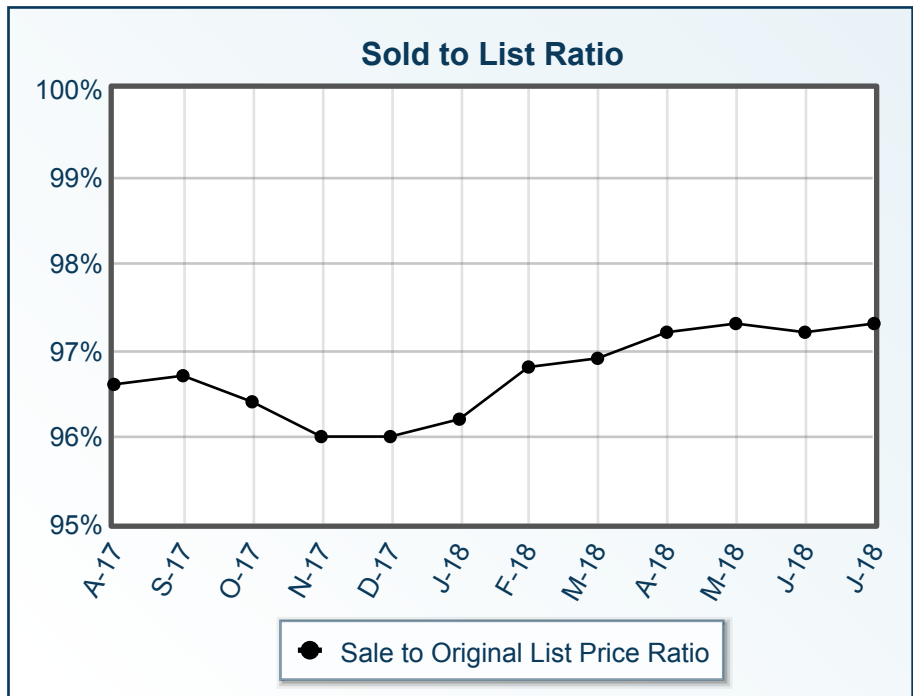
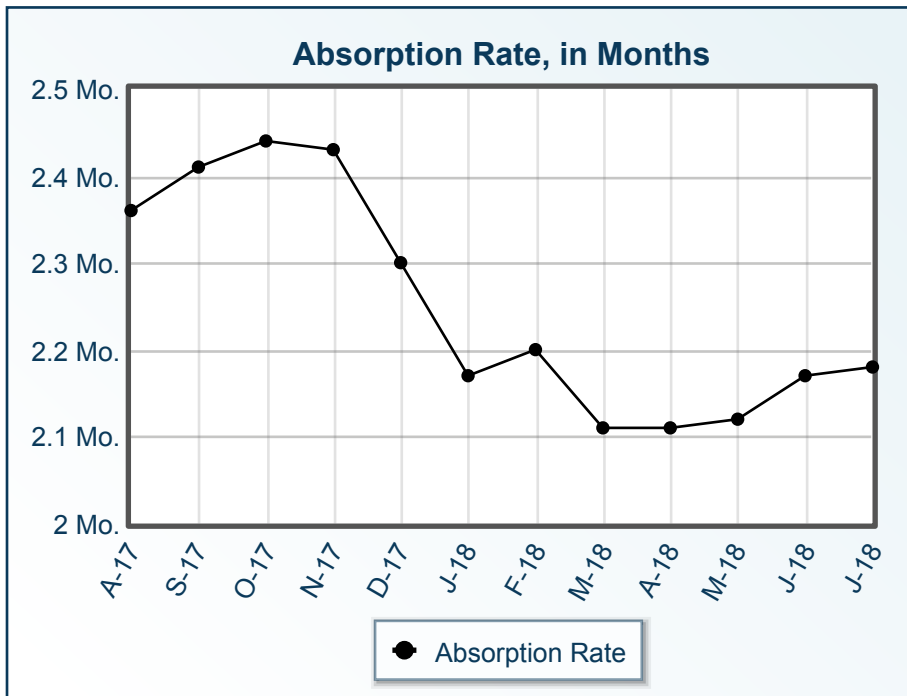
