



2020

PARADISE VALLEY MARKET REPORT April 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	Apr 2020	Apr 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	48	62	-22.6%	294	323	-9%
New Listing Volume	\$106,753,026	\$124,748,300	-14.4%	\$691,600,137	\$767,258,886	-9.9%
Active Listing Count	258	363	-28.9%	N/A	N/A	
Active Listing Volume	\$860,241,528	\$1,022,734,421	-15.9%	N/A	N/A	
Average Listing Price	\$3,334,269	\$2,817,450	+18.3%	\$3,220,218	\$2,894,140	+11.3%
Median Listing Price	\$2,625,000	\$2,395,000	+9.6%	\$2,552,439	\$2,324,056	+9.8%
Average Listing Price per Sq Ft	\$526	\$468	+12.5%	\$510	\$468	+9%
Median Listing Price per Sq Ft	\$499	\$435	+14.7%	\$471	\$433	+8.8%
Median Days in RPR	99	104	-4.8%	101.8	92.62	+9.9%
Months of Inventory	5.6	5.7	-1.1%	6.8	7.8	-11.9%
Absorption Rate	17.83%	17.63%	+0.2%	14.62%	12.87%	+1.7%
Sales Activity Charts Metrics						
New Pending Sales Count	41	70	-41.4%	275	261	+5.4%
New Pending Sales Volume	\$69,607,799	\$143,434,335	-51.5%	\$572,979,363	\$577,297,421	-0.7%
Pending Sales Count	74	65	+13.8%	N/A	N/A	
Pending Sales Volume	\$153,505,733	\$150,655,547	+1.9%	N/A	N/A	
Closed Sales Count	29	43	-32.6%	178	169	+5.3%
Closed Sales Volume	\$69,541,470	\$88,634,993	-21.5%	\$369,856,539	\$337,331,262	+9.6%
Average Sales Price	\$2,397,982	\$2,061,279	+16.3%	\$2,077,846	\$1,996,043	+4.1%
Median Sales Price	\$1,650,000	\$1,600,000	+3.1%	\$1,641,067	\$1,506,538	+8.9%
Average Sales Price per Sq Ft	\$461	\$442	+4.3%	\$444	\$414	+7.2%
Median Sales Price per Sq Ft	\$389	\$376	+3.5%	\$406	\$365	+11%
Distressed Charts Metrics						
Distressed Listing Count	2	1	+100%	N/A	N/A	

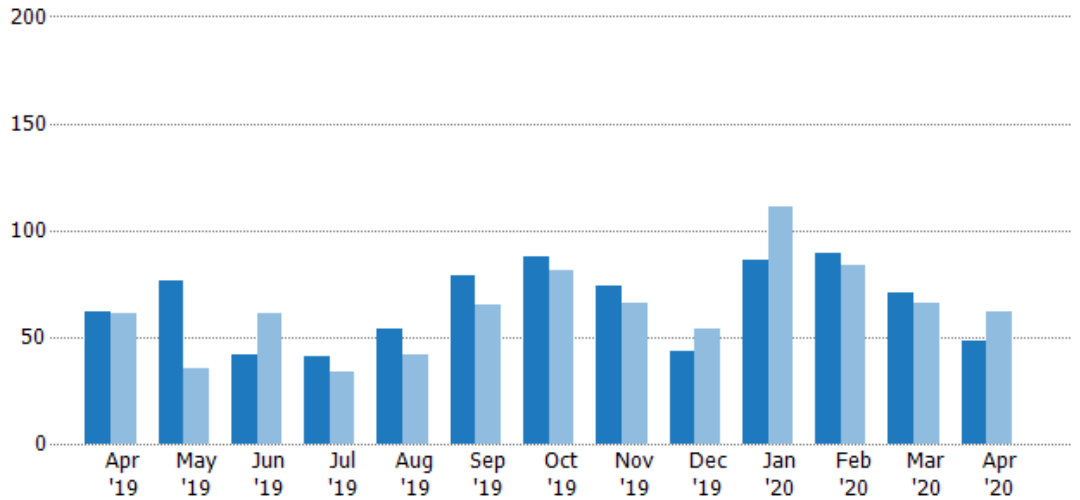
New Listings

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.
Apr '20	48	-22.6%
Apr '19	62	1.6%
Apr '18	61	-4.9%



Current Year	62	76	42	41	54	79	88	74	43	86	89	71	48
Prior Year	61	35	61	34	42	65	81	66	54	111	84	66	62
Percent Change from Prior Year	2%	117%	-31%	21%	29%	22%	9%	12%	-20%	-23%	6%	8%	-23%

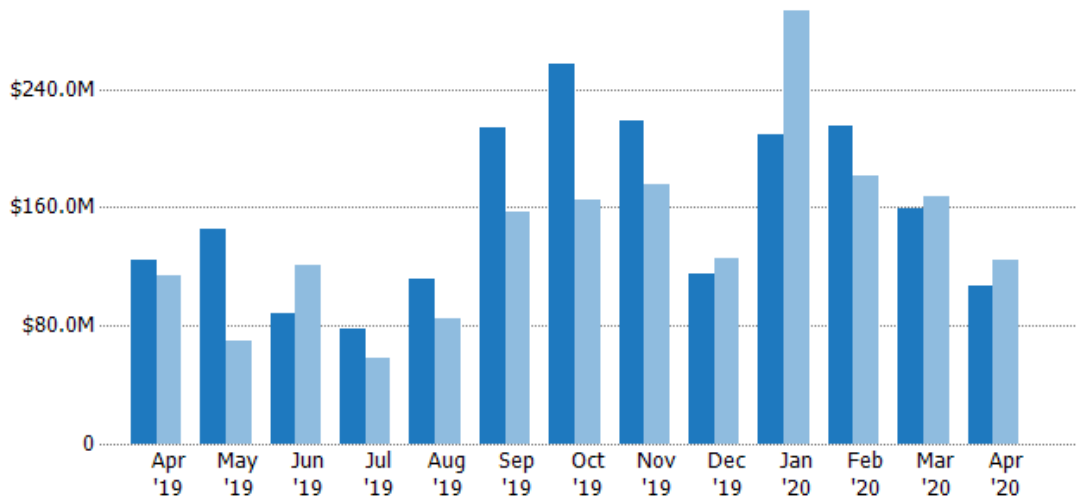
New Listing Volume

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.
Apr '20	\$107M	-14.4%
Apr '19	\$125M	10.1%
Apr '18	\$113M	26.5%



Current Year	\$125M	\$145M	\$87.7M	\$77.7M	\$111M	\$214M	\$257M	\$218M	\$115M	\$210M	\$215M	\$160M	\$107M
Prior Year	\$113M	\$69.6M	\$121M	\$58M	\$85.2M	\$157M	\$165M	\$176M	\$125M	\$293M	\$182M	\$168M	\$125M
Percent Change from Prior Year	10%	109%	-28%	34%	31%	37%	56%	24%	-8%	-28%	19%	-5%	-14%

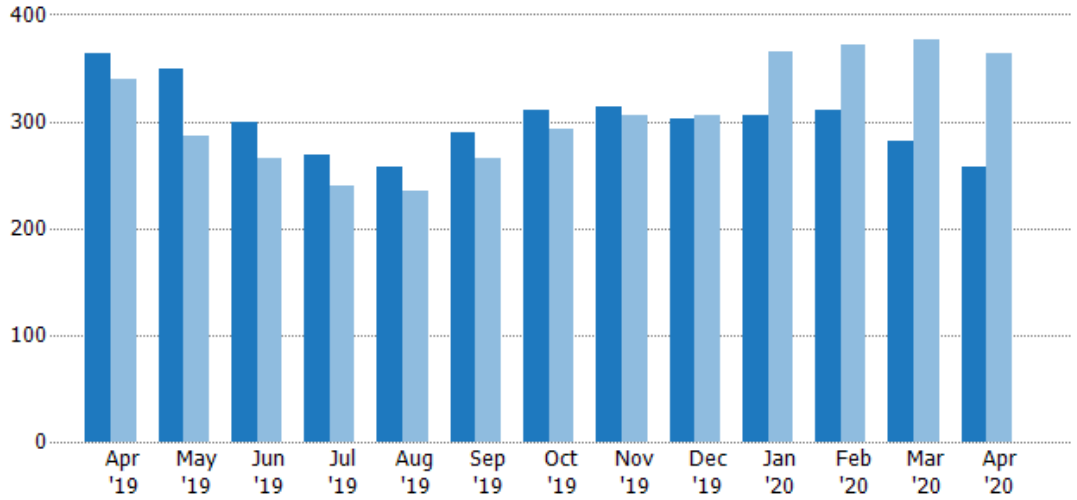
Active Listings

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.
Apr '20	258	-28.9%
Apr '19	363	7.1%
Apr '18	339	-2.4%



Current Year	363	349	300	268	258	289	310	313	303	305	311	282	258
Prior Year	339	287	266	239	235	265	292	306	305	365	372	376	363
Percent Change from Prior Year	7%	22%	13%	12%	10%	9%	6%	2%	-1%	-16%	-16%	-25%	-29%

