



2020

PARADISE VALLEY MARKET REPORT NOVEMBER 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	Nov 2020	Nov 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	56	75	-25.3%	788	775	+1.7%
New Listing Volume	\$173,666,598	\$213,136,008	-18.5%	\$2,055,370,981	\$1,846,710,199	+11.3%
Active Listing Count	179	317	-43.5%	N/A	N/A	
Active Listing Volume	\$719,499,875	\$964,855,399	-25.4%	N/A	N/A	
Average Listing Price	\$4,019,552	\$3,043,708	+32.1%	\$3,283,272	\$2,887,817	+13.7%
Median Listing Price	\$3,275,000	\$2,344,000	+39.7%	\$2,662,684	\$2,294,501	+16%
Average Listing Price per Sq Ft	\$600	\$489	+22.6%	\$528	\$471	+12%
Median Listing Price per Sq Ft	\$548	\$443	+23.7%	\$484	\$434	+11.6%
Median Days in RPR	77	80	-3.8%	92.44	103.34	-10.5%
Months of Inventory	3.3	12.7	-73.9%	6.4	7.7	-17.7%
Absorption Rate	30.27%	7.89%	+22.4%	15.68%	12.91%	+2.8%
Sales Activity Charts Metrics						
New Pending Sales Count	103	65	+58.5%	913	690	+32.3%
New Pending Sales Volume	\$255,045,919	\$149,435,088	+70.7%	\$1,995,599,895	\$1,409,990,806	+41.5%
Pending Sales Count	116	56	+107.1%	N/A	N/A	
Pending Sales Volume	\$289,477,959	\$123,467,956	+134.5%	N/A	N/A	
Closed Sales Count	44	50	-12%	542	473	+14.6%
Closed Sales Volume	\$113,836,500	\$102,533,973	+11%	\$1,105,386,692	\$891,376,033	+24%
Average Sales Price	\$2,587,193	\$2,050,679	+26.2%	\$2,039,459	\$1,884,516	+8.2%
Median Sales Price	\$2,110,000	\$1,556,250	+35.6%	\$1,663,926	\$1,407,479	+18.2%
Average Sales Price per Sq Ft	\$464	\$395	+17.5%	\$436	\$403	+8.3%
Median Sales Price per Sq Ft	\$436	\$367	+18.8%	\$400	\$362	+10.7%
Distressed Charts Metrics						
Distressed Listing Count	1	-	-	N/A	N/A	

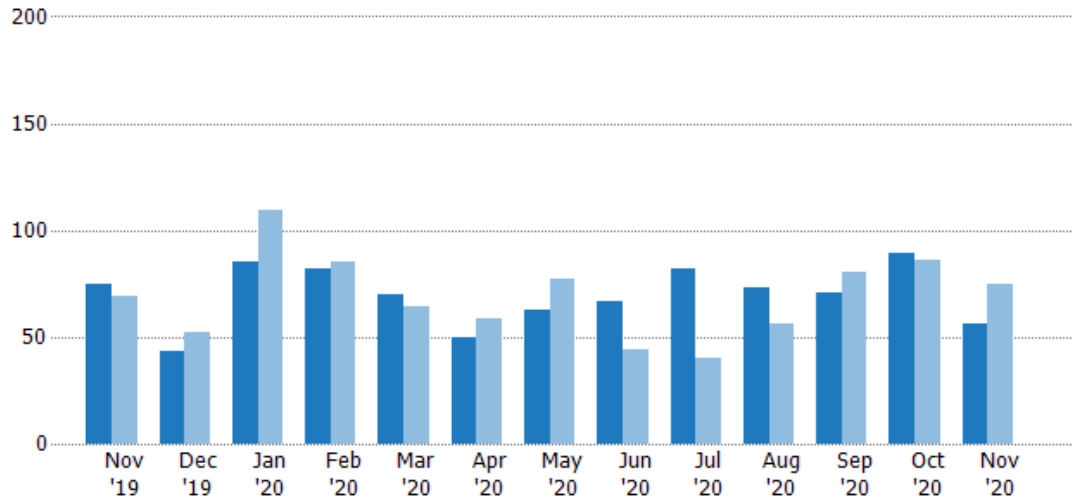
New Listings

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.
Nov '20	56	-25.3%
Nov '19	75	8.7%
Nov '18	69	-33.3%



Current Year	75	43	85	82	70	50	63	67	82	73	71	89	56
Prior Year	69	52	109	85	64	59	77	44	40	56	80	86	75
Percent Change from Prior Year	9%	-17%	-22%	-4%	9%	-15%	-18%	52%	105%	30%	-11%	3%	-25%

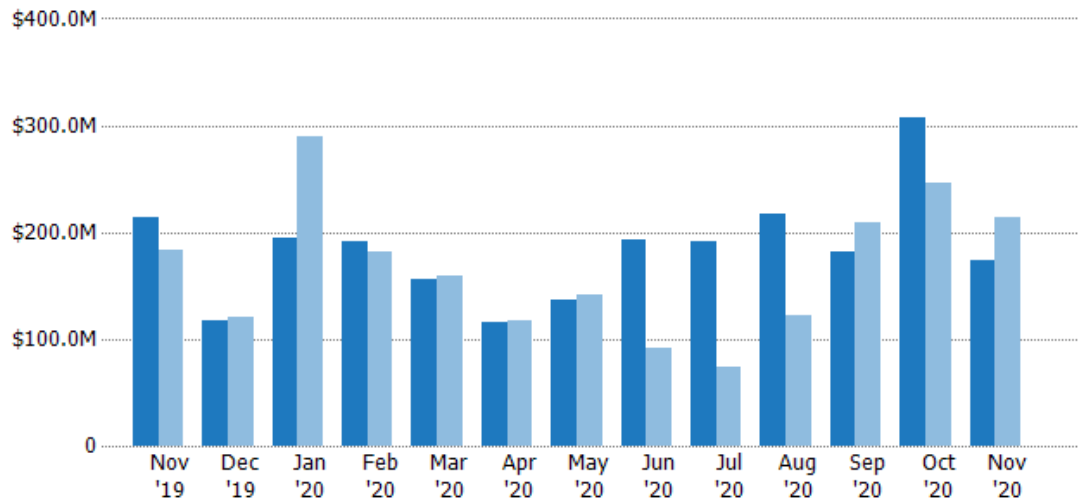
New Listing Volume

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.
Nov '20	\$174M	-18.5%
Nov '19	\$213M	16.8%
Nov '18	\$183M	-45.9%



Current Year	\$213M	\$117M	\$194M	\$191M	\$155M	\$116M	\$136M	\$192M	\$192M	\$217M	\$182M	\$306M	\$174M
Prior Year	\$183M	\$120M	\$289M	\$182M	\$160M	\$118M	\$141M	\$91.7M	\$73.6M	\$121M	\$210M	\$247M	\$213M
Percent Change from Prior Year	17%	-3%	-33%	5%	-3%	-2%	-4%	110%	160%	79%	-13%	24%	-19%

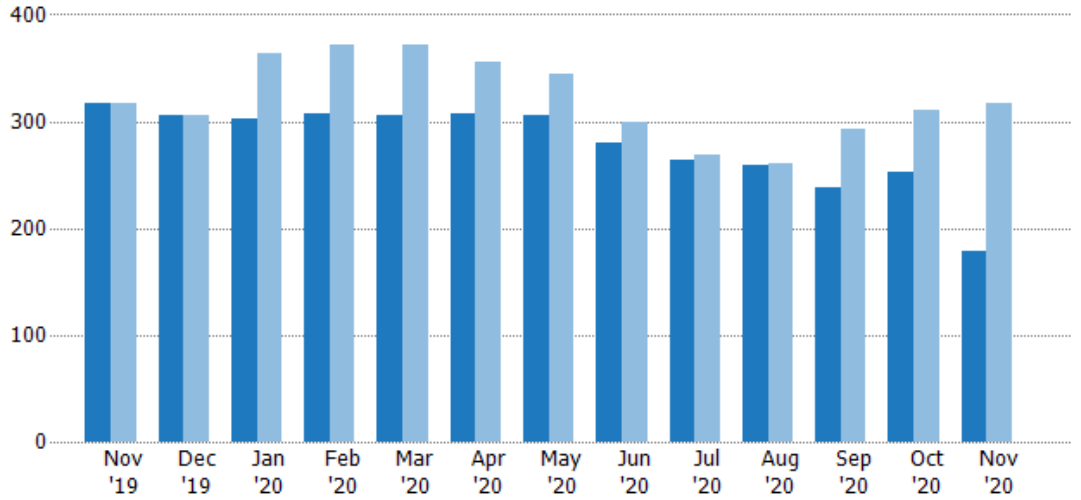
Active Listings

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.
Nov '20	179	-43.5%
Nov '19	317	0%
Nov '18	317	-1.3%



Current Year	317	305	303	307	306	308	305	280	264	259	238	253	179
Prior Year	317	306	364	371	371	355	345	300	268	261	293	311	317
Percent Change from Prior Year	0%	0%	-17%	-17%	-18%	-13%	-12%	-7%	-1%	-1%	-19%	-19%	-44%

