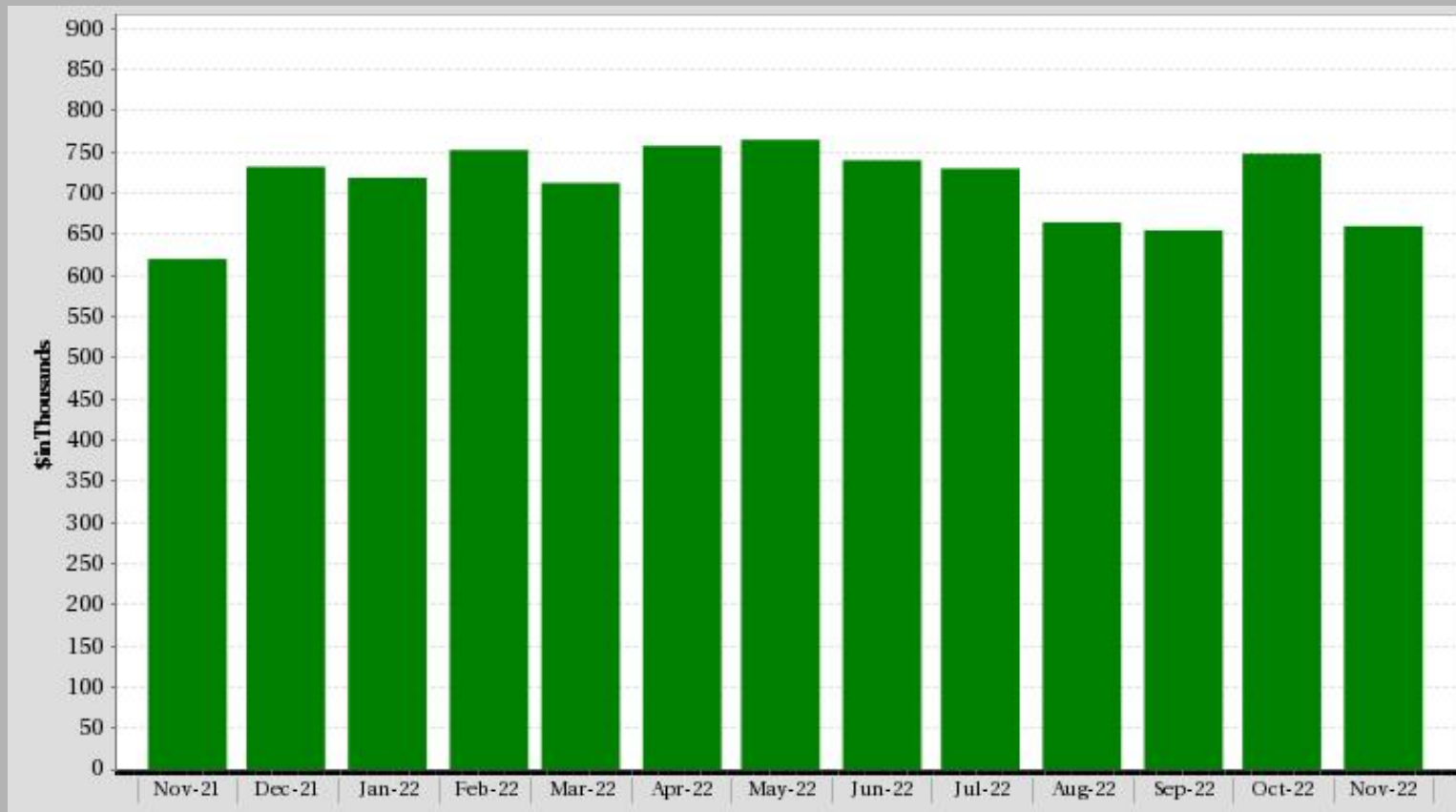


Median Sold Price by Month

Nov-2021 vs Nov-2022: The median sold price is up 6%



Nov-2021 vs. Nov-2022

Nov-2021	Nov-2022	Change	%
620,000	660,000	40,000	6



Property Types:	: Residential	Period: 1 Year Monthly	Bedrooms: All	SqFt: All
Cities:	Flagstaff	Construction Type: All	Bathrooms: All	Lot Size: All Square Footage
MLS: NAAR	Price: All			

