



**2021**

**PARADISE VALLEY**  
MARKET REPORT  
February 2021



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 2021	Feb 2020	+ / -	YTD 2021	YTD 2020	+ / -
<b>Listing Activity Charts Metrics</b>						
New Listing Count	86	87	-1.1%	163	179	-8.9%
New Listing Volume	\$210,666,098	\$207,084,029	+1.7%	\$433,379,490	\$421,923,026	+2.7%
Active Listing Count	203	322	-37%	N/A	N/A	
Active Listing Volume	\$808,707,134	\$1,015,530,460	-20.4%	N/A	N/A	
Average Listing Price	\$3,983,779	\$3,153,821	+26.3%	\$3,988,283	\$3,098,567	+28.7%
Median Listing Price	\$3,395,000	\$2,499,950	+35.8%	\$3,372,119	\$2,462,709	+36.9%
Average Listing Price per Sq Ft	\$612	\$498	+23%	\$605	\$493	+22.6%
Median Listing Price per Sq Ft	\$570	\$459	+24.3%	\$562	\$451	+24.7%
Median Days in RPR	72	103	-30.1%	80.17	99.47	-19.4%
Months of Inventory	4.3	5.6	-22.2%	3.6	9.8	-63.5%
Absorption Rate	23.15%	18.01%	+5.1%	27.85%	10.16%	+17.7%
<b>Sales Activity Charts Metrics</b>						
New Pending Sales Count	76	87	-12.6%	131	184	-28.8%
New Pending Sales Volume	\$194,726,094	\$160,453,159	+21.4%	\$315,283,802	\$377,588,264	-16.5%
Pending Sales Count	-	73	-	N/A	N/A	
Pending Sales Volume	-	\$168,858,407	-	N/A	N/A	
Closed Sales Count	68	57	+19.3%	115	115	+/-
Closed Sales Volume	\$164,041,541	\$115,651,076	+41.8%	\$279,923,541	\$225,706,553	+24%
Average Sales Price	\$2,412,376	\$2,028,966	+18.9%	\$2,434,118	\$1,962,666	+24%
Median Sales Price	\$2,167,500	\$1,520,000	+42.6%	\$2,098,635	\$1,604,478	+30.8%
Average Sales Price per Sq Ft	\$495	\$465	+6.6%	\$516	\$441	+16.9%
Median Sales Price per Sq Ft	\$495	\$433	+14.2%	\$492	\$420	+17.3%
<b>Distressed Charts Metrics</b>						
Distressed Listing Count	1	-	-	N/A	N/A	

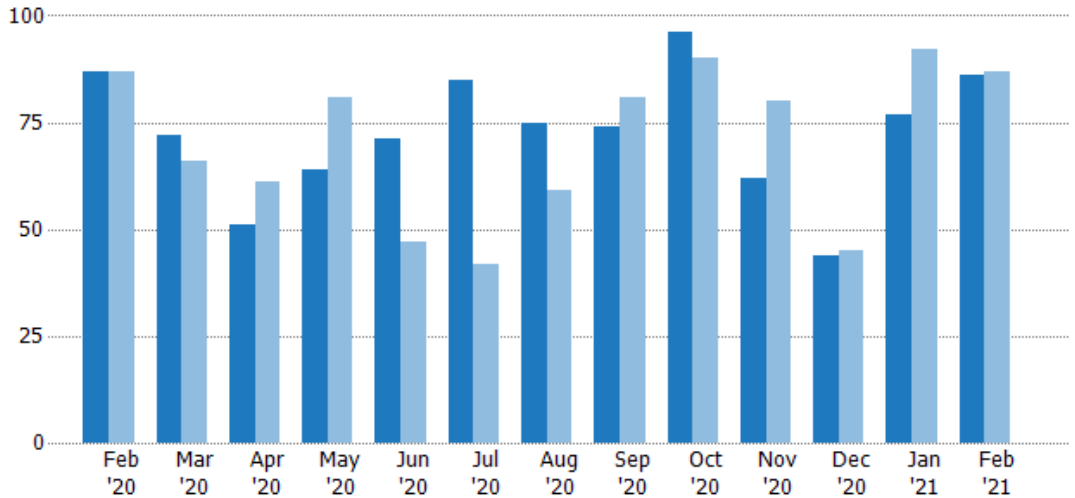
## New Listings

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

Month/ Year	Count	% Chg.
Feb '21	86	-1.1%
Feb '20	87	0%
Feb '19	87	-18.4%



Current Year	87	72	51	64	71	85	75	74	96	62	44	77	86
Prior Year	87	66	61	81	47	42	59	81	90	80	45	92	87
Percent Change from Prior Year	0%	9%	-16%	-21%	51%	102%	27%	-9%	7%	-23%	-2%	-16%	-1%

