



2020

PARADISE VALLEY MARKET REPORT DECEMBER 2020



Scottsdale Area Association of REALTORS®
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ScottsdaleREALTORS.org
480-945-2651



Summary of Key Listing and Sales Metrics

A summary of the key metrics selected to be included in the report. MLS sources where licensed.

Key Metrics	Dec 2020	Dec 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	37	45	-17.8%	887	864	+2.7%
New Listing Volume	\$115,302,477	\$118,437,969	-2.6%	\$2,338,855,454	\$2,092,065,467	+11.8%
Active Listing Count	173	310	-44.2%	N/A	N/A	
Active Listing Volume	\$685,348,854	\$957,704,299	-28.4%	N/A	N/A	
Average Listing Price	\$3,961,554	\$3,089,369	+28.2%	\$3,302,519	\$2,918,408	+13.2%
Median Listing Price	\$3,295,000	\$2,387,000	+38%	\$2,702,195	\$2,307,728	+17.1%
Average Listing Price per Sq Ft	\$601	\$493	+21.9%	\$531	\$475	+11.8%
Median Listing Price per Sq Ft	\$554	\$443	+25.2%	\$488	\$435	+12.2%
Median Days in RPR	86	97	-11.3%	91.69	103.37	-11.3%
Months of Inventory	2.9	6	-50.8%	6.2	7.7	-20.1%
Absorption Rate	34.1%	16.77%	+17.3%	16.17%	12.92%	+3.2%
Sales Activity Charts Metrics						
New Pending Sales Count	50	60	-16.7%	983	754	+30.4%
New Pending Sales Volume	\$114,489,000	\$132,014,628	-13.3%	\$2,161,740,402	\$1,553,304,434	+39.2%
Pending Sales Count	70	59	+18.6%	N/A	N/A	
Pending Sales Volume	\$186,507,297	\$138,530,741	+34.6%	N/A	N/A	
Closed Sales Count	68	46	+47.8%	659	531	+24.1%
Closed Sales Volume	\$152,158,945	\$95,561,617	+59.2%	\$1,366,510,054	\$1,016,547,029	+34.4%
Average Sales Price	\$2,237,632	\$2,077,426	+7.7%	\$2,073,612	\$1,914,401	+8.3%
Median Sales Price	\$1,990,000	\$1,782,500	+11.6%	\$1,707,415	\$1,483,626	+15.1%
Average Sales Price per Sq Ft	\$472	\$469	+0.8%	\$444	\$409	+8.6%
Median Sales Price per Sq Ft	\$437	\$397	+10.1%	\$411	\$366	+12.3%
Distressed Charts Metrics						
Distressed Listing Count	-	-	-	N/A	N/A	

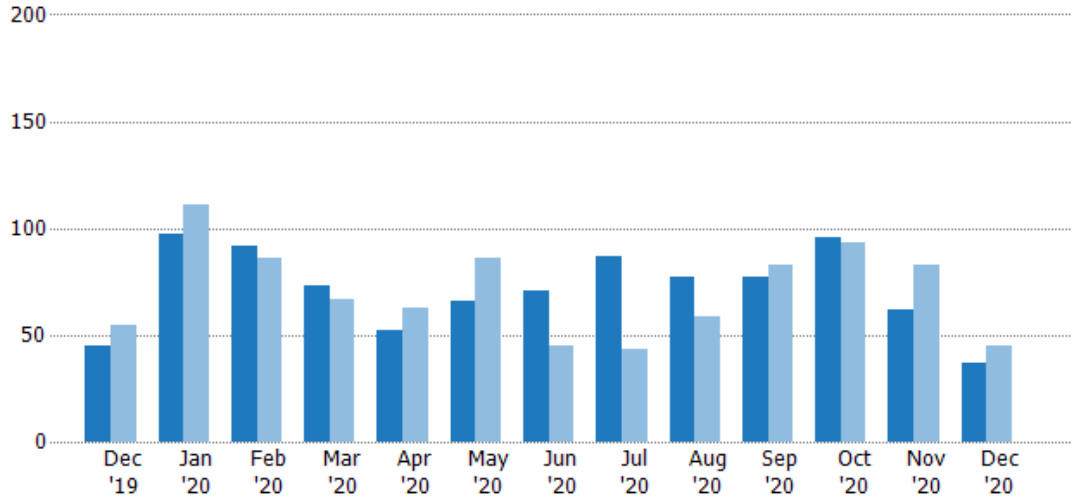
New Listings

The number of new residential listings that were added each month.

Filters Used

Custom Area: Paradise Valley,
Arizona Saved Area
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/Year	Count	% Chg.
Dec '20	37	-17.8%
Dec '19	45	-18.2%
Dec '18	55	3.6%



Current Year	45	97	92	73	52	66	71	87	77	77	96	62	37
Prior Year	55	111	86	67	63	86	45	43	59	83	93	83	45
Percent Change from Prior Year	-18%	-13%	7%	9%	-17%	-23%	58%	102%	31%	-7%	3%	-25%	-18%

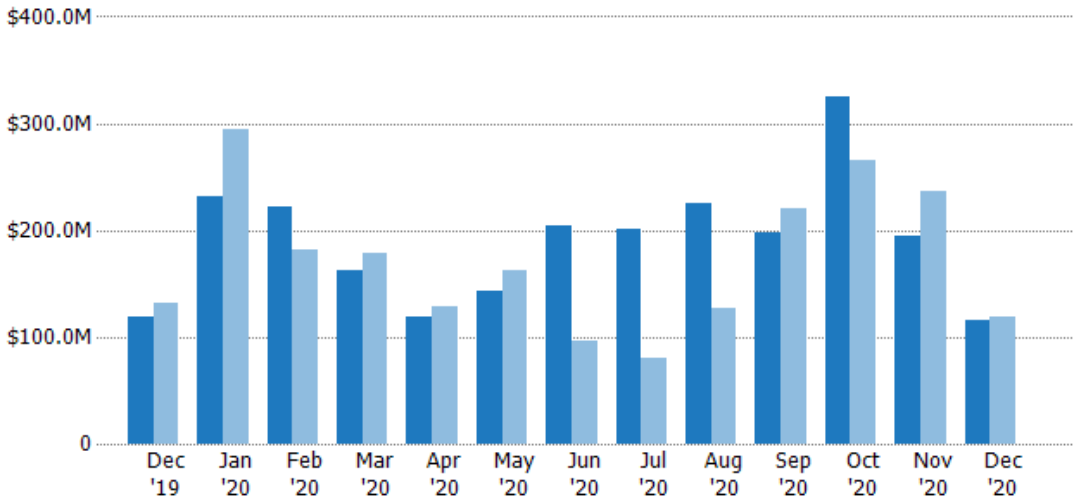
New Listing Volume

The sum of the listing price of residential listings that were added each month.

Filters Used

Custom Area: Paradise Valley,
Arizona Saved Area
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/Year	Volume	% Chg.
Dec '20	\$115M	-2.6%
Dec '19	\$118M	-10.1%
Dec '18	\$132M	16.8%



Current Year	\$118M	\$231M	\$222M	\$162M	\$118M	\$143M	\$204M	\$201M	\$225M	\$197M	\$325M	\$194M	\$115M
Prior Year	\$132M	\$295M	\$181M	\$179M	\$129M	\$163M	\$95.9M	\$80M	\$128M	\$221M	\$265M	\$237M	\$118M
Percent Change from Prior Year	-10%	-22%	23%	-9%	-8%	-12%	113%	151%	77%	-11%	22%	-18%	-3%

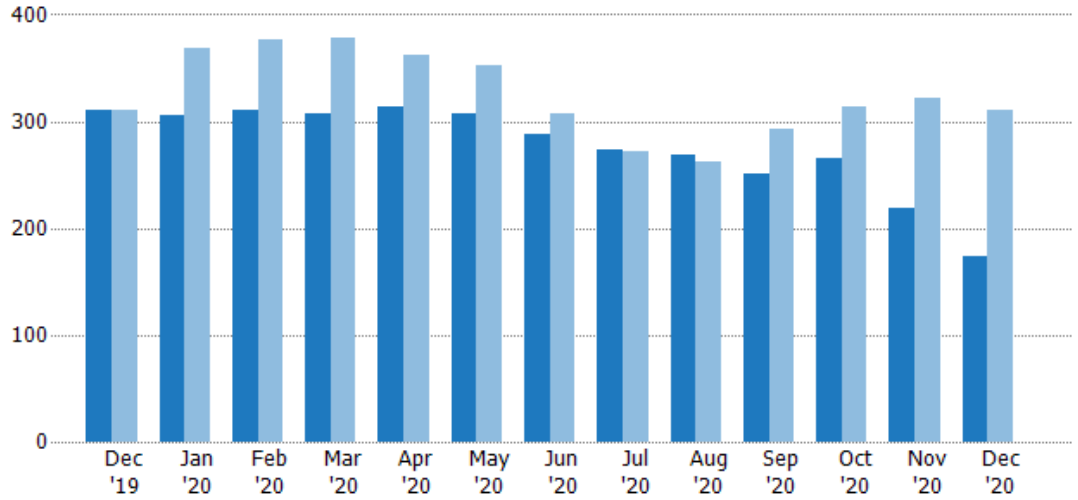
Active Listings

The number of active residential listings at the end of each month.

