Reports on HOUSING
Your Local Real Estate Snapshot

THE MARICOPA COUNTY - PHOENIX HOUSING REPORT

AUGUST 12, 2025 - WRITTEN BY STEVEN THOMAS

WILL PRICES PLUNGE?

THERE ARE THREE INDICATORS TO LOOK FOR IN DETERMINING WHEN HOME PRICES WILL DROP SHARPLY, BUT ONLY ONE OF THEM IS CURRENTLY PRESENT.

THREE INDICATORS

THE SUPPLY OF AVAILABLE HOMES, CURRENT BUYER DEMAND, AND THE NUMBER OF DISTRESSED HOMES WILL COLLECTIVELY SIGNAL THE NEXT PLUNGE IN HOME VALUES.

Many people argue that housing is due for a correction. Their rationale is that home prices surged at an unprecedented rate from 2020 through the first half of 2022. When mortgage rates jumped from 3.25% in January 2022 to 7.37% nine months later in October, home affordability plummeted to historically low levels. Affordability is based on household incomes, mortgage rates, and home values. Since household incomes have not skyrocketed, and mortgage rates have bounced around 7% for nearly three years, the natural conclusion is that prices must plunge to improve affordability. Many have exclaimed that they feel it in their "gut," that it is not a matter of if prices correct, it is when.

Yet, economics does not adhere to intuition or a "gut" reading. Instead, it is best to turn to the facts, data, and current trendlines. There are three key indicators to watch for to determine when home prices will plunge: a glut of homes available for purchase, an elevated number of distressed homes, including both foreclosures and short sales, and weak demand. All three need to be present to instigate a price correction. That is precisely what occurred leading up to and during the Great Recession. According to the Freddie Mac House Price Index, the Maricopa County metro area experienced a substantial year-over-year drop in June 2008, 2009, and 2011.

FREDDIE MAC HOUSE PRICE INDEX - MARICOPA COUNTY - PHOENIX

	June '06	June '07	June '08	June '09	June '10	June '11	June '12	June '13	June '14	June '15
YoY	15.7%	-3.6%	-21.0%	-28.6%	-3.9%	-11.5%	20.8%	22.0%	6.5%	7.2%
MoM	-0.2%	-0.6%	-2.6%	-0.3%	0.0%	0.1%	3.1%	1.9%	0.2%	0.8%

	June '16	June '17	June '18	June '19	June '20	June '21	June '22	June '23	June '24	June '25
YoY	7.5%	7.3%	8.2%	5.7%	9.8%	27.7%	23.2%	-5.3%	4.5%	-0.3%
MoM	0.4%	0.7%	0.7%	0.6%	1.1%	3.2%	-0.2%	0.9%	-0.1%	-0.4%

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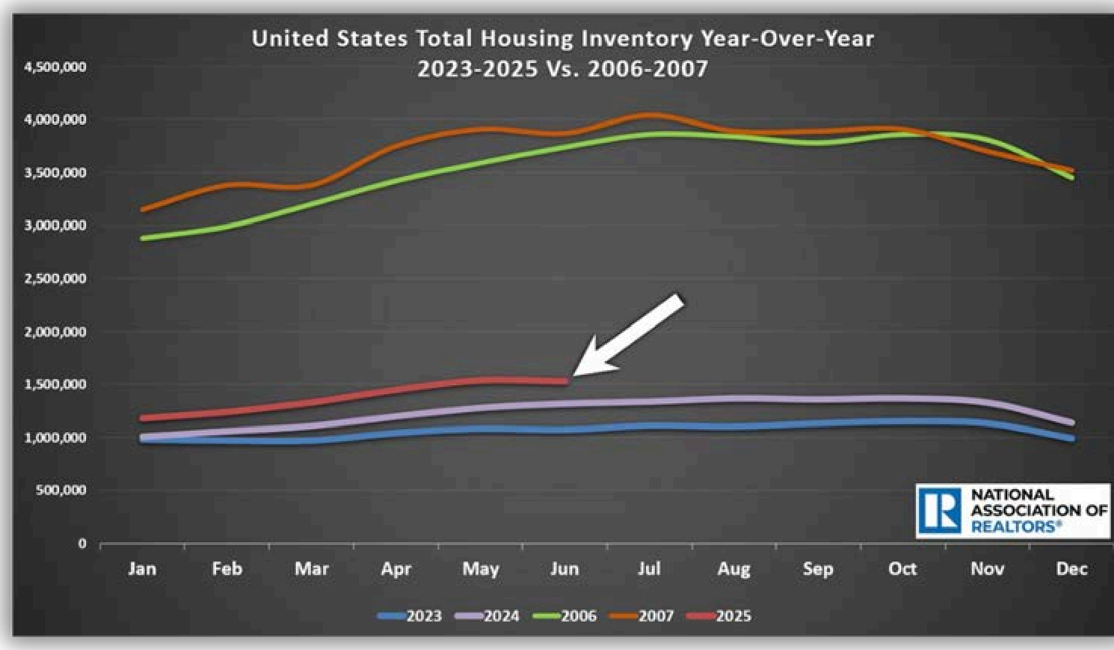
Where is Maricopa County today in terms of the three factors: supply, demand, and distressed? Let the data reveal where the market is headed and allow it to set accurate market expectations.

