



2020

PARADISE VALLEY MARKET REPORT JULY 2020



Scottsdale Area Association of REALTORS®
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ScottsdaleREALTORS.org
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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	Jul 2020	Jul 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	81	40	+102.5%	512	483	+6%
New Listing Volume	\$192,582,061	\$76,018,193	+153.3%	\$1,229,963,601	\$1,074,165,824	+14.5%
Active Listing Count	243	277	-12.3%	N/A	N/A	
Active Listing Volume	\$819,303,708	\$750,926,905	+9.1%	N/A	N/A	
Average Listing Price	\$3,371,620	\$2,710,927	+24.4%	\$3,165,758	\$2,866,305	+10.4%
Median Listing Price	\$2,699,000	\$2,222,174	+21.5%	\$2,518,248	\$2,309,344	+9%
Average Listing Price per Sq Ft	\$548	\$465	+17.9%	\$510	\$468	+8.8%
Median Listing Price per Sq Ft	\$501	\$432	+16%	\$468	\$434	+8%
Median Days in RPR	103	125	-17.6%	105.15	107.24	-1.9%
Months of Inventory	5.3	4.9	+6.8%	6.4	7.4	-13.6%
Absorption Rate	18.93%	20.22%	-1.3%	15.56%	13.45%	+2.1%
Sales Activity Charts Metrics						
New Pending Sales Count	87	50	+74%	540	455	+18.7%
New Pending Sales Volume	\$171,300,768	\$112,077,298	+52.8%	\$1,096,075,242	\$940,263,875	+16.6%
Pending Sales Count	93	45	+106.7%	N/A	N/A	
Pending Sales Volume	\$188,846,448	\$112,614,992	+67.7%	N/A	N/A	
Closed Sales Count	63	46	+37%	335	327	+2.4%
Closed Sales Volume	\$125,762,994	\$86,710,425	+45%	\$665,395,347	\$623,800,329	+6.7%
Average Sales Price	\$1,996,238	\$1,885,009	+5.9%	\$1,986,255	\$1,907,646	+4.1%
Median Sales Price	\$1,690,926	\$1,342,500	+26%	\$1,603,846	\$1,409,717	+13.8%
Average Sales Price per Sq Ft	\$433	\$383	+13.1%	\$432	\$407	+6.1%
Median Sales Price per Sq Ft	\$416	\$338	+23.1%	\$398	\$364	+9.5%
Distressed Charts Metrics						
Distressed Listing Count	3	1	+200%	N/A	N/A	

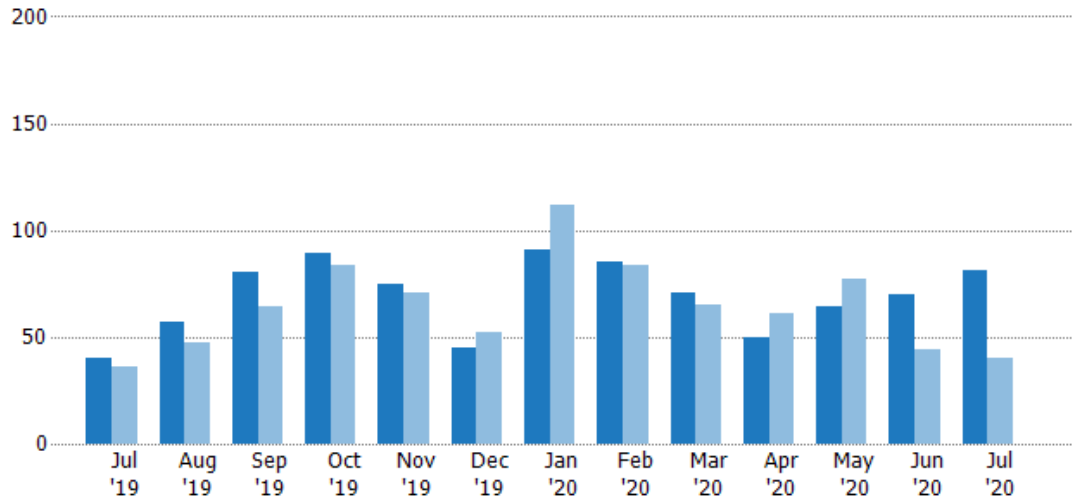
New Listings

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.
Jul '20	81	102.5%
Jul '19	40	11.1%
Jul '18	36	19.4%



Current Year	40	57	80	89	75	45	91	85	71	50	64	70	81
Prior Year	36	47	64	84	71	52	112	84	65	61	77	44	40
Percent Change from Prior Year	11%	21%	25%	6%	6%	-13%	-19%	1%	9%	-18%	-17%	59%	103%

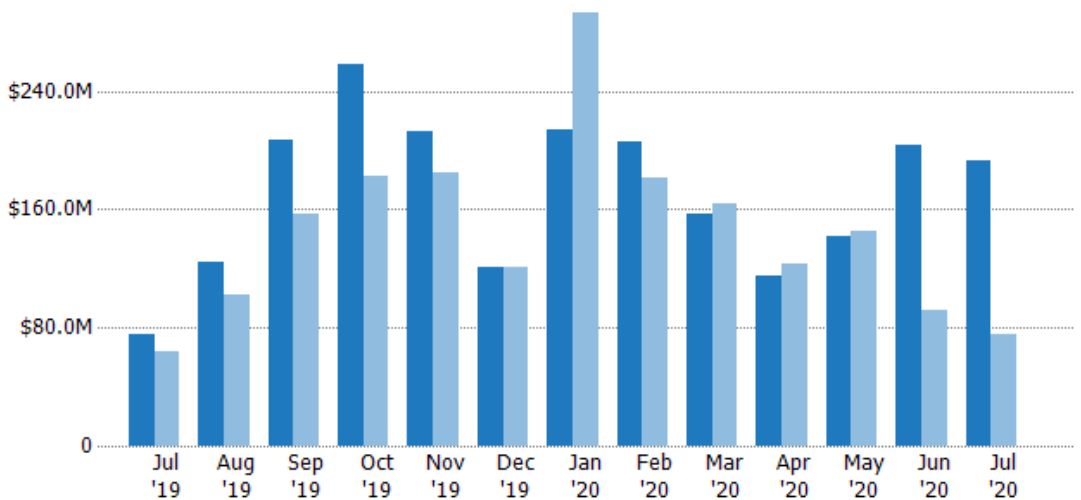
New Listing Volume

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.
Jul '20	\$193M	153.3%
Jul '19	\$76M	19.3%
Jul '18	\$63.7M	12.3%



Current Year	\$76M	\$125M	\$207M	\$258M	\$213M	\$121M	\$214M	\$206M	\$157M	\$115M	\$142M	\$204M	\$193M
Prior Year	\$63.7M	\$102M	\$157M	\$182M	\$184M	\$121M	\$293M	\$181M	\$164M	\$123M	\$145M	\$91.7M	\$76M
Percent Change from Prior Year	19%	22%	32%	42%	16%	0%	-27%	14%	-4%	-6%	-3%	122%	153%

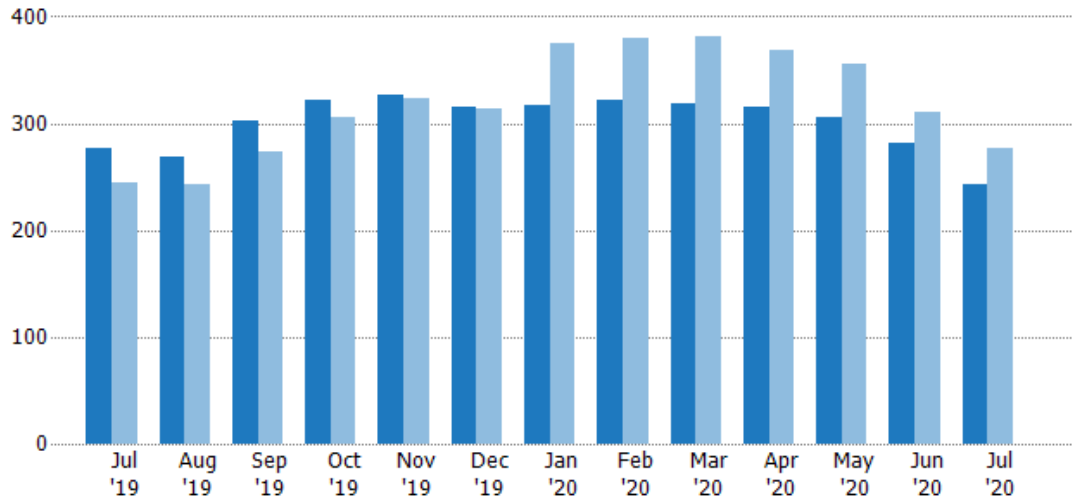
Active Listings

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.
Jul '20	243	-12.3%
Jul '19	277	13.1%
Jul '18	245	6.9%



Current Year	277	269	302	322	326	316	317	321	318	315	306	281	243
Prior Year	245	243	273	306	323	314	375	379	381	369	356	310	277
Percent Change from Prior Year	13%	11%	11%	5%	1%	1%	-15%	-15%	-17%	-15%	-14%	-9%	-12%