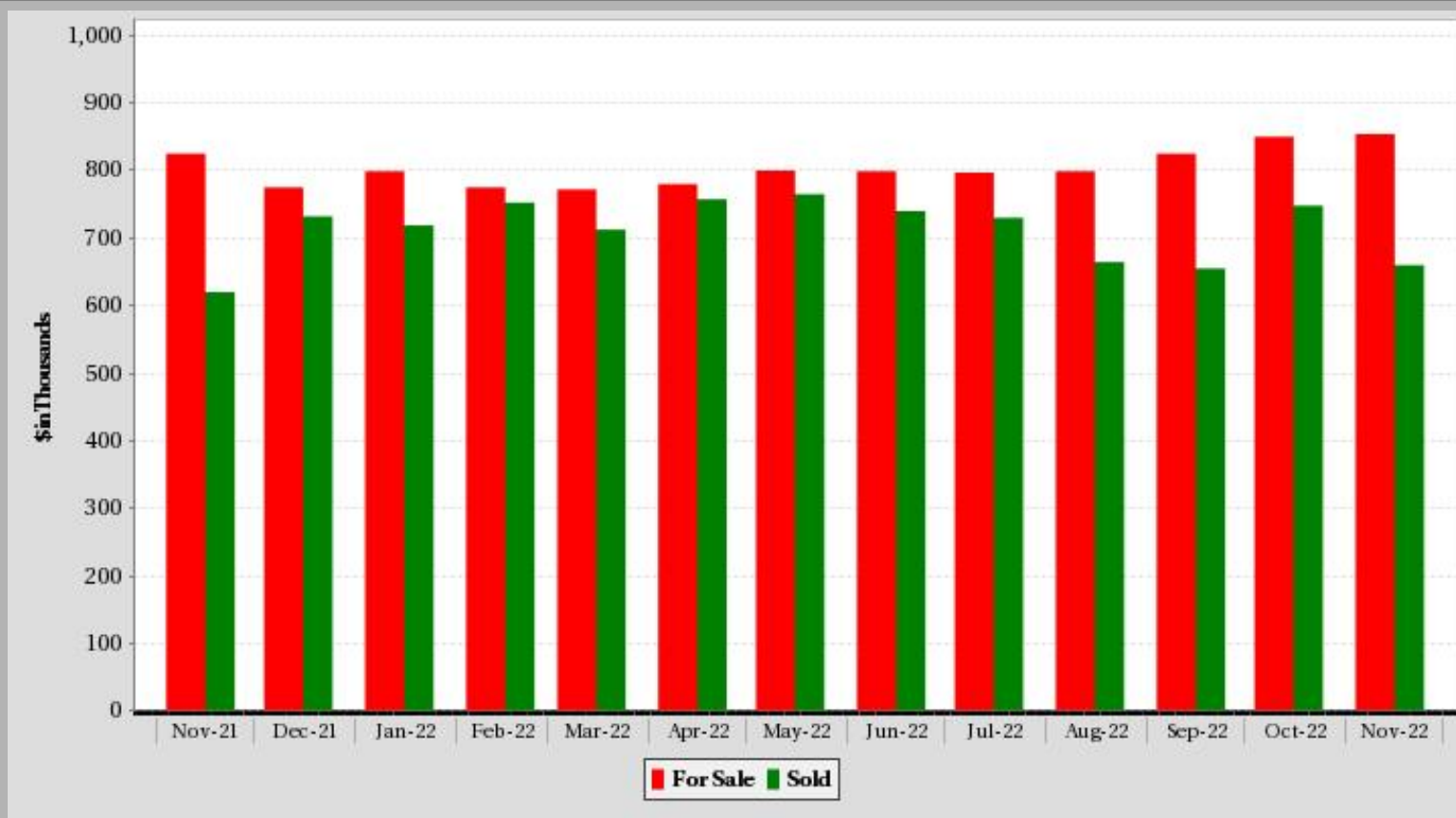
Median Sold Price by Month

Nov-2021 vs Nov-2022: The median sold price is up 6%

Time Period	Sold Median Price	Units	Avg DOM
Nov-22	660,000	50	90
Oct-22	748,000	55	89
Sep-22	655,000	95	85
Aug-22	664,500	84	90
Jul-22	730,000	79	59
Jun-22	740,000	95	54
May-22	765,000	85	54
Apr-22	757,500	78	63
Mar-22	712,500	76	52
Feb-22	752,500	60	88
Jan-22	718,801	60	63
Dec-21	732,140	90	41
Nov-21	620,000	85	37

Median For Sale vs Median Sold

Nov-2021 vs Nov-2022: The median price of for sale properties is up 4% and the median price of sold properties is up 6%



Nov-2021 vs. Nov-2022				↑ +4%	↑ +6%	Nov-2021 vs. Nov-2022			
Nov-2021	Nov-2022	Change	%			Nov-2021	Nov-2022	Change	%
825,000	854,000	29,000	4			620,000	660,000	40,000	6

Property Types: : Residential
 Cities: Flagstaff
 MLS: NAAR Price: All
 Period: 1 Year Monthly
 Construction Type: All
 Bedrooms: All
 Bathrooms: All
 SqFt: All
 Lot Size: All Square Footage

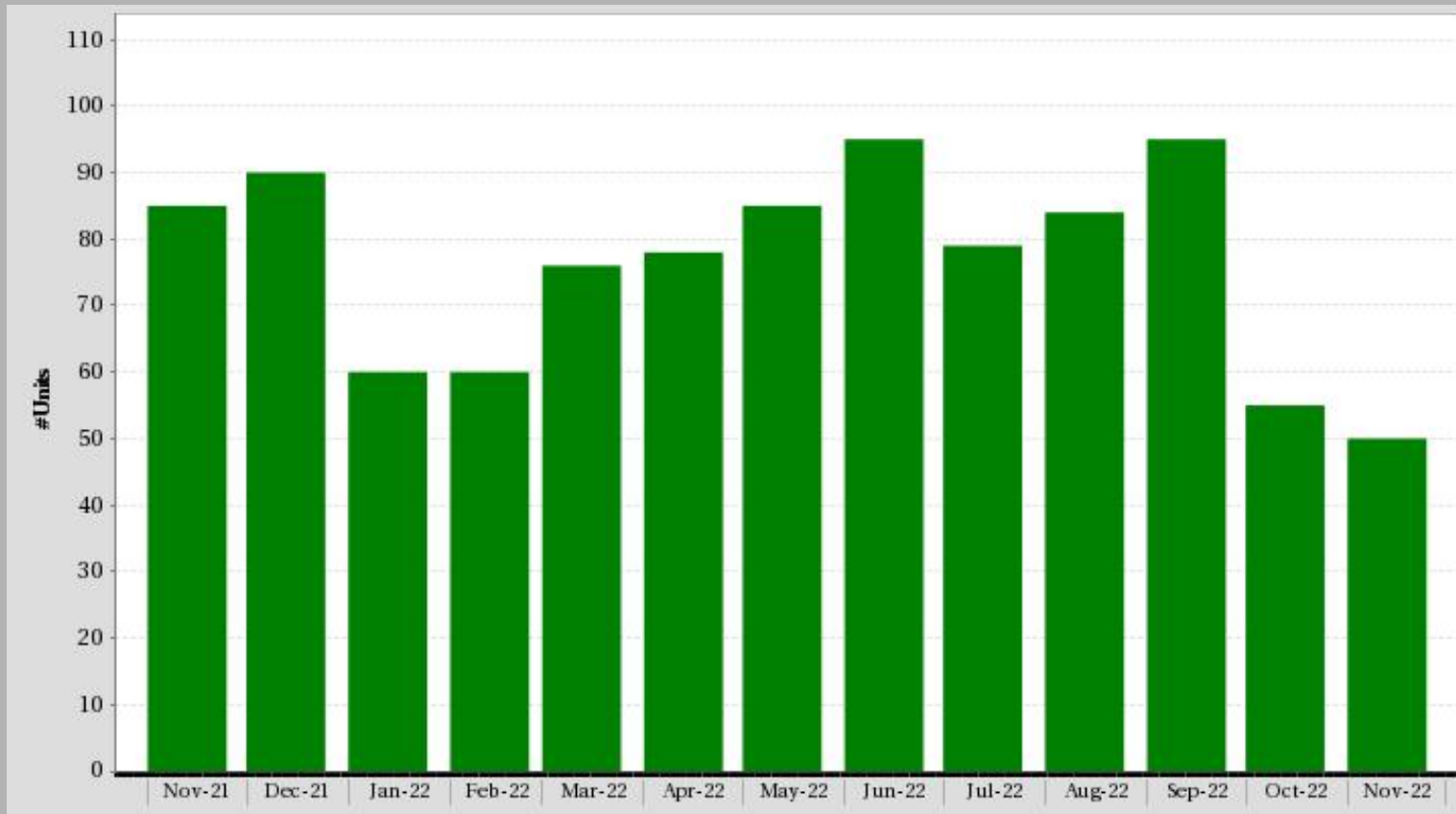
Median For Sale vs Median Sold

Nov-2021 vs Nov-2022: The median price of for sale properties is up 4% and the median price of sold properties is up 6%

