



**2020**

# **PARADISE VALLEY MARKET REPORT OCTOBER 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	Oct 2020	Oct 2019	+ / -	YTD 2020	YTD 2019	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	88	86	+2.3%	746	701	+6.4%
New Listing Volume	\$299,435,872	\$248,486,026	+20.5%	\$1,910,449,881	\$1,635,969,192	+16.8%
Active Listing Count	211	316	-33.2%	N/A	N/A	
Active Listing Volume	\$792,945,851	\$947,263,604	-16.3%	N/A	N/A	
Average Listing Price	\$3,758,037	\$2,997,670	+25.4%	\$3,225,967	\$2,865,152	+12.6%
Median Listing Price	\$3,200,000	\$2,297,000	+39.3%	\$2,592,349	\$2,280,779	+13.7%
Average Listing Price per Sq Ft	\$585	\$486	+20.2%	\$521	\$470	+10.9%
Median Listing Price per Sq Ft	\$534	\$441	+21.2%	\$478	\$434	+10.1%
Median Days in RPR	75	85	-11.8%	94.58	108.19	-12.6%
Months of Inventory	3.8	7.9	-51.4%	6.7	7.7	-13.5%
Absorption Rate	26.07%	12.66%	+13.4%	15.02%	12.99%	+2%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	97	66	+47%	828	628	+31.8%
New Pending Sales Volume	\$251,471,617	\$135,737,279	+85.3%	\$1,780,557,674	\$1,268,354,698	+40.4%
Pending Sales Count	119	70	+70%	N/A	N/A	
Pending Sales Volume	\$301,514,068	\$139,057,617	+116.8%	N/A	N/A	
Closed Sales Count	55	25	+120%	502	424	+18.4%
Closed Sales Volume	\$137,488,046	\$43,217,278	+218.1%	\$1,000,275,192	\$792,387,060	+26.2%
Average Sales Price	\$2,499,783	\$1,728,691	+44.6%	\$1,992,580	\$1,868,837	+6.6%
Median Sales Price	\$1,976,000	\$1,165,000	+69.6%	\$1,628,680	\$1,397,017	+16.6%
Average Sales Price per Sq Ft	\$485	\$410	+18.1%	\$434	\$405	+7.2%
Median Sales Price per Sq Ft	\$426	\$353	+20.7%	\$398	\$362	+9.9%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	1	1	+/-	N/A	N/A	

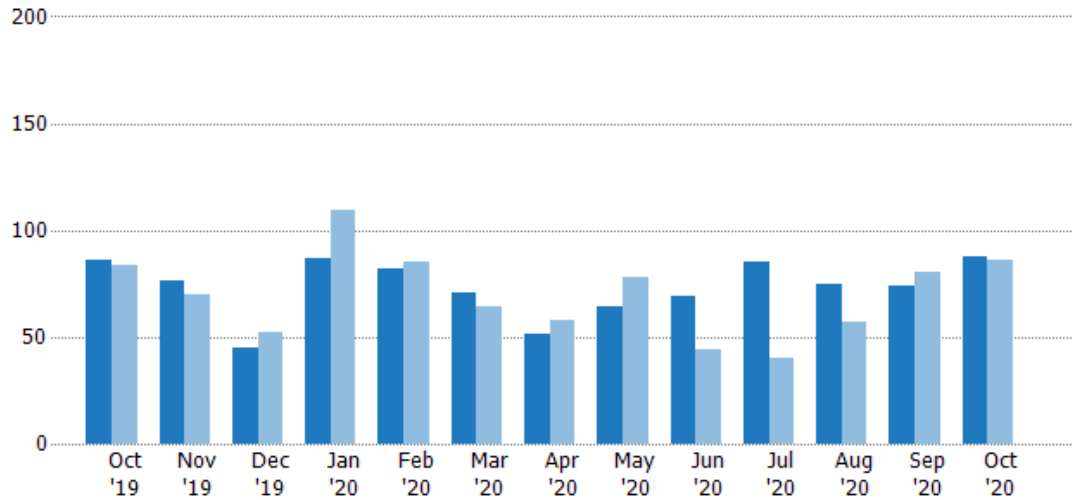
## New Listings

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.
Oct '20	88	2.3%
Oct '19	86	2.4%
Oct '18	84	3.6%



Current Year	86	76	45	87	82	71	51	64	69	85	75	74	88
Prior Year	84	70	52	109	85	64	58	78	44	40	57	80	86
Percent Change from Prior Year	2%	9%	-13%	-20%	-4%	11%	-12%	-18%	57%	113%	32%	-8%	2%

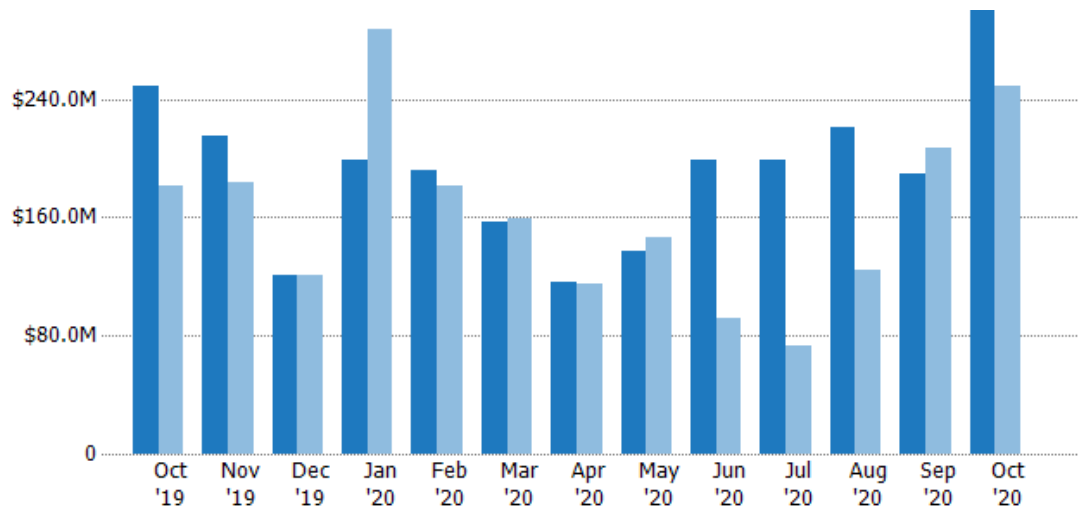
## New Listing Volume

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.
Oct '20	\$299M	20.5%
Oct '19	\$248M	37.1%
Oct '18	\$181M	32.5%



Current Year	\$248M	\$216M	\$120M	\$199M	\$192M	\$157M	\$117M	\$137M	\$199M	\$199M	\$221M	\$189M	\$299M
Prior Year	\$181M	\$184M	\$121M	\$288M	\$182M	\$160M	\$115M	\$146M	\$91.7M	\$73.6M	\$124M	\$207M	\$248M
Percent Change from Prior Year	37%	17%	-1%	-31%	6%	-2%	1%	-6%	117%	171%	78%	-9%	21%

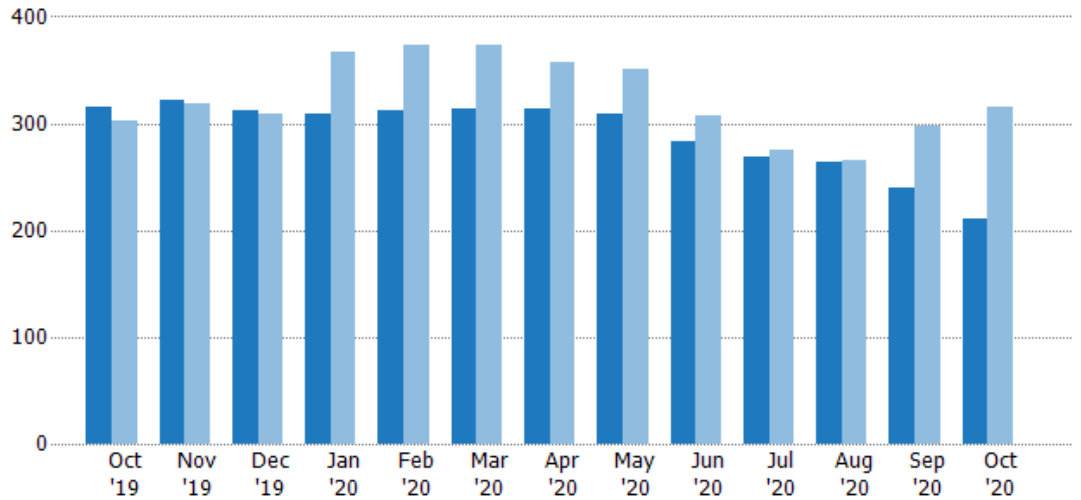
## Active Listings

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.
Oct '20	211	-33.2%
Oct '19	316	4.6%
Oct '18	302	5%



