



2020

PARADISE VALLEY MARKET REPORT February 2020



Scottsdale Area Association of REALTORS®
8600 E Anderson Dr., Suite 200 Scottsdale, AZ 85255
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	Feb 2020	Feb 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	90	85	+5.9%	184	198	-7.1%
New Listing Volume	\$218,019,830	\$182,212,462	+19.7%	\$448,643,827	\$479,513,157	-6.4%
Active Listing Count	282	389	-27.5%	N/A	N/A	
Active Listing Volume	\$972,198,367	\$1,123,158,322	-13.4%	N/A	N/A	
Average Listing Price	\$3,447,512	\$2,887,296	+19.4%	\$3,311,195	\$2,969,394	+11.5%
Median Listing Price	\$2,762,500	\$2,300,000	+20.1%	\$2,623,509	\$2,324,838	+12.8%
Average Listing Price per Sq Ft	\$526	\$466	+12.9%	\$516	\$468	+10.2%
Median Listing Price per Sq Ft	\$490	\$425	+15.2%	\$474	\$429	+10.7%
Median Days in RPR	103.5	90	+15%	98.2	94.2	+4.2%
Months of Inventory	4.9	10	-51.3%	9	8.9	+1.6%
Absorption Rate	20.57%	10.03%	+10.5%	11.07%	11.25%	-0.2%
Sales Activity Charts Metrics						
New Pending Sales Count	92	70	+31.4%	177	114	+55.3%
New Pending Sales Volume	\$171,139,359	\$182,412,647	-6.2%	\$371,755,964	\$256,276,127	+45.1%
Pending Sales Count	114	69	+65.2%	N/A	N/A	
Pending Sales Volume	\$254,781,705	\$176,429,560	+44.4%	N/A	N/A	
Closed Sales Count	46	26	+76.9%	104	65	+60%
Closed Sales Volume	\$99,474,899	\$38,829,671	+156.2%	\$212,130,376	\$106,398,417	+99.4%
Average Sales Price	\$2,162,498	\$1,493,449	+44.8%	\$2,039,715	\$1,636,899	+24.6%
Median Sales Price	\$1,655,000	\$1,337,500	+23.7%	\$1,673,125	\$1,404,387	+19.1%
Average Sales Price per Sq Ft	\$471	\$371	+26.9%	\$445	\$401	+11.1%
Median Sales Price per Sq Ft	\$433	\$355	+22%	\$419	\$365	+14.9%
Distressed Charts Metrics						
Distressed Listing Count	1	3	-66.7%	N/A	N/A	

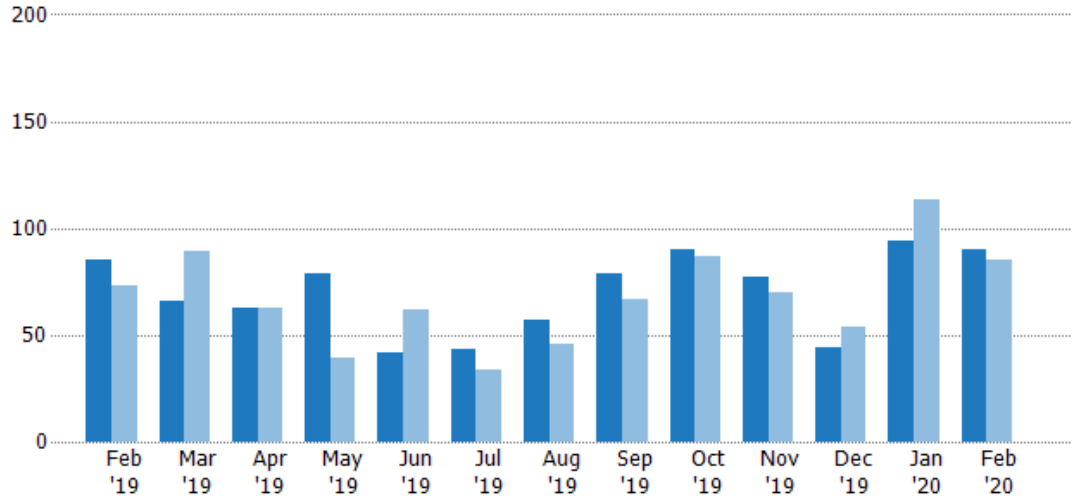
New Listings

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.
Feb '20	90	5.9%
Feb '19	85	16.4%
Feb '18	73	-2.7%



Current Year	85	66	63	79	42	43	57	79	90	77	44	94	90
Prior Year	73	89	63	39	62	34	46	67	87	70	54	113	85
Percent Change from Prior Year	16%	-26%	0%	103%	-32%	26%	24%	18%	3%	10%	-19%	-17%	6%

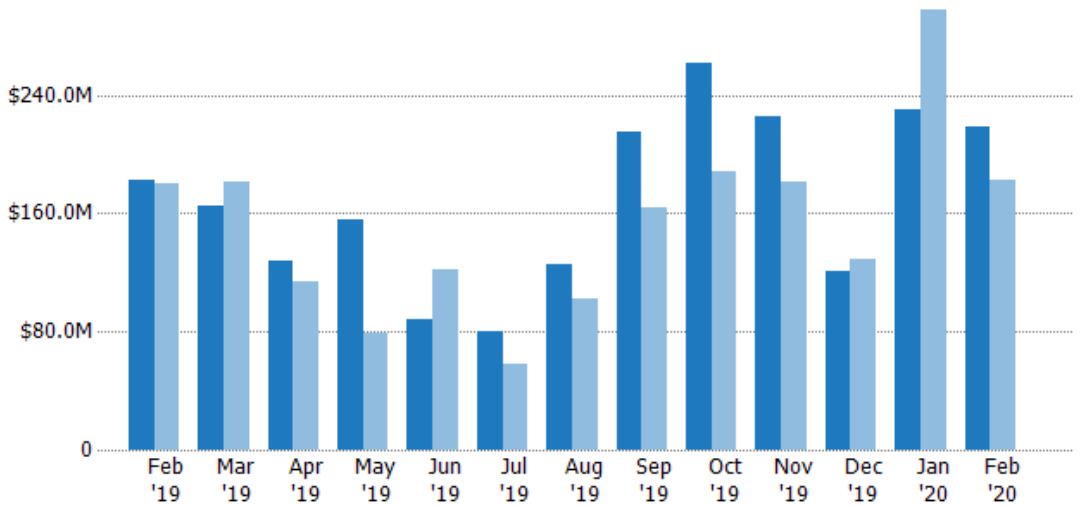
New Listing Volume

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.
Feb '20	\$218M	19.7%
Feb '19	\$182M	1%
Feb '18	\$180M	-24.7%



Current Year	\$182M	\$165M	\$128M	\$156M	\$87.9M	\$80.3M	\$126M	\$215M	\$262M	\$225M	\$120M	\$231M	\$218M
Prior Year	\$180M	\$182M	\$114M	\$78.4M	\$122M	\$58M	\$102M	\$164M	\$188M	\$182M	\$129M	\$297M	\$182M
Percent Change from Prior Year	1%	-9%	12%	99%	-28%	38%	23%	31%	40%	24%	-7%	-22%	20%

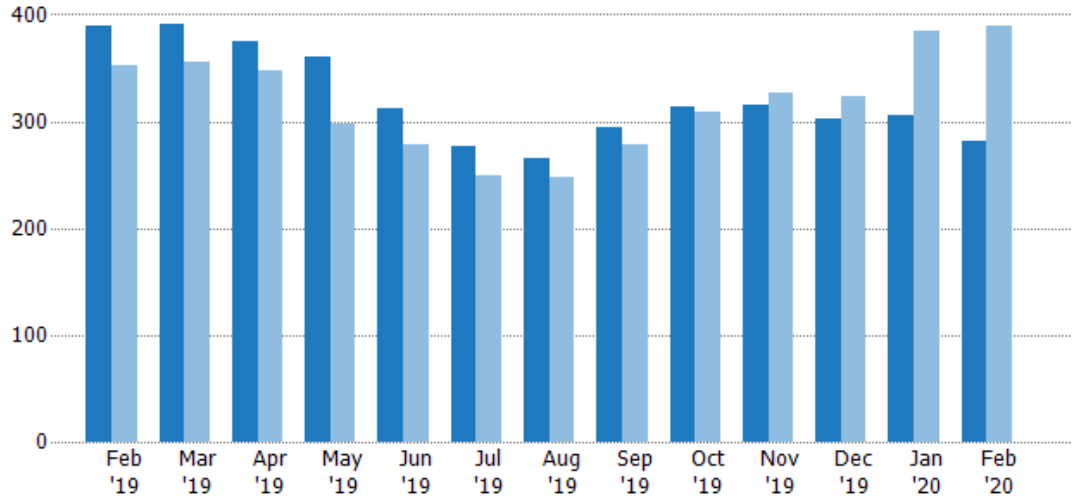
Active Listings

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.
Feb '20	282	-27.5%
Feb '19	389	10.5%
Feb '18	352	-3.4%