Time Period	For Sale Median	# Properties For Sale	Sold Median	# Properties Sold	Price Difference
Nov-22	854,000	215	660,000	50	-194,000
Oct-22	850,000	257	748,000	55	-102,000
Sep-22	824,900	287	655,000	95	-169,900
Aug-22	799,000	319	664,500	84	-134,500
Jul-22	796,900	342	730,000	79	-66,900
Jun-22	799,000	323	740,000	95	-59,000
May-22	800,000	278	765,000	85	-35,000
Apr-22	780,000	205	757,500	78	-22,500
Mar-22	772,000	146	712,500	76	-59,500
Feb-22	775,000	116	752,500	60	-22,500
Jan-22	799,000	111	718,801	60	-80,199
Dec-21	775,000	140	732,140	90	-42,860
Nov-21	825,000	150	620,000	85	-205,000

Sold Properties by Month

Nov-2021 vs Nov-2022: The number of Sold properties is down -41%



Nov-2021 vs. Nov-2022			
Nov-2021	Nov-2022	Change	%
85	50	-35	-41



Property Types: : Residential	Period: 1 Year Monthly	Bedrooms: All	SqFt: All
Cities: Flagstaff	Construction Type: All	Bathrooms: All	Lot Size: All Square Footage
MLS: NAAR	Price: All		

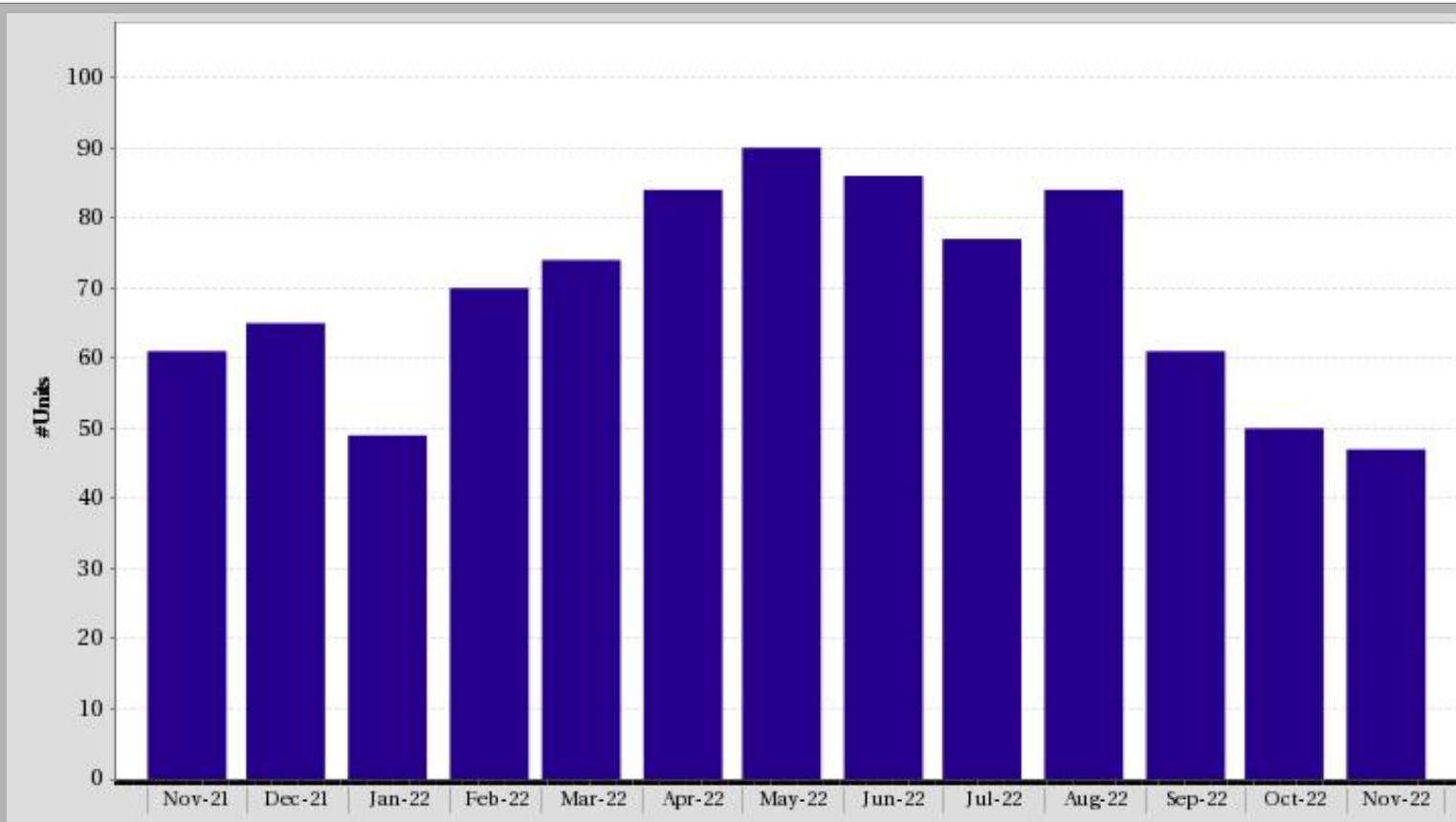
Sold Properties by Month

Nov-2021 vs Nov-2022: The number of Sold properties is down -41%

Time Period	Full Market			Bank Properties			Non-Bank Properties		
	Units	Median Price	Avg DOM	Units	% Bank	Median Price	Units	% Non-Bank	Median Price
Nov-22	50	660,000	90	0	0.0		50	100.0	660,000
Oct-22	55	748,000	89	0	0.0		55	100.0	748,000
Sep-22	95	655,000	85	0	0.0		95	100.0	655,000
Aug-22	84	664,500	90	0	0.0		84	100.0	664,500
Jul-22	79	730,000	59	0	0.0		79	100.0	730,000
Jun-22	95	740,000	54	0	0.0		95	100.0	740,000
May-22	85	765,000	54	0	0.0		85	100.0	765,000
Apr-22	78	757,500	63	0	0.0		78	100.0	757,500
Mar-22	76	712,500	52	0	0.0		76	100.0	712,500
Feb-22	60	752,500	88	0	0.0		60	100.0	752,500
Jan-22	60	718,801	63	0	0.0		60	100.0	718,801
Dec-21	90	732,140	41	0	0.0		90	100.0	732,140
Nov-21	85	620,000	37	0	0.0		85	100.0	620,000