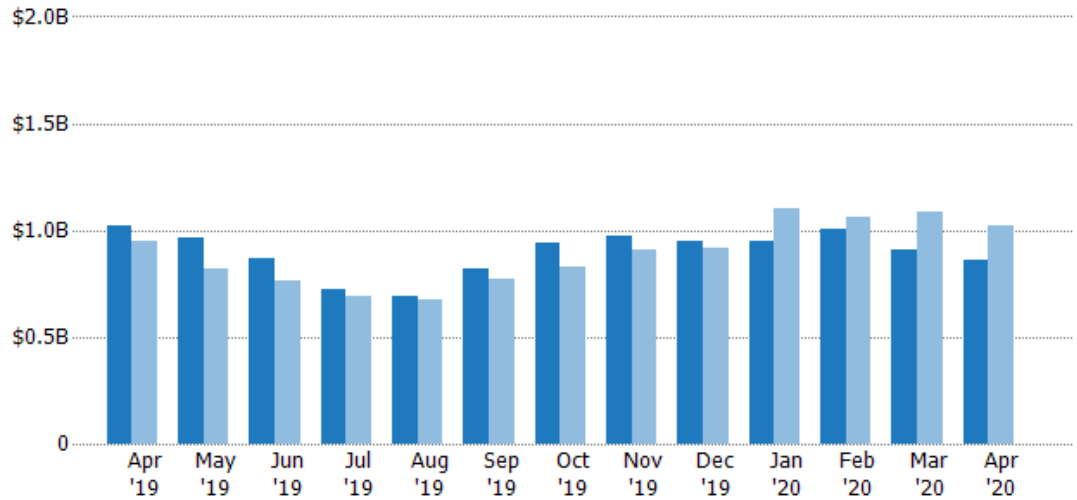
Active Listing Volume

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.
Apr '20	\$860M	-15.9%
Apr '19	\$1.02B	8%
Apr '18	\$947M	-9.9%



Current Year	\$1.02B	\$963M	\$866M	\$725M	\$690M	\$821M	\$942M	\$971M	\$947M	\$948M	\$1.01B	\$905M	\$860M
Prior Year	\$947M	\$817M	\$760M	\$689M	\$676M	\$775M	\$824M	\$906M	\$917M	\$1.1B	\$1.06B	\$1.08B	\$1.02B
Percent Change from Prior Year	8%	18%	14%	5%	2%	6%	14%	7%	3%	-14%	-5%	-16%	-16%

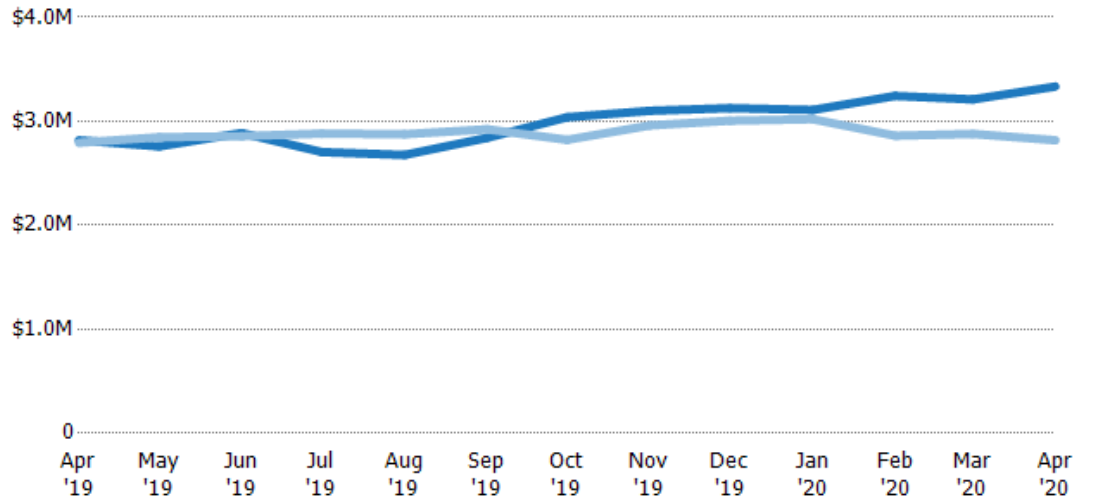
Average Listing Price

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.
Apr '20	\$3.33M	18.3%
Apr '19	\$2.82M	0.8%
Apr '18	\$2.79M	-7.8%



Current Year	\$2.82M	\$2.76M	\$2.89M	\$2.7M	\$2.68M	\$2.84M	\$3.04M	\$3.1M	\$3.13M	\$3.11M	\$3.24M	\$3.21M	\$3.33M
Prior Year	\$2.79M	\$2.85M	\$2.86M	\$2.88M	\$2.88M	\$2.92M	\$2.82M	\$2.96M	\$3.01M	\$3.02M	\$2.86M	\$2.88M	\$2.82M
Percent Change from Prior Year	1%	-3%	1%	-6%	-7%	-3%	8%	5%	4%	3%	13%	12%	18%

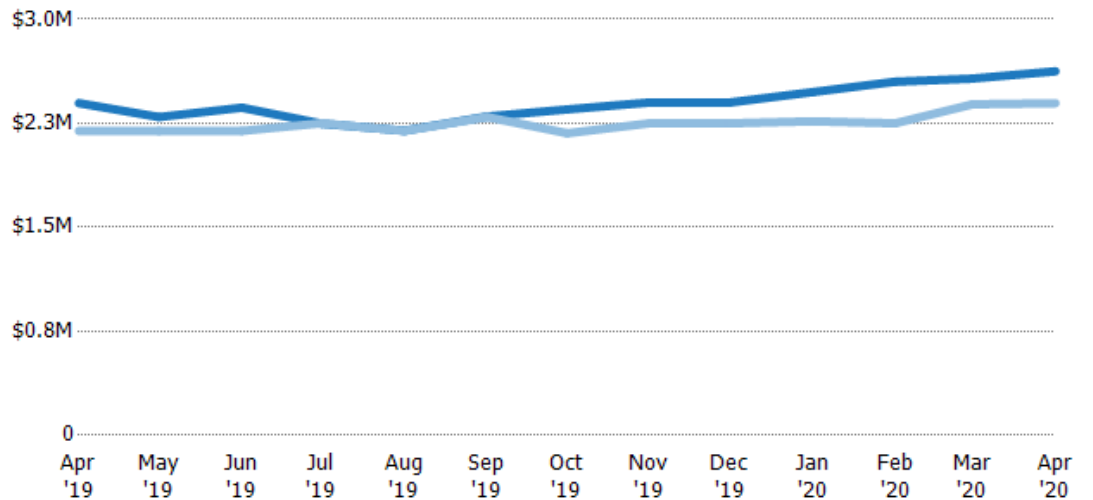
Median Listing Price

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.
Apr '20	\$2.63M	9.6%
Apr '19	\$2.4M	9.1%
Apr '18	\$2.2M	-8.9%



Current Year	\$2.4M	\$2.3M	\$2.36M	\$2.25M	\$2.2M	\$2.3M	\$2.35M	\$2.4M	\$2.4M	\$2.48M	\$2.55M	\$2.57M	\$2.63M
Prior Year	\$2.2M	\$2.2M	\$2.2M	\$2.25M	\$2.2M	\$2.3M	\$2.18M	\$2.25M	\$2.25M	\$2.26M	\$2.25M	\$2.39M	\$2.4M
Percent Change from Prior Year	9%	5%	8%	0%	0%	0%	8%	7%	7%	9%	13%	8%	10%

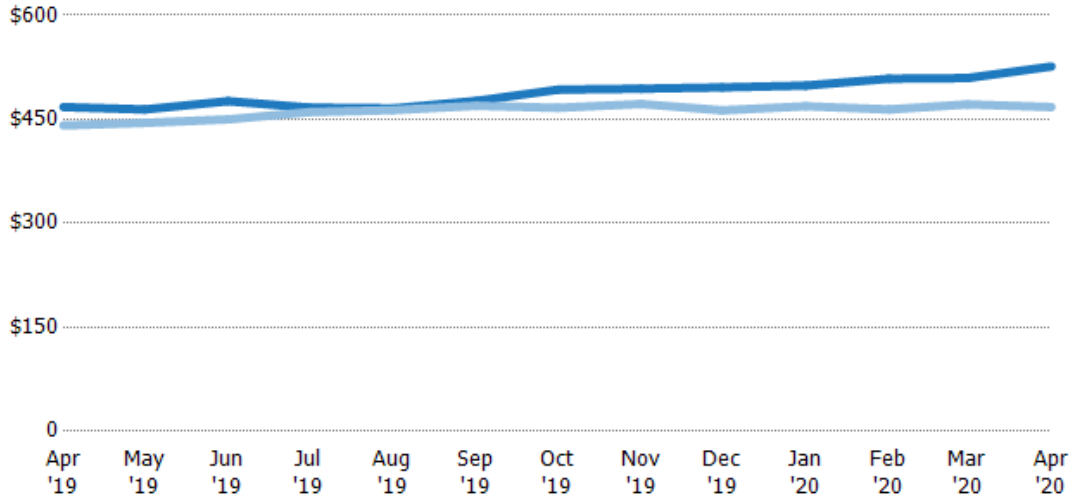
Average Listing Price per Sq Ft

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.
Apr '20	\$526	12.5%
Apr '19	\$468	6%
Apr '18	\$441	-7.4%