Current Year	389	391	375	361	312	276	265	295	314	316	303	305	282
Prior Year	352	356	348	298	278	249	247	279	309	326	324	384	389
Percent Change from Prior Year	11%	10%	8%	21%	12%	11%	7%	6%	2%	-3%	-6%	-21%	-28%

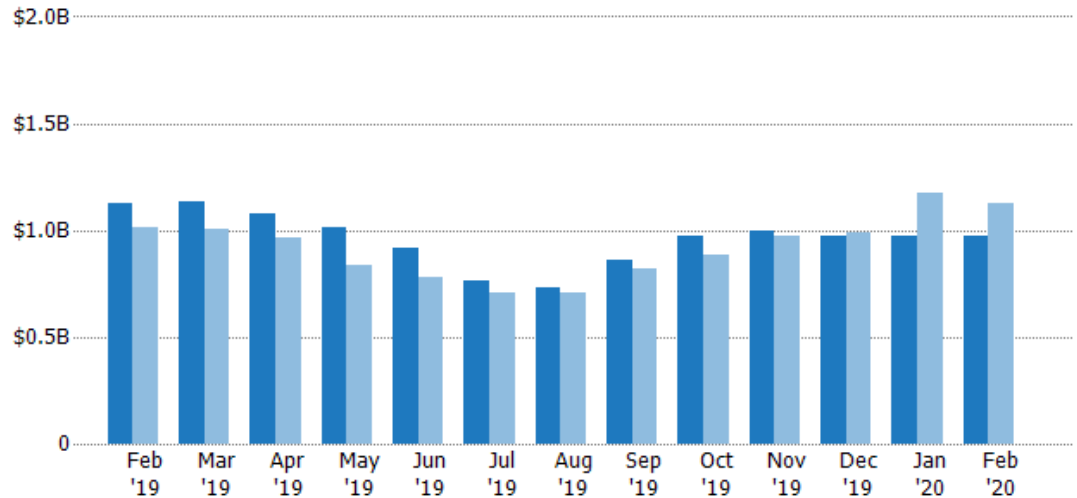
Active Listing Volume

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.
Feb '20	\$972M	-13.4%
Feb '19	\$1.12B	11.2%
Feb '18	\$1.01B	-18%



Current Year	\$1.12B	\$1.14B	\$1.07B	\$1.01B	\$915M	\$760M	\$730M	\$860M	\$974M	\$998M	\$971M	\$971M	\$972M
Prior Year	\$1.01B	\$1B	\$964M	\$835M	\$780M	\$705M	\$711M	\$817M	\$884M	\$971M	\$985M	\$1.17B	\$1.12B
Percent Change from Prior Year	11%	13%	11%	21%	17%	8%	3%	5%	10%	3%	-1%	-17%	-13%

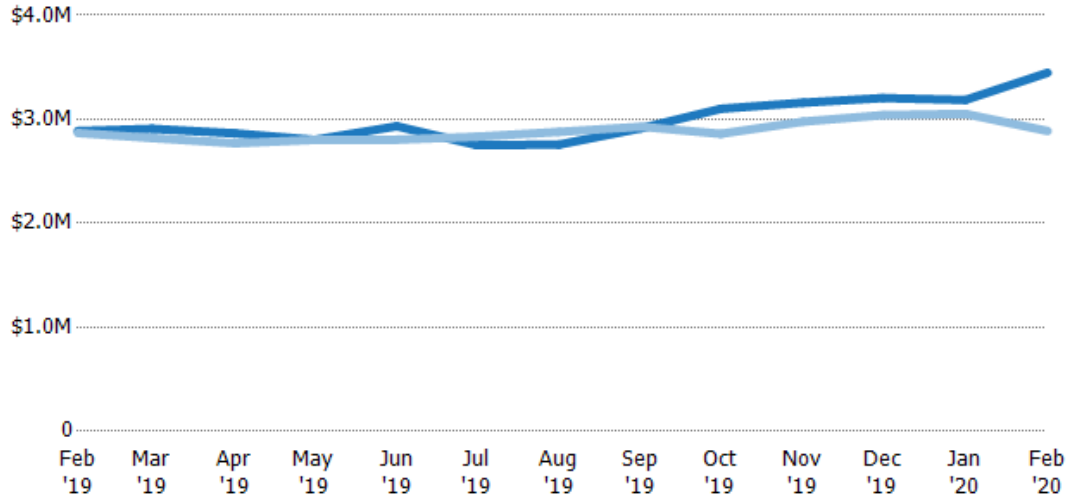
Average Listing Price

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.
Feb '20	\$3.45M	19.4%
Feb '19	\$2.89M	0.7%
Feb '18	\$2.87M	-15.1%



Current Year	\$2.89M	\$2.91M	\$2.87M	\$2.8M	\$2.93M	\$2.75M	\$2.76M	\$2.91M	\$3.1M	\$3.16M	\$3.2M	\$3.19M	\$3.45M
Prior Year	\$2.87M	\$2.82M	\$2.77M	\$2.8M	\$2.8M	\$2.83M	\$2.88M	\$2.93M	\$2.86M	\$2.98M	\$3.04M	\$3.05M	\$2.89M
Percent Change from Prior Year	1%	3%	3%	0%	5%	-3%	-4%	-1%	8%	6%	5%	4%	19%

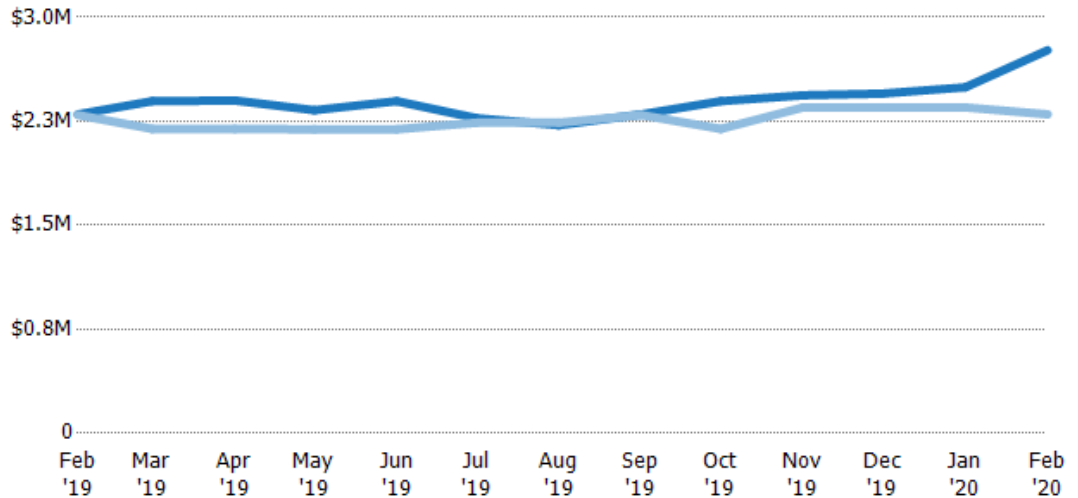
Median Listing Price

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.
Feb '20	\$2.76M	20.1%
Feb '19	\$2.3M	0.2%
Feb '18	\$2.3M	-12.9%



Current Year	\$2.3M	\$2.4M	\$2.4M	\$2.33M	\$2.4M	\$2.27M	\$2.22M	\$2.3M	\$2.4M	\$2.44M	\$2.45M	\$2.5M	\$2.76M
Prior Year	\$2.3M	\$2.2M	\$2.2M	\$2.19M	\$2.19M	\$2.24M	\$2.24M	\$2.3M	\$2.2M	\$2.35M	\$2.35M	\$2.35M	\$2.3M
Percent Change from Prior Year	0%	9%	9%	6%	9%	1%	-1%	0%	9%	4%	4%	6%	20%

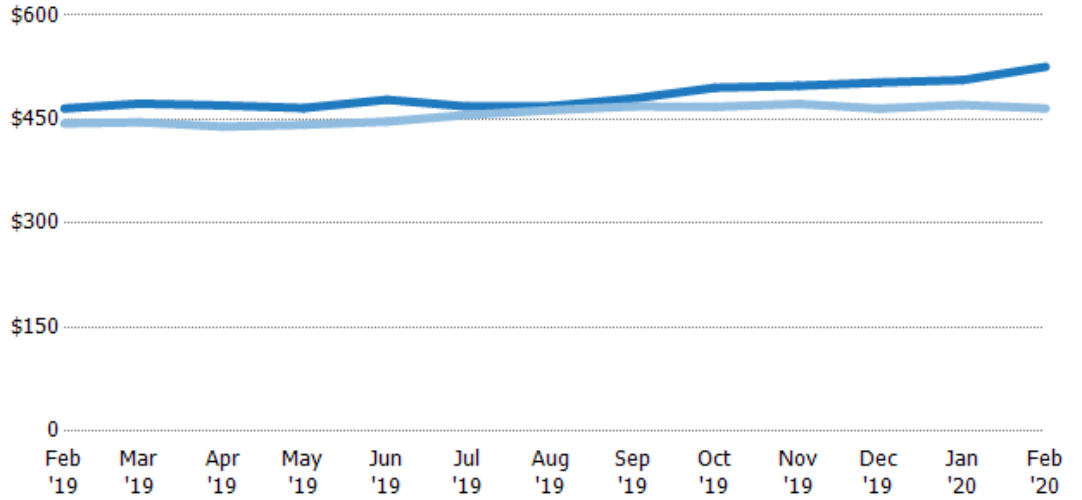
Average Listing Price per Sq Ft

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.
Feb '20	\$526	12.9%
Feb '19	\$466	4.9%
Feb '18	\$444	-9.1%