Under Contract Properties by Month

Nov-2021 vs Nov-2022: The number of Under Contract properties is down -23%



Nov-2021 vs. Nov-2022			
Nov-2021	Nov-2022	Change	%
61	47	-14	-23



Property Types: : Residential
 Cities: Flagstaff
 Price: All
 MLS: NAAR
 Bedrooms: All
 Period: 1 Year Monthly
 Bathrooms: All
 Construction Type: All
 SqFt: All
 Lot Size: All Square Footage

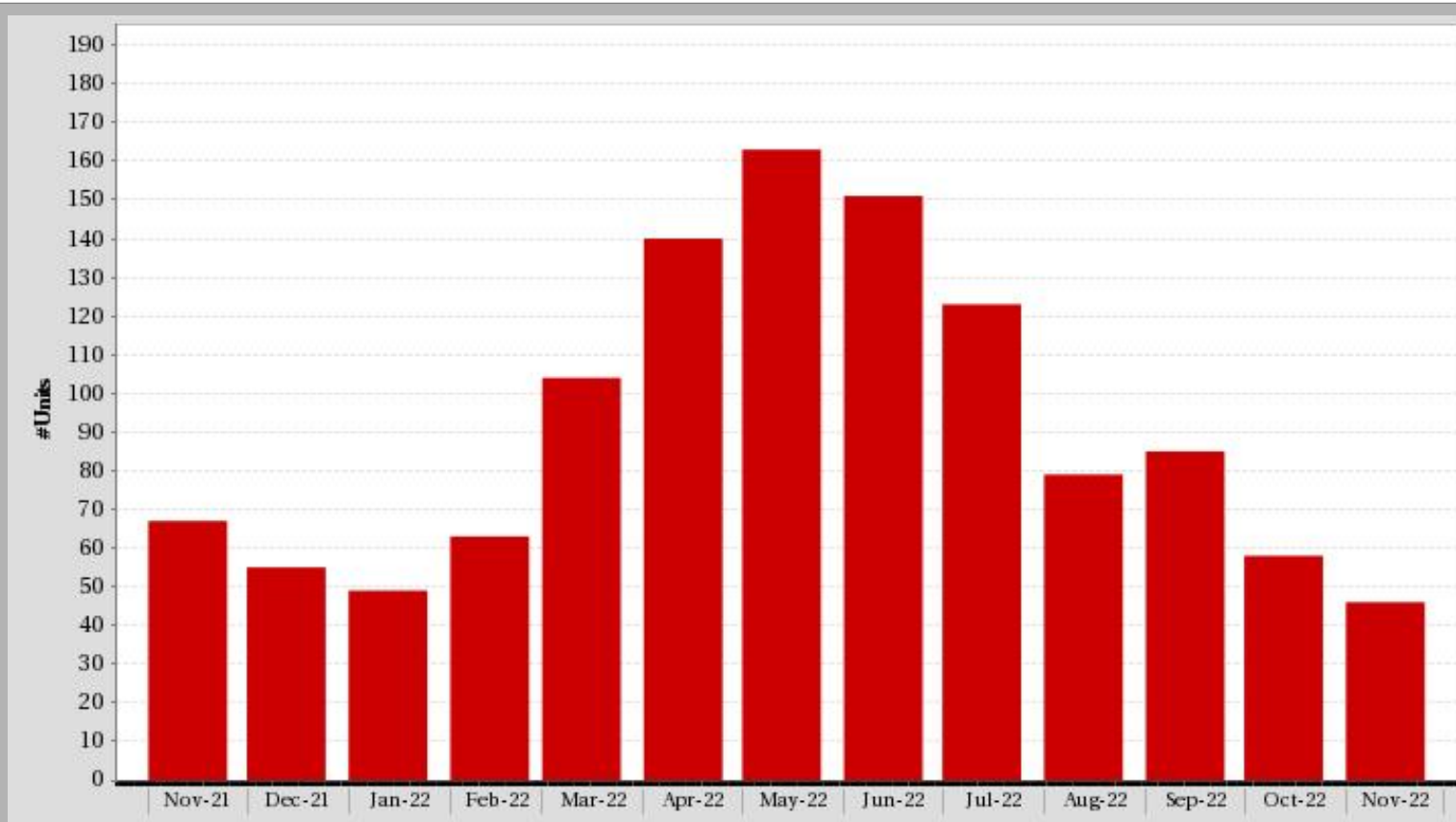
Under Contract Properties by Month

Nov-2021 vs Nov-2022: The number of Under Contract properties is down -23%

Time Period	Full Market			Bank Properties			Non-Bank Properties		
	Units	Median Price	Avg DOM	Units	% Bank	Median Price	Units	% Non-Bank	Median Price
Nov-22	47	725,000	68	0	0.0		47	100.0	725,000
Oct-22	50	697,000	76	0	0.0		50	100.0	697,000
Sep-22	61	725,000	69	0	0.0		61	100.0	725,000
Aug-22	84	650,000	70	0	0.0		84	100.0	650,000
Jul-22	77	699,000	67	0	0.0		77	100.0	699,000
Jun-22	86	717,500	54	0	0.0		86	100.0	717,500
May-22	90	771,950	48	0	0.0		90	100.0	771,950
Apr-22	84	697,000	42	0	0.0		84	100.0	697,000
Mar-22	74	699,000	42	0	0.0		74	100.0	699,000
Feb-22	70	699,400	51	0	0.0		70	100.0	699,400
Jan-22	49	729,000	58	0	0.0		49	100.0	729,000
Dec-21	65	675,000	73	0	0.0		65	100.0	675,000
Nov-21	61	730,000	52	0	0.0		61	100.0	730,000

New Properties by Month

Nov-2021 vs Nov-2022: The number of New properties is down -31%



Nov-2021 vs. Nov-2022			
Nov-2021	Nov-2022	Change	%
67	46	-21	-31

Property Types:	: Residential			
Cities:	Flagstaff			
MLS: NAAR	Price: All	Period: 1 Year Monthly	Bedrooms: All	SqFt: All
		Construction Type: All	Bathrooms: All	Lot Size: All Square Footage