Filters Used

Custom Area: Paradise Valley,
Arizona Saved Area
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Count	% Chg.
Dec '20	173	-44.2%
Dec '19	310	-0.3%
Dec '18	311	-1.3%



Current Year	310	305	310	308	314	308	288	274	269	251	265	219	173
Prior Year	311	369	377	378	362	353	307	272	262	292	313	321	310
Percent Change from Prior Year	0%	-17%	-18%	-19%	-13%	-13%	-6%	1%	3%	-14%	-15%	-32%	-44%

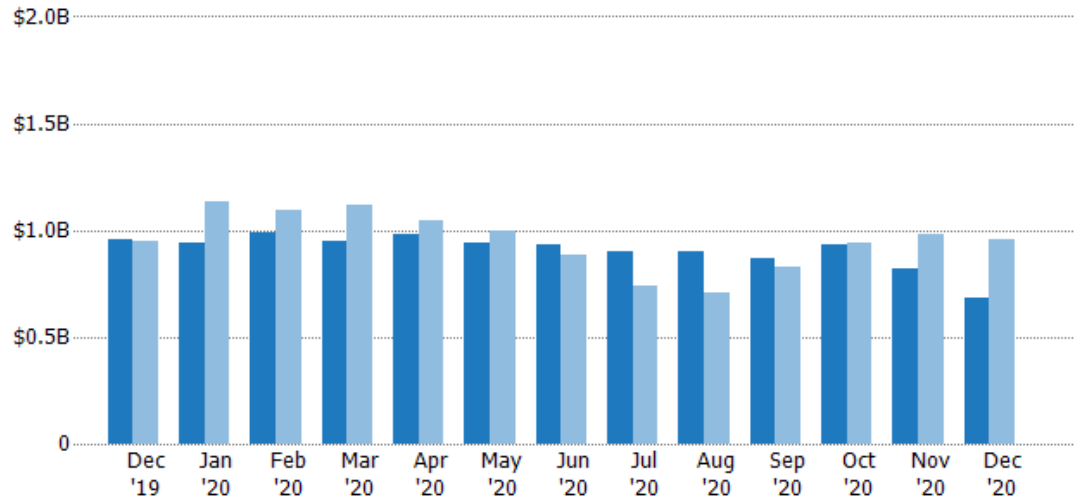
Active Listing Volume

The sum of the listing price of active residential listings at the end of each month.

Filters Used

Custom Area: Paradise Valley,
Arizona Saved Area
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Volume	% Chg.
Dec '20	\$685M	-28.4%
Dec '19	\$958M	0.9%
Dec '18	\$949M	-9.5%



Current Year	\$958M	\$941M	\$992M	\$950M	\$982M	\$941M	\$933M	\$899M	\$902M	\$865M	\$930M	\$823M	\$685M
Prior Year	\$949M	\$1.14B	\$1.09B	\$1.11B	\$1.05B	\$995M	\$887M	\$737M	\$707M	\$825M	\$944M	\$982M	\$958M
Percent Change from Prior Year	1%	-17%	-9%	-15%	-6%	-5%	5%	22%	28%	5%	-1%	-16%	-28%

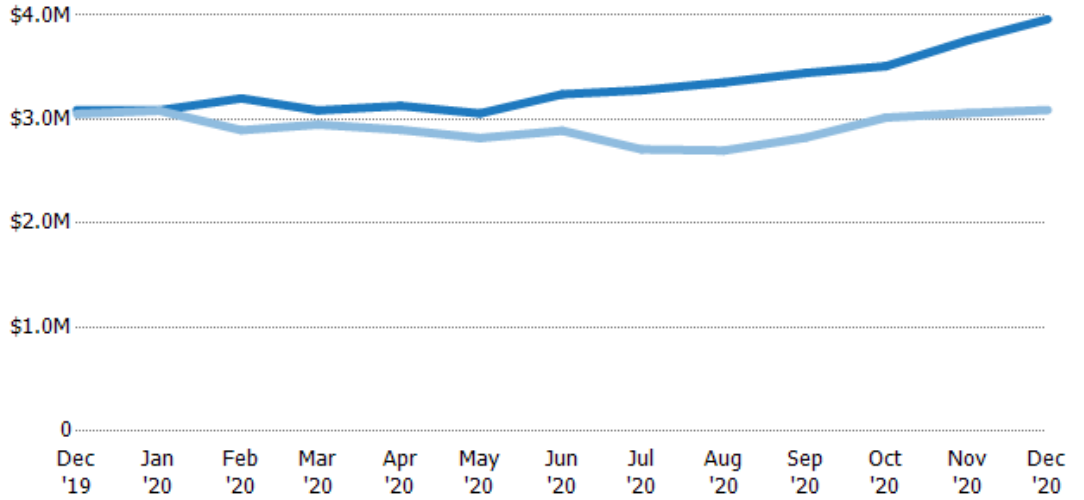
Average Listing Price

The average listing price of active residential listings at the end of each month.

Filters Used

Custom Area: Paradise Valley,
Arizona Saved Area
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Price	% Chg.
Dec '20	\$3.96M	28.2%
Dec '19	\$3.09M	1.3%
Dec '18	\$3.05M	-8.3%



Current Year	\$3.09M	\$3.09M	\$3.2M	\$3.09M	\$3.13M	\$3.06M	\$3.24M	\$3.28M	\$3.35M	\$3.45M	\$3.51M	\$3.76M	\$3.96M
Prior Year	\$3.05M	\$3.08M	\$2.9M	\$2.95M	\$2.9M	\$2.82M	\$2.89M	\$2.71M	\$2.7M	\$2.82M	\$3.02M	\$3.06M	\$3.09M
Percent Change from Prior Year	1%	0%	11%	5%	8%	8%	12%	21%	24%	22%	16%	23%	28%

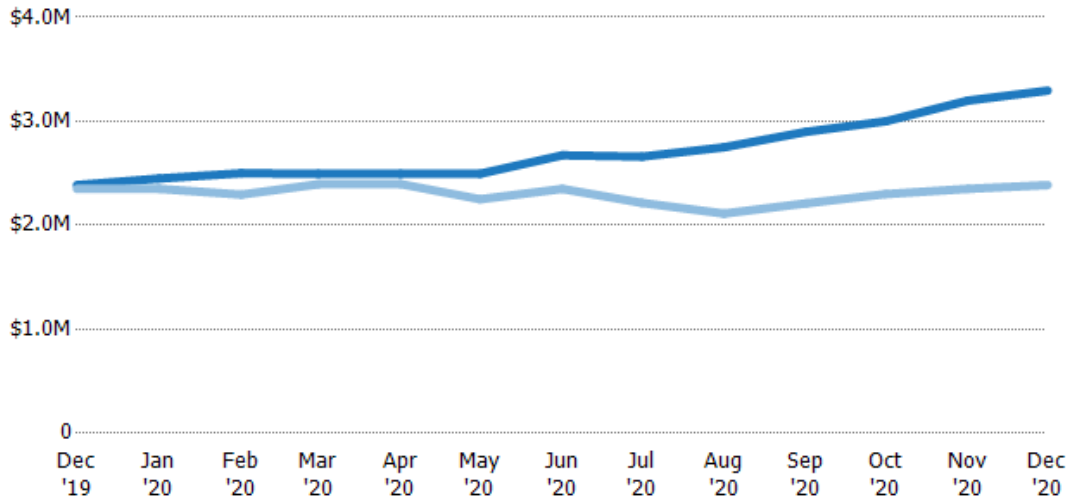
Median Listing Price

The median listing price of active residential listings at the end of each month.

Filters Used

Custom Area: Paradise Valley,
Arizona Saved Area
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Price	% Chg.
Dec '20	\$3.3M	38%
Dec '19	\$2.39M	1.6%
Dec '18	\$2.35M	-8.5%



Current Year	\$2.39M	\$2.45M	\$2.5M	\$2.5M	\$2.5M	\$2.5M	\$2.67M	\$2.66M	\$2.75M	\$2.9M	\$3M	\$3.2M	\$3.3M
Prior Year	\$2.35M	\$2.35M	\$2.3M	\$2.4M	\$2.4M	\$2.25M	\$2.35M	\$2.22M	\$2.11M	\$2.21M	\$2.3M	\$2.35M	\$2.39M
Percent Change from Prior Year	2%	4%	9%	4%	4%	11%	14%	20%	30%	31%	30%	36%	38%

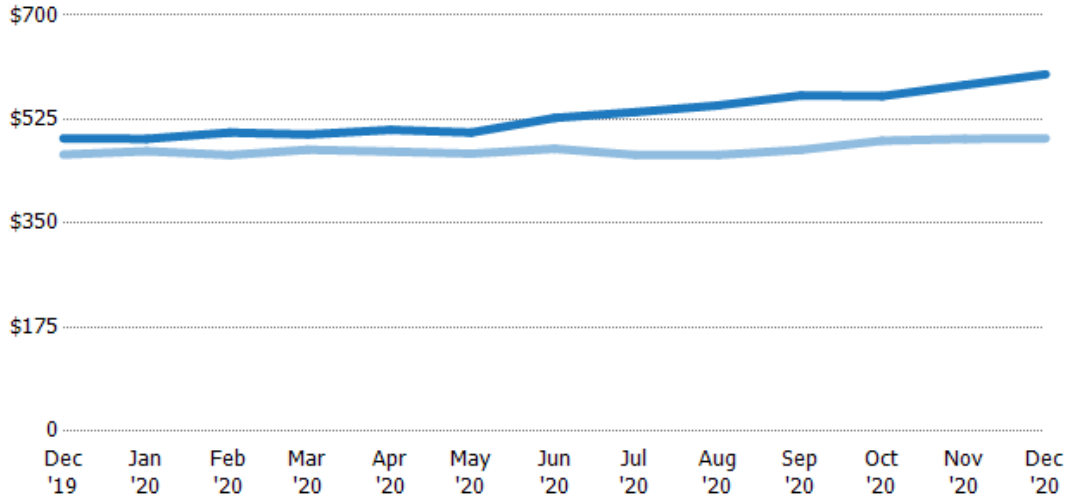
Average Listing Price per Sq Ft

The average of listing prices divided by the living area of homes on market at the end of each month.