Current Year	316	322	312	309	312	313	314	309	283	269	264	239	211
Prior Year	302	319	309	367	374	374	358	351	307	275	266	298	316
Percent Change from Prior Year	5%	1%	1%	-16%	-17%	-16%	-12%	-12%	-8%	-2%	-1%	-20%	-33%

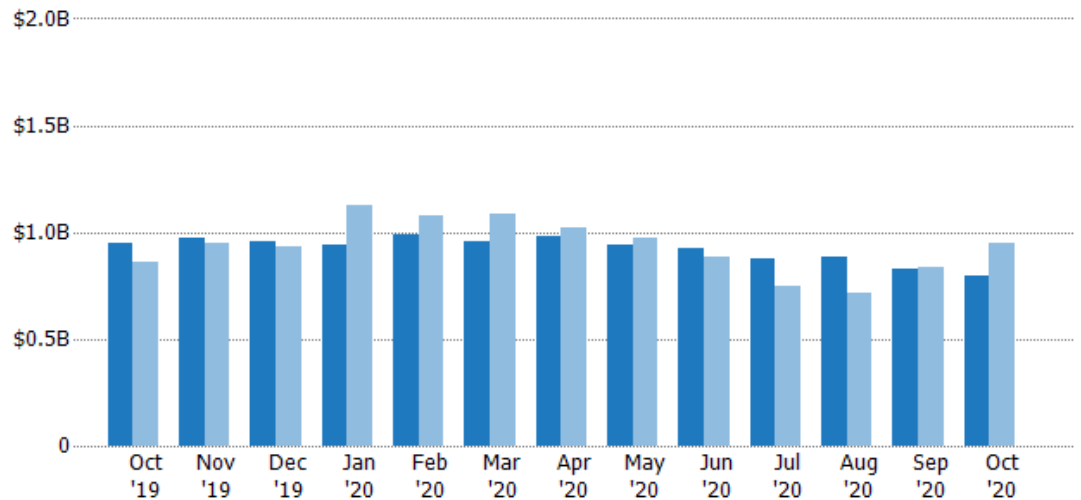
## Active Listing Volume

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.
Oct '20	\$793M	-16.3%
Oct '19	\$947M	9.8%
Oct '18	\$863M	-1.1%



Current Year	\$947M	\$974M	\$954M	\$938M	\$987M	\$954M	\$977M	\$944M	\$921M	\$879M	\$885M	\$829M	\$793M
Prior Year	\$863M	\$950M	\$936M	\$1.12B	\$1.08B	\$1.08B	\$1.02B	\$976M	\$887M	\$744M	\$717M	\$838M	\$947M
Percent Change from Prior Year	10%	3%	2%	-16%	-8%	-12%	-4%	-3%	4%	18%	24%	-1%	-16%

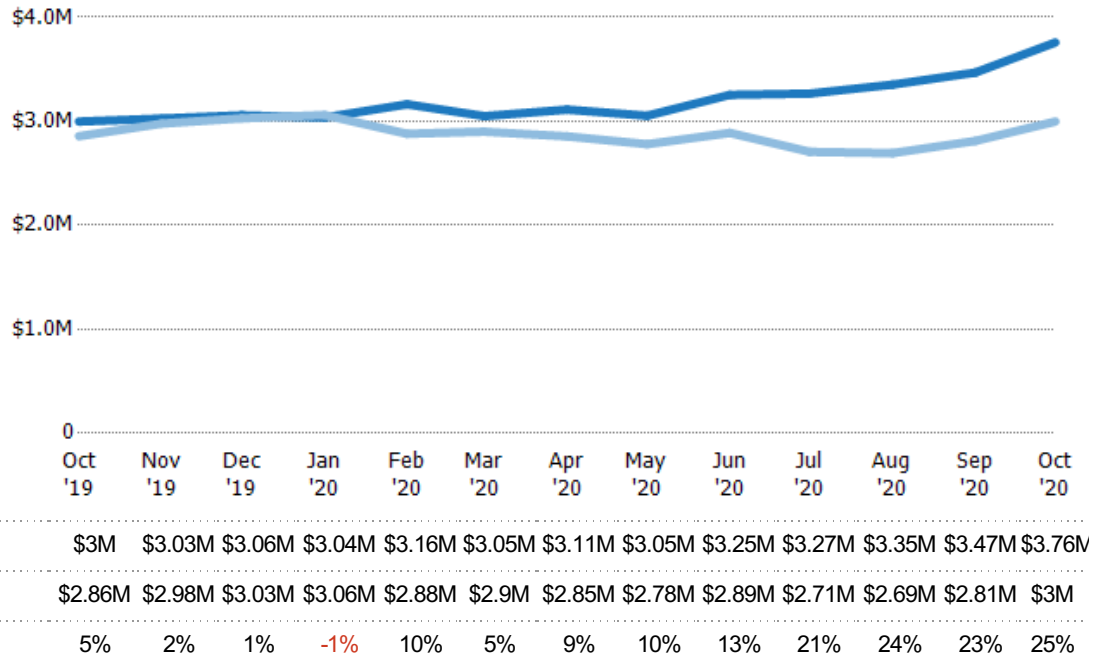
## Average Listing Price

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.
Oct '20	\$3.76M	25.4%
Oct '19	\$3M	4.9%
Oct '18	\$2.86M	-5.8%



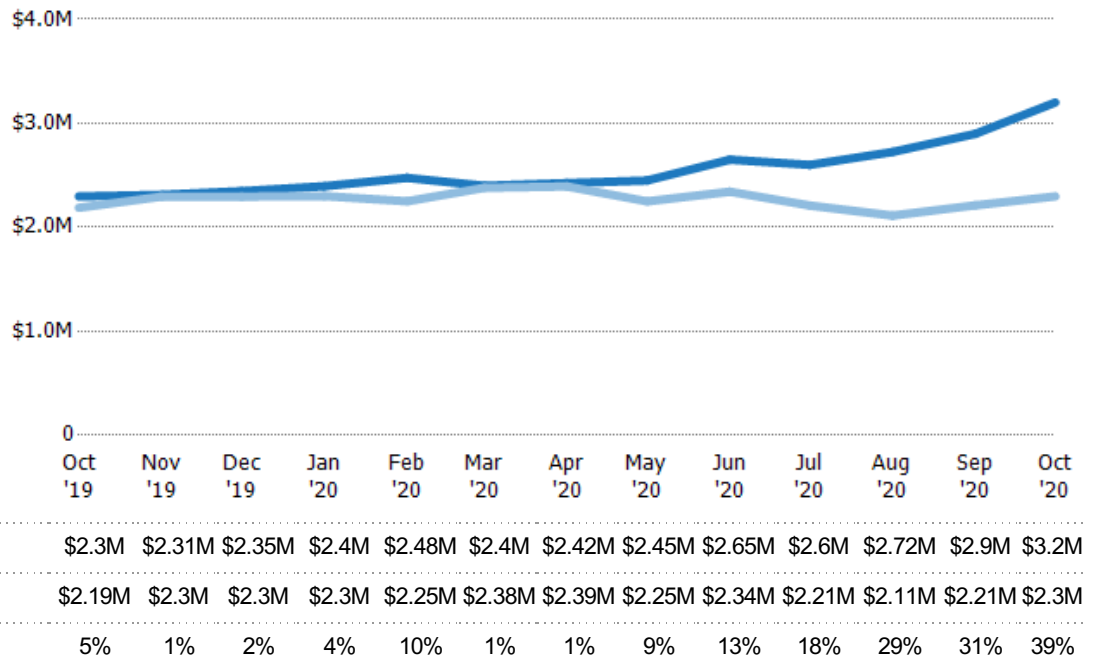
## Median Listing Price

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.
Oct '20	\$3.2M	39.3%
Oct '19	\$2.3M	5%
Oct '18	\$2.19M	-0.3%



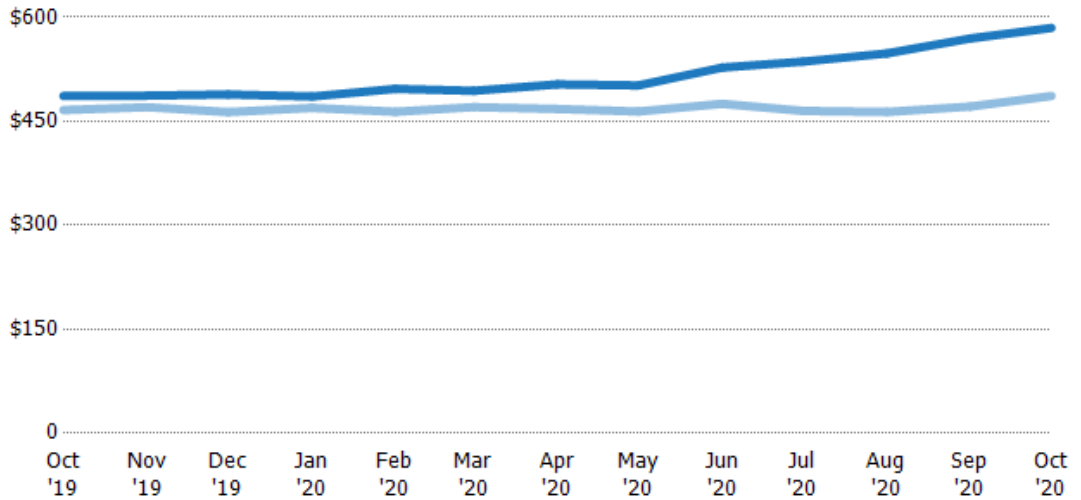
## Average Listing Price per Sq Ft

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.
Oct '20	\$585	20.2%
Oct '19	\$486	4.3%
Oct '18	\$466	-8.4%