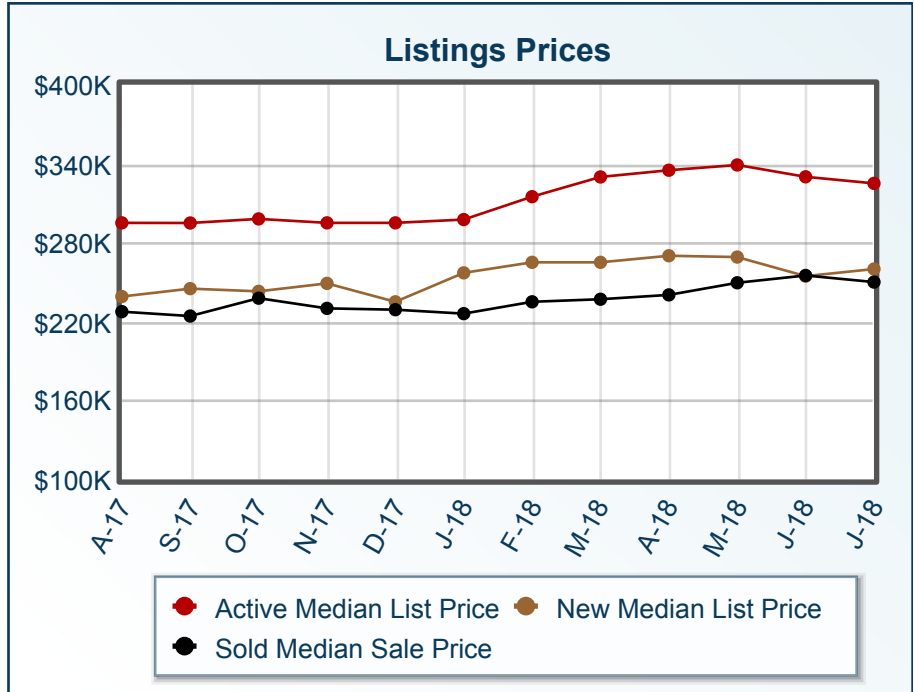
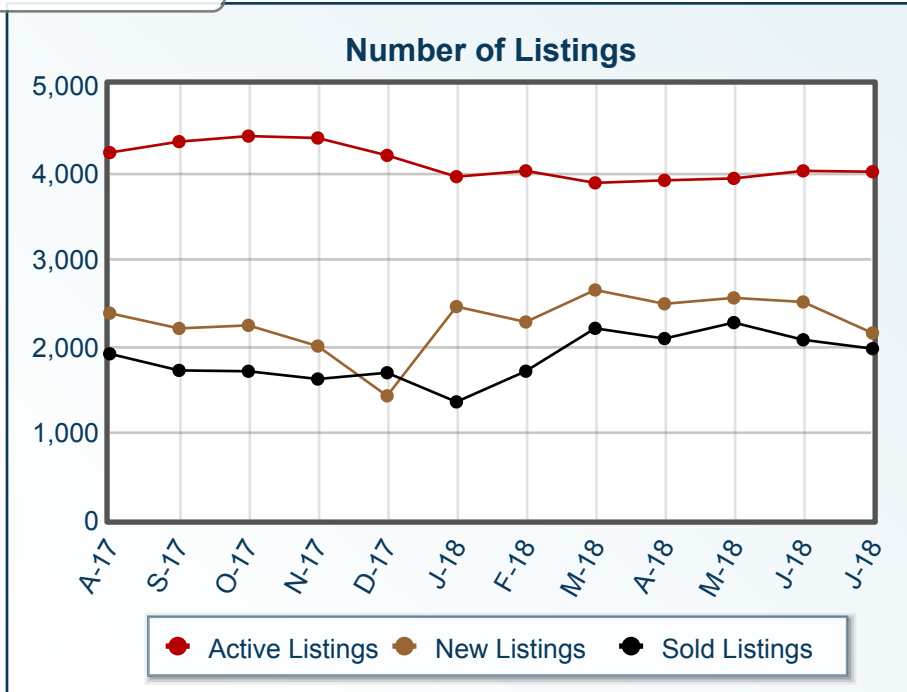