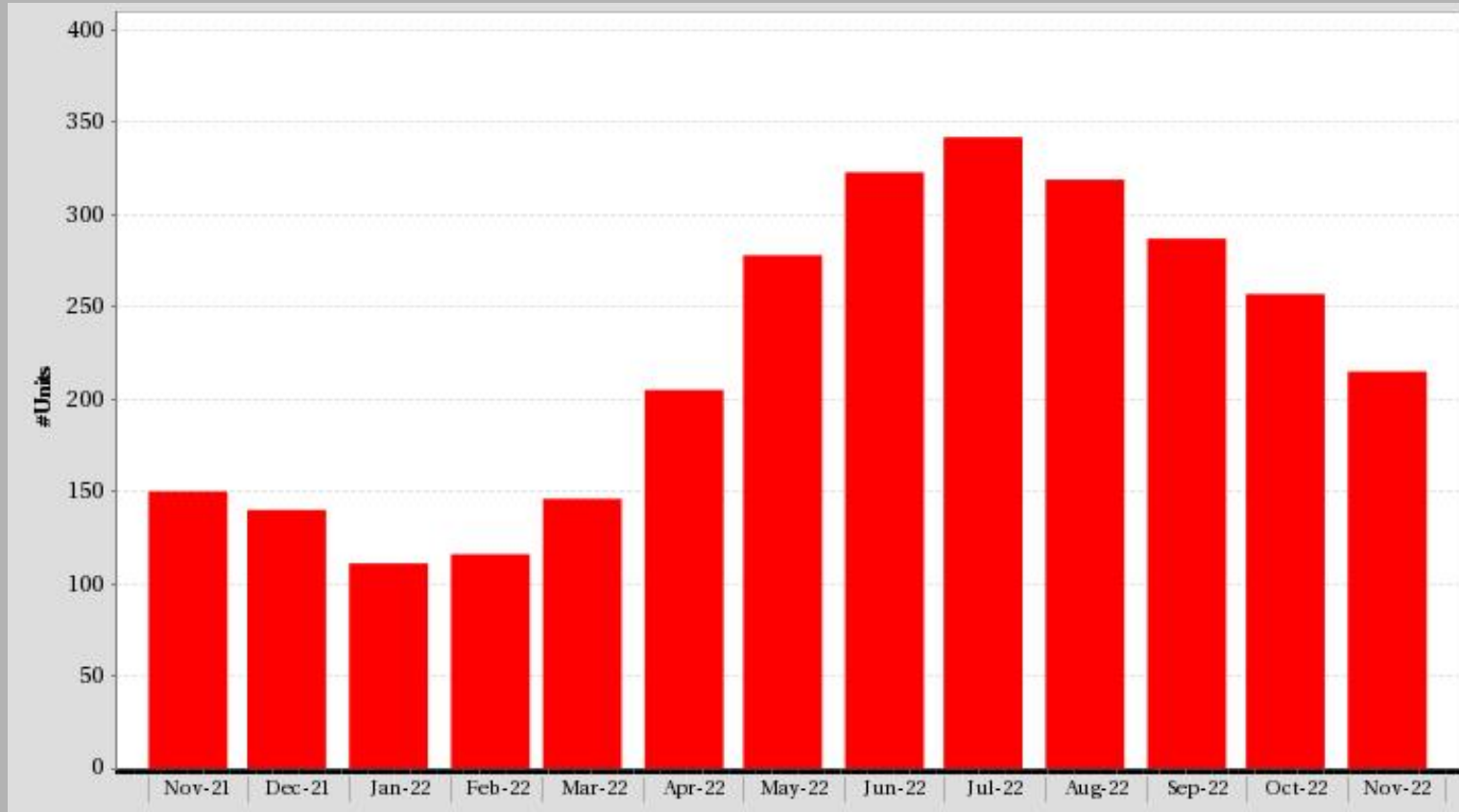
New Properties by Month

Nov-2021 vs Nov-2022: The number of New properties is down -31%

Time Period	Full Market		Bank Properties			Non-Bank Properties		
	Units	Median Price	Units	% Bank	Median Price	Units	% Non-Bank	Median Price
Nov-22	46	720,000	0	0.0		46	100.0	720,000
Oct-22	58	746,500	0	0.0		58	100.0	746,500
Sep-22	85	699,000	0	0.0		85	100.0	699,000
Aug-22	79	819,000	0	0.0		79	100.0	819,000
Jul-22	123	709,000	0	0.0		123	100.0	709,000
Jun-22	151	750,000	0	0.0		151	100.0	750,000
May-22	163	799,000	0	0.0		163	100.0	799,000
Apr-22	140	751,079	0	0.0		140	100.0	751,079
Mar-22	104	710,000	0	0.0		104	100.0	710,000
Feb-22	63	725,000	0	0.0		63	100.0	725,000
Jan-22	49	749,000	0	0.0		49	100.0	749,000
Dec-21	55	650,000	0	0.0		55	100.0	650,000
Nov-21	67	786,185	0	0.0		67	100.0	786,185

For Sale Properties by Month

Nov-2021 vs Nov-2022: The number of For Sale properties is up 43%



Nov-2021 vs. Nov-2022

Nov-2021	Nov-2022	Change	%
150	215	65	43



Property Types:	: Residential			
Cities:	Flagstaff			
MLS: NAAR	Price: All	Period: 1 Year Monthly	Bedrooms: All	SqFt: All
		Construction Type: All	Bathrooms: All	Lot Size: All Square Footage