Current Year	\$466	\$473	\$470	\$466	\$478	\$468	\$469	\$480	\$496	\$498	\$503	\$506	\$526
Prior Year	\$444	\$446	\$439	\$442	\$447	\$456	\$463	\$469	\$468	\$472	\$465	\$471	\$466
Percent Change from Prior Year	5%	6%	7%	5%	7%	3%	1%	2%	6%	6%	8%	8%	13%

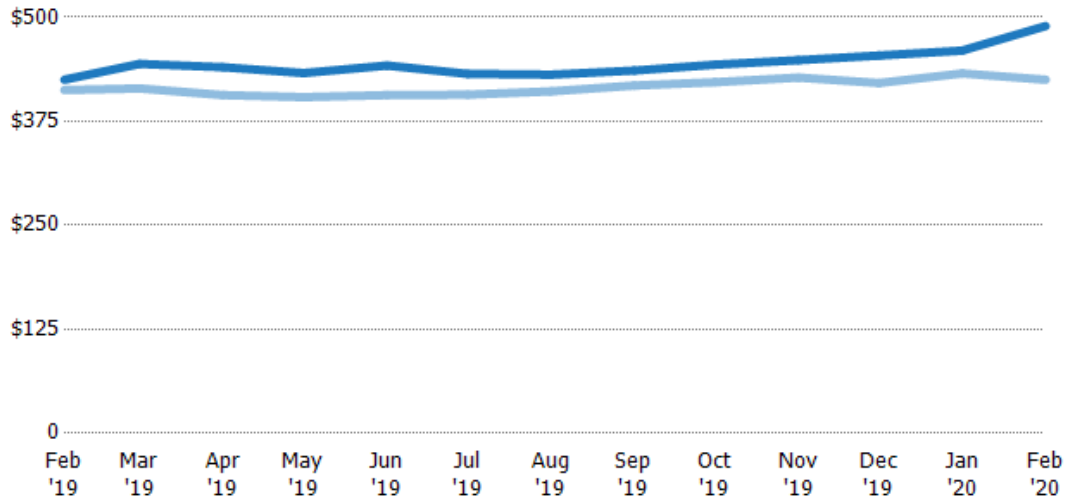
Median Listing Price per Sq Ft

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.
Feb '20	\$490	15.2%
Feb '19	\$425	3%
Feb '18	\$413	-10.4%



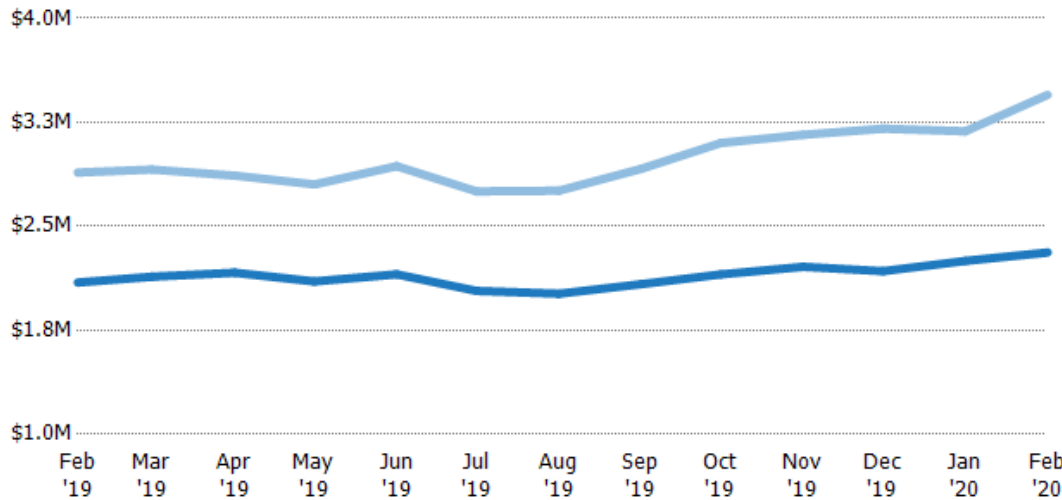
Current Year	\$425	\$444	\$440	\$433	\$442	\$432	\$431	\$436	\$443	\$449	\$454	\$460	\$490
Prior Year	\$413	\$415	\$407	\$404	\$407	\$407	\$411	\$418	\$422	\$428	\$421	\$433	\$425
Percent Change from Prior Year	3%	7%	8%	7%	9%	6%	5%	4%	5%	5%	8%	6%	15%

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



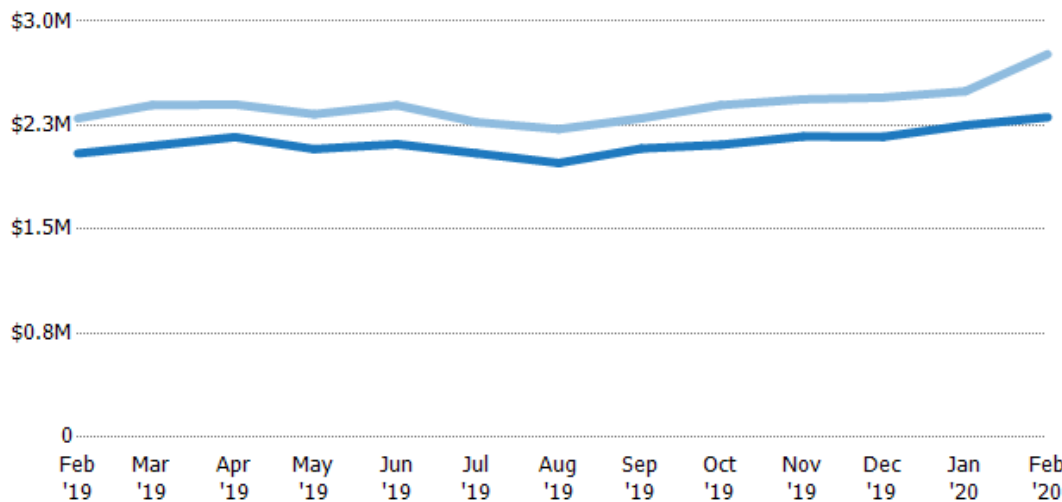
Avg Est Value	\$2.09M	\$2.14M	\$2.16M	\$2.1M	\$2.15M	\$2.03M	\$2.01M	\$2.08M	\$2.15M	\$2.21M	\$2.18M	\$2.25M	\$2.31M
Avg Listing Price	\$2.89M	\$2.91M	\$2.87M	\$2.8M	\$2.93M	\$2.75M	\$2.76M	\$2.91M	\$3.1M	\$3.16M	\$3.2M	\$3.19M	\$3.45M
Avg Listing Price as a % of Avg Est Value	138%	136%	132%	133%	136%	135%	137%	140%	144%	143%	147%	142%	149%

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	\$2.05M	\$2.1M	\$2.16M	\$2.08M	\$2.11M	\$2.05M	\$1.98M	\$2.08M	\$2.11M	\$2.17M	\$2.17M	\$2.25M	\$2.31M
Median Listing Price	\$2.3M	\$2.4M	\$2.4M	\$2.33M	\$2.4M	\$2.27M	\$2.22M	\$2.3M	\$2.4M	\$2.44M	\$2.45M	\$2.5M	\$2.76M
Med Listing Price as a % of Med Est Value	112%	114%	111%	112%	113%	111%	112%	110%	114%	112%	113%	111%	120%

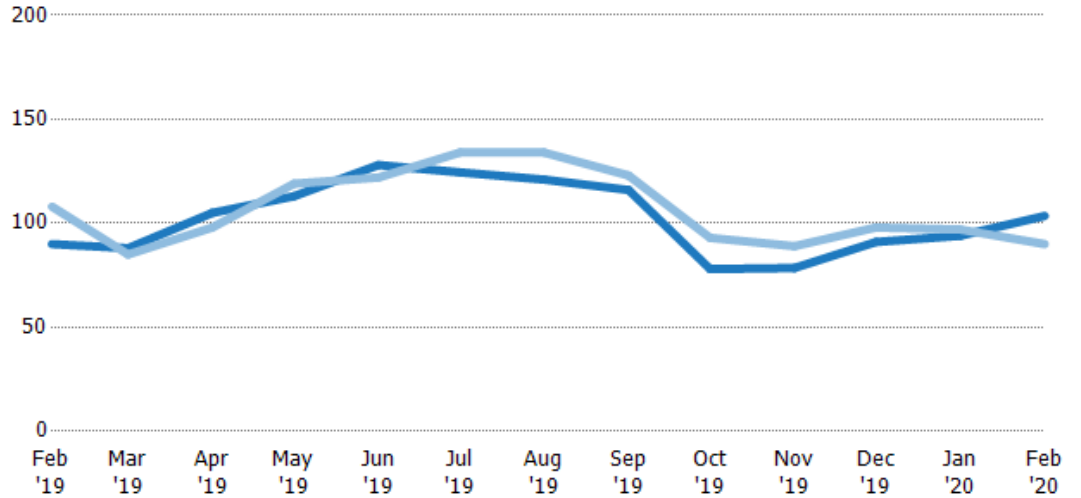
Median Days in RPR

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.
Feb '20	104	15%
Feb '19	90	-16.7%
Feb '18	108	3.2%