Market Summary

Phoenix Residential, July 2018



Summary Statistics						
	Jul-18	Jul-17	% Chg	2018 YTD	2017 YTD	% Chg
Absorption Rate	2.18	2.41	-9.54	2.15	2.49	-13.65
Average List Price	\$448,212	\$416,313	7.66	\$350,364	\$326,156	7.42
Median List Price	\$325,000	\$299,999	8.33	\$269,000	\$249,000	8.03
Average Sale Price	\$302,212	\$274,173	10.23	\$295,636	\$271,584	8.86
Median Sale Price	\$250,000	\$228,000	9.65	\$242,500	\$222,250	9.11
Average CDOM	54	57	-5.26	N/A	61	N/A
Median CDOM	36	37	-2.70	38	41	-7.32

	Sold Listings			Year to Date		
	This Month			Year to Date		
	2018	2017	% Chg	2018	2017	% Chg
0-29,999	1	1	0.0	14	9	55.6
30,000-39,999	1	1	0.0	10	28	-64.3
40,000-49,999	0	9	-100.0	27	53	-49.1
50,000-59,999	3	12	-75.0	39	95	-58.9
60,000-69,999	11	23	-52.2	76	135	-43.7
70,000-79,999	13	13	0.0	107	87	23.0
80,000-89,999	14	13	7.7	100	123	-18.7
90,000-99,999	14	10	40.0	114	115	-0.9
100,000-119,999	31	46	-32.6	234	431	-45.7
120,000-139,999	50	86	-41.9	465	670	-30.6
140,000-159,999	90	117	-23.1	674	1110	-39.3
160,000-179,999	138	197	-29.9	1154	1444	-20.1
180,000-199,999	188	168	11.9	1373	1191	15.3
200,000-249,999	426	308	38.3	2699	2322	16.2
250,000-299,999	283	223	26.9	1951	1615	20.8
300,000-399,999	366	283	29.3	2335	1936	20.6
400,000-499,999	154	124	24.2	1023	872	17.3
500,000-549,999	42	39	7.7	267	209	27.8
550,000-749,999	80	54	48.1	531	453	17.2
750,000-999,999	35	21	66.7	258	191	35.1
1,000,000-1,249,999	6	8	-25.0	63	54	16.7
1,250,000-1,499,999	6	2	200.0	45	26	73.1
1,500,000-1,999,999	7	2	250.0	46	25	84.0
2,000,000-2,999,999	5	3	66.7	20	20	0.0
3,000,000+	0	1	-100.0	4	7	-42.9
Totals	1964	1764	11.3	13629	13221	3.1

	Pending Listings					
	This Month			Year to Date		
	2018	2017	% Chg	2018	2017	% Chg
0-29,999	0	0	0.0	14	6	133.3
30,000-39,999	2	0	N/A	8	25	-68.0
40,000-49,999	1	7	-85.7	20	45	-55.6
50,000-59,999	3	3	0.0	33	76	-56.6
60,000-69,999	3	18	-83.3	58	126	-54.0
70,000-79,999	13	18	-27.8	113	110	2.7
80,000-89,999	18	11	63.6	120	117	2.6
90,000-99,999	13	19	-31.6	110	142	-22.5
100,000-119,999	30	41	-26.8	233	376	-38.0
120,000-139,999	45	75	-40.0	509	692	-26.4
140,000-159,999	74	131	-43.5	652	1085	-39.9
160,000-179,999	148	180	-17.8	1196	1506	-20.6
180,000-199,999	178	156	14.1	1419	1264	12.3
200,000-249,999	356	299	19.1	2788	2360	18.1
250,000-299,999	231	224	3.1	1990	1706	16.6
300,000-399,999	258	290	-11.0	2390	2098	13.9
400,000-499,999	128	115	11.3	1093	925	18.2
500,000-549,999	39	25	56.0	284	208	36.5
550,000-749,999	69	49	40.8	589	486	21.2
750,000-999,999	17	32	-46.9	260	234	11.1
1,000,000-1,249,999	6	3	100.0	67	42	59.5
1,250,000-1,499,999	9	4	125.0	63	36	75.0
1,500,000-1,999,999	7	3	133.3	54	32	68.8
2,000,000-2,999,999	3	2	50.0	23	16	43.8
3,000,000+	0	0	0.0	2	7	-71.4
Totals	1651	1705	-3.2	14088	13720	2.7