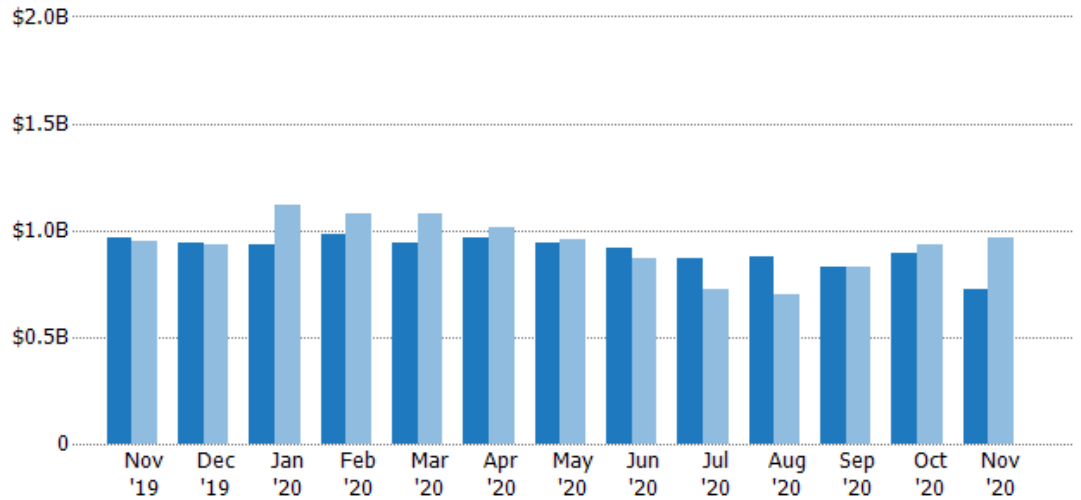
Active Listing Volume

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

Filters Used

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

Month/Year	Volume	% Chg.
Nov '20	\$719M	-25.4%
Nov '19	\$965M	1.9%
Nov '18	\$946M	-9.7%



Current Year	\$965M	\$941M	\$930M	\$979M	\$944M	\$969M	\$937M	\$916M	\$868M	\$875M	\$825M	\$895M	\$719M
Prior Year	\$946M	\$930M	\$1.12B	\$1.07B	\$1.08B	\$1.02B	\$958M	\$867M	\$726M	\$703M	\$827M	\$934M	\$965M
Percent Change from Prior Year	2%	1%	-17%	-9%	-13%	-5%	-2%	6%	20%	24%	0%	-4%	-25%

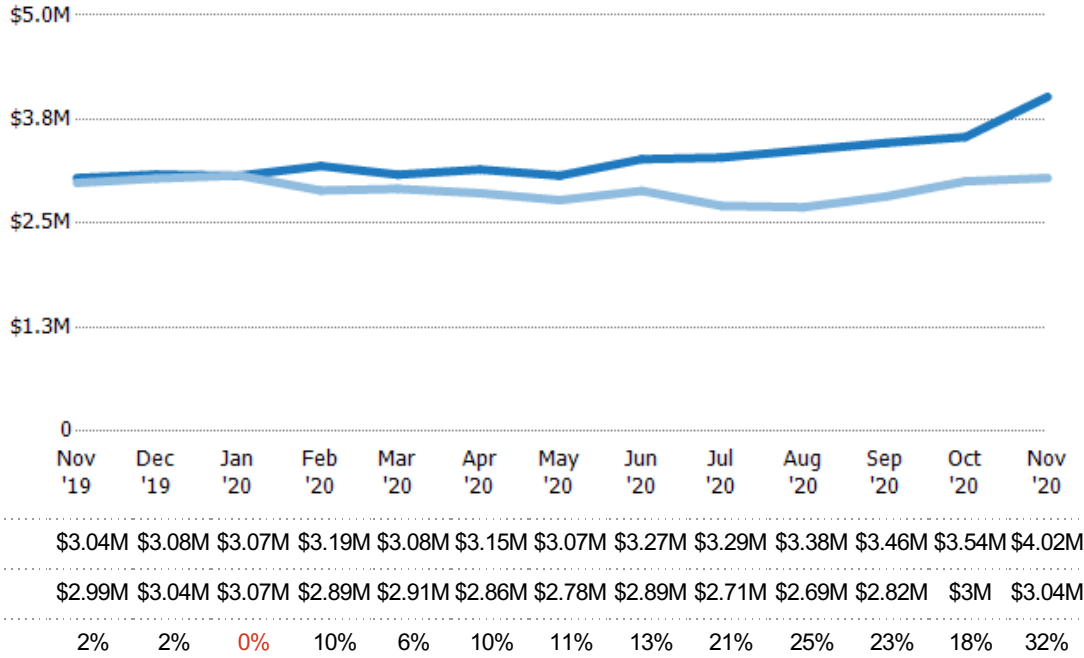
Average Listing Price

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.
Nov '20	\$4.02M	32.1%
Nov '19	\$3.04M	1.9%
Nov '18	\$2.99M	-8.5%



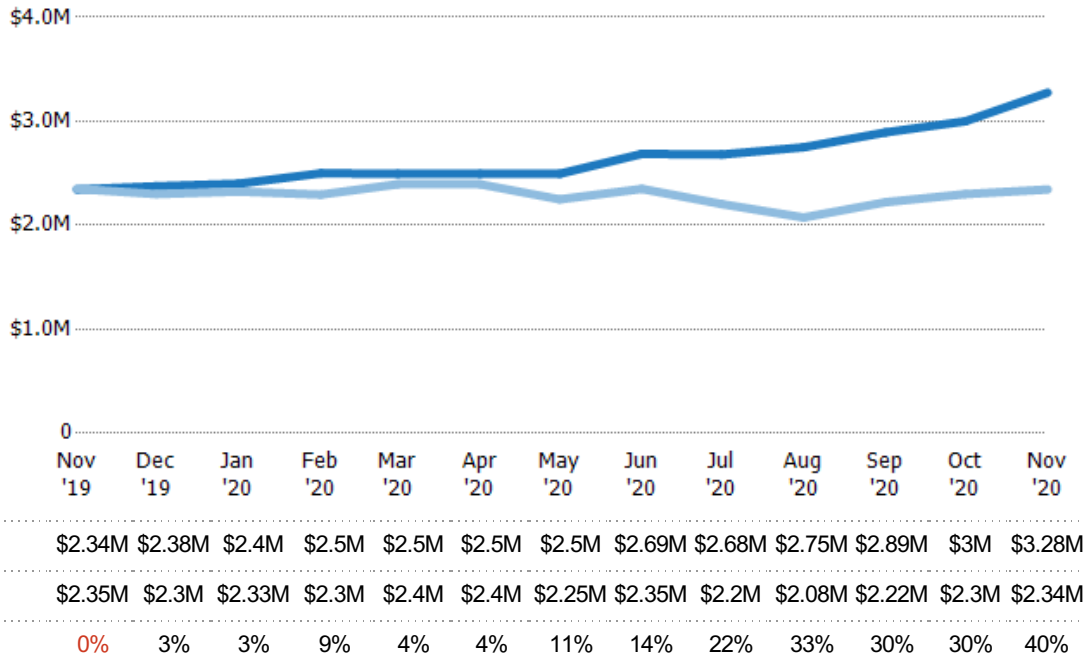
Median Listing Price

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.
Nov '20	\$3.28M	39.7%
Nov '19	\$2.34M	-0.3%
Nov '18	\$2.35M	-4.3%



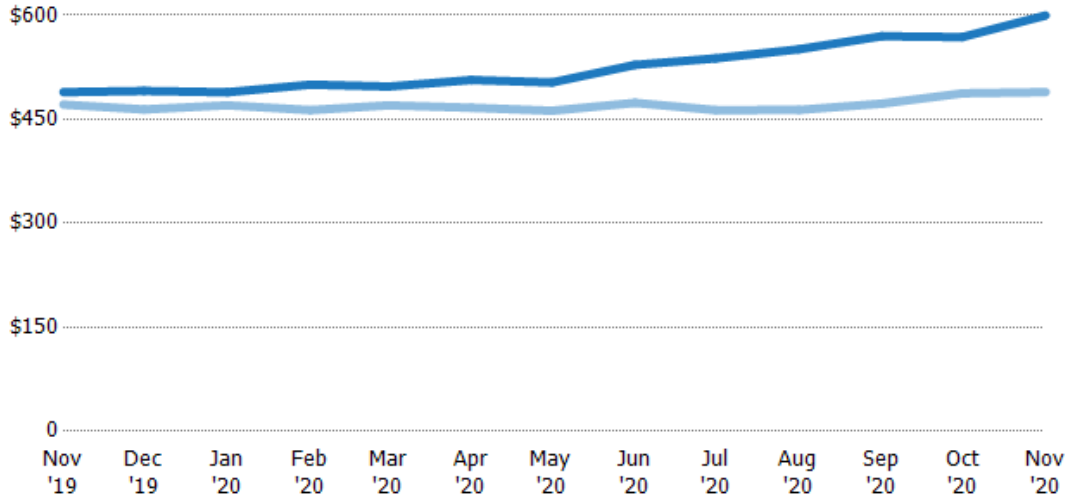
Average Listing Price per Sq Ft

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.
Nov '20	\$600	22.6%
Nov '19	\$489	3.8%
Nov '18	\$471	-8.8%