1. **Supply of Available Homes: Despite many more sellers competing against each other, supply is still constrained compared to where it was leading up to and during the Great Recession**. According to the National Association of REALTORS®, the national inventory today stands at 1,530,000 homes. In June 2006, there were 3,740,000, or 144% more, and in June 2007, there were 3,870,000, more than two and a half times today's level. In July 2007, it eclipsed 4,000,000 homes. While the inventory may have grown over the past couple of years, it has remained at low levels compared to the glut of homes available leading up to and during the Great Recession.

   In Maricopa County, there are currently 17,674 homes available for sale. Yet, in 2009, it reached 56,000, or 217% higher. Today's inventory is 34% higher than last year's 13,208, and 116% higher than 2023's 8,199 homes.



2. **Buyer Demand: Mortgage rates have been stuck above 6% for three years, and buyer demand has been muted ever since**. Demand had remained high from the second half of 2020, during the pandemic, through May 2022. The favorable mortgage rate environment fueled remarkable demand. That came to an abrupt end in 2022 when the Federal Reserve embarked on an unprecedented rate-hiking cycle. As mortgage rates soared, demand and closed sales activity plummeted. Demand will remain subdued as long as rates remain elevated, hovering around 7%.

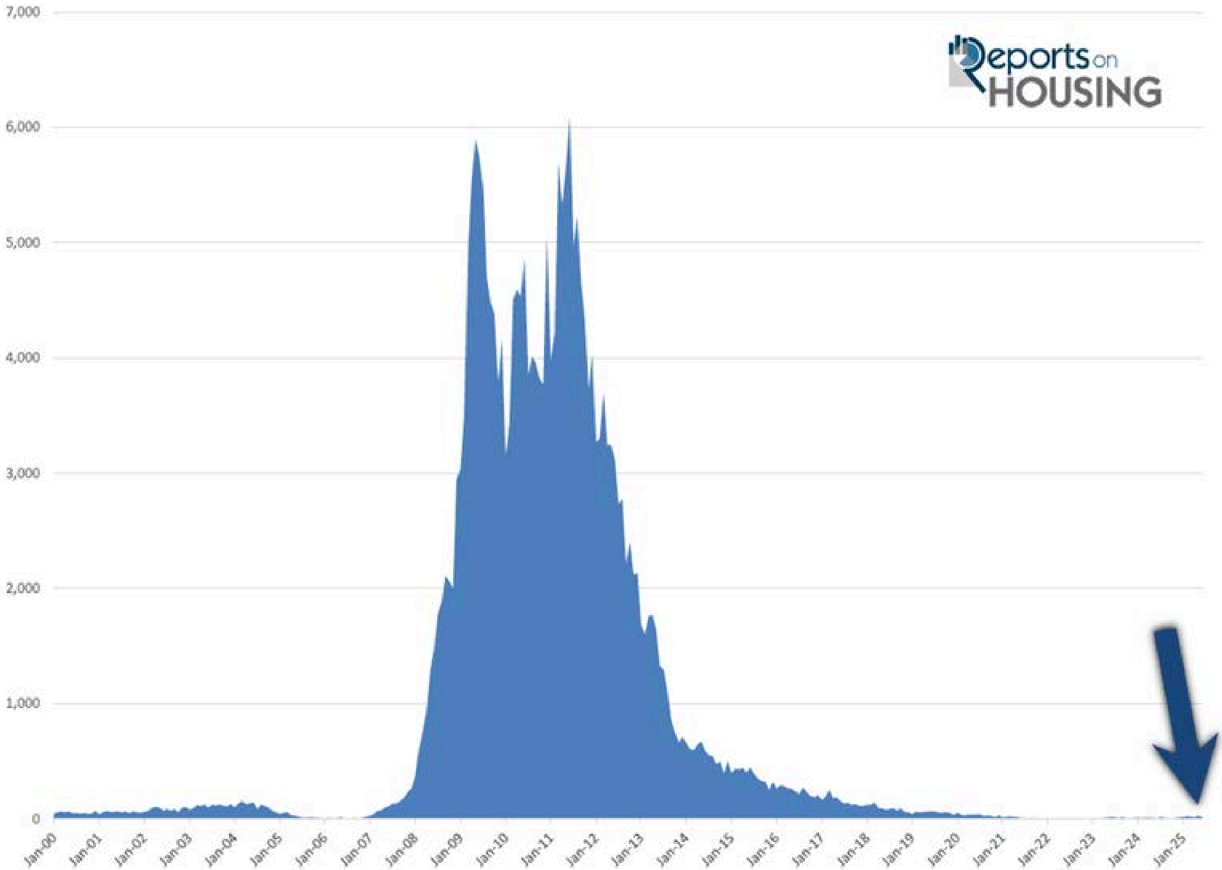
   Current demand (a snapshot of the number of new pending sales over the prior month) is at 4,771 pending sales in Maricopa County, 7% higher than last year's 4,472, and 2% higher than 2023's 4,664. Through June, there were 31,034 closed sales in 2025, representing a 30% decrease from the 3-year pre-COVID average of 44,411 sales. **Yes, Maricopa County is currently experiencing extremely weak demand**.