Active Listings	This Month			Year to Date		
	2018	2017	% Chg	2018	2017	% Chg
	0-29,999	5	1	400.0	25	15
30,000-39,999	2	4	-50.0	12	44	-72.7
40,000-49,999	2	2	0.0	23	57	-59.6
50,000-59,999	6	12	-50.0	43	116	-62.9
60,000-69,999	8	22	-63.6	77	175	-56.0
70,000-79,999	18	30	-40.0	151	163	-7.4
80,000-89,999	25	26	-3.8	157	179	-12.3
90,000-99,999	14	27	-48.1	146	193	-24.4
100,000-119,999	52	55	-5.5	323	496	-34.9
120,000-139,999	65	115	-43.5	637	901	-29.3
140,000-159,999	98	179	-45.3	822	1436	-42.8
160,000-179,999	146	300	-51.3	1475	2013	-26.7
180,000-199,999	260	287	-9.4	1813	1707	6.2
200,000-249,999	597	572	4.4	3715	3310	12.2
250,000-299,999	517	527	-1.9	2863	2565	11.6
300,000-399,999	762	797	-4.4	3704	3417	8.4
400,000-499,999	498	476	4.6	1935	1693	14.3
500,000-549,999	154	139	10.8	559	442	26.5
550,000-749,999	353	345	2.3	1171	1117	4.8
750,000-999,999	176	182	-3.3	588	547	7.5
1,000,000-1,249,999	65	57	14.0	177	134	32.1
1,250,000-1,499,999	59	58	1.7	160	138	15.9
1,500,000-1,999,999	55	44	25.0	147	120	22.5
2,000,000-2,999,999	37	38	-2.6	84	88	-4.5
3,000,000+	25	18	38.9	42	35	20.0
Totals	3999	4313	-7.3	20849	21101	-1.2

New Listings	This Month			Year to Date		
	2018	2017	% Chg	2018	2017	% Chg
	0-29,999	3	1	200.0	20	13
30,000-39,999	3	0	N/A	11	35	-68.6
40,000-49,999	1	6	-83.3	18	48	-62.5
50,000-59,999	1	6	-83.3	34	98	-65.3
60,000-69,999	2	20	-90.0	64	144	-55.6
70,000-79,999	9	19	-52.6	126	131	-3.8
80,000-89,999	17	18	-5.6	133	147	-9.5
90,000-99,999	9	17	-47.1	125	166	-24.7
100,000-119,999	33	45	-26.7	272	400	-32.0
120,000-139,999	51	86	-40.7	529	717	-26.2
140,000-159,999	93	158	-41.1	684	1156	-40.8
160,000-179,999	145	226	-35.8	1204	1684	-28.5
180,000-199,999	202	189	6.9	1566	1442	8.6
200,000-249,999	440	369	19.2	3142	2799	12.3
250,000-299,999	347	275	26.2	2412	2136	12.9
300,000-399,999	378	370	2.2	3039	2715	11.9
400,000-499,999	178	145	22.8	1520	1320	15.2
500,000-549,999	54	33	63.6	434	331	31.1
550,000-749,999	100	90	11.1	913	800	14.1
750,000-999,999	39	40	-2.5	401	373	7.5
1,000,000-1,249,999	10	4	150.0	117	92	27.2
1,250,000-1,499,999	10	11	-9.1	105	90	16.7
1,500,000-1,999,999	14	10	40.0	98	80	22.5
2,000,000-2,999,999	4	6	-33.3	44	50	-12.0
3,000,000+	1	1	0.0	20	20	0.0
Totals	2144	2145	0.0	17031	16987	0.3