Current Year	\$468	\$464	\$476	\$467	\$466	\$476	\$493	\$494	\$496	\$499	\$509	\$509	\$526
Prior Year	\$441	\$445	\$450	\$460	\$463	\$469	\$466	\$472	\$463	\$469	\$464	\$471	\$468
Percent Change from Prior Year	6%	4%	6%	1%	1%	1%	6%	5%	7%	6%	10%	8%	13%

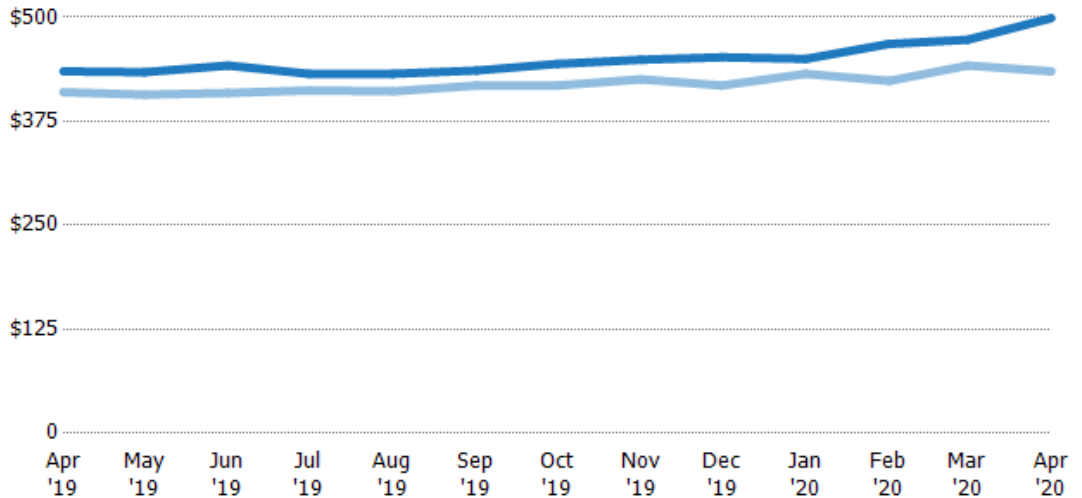
Median Listing Price per Sq Ft

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.
Apr '20	\$499	14.7%
Apr '19	\$435	6.1%
Apr '18	\$410	-9.5%



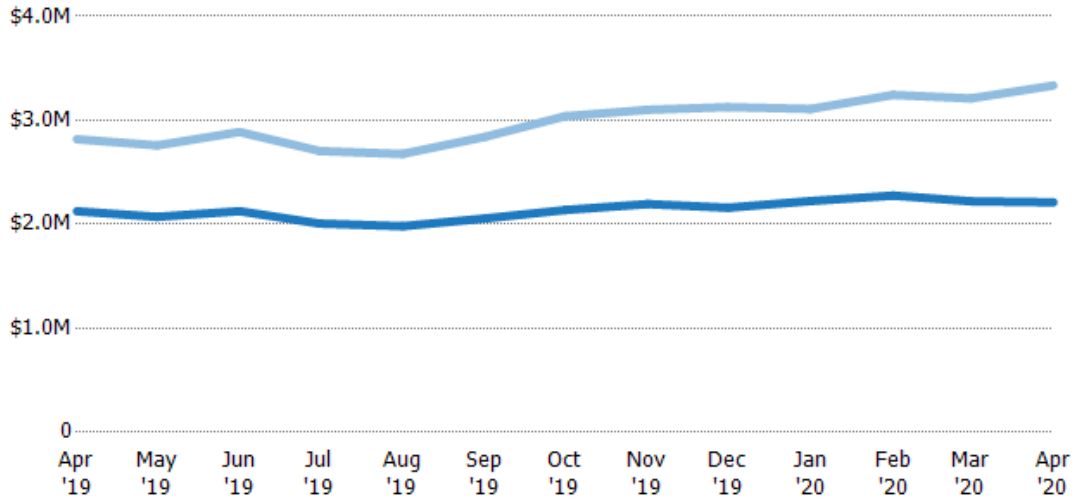
Current Year	\$435	\$434	\$442	\$432	\$432	\$436	\$444	\$449	\$452	\$450	\$468	\$473	\$499
Prior Year	\$410	\$407	\$409	\$412	\$411	\$418	\$418	\$426	\$418	\$432	\$424	\$442	\$435
Percent Change from Prior Year	6%	7%	8%	5%	5%	4%	6%	6%	8%	4%	11%	7%	15%

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



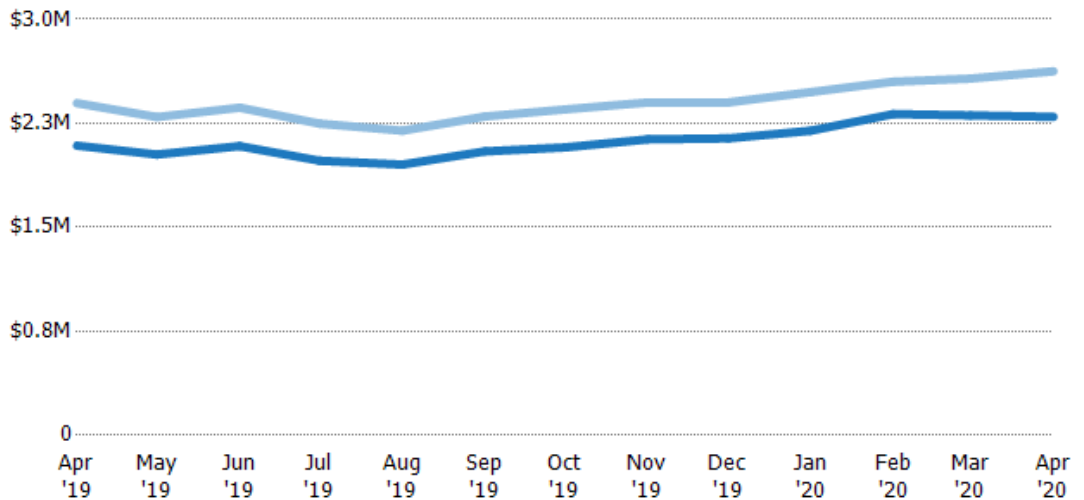
Avg Est Value	\$2.13M	\$2.07M	\$2.13M	\$2.01M	\$1.98M	\$2.06M	\$2.14M	\$2.19M	\$2.16M	\$2.22M	\$2.28M	\$2.22M	\$2.21M
Avg Listing Price	\$2.82M	\$2.76M	\$2.89M	\$2.7M	\$2.68M	\$2.84M	\$3.04M	\$3.1M	\$3.13M	\$3.11M	\$3.24M	\$3.21M	\$3.33M
Avg Listing Price as a % of Avg Est Value	133%	133%	136%	135%	135%	138%	142%	141%	145%	140%	143%	145%	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	\$2.09M	\$2.02M	\$2.09M	\$1.98M	\$1.95M	\$2.05M	\$2.08M	\$2.13M	\$2.14M	\$2.2M	\$2.32M	\$2.31M	\$2.3M
Median Listing Price	\$2.4M	\$2.3M	\$2.36M	\$2.25M	\$2.2M	\$2.3M	\$2.35M	\$2.4M	\$2.4M	\$2.48M	\$2.55M	\$2.57M	\$2.63M
Med Listing Price as a % of Med Est Value	115%	113%	113%	114%	113%	112%	113%	112%	112%	113%	110%	112%	114%

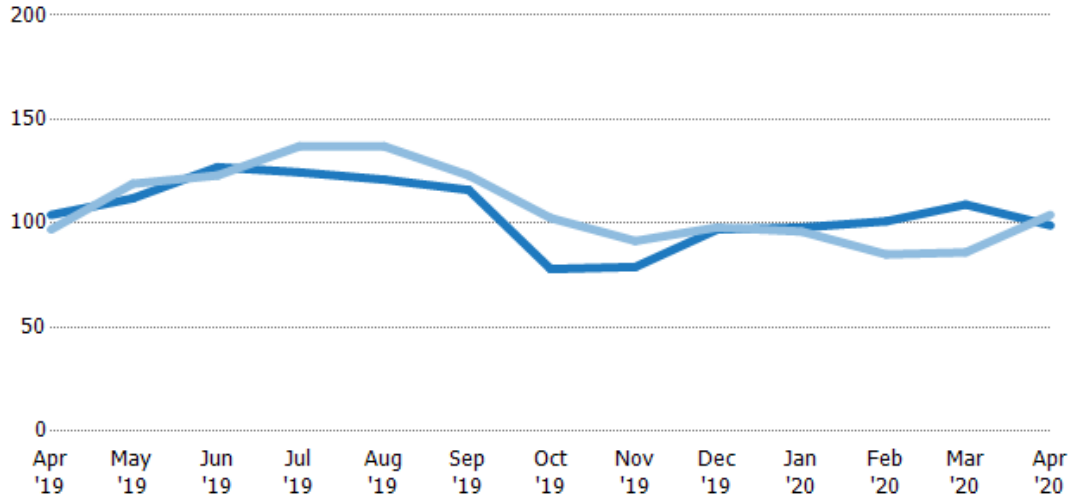
Median Days in RPR

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.
Apr '20	99	-4.8%
Apr '19	104	7.2%
Apr '18	97	6.2%