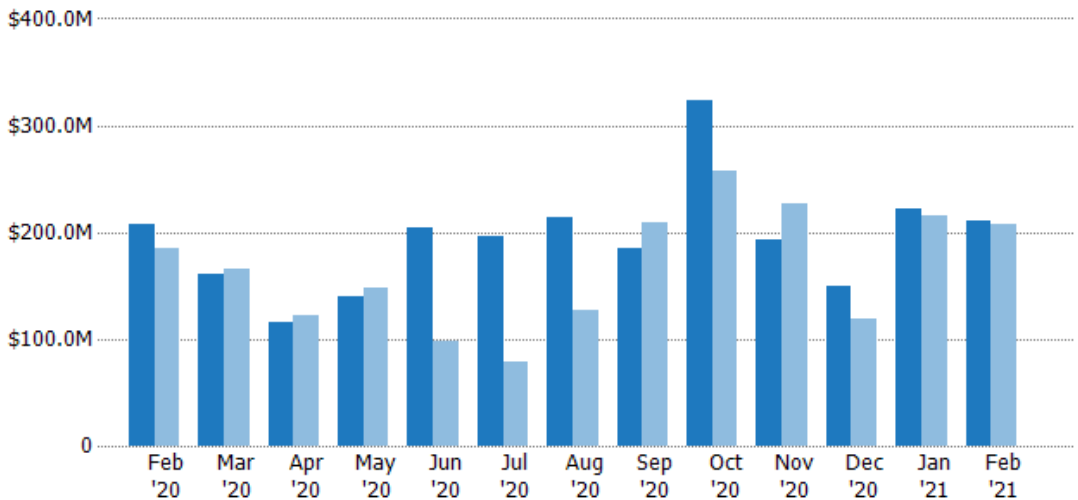
## New Listing Volume

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

Month/ Year	Volume	% Chg.
Feb '21	\$211M	1.7%
Feb '20	\$207M	11.9%
Feb '19	\$185M	-5%



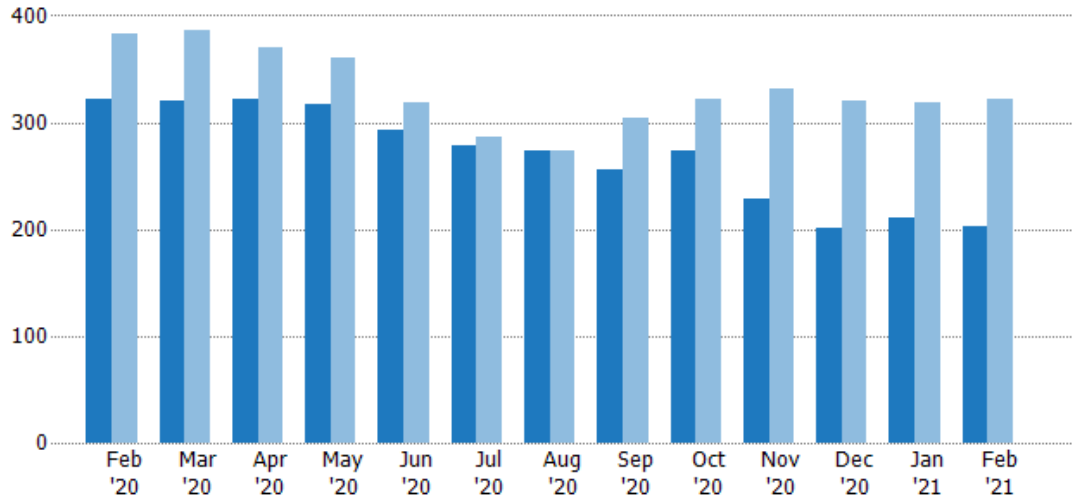
Current Year	\$207M	\$160M	\$116M	\$140M	\$204M	\$197M	\$214M	\$185M	\$323M	\$193M	\$149M	\$223M	\$211M
Prior Year	\$185M	\$165M	\$123M	\$149M	\$98.7M	\$78.2M	\$128M	\$210M	\$257M	\$227M	\$118M	\$215M	\$207M
Percent Change from Prior Year	12%	-3%	-5%	-6%	107%	152%	68%	-12%	25%	-15%	26%	4%	2%