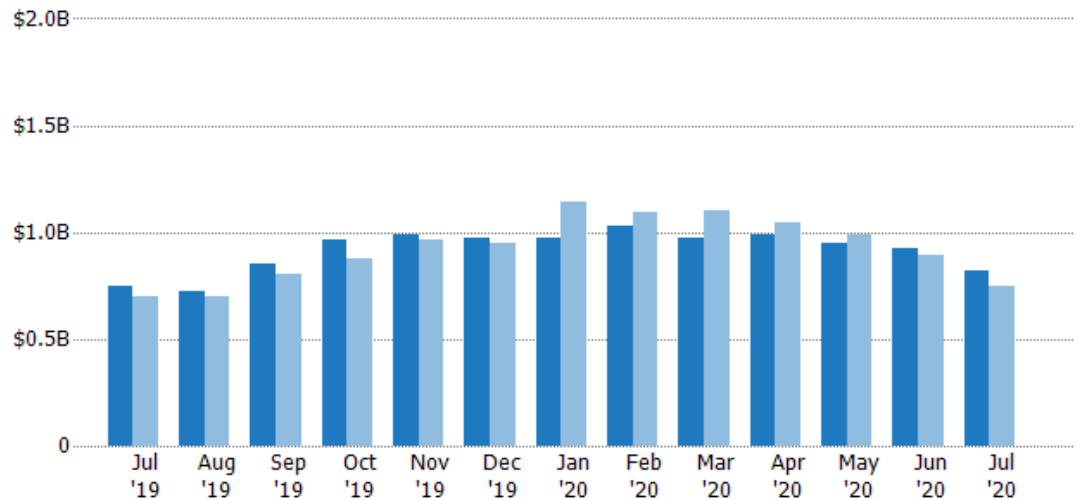
Active Listing Volume

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.
Jul '20	\$819M	9.1%
Jul '19	\$751M	6.8%
Jul '18	\$703M	-5.6%



Current Year	\$751M	\$725M	\$850M	\$966M	\$990M	\$970M	\$970M	\$1.03B	\$973M	\$985M	\$950M	\$928M	\$819M
Prior Year	\$703M	\$703M	\$802M	\$877M	\$962M	\$948M	\$1.14B	\$1.09B	\$1.1B	\$1.05B	\$987M	\$893M	\$751M
Percent Change from Prior Year	7%	3%	6%	10%	3%	2%	-15%	-6%	-12%	-6%	-4%	4%	9%

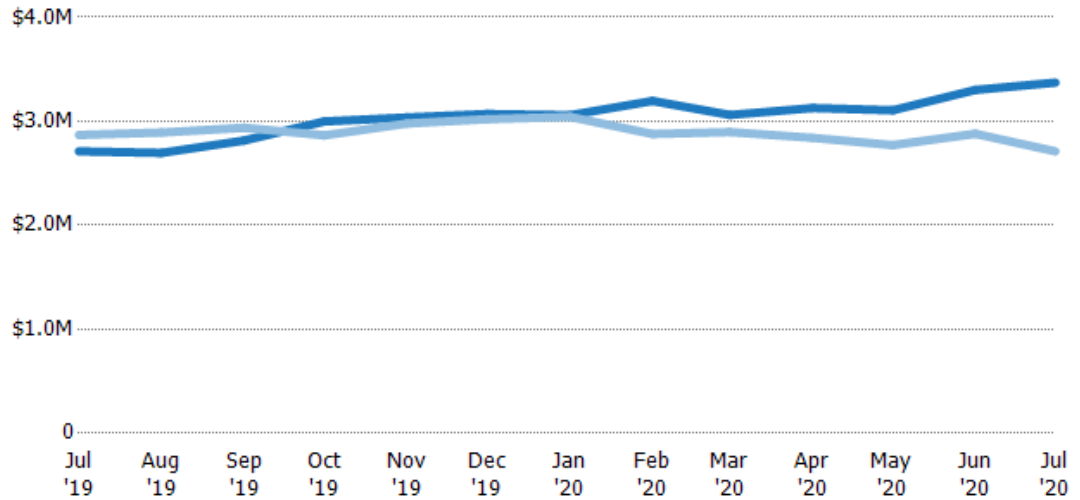
Average Listing Price

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.
Jul '20	\$3.37M	24.4%
Jul '19	\$2.71M	-5.5%
Jul '18	\$2.87M	-11.8%



Current Year	\$2.71M	\$2.7M	\$2.82M	\$3M	\$3.04M	\$3.07M	\$3.06M	\$3.2M	\$3.06M	\$3.13M	\$3.11M	\$3.3M	\$3.37M
Prior Year	\$2.87M	\$2.89M	\$2.94M	\$2.86M	\$2.98M	\$3.02M	\$3.04M	\$2.88M	\$2.9M	\$2.84M	\$2.77M	\$2.88M	\$2.71M
Percent Change from Prior Year	-6%	-7%	-4%	5%	2%	2%	1%	11%	6%	10%	12%	15%	24%

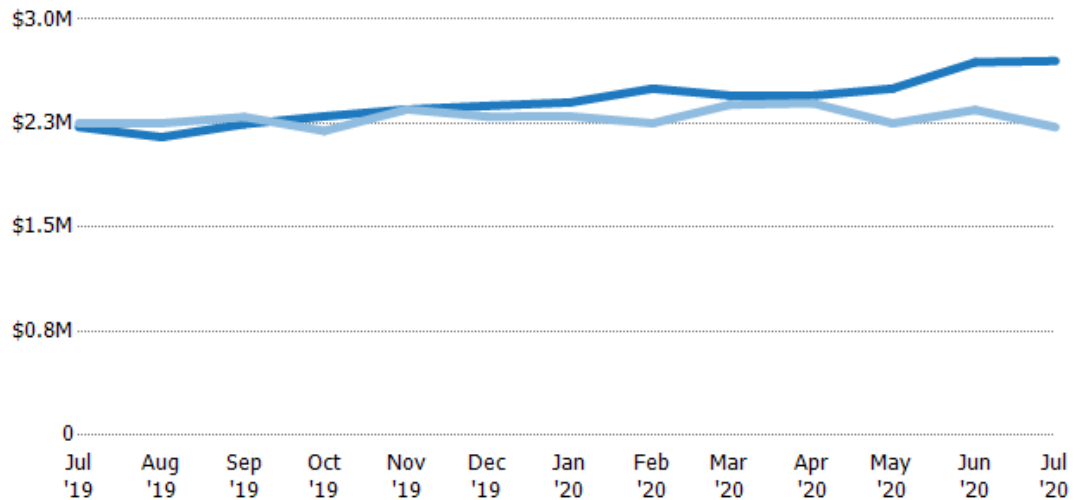
Median Listing Price

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.
Jul '20	\$2.7M	21.5%
Jul '19	\$2.22M	-1.2%
Jul '18	\$2.25M	-7.3%



Current Year	\$2.22M	\$2.15M	\$2.24M	\$2.3M	\$2.35M	\$2.38M	\$2.4M	\$2.5M	\$2.45M	\$2.45M	\$2.5M	\$2.69M	\$2.7M
Prior Year	\$2.25M	\$2.25M	\$2.3M	\$2.2M	\$2.35M	\$2.3M	\$2.3M	\$2.25M	\$2.38M	\$2.4M	\$2.25M	\$2.35M	\$2.22M
Percent Change from Prior Year	-1%	-4%	-2%	5%	0%	3%	4%	11%	3%	2%	11%	15%	21%

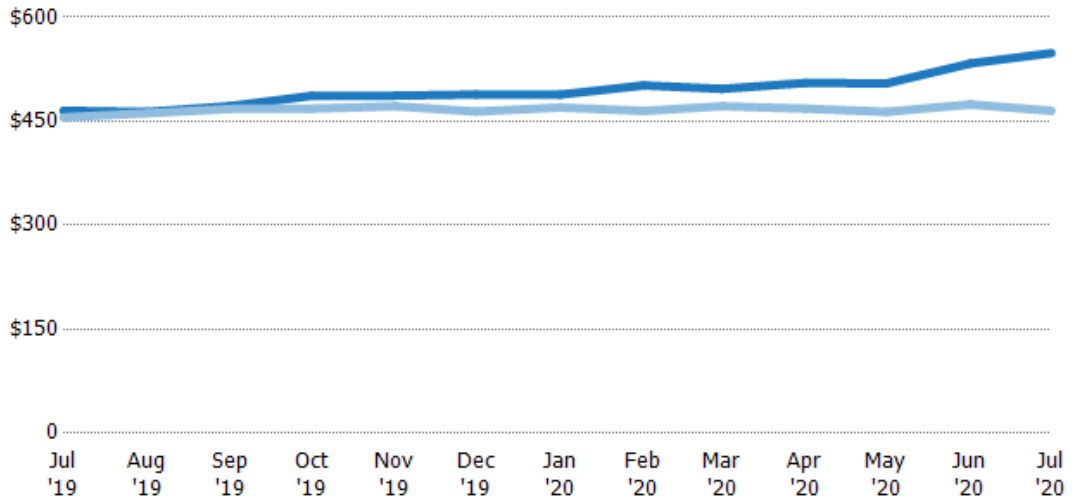
Average Listing Price per Sq Ft

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.
Jul '20	\$548	17.9%
Jul '19	\$465	2.1%
Jul '18	\$456	-9.5%