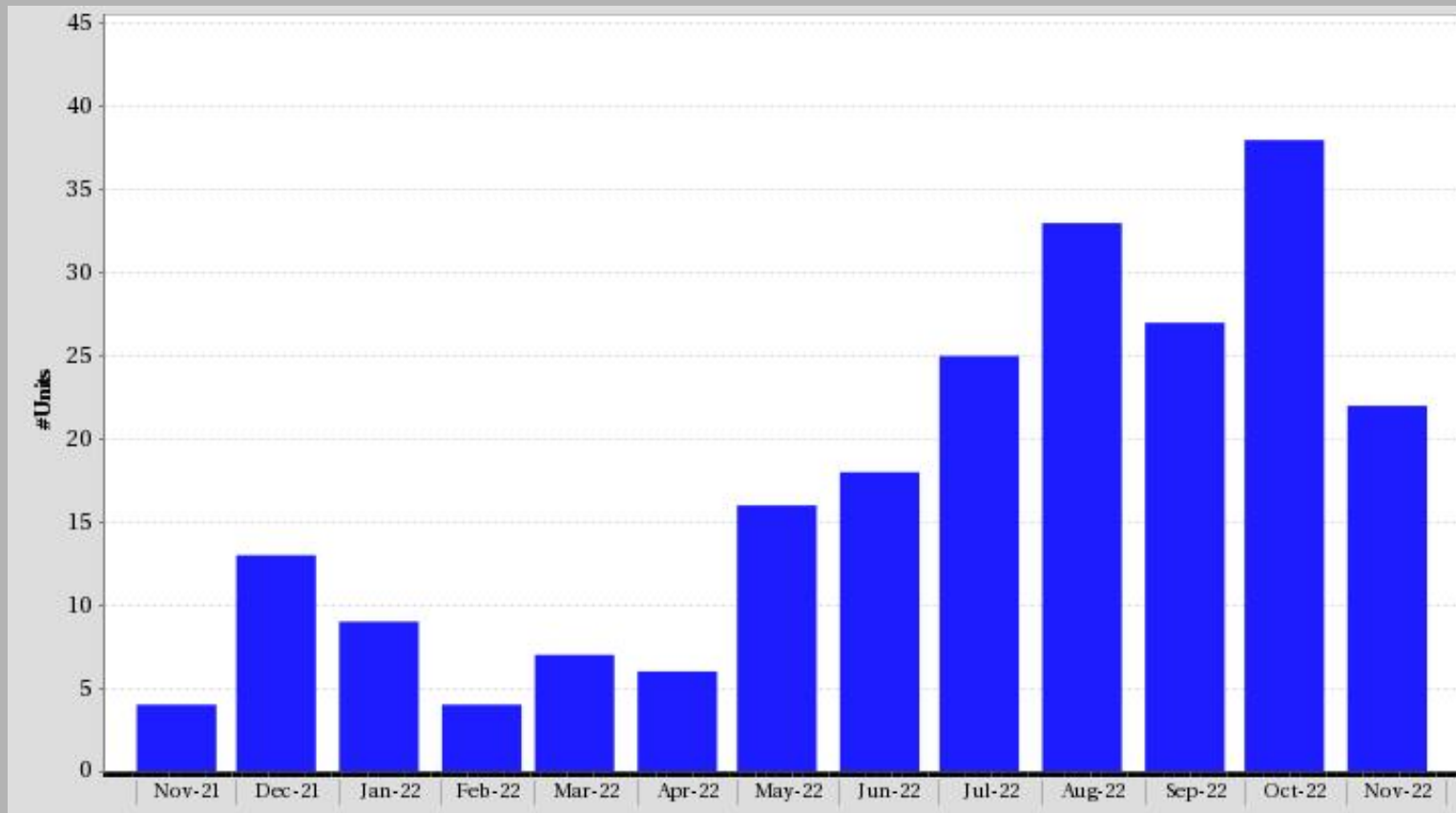
For Sale Properties by Month

Nov-2021 vs Nov-2022: The number of For Sale properties is up 43%

Time Period	Full Market			Bank Properties			Non-Bank Properties		
	Units	Median Price	Avg DOM	Units	% Bank	Median Price	Units	% Non-Bank	Median Price
Nov-22	215	854,000	96	0	0.0		215	100.0	854,000
Oct-22	257	850,000	84	0	0.0		257	100.0	850,000
Sep-22	287	824,900	72	0	0.0		287	100.0	824,900
Aug-22	319	799,000	63	0	0.0		319	100.0	799,000
Jul-22	342	796,900	52	0	0.0		342	100.0	796,900
Jun-22	323	799,000	42	0	0.0		323	100.0	799,000
May-22	278	800,000	35	0	0.0		278	100.0	800,000
Apr-22	205	780,000	34	0	0.0		205	100.0	780,000
Mar-22	146	772,000	39	0	0.0		146	100.0	772,000
Feb-22	116	775,000	48	0	0.0		116	100.0	775,000
Jan-22	111	799,000	62	0	0.0		111	100.0	799,000
Dec-21	140	775,000	66	0	0.0		140	100.0	775,000
Nov-21	150	825,000	64	0	0.0		150	100.0	825,000

Expired Properties by Month

Nov-2021 vs Nov-2022: The number of Expired properties is up 450%



Nov-2021 vs. Nov-2022

Nov-2021	Nov-2022	Change	%
4	22	18	450



Property Types: : Residential
 Cities: Flagstaff
 MLS: NAAR Price: All
 Period: 1 Year Monthly
 Construction Type: All
 Bedrooms: All
 Bathrooms: All
 SqFt: All
 Lot Size: All Square Footage