Filters Used

Custom Area: Paradise Valley,
Arizona Saved Area
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Price/sq ft	% Chg.
Dec '20	\$601	21.9%
Dec '19	\$493	5.9%
Dec '18	\$466	-5.6%



Current Year	\$493	\$492	\$503	\$499	\$507	\$503	\$527	\$537	\$548	\$565	\$564	\$583	\$601
Prior Year	\$466	\$471	\$465	\$474	\$471	\$467	\$475	\$465	\$465	\$474	\$489	\$492	\$493
Percent Change from Prior Year	6%	4%	8%	5%	8%	8%	11%	15%	18%	19%	15%	18%	22%

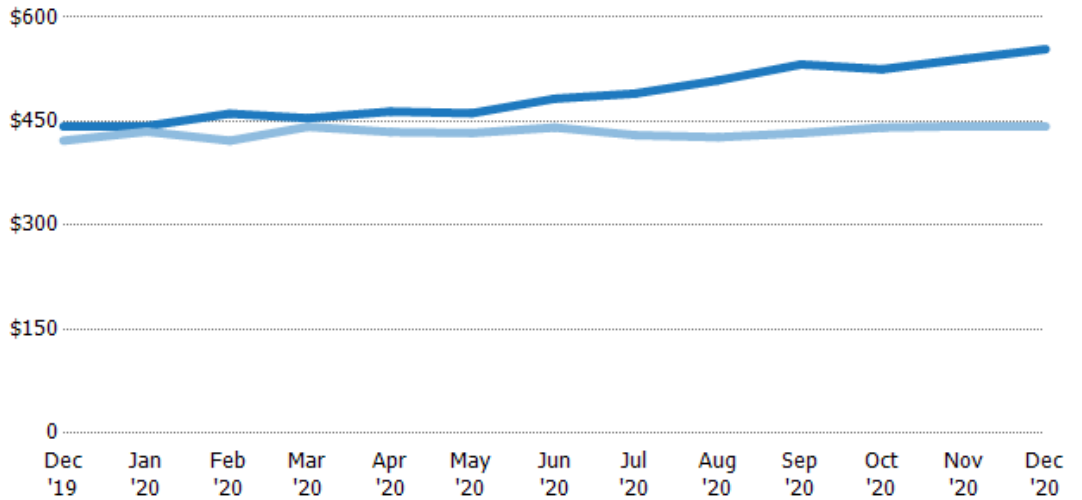
Median Listing Price per Sq Ft

The median of listing prices divided by the living area of homes on market at the end of each month.

Filters Used

Custom Area: Paradise Valley,
Arizona Saved Area
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Price/sq ft	% Chg.
Dec '20	\$554	25.2%
Dec '19	\$443	4.9%
Dec '18	\$422	-3.6%



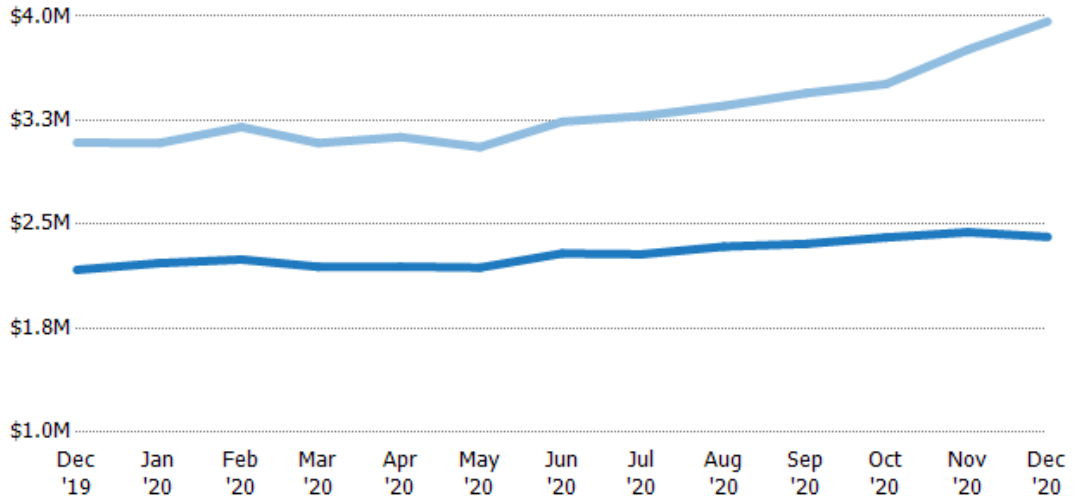
Current Year	\$443	\$443	\$461	\$455	\$464	\$462	\$483	\$490	\$509	\$532	\$525	\$540	\$554
Prior Year	\$422	\$435	\$422	\$442	\$435	\$433	\$441	\$430	\$427	\$433	\$441	\$443	\$443
Percent Change from Prior Year	5%	2%	9%	3%	7%	7%	9%	14%	19%	23%	19%	22%	25%

Average Listing Price vs Average Est Value

The average listing price as a percentage of the average AVM or RVM® valuation estimate for active listings each month.

Filters Used

Custom Area: Paradise Valley,
Arizona Saved Area
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence



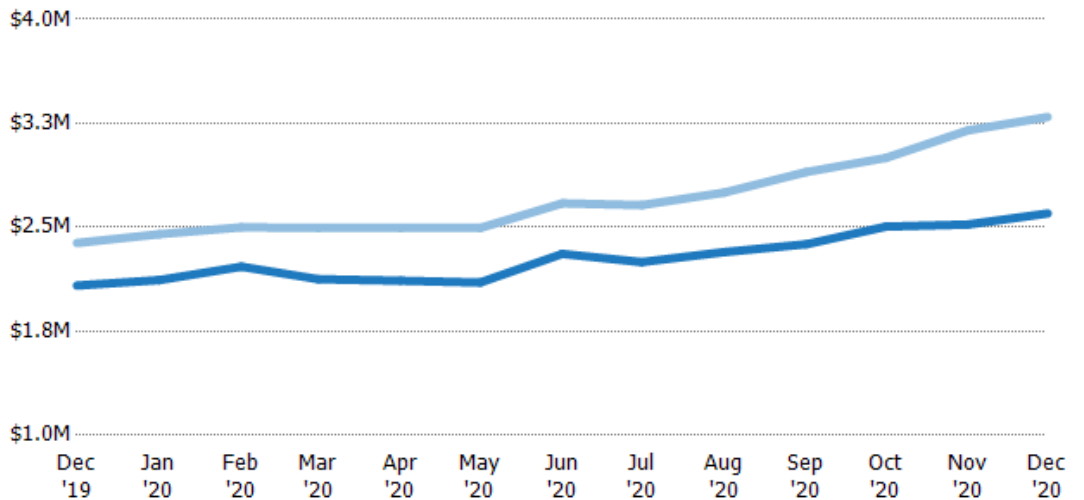
Avg Est Value	\$2.17M	\$2.22M	\$2.25M	\$2.19M	\$2.19M	\$2.19M	\$2.29M	\$2.28M	\$2.34M	\$2.36M	\$2.4M	\$2.44M	\$2.41M
Avg Listing Price	\$3.09M	\$3.09M	\$3.2M	\$3.09M	\$3.13M	\$3.06M	\$3.24M	\$3.28M	\$3.35M	\$3.45M	\$3.51M	\$3.76M	\$3.96M
Avg Listing Price as a % of Avg Est Value	142%	139%	143%	141%	143%	140%	142%	144%	143%	146%	146%	154%	164%

Median Listing Price vs Median Est Value

The median listing price as a percentage of the median AVM or RVM® valuation estimate for active listings each month.

Filters Used

Custom Area: Paradise Valley,
Arizona Saved Area
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence



Median Est Value	\$2.08M	\$2.12M	\$2.22M	\$2.13M	\$2.12M	\$2.1M	\$2.31M	\$2.25M	\$2.32M	\$2.38M	\$2.5M	\$2.52M	\$2.6M
Median Listing Price	\$2.39M	\$2.45M	\$2.5M	\$2.5M	\$2.5M	\$2.5M	\$2.67M	\$2.66M	\$2.75M	\$2.9M	\$3M	\$3.2M	\$3.3M
Med Listing Price as a % of Med Est Value	115%	116%	113%	117%	118%	119%	116%	118%	118%	122%	120%	127%	127%

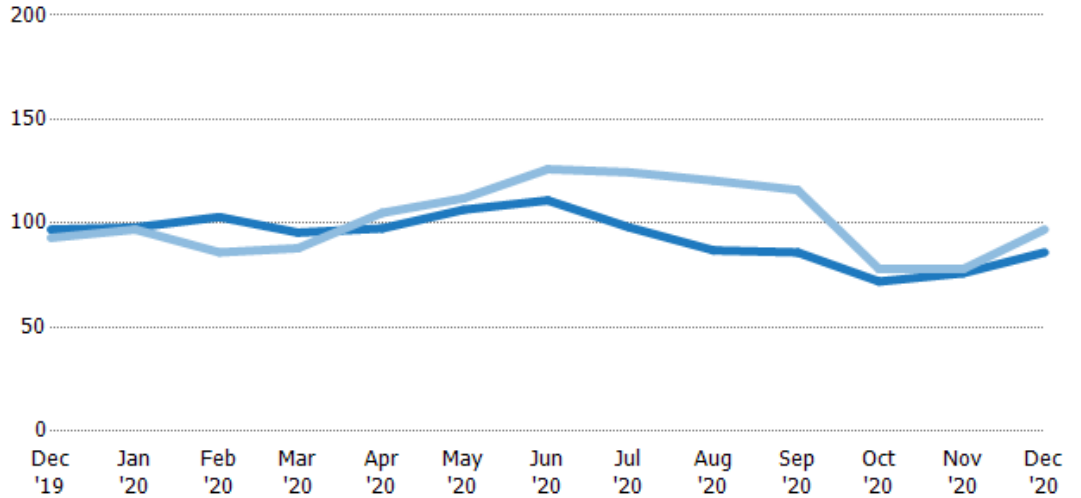
Median Days in RPR

The median number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR.