3. **Distressed Homes: There have been very few distressed home sales for years now, and it is not going to change anytime soon**. In June, there were only eight foreclosure sales and nine short sales out of the 5,234 total closed sales. That is 0.4% of all closed sales. Compare that to 35% in June 2008, 70% in 2009, 60% in 2010, and 66% in 2011.

   Distressed properties are still below pre-pandemic levels. According to the ICE McDash loan-level database, the national delinquency rate for first-lien mortgages is currently at 3.2%, below the pre-pandemic average of 3.5% (2018-2019) and far below the 4.13% average from 2000 to 2005. The housing stock is the healthiest in U.S. history, thanks to tight lending standards that date back to 2010, when borrowers qualified with strong credit, great jobs, large down payments, and low mortgage rates. Homeowners are sitting on tremendous, record-high equity, and 40% own their homes free and clear.

   When distressed homes are present, banks need to unload these nonperforming assets so that they can utilize the capital once again. They lack emotion when it comes to selling these assets. They "have to sell," meaning they will do whatever it takes to secure a sale. That is vastly different than today. There are very few sellers who truly "have to sell." Instead, the inventory is built on a collection of homeowners who are emotionally tied to their homes. It's where their kids learned to ride a bike. They are not just selling a house; they are selling their "home." This creates a real stickiness to pricing.

MARICOPA COUNTY - PHOENIX
CLOSED DISTRESSED SALES (MONTHLY)



The Bottom Line: Only one of the three indicators for prices to plunge is present in today's housing market, muted demand. There must be considerable additional pressure for prices to fall substantially, not just low demand. A glut of available homes, along with unemotional distressed sellers who "have to sell," and weak demand are the necessary ingredients for housing to experience a correction. Prices will not plunge solely due to weak demand.

Reports on HOUSING
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ACTIVE LISTINGS

THE INVENTORY TUMBLED BY 720 HOMES OVER THE PAST COUPLE OF WEEKS.

The active listing inventory decreased by 720 homes over the past two weeks, representing a 4% decrease, and now stands at 17,674, its largest drop of the year. After reaching 20,575 homes in mid-May, the highest level so far this year, the inventory has dropped ever since, shedding 2,901 homes, or 4%. In Maricopa County, the inventory typically rises unabated from mid-August until peaking between mid-October and mid-November. It may not rise enough to surpass this year's May reading. Prices have started to fall slightly from month to month in Maricopa County. It is simply a matter of supply and demand. While demand has remained relatively unchanged over the past couple of years, at similar muted levels, there are more competing listings this year than in recent years. Examining the supply and demand scale, the additional supply has tilted the scale marginally in favor of buyers.

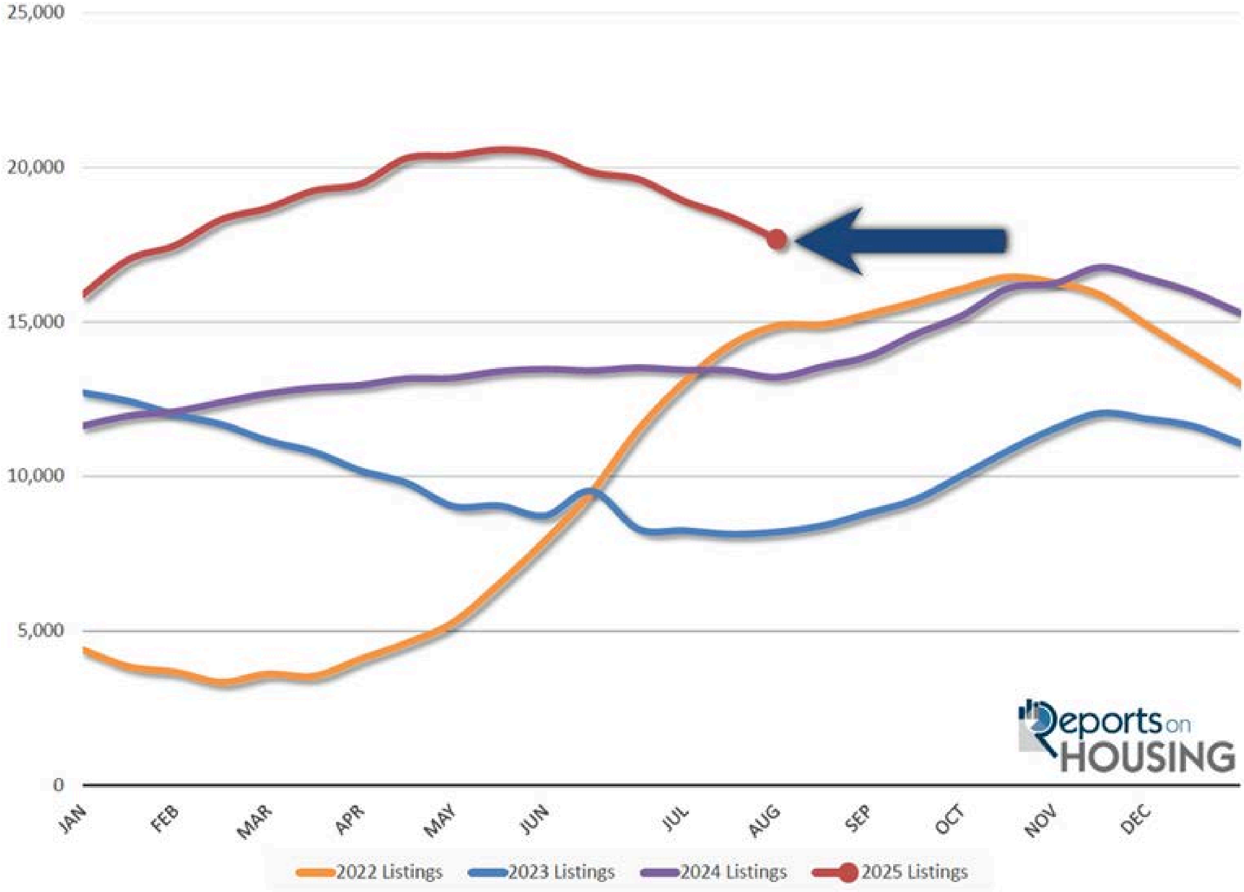
Last year, the inventory was at 13,208 homes, **25% lower, or 4,466 fewer**. Two years ago, the supply was 8,199, which was 9,475 fewer homes, or 54% less.