Current Year	\$465	\$463	\$472	\$487	\$487	\$489	\$488	\$502	\$497	\$505	\$505	\$533	\$548
Prior Year	\$456	\$462	\$468	\$468	\$472	\$464	\$470	\$465	\$472	\$468	\$464	\$474	\$465
Percent Change from Prior Year	2%	0%	1%	4%	3%	5%	4%	8%	5%	8%	9%	12%	18%

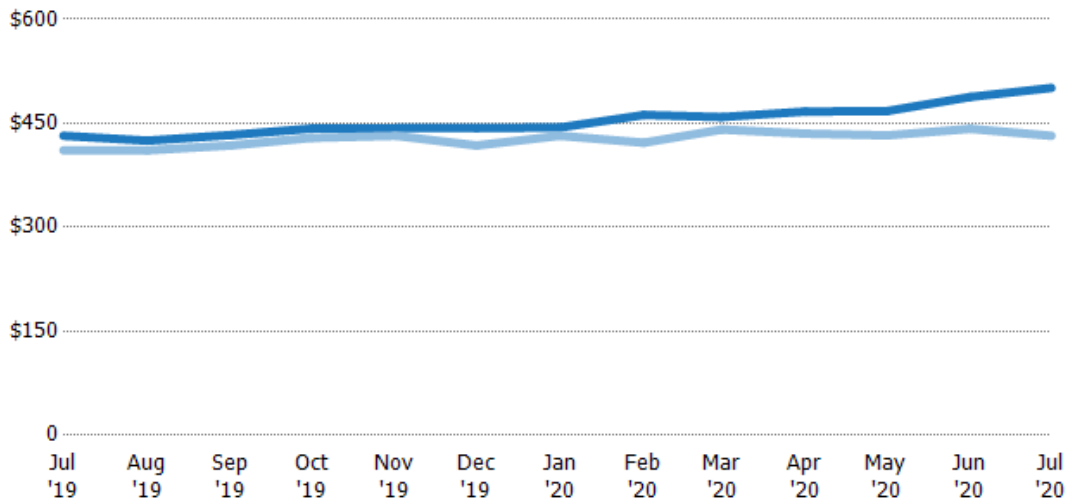
Median Listing Price per Sq Ft

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.
Jul '20	\$501	16%
Jul '19	\$432	5.1%
Jul '18	\$411	-6.3%



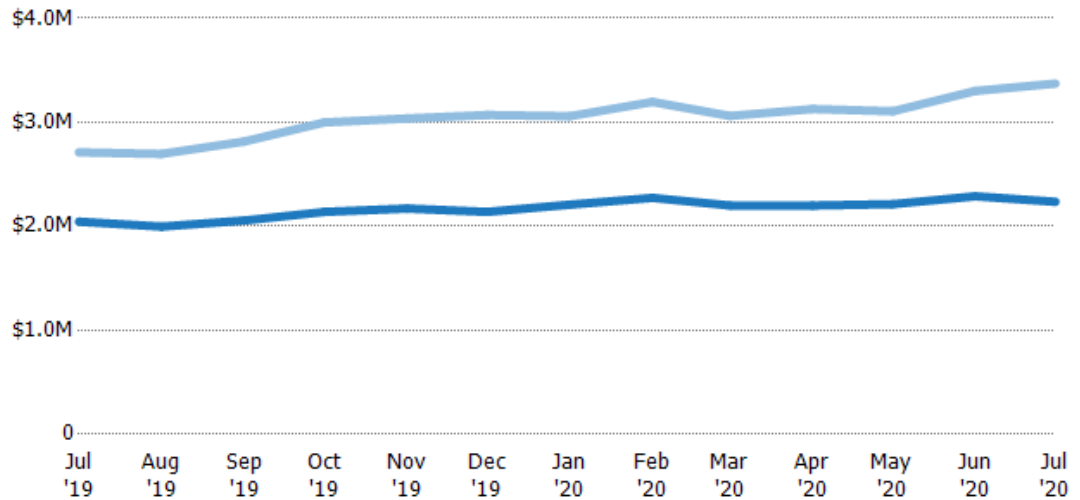
Current Year	\$432	\$425	\$433	\$443	\$443	\$443	\$444	\$462	\$459	\$467	\$468	\$488	\$501
Prior Year	\$411	\$411	\$418	\$429	\$432	\$418	\$432	\$422	\$441	\$435	\$433	\$442	\$432
Percent Change from Prior Year	5%	3%	4%	3%	3%	6%	3%	9%	4%	7%	8%	10%	16%

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



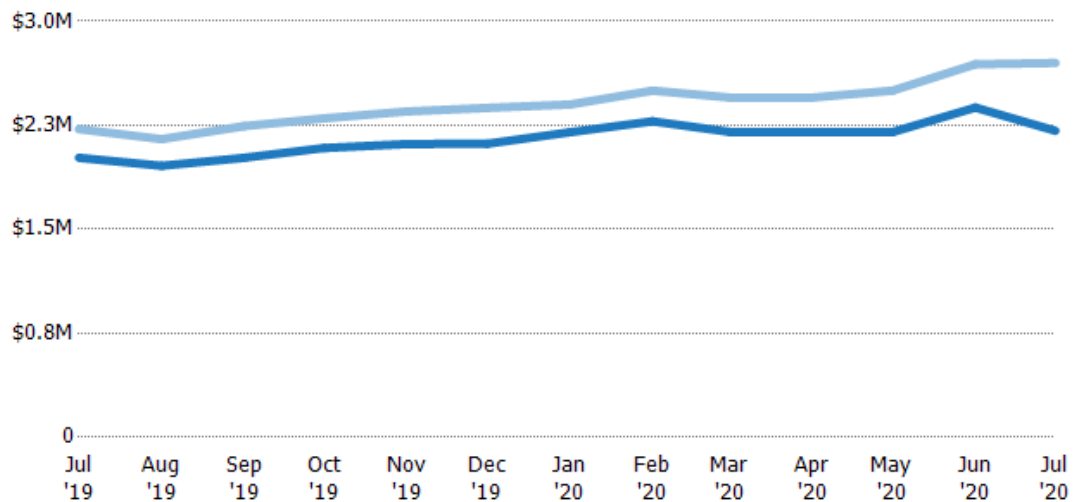
Avg Est Value	\$2.04M	\$2M	\$2.06M	\$2.14M	\$2.17M	\$2.14M	\$2.21M	\$2.27M	\$2.2M	\$2.2M	\$2.21M	\$2.29M	\$2.24M
Avg Listing Price	\$2.71M	\$2.7M	\$2.82M	\$3M	\$3.04M	\$3.07M	\$3.06M	\$3.2M	\$3.06M	\$3.13M	\$3.11M	\$3.3M	\$3.37M
Avg Listing Price as a % of Avg Est Value	133%	135%	137%	140%	140%	144%	139%	141%	139%	142%	140%	144%	151%

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	\$2.02M	\$1.96M	\$2.02M	\$2.09M	\$2.11M	\$2.12M	\$2.2M	\$2.28M	\$2.2M	\$2.2M	\$2.2M	\$2.38M	\$2.21M
Median Listing Price	\$2.22M	\$2.15M	\$2.24M	\$2.3M	\$2.35M	\$2.38M	\$2.4M	\$2.5M	\$2.45M	\$2.45M	\$2.5M	\$2.69M	\$2.7M
Med Listing Price as a % of Med Est Value	110%	110%	111%	110%	111%	112%	109%	110%	111%	111%	114%	113%	122%

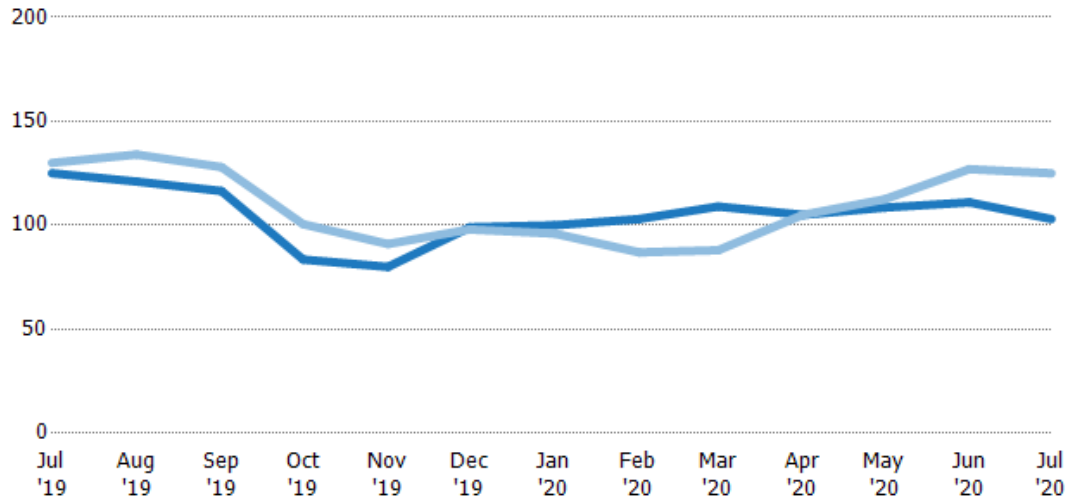
Median Days in RPR

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.
Jul '20	103	-17.6%
Jul '19	125	-3.8%
Jul '18	130	3.1%