Current Year	\$489	\$491	\$489	\$500	\$497	\$507	\$503	\$528	\$538	\$551	\$570	\$569	\$600
Prior Year	\$471	\$464	\$470	\$463	\$470	\$467	\$462	\$474	\$463	\$464	\$473	\$487	\$489
Percent Change from Prior Year	4%	6%	4%	8%	6%	9%	9%	12%	16%	19%	21%	17%	23%

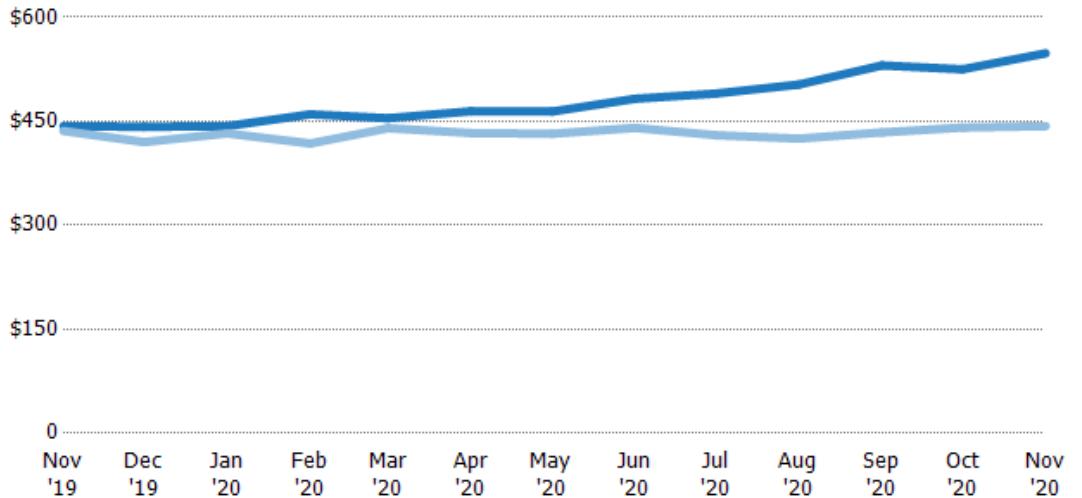
Median Listing Price per Sq Ft

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.
Nov '20	\$548	23.7%
Nov '19	\$443	1.6%
Nov '18	\$436	-7.8%



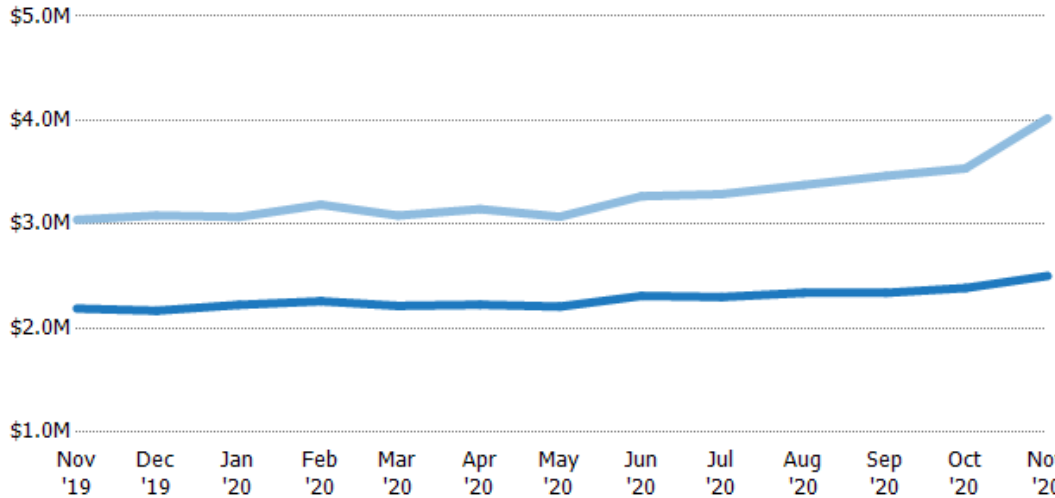
Current Year	\$443	\$442	\$443	\$460	\$455	\$465	\$464	\$483	\$490	\$503	\$531	\$525	\$548
Prior Year	\$436	\$420	\$433	\$418	\$440	\$433	\$432	\$441	\$430	\$425	\$434	\$441	\$443
Percent Change from Prior Year	2%	5%	2%	10%	3%	7%	7%	10%	14%	18%	22%	19%	24%

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



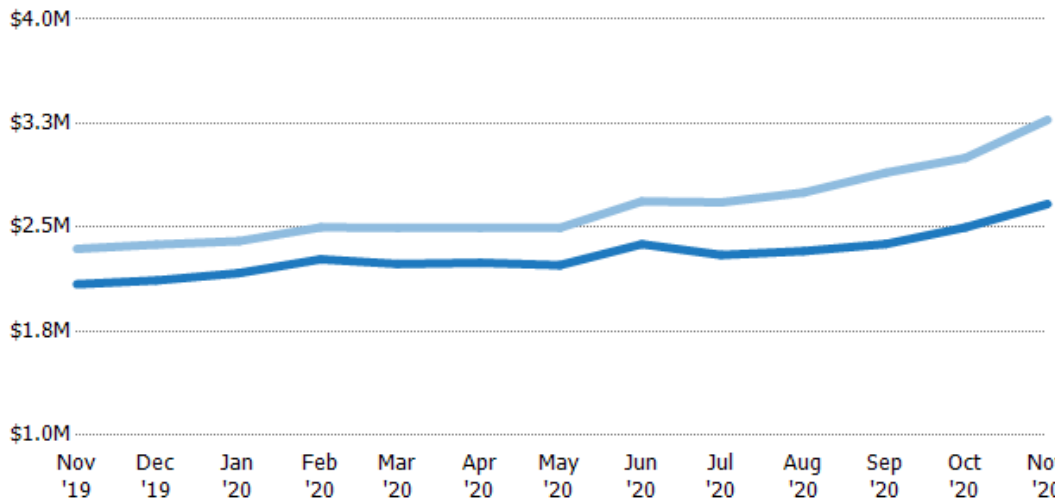
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Avg Est Value	\$2.19M	\$2.17M	\$2.23M	\$2.26M	\$2.22M	\$2.23M	\$2.21M	\$2.31M	\$2.3M	\$2.34M	\$2.34M	\$2.39M	\$2.5M
Avg Listing Price	\$3.04M	\$3.08M	\$3.07M	\$3.19M	\$3.08M	\$3.15M	\$3.07M	\$3.27M	\$3.29M	\$3.38M	\$3.46M	\$3.54M	\$4.02M
Avg Listing Price as a % of Avg Est Value	139%	142%	138%	141%	139%	141%	139%	141%	143%	144%	148%	148%	161%

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



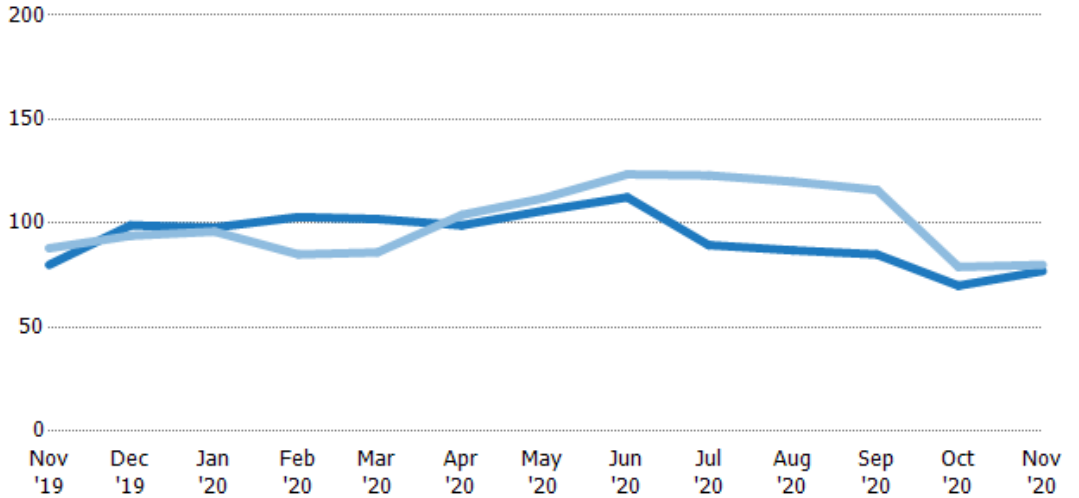
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Median Est Value	\$2.09M	\$2.12M	\$2.17M	\$2.27M	\$2.24M	\$2.24M	\$2.23M	\$2.38M	\$2.3M	\$2.33M	\$2.38M	\$2.5M	\$2.67M
Median Listing Price	\$2.34M	\$2.38M	\$2.4M	\$2.5M	\$2.5M	\$2.5M	\$2.5M	\$2.69M	\$2.68M	\$2.75M	\$2.89M	\$3M	\$3.28M
Med Listing Price as a % of Med Est Value	112%	112%	111%	110%	112%	111%	112%	113%	117%	118%	122%	120%	123%