Homeowners continue to "hunker down" in their homes, unwilling to move due to their current underlying, locked-in, low fixed-rate mortgage. This trend has been easing from the lows established in 2023. Through July, 55,531 homes were placed on the market in

Maricopa County, 7,644 fewer than the 3-year average before COVID (2017-2019), 12% less. In 2024, only 49,968 homes entered the market, and in 2023, it was only 43,426. More sellers are opting to sell in 2025.

MARICOPA COUNTY - PHOENIX

ACTIVE LISTING INVENTORY YEAR-OVER-YEAR



Reports on HOUSING
Your Local Real Estate Snapshot

DEMAND

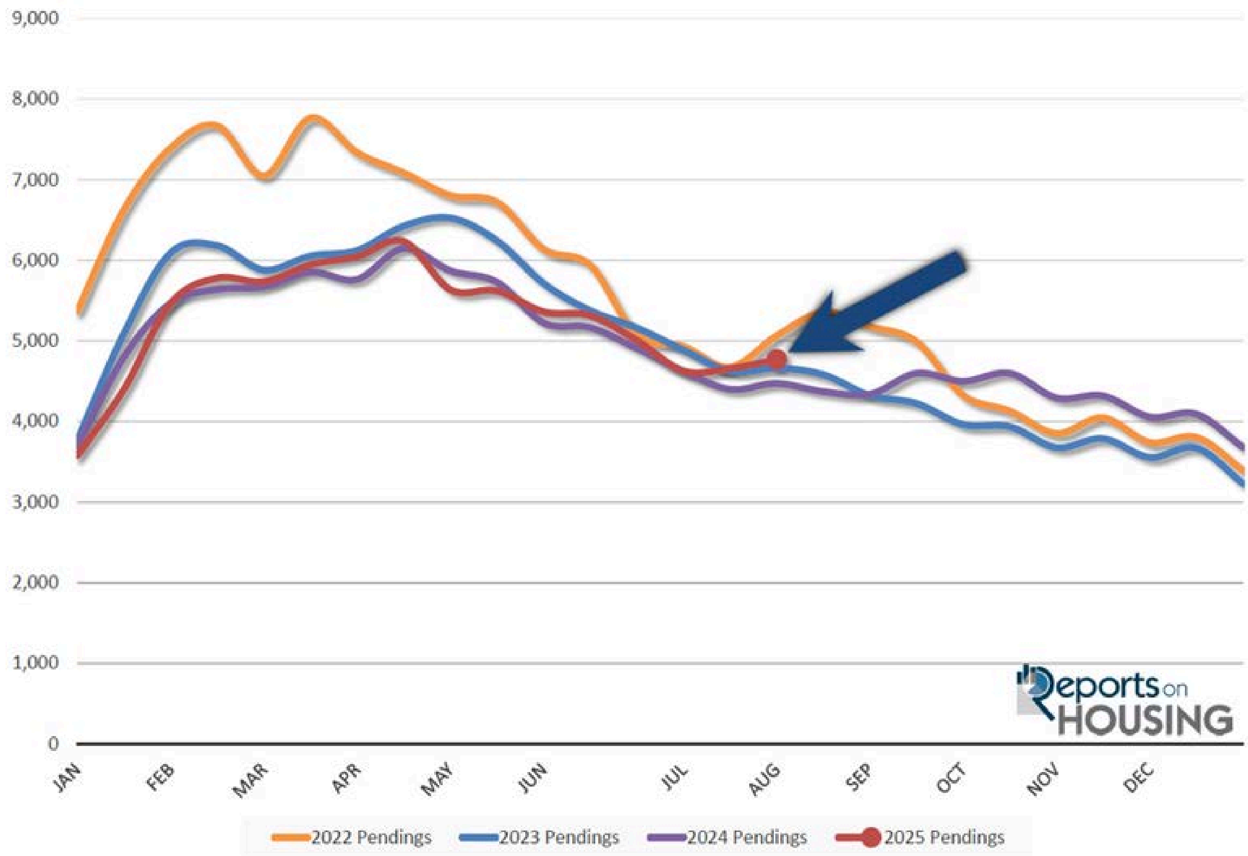
DEMAND INCREASED BY 114 PENDING SALES IN THE PAST COUPLE OF WEEKS.