Current Year	125	121	117	83.5	80	99	100	103	109	105	109	111	103
Prior Year	130	134	128	101	91	98	96	87	88	105	113	127	125
Percent Change from Prior Year	-4%	-10%	-9%	-17%	-12%	1%	4%	18%	24%	0%	-4%	-13%	-18%

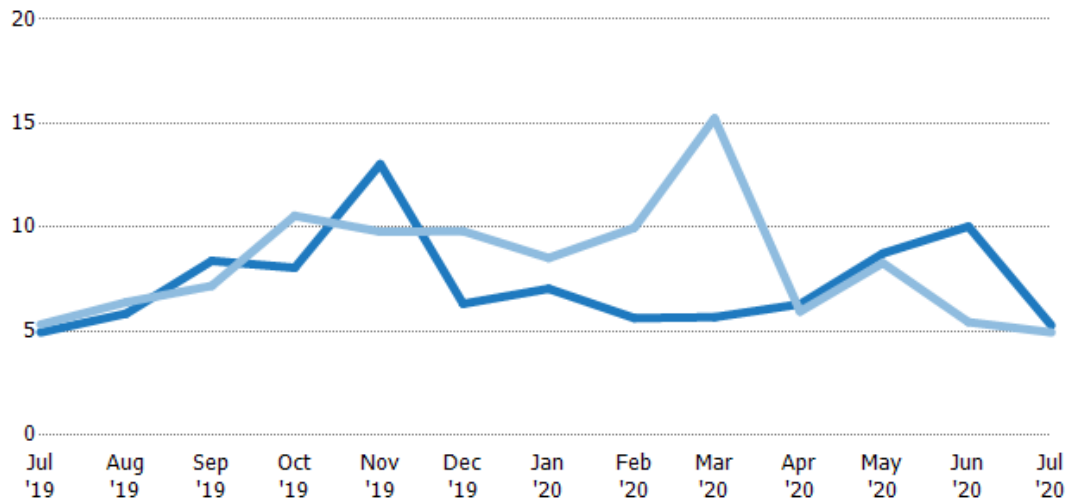
Months of Inventory

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.
Jul '20	5.28	6.8%
Jul '19	4.95	-7.1%
Jul '18	5.33	11.8%



Current Year	4.95	5.85	8.39	8.05	13	6.32	7.04	5.63	5.68	6.3	8.74	10	5.28
Prior Year	5.33	6.39	7.18	10.6	9.79	9.81	8.52	9.97	15.2	5.95	8.28	5.44	4.95
Percent Change from Prior Year	-7%	-9%	17%	-24%	33%	-36%	-17%	-44%	-63%	6%	6%	85%	7%

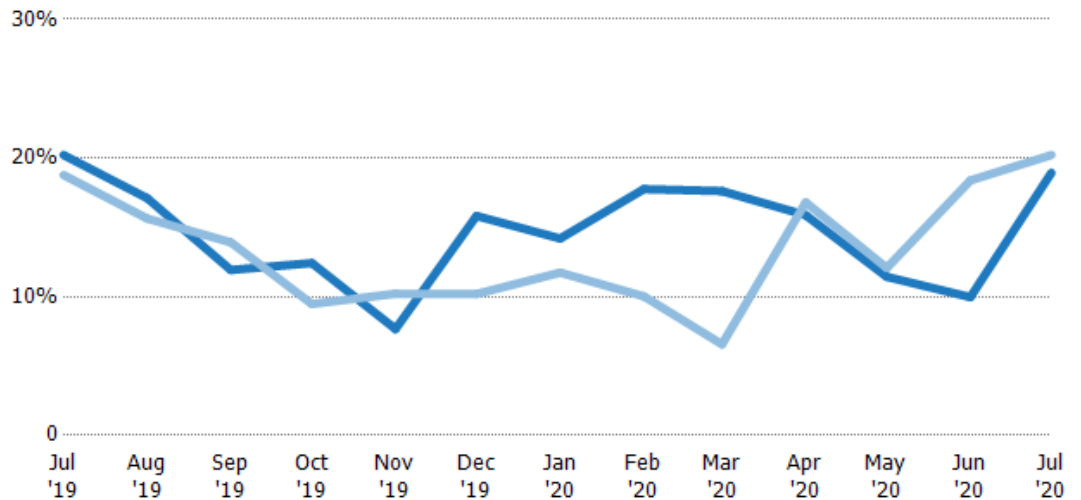
Absorption Rate

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.
Jul '20	19%	1.3%
Jul '19	20%	-1.4%
Jul '18	19%	-10.5%



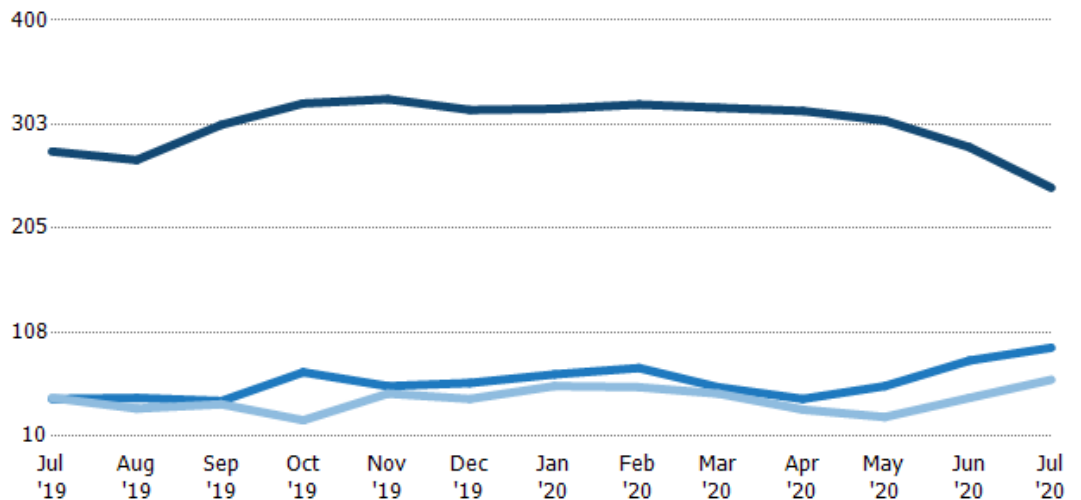
Current Year	20%	17%	12%	12%	8%	16%	14%	18%	18%	16%	11%	10%	19%
Prior Year	19%	16%	14%	9%	10%	10%	12%	10%	7%	17%	12%	18%	20%
Change from Prior Year	-1%	-1%	2%	-3%	3%	-6%	-2%	-8%	-11%	1%	1%	8%	1%

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	277	269	302	322	326	316	317	321	318	315	306	281	243
Pending	45	46	43	70	57	60	68	74	56	45	57	81	93
Sold	46	36	40	25	50	45	57	56	50	35	28	46	63

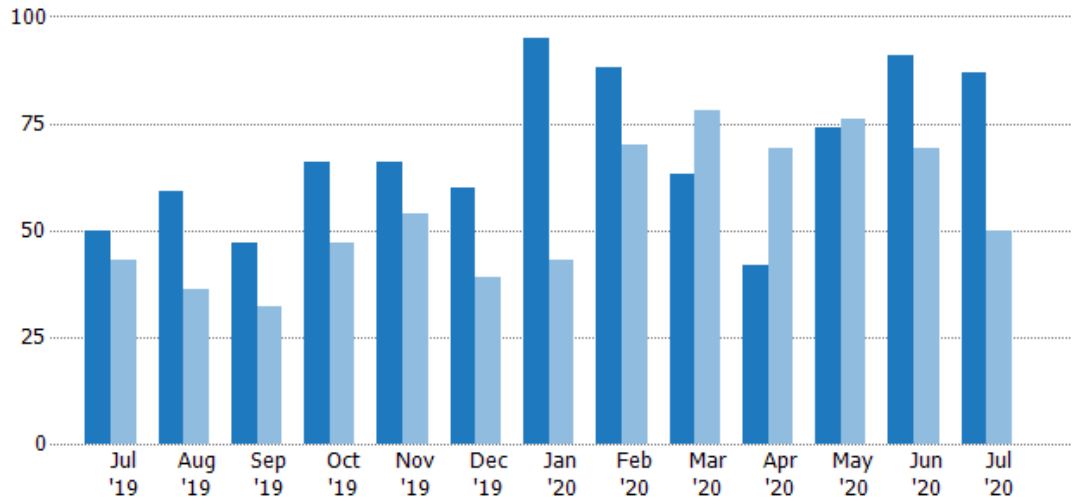
New Pending Sales

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.
Jul '20	87	74%
Jul '19	50	16.3%
Jul '18	43	-16.3%