Filters Used

Custom Area: Paradise Valley,
Arizona Saved Area
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Days	% Chg.
Dec '20	86	-11.3%
Dec '19	97	4.3%
Dec '18	93	10.8%



Current Year	97	98	103	95.5	97.5	107	111	98	87	86	72	76	86
Prior Year	93	97	86	88	105	112	126	125	121	116	78	78	97
Percent Change from Prior Year	4%	1%	20%	9%	-7%	-5%	-12%	-21%	-28%	-26%	-8%	-3%	-11%

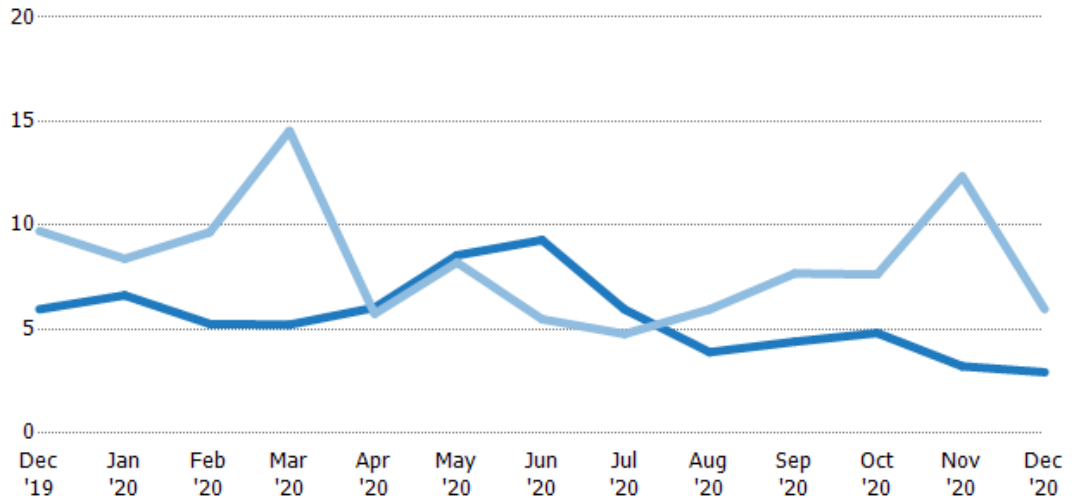
Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

Custom Area: Paradise Valley,
Arizona Saved Area
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Months	% Chg.
Dec '20	2.93	-50.8%
Dec '19	5.96	-38.7%
Dec '18	9.72	-7.1%



Current Year	5.96	6.63	5.25	5.22	6.04	8.56	9.29	5.96	3.9	4.4	4.82	3.22	2.93
Prior Year	9.72	8.39	9.67	14.5	5.75	8.21	5.48	4.77	5.95	7.68	7.63	12.3	5.96
Percent Change from Prior Year	-39%	-21%	-46%	-64%	5%	4%	69%	25%	-35%	-43%	-37%	-74%	-51%

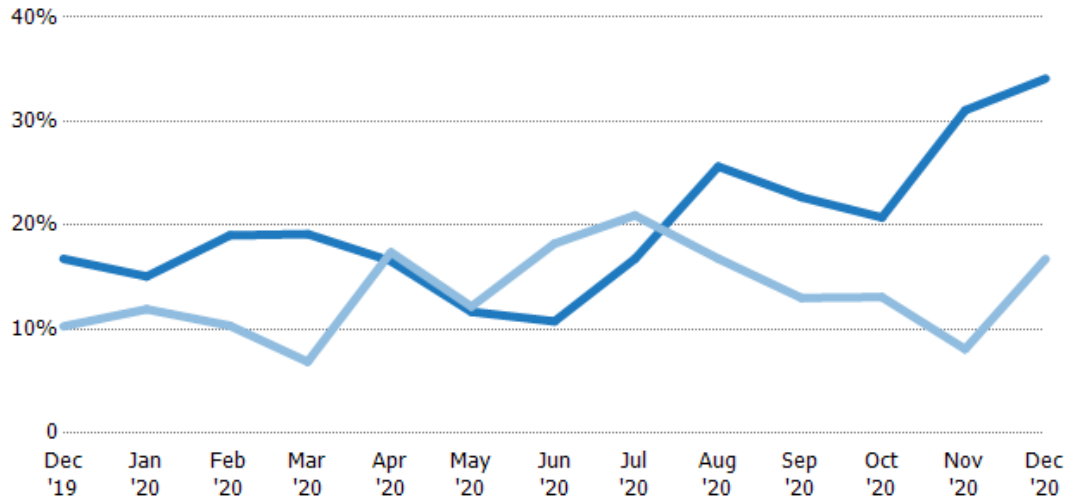
Absorption Rate

The percentage of inventory sold per month.

Filters Used

Custom Area: Paradise Valley,
Arizona Saved Area
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Rate	Chg.
Dec '20	34%	-17.3%
Dec '19	17%	-6.5%
Dec '18	10%	7.7%



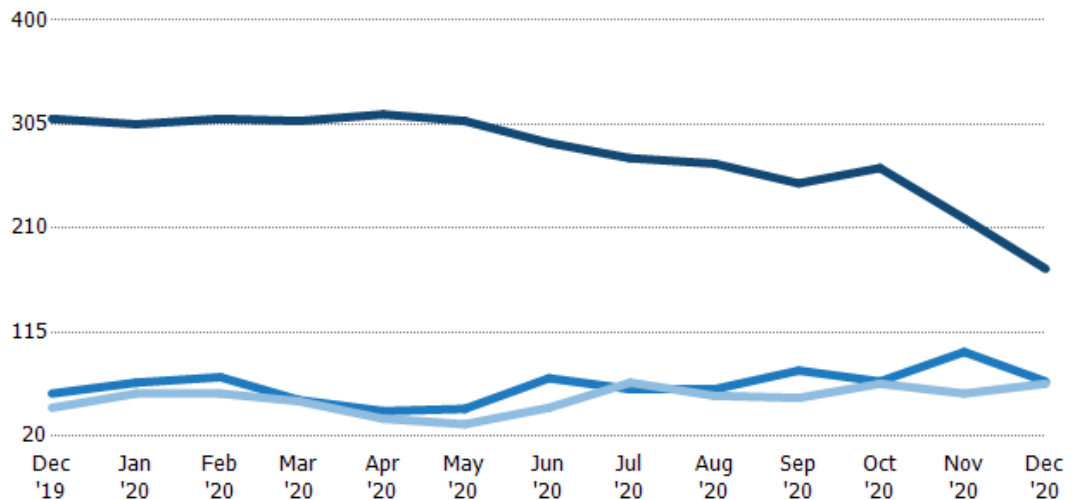
Current Year	17%	15%	19%	19%	17%	12%	11%	17%	26%	23%	21%	31%	34%
Prior Year	10%	12%	10%	7%	17%	12%	18%	21%	17%	13%	13%	8%	17%
Change from Prior Year	-6%	-3%	-9%	-12%	1%	1%	7%	4%	-9%	-10%	-8%	-23%	-17%

Active/Pending/Sold Units

The number of residential properties that were Active, Pending and Sold each month.

Filters Used

Custom Area: Paradise Valley,
Arizona Saved Area
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence



Active	310	305	310	308	314	308	288	274	269	251	265	219	173
Pending	59	69	74	53	43	45	73	63	63	80	70	97	70
Sold	46	59	59	52	36	31	46	69	57	55	68	59	68

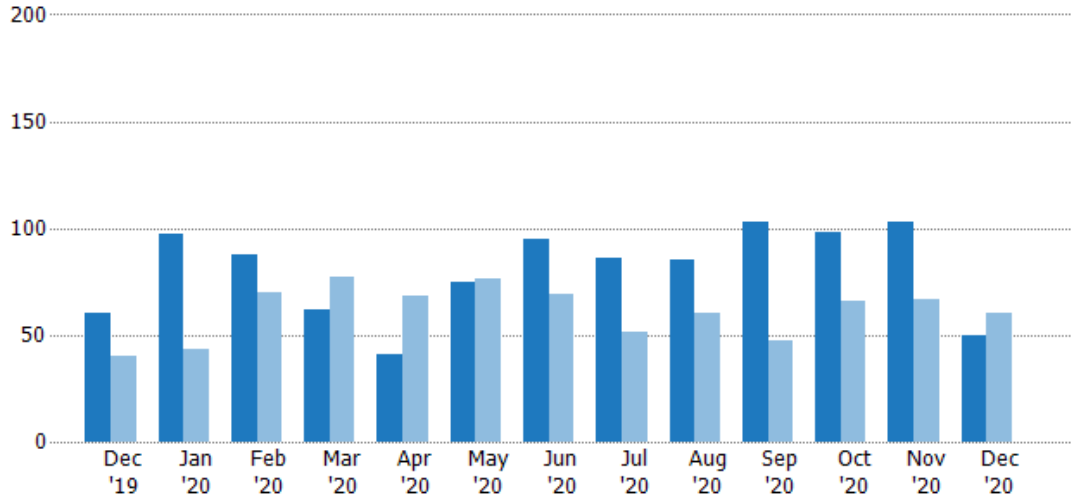
New Pending Sales

The number of residential properties with accepted offers that were added each month.