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.
Nov '20	77	-3.8%
Nov '19	80	-9.1%
Nov '18	88	5.7%

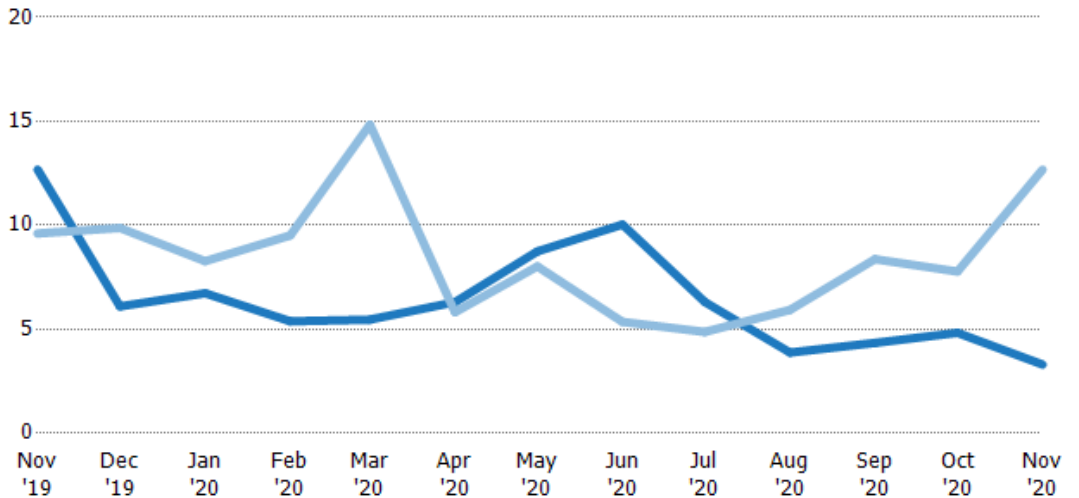
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	80	99	98	103	102	99	106	113	89.5	87	85	70	77
Prior Year	88	94	96	85	86	104	112	124	123	120	116	79	80
Percent Change from Prior Year	-9%	5%	2%	21%	19%	-5%	-5%	-9%	-27%	-28%	-27%	-11%	-4%

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.
Nov '20	3.3	-73.9%
Nov '19	12.7	32%
Nov '18	9.61	-11.9%

	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	12.7	6.1	6.73	5.39	5.46	6.31	8.74	10	6.31	3.88	4.35	4.83	3.3
Prior Year	9.61	9.87	8.27	9.51	14.8	5.82	8.02	5.36	4.87	5.93	8.37	7.78	12.7
Percent Change from Prior Year	32%	-38%	-19%	-43%	-63%	8%	9%	87%	29%	-35%	-48%	-38%	-74%

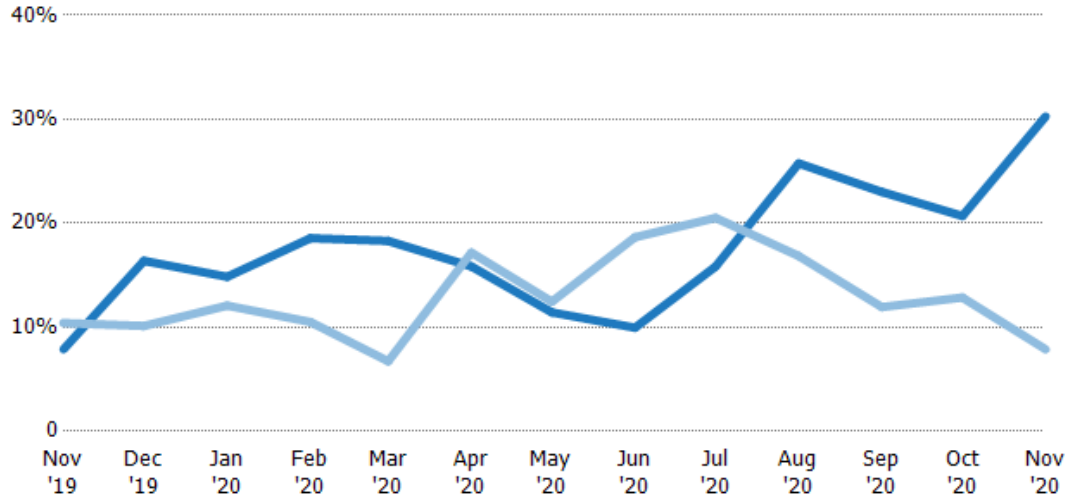
Absorption Rate

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.
Nov '20	30%	-22.4%
Nov '19	8%	2.5%
Nov '18	10%	13.5%



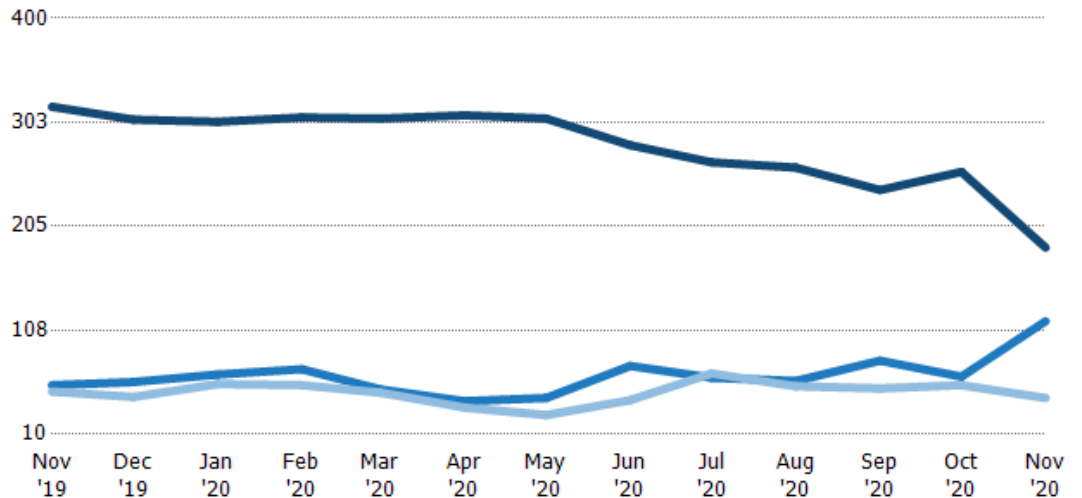
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	8%	16%	15%	19%	18%	16%	11%	10%	16%	26%	23%	21%	30%
Prior Year	10%	10%	12%	11%	7%	17%	12%	19%	21%	17%	12%	13%	8%
Change from Prior Year	3%	-6%	-3%	-8%	-12%	1%	1%	9%	5%	-9%	-11%	-8%	-22%

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



	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Active	317	305	303	307	306	309	306	281	265	260	239	256	185
Pending	56	59	66	71	52	41	44	74	63	60	79	64	116
Sold	50	45	57	56	49	35	28	42	67	55	53	56	44

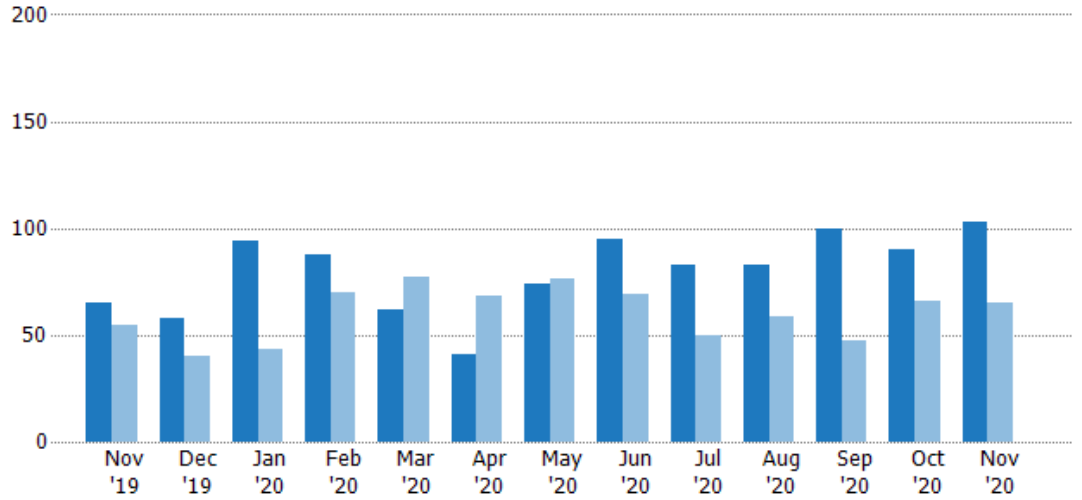
New Pending Sales

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.
Nov '20	103	58.5%
Nov '19	65	18.2%
Nov '18	55	-16.4%