## 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



Month/Year	Count	% Chg.
Feb '21	203	-37%
Feb '20	322	-15.9%
Feb '19	383	-12.5%

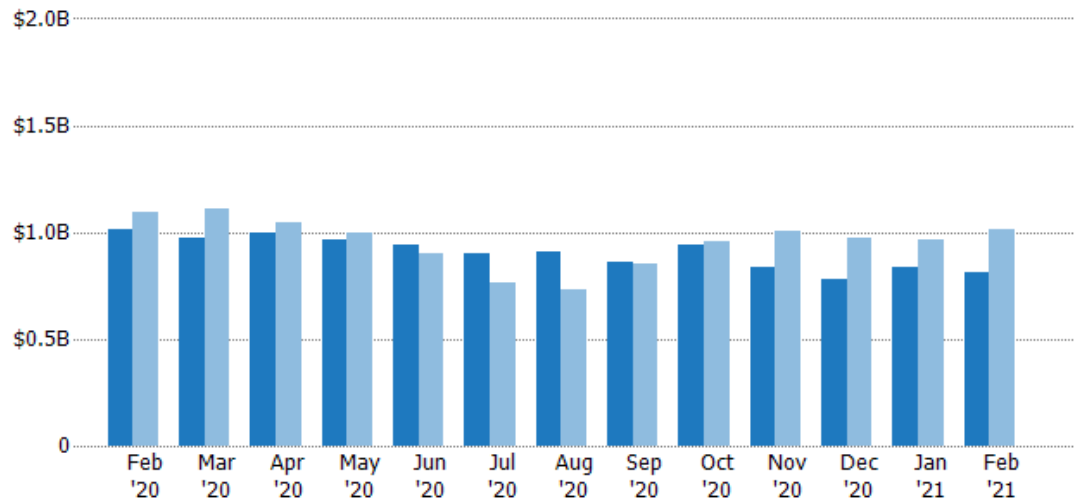
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	322	320	321	317	293	279	274	255	274	228	201	210	203
Prior Year	383	386	370	361	318	286	273	304	321	332	320	318	322
Percent Change from Prior Year	-16%	-17%	-13%	-12%	-8%	-2%	0%	-16%	-15%	-31%	-37%	-34%	-37%

## 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



Month/Year	Volume	% Chg.
Feb '21	\$809M	-20.4%
Feb '20	\$1.02B	-7.2%
Feb '19	\$1.09B	-14.8%

	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$1.02B	\$974M	\$996M	\$961M	\$941M	\$904M	\$910M	\$862M	\$942M	\$839M	\$777M	\$838M	\$809M
Prior Year	\$1.09B	\$1.11B	\$1.04B	\$994M	\$904M	\$765M	\$731M	\$849M	\$956M	\$1B	\$974M	\$968M	\$1.02B
Percent Change from Prior Year	-7%	-12%	-5%	-3%	4%	18%	25%	1%	-2%	-16%	-20%	-13%	-20%