Current Year	90	88	105	113	128	125	121	116	78	78.5	91	94	104
Prior Year	108	85	98	119	122	134	134	123	93	89	98	97	90
Percent Change from Prior Year	-17%	4%	7%	-5%	5%	-7%	-10%	-6%	-16%	-12%	-7%	-3%	15%

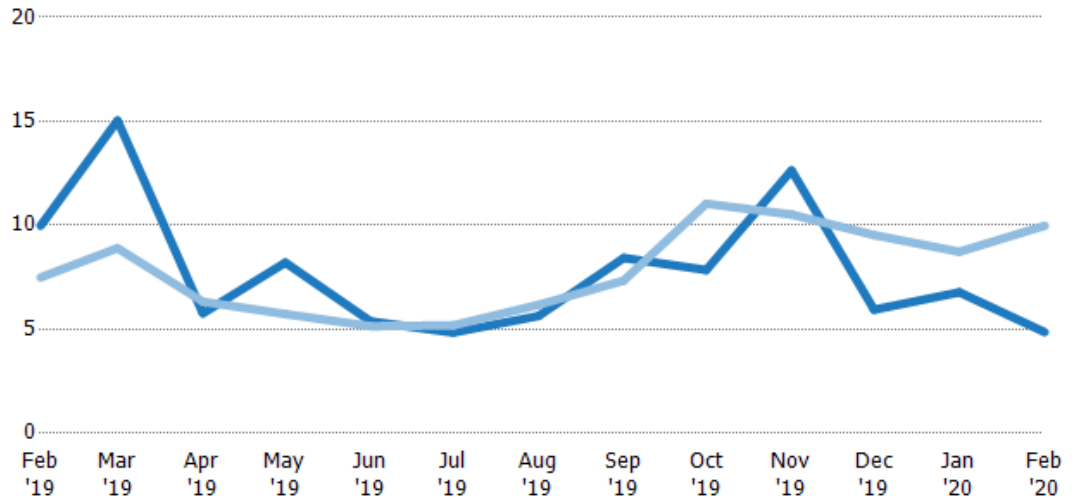
Months of Inventory

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.
Feb '20	4.86	-51.3%
Feb '19	9.97	33.2%
Feb '18	7.49	26.1%



Current Year	9.97	15	5.77	8.2	5.38	4.84	5.64	8.43	7.85	12.6	5.94	6.78	4.86
Prior Year	7.49	8.9	6.33	5.73	5.15	5.19	6.18	7.34	11	10.5	9.53	8.73	9.97
Percent Change from Prior Year	33%	69%	-9%	43%	4%	-7%	-9%	15%	-29%	20%	-38%	-22%	-51%

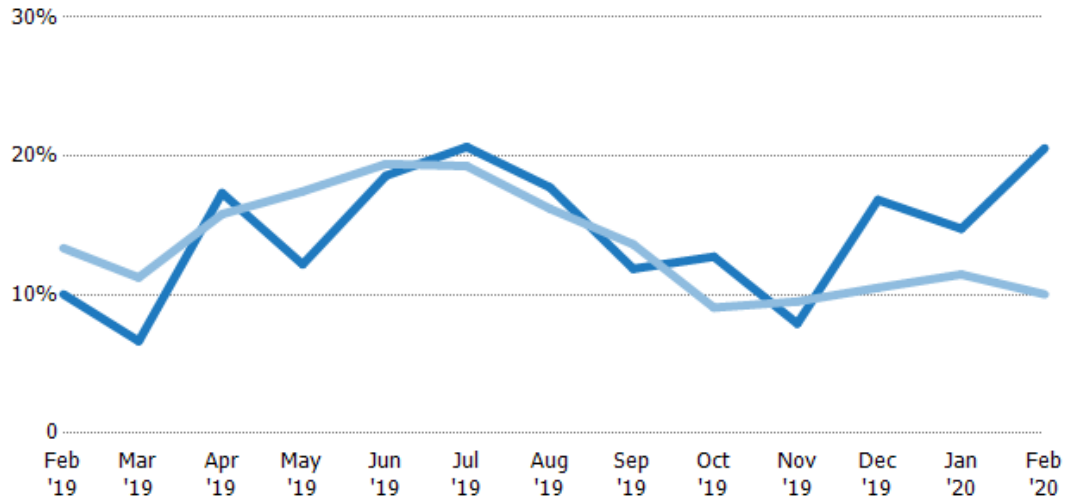
Absorption Rate

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.
Feb '20	21%	-10.5%
Feb '19	10%	3.3%
Feb '18	13%	-20.7%



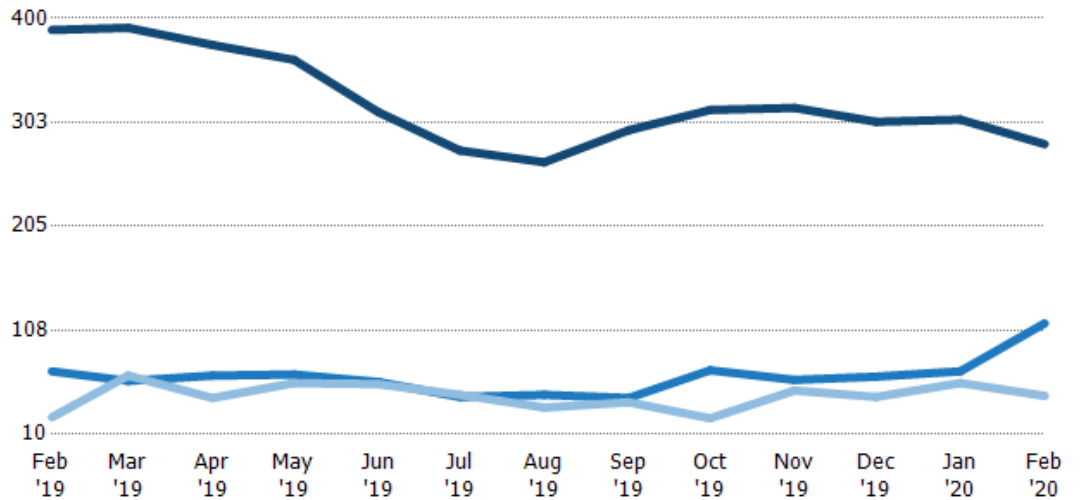
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	10%	7%	17%	12%	19%	21%	18%	12%	13%	8%	17%	15%	21%
Prior Year	13%	11%	16%	17%	19%	19%	16%	14%	9%	10%	10%	11%	10%
Change from Prior Year	3%	5%	-2%	5%	1%	-1%	-2%	2%	-4%	2%	-6%	-3%	-11%

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



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Active	389	391	375	361	312	276	265	295	314	316	303	305	282
Pending	69	60	65	66	59	45	47	44	70	61	64	69	114
Sold	26	65	44	58	57	47	35	40	25	51	45	58	46

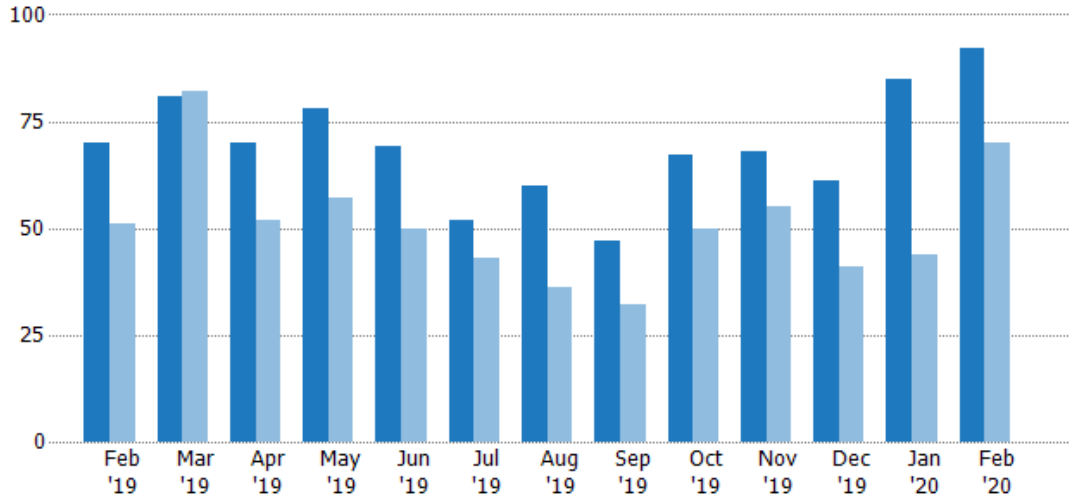
New Pending Sales

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.
Feb '20	92	31.4%
Feb '19	70	37.3%
Feb '18	51	-2%