Current Year	65	58	94	88	62	41	74	95	83	83	100	90	103
Prior Year	55	40	43	70	77	68	76	69	50	59	47	66	65
Percent Change from Prior Year	18%	45%	119%	26%	-19%	-40%	-3%	38%	66%	41%	113%	36%	58%

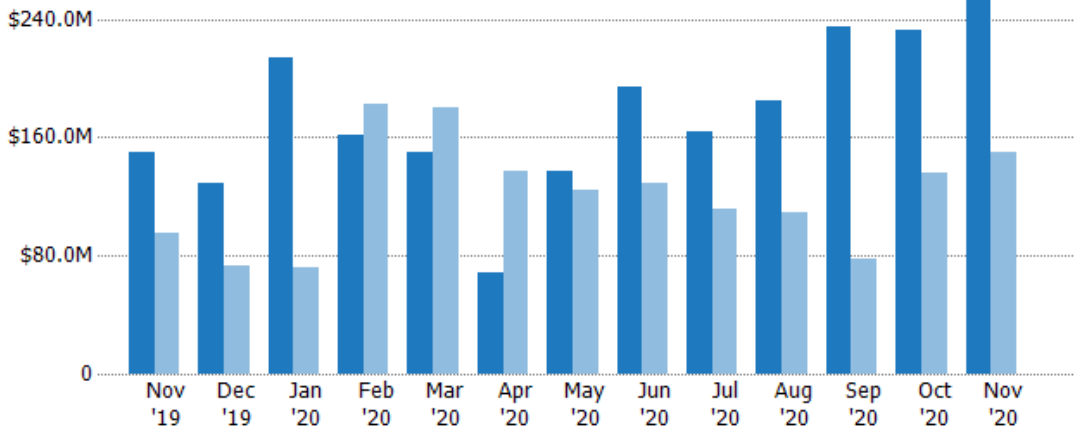
New Pending Sales Volume

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.
Nov '20	\$255M	70.7%
Nov '19	\$149M	56.2%
Nov '18	\$95.6M	-15.3%



Current Year	\$149M	\$129M	\$213M	\$162M	\$150M	\$68.9M	\$137M	\$194M	\$164M	\$185M	\$234M	\$232M	\$255M
Prior Year	\$95.6M	\$73M	\$72.1M	\$182M	\$181M	\$137M	\$125M	\$129M	\$112M	\$110M	\$77.5M	\$136M	\$149M
Percent Change from Prior Year	56%	76%	196%	-11%	-17%	-50%	10%	51%	46%	68%	202%	71%	71%

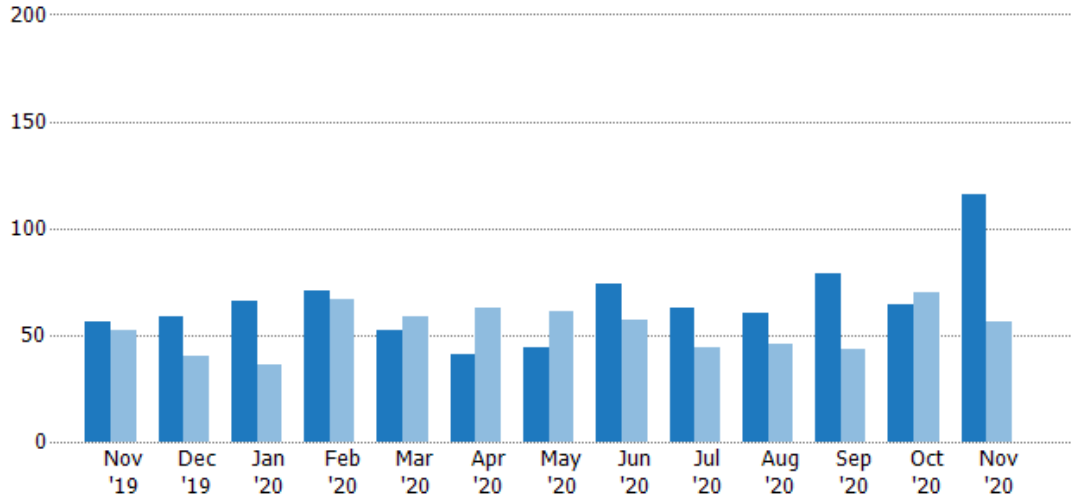
Pending Sales

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.
Nov '20	116	107.1%
Nov '19	56	7.7%
Nov '18	52	-28.8%



Current Year	56	59	66	71	52	41	44	74	63	60	79	64	116
Prior Year	52	40	36	67	59	63	61	57	44	46	43	70	56
Percent Change from Prior Year	8%	48%	83%	6%	-12%	-35%	-28%	30%	43%	30%	84%	-9%	107%

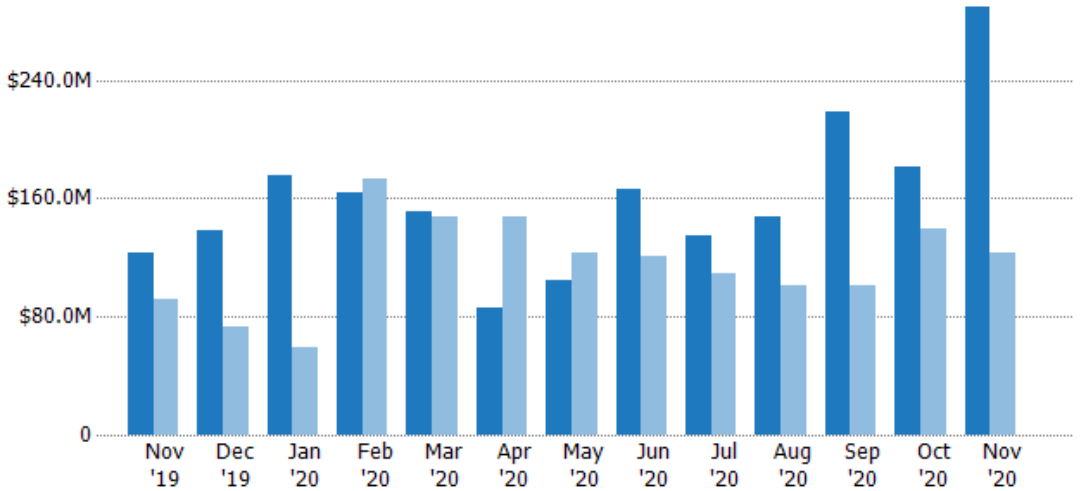
Pending Sales Volume

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.
Nov '20	\$289M	134.5%
Nov '19	\$123M	34.8%
Nov '18	\$91.6M	-29.3%



Current Year	\$123M	\$138M	\$175M	\$164M	\$151M	\$86.5M	\$104M	\$167M	\$134M	\$148M	\$218M	\$181M	\$289M
Prior Year	\$91.6M	\$73.5M	\$59.6M	\$174M	\$148M	\$147M	\$123M	\$121M	\$110M	\$101M	\$100M	\$139M	\$123M
Percent Change from Prior Year	35%	88%	194%	-6%	2%	-41%	-15%	38%	23%	46%	117%	30%	134%

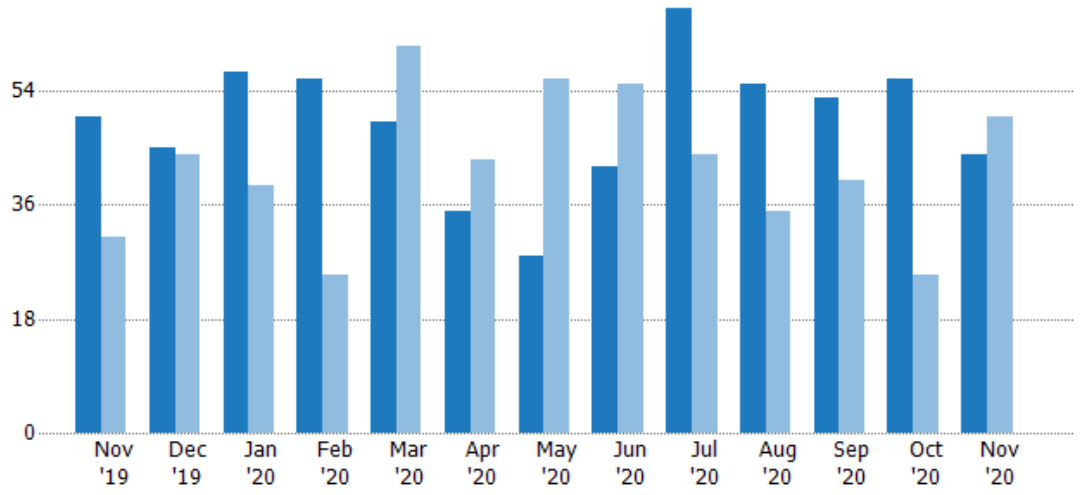
Closed Sales

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.
Nov '20	44	-12%
Nov '19	50	61.3%
Nov '18	31	9.7%



Current Year	50	45	57	56	49	35	28	42	67	55	53	56	44
Prior Year	31	44	39	25	61	43	56	55	44	35	40	25	50
Percent Change from Prior Year	61%	2%	46%	124%	-20%	-19%	-50%	-24%	52%	57%	33%	124%	-12%