Current Year	50	59	47	66	66	60	95	88	63	42	74	91	87
Prior Year	43	36	32	47	54	39	43	70	78	69	76	69	50
Percent Change from Prior Year	16%	64%	47%	40%	22%	54%	121%	26%	-19%	-39%	-3%	32%	74%

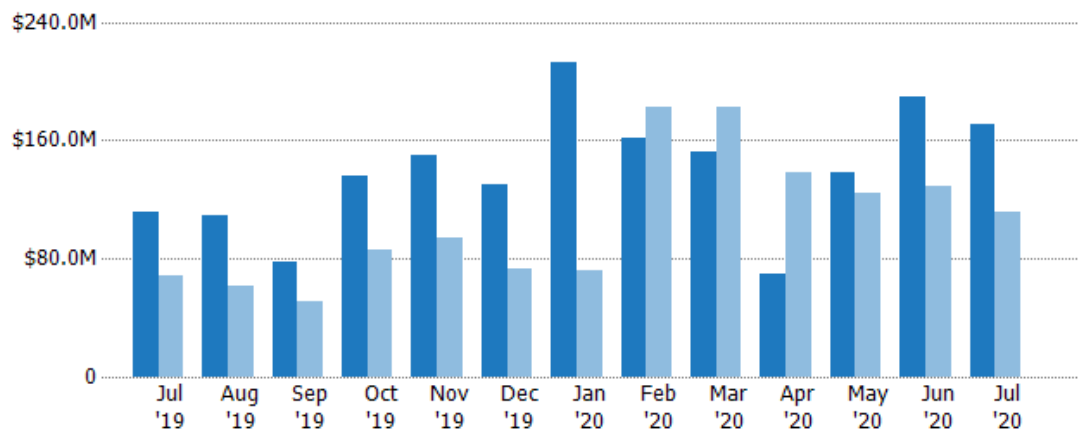
New Pending Sales Volume

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.
Jul '20	\$171M	52.8%
Jul '19	\$112M	62.7%
Jul '18	\$68.9M	-17.3%



Current Year	\$112M	\$110M	\$77.5M	\$136M	\$150M	\$130M	\$213M	\$162M	\$153M	\$69.9M	\$139M	\$189M	\$171M
Prior Year	\$68.9M	\$61.8M	\$51.2M	\$86.2M	\$94M	\$72.7M	\$72.1M	\$182M	\$182M	\$138M	\$125M	\$129M	\$112M
Percent Change from Prior Year	63%	77%	51%	57%	60%	78%	195%	-11%	-16%	-49%	11%	47%	53%

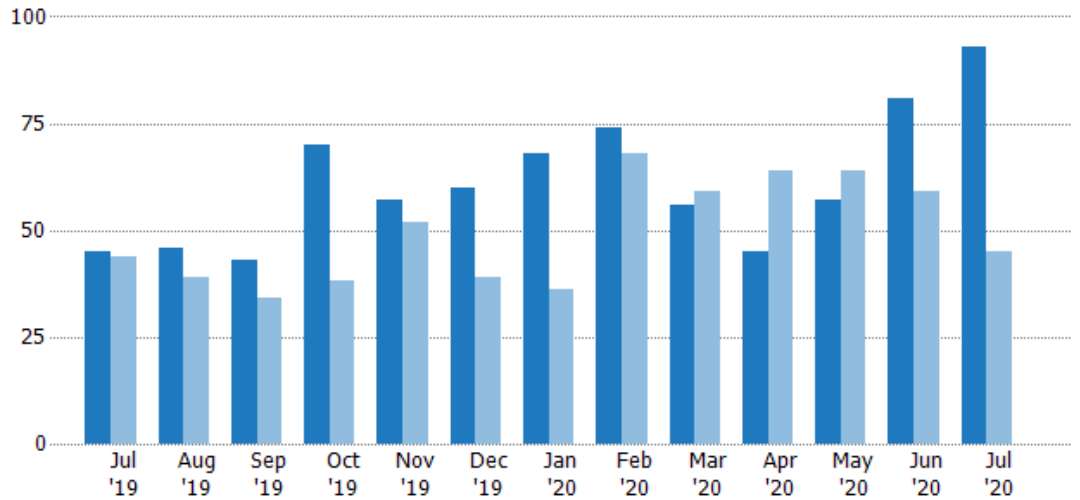
Pending Sales

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.
Jul '20	93	106.7%
Jul '19	45	2.3%
Jul '18	44	-20.5%



Current Year	45	46	43	70	57	60	68	74	56	45	57	81	93
Prior Year	44	39	34	38	52	39	36	68	59	64	64	59	45
Percent Change from Prior Year	2%	18%	26%	84%	10%	54%	89%	9%	-5%	-30%	-11%	37%	107%

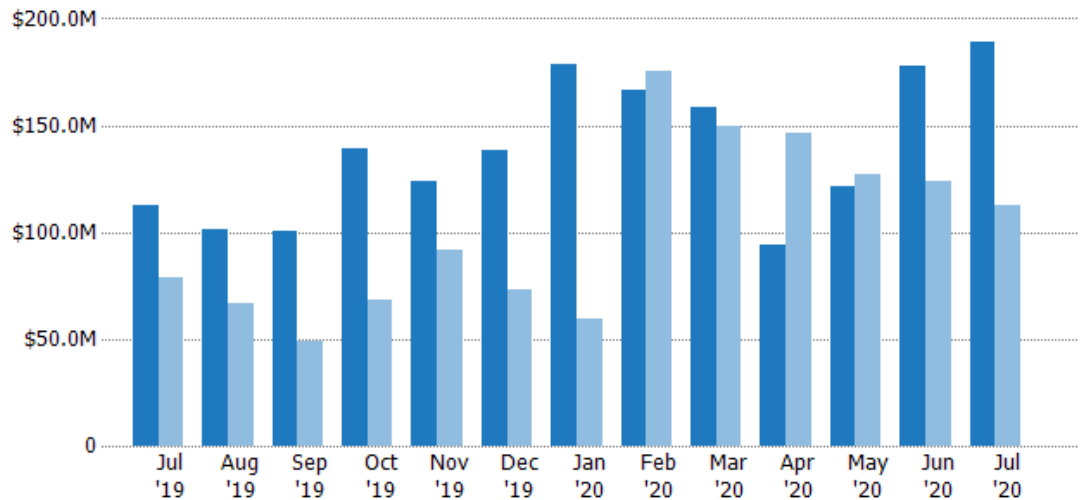
Pending Sales Volume

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.
Jul '20	\$189M	67.7%
Jul '19	\$113M	42.7%
Jul '18	\$78.9M	-19%



Current Year	\$113M	\$101M	\$100M	\$139M	\$124M	\$139M	\$179M	\$166M	\$159M	\$94.1M	\$122M	\$178M	\$189M
Prior Year	\$78.9M	\$66.8M	\$48.8M	\$68M	\$91.6M	\$73.2M	\$59.6M	\$175M	\$150M	\$147M	\$127M	\$124M	\$113M
Percent Change from Prior Year	43%	51%	106%	105%	35%	89%	200%	-5%	6%	-36%	-5%	43%	68%

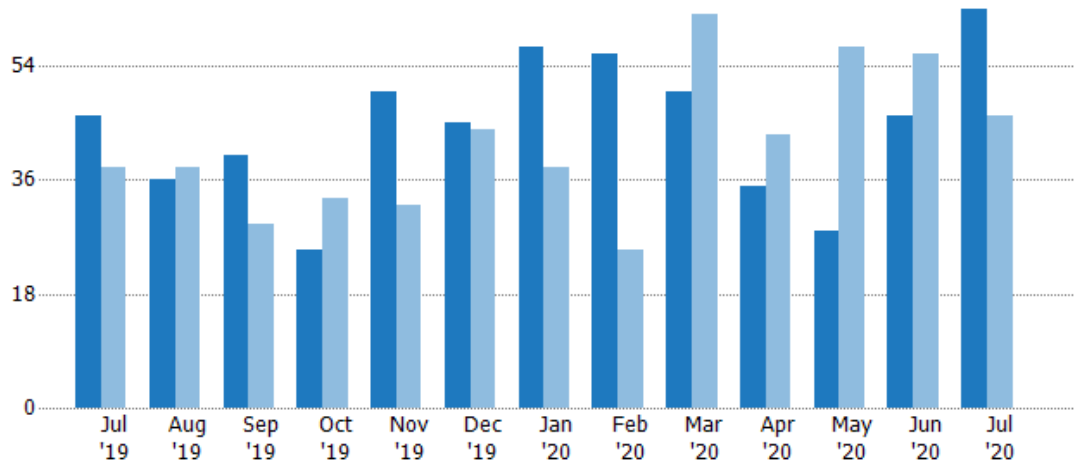
Closed Sales

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.
Jul '20	63	37%
Jul '19	46	21.1%
Jul '18	38	5.3%



Current Year	46	36	40	25	50	45	57	56	50	35	28	46	63
Prior Year	38	38	29	33	32	44	38	25	62	43	57	56	46
Percent Change from Prior Year	21%	-5%	38%	-24%	56%	2%	50%	124%	-19%	-19%	-51%	-18%	37%