Current Year	70	81	70	78	69	52	60	47	67	68	61	85	92
Prior Year	51	82	52	57	50	43	36	32	50	55	41	44	70
Percent Change from Prior Year	37%	-1%	35%	37%	38%	21%	67%	47%	34%	24%	49%	93%	31%

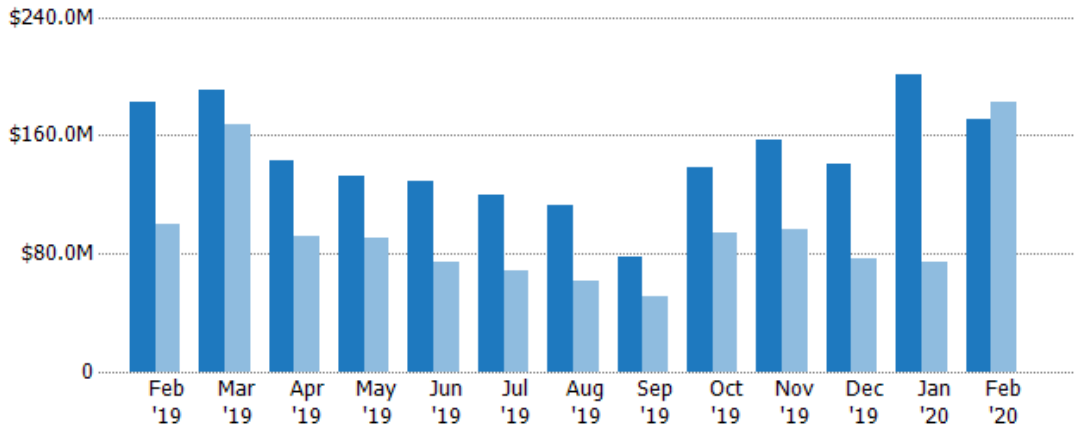
New Pending Sales Volume

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.
Feb '20	\$171M	-6.2%
Feb '19	\$182M	82.3%
Feb '18	\$100M	-16.4%



Current Year	\$182M	\$190M	\$143M	\$132M	\$129M	\$120M	\$112M	\$77.5M	\$138M	\$157M	\$140M	\$201M	\$171M
Prior Year	\$100M	\$167M	\$91.2M	\$90.4M	\$74.1M	\$68.9M	\$61.8M	\$51.2M	\$94.3M	\$95.8M	\$76.8M	\$73.9M	\$182M
Percent Change from Prior Year	82%	14%	57%	46%	74%	74%	81%	51%	47%	63%	83%	172%	-6%

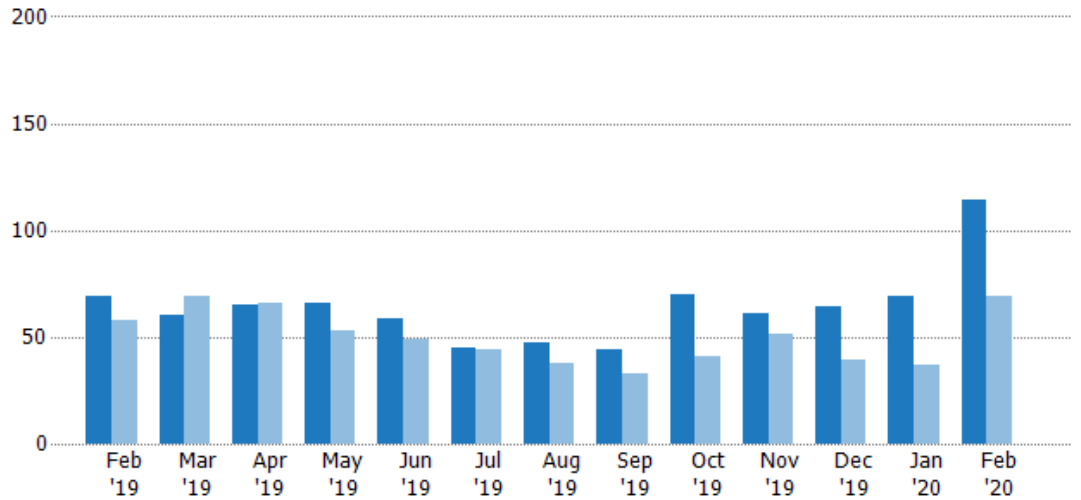
Pending Sales

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.
Feb '20	114	65.2%
Feb '19	69	19%
Feb '18	58	-8.6%



Current Year	69	60	65	66	59	45	47	44	70	61	64	69	114
Prior Year	58	69	66	53	49	44	38	33	41	51	39	37	69
Percent Change from Prior Year	19%	-13%	-2%	25%	20%	2%	24%	33%	71%	20%	64%	86%	65%

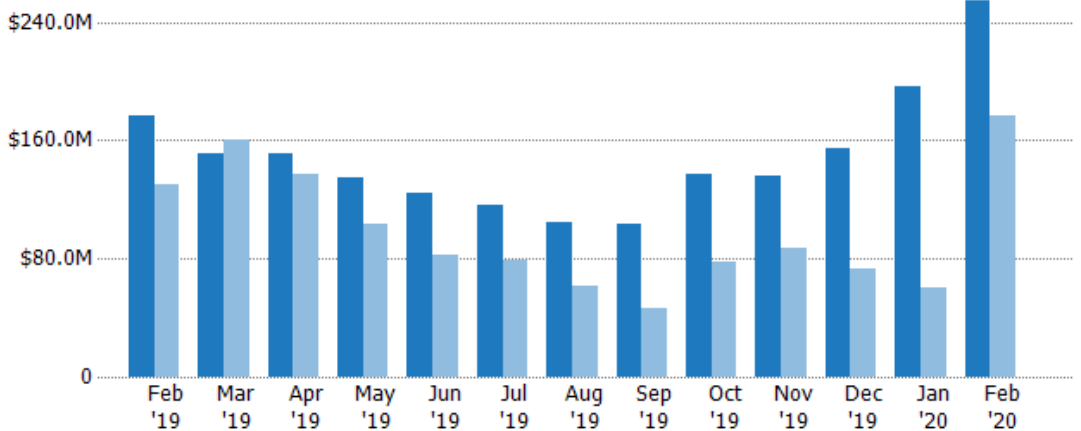
Pending Sales Volume

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.
Feb '20	\$255M	44.4%
Feb '19	\$176M	35.1%
Feb '18	\$131M	-24.6%



Current Year	\$176M	\$151M	\$151M	\$135M	\$124M	\$116M	\$104M	\$103M	\$138M	\$135M	\$155M	\$196M	\$255M
Prior Year	\$131M	\$160M	\$137M	\$104M	\$82.1M	\$78.9M	\$61.3M	\$46.9M	\$77.5M	\$87.2M	\$73.2M	\$60.5M	\$176M
Percent Change from Prior Year	35%	-5%	10%	30%	51%	47%	70%	120%	78%	55%	111%	224%	44%

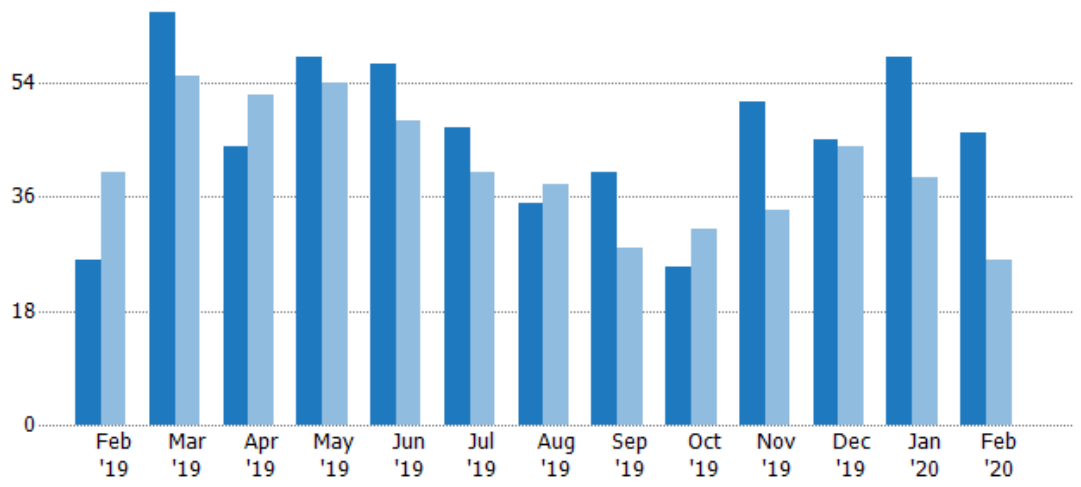
Closed Sales

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.
Feb '20	46	76.9%
Feb '19	26	-35%
Feb '18	40	-20%



	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	26	65	44	58	57	47	35	40	25	51	45	58	46
Prior Year	40	55	52	54	48	40	38	28	31	34	44	39	26
Percent Change from Prior Year	-35%	18%	-15%	7%	19%	18%	-8%	43%	-19%	50%	2%	49%	77%