Demand, a snapshot of the number of new pending sales over the prior month, climbed from 4,657 to 4,771 in the past couple of weeks, representing a 114-pending-sale rise, or 2%, its largest increase since April. The first Friday of every month is Jobs Friday, one of the most important economic reports each month. This month it fell on August 1st. The report was extremely weak, prompting investors to pivot from stocks to longer-duration investments. As a result, mortgage rates dropped considerably. According to Mortgage News Daily, 30-year mortgage rates declined from 6.75% on July 31st to 6.58% today, the lowest rate since October 4th. If the economy continues to show evidence of an economic slowdown, rates will fall further. If rates drop below 6.5% with duration, expect demand to improve noticeably. As mortgage rates fall, demand will improve. Examining the supply and demand scale, the increased demand will offset the additional seller competition and could shift pricing back in favor of sellers. It will be imperative to continue closely monitoring all economic data releases moving forward to determine the market's direction.

Last year, demand was 4,472, with **6% less, or 299 fewer pending sales**. Two years ago, demand was 4,664, with 107 fewer pending sales, or 2% less.

As the Federal Reserve has indicated, watching all economic releases for signs of slowing is essential. That is the only path to lower mortgage rates at this time. These releases can cause mortgage rates to move higher or lower, depending on how they compare to market expectations. This week, the Producer Price Index (PPI) and the Consumer Price Index (CPI) will be released, two key indicators of inflation. On Thursday, Retail Sales will be released. Next week, the S&P Global Manufacturing and Services PMI is scheduled for release on Wednesday, which measures the health of the manufacturing and services sectors.

MARICOPA COUNTY - PHOENIX
DEMAND YEAR-OVER-YEAR



MARICOPA COUNTY - PHOENIX EMT BREAKDOWN

Reports on HOUSING
Your Local Real Estate Snapshot

EXPECTED MARKET TIME

THE EXPECTED MARKET TIME IMPROVED BY SEVEN DAYS OVER THE PAST COUPLE OF WEEKS.

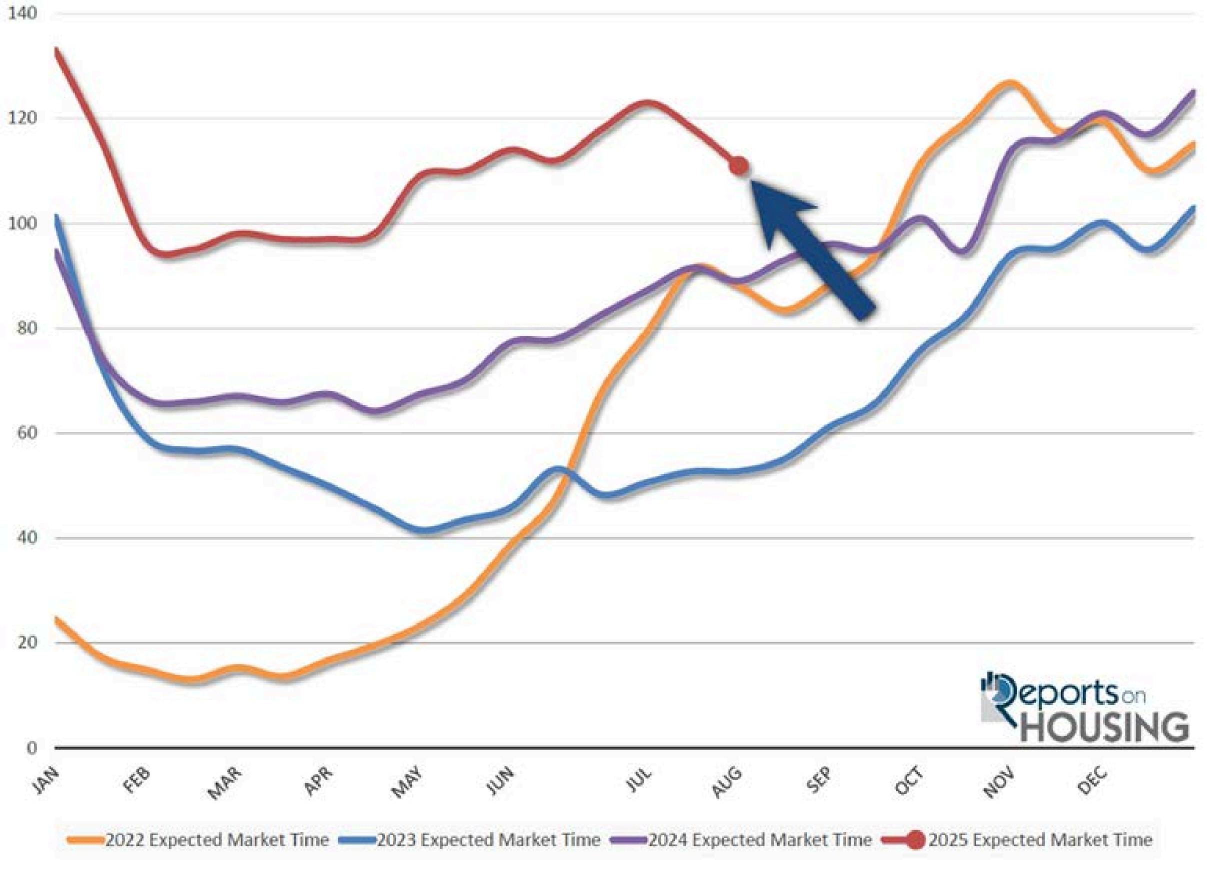
With the supply of available homes falling by 720 homes, **down 4%**, and demand rising by 114 pending sales, or **2%**, the Expected Market Time (the number of days it takes to sell all Maricopa County listings at the current buying pace) fell from 118 to 111 days in the past couple of weeks, the best reading since May. Nonetheless, 111 days is still a high July level.