Current Year	\$486	\$487	\$489	\$486	\$497	\$494	\$503	\$502	\$527	\$536	\$548	\$569	\$585
Prior Year	\$466	\$470	\$463	\$469	\$464	\$470	\$468	\$464	\$475	\$465	\$463	\$471	\$486
Percent Change from Prior Year	4%	4%	5%	3%	7%	5%	8%	8%	11%	15%	18%	21%	20%

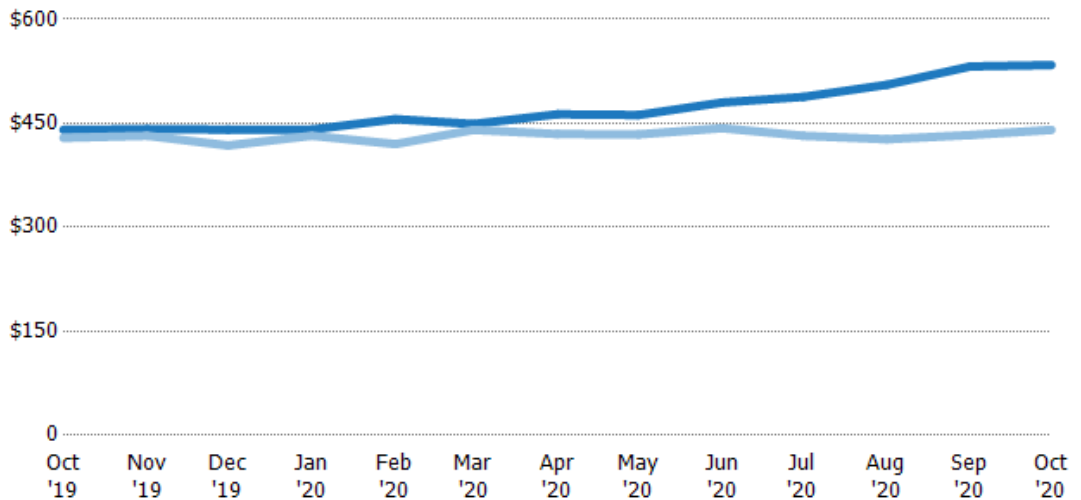
## Median Listing Price per Sq Ft

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.
Oct '20	\$534	21.2%
Oct '19	\$441	2.7%
Oct '18	\$429	-7%



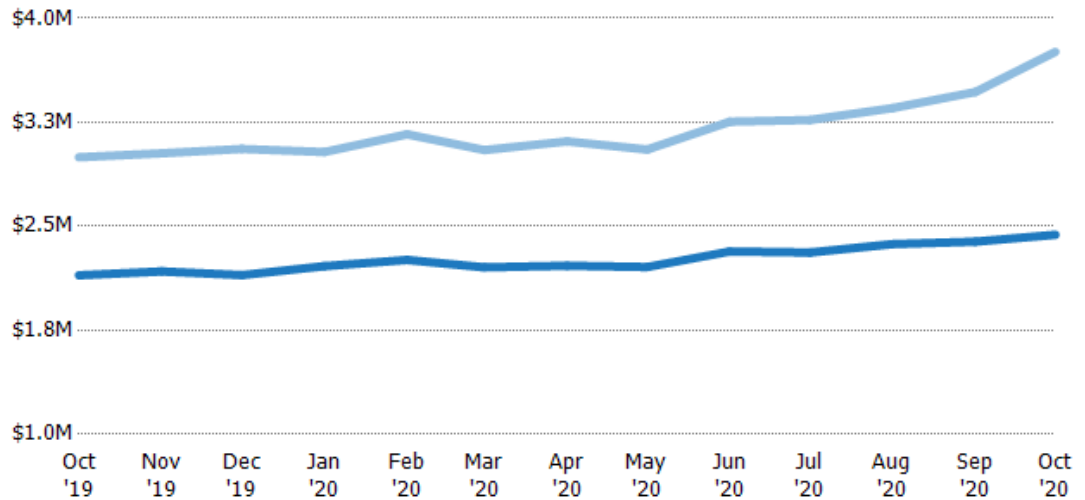
Current Year	\$441	\$442	\$441	\$441	\$456	\$449	\$463	\$462	\$480	\$488	\$506	\$532	\$534
Prior Year	\$429	\$432	\$418	\$432	\$420	\$441	\$435	\$434	\$443	\$432	\$427	\$433	\$441
Percent Change from Prior Year	3%	2%	6%	2%	9%	2%	7%	6%	8%	13%	18%	23%	21%

## 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

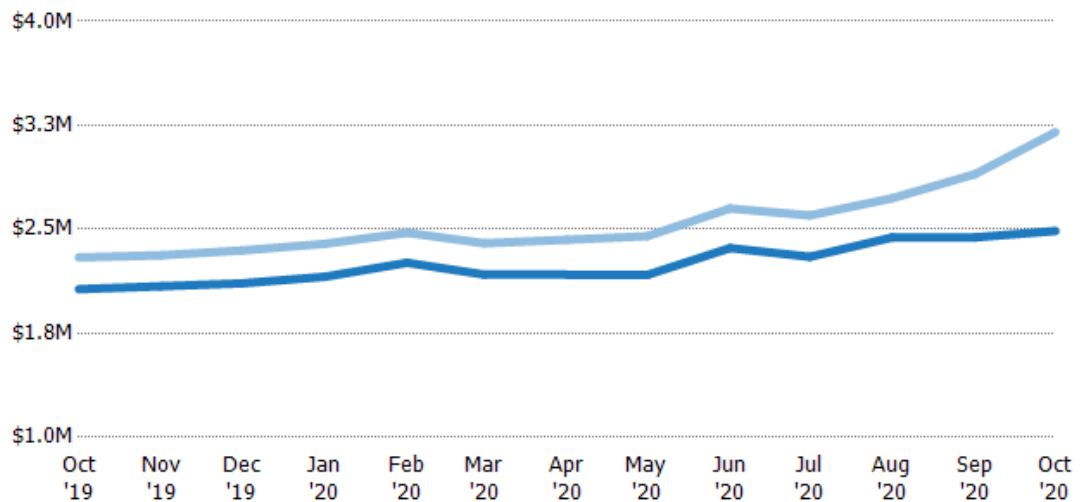


## Median Listing Price vs Median Est Value

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





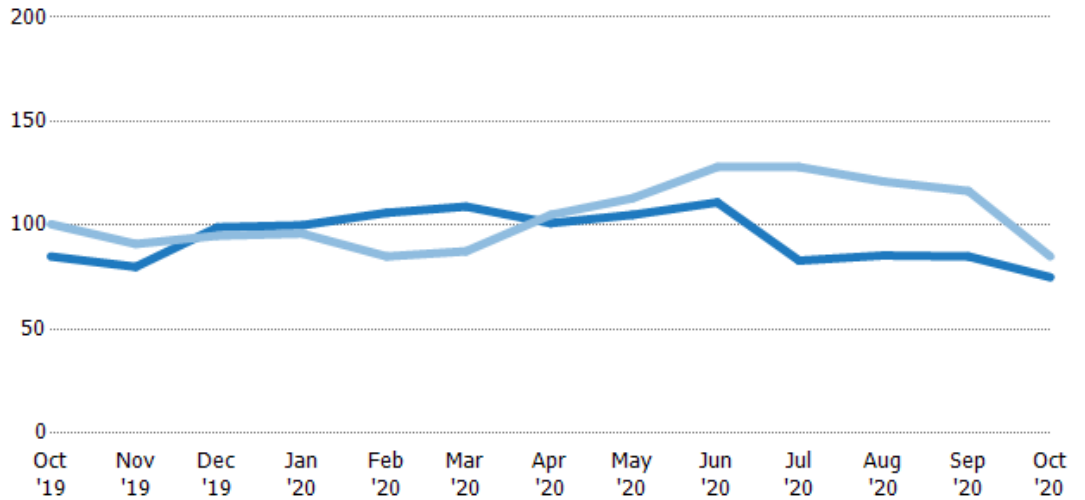
## Median Days in RPR

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.
Oct '20	75	-11.8%
Oct '19	85	-15.4%
Oct '18	101	-14.4%