Filters Used

Custom Area: Paradise Valley, Arizona Saved Area
 Property Type: Condo/Townhouse/Apt, Mobile/Manufactured, Single Family Residence

Month/Year	Count	% Chg.
Dec '20	50	-16.7%
Dec '19	60	50%
Dec '18	40	7.5%



Current Year	60	97	88	62	41	75	95	86	85	103	98	103	50
Prior Year	40	43	70	77	68	76	69	51	60	47	66	67	60
Percent Change from Prior Year	50%	126%	26%	-19%	-40%	-1%	38%	69%	42%	119%	48%	54%	-17%

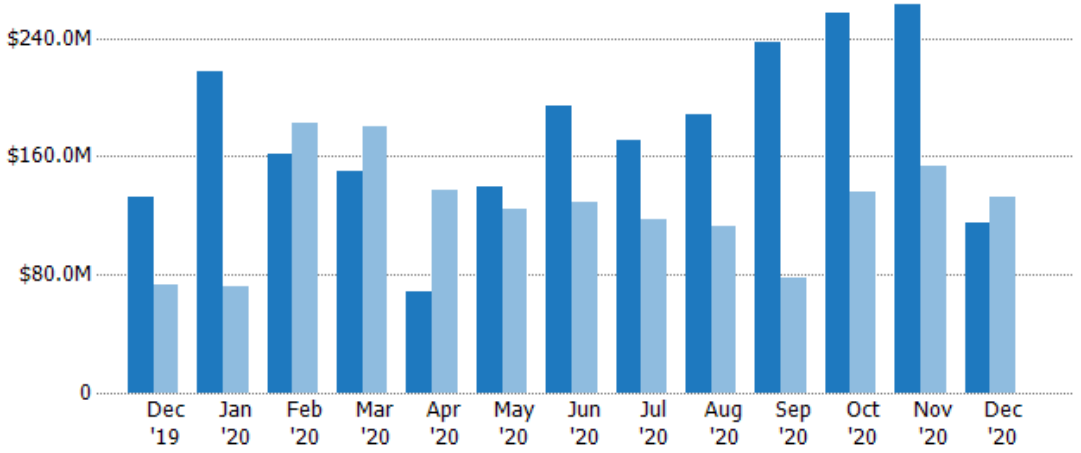
New Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were added each month.

Filters Used

Custom Area: Paradise Valley, Arizona Saved Area
 Property Type: Condo/Townhouse/Apt, Mobile/Manufactured, Single Family Residence

Month/Year	Volume	% Chg.
Dec '20	\$114M	-13.3%
Dec '19	\$132M	80.9%
Dec '18	\$73M	35.4%



Current Year	\$132M	\$217M	\$162M	\$150M	\$68.9M	\$139M	\$194M	\$171M	\$189M	\$237M	\$257M	\$262M	\$114M
Prior Year	\$73M	\$72.1M	\$182M	\$181M	\$137M	\$125M	\$129M	\$117M	\$112M	\$77.5M	\$136M	\$153M	\$132M
Percent Change from Prior Year	81%	201%	-11%	-17%	-50%	12%	51%	46%	68%	206%	89%	71%	-13%

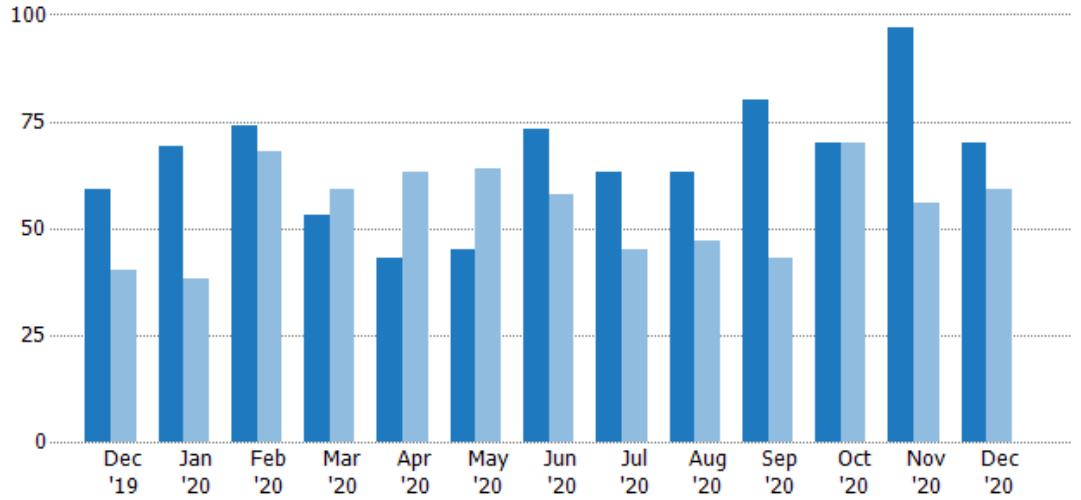
Pending Sales

The number of residential properties with accepted offers that were available at the end each month.

Filters Used

Custom Area: Paradise Valley,
Arizona Saved Area
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Count	% Chg.
Dec '20	70	18.6%
Dec '19	59	47.5%
Dec '18	40	-5%



Current Year	59	69	74	53	43	45	73	63	63	80	70	97	70
Prior Year	40	38	68	59	63	64	58	45	47	43	70	56	59
Percent Change from Prior Year	48%	82%	9%	-10%	-32%	-30%	26%	40%	34%	86%	0%	73%	19%

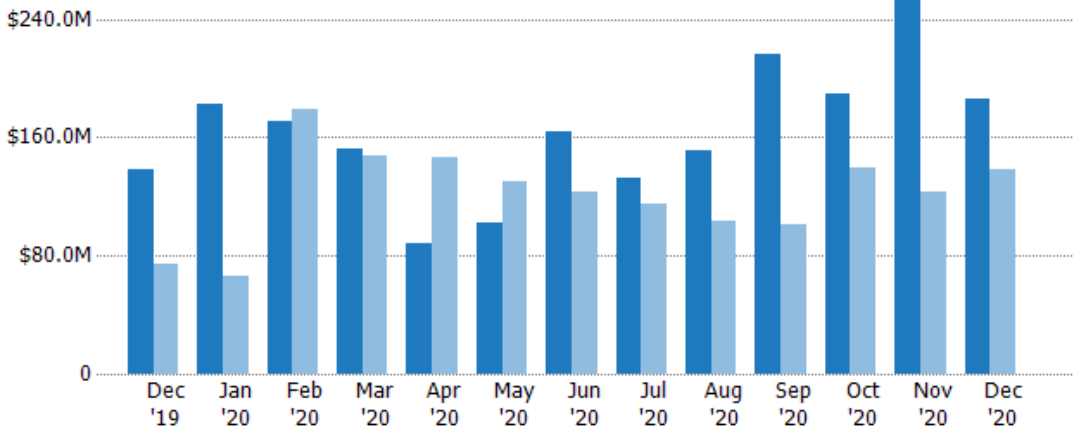
Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

Custom Area: Paradise Valley,
Arizona Saved Area
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Volume	% Chg.
Dec '20	\$187M	34.6%
Dec '19	\$139M	87.3%
Dec '18	\$73.9M	1.9%



Current Year	\$139M	\$183M	\$170M	\$152M	\$88.2M	\$102M	\$164M	\$133M	\$152M	\$217M	\$190M	\$254M	\$187M
Prior Year	\$73.9M	\$66.3M	\$179M	\$148M	\$147M	\$130M	\$123M	\$115M	\$103M	\$100M	\$139M	\$123M	\$139M
Percent Change from Prior Year	87%	176%	-5%	3%	-40%	-22%	33%	16%	47%	116%	36%	105%	35%

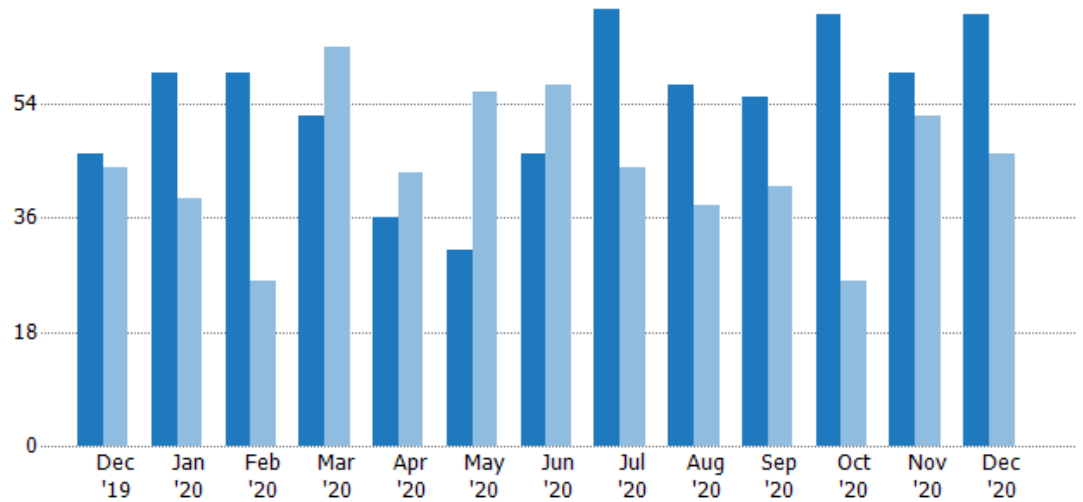
Closed Sales

The total number of residential properties sold each month.