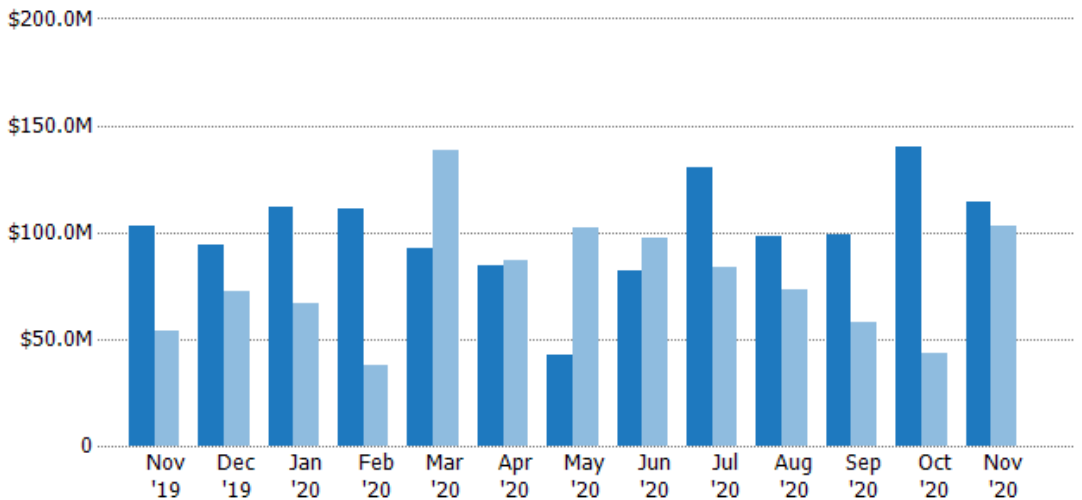
Closed Sales Volume

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.
Nov '20	\$114M	11%
Nov '19	\$103M	91.7%
Nov '18	\$53.5M	5.2%



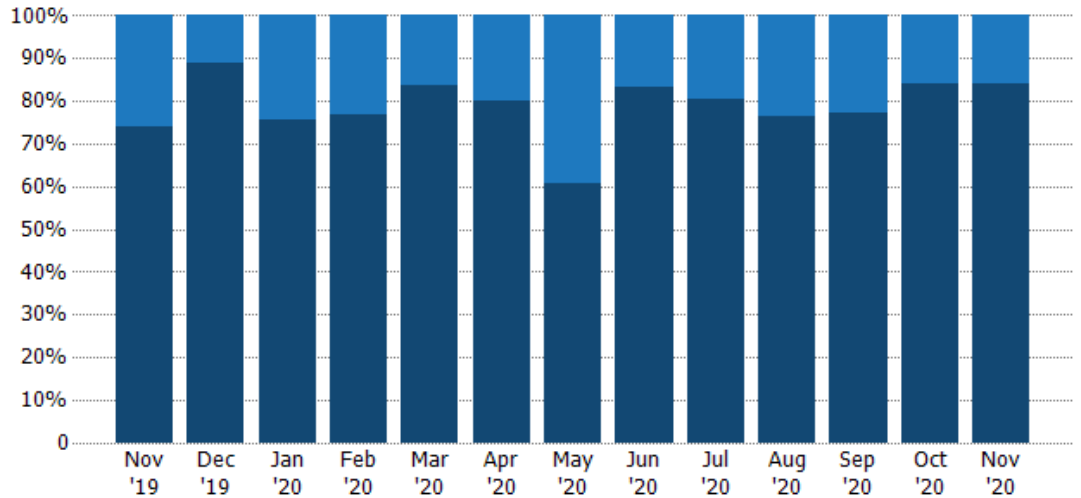
Current Year	\$103M	\$93.8M	\$112M	\$111M	\$92.7M	\$84.1M	\$42.4M	\$82.1M	\$130M	\$98.4M	\$98.7M	\$140M	\$114M
Prior Year	\$53.5M	\$72.7M	\$67M	\$38M	\$139M	\$86.8M	\$102M	\$97.6M	\$83.6M	\$73.3M	\$58.1M	\$43.2M	\$103M
Percent Change from Prior Year	92%	29%	67%	192%	-33%	-3%	-59%	-16%	56%	34%	70%	224%	11%

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



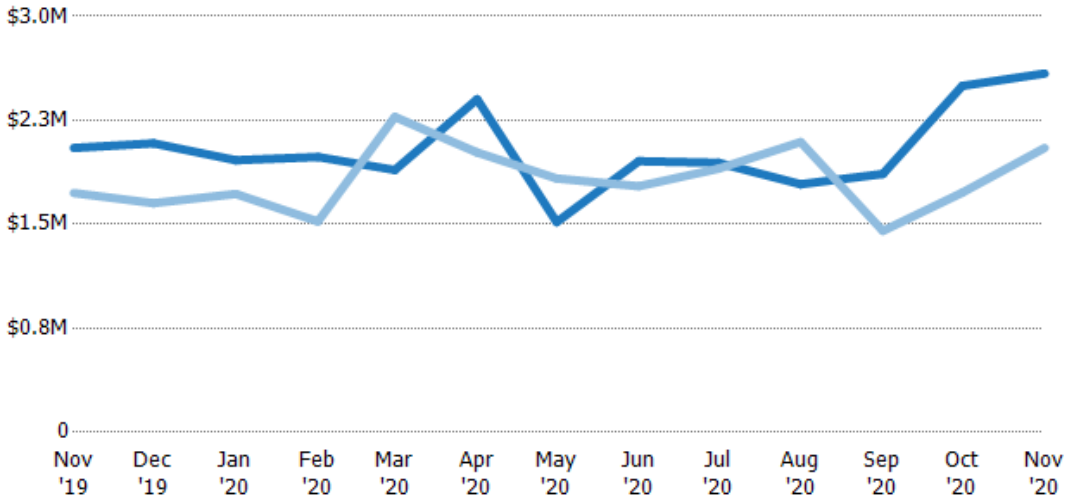
Condo/Townhouse	26%	11%	25%	23%	16%	20%	39%	17%	19%	24%	23%	16%	16%
Single Family Residence	74%	89%	75%	77%	84%	80%	61%	83%	81%	76%	77%	84%	84%

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



Current Year	\$2.05M	\$2.08M	\$1.96M	\$1.99M	\$1.89M	\$2.4M	\$1.52M	\$1.95M	\$1.94M	\$1.79M	\$1.86M	\$2.5M	\$2.59M
Prior Year	\$1.73M	\$1.65M	\$1.72M	\$1.52M	\$2.27M	\$2.02M	\$1.83M	\$1.77M	\$1.9M	\$2.09M	\$1.45M	\$1.73M	\$2.05M
Percent Change from Prior Year	19%	26%	14%	31%	-17%	19%	-17%	10%	2%	-15%	28%	45%	26%

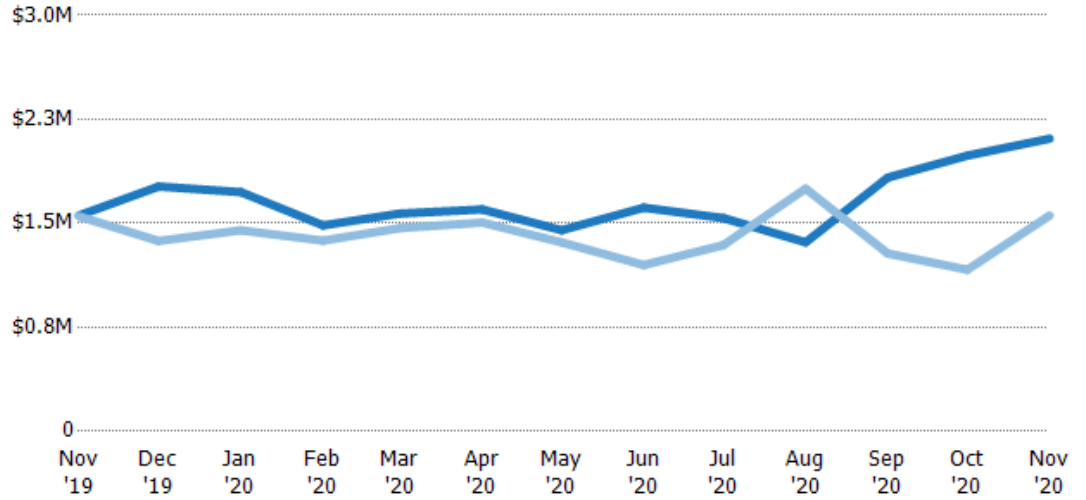
Median Sales Price

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.
Nov '20	\$2.11M	35.6%
Nov '19	\$1.56M	0.4%
Nov '18	\$1.55M	-6.5%



Current Year	\$1.56M	\$1.77M	\$1.73M	\$1.49M	\$1.57M	\$1.6M	\$1.45M	\$1.61M	\$1.54M	\$1.36M	\$1.83M	\$1.99M	\$2.11M
Prior Year	\$1.55M	\$1.37M	\$1.45M	\$1.38M	\$1.47M	\$1.51M	\$1.36M	\$1.2M	\$1.34M	\$1.75M	\$1.28M	\$1.17M	\$1.56M
Percent Change from Prior Year	0%	29%	19%	8%	7%	6%	6%	34%	15%	-22%	43%	71%	36%