Current Year	85	80	99	100	106	109	101	105	111	83	85.5	85	75
Prior Year	101	91	95	96	85	87.5	105	113	128	128	121	117	85
Percent Change from Prior Year	-15%	-12%	4%	4%	25%	25%	-4%	-7%	-13%	-35%	-29%	-27%	-12%

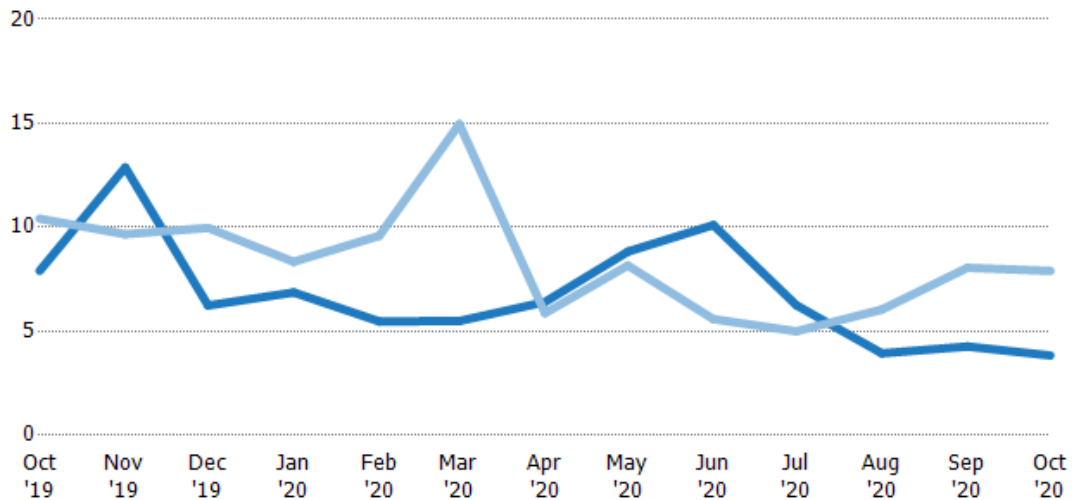
## Months of Inventory

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.
Oct '20	3.84	-51.4%
Oct '19	7.9	-24.1%
Oct '18	10.4	-15.4%



Current Year	7.9	12.9	6.24	6.87	5.47	5.49	6.41	8.83	10.1	6.26	3.94	4.27	3.84
Prior Year	10.4	9.67	9.97	8.34	9.59	15	5.87	8.16	5.58	5	6.05	8.05	7.9
Percent Change from Prior Year	-24%	33%	-37%	-18%	-43%	-63%	9%	8%	81%	25%	-35%	-47%	-51%



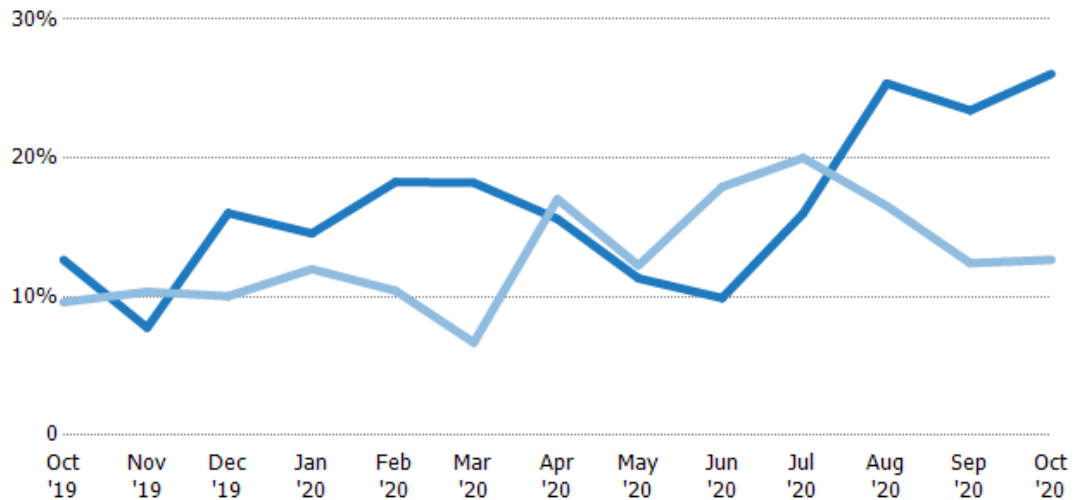
## Absorption Rate

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.
Oct '20	26%	-13.4%
Oct '19	13%	-3.1%
Oct '18	10%	18.2%



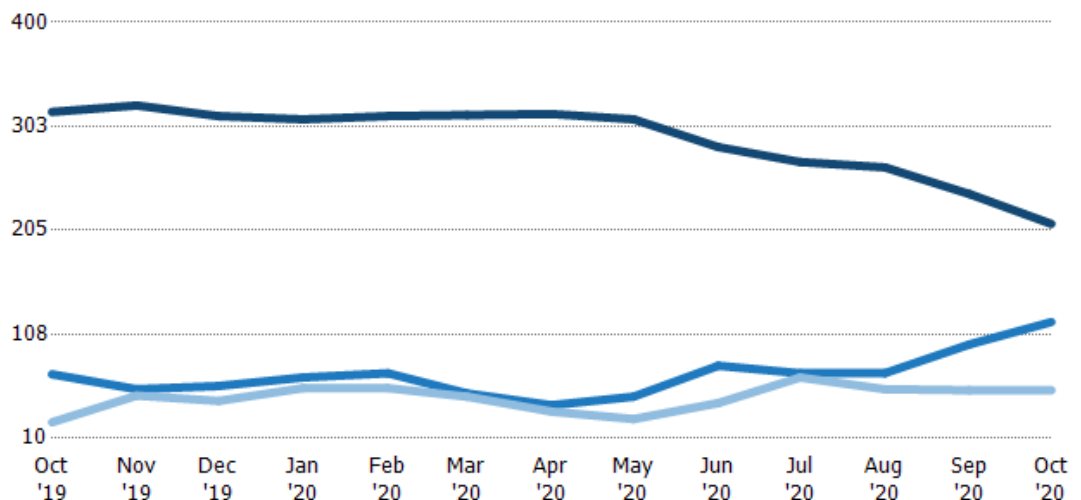
Current Year	13%	8%	16%	15%	18%	18%	16%	11%	10%	16%	25%	23%	26%
Prior Year	10%	10%	10%	12%	10%	7%	17%	12%	18%	20%	17%	12%	13%
Change from Prior Year	-3%	3%	-6%	-3%	-8%	-12%	1%	1%	8%	4%	-9%	-11%	-13%

## 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	316	322	312	309	312	313	314	309	283	269	264	239	211
Pending	70	56	59	67	71	52	41	49	78	71	71	98	119
Sold	25	50	45	57	57	49	35	28	43	67	56	55	55

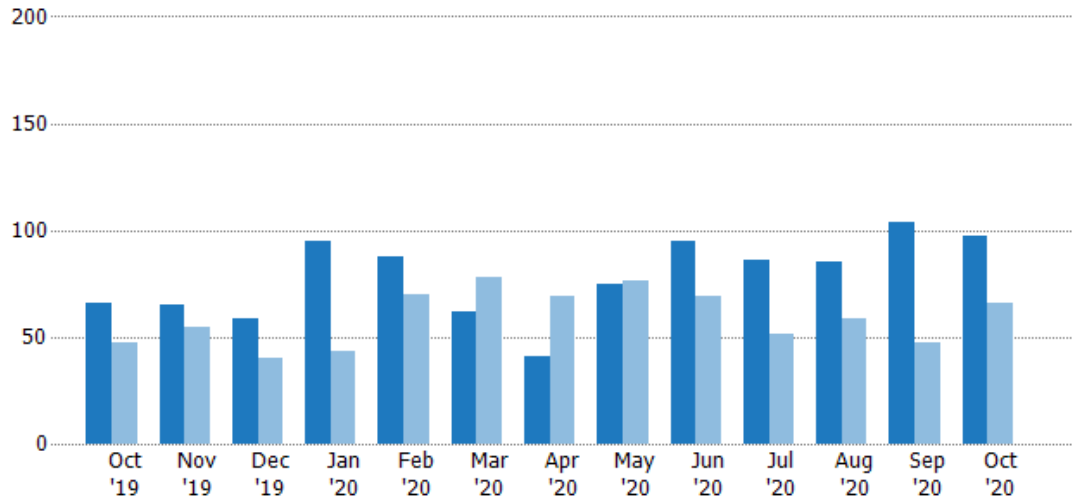
## New Pending Sales

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.
Oct '20	97	47%
Oct '19	66	40.4%
Oct '18	47	-21.3%