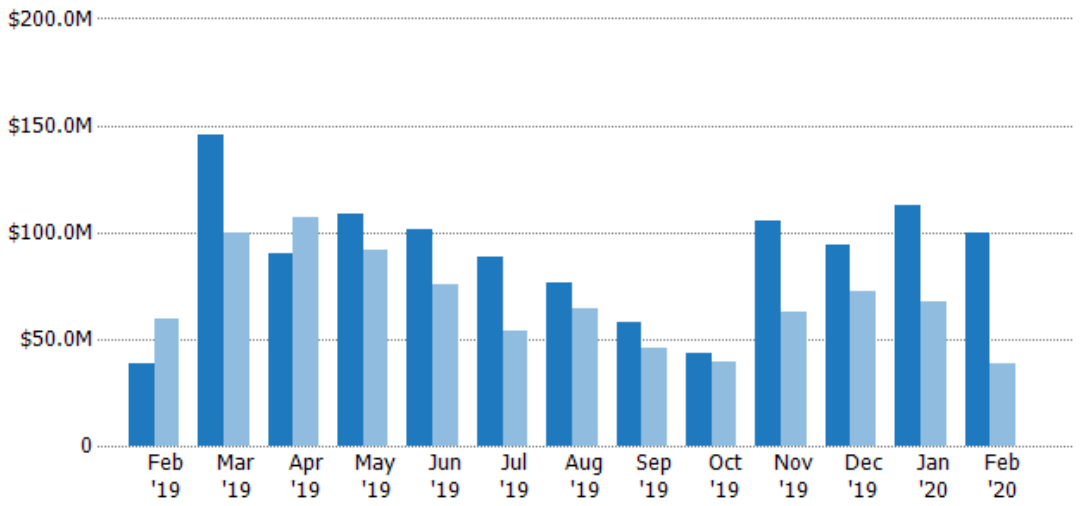
Closed Sales Volume

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.
Feb '20	\$99.5M	156.2%
Feb '19	\$38.8M	-34.9%
Feb '18	\$59.7M	-29%



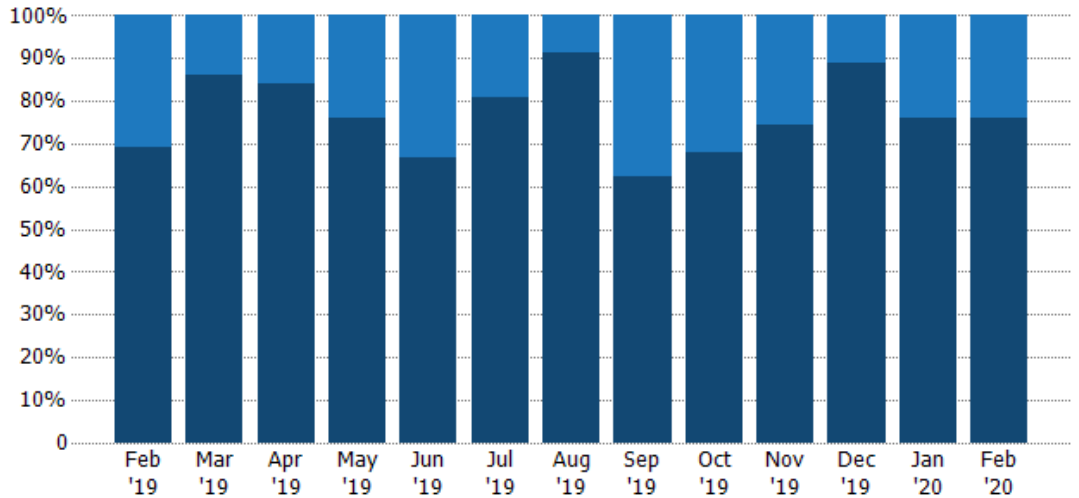
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	\$38.8M	\$146M	\$89.8M	\$108M	\$101M	\$88.1M	\$76.7M	\$58.1M	\$43.2M	\$105M	\$93.8M	\$113M	\$99.5M
Prior Year	\$59.7M	\$100M	\$107M	\$92M	\$75.3M	\$53.5M	\$64.1M	\$45.4M	\$39.2M	\$62.3M	\$72.7M	\$67.6M	\$38.8M
Percent Change from Prior Year	-35%	46%	-16%	18%	34%	65%	20%	28%	10%	68%	29%	67%	156%

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



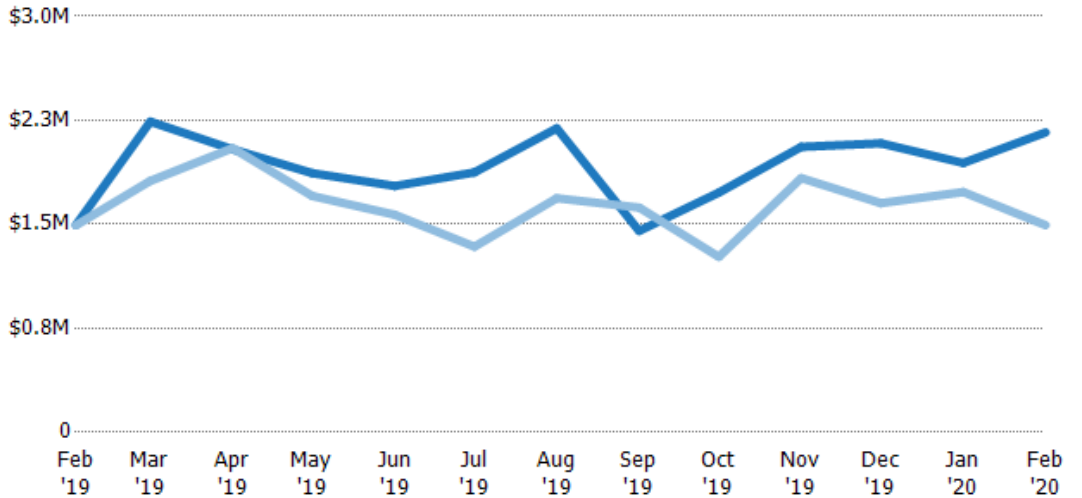
Condo/Townhouse	31%	14%	16%	24%	33%	19%	9%	38%	32%	25%	11%	24%	24%
Single Family Residence	69%	86%	84%	76%	67%	81%	91%	63%	68%	75%	89%	76%	76%

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.
Feb '20	\$2.16M	44.8%
Feb '19	\$1.49M	0.1%
Feb '18	\$1.49M	-11.3%

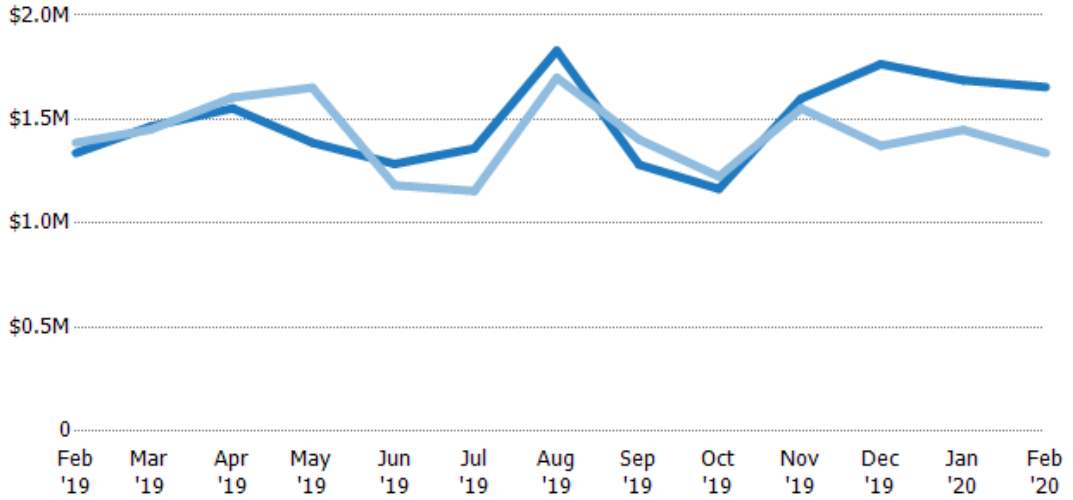
Current Year	\$1.49M	\$2.24M	\$2.04M	\$1.87M	\$1.78M	\$1.87M	\$2.19M	\$1.45M	\$1.73M	\$2.06M	\$2.08M	\$1.94M	\$2.16M
Prior Year	\$1.49M	\$1.81M	\$2.05M	\$1.7M	\$1.57M	\$1.34M	\$1.69M	\$1.62M	\$1.27M	\$1.83M	\$1.65M	\$1.73M	\$1.49M
Percent Change from Prior Year	0%	24%	0%	10%	13%	40%	30%	-10%	37%	12%	26%	12%	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.
Feb '20	\$1.66M	23.7%
Feb '19	\$1.34M	-3.6%
Feb '18	\$1.39M	-4.5%