Filters Used

Custom Area: Paradise Valley,
Arizona Saved Area
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Count	% Chg.
Dec '20	68	47.8%
Dec '19	46	4.5%
Dec '18	44	-13.6%



Current Year	46	59	59	52	36	31	46	69	57	55	68	59	68
Prior Year	44	39	26	63	43	56	57	44	38	41	26	52	46
Percent Change from Prior Year	5%	51%	127%	-17%	-16%	-45%	-19%	57%	50%	34%	162%	13%	48%

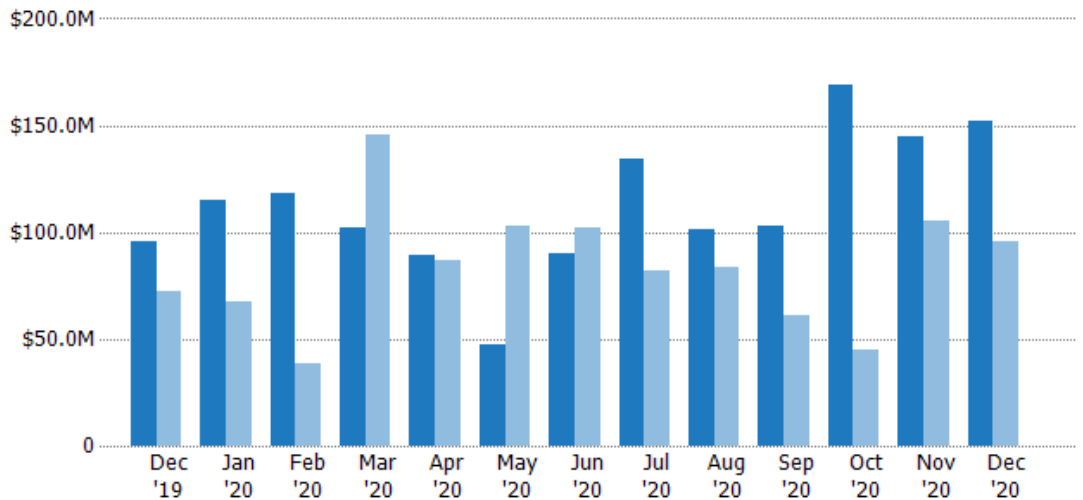
Closed Sales Volume

The sum of the sales price of residential properties sold each month.

Filters Used

Custom Area: Paradise Valley,
Arizona Saved Area
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Volume	% Chg.
Dec '20	\$152M	59.2%
Dec '19	\$95.6M	31.4%
Dec '18	\$72.7M	-3.4%



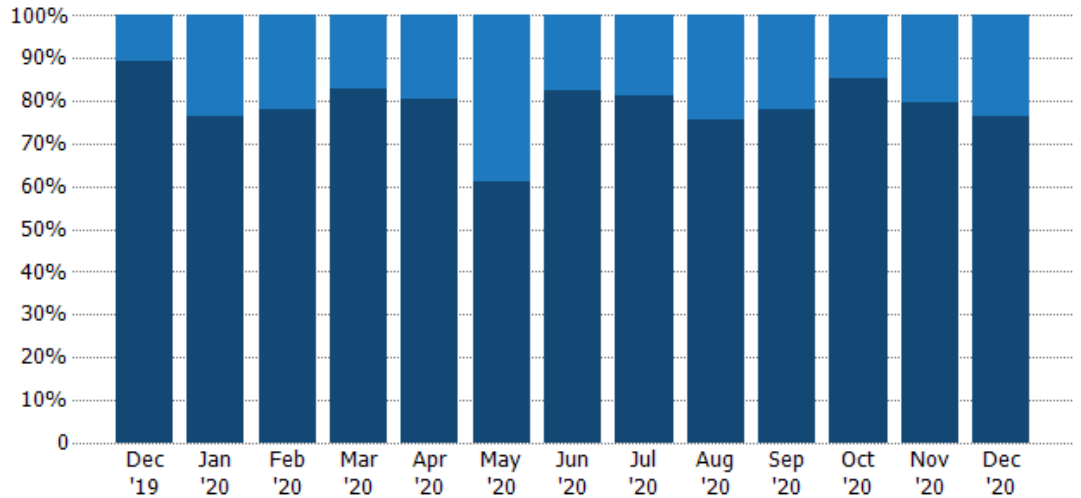
Current Year	\$95.6M	\$115M	\$118M	\$102M	\$89M	\$47.4M	\$90.3M	\$135M	\$101M	\$103M	\$169M	\$145M	\$152M
Prior Year	\$72.7M	\$67.6M	\$38.8M	\$145M	\$86.8M	\$103M	\$102M	\$82.1M	\$83.3M	\$60.8M	\$45.4M	\$106M	\$95.6M
Percent Change from Prior Year	31%	70%	204%	-30%	3%	-54%	-12%	64%	22%	70%	272%	37%	59%

Closed Sales by Property Type

The percentage of residential properties sold each month by property type.

Filters Used

Custom Area: Paradise Valley, Arizona Saved Area
 Property Type: Condo/Townhouse/Apt, Mobile/Manufactured, Single Family Residence



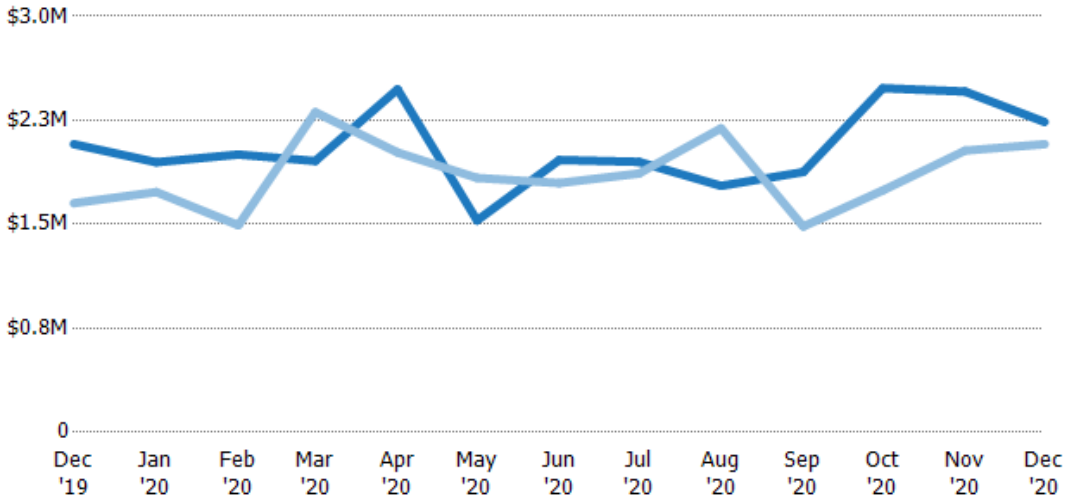
Property Type	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Condo/Townhouse	11%	24%	22%	17%	19%	39%	17%	19%	25%	22%	15%	20%	24%
Single Family Residence	89%	76%	78%	83%	81%	61%	83%	81%	75%	78%	85%	80%	76%

Average Sales Price

The average sales price of the residential properties sold each month.

Filters Used

Custom Area: Paradise Valley, Arizona Saved Area
 Property Type: Condo/Townhouse/Apt, Mobile/Manufactured, Single Family Residence



Month/Year	Price	% Chg.
Dec '20	\$2.24M	7.7%
Dec '19	\$2.08M	25.7%
Dec '18	\$1.65M	11.9%

Property Type	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	\$2.08M	\$1.95M	\$2M	\$1.96M	\$2.47M	\$1.53M	\$1.96M	\$1.95M	\$1.78M	\$1.88M	\$2.48M	\$2.46M	\$2.24M
Prior Year	\$1.65M	\$1.73M	\$1.49M	\$2.31M	\$2.02M	\$1.83M	\$1.8M	\$1.87M	\$2.19M	\$1.48M	\$1.74M	\$2.03M	\$2.08M
Percent Change from Prior Year	26%	12%	34%	-15%	23%	-17%	9%	5%	-19%	26%	42%	21%	8%

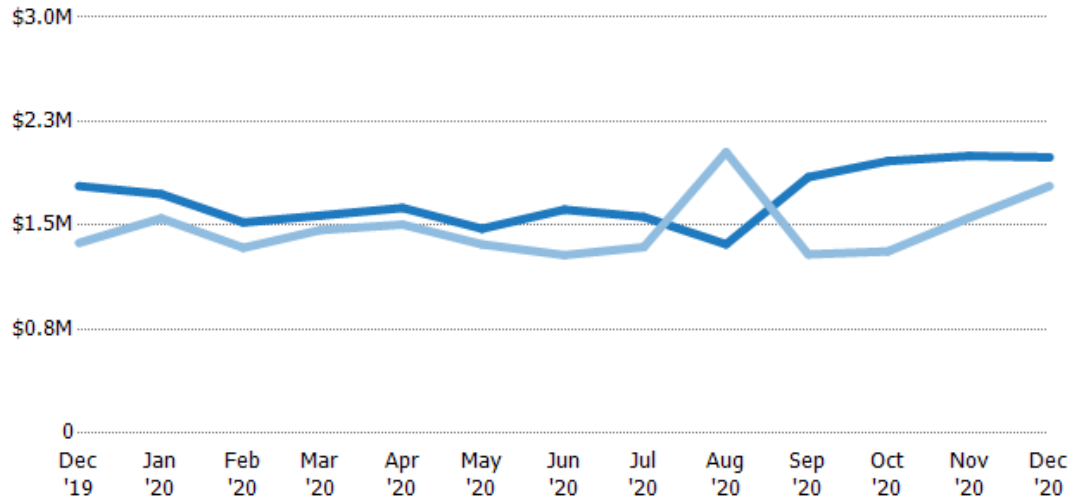
Median Sales Price

The median sales price of the residential properties sold each month.