Current Year	66	65	59	95	88	62	41	75	95	86	85	104	97
Prior Year	47	55	40	43	70	78	69	76	69	51	59	47	66
Percent Change from Prior Year	40%	18%	48%	121%	26%	-21%	-41%	-1%	38%	69%	44%	121%	47%

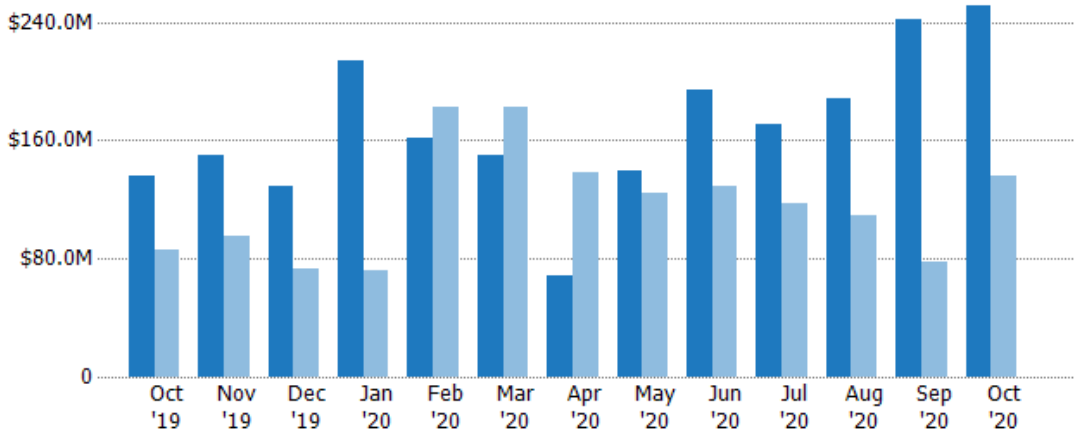
## New Pending Sales Volume

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.
Oct '20	\$251M	85.3%
Oct '19	\$136M	57.5%
Oct '18	\$86.2M	-36.8%



Current Year	\$136M	\$149M	\$129M	\$214M	\$162M	\$150M	\$68.9M	\$139M	\$194M	\$171M	\$189M	\$242M	\$251M
Prior Year	\$86.2M	\$95.6M	\$73M	\$72.1M	\$182M	\$182M	\$138M	\$125M	\$129M	\$117M	\$110M	\$77.5M	\$136M
Percent Change from Prior Year	57%	56%	76%	196%	-11%	-18%	-50%	12%	51%	46%	72%	212%	85%

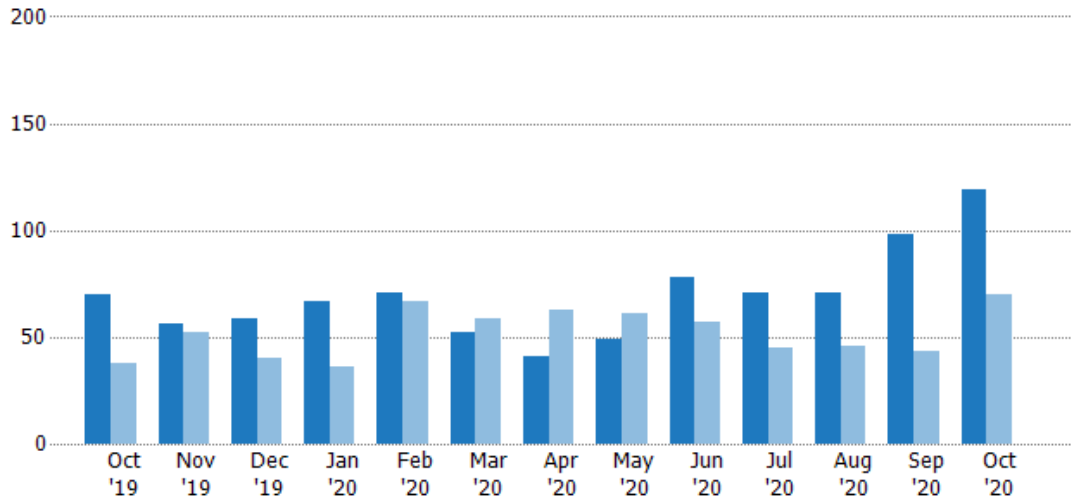
## Pending Sales

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.
Oct '20	119	70%
Oct '19	70	84.2%
Oct '18	38	-2.6%



Current Year	70	56	59	67	71	52	41	49	78	71	71	98	119
Prior Year	38	52	40	36	67	59	63	61	57	45	46	43	70
Percent Change from Prior Year	84%	8%	48%	86%	6%	-12%	-35%	-20%	37%	58%	54%	128%	70%

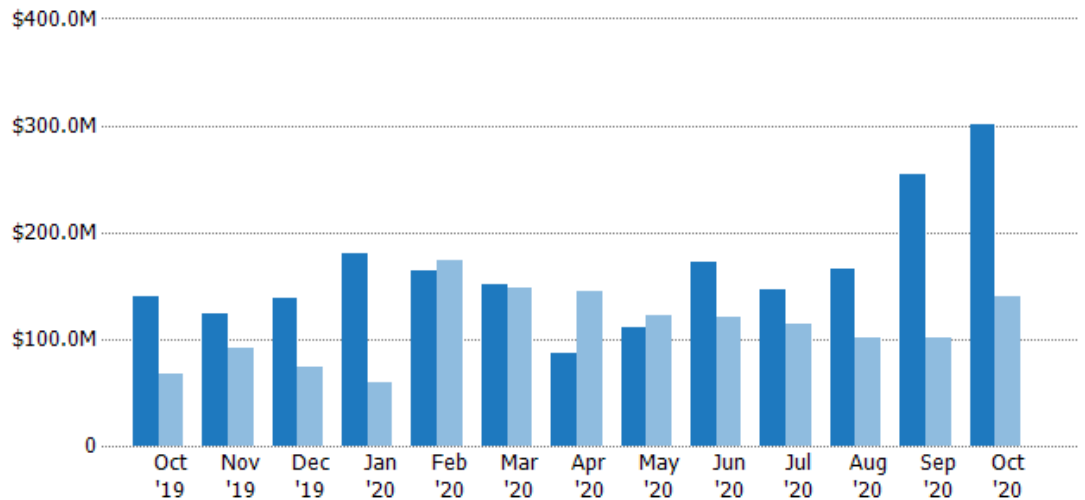
## Pending Sales Volume

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.
Oct '20	\$302M	116.8%
Oct '19	\$139M	104.6%
Oct '18	\$68M	-11.8%



Current Year	\$139M	\$123M	\$138M	\$180M	\$164M	\$151M	\$86.4M	\$110M	\$172M	\$146M	\$165M	\$255M	\$302M
Prior Year	\$68M	\$91.6M	\$73.5M	\$59.6M	\$174M	\$148M	\$145M	\$123M	\$121M	\$115M	\$101M	\$100M	\$139M
Percent Change from Prior Year	105%	35%	88%	201%	-6%	2%	-40%	-10%	43%	27%	64%	154%	117%

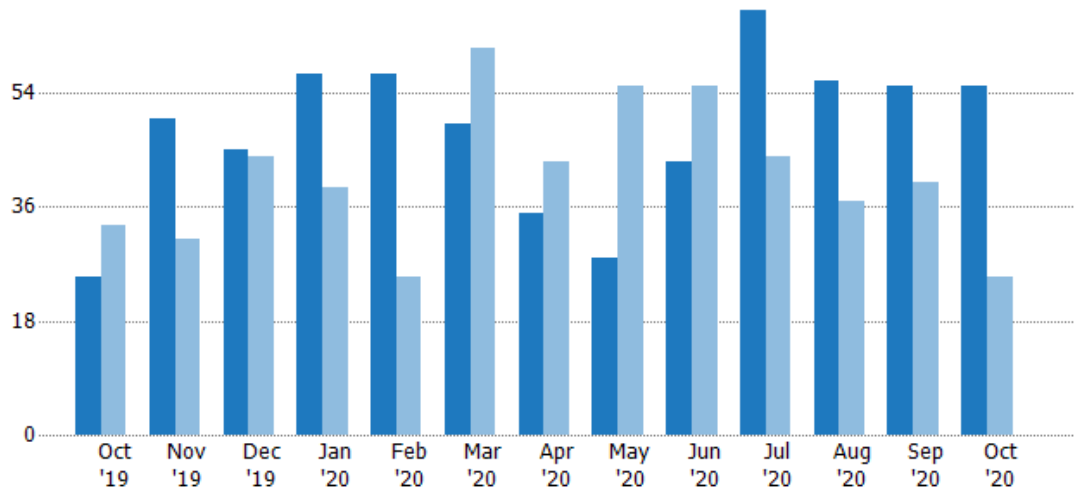
## Closed Sales

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.
Oct '20	55	120%
Oct '19	25	-24.2%
Oct '18	33	15.2%