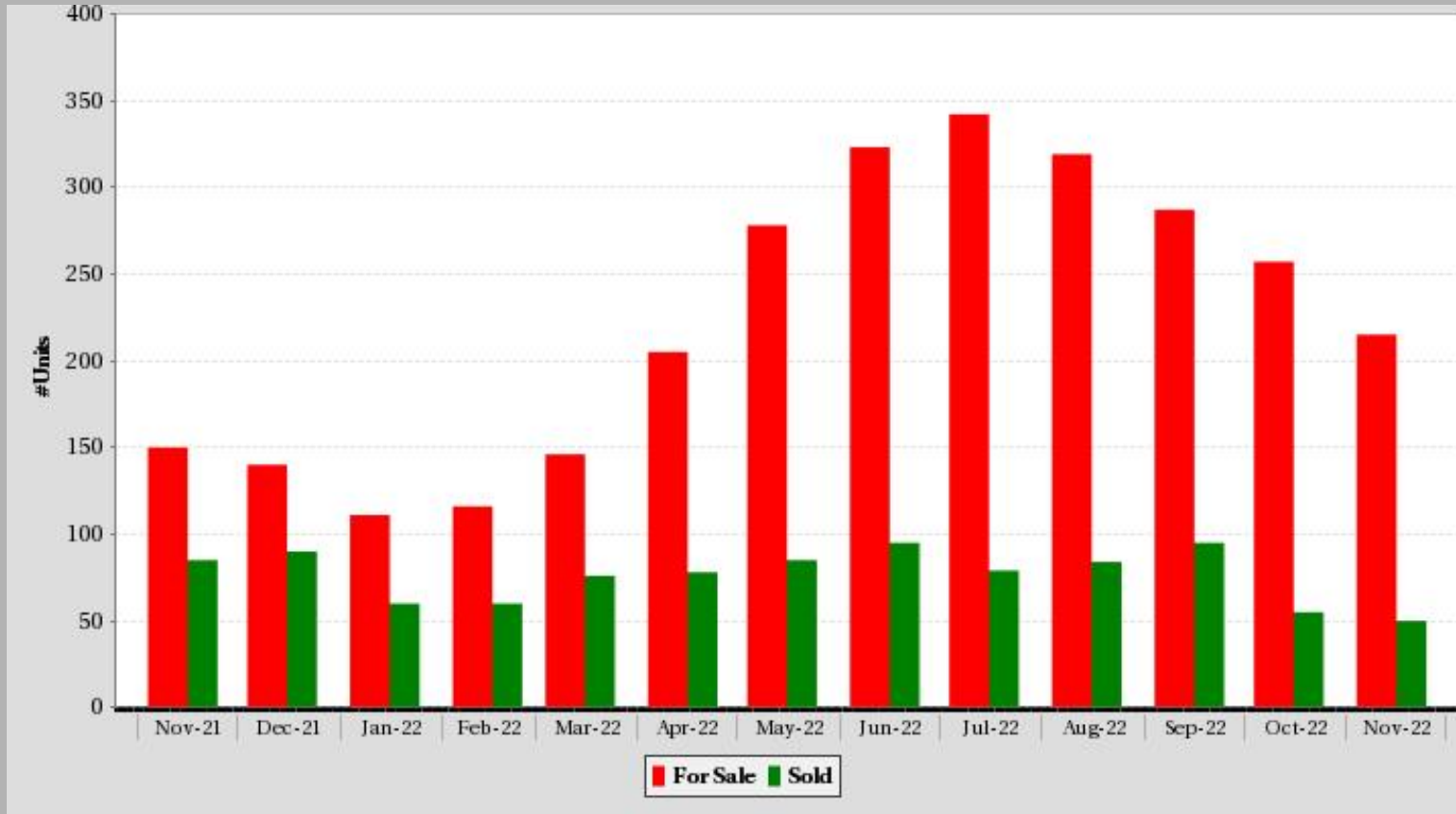
Expired Properties by Month

Nov-2021 vs Nov-2022: The number of Expired properties is up 450%

	Full Market			Bank Properties			Non-Bank Properties		
	Units	Median Price	Avg DOM	Units	% Bank	Median Price	Units	% Non-Bank	Median Price
Nov-22	22	1,007,500	142	0	0.0		22	100.0	1,007,500
Oct-22	38	948,000	84	0	0.0		38	100.0	948,000
Sep-22	27	765,000	83	0	0.0		27	100.0	765,000
Aug-22	33	850,000	64	0	0.0		33	100.0	850,000
Jul-22	25	870,000	61	0	0.0		25	100.0	870,000
Jun-22	18	745,000	58	0	0.0		18	100.0	745,000
May-22	16	736,750	30	0	0.0		16	100.0	736,750
Apr-22	6	937,000	38	0	0.0		6	100.0	937,000
Mar-22	7	995,000	101	0	0.0		7	100.0	995,000
Feb-22	4	807,500	45	0	0.0		4	100.0	807,500
Jan-22	9	1,600,000	156	0	0.0		9	100.0	1,600,000
Dec-21	13	917,000	104	0	0.0		13	100.0	917,000
Nov-21	4	2,099,500	84	0	0.0		4	100.0	2,099,500

Supply & Demand by Month

Nov-2021 vs Nov-2022: The number of for sale properties is up 43% and the number of sold properties is down -41%



Nov-2021 vs. Nov-2022						Nov-2021 vs. Nov-2022			
Nov-2021	Nov-2022	Change	%			Nov-2021	Nov-2022	Change	%
150	215	65	43			85	50	-35	-41

Property Types: : Residential
 Cities: Flagstaff
 MLS: NAAR Price: All
 Period: 1 Year Monthly
 Construction Type: All
 Bedrooms: All
 Bathrooms: All
 SqFt: All
 Lot Size: All Square Footage

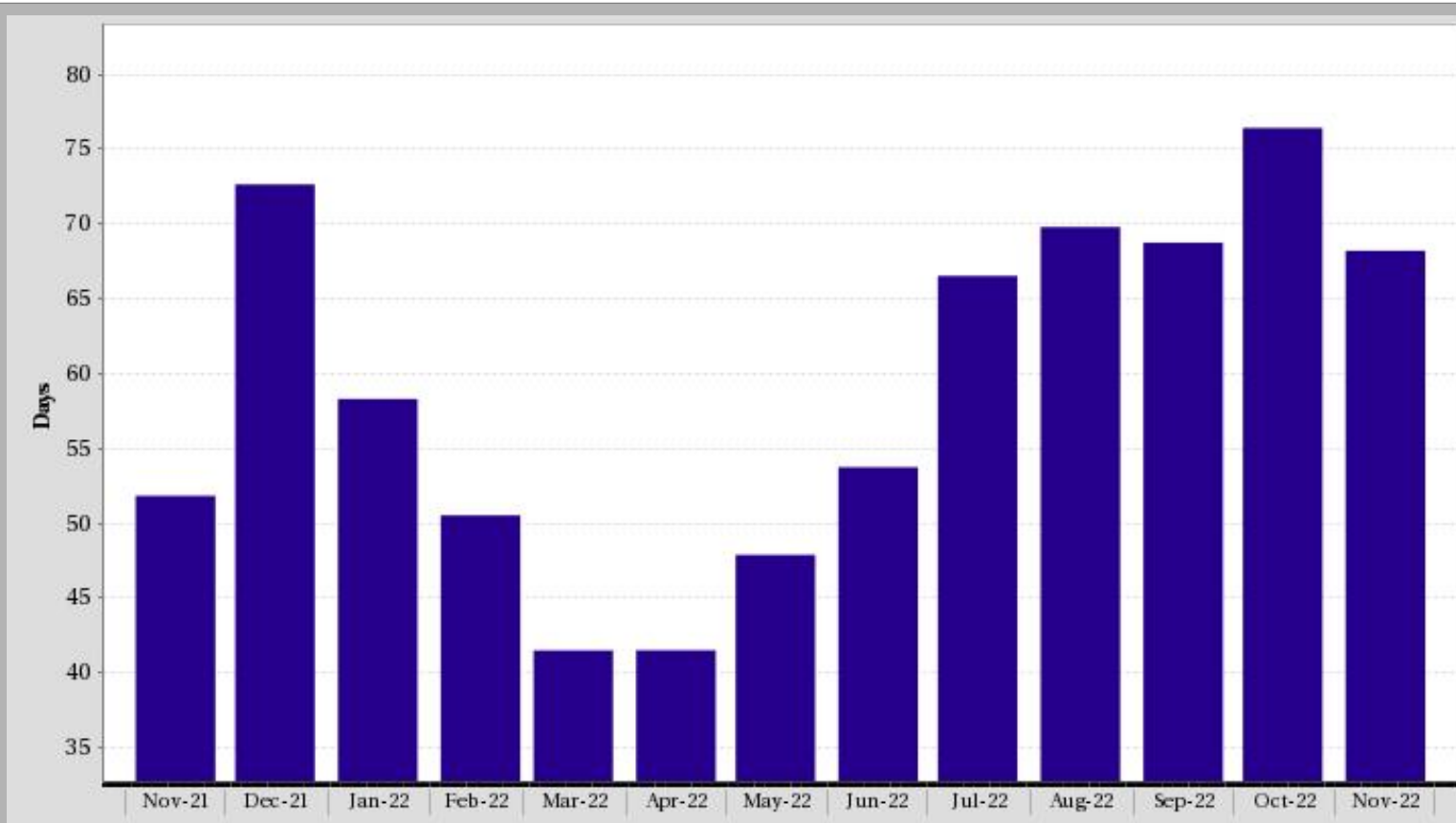
Supply & Demand by Month

Nov-2021 vs Nov-2022: The number of for sale properties is up 43% and the number of sold properties is down -41%