	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	104	112	127	125	121	116	78	79	97	98	101	109	99
Prior Year	97	119	123	137	137	123	103	91.5	98	96	85	86	104
Percent Change from Prior Year	7%	-6%	3%	-9%	-12%	-6%	-24%	-14%	-1%	2%	19%	27%	-5%

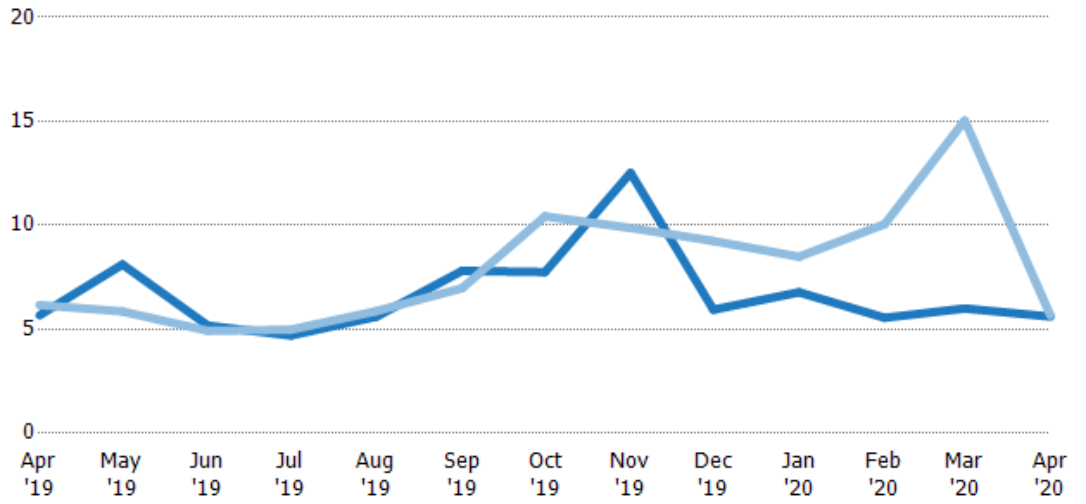
Months of Inventory

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.
Apr '20	5.61	-1.1%
Apr '19	5.67	-8%
Apr '18	6.16	16.7%



	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	5.67	8.12	5.17	4.7	5.61	7.81	7.75	12.5	5.94	6.78	5.55	6	5.61
Prior Year	6.16	5.86	4.93	4.98	5.88	6.97	10.4	9.87	9.24	8.49	10.1	15	5.67
Percent Change from Prior Year	-8%	39%	5%	-6%	-5%	12%	-26%	27%	-36%	-20%	-45%	-60%	-1%

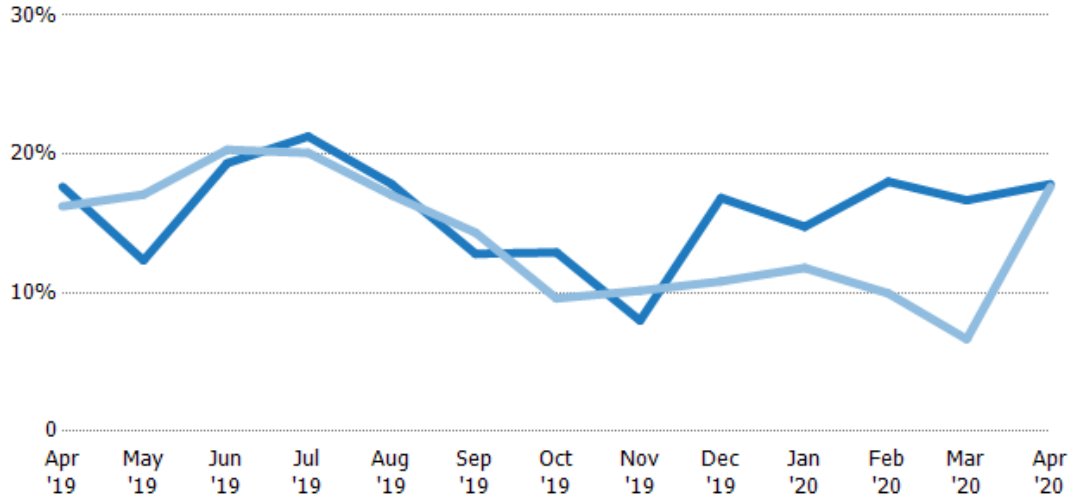
Absorption Rate

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.
Apr '20	18%	-0.2%
Apr '19	18%	-1.4%
Apr '18	16%	-14.4%



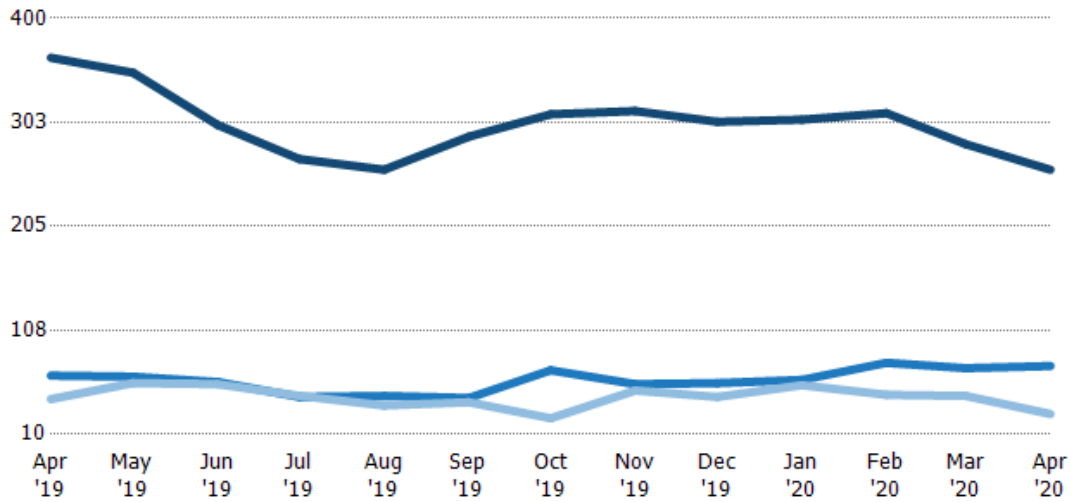
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	18%	12%	19%	21%	18%	13%	13%	8%	17%	15%	18%	17%	18%
Prior Year	16%	17%	20%	20%	17%	14%	10%	10%	11%	12%	10%	7%	18%
Change from Prior Year	-1%	5%	1%	-1%	-1%	2%	-3%	2%	-6%	-3%	-8%	-10%	0%

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



	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Active	363	349	300	268	258	289	310	313	303	305	311	282	258
Pending	65	64	59	45	46	44	70	57	58	61	77	72	74
Sold	43	58	57	46	37	40	25	51	45	56	47	46	29

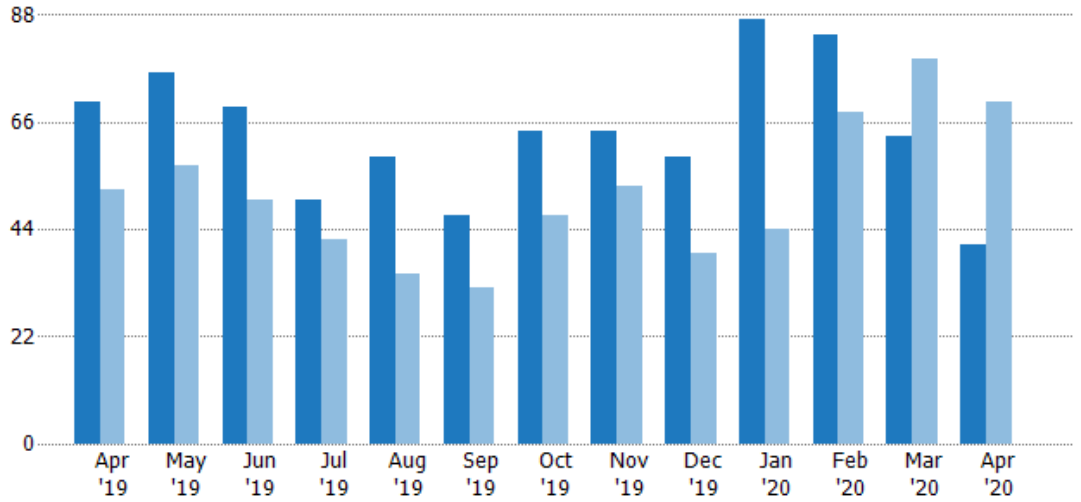
New Pending Sales

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.
Apr '20	41	-41.4%
Apr '19	70	34.6%
Apr '18	52	11.5%