Current Year	25	50	45	57	57	49	35	28	43	67	56	55	55
Prior Year	33	31	44	39	25	61	43	55	55	44	37	40	25
Percent Change from Prior Year	-24%	61%	2%	46%	128%	-20%	-19%	-49%	-22%	52%	51%	38%	120%

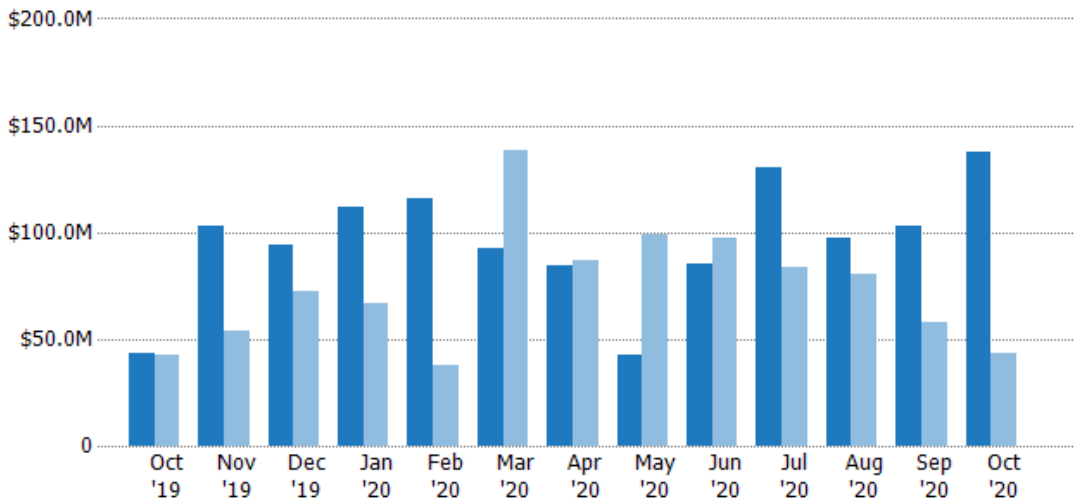
## Closed Sales Volume

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.
Oct '20	\$137M	218.1%
Oct '19	\$43.2M	1.6%
Oct '18	\$42.6M	31.1%



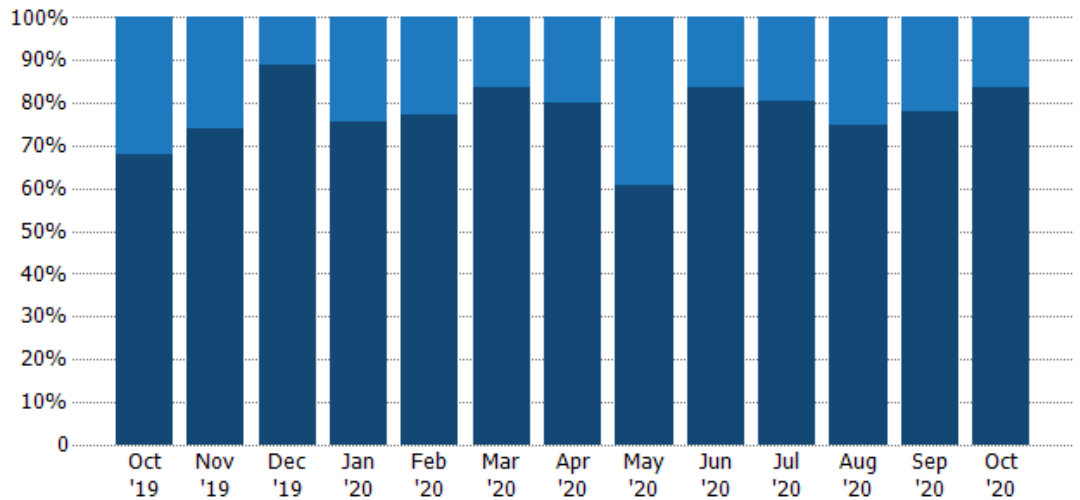
Current Year	\$43.2M	\$103M	\$93.8M	\$112M	\$116M	\$92.7M	\$84.1M	\$42.4M	\$85.2M	\$130M	\$97.4M	\$103M	\$137M
Prior Year	\$42.6M	\$53.5M	\$72.7M	\$67M	\$38M	\$139M	\$86.8M	\$98.7M	\$97.6M	\$83.6M	\$80.6M	\$58.1M	\$43.2M
Percent Change from Prior Year	2%	92%	29%	67%	204%	-33%	-3%	-57%	-13%	56%	21%	78%	218%

## 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

32% 26% 11% 25% 23% 16% 20% 39% 16% 19% 25% 22% 16%

Single Family Residence

68% 74% 89% 75% 77% 84% 80% 61% 84% 81% 75% 78% 84%

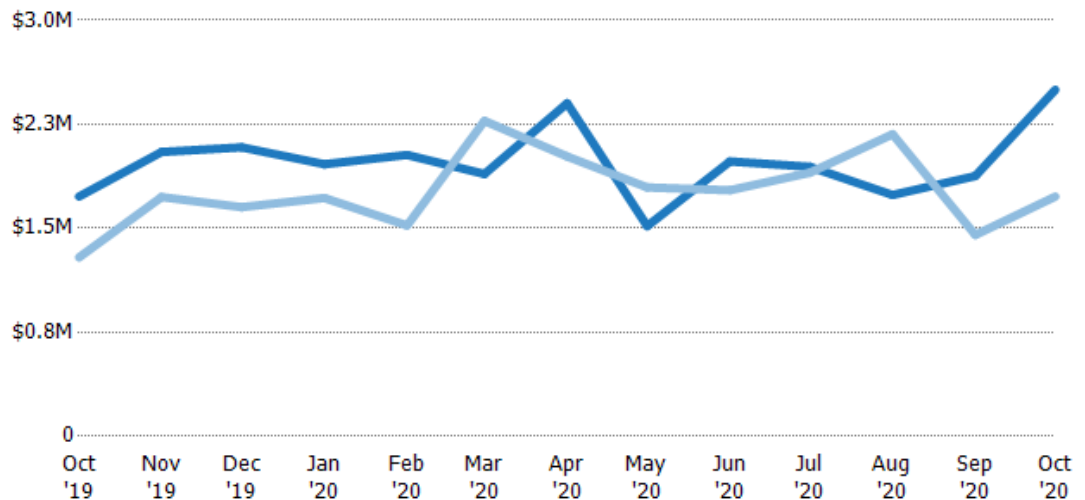
## Average Sales Price

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.
Oct '20	\$2.5M	44.6%
Oct '19	\$1.73M	34.1%
Oct '18	\$1.29M	13.8%



Current Year

\$1.73M \$2.05M \$2.08M \$1.96M \$2.03M \$1.89M \$2.4M \$1.52M \$1.98M \$1.94M \$1.74M \$1.88M \$2.5M

Prior Year

\$1.29M \$1.73M \$1.65M \$1.72M \$1.52M \$2.27M \$2.02M \$1.79M \$1.77M \$1.9M \$2.18M \$1.45M \$1.73M

Percent Change from Prior Year

34% 19% 26% 14% 33% -17% 19% -16% 12% 2% -20% 29% 45%

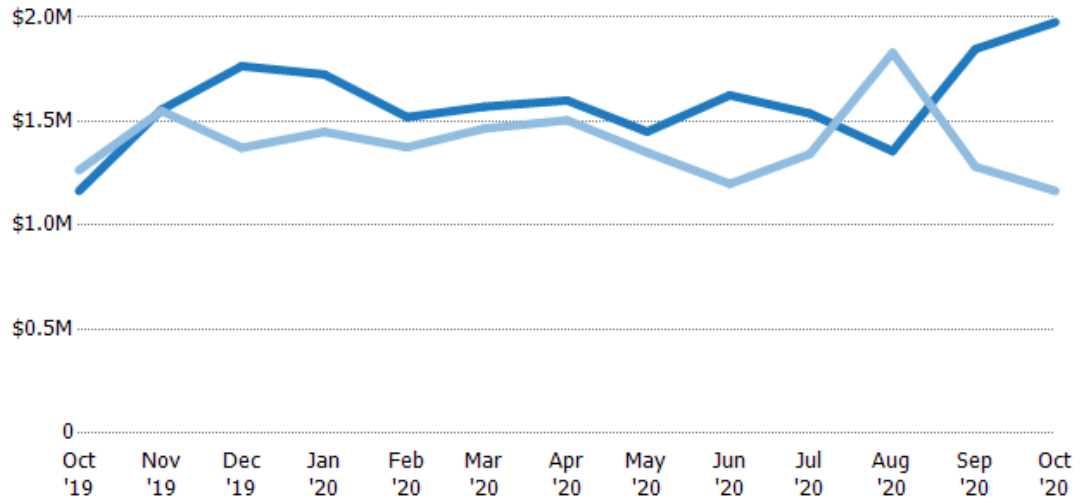
## Median Sales Price

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.
Oct '20	\$1.98M	69.6%
Oct '19	\$1.17M	-7.9%
Oct '18	\$1.27M	-1%