Filters Used

Custom Area: Paradise Valley,
Arizona Saved Area
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Price	% Chg.
Dec '20	\$1.99M	11.6%
Dec '19	\$1.78M	29.9%
Dec '18	\$1.37M	3.5%



Current Year	\$1.78M	\$1.73M	\$1.52M	\$1.57M	\$1.63M	\$1.48M	\$1.61M	\$1.56M	\$1.36M	\$1.85M	\$1.96M	\$2M	\$1.99M
Prior Year	\$1.37M	\$1.55M	\$1.34M	\$1.47M	\$1.51M	\$1.36M	\$1.29M	\$1.34M	\$2.03M	\$1.29M	\$1.31M	\$1.56M	\$1.78M
Percent Change from Prior Year	30%	11%	14%	7%	8%	8%	25%	16%	-33%	43%	50%	29%	12%

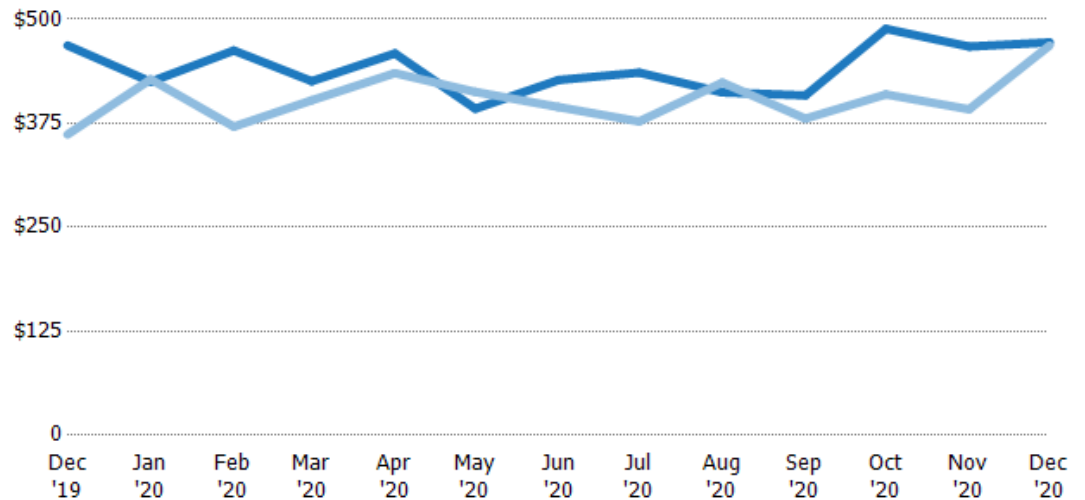
Average Sales Price per Sq Ft

The average of the sales price divided by the living area of properties sold each month.

Filters Used

Custom Area: Paradise Valley,
Arizona Saved Area
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Price/sq ft	% Chg.
Dec '20	\$472	0.8%
Dec '19	\$469	29.6%
Dec '18	\$362	13.6%



Current Year	\$469	\$425	\$462	\$426	\$459	\$393	\$427	\$436	\$412	\$408	\$489	\$467	\$472
Prior Year	\$362	\$428	\$371	\$403	\$435	\$413	\$395	\$377	\$424	\$381	\$410	\$392	\$469
Percent Change from Prior Year	30%	-1%	25%	6%	5%	-5%	8%	16%	-3%	7%	19%	19%	1%

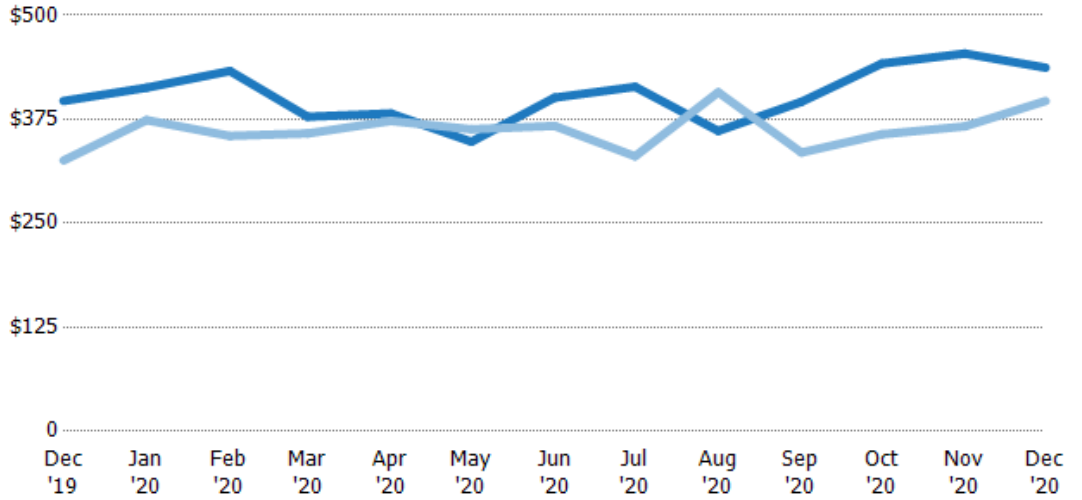
Median Sales Price per Sq Ft

The median of the sales price divided by the living area of properties sold each month.

Filters Used

Custom Area: Paradise Valley,
Arizona Saved Area
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Price/sq ft	% Chg.
Dec '20	\$437	10.1%
Dec '19	\$397	22%
Dec '18	\$326	5.8%



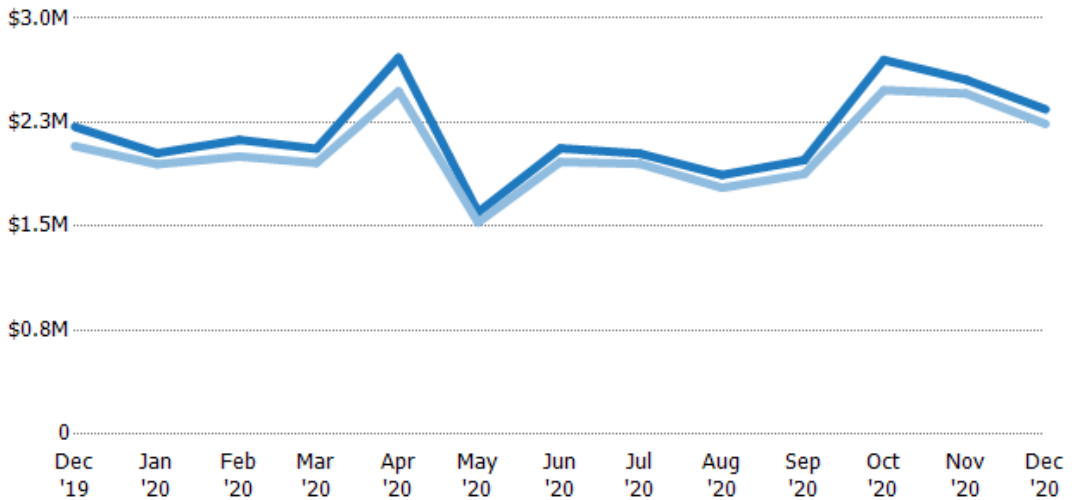
Current Year	\$397	\$413	\$433	\$378	\$382	\$348	\$401	\$414	\$361	\$396	\$442	\$454	\$437
Prior Year	\$326	\$374	\$355	\$358	\$373	\$363	\$367	\$331	\$408	\$335	\$357	\$367	\$397
Percent Change from Prior Year	22%	10%	22%	6%	2%	-4%	9%	25%	-11%	18%	24%	24%	10%

Average Sales Price vs Average Listing Price

The average sales price as a percentage of the average listing price for properties sold each month.

Filters Used

Custom Area: Paradise Valley,
Arizona Saved Area
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence



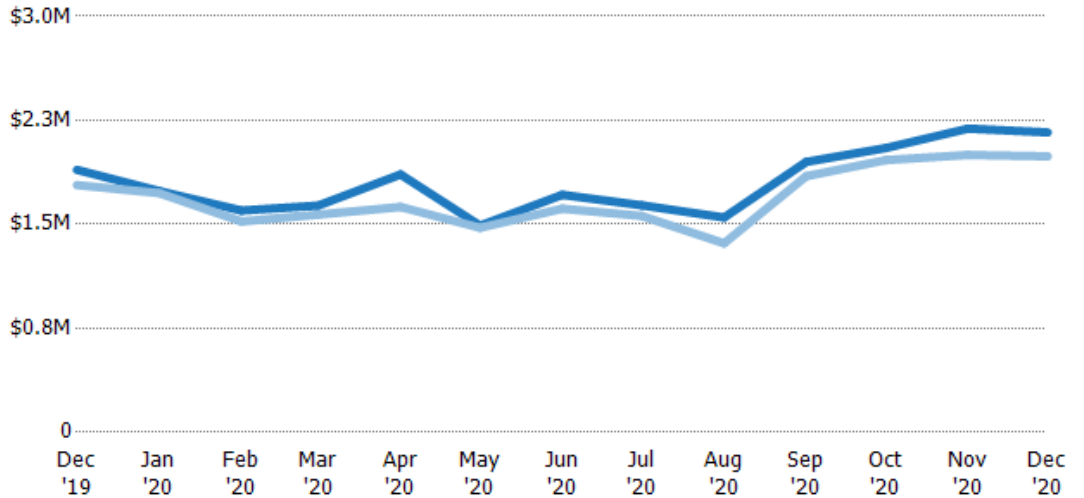
Avg List Price	\$2.22M	\$2.03M	\$2.12M	\$2.06M	\$2.72M	\$1.6M	\$2.06M	\$2.02M	\$1.87M	\$1.98M	\$2.7M	\$2.56M	\$2.34M
Avg Sales Price	\$2.08M	\$1.95M	\$2M	\$1.96M	\$2.47M	\$1.53M	\$1.96M	\$1.95M	\$1.78M	\$1.88M	\$2.48M	\$2.46M	\$2.24M
Avg Sales Price as a % of Avg List Price	94%	96%	94%	95%	91%	95%	95%	96%	95%	95%	92%	96%	96%

Median Sales Price vs Median Listing Price

The median sales price as a percentage of the median listing price for properties sold each month.