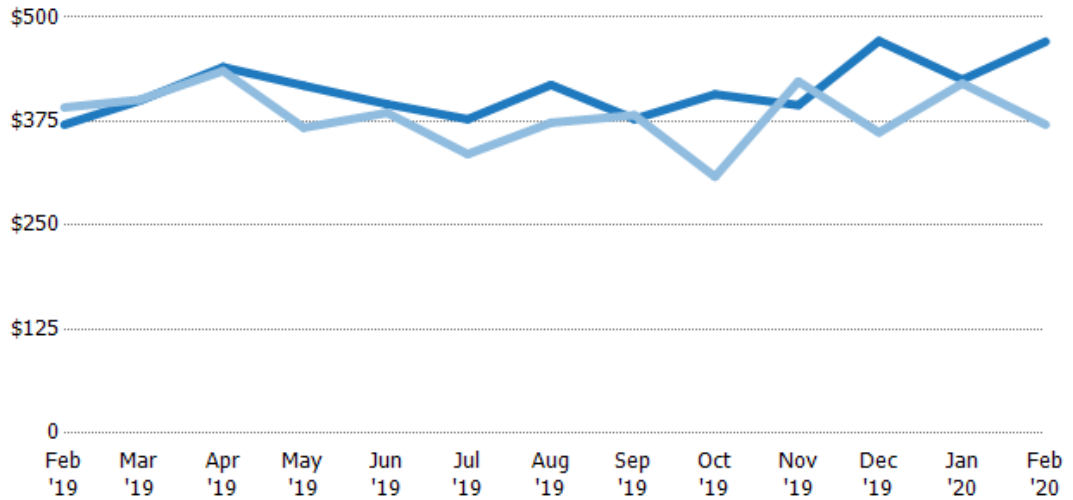
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	\$1.34M	\$1.47M	\$1.55M	\$1.39M	\$1.29M	\$1.36M	\$1.83M	\$1.28M	\$1.17M	\$1.6M	\$1.77M	\$1.69M	\$1.66M
Prior Year	\$1.39M	\$1.45M	\$1.6M	\$1.65M	\$1.18M	\$1.16M	\$1.7M	\$1.4M	\$1.23M	\$1.55M	\$1.37M	\$1.45M	\$1.34M
Percent Change from Prior Year	-4%	1%	-3%	-16%	9%	18%	8%	-9%	-5%	3%	29%	16%	24%

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.
Feb '20	\$471	26.9%
Feb '19	\$371	-5.3%
Feb '18	\$392	-6.2%

	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	\$371	\$400	\$440	\$418	\$396	\$377	\$419	\$378	\$407	\$394	\$472	\$425	\$471
Prior Year	\$392	\$401	\$436	\$367	\$385	\$335	\$373	\$382	\$308	\$423	\$362	\$420	\$371
Percent Change from Prior Year	-5%	0%	1%	14%	3%	13%	12%	-1%	32%	-7%	30%	1%	27%

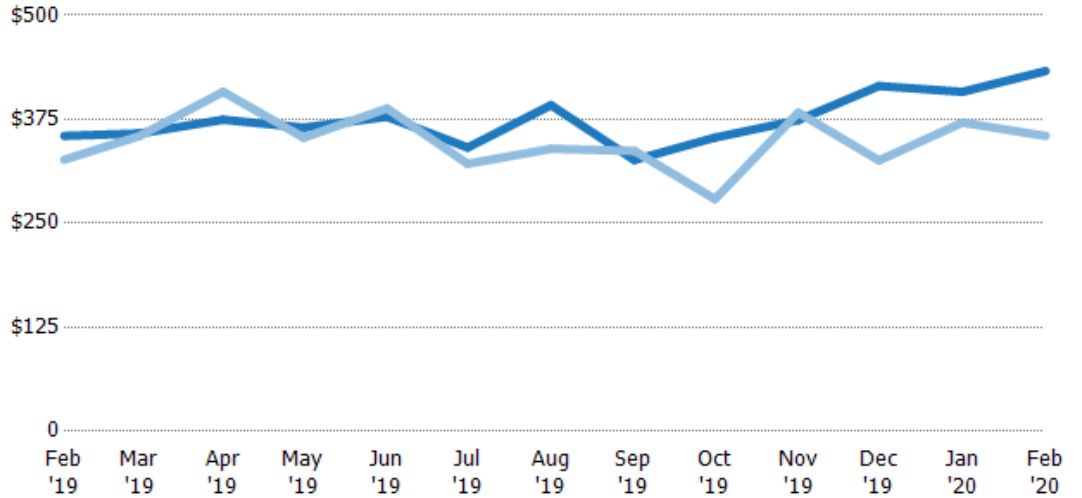
Median Sales Price per Sq Ft

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.
Feb '20	\$433	22%
Feb '19	\$355	8.7%
Feb '18	\$327	-1.2%



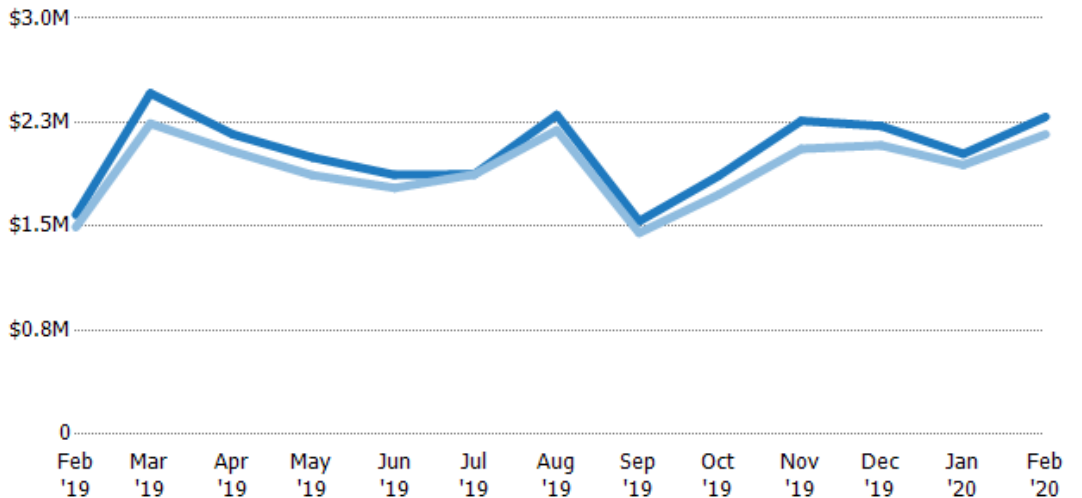
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	\$355	\$358	\$375	\$365	\$378	\$341	\$392	\$326	\$353	\$374	\$415	\$408	\$433
Prior Year	\$327	\$355	\$408	\$353	\$388	\$322	\$340	\$337	\$279	\$383	\$326	\$371	\$355
Percent Change from Prior Year	9%	1%	-8%	3%	-3%	6%	15%	-3%	27%	-2%	27%	10%	22%

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



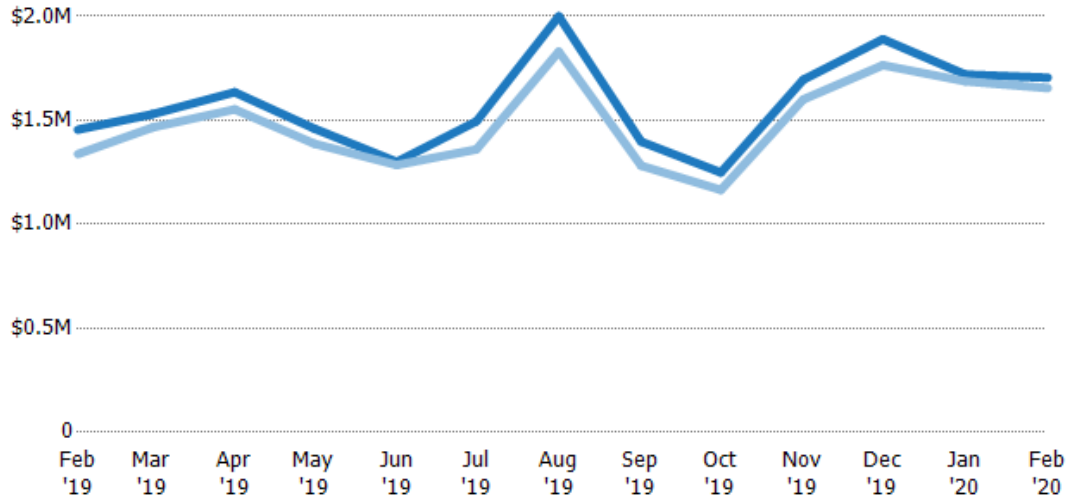
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Avg List Price	\$1.58M	\$2.46M	\$2.16M	\$2M	\$1.87M	\$1.88M	\$2.3M	\$1.54M	\$1.86M	\$2.26M	\$2.22M	\$2.02M	\$2.29M
Avg Sales Price	\$1.49M	\$2.24M	\$2.04M	\$1.87M	\$1.78M	\$1.87M	\$2.19M	\$1.45M	\$1.73M	\$2.06M	\$2.08M	\$1.94M	\$2.16M
Avg Sales Price as a % of Avg List Price	94%	91%	94%	94%	95%	100%	95%	95%	93%	91%	94%	96%	94%