Current Year	70	76	69	50	59	47	64	64	59	87	84	63	41
Prior Year	52	57	50	42	35	32	47	53	39	44	68	79	70
Percent Change from Prior Year	35%	33%	38%	19%	69%	47%	36%	21%	51%	98%	24%	-20%	-41%

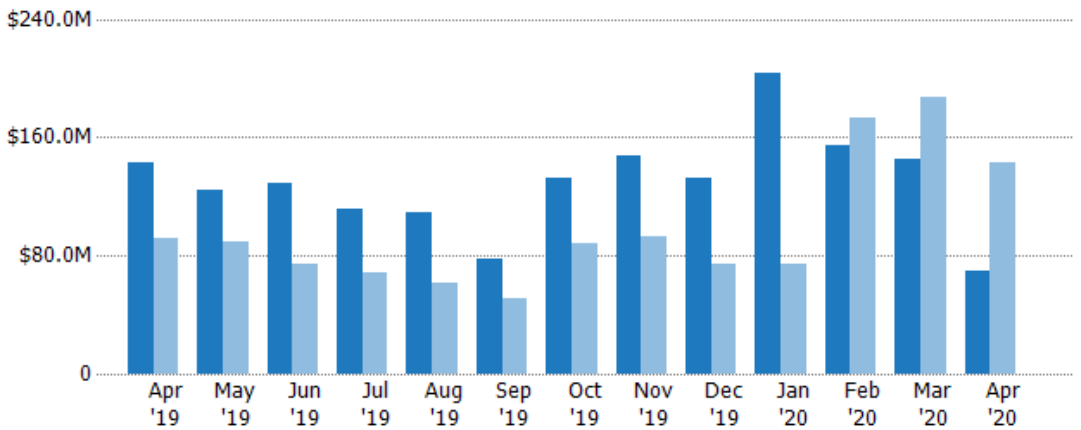
New Pending Sales Volume

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.
Apr '20	\$69.6M	-51.5%
Apr '19	\$143M	57.2%
Apr '18	\$91.2M	9.8%



Current Year	\$143M	\$125M	\$129M	\$112M	\$110M	\$77.5M	\$132M	\$148M	\$133M	\$204M	\$155M	\$145M	\$69.6M
Prior Year	\$91.2M	\$89.8M	\$74.1M	\$68.1M	\$61.5M	\$51.2M	\$87.8M	\$92.6M	\$74.6M	\$73.9M	\$173M	\$187M	\$143M
Percent Change from Prior Year	57%	39%	74%	65%	78%	51%	51%	59%	78%	176%	-11%	-22%	-51%

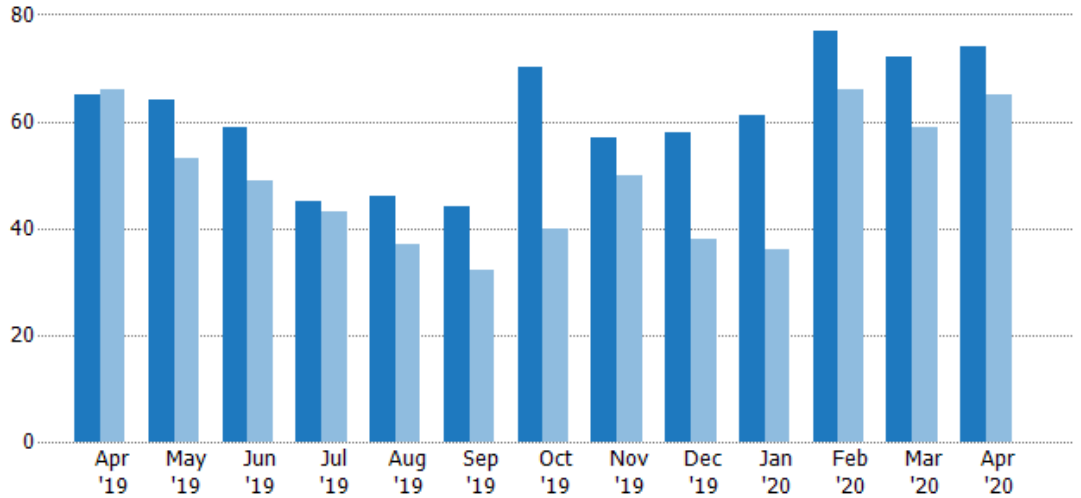
Pending Sales

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.
Apr '20	74	13.8%
Apr '19	65	-1.5%
Apr '18	66	-13.6%



Current Year	65	64	59	45	46	44	70	57	58	61	77	72	74
Prior Year	66	53	49	43	37	32	40	50	38	36	66	59	65
Percent Change from Prior Year	-2%	21%	20%	5%	24%	38%	75%	14%	53%	69%	17%	22%	14%

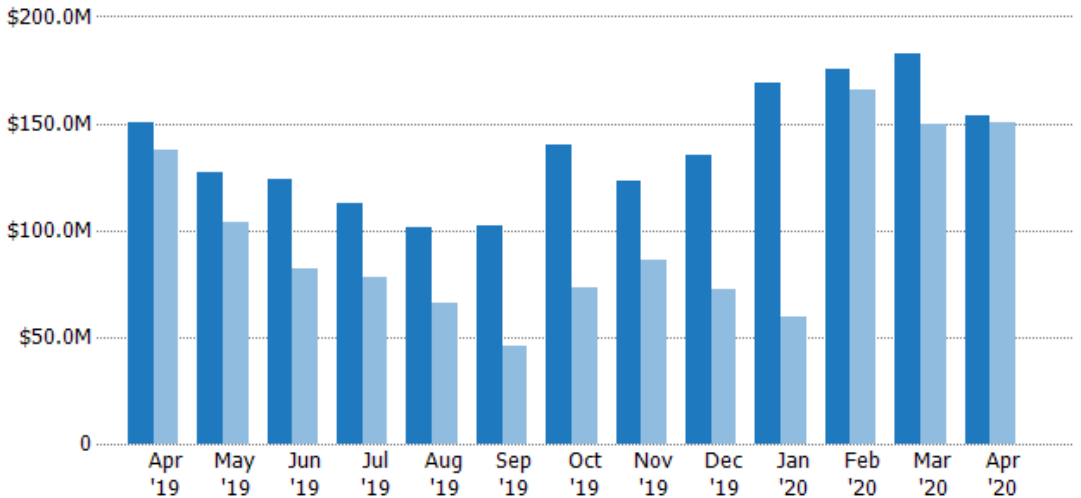
Pending Sales Volume

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.
Apr '20	\$154M	1.9%
Apr '19	\$151M	9.9%
Apr '18	\$137M	-24.8%



Current Year	\$151M	\$127M	\$124M	\$113M	\$101M	\$102M	\$140M	\$123M	\$135M	\$169M	\$175M	\$183M	\$154M
Prior Year	\$137M	\$104M	\$82.1M	\$78.1M	\$65.7M	\$46.1M	\$73.5M	\$85.8M	\$72.7M	\$59.6M	\$166M	\$150M	\$151M
Percent Change from Prior Year	10%	23%	51%	44%	54%	122%	91%	43%	86%	184%	6%	22%	2%

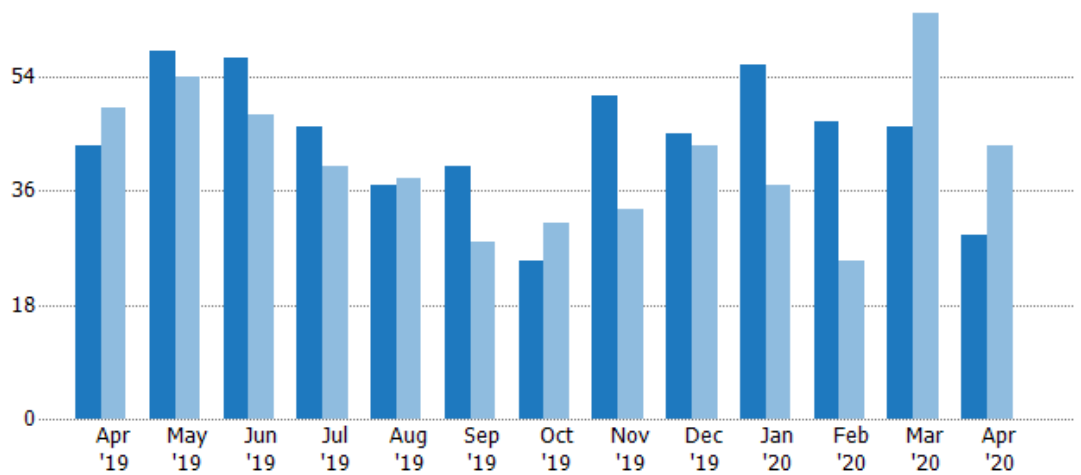
Closed Sales

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.
Apr '20	29	-32.6%
Apr '19	43	-12.2%
Apr '18	49	24.5%



Current Year	43	58	57	46	37	40	25	51	45	56	47	46	29
Prior Year	49	54	48	40	38	28	31	33	43	37	25	64	43
Percent Change from Prior Year	-12%	7%	19%	15%	-3%	43%	-19%	55%	5%	51%	88%	-28%	-33%