Filters Used

Custom Area: Paradise Valley,
Arizona Saved Area
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence



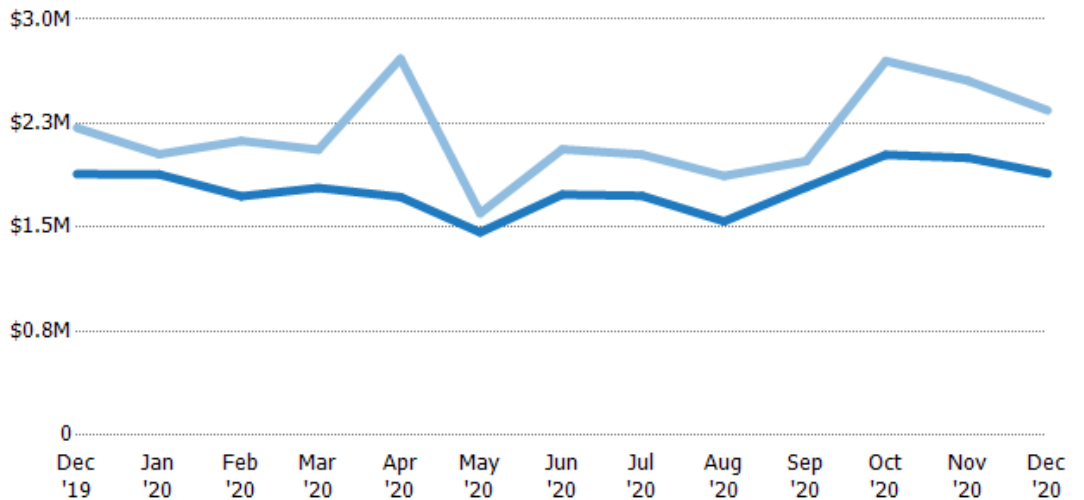
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Median List Price	\$1.89M	\$1.74M	\$1.6M	\$1.64M	\$1.86M	\$1.49M	\$1.71M	\$1.64M	\$1.55M	\$1.95M	\$2.05M	\$2.19M	\$2.16M
Median Sales Price	\$1.78M	\$1.73M	\$1.52M	\$1.57M	\$1.63M	\$1.48M	\$1.61M	\$1.56M	\$1.36M	\$1.85M	\$1.96M	\$2M	\$1.99M
Med Sales Price as a % of Med List Price	94%	99%	95%	96%	87%	99%	94%	95%	88%	95%	96%	91%	92%

Average Sales Price vs Average Est Value

The average sales price as a percentage of the average AVM or RVM® valuation estimate for properties sold each month.

Filters Used

Custom Area: Paradise Valley,
Arizona Saved Area
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence



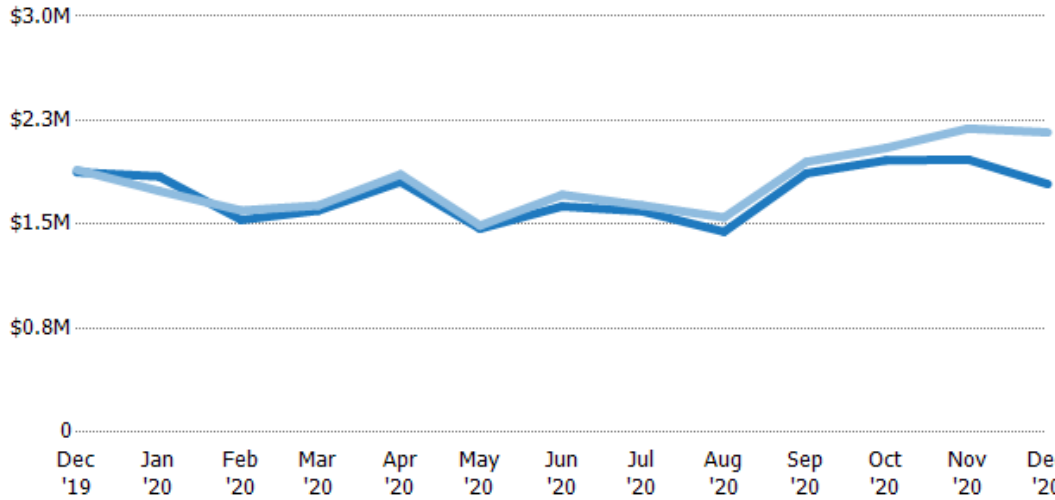
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Avg Est Value	\$1.88M	\$1.88M	\$1.72M	\$1.78M	\$1.72M	\$1.46M	\$1.74M	\$1.73M	\$1.54M	\$1.79M	\$2.02M	\$2M	\$1.89M
Avg Sales Price	\$2.22M	\$2.03M	\$2.12M	\$2.06M	\$2.72M	\$1.6M	\$2.06M	\$2.02M	\$1.87M	\$1.98M	\$2.7M	\$2.56M	\$2.34M
Avg Sales Price as a % of Avg Est Value	118%	108%	123%	115%	158%	109%	119%	117%	121%	111%	133%	128%	124%

Median Sales Price vs Median Est Value

The median sales price as a percent of the median AVM or RVM® valuation estimate for properties sold each month.

Filters Used

Custom Area: Paradise Valley,
Arizona Saved Area
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence



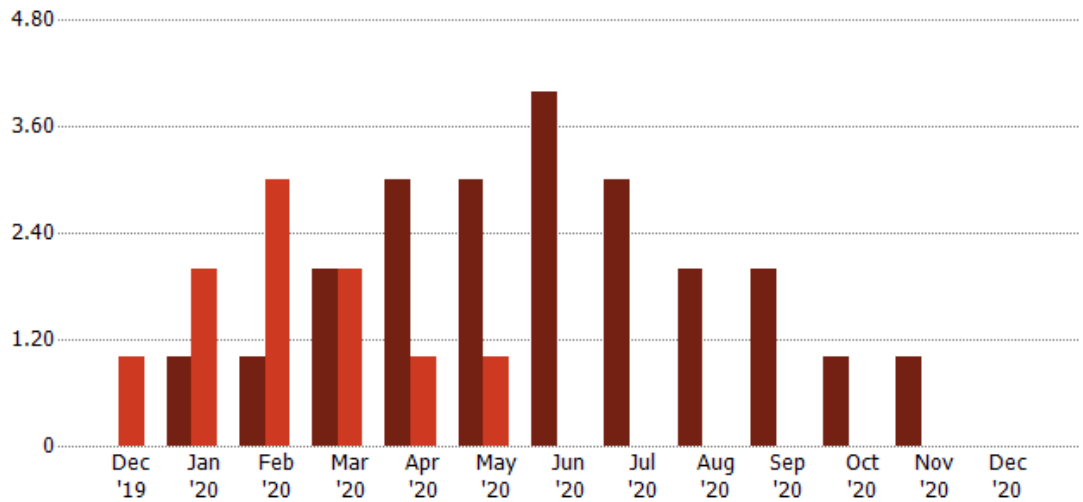
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Median Est Value	\$1.88M	\$1.84M	\$1.53M	\$1.6M	\$1.81M	\$1.47M	\$1.63M	\$1.59M	\$1.45M	\$1.87M	\$1.96M	\$1.97M	\$1.79M
Median Sales Price	\$1.89M	\$1.74M	\$1.6M	\$1.64M	\$1.86M	\$1.49M	\$1.71M	\$1.64M	\$1.55M	\$1.95M	\$2.05M	\$2.19M	\$2.16M
Med Sales Price as a % of Med Est Value	101%	94%	104%	102%	103%	101%	105%	103%	107%	104%	105%	111%	121%

Distressed Listings

The number of distressed residential properties that were for sale at the end of each month.

Filters Used

Custom Area: Paradise Valley,
Arizona Saved Area
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence



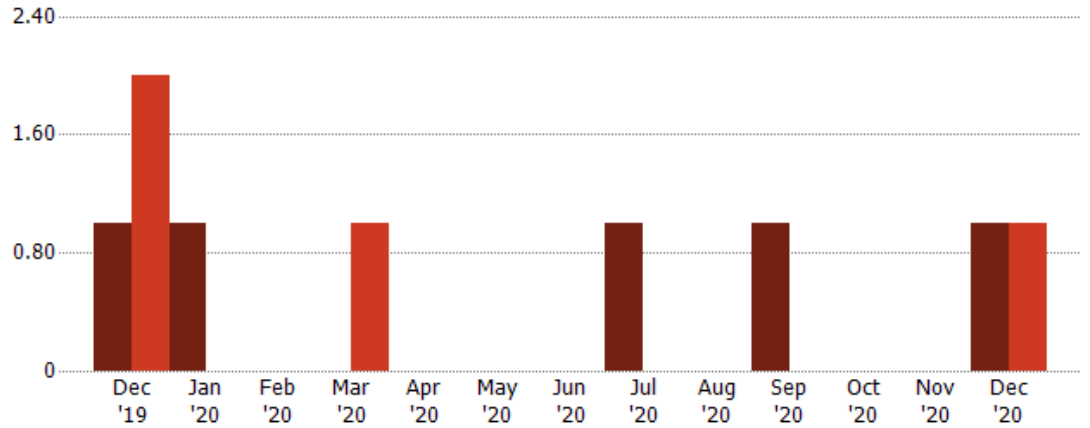
	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20
Current Year	-	1	1	2	3	3	4	3	2	2	1	1	-
Prior Year	1	2	3	2	1	1	-	-	-	-	-	-	-
Percent Change from Prior Year	-100%	-50%	-67%	0%	200%	200%	100%	100%	100%	100%	100%	100%	-

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

Custom Area: Paradise Valley,
Arizona Saved Area
Property Type:
Condo/Townhouse/Apt,
Mobile/Manufactured, Single Family
Residence



Current Year	1	1	-	-	-	-	-	-	1	-	1	-	-	1
Prior Year	2	-	-	1	-	-	-	-	-	-	-	-	-	1
Percent Change from Prior Year	-50%	100%	-	-100%	-	-	-	-	100%	-	100%	-	-	0%



Sales Activity by ZIP

Dec 2020

ZIP	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
85253	70	\$186,507,297	68	\$152,158,945	\$2,237,632	\$1,990,000	\$453	\$420	64