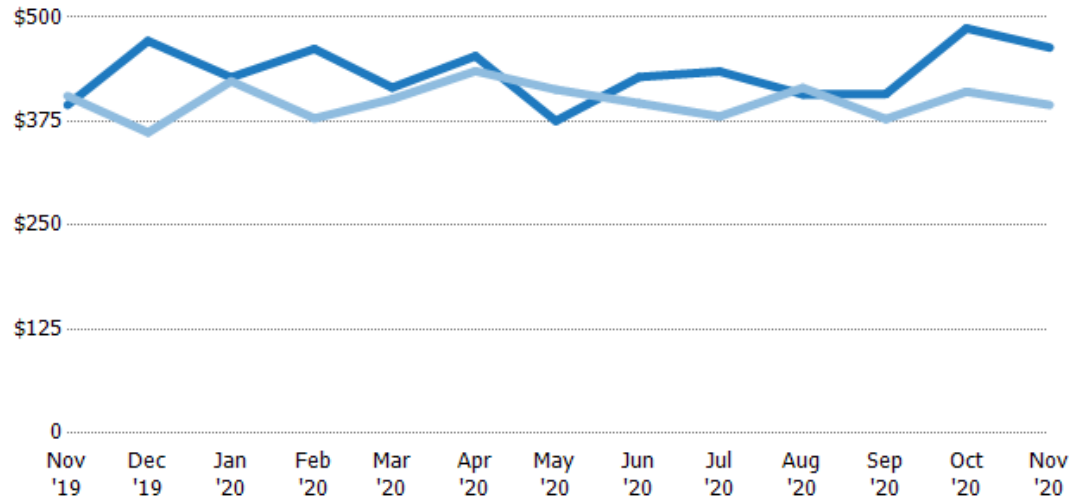
Average Sales Price per Sq Ft

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.
Nov '20	\$464	17.5%
Nov '19	\$395	-2.6%
Nov '18	\$405	-13.6%



Current Year	\$395	\$472	\$428	\$462	\$415	\$453	\$375	\$428	\$435	\$407	\$408	\$487	\$464
Prior Year	\$405	\$362	\$423	\$378	\$402	\$435	\$413	\$397	\$381	\$415	\$378	\$410	\$395
Percent Change from Prior Year	-3%	30%	1%	22%	3%	4%	-9%	8%	14%	-2%	8%	19%	17%

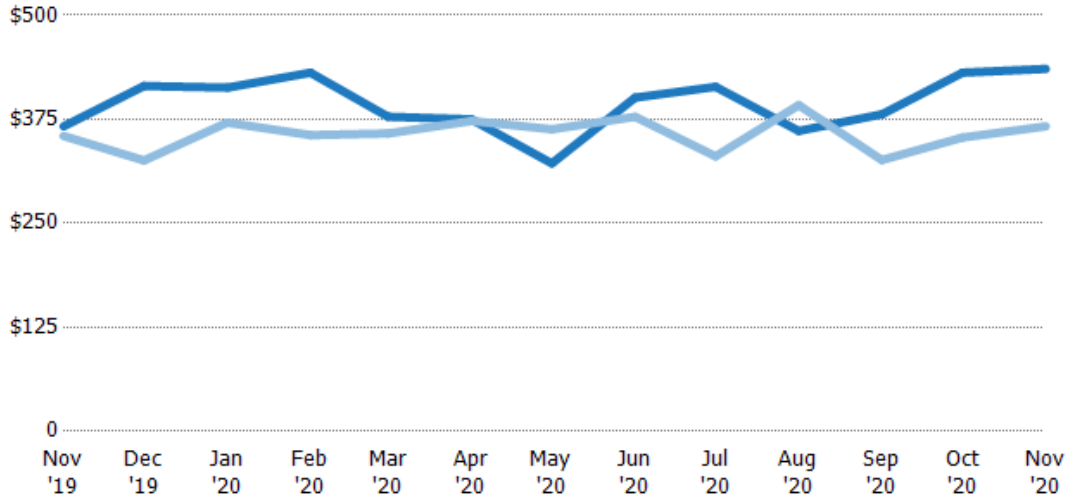
Median Sales Price per Sq Ft

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.
Nov '20	\$436	18.8%
Nov '19	\$367	3.2%
Nov '18	\$355	-4.1%



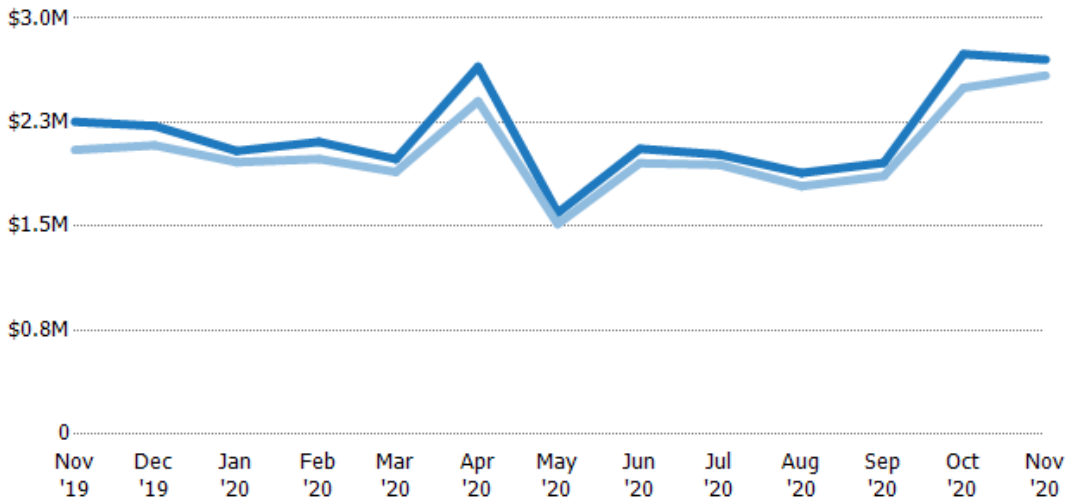
Current Year	\$367	\$415	\$413	\$431	\$378	\$375	\$322	\$401	\$414	\$361	\$381	\$431	\$436
Prior Year	\$355	\$326	\$371	\$356	\$358	\$373	\$363	\$378	\$331	\$392	\$326	\$353	\$367
Percent Change from Prior Year	3%	27%	11%	21%	6%	1%	-11%	6%	25%	-8%	17%	22%	19%

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



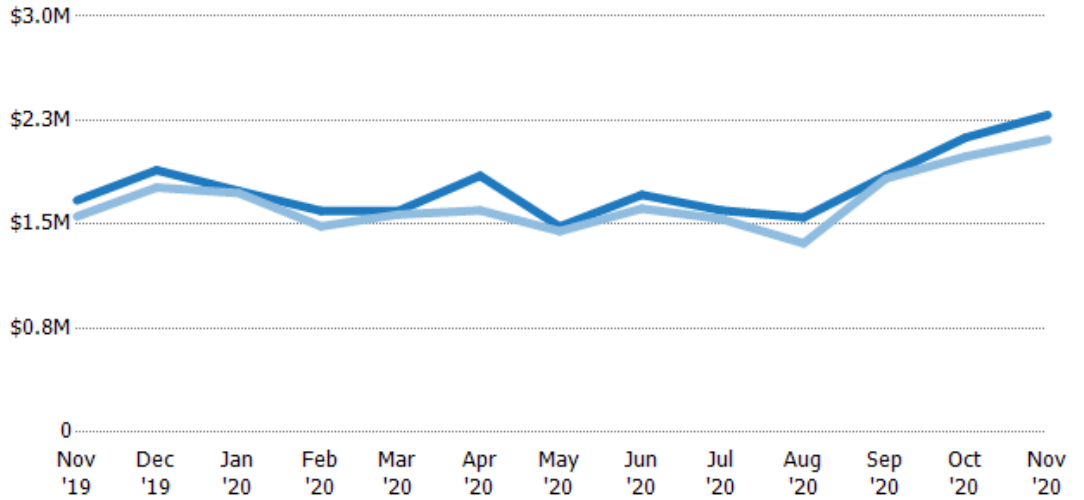
Avg List Price	\$2.25M	\$2.22M	\$2.04M	\$2.11M	\$1.98M	\$2.65M	\$1.6M	\$2.06M	\$2.02M	\$1.88M	\$1.96M	\$2.74M	\$2.7M
Avg Sales Price	\$2.05M	\$2.08M	\$1.96M	\$1.99M	\$1.89M	\$2.4M	\$1.52M	\$1.95M	\$1.94M	\$1.79M	\$1.86M	\$2.5M	\$2.59M
Avg Sales Price as a % of Avg List Price	91%	94%	96%	94%	95%	91%	95%	95%	96%	95%	95%	91%	96%