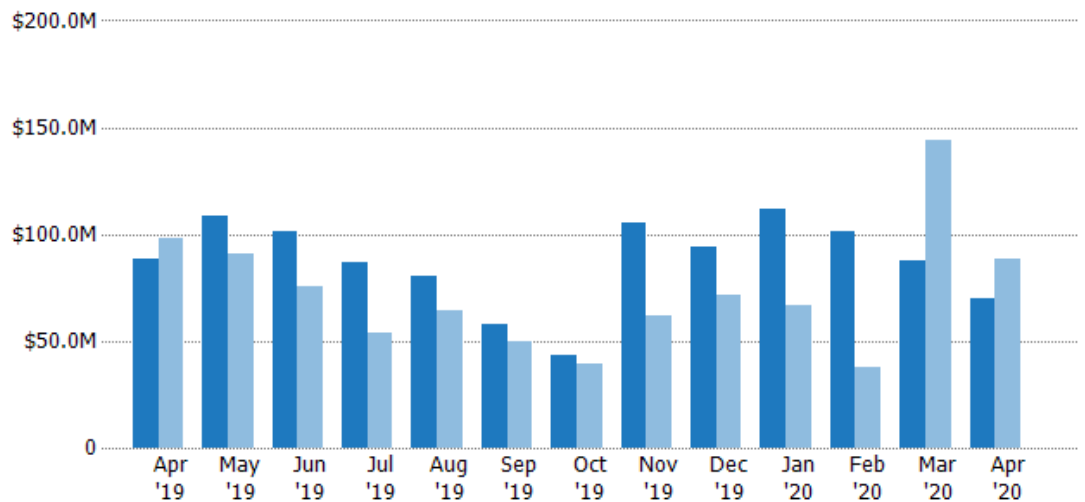
Closed Sales Volume

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.
Apr '20	\$69.5M	-21.5%
Apr '19	\$88.6M	-9.5%
Apr '18	\$98M	-8.1%



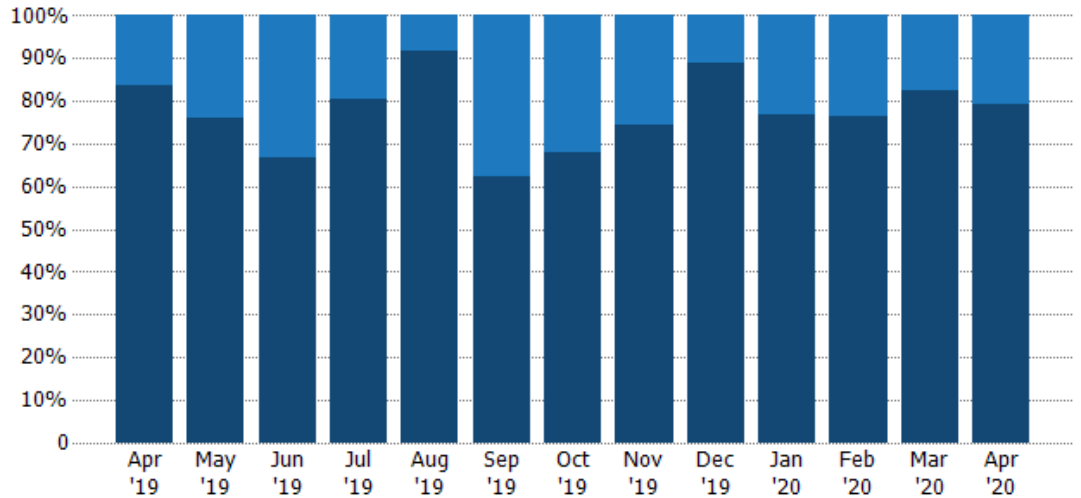
Current Year	\$88.6M	\$108M	\$101M	\$86.7M	\$80.6M	\$58.1M	\$43.2M	\$105M	\$93.8M	\$112M	\$101M	\$87.4M	\$69.5M
Prior Year	\$98M	\$91.1M	\$75.3M	\$53.5M	\$64.1M	\$50.1M	\$39.2M	\$62.2M	\$71.4M	\$66.3M	\$38M	\$144M	\$88.6M
Percent Change from Prior Year	-10%	19%	34%	62%	26%	16%	10%	69%	31%	68%	166%	-39%	-22%

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



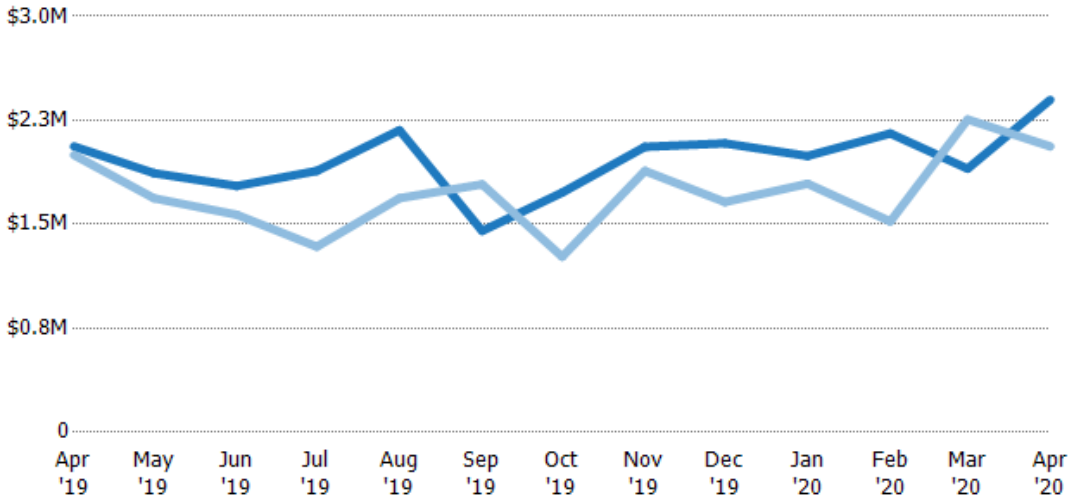
Condo/Townhouse	16%	24%	33%	20%	8%	38%	32%	25%	11%	23%	23%	17%	21%
Single Family Residence	84%	76%	67%	80%	92%	63%	68%	75%	89%	77%	77%	83%	79%

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



Current Year	\$2.06M	\$1.87M	\$1.78M	\$1.89M	\$2.18M	\$1.45M	\$1.73M	\$2.06M	\$2.08M	\$1.99M	\$2.15M	\$1.9M	\$2.4M
Prior Year	\$2M	\$1.69M	\$1.57M	\$1.34M	\$1.69M	\$1.79M	\$1.27M	\$1.88M	\$1.66M	\$1.79M	\$1.52M	\$2.26M	\$2.06M
Percent Change from Prior Year	3%	11%	13%	41%	29%	-19%	37%	9%	25%	11%	42%	-16%	16%

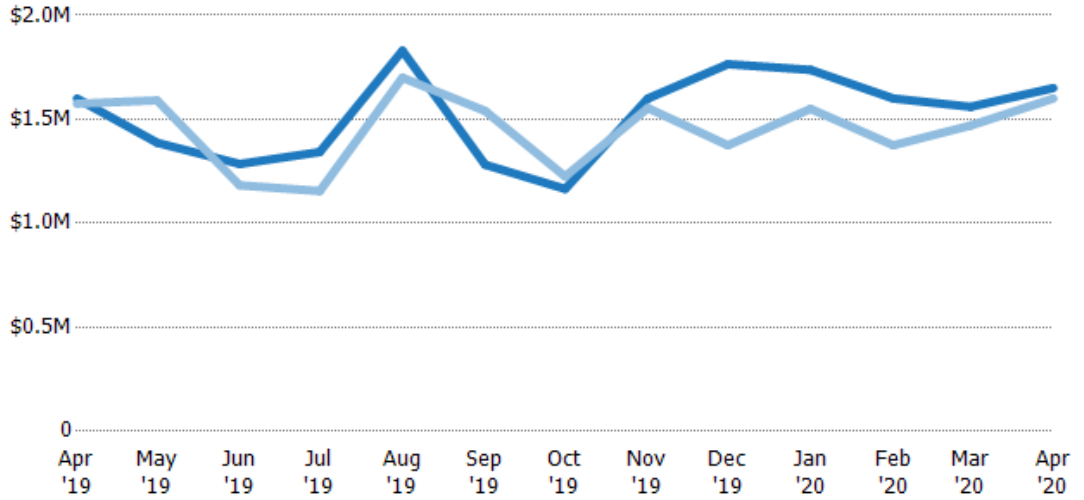
Median Sales Price

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.
Apr '20	\$1.65M	3.1%
Apr '19	\$1.6M	1.6%
Apr '18	\$1.58M	-19.8%