Last year, the Expected Market Time was 89 days, which is substantially faster than today. Two years ago, it was 53 days, also substantially faster than today.

The Expected Market Time for condominiums and townhomes decreased from 159 to 155 days in the past two weeks. It was at 107 days last year. For detached homes, the Expected Market Time decreased from 112 to 104 days. It was 85 days a year ago. The detached home market is much stronger than the attached home market.

MARICOPA COUNTY - PHOENIX

EXPECTED MARKET TIME YEAR-OVER-YEAR (IN DAYS)



MARICOPA COUNTY - PHOENIX LUXURY END BREAKDOWN

LUXURY END

THE LUXURY MARKET HEATED UP OVER THE PAST COUPLE OF WEEKS.

The luxury inventory of homes priced above $1 million (the top 10% of the Maricopa County housing market) continued to decline, dropping from 2,518 to 2,368 homes, a decrease of 150, or 6%. Luxury demand surged by 49 pending sales, or 11%, and now sits at 497, its highest level since late June. With demand surging and supply falling, the Expected Market Time for luxury homes priced above $1 million decreased from 169 to 143 days, representing a 26-day decline.

Year over year, the active luxury inventory is up by 373 homes or 19%, and luxury demand is up by 104 pending sales or 26%. Last year's Expected Market Time was 152 days, slightly slower than today.

In the past two weeks, the Expected Market Time for homes priced between $1 million and $1.5 million decreased from 132 to 111 days. The Expected Market Time for homes priced between $1.5 million and $3 million decreased from 174 to 143 days. The Expected Market Time for homes priced above $3 million decreased from 348 to 345 days. Luxury is at 143 days overall. At this pace, a seller would be looking at becoming a pending sale around **January 2026**.

MARICOPA COUNTY - PHOENIX MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
$0-$400k	102 Days	31%	34%	74 Days
$400-$500k	100 Days	20%	22%	75 Days
$500-$600k	110 Days	13%	13%	86 Days
$600-$750k	128 Days	121%	11%	92 Days
$750-$1m	116 Days	10%	9%	116 Days
$1m-$1.5m	111 Days	6%	6%	131 Days
$1.5-$3m	143 Days	5%	4%	149 Days
$3m+	345 Days	3%	1%	243 Days

MARICOPA COUNTY - PHOENIX HOUSING SUMMARY

AUGUST 12, 2025 - WILL PRICES PLUNGE?

- **INVENTORY**: The active listing inventory over the past couple of weeks decreased by 720 homes, a 4% decline, and now stands at 17,674, its largest drop of the year. Last year, there were 13,208 homes on the market, 4,466 fewer homes, or **25% less.** Two years ago, there were 8,199 homes, 9,475 fewer homes, or 54% fewer. From January through July, 12% fewer homes came on the market compared to the 3-year average before COVID (2017-2019), 7,644 less. Yet, 5,563 more sellers came on the market than last year, and 12,105 more compared to 2023.

- **DEMAND**: Buyer demand, as measured by the number of pending sales over the prior month, increased by 114 sales in the past two weeks, representing a 2% rise, and now totals 4,771. Last year, there were 4,472 pending sales, **6% less than today**. Two years ago, there were 4,664 pending sales, **2% less than today**.

- **MARKET TIME**: With demand rising and supply continuing to fall, the Expected Market Time, the number of days to sell all Maricopa County listings at the current buying pace, fell from 118 to 111 days over the past couple of weeks. Last year, it was 89 days, substantially faster than today. Two years ago, it was 53 days, also quicker than today.

- **LUXURY**: In the past two weeks, the Expected Market Time for homes priced between $1 million and $1.5 million decreased from 132 to 111 days. The Expected Market Time for homes priced between $1.5 million and $3 million decreased from 174 to 143 days. The Expected Market Time for homes priced above $3 million decreased from 348 to 345 days.

- **DISTRESSED HOMES**: Short sales and foreclosures combined, comprised only 1.0% of all listings and 1.7% of demand. Only 75 foreclosures and 94 short sales are available today in Maricopa County, with 169 total distressed homes on the active market, up six from two weeks ago. Last year, 43 distressed homes were on the market, slightly fewer than today.

- **CLOSED SALES**: There were 5,234 closed residential resales in June, up 3% compared to June 2024's 5,075, and down 8% from May 2025. The sales-to-list price ratio for Maricopa County was 96.9%. Foreclosures accounted for 0.2%, and short sales accounted for 0.2% of all closed sales. That means that 99.6% of all sales were sellers with equity.

MARICOPA COUNTY - PHOENIX MARKET TIME REPORT

AUGUST 12, 2025 - WILL PRICES PLUNGE?