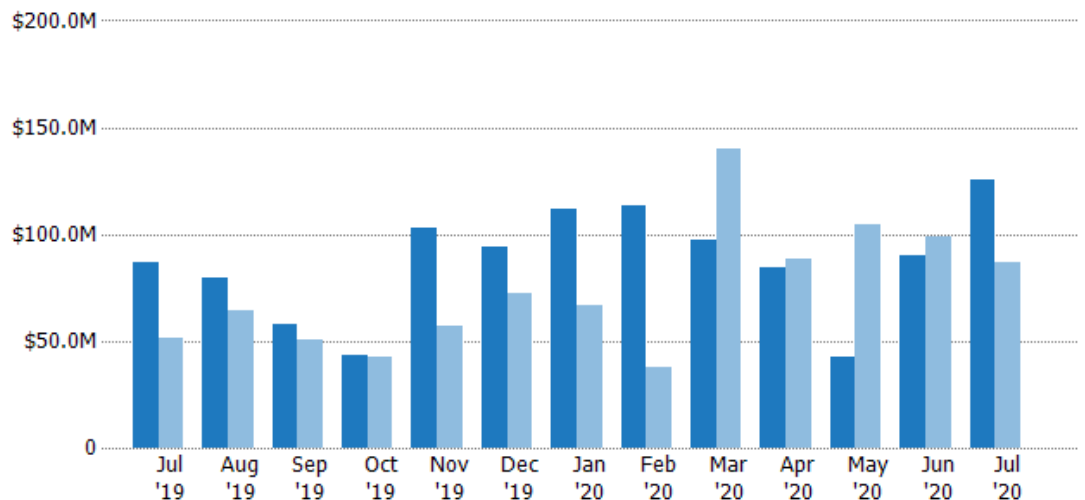
Closed Sales Volume

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.
Jul '20	\$126M	45%
Jul '19	\$86.7M	68.4%
Jul '18	\$51.5M	11.7%



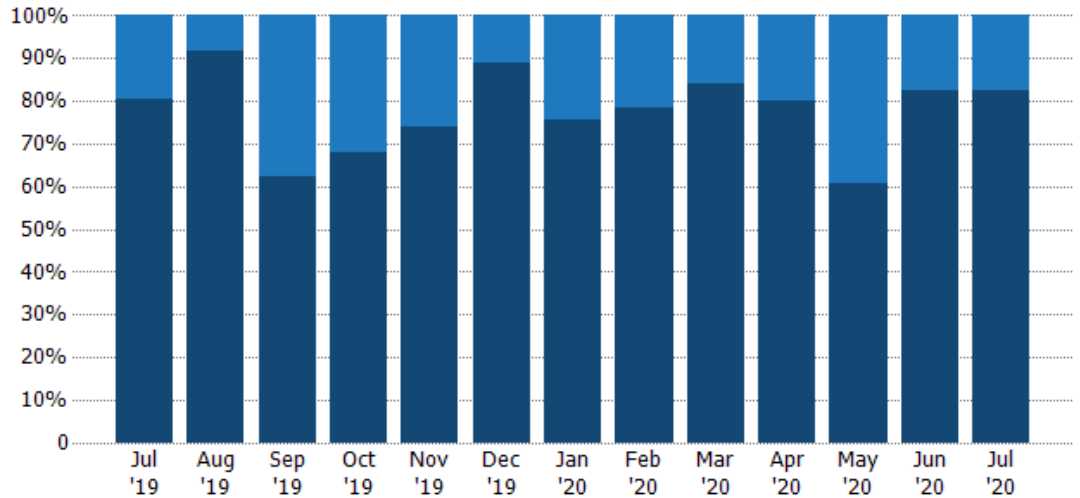
Current Year	\$86.7M	\$79.2M	\$58.1M	\$43.2M	\$103M	\$93.8M	\$112M	\$114M	\$97.3M	\$84.1M	\$42.4M	\$90.3M	\$126M
Prior Year	\$51.5M	\$64.1M	\$50.4M	\$42.6M	\$57.1M	\$72.7M	\$66.7M	\$38M	\$140M	\$88.6M	\$105M	\$98.9M	\$86.7M
Percent Change from Prior Year	68%	23%	15%	2%	80%	29%	68%	199%	-31%	-5%	-59%	-9%	45%

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



Condo/Townhouse	20%	8%	38%	32%	26%	11%	25%	21%	16%	20%	39%	17%	17%
Single Family Residence	80%	92%	63%	68%	74%	89%	75%	79%	84%	80%	61%	83%	83%

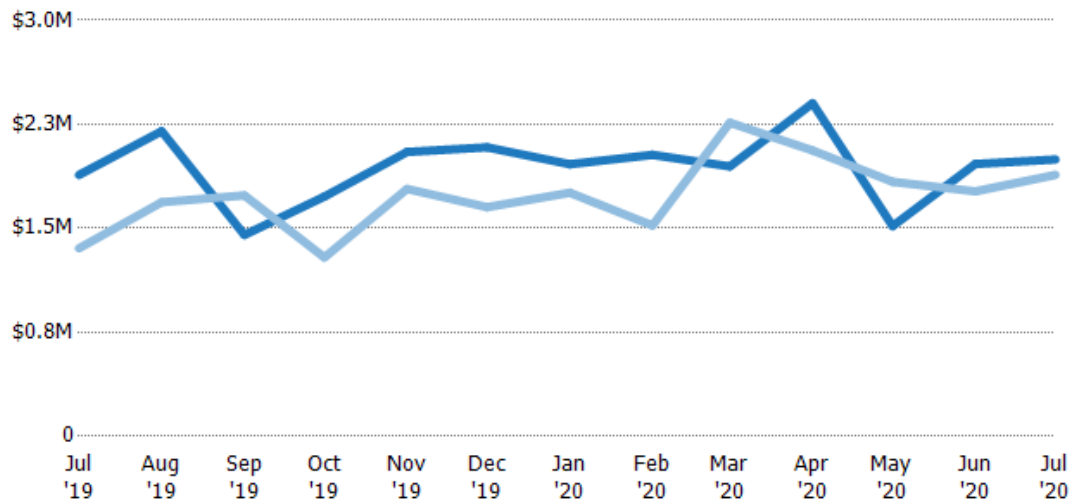
Average Sales Price

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.
Jul '20	\$2M	5.9%
Jul '19	\$1.89M	39.1%
Jul '18	\$1.36M	6.1%



Current Year	\$1.89M	\$2.2M	\$1.45M	\$1.73M	\$2.05M	\$2.08M	\$1.96M	\$2.03M	\$1.95M	\$2.4M	\$1.52M	\$1.96M	\$2M
Prior Year	\$1.36M	\$1.69M	\$1.74M	\$1.29M	\$1.78M	\$1.65M	\$1.76M	\$1.52M	\$2.26M	\$2.06M	\$1.83M	\$1.77M	\$1.89M
Percent Change from Prior Year	39%	30%	-16%	34%	15%	26%	12%	33%	-14%	17%	-17%	11%	6%

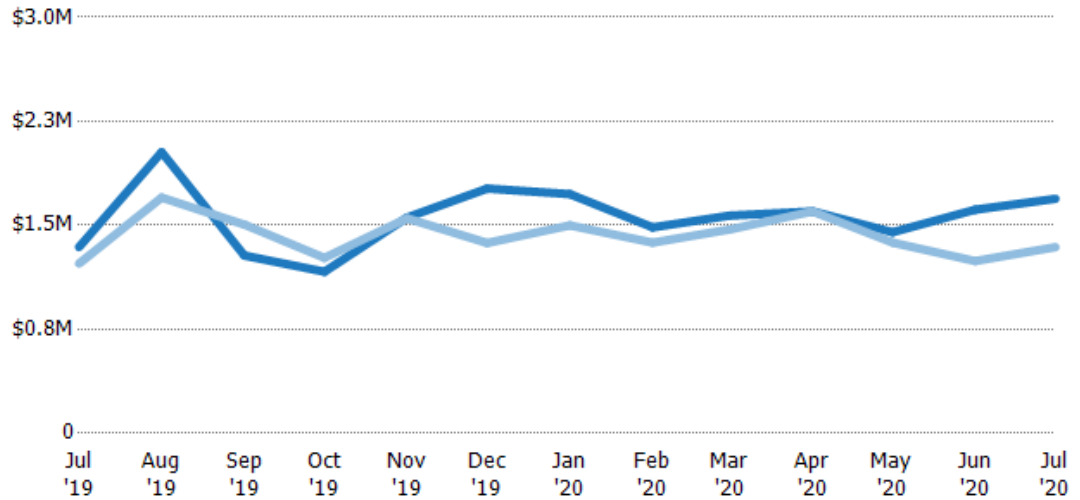
Median Sales Price

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.
Jul '20	\$1.69M	26%
Jul '19	\$1.34M	9.7%
Jul '18	\$1.22M	4.2%



Current Year	\$1.34M	\$2.03M	\$1.28M	\$1.17M	\$1.56M	\$1.77M	\$1.73M	\$1.49M	\$1.57M	\$1.6M	\$1.45M	\$1.61M	\$1.69M
Prior Year	\$1.22M	\$1.7M	\$1.51M	\$1.27M	\$1.55M	\$1.37M	\$1.5M	\$1.38M	\$1.47M	\$1.6M	\$1.38M	\$1.24M	\$1.34M
Percent Change from Prior Year	10%	19%	-15%	-8%	0%	29%	15%	8%	7%	0%	5%	30%	26%