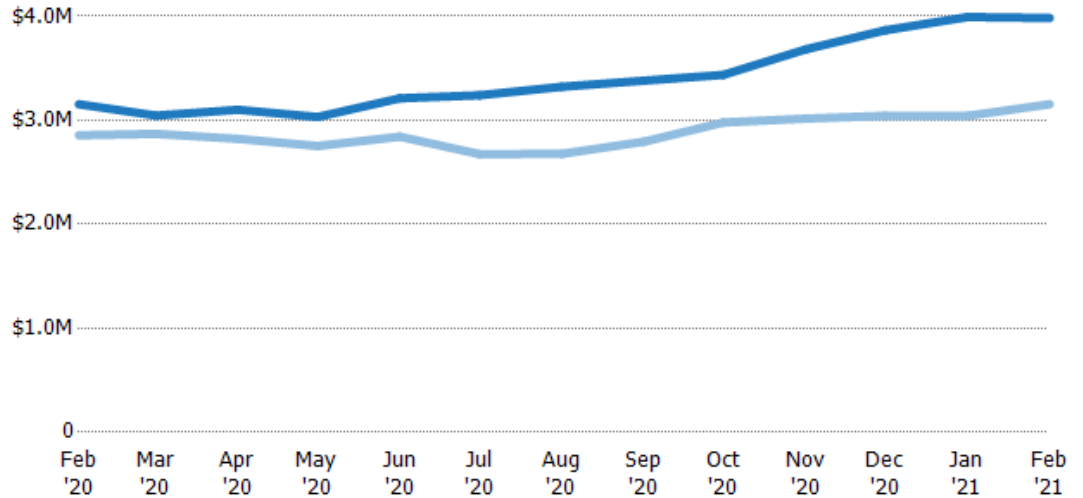
## Average Listing Price

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

Month/ Year	Price	% Chg.
Feb '21	\$3.98M	26.3%
Feb '20	\$3.15M	10.4%
Feb '19	\$2.86M	-2.6%



Current Year	\$3.15M	\$3.05M	\$3.1M	\$3.03M	\$3.21M	\$3.24M	\$3.32M	\$3.38M	\$3.44M	\$3.68M	\$3.87M	\$3.99M	\$3.98M
Prior Year	\$2.86M	\$2.87M	\$2.82M	\$2.75M	\$2.84M	\$2.67M	\$2.68M	\$2.79M	\$2.98M	\$3.02M	\$3.04M	\$3.04M	\$3.15M
Percent Change from Prior Year	10%	6%	10%	10%	13%	21%	24%	21%	15%	22%	27%	31%	26%

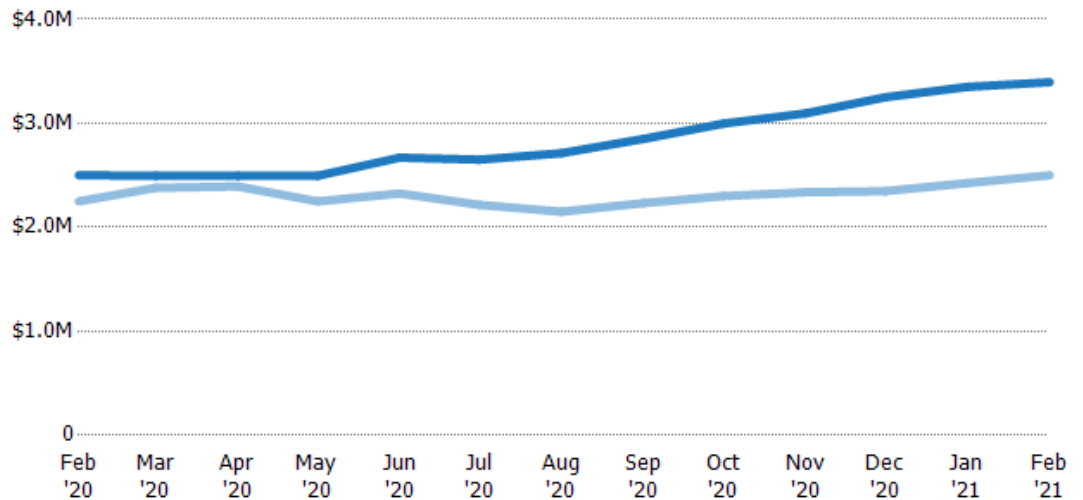
## Median Listing Price

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

Month/ Year	Price	% Chg.
Feb '21	\$3.4M	35.8%
Feb '20	\$2.5M	11.1%
Feb '19	\$2.25M	-2.7%