MARICOPA COUNTY PHOENIX CITIES 8/7/2025	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
Anthem	103	30	103	131	161	145	-	$562k
Apache Junction	29	5	174	210	278	116	-	$104k
Avondale	239	83	86	84	80	68	-	$450k
Buckeye	912	240	114	114	118	76	-	$425k
Carefree	55	4	413	183	180	104	-	$1.4m
Cave Creek	182	45	121	116	104	168	-	$930k
Chandler	699	233	90	92	97	70	-	$565k
El Mirage	83	23	108	100	133	53	-	$339k
Fountain Hills	204	48	128	134	154	91	-	$694k
Gilbert	798	288	83	93	101	70	-	$649k
Glendale	719	231	93	97	98	84	-	$435k
Goodyear	610	173	106	112	104	85	-	$500k
Laveen	233	67	104	92	82	80	-	$495k
Litchfield Park	280	60	140	188	199	123	-	$582k
Mesa	1,860	525	106	119	124	84	-	$415k
New River	68	13	157	291	204	195	-	$696k
Paradise Valley	126	17	222	169	145	206	-	$5.4m
Peoria	857	256	100	107	120	83	-	$550k
Phoenix	4,000	1,052	114	123	127	83	-	$450k
Queen Creek	433	112	116	106	108	119	-	$700k
Rio Verde	74	11	202	339	261	183	-	$850k
Scottsdale	1,987	443	135	156	164	123	-	$970k
Sun City	421	124	102	111	134	72	-	$280k
Sun City West	241	75	96	102	105	78	-	$389k
Sun Lakes	123	43	86	82	83	54	-	$475k
Surprise	1,239	322	115	135	133	103	-	$450k
Tempe	415	102	122	116	111	85	-	$490k
Tolleson	103	34	91	73	63	38	-	$430k
Tonopah	102	26	118	118	125	96	-	$389k
Waddell	141	40	106	86	95	70	-	$555k
Wickenburg	113	8	424	348	268	252	-	$420k
Wittmann	133	26	153	139	145	110	-	$549k
Youngtown	43	9	143	171	252	60	-	$375k
All of M.C.	17,674	4,771	111	118	123	89	53	$500k

MARICOPA COUNTY - PHOENIX PRICE RANGE REPORT

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AUGUST 12, 2025 - WILL PRICES PLUNGE?

MARICOPA COUNTY PHOENIX ATTACHED HOMES 8/7/2025	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
All of M.C.	3,437	664	155	159	161	107	-	$337k
M.C. $0-$250k	814	152	161	155	180	103	-	$209k
M.C. $250k-$300k	572	110	156	163	139	76	-	$280k
M.C. $300k-$400k	838	195	129	139	137	105	-	$349k
M.C. $400k-$500k	470	88	160	161	140	132	-	$445k
M.C. $500k-$600k	224	33	204	128	205	115	-	$550k
M.C. $600k-$750k	175	33	159	161	201	125	-	$675k
M.C. $750k-$1m	144	21	206	282	216	126	-	$850k
M.C. $1m+	200	32	188	279	289	158	-	$1.8m

MARICOPA COUNTY PHOENIX DETACHED HOMES 8/7/2025	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
All of M.C.	14,237	4,107	104	112	116	85	-	$540k
M.C. $0-$250k	867	135	193	227	200	140	-	$95k
M.C. $250k-$400k	2,404	1,022	71	76	80	53	-	$365k
M.C. $400k-$500k	3,008	957	94	96	99	70	-	$450k
M.C. $500k-$600k	2,155	613	105	113	111	84	-	$550k
M.C. $600k-$750k	2,061	490	126	121	129	89	-	$672k
M.C. $750k-$1m	1,574	425	111	134	147	116	-	$850k
M.C. $1m-$1.5m	937	256	110	127	138	132	-	$1.2m
M.C. $1.5m-$3m	776	167	139	170	176	145	-	$2.0m
M.C. $3m+	455	42	325	329	281	247	-	$4.7m

MARICOPA COUNTY PHOENIX ALL HOMES 8/7/2025	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
All of M.C.	17,674	4,771	111	118	123	89	53	$500k
M.C. $0-$250k	1,681	287	176	186	190	122	-	$170k
M.C. $250k-$400k	3,814	1,327	86	93	95	63	-	$350k
M.C. $400k-$500k	3,478	1,045	100	102	103	75	-	$450k
M.C. $500k-$600k	2,379	646	110	114	116	86	-	$550k
M.C. $600k-$750k	2,236	523	128	124	133	92	-	$673k
M.C. $750k-$1m	1,718	446	116	140	151	116	-	$850k
M.C. $1m-$1.5m	1,010	273	111	132	142	131	-	$1.2m
M.C. $1.5m-$3m	864	181	143	174	185	149		$2.0m
M.C. $3m+	494	43	345	348	293	243	-	$4.6m

*Data tabulated from CRMLS. This data may not reflect all real estate activity in the market. Due to Range Price listings, "All Homes," "Attached" and "Detached" totals do not add up and are slightly off.

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MARICOPA COUNTY - PHOENIX SOLD REPORT

AUGUST 12, 2025 - WILL PRICES PLUNGE?