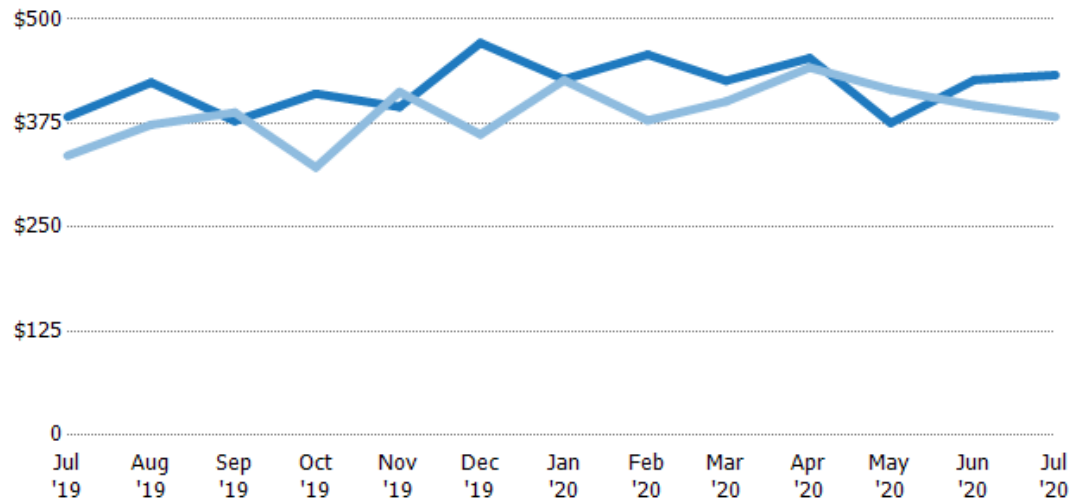
Average Sales Price per Sq Ft

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.
Jul '20	\$433	13.1%
Jul '19	\$383	13.9%
Jul '18	\$336	1.5%



Current Year	\$383	\$424	\$378	\$410	\$395	\$472	\$428	\$457	\$426	\$453	\$375	\$427	\$433
Prior Year	\$336	\$373	\$388	\$322	\$413	\$362	\$427	\$378	\$401	\$442	\$415	\$397	\$383
Percent Change from Prior Year	14%	14%	-3%	28%	-4%	30%	0%	21%	6%	3%	-10%	8%	13%

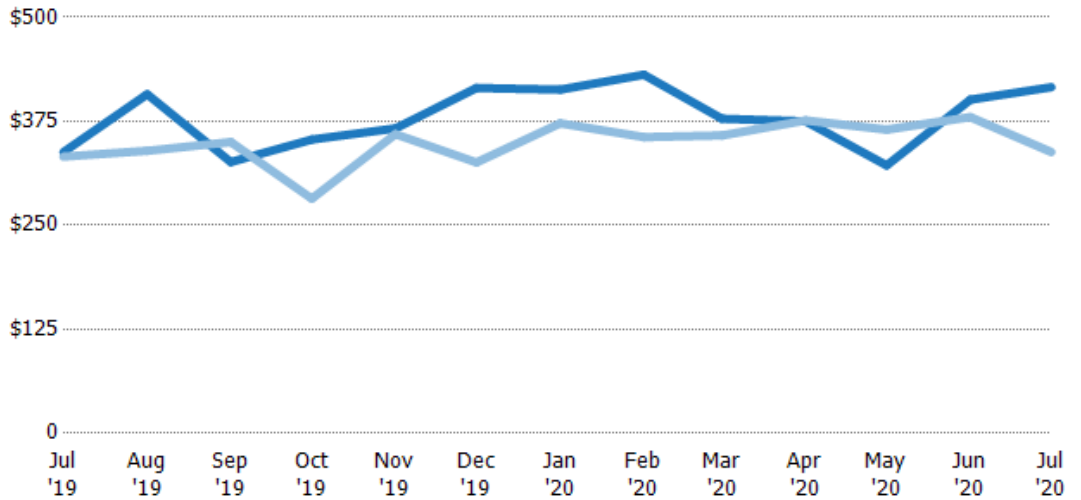
Median Sales Price per Sq Ft

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.
Jul '20	\$416	23.1%
Jul '19	\$338	1.7%
Jul '18	\$333	-2.3%



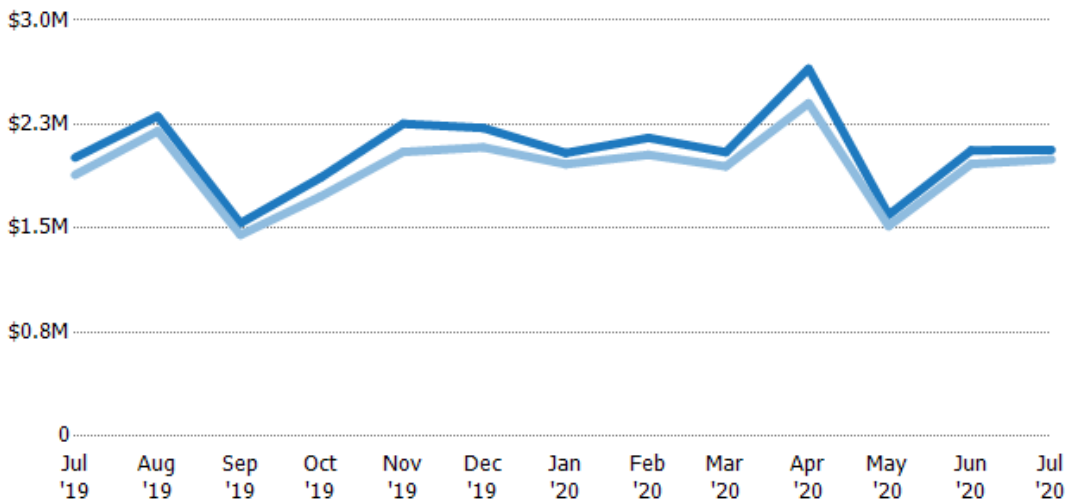
Current Year	\$338	\$408	\$326	\$353	\$367	\$415	\$413	\$431	\$378	\$375	\$322	\$401	\$416
Prior Year	\$333	\$340	\$350	\$282	\$360	\$326	\$373	\$356	\$358	\$376	\$365	\$380	\$338
Percent Change from Prior Year	2%	20%	-7%	25%	2%	27%	11%	21%	6%	0%	-12%	6%	23%

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



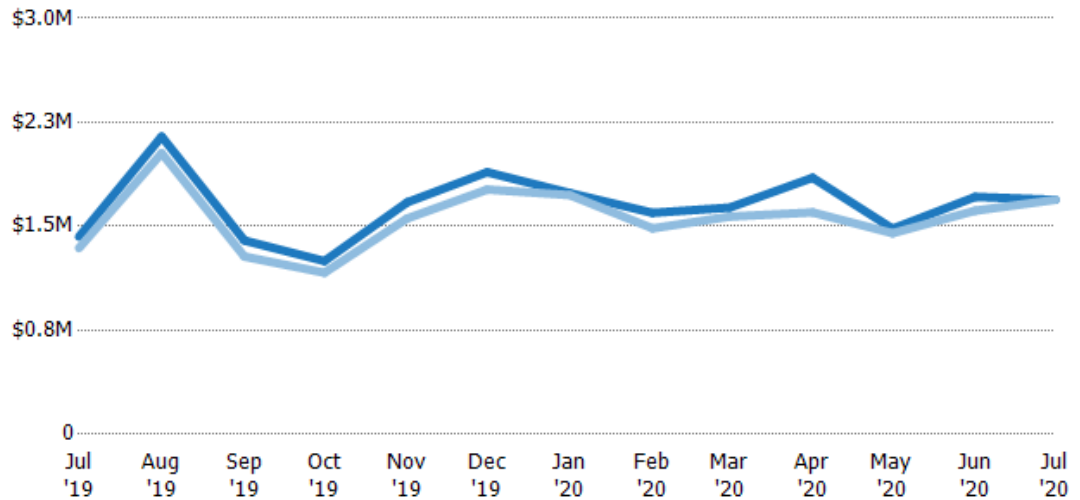
Avg List Price	\$2.01M	\$2.31M	\$1.54M	\$1.86M	\$2.25M	\$2.22M	\$2.04M	\$2.15M	\$2.05M	\$2.65M	\$1.6M	\$2.06M	\$2.07M
Avg Sales Price	\$1.89M	\$2.2M	\$1.45M	\$1.73M	\$2.05M	\$2.08M	\$1.96M	\$2.03M	\$1.95M	\$2.4M	\$1.52M	\$1.96M	\$2M
Avg Sales Price as a % of Avg List Price	94%	95%	95%	93%	91%	94%	96%	94%	95%	91%	95%	95%	97%