Current Year	\$1.17M	\$1.56M	\$1.77M	\$1.73M	\$1.52M	\$1.57M	\$1.6M	\$1.45M	\$1.63M	\$1.54M	\$1.36M	\$1.85M	\$1.98M
Prior Year	\$1.27M	\$1.55M	\$1.37M	\$1.45M	\$1.38M	\$1.47M	\$1.51M	\$1.35M	\$1.2M	\$1.34M	\$1.83M	\$1.28M	\$1.17M
Percent Change from Prior Year	-8%	0%	29%	19%	11%	7%	6%	7%	36%	15%	-26%	44%	70%

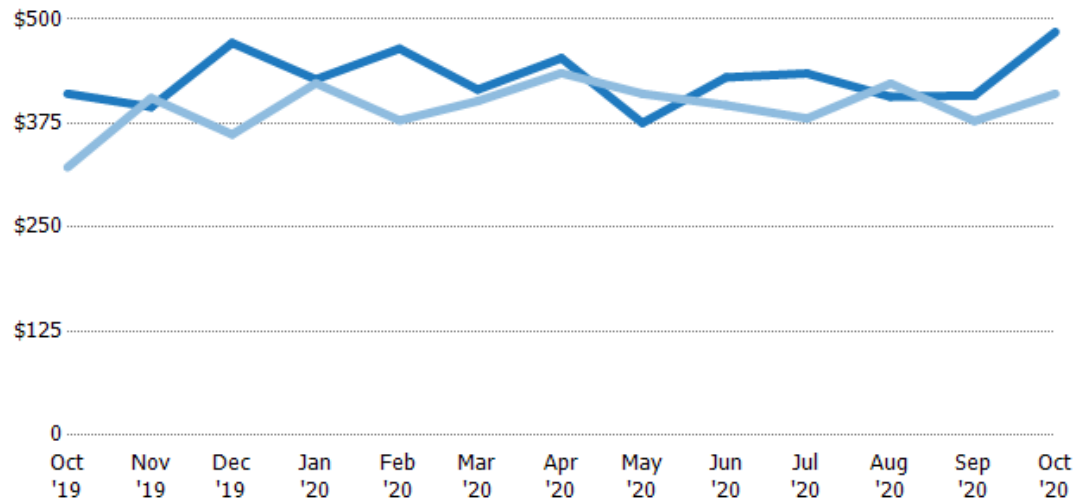
## Average Sales Price per Sq Ft

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.
Oct '20	\$485	18.1%
Oct '19	\$410	27.5%
Oct '18	\$322	11.1%



Current Year	\$410	\$395	\$472	\$428	\$465	\$415	\$453	\$375	\$430	\$435	\$407	\$408	\$485
Prior Year	\$322	\$405	\$362	\$423	\$378	\$402	\$435	\$410	\$397	\$381	\$423	\$378	\$410
Percent Change from Prior Year	28%	-3%	30%	1%	23%	3%	4%	-9%	8%	14%	-4%	8%	18%

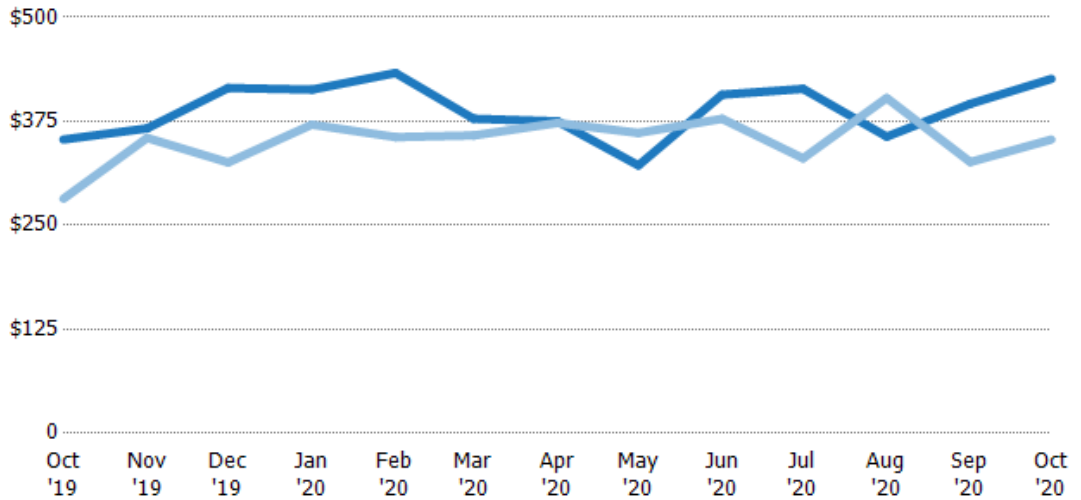
## Median Sales Price per Sq Ft

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.
Oct '20	\$426	20.7%
Oct '19	\$353	25.2%
Oct '18	\$282	24.3%



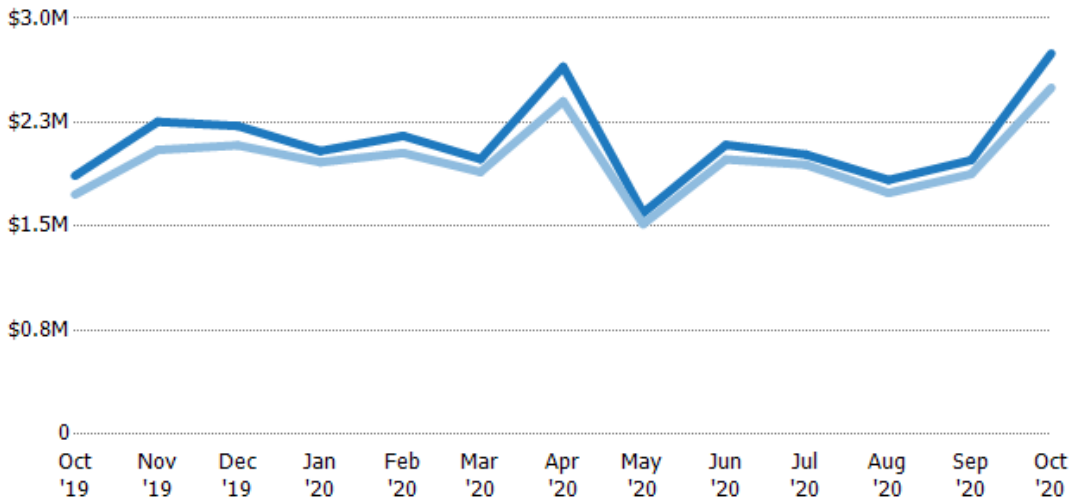
Current Year	\$353	\$367	\$415	\$413	\$433	\$378	\$375	\$322	\$407	\$414	\$357	\$396	\$426
Prior Year	\$282	\$355	\$326	\$371	\$356	\$358	\$373	\$361	\$378	\$331	\$403	\$326	\$353
Percent Change from Prior Year	25%	3%	27%	11%	22%	6%	1%	-11%	8%	25%	-12%	21%	21%

## 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	\$1.86M	\$2.25M	\$2.22M	\$2.04M	\$2.15M	\$1.98M	\$2.65M	\$1.6M	\$2.09M	\$2.02M	\$1.83M	\$1.98M	\$2.75M
Avg Sales Price	\$1.73M	\$2.05M	\$2.08M	\$1.96M	\$2.03M	\$1.89M	\$2.4M	\$1.52M	\$1.98M	\$1.94M	\$1.74M	\$1.88M	\$2.5M
Avg Sales Price as a % of Avg List Price	93%	91%	94%	96%	94%	95%	91%	95%	95%	96%	95%	95%	91%