Median Sales Price vs Median Listing Price

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

Filters Used

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



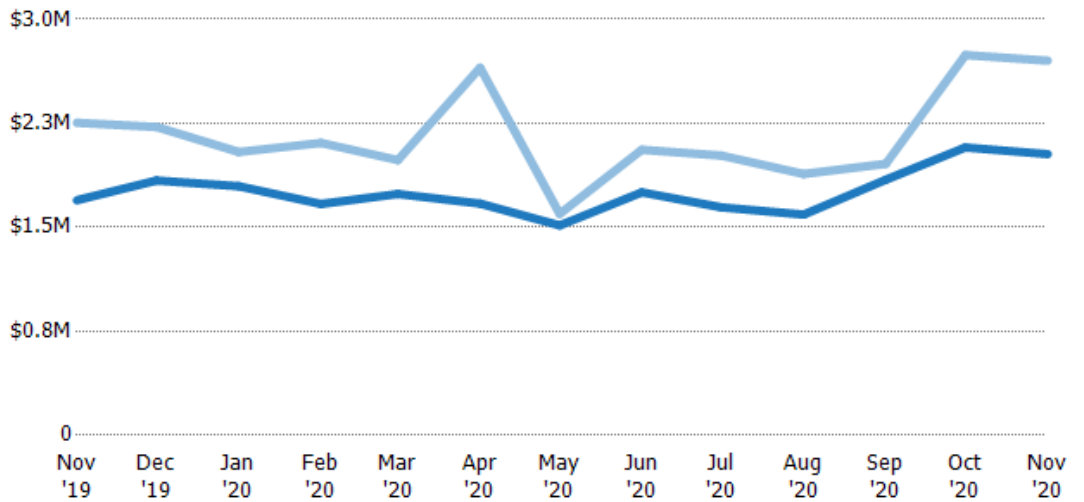
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Median List Price	\$1.67M	\$1.89M	\$1.74M	\$1.6M	\$1.6M	\$1.85M	\$1.48M	\$1.71M	\$1.6M	\$1.55M	\$1.85M	\$2.12M	\$2.29M
Median Sales Price	\$1.56M	\$1.77M	\$1.73M	\$1.49M	\$1.57M	\$1.6M	\$1.45M	\$1.61M	\$1.54M	\$1.36M	\$1.83M	\$1.99M	\$2.11M
Med Sales Price as a % of Med List Price	93%	93%	99%	93%	98%	86%	98%	94%	96%	88%	99%	94%	92%

Average Sales Price vs Average Est Value

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

Filters Used

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



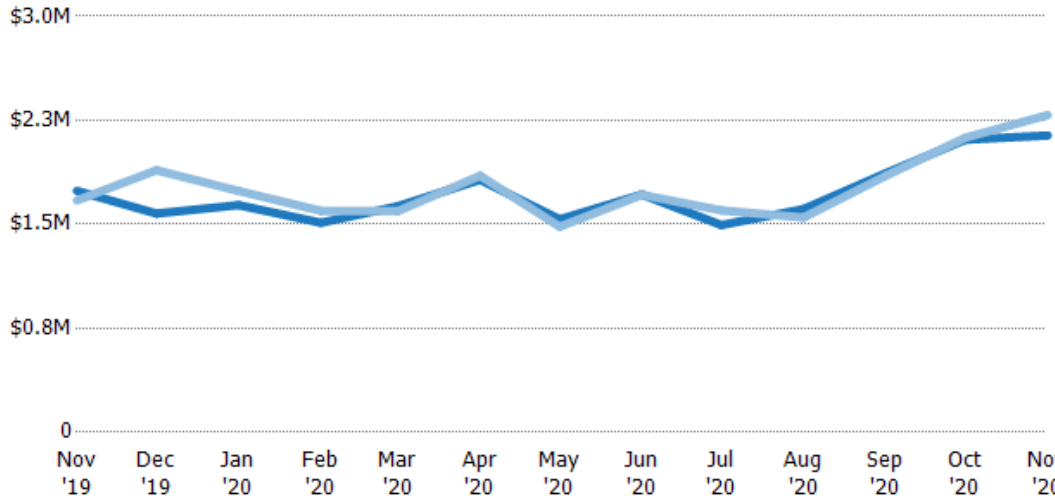
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Avg Est Value	\$1.7M	\$1.84M	\$1.8M	\$1.67M	\$1.74M	\$1.67M	\$1.51M	\$1.75M	\$1.64M	\$1.59M	\$1.84M	\$2.08M	\$2.03M
Avg Sales Price	\$2.25M	\$2.22M	\$2.04M	\$2.11M	\$1.98M	\$2.65M	\$1.6M	\$2.06M	\$2.02M	\$1.88M	\$1.96M	\$2.74M	\$2.7M
Avg Sales Price as a % of Avg Est Value	133%	121%	114%	126%	114%	159%	106%	118%	123%	118%	106%	132%	133%

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



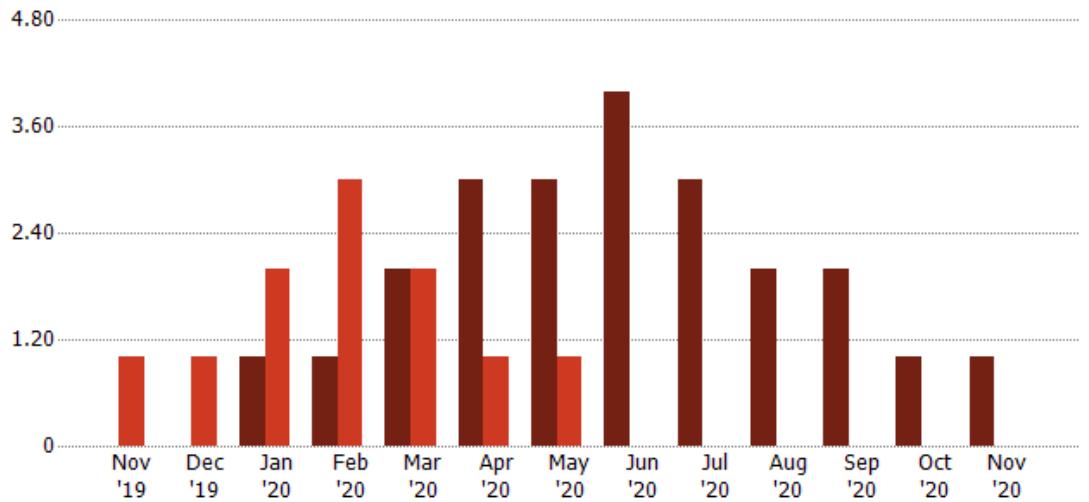
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Median Est Value	\$1.74M	\$1.58M	\$1.64M	\$1.51M	\$1.63M	\$1.82M	\$1.54M	\$1.71M	\$1.49M	\$1.61M	\$1.87M	\$2.11M	\$2.14M
Median Sales Price	\$1.67M	\$1.89M	\$1.74M	\$1.6M	\$1.6M	\$1.85M	\$1.48M	\$1.71M	\$1.6M	\$1.55M	\$1.85M	\$2.12M	\$2.29M
Med Sales Price as a % of Med Est Value	96%	120%	106%	106%	98%	102%	97%	100%	107%	96%	99%	101%	107%

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



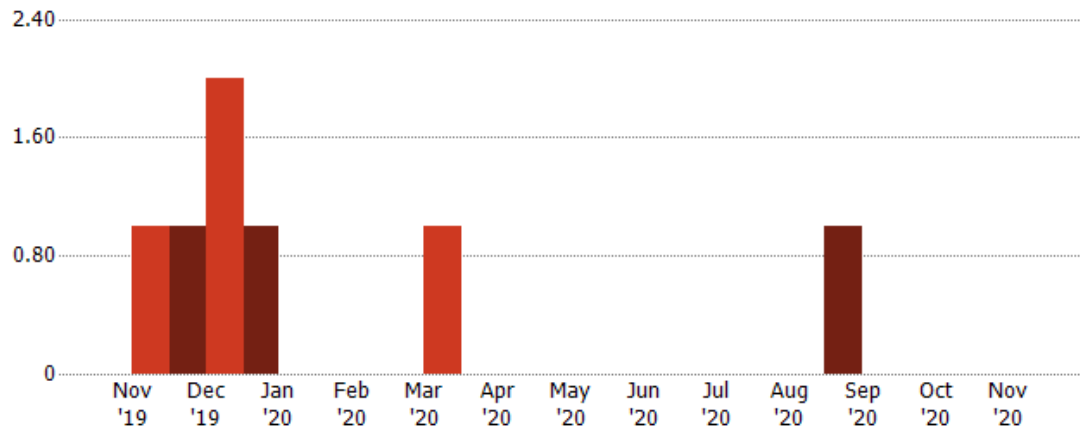
	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20
Current Year	-	-	1	1	2	3	3	4	3	2	2	1	1
Prior Year	1	1	2	3	2	1	1	-	-	-	-	-	-
Percent Change from Prior Year	-100%	-100%	-50%	-67%	0%	200%	200%	100%	100%	100%	100%	100%	100%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

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



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



Sales Activity by ZIP

Nov 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	116	\$289,477,959	44	\$113,836,500	\$2,587,193	\$2,110,000	\$443	\$419	47