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



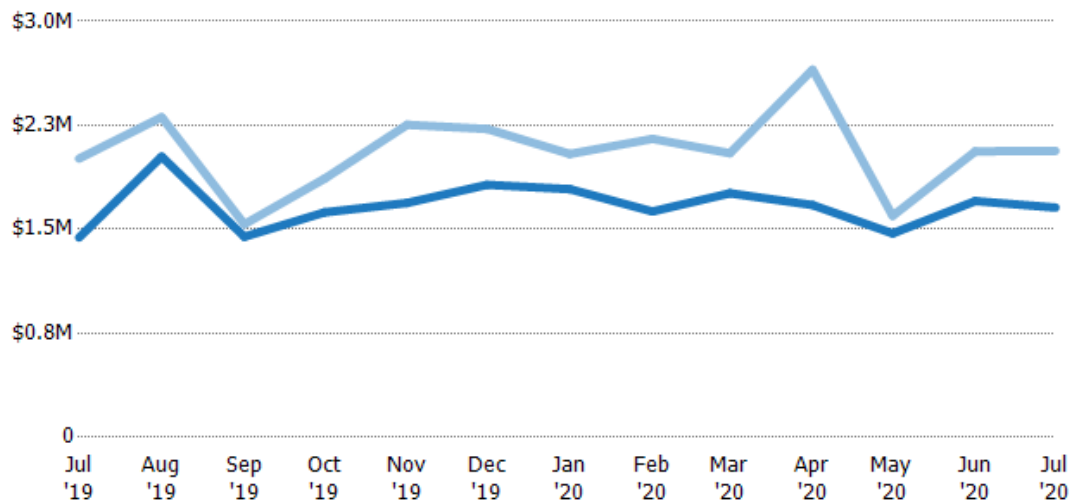
Median List Price	\$1.42M	\$2.15M	\$1.4M	\$1.25M	\$1.67M	\$1.89M	\$1.74M	\$1.6M	\$1.64M	\$1.85M	\$1.48M	\$1.71M	\$1.69M
Median Sales Price	\$1.34M	\$2.03M	\$1.28M	\$1.17M	\$1.56M	\$1.77M	\$1.73M	\$1.49M	\$1.57M	\$1.6M	\$1.45M	\$1.61M	\$1.69M
Med Sales Price as a % of Med List Price	94%	94%	92%	93%	93%	93%	99%	93%	96%	86%	98%	94%	100%

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



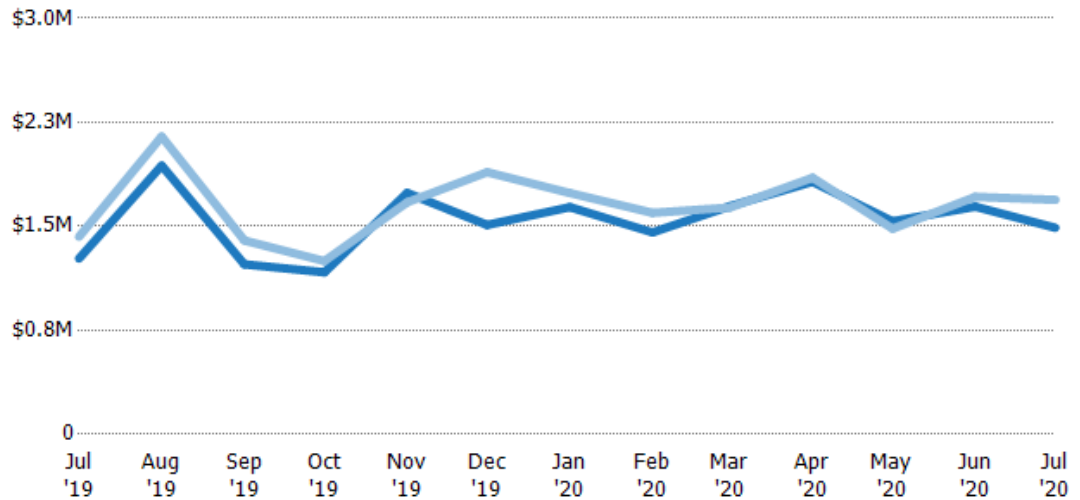
Avg Est Value	\$1.44M	\$2.02M	\$1.45M	\$1.62M	\$1.69M	\$1.82M	\$1.79M	\$1.63M	\$1.76M	\$1.67M	\$1.47M	\$1.7M	\$1.66M
Avg Sales Price	\$2.01M	\$2.31M	\$1.54M	\$1.86M	\$2.25M	\$2.22M	\$2.04M	\$2.15M	\$2.05M	\$2.65M	\$1.6M	\$2.06M	\$2.07M
Avg Sales Price as a % of Avg Est Value	140%	114%	106%	115%	133%	122%	114%	132%	116%	158%	109%	121%	125%

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



Median Est Value	\$1.27M	\$1.94M	\$1.23M	\$1.17M	\$1.74M	\$1.51M	\$1.64M	\$1.46M	\$1.64M	\$1.82M	\$1.54M	\$1.64M	\$1.49M
Median Sales Price	\$1.42M	\$2.15M	\$1.4M	\$1.25M	\$1.67M	\$1.89M	\$1.74M	\$1.6M	\$1.64M	\$1.85M	\$1.48M	\$1.71M	\$1.69M
Med Sales Price as a % of Med Est Value	112%	111%	114%	107%	96%	125%	106%	110%	99%	102%	97%	104%	114%

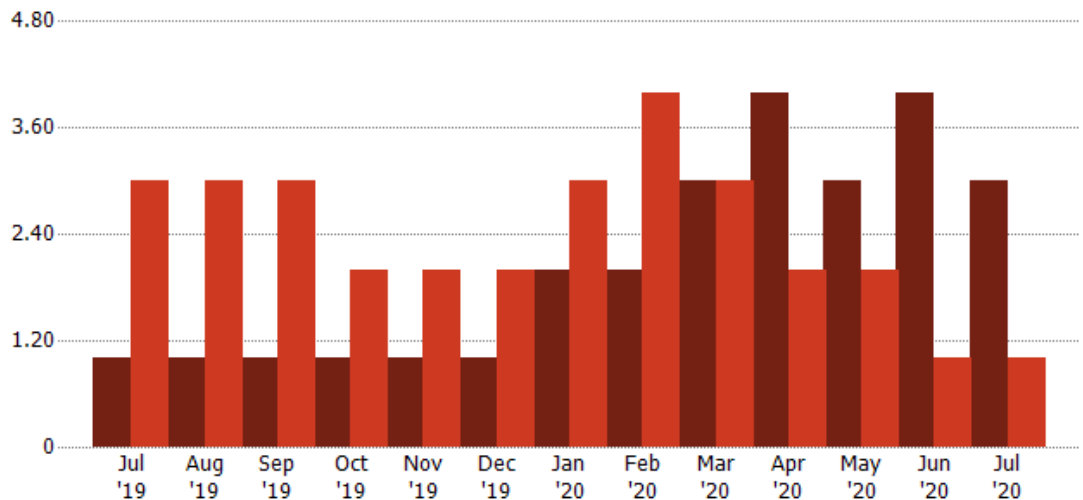
Distressed Listings

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

Month/ Year	Count	% Chg.
Jul '20	3	200%
Jul '19	1	-66.7%
Jul '18	3	



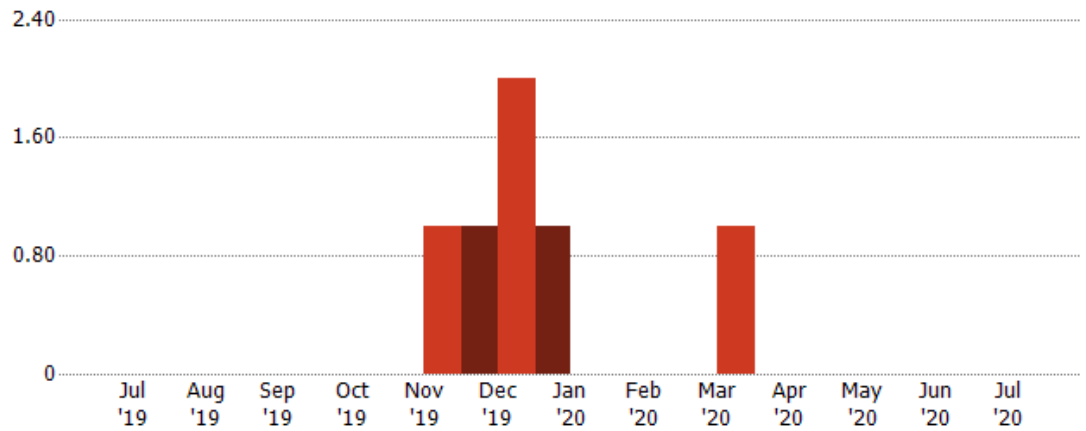
Current Year	1	1	1	1	1	1	2	2	3	4	3	4	3
Prior Year	3	3	3	2	2	2	3	4	3	2	2	1	1
Percent Change from Prior Year	-67%	-67%	-67%	-50%	-50%	-50%	-33%	-50%	0%	100%	50%	300%	200%

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



Sales Activity by ZIP

Jul 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	93	\$188,846,448	63	\$125,762,994	\$1,996,238	\$1,690,926	\$419	\$403	53