



“ARMLS PPI” is a trademark of Arizona Regional MLS.

The ARMLS Pending Price Index™ (PPI™) is a predictive market tool exclusive to ARMLS. The Index uses pending sales data from the Arizona Regional MLS system to predict Median sales price and Average sales price three to four months into the future. This information is only available through ARMLS the sole aggregator of pending sales data.

Pending sales data predict that the average price will drop slightly in July to \$178.6K and continue downward at a steeper rate in August (\$170.3K) and September (\$156.4K) then level out in October. The Median sales price shows more volatility rising fractionally in July and then falling back a bit in August (to \$125K) and more in September before recovering in October.

If the predictions holds true, the Median price for September would be the lowest in the preceding nine years. The accuracy of the ARMLS PPI™ diminishes the further into the future the prediction are made because the sample size diminishes with time.

Overall, the Median and Average sales prices have remained relatively flat over the previous 12 months with only small monthly fluctuations. The market appears to be in a stable pattern although it is prone to slight dips indicating that the recovery is still tentative and subject to many outside economic factors.

