



November 19, 2009

Residential Update

By

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**Scottsdale Residential Statistics
October 2009 Data from ARMLS**

Category	Sales Oct. 2008 No.	Sales Oct. 2009 No.	Median Price Oct. 2008 No.	Median Price Oct. 2009 No.
Single Family Detached	238	352	\$450,000	\$408,400
Townhouse	29	84	\$235,000	\$172,000
Apartment Style/Flat	43	99	\$210,000	\$115,000
Patio	21	23	\$370,000	\$305,000
Manufactured/Mobile Housing	0	0	0	0
Gemini/Twin Home	1	1	\$299,900	\$145,000
Loft	5	2	\$352,000	\$335,000
Modular / Pre-Fab	0	0	0	0
Totals	337	561		

Category	Sales Oct. 2009 No.	Short Sales Oct. 2009 No.	Lender-Owned Sales Oct. 2009 No.
Single Family Detached	352	78	92
Townhouse	84	10	26
Apartment Style/Flat	99	22	32
Patio	23	2	2
Manufactured/Mobile Housing	0	0	0
Gemini/Twin Home	1	0	0
Loft	2	0	0
Modular / Pre-Fab	0	0	0
Totals	561	112	152

**Scottsdale Luxury Tour Statistics for Single Family Detached
For the Month of October 2009**

**Boundaries: Thunderbird to Indian Bend & Scottsdale Road to
Fountain Hills**

Eighteen Sales Ordered by Original List Price

Original List	List Price	Sold Price	Difference	OLP/SP Ratio	CDOM/ADOM	Distressed Sales	Sold Price Per Sq. Ft.
810,000	810,000	810,000	-0-	1.0	8/8	Lender Owned	179.44
875,000	875,000	885,000	+10,000	1.01	14/14	Lender Owned	285.48
895,000	895,000	885,000	-10,000	.98	222/5		155.02
899,000	899,000	899,000	-0-	1.0	84/84	Lender Owned	144.28
950,000	849,900	825,000	-125,000	.87	179/179		203.00
989,000	945,000	870,000	-119,000	.88	64/58		210.60
995,000	895,000	800,000	-195,000	.80	208/208		231.35
1,100,000	1,100,000	1,020,000	-80,000	.93	295/295	Short Sale	242.68
1,125,000	995,000	865,000	-260,000	.77	222/163		233.53
1,149,000	950,000	860,000	-289,000	.75	94/92		192.48
1,149,000	995,000	966,000	-183,000	.84	201/201		212.12
1,499,000	999,000	925,000	-574,000	.62	391/239		212.20
1,500,000	1,350,000	1,300,000	-200,000	.87	561/106		254.90
1,640,000	1,095,000	980,000	-660,000	.60	188/188		182.46
1,650,000	1,499,000	1,375,000	-275,000	.83	99/47	Short Sale	214.27
2,950,000	2,499,000	2,080,000	-870,000	.71	700/700		341.77