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



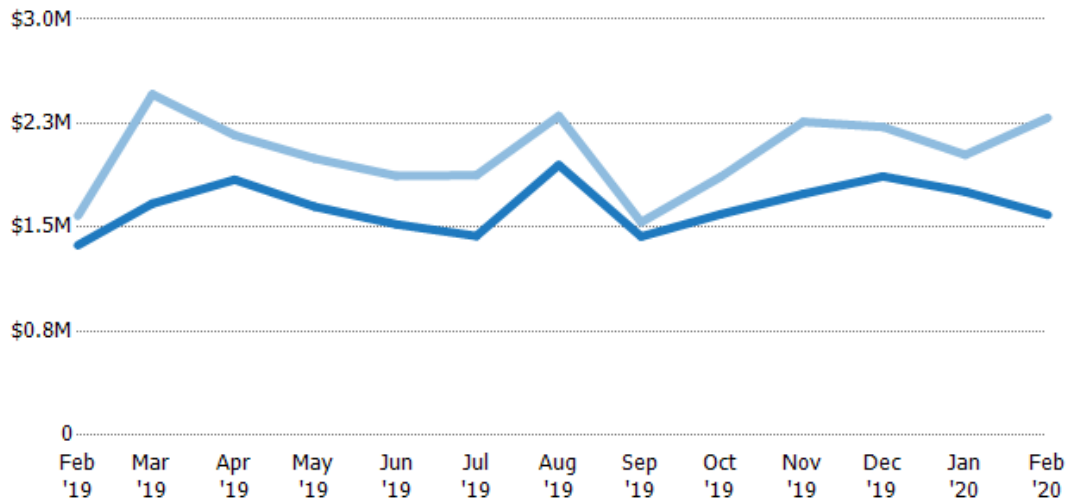
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Median List Price	\$1.46M	\$1.53M	\$1.64M	\$1.46M	\$1.3M	\$1.5M	\$2M	\$1.4M	\$1.25M	\$1.7M	\$1.89M	\$1.72M	\$1.71M
Median Sales Price	\$1.34M	\$1.47M	\$1.55M	\$1.39M	\$1.29M	\$1.36M	\$1.83M	\$1.28M	\$1.17M	\$1.6M	\$1.77M	\$1.69M	\$1.66M
Med Sales Price as a % of Med List Price	92%	96%	95%	95%	99%	91%	92%	92%	93%	94%	93%	98%	97%

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



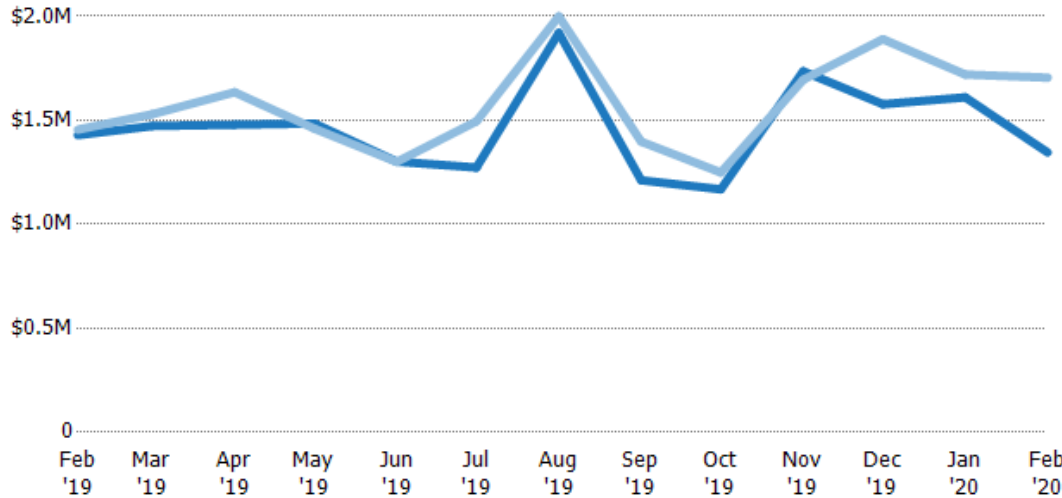
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Avg Est Value	\$1.37M	\$1.67M	\$1.84M	\$1.65M	\$1.52M	\$1.44M	\$1.95M	\$1.43M	\$1.59M	\$1.74M	\$1.87M	\$1.76M	\$1.59M
Avg Sales Price	\$1.58M	\$2.46M	\$2.16M	\$2M	\$1.87M	\$1.88M	\$2.3M	\$1.54M	\$1.86M	\$2.26M	\$2.22M	\$2.02M	\$2.29M
Avg Sales Price as a % of Avg Est Value	115%	147%	117%	121%	123%	131%	118%	107%	117%	130%	119%	115%	144%

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



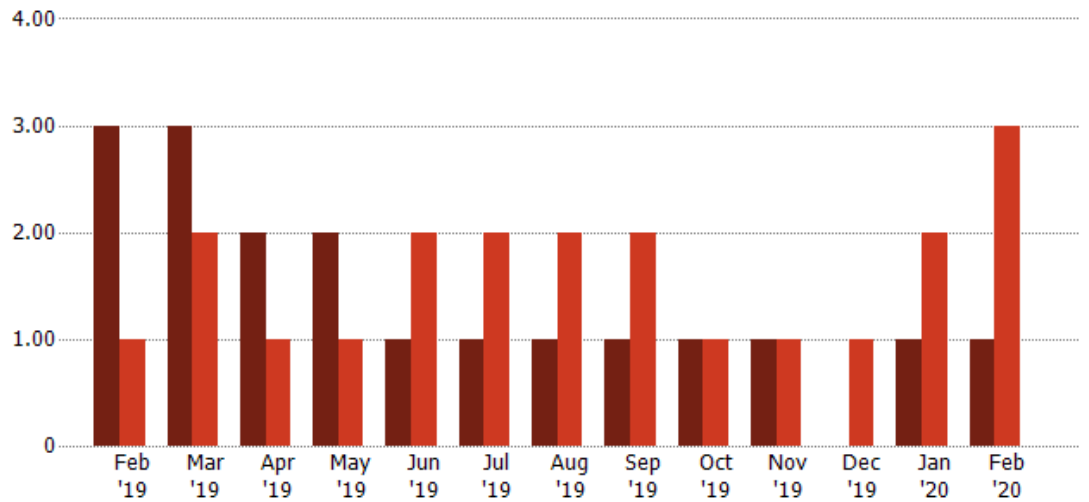
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Median Est Value	\$1.43M	\$1.47M	\$1.48M	\$1.48M	\$1.3M	\$1.27M	\$1.92M	\$1.21M	\$1.17M	\$1.74M	\$1.58M	\$1.61M	\$1.35M
Median Sales Price	\$1.46M	\$1.53M	\$1.64M	\$1.46M	\$1.3M	\$1.5M	\$2M	\$1.4M	\$1.25M	\$1.7M	\$1.89M	\$1.72M	\$1.71M
Med Sales Price as a % of Med Est Value	102%	104%	111%	98%	100%	117%	104%	115%	107%	98%	120%	107%	127%

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



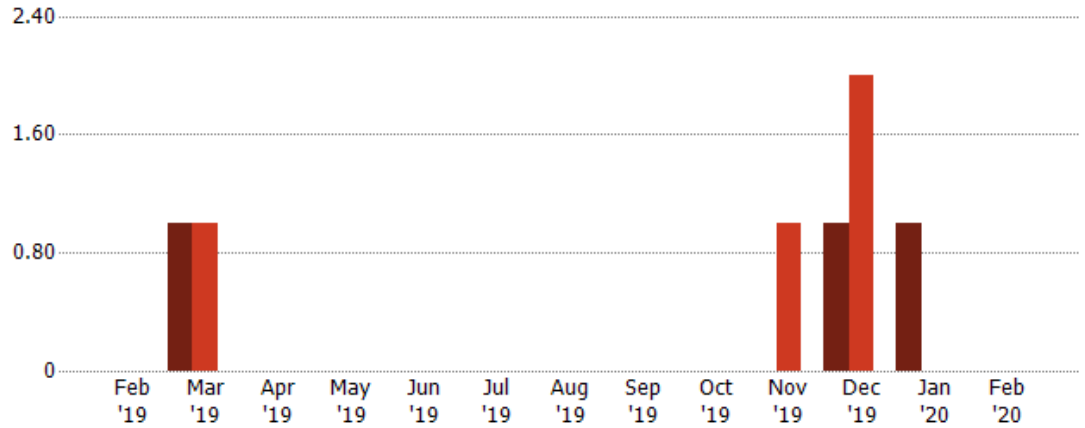
	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20
Current Year	3	3	2	2	1	1	1	1	1	1	-	1	1
Prior Year	1	2	1	1	2	2	2	2	1	1	1	2	3
Percent Change from Prior Year	200%	50%	100%	100%	-50%	-50%	-50%	-50%	0%	0%	-100%	-50%	-67%

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



Sales Activity by ZIP

Feb 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	114	\$254,781,705	46	\$99,474,899	\$2,162,498	\$1,655,000	\$448	\$413	58