MARICOPA COUNTY PHOENIX CITIES	UNITS SOLD JUNE 2025	MEDIAN SALES PRICE	MEDIAN LIST PRICE	SALES TO LIST PRICE RATIO	LOW PRICE	HIGH PRICE	MEDIAN SQ FT.	MEDIAN $ PER SQ FT.	MEDIAN DOM	UNITS SOLD JUNE 2024
Anthem	43	$562,000	$575,000	98.0%	$384,000	$1,335,000	2,082	$270	80	38
Apache Junction	9	$140,000	$185,000	96.3%	$29,000	$430,000	1,056	$133	38	7
Avondale	69	$409,000	$414,900	98.9%	$145,000	$665,000	1,798	$227	49	90
Buckeye	253	$400,000	$409,990	97.1%	$90,000	$1,800,000	1,854	$216	66	226
Carefree	5	$810,000	$810,000	94.3%	$610,000	$1,650,000	2,050	$395	151	10
Cave Creek	50	$894,500	$911,450	97.2%	$270,000	$3,500,000	2,531	$353	73	42
Chandler	249	$550,000	$550,000	97.9%	$40,000	$2,700,000	1,915	$287	47	256
El Mirage	31	$350,000	$350,000	98.9%	$125,000	$431,000	1,588	$220	54	24
Fountain Hills	45	$589,900	$599,900	96.4%	$235,000	$2,900,000	2,029	$291	83	59
Gilbert	292	$595,000	$600,000	98.1%	$338,000	$3,999,999	2,230	$267	48	298
Glendale	269	$425,000	$435,000	98.6%	$32,000	$1,866,000	1,790	$237	43	224
Goodyear	209	$460,990	$471,808	98.4%	$118,000	$1,200,000	2,090	$221	55	155
Laveen	58	$475,000	$479,373	98.9%	$306,990	$1,525,000	2,013	$236	44	59
Litchfield Park	50	$537,583	$554,995	96.2%	$185,000	$1,300,000	2,347	$229	51	62
Mesa	533	$439,000	$445,000	97.9%	$5,000	$2,340,000	1,675	$262	55	593
New River	14	$649,750	$659,700	96.6%	$375,000	$1,140,000	2,557	$254	100	12
Paradise Valley	32	$3,450,000	$3,787,500	92.1%	$380,000	$15,000,000	4,349	$793	74	31
Peoria	271	$535,000	$545,000	98.3%	$5,000	$1,999,000	2,084	$257	58	234
Phoenix	1,166	$438,500	$449,500	97.3%	$6,000	$5,778,000	1,647	$266	51	1,137
Queen Creek	116	$664,495	$675,000	98.4%	$380,000	$3,425,000	2,570	$259	63	126
Rio Verde	11	$935,000	$985,000	94.9%	$380,000	$1,825,000	2,479	$377	140	13
Scottsdale	513	$920,000	$950,000	94.7%	$39,850	$25,000,000	2,134	$431	62	504
Sun City	138	$284,999	$282,499	98.0%	$115,000	$775,000	1,539	$185	83	124
Sun City West	114	$375,000	$389,450	97.8%	$200,000	$965,000	1,824	$206	56	109
Sun Lakes	42	$497,500	$520,000	96.4%	$230,000	$950,000	1,794	$277	92	32
Surprise	347	$418,990	$425,000	98.3%	$108,000	$1,060,000	1,929	$217	63	304
Tempe	134	$472,500	$499,000	96.9%	$20,000	$1,750,000	1,590	$297	56	132
Tolleson	35	$420,000	$418,990	100.1%	$260,000	$810,000	1,788	$235	36	55
Tonopah	25	$398,500	$396,000	99.2%	$250,000	$555,000	1,810	$220	88	25
Waddell	50	$463,495	$464,078	98.8%	$342,000	$1,110,000	2,022	$229	49	42
Wickenberg	23	$388,990	$388,990	96.0%	$79,500	$840,000	1,604	$243	57	14
Wittmann	18	$483,175	$483,900	98.2%	$295,000	$1,375,000	1,784	$271	65	13
Youngtown	7	$381,900	$381,900	99.1%	$339,000	$470,000	1,510	$253	62	14
All of M.C.	5,234	$475,000	$482,850	96.9%	$5,000	$25,000,000	1,854	$256	56	5,075
M.C. $0-$250k	329	$192,000	$204,885	94.3%	$5,000	$250,000	1,056	$182	61	281
M.C. $250k-$400k	1,418	$350,000	$355,000	98.2%	$251,500	$400,000	1,438	$243	55	1,322
M.C. $400k-$500k	1,135	$449,000	$450,000	98.5%	$400,500	$500,000	1,789	$251	51	1,180
M.C. $500k-$600k	731	$547,500	$550,000	98.5%	$500,999	$600,000	2,098	$261	55	703
M.C. $600k-$750k	621	$669,000	$680,000	98.1%	$601,500	$750,000	2,369	$282	54	651
M.C. $750k-$1m	463	$850,000	$875,000	97.5%	$751,000	$1,000,000	2,736	$311	56	477
M.C. $1m-$1.5m	278	$1,200,000	$1,250,000	95.8%	$1,005,000	$1,500,000	3,128	$384	64	233
M.C. $1.5m-$3m	197	$1,950,000	$1,999,900	95.3%	$1,507,500	$3,000,000	3,900	$500	67	160
M.C. $3m+	62	$4,350,000	$4,545,000	92.1%	$3,050,000	$25,000,000	5,527	$787	105	68