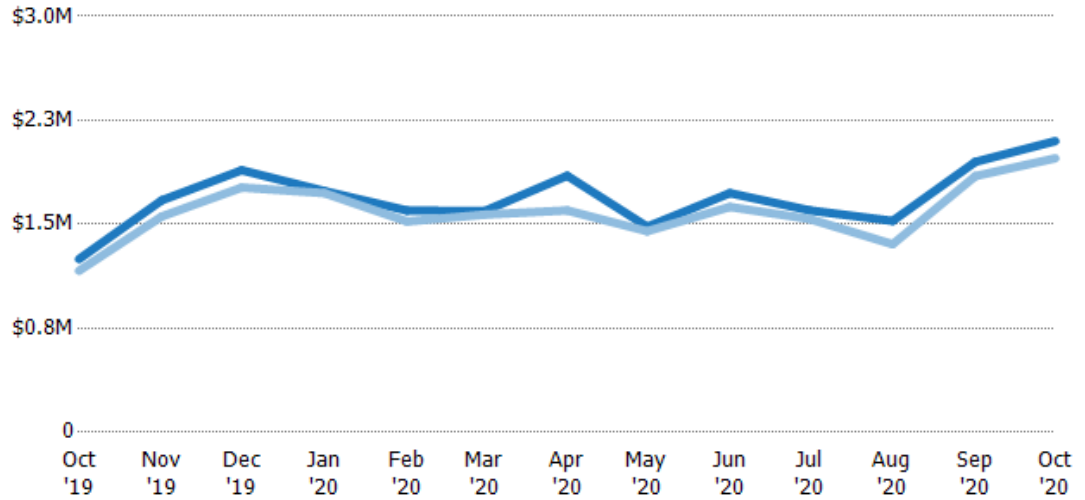


## Median Sales Price vs Median Listing Price

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

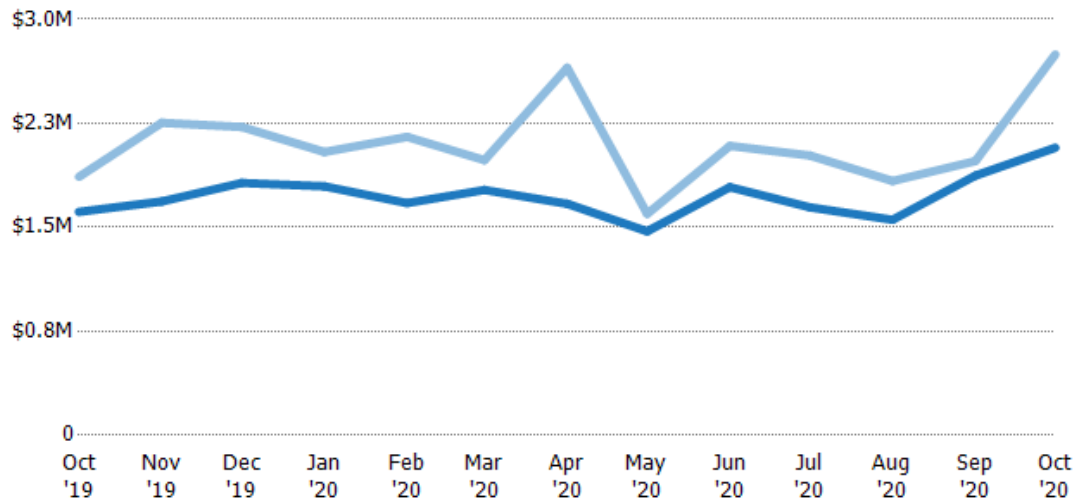


## Average Sales Price vs Average Est Value

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

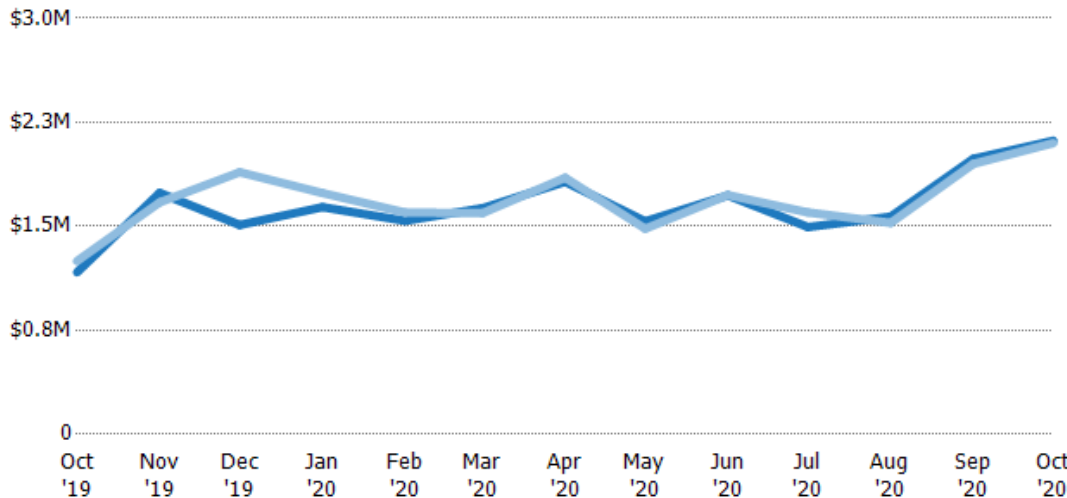


## Median Sales Price vs Median Est Value

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	\$1.17M	\$1.74M	\$1.51M	\$1.64M	\$1.54M	\$1.63M	\$1.82M	\$1.54M	\$1.72M	\$1.49M	\$1.57M	\$1.99M	\$2.12M
Median Sales Price	\$1.25M	\$1.67M	\$1.89M	\$1.74M	\$1.6M	\$1.6M	\$1.85M	\$1.48M	\$1.73M	\$1.6M	\$1.52M	\$1.95M	\$2.1M
Med Sales Price as a % of Med Est Value	107%	96%	125%	106%	104%	98%	102%	97%	100%	107%	97%	98%	99%

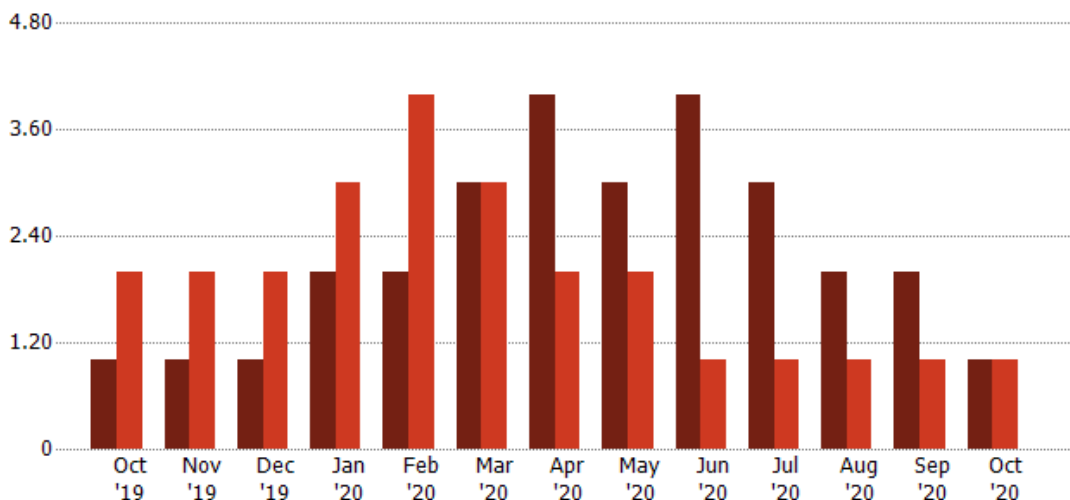
## Distressed Listings

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.
Oct '20	1	0%
Oct '19	1	-50%
Oct '18	2	-50%



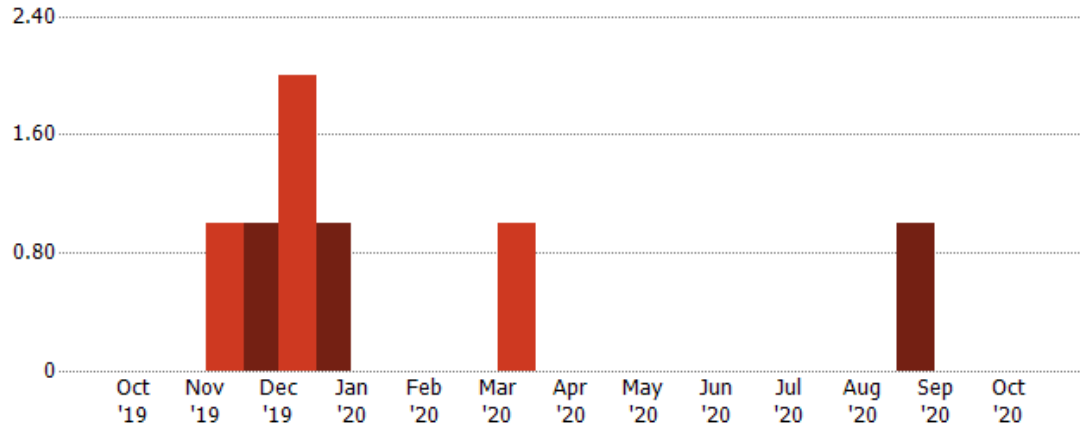
Current Year	1	1	1	2	2	3	4	3	4	3	2	2	1
Prior Year	2	2	2	3	4	3	2	2	1	1	1	1	1
Percent Change from Prior Year	-50%	-50%	-50%	-33%	-50%	0%	100%	50%	300%	200%	100%	100%	0%

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



## Sales Activity by ZIP

Oct 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	119	\$301,514,068	55	\$137,488,046	\$2,499,783	\$1,976,000	\$453	\$415	55