Time Period	# Properties		# Properties	
	For Sale	Avg DOM	Sold	Avg DOM
Nov-22	215	96	50	90
Oct-22	257	84	55	89
Sep-22	287	72	95	85
Aug-22	319	63	84	90
Jul-22	342	52	79	59
Jun-22	323	42	95	54
May-22	278	35	85	54
Apr-22	205	34	78	63
Mar-22	146	39	76	52
Feb-22	116	48	60	88
Jan-22	111	62	60	63
Dec-21	140	66	90	41
Nov-21	150	64	85	37

The Average Days on Market by Month

Nov-2021 vs Nov-2022: The average days on market is up 32%



Nov-2021 vs. Nov-2022

Nov-2021	Nov-2022	Change	%
52	68	16	32



Property Types: : Residential
 Cities: Flagstaff
 MLS: NAAR Price: All
 Period: 1 Year Monthly
 Construction Type: All
 Bedrooms: All
 Bathrooms: All
 SqFt: All
 Lot Size: All Square Footage

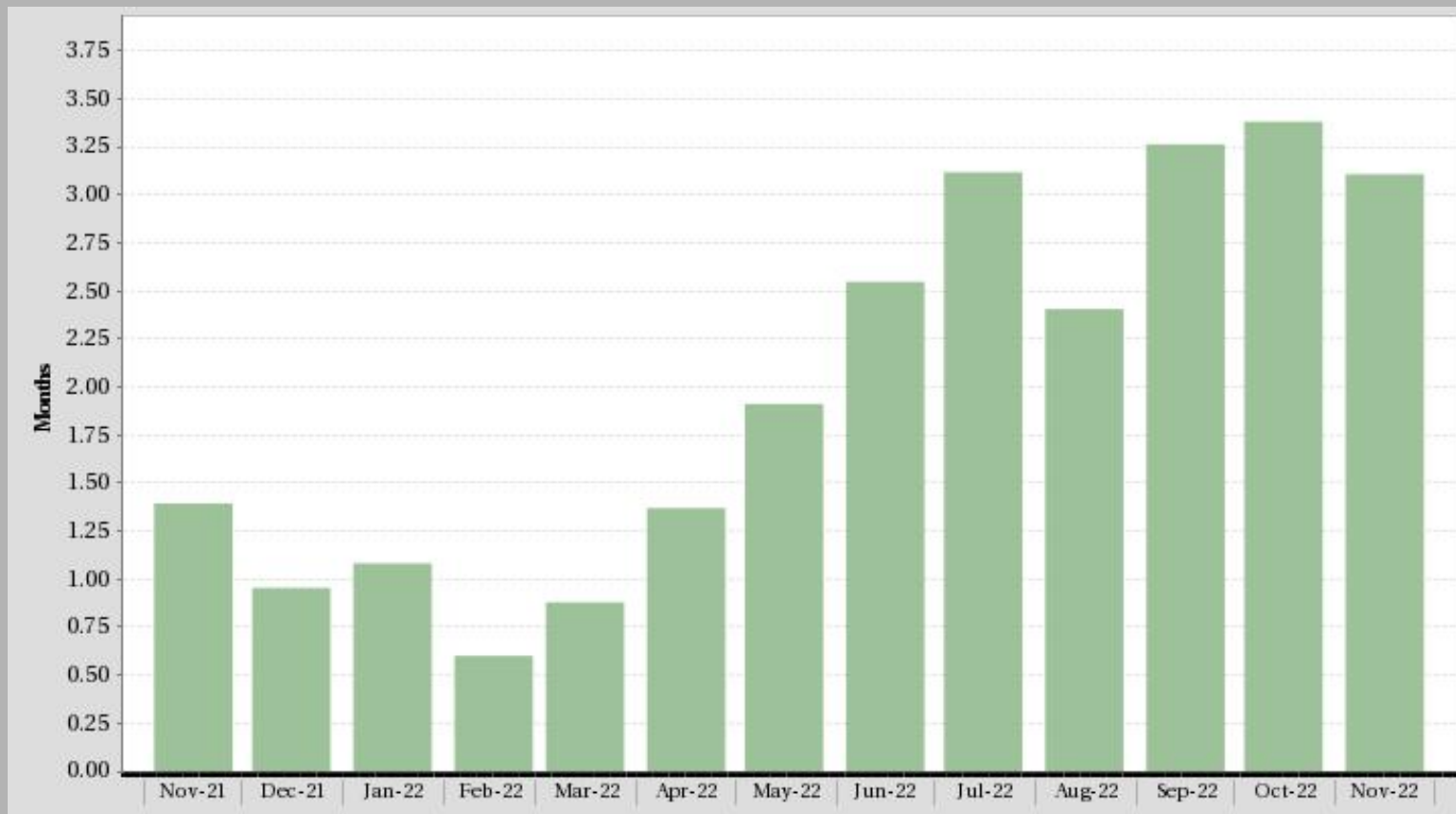
The Average Days on Market by Month

Nov-2021 vs Nov-2022: The average days on market is up 32%

Time Period	Avg DOM	# UC Units
Nov-22	68	47
Oct-22	76	50
Sep-22	69	61
Aug-22	70	84
Jul-22	67	77
Jun-22	54	86
May-22	48	90
Apr-22	42	84
Mar-22	42	74
Feb-22	51	70
Jan-22	58	49
Dec-21	73	65
Nov-21	52	61

Months Supply of Inventory

Nov-2021 vs Nov-2022: The average months supply of inventory is up 123.0%



Nov-2021 vs. Nov-2022

Nov-2021	Nov-2022	Change	%
1.4	3.1	1.7	123.0

Calculation of the percent change is not applicable

Property Types: : Residential
 Cities: Flagstaff
 MLS: NAAR Price: All
 Period: 1 Year Monthly Bedrooms: All
 Construction Type: All Bathrooms: All
 SqFt: All
 Lot Size: All Square Footage

Months Supply of Inventory

Nov-2021 vs Nov-2022: The average months supply of inventory is up 123.0%

Time Period	# Units For Sale	# UC Units	MSI	UC Avg DOM
	Last Day of Month	During Month		
Nov-22	146	47	3.1	68
Oct-22	169	50	3.4	76
Sep-22	199	61	3.3	69
Aug-22	202	84	2.4	70
Jul-22	240	77	3.1	67
Jun-22	219	86	2.5	54
May-22	172	90	1.9	48
Apr-22	115	84	1.4	42
Mar-22	65	74	0.9	42
Feb-22	42	70	0.6	51
Jan-22	53	49	1.1	58
Dec-21	62	65	1.0	73
Nov-21	85	61	1.4	52