Current Year	\$1.6M	\$1.39M	\$1.29M	\$1.34M	\$1.83M	\$1.28M	\$1.17M	\$1.6M	\$1.77M	\$1.74M	\$1.6M	\$1.56M	\$1.65M
Prior Year	\$1.58M	\$1.59M	\$1.18M	\$1.16M	\$1.7M	\$1.54M	\$1.23M	\$1.55M	\$1.38M	\$1.55M	\$1.38M	\$1.47M	\$1.6M
Percent Change from Prior Year	2%	-13%	9%	16%	8%	-17%	-5%	3%	28%	12%	16%	6%	3%

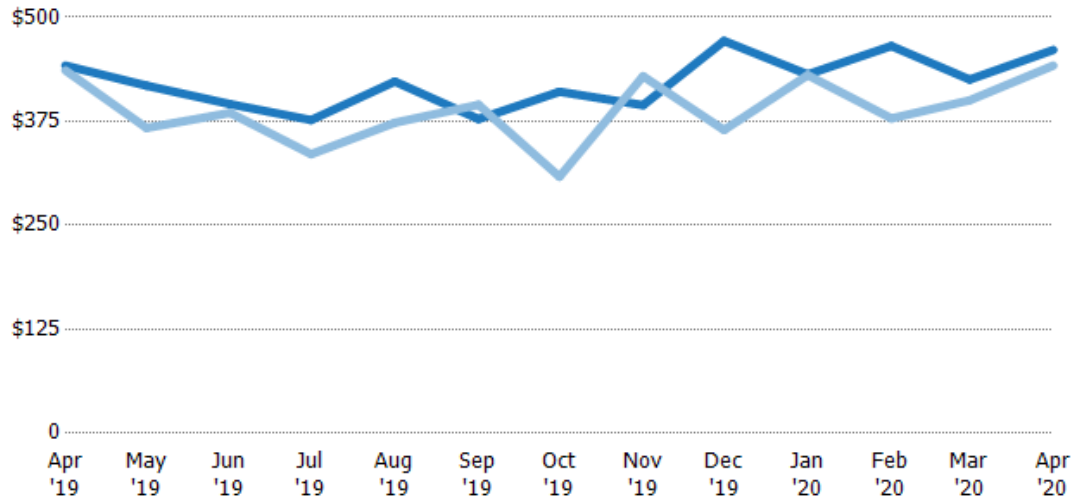
Average Sales Price per Sq Ft

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.
Apr '20	\$461	4.3%
Apr '19	\$442	1.3%
Apr '18	\$436	-23%



Current Year	\$442	\$418	\$396	\$377	\$423	\$378	\$410	\$394	\$472	\$431	\$465	\$425	\$461
Prior Year	\$436	\$367	\$385	\$335	\$373	\$395	\$308	\$429	\$365	\$430	\$378	\$400	\$442
Percent Change from Prior Year	1%	14%	3%	12%	13%	-4%	33%	-8%	29%	0%	23%	6%	4%

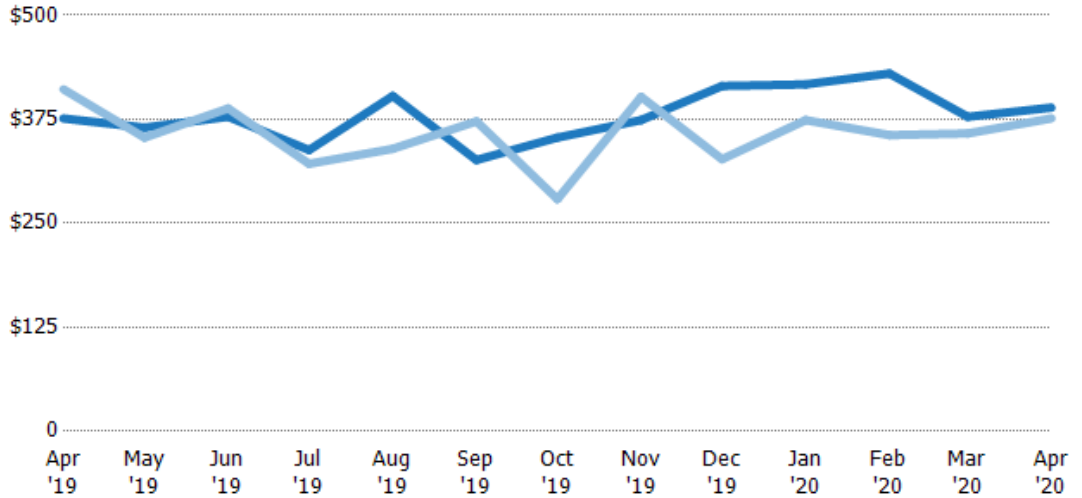
Median Sales Price per Sq Ft

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.
Apr '20	\$389	3.5%
Apr '19	\$376	-8.5%
Apr '18	\$411	-20.9%



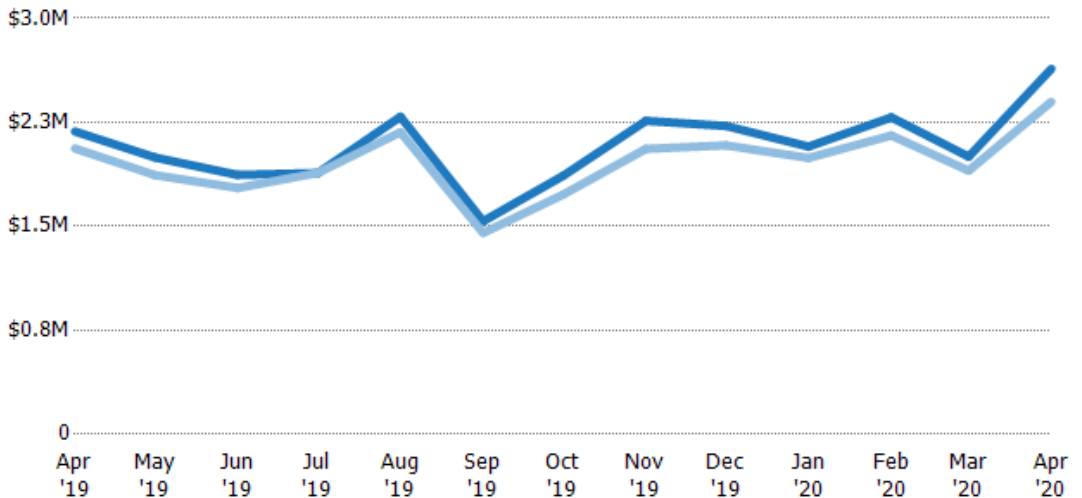
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	\$376	\$365	\$378	\$338	\$403	\$326	\$353	\$374	\$415	\$417	\$430	\$378	\$389
Prior Year	\$411	\$353	\$388	\$322	\$340	\$373	\$279	\$402	\$327	\$374	\$356	\$358	\$376
Percent Change from Prior Year	-9%	3%	-3%	5%	19%	-12%	27%	-7%	27%	11%	21%	6%	3%

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



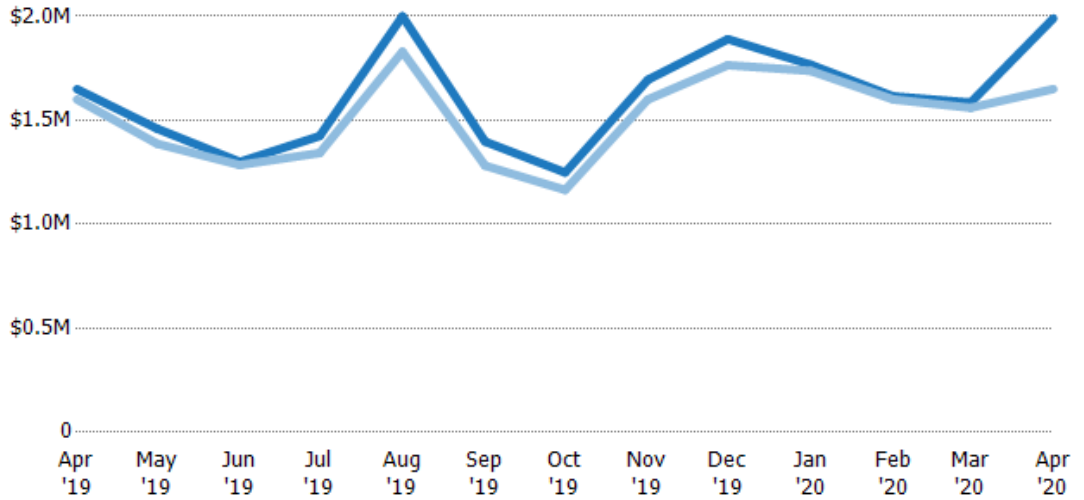
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Avg List Price	\$2.18M	\$2M	\$1.87M	\$1.88M	\$2.29M	\$1.54M	\$1.86M	\$2.26M	\$2.22M	\$2.07M	\$2.29M	\$2M	\$2.64M
Avg Sales Price	\$2.06M	\$1.87M	\$1.78M	\$1.89M	\$2.18M	\$1.45M	\$1.73M	\$2.06M	\$2.08M	\$1.99M	\$2.15M	\$1.9M	\$2.4M
Avg Sales Price as a % of Avg List Price	94%	94%	95%	100%	95%	95%	93%	91%	94%	96%	94%	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



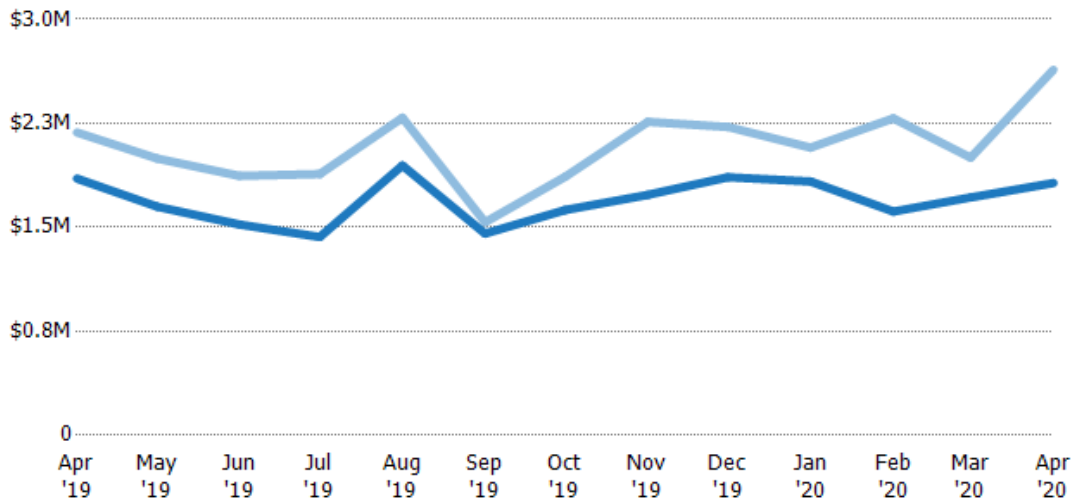
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Median List Price	\$1.65M	\$1.46M	\$1.3M	\$1.42M	\$2M	\$1.4M	\$1.25M	\$1.7M	\$1.89M	\$1.77M	\$1.62M	\$1.59M	\$1.99M
Median Sales Price	\$1.6M	\$1.39M	\$1.29M	\$1.34M	\$1.83M	\$1.28M	\$1.17M	\$1.6M	\$1.77M	\$1.74M	\$1.6M	\$1.56M	\$1.65M
Med Sales Price as a % of Med List Price	97%	95%	99%	94%	92%	92%	93%	94%	93%	98%	99%	98%	83%

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



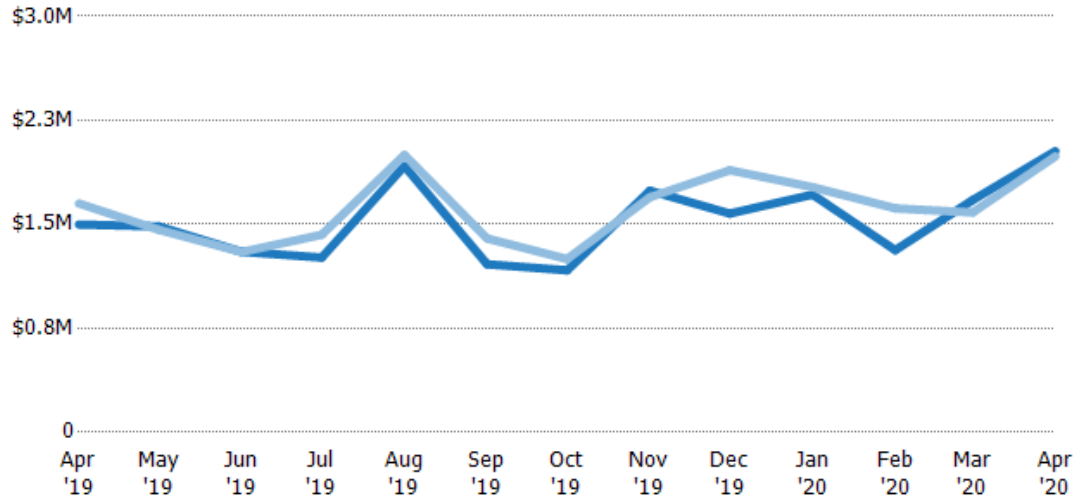
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Avg Est Value	\$1.85M	\$1.65M	\$1.52M	\$1.43M	\$1.95M	\$1.45M	\$1.62M	\$1.73M	\$1.86M	\$1.83M	\$1.61M	\$1.72M	\$1.82M
Avg Sales Price	\$2.18M	\$2M	\$1.87M	\$1.88M	\$2.29M	\$1.54M	\$1.86M	\$2.26M	\$2.22M	\$2.07M	\$2.29M	\$2M	\$2.64M
Avg Sales Price as a % of Avg Est Value	118%	121%	123%	132%	118%	106%	115%	130%	119%	113%	142%	117%	145%

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



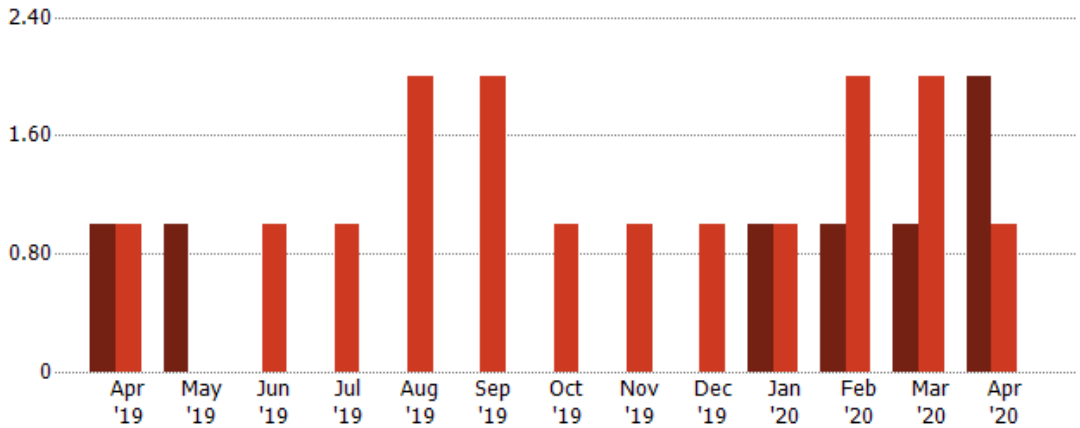
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Median Est Value	\$1.5M	\$1.48M	\$1.3M	\$1.26M	\$1.92M	\$1.21M	\$1.17M	\$1.74M	\$1.58M	\$1.71M	\$1.31M	\$1.67M	\$2.03M
Median Sales Price	\$1.65M	\$1.46M	\$1.3M	\$1.42M	\$2M	\$1.4M	\$1.25M	\$1.7M	\$1.89M	\$1.77M	\$1.62M	\$1.59M	\$1.99M
Med Sales Price as a % of Med Est Value	110%	98%	100%	113%	104%	115%	107%	97%	120%	103%	123%	95%	98%

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



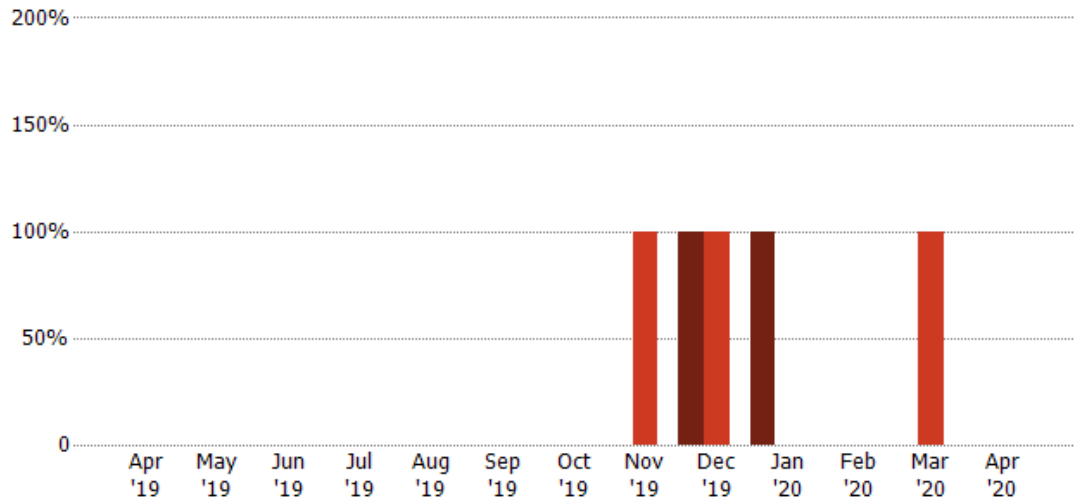
	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20
Current Year	1	1	-	-	-	-	-	-	-	1	1	1	2
Prior Year	1	-	1	1	2	2	1	1	1	1	2	2	1
Percent Change from Prior Year	0%	100%	-100%	-100%	-100%	-100%	-100%	-100%	-100%	0%	-50%	-50%	100%

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



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



Sales Activity by ZIP

Apr 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	74	\$153,505,733	29	\$69,541,470	\$2,397,982	\$1,650,000	\$434	\$352	62