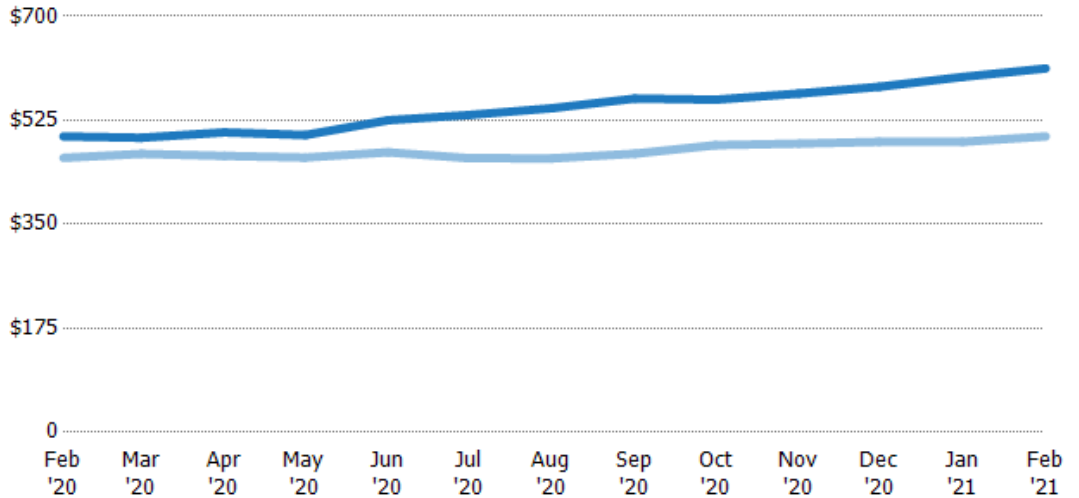
Current Year	\$2.5M	\$2.5M	\$2.5M	\$2.5M	\$2.67M	\$2.65M	\$2.71M	\$2.85M	\$3M	\$3.1M	\$3.25M	\$3.35M	\$3.4M
Prior Year	\$2.25M	\$2.38M	\$2.39M	\$2.25M	\$2.33M	\$2.22M	\$2.15M	\$2.23M	\$2.3M	\$2.34M	\$2.35M	\$2.42M	\$2.5M
Percent Change from Prior Year	11%	5%	4%	11%	15%	20%	26%	28%	30%	32%	38%	38%	36%

## 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



Month/Year	Price/sq ft	% Chg.
Feb '21	\$612	23%
Feb '20	\$498	7.8%
Feb '19	\$462	-3.8%

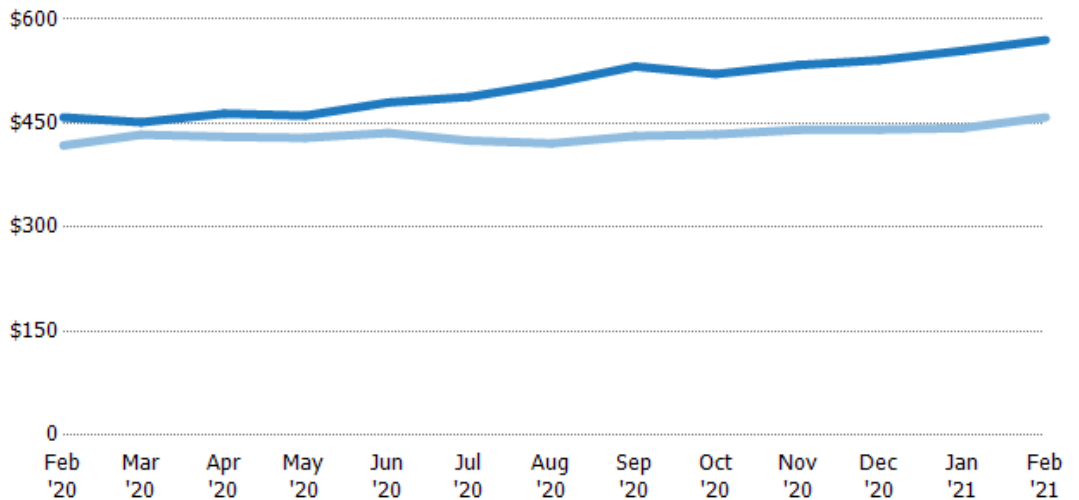
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$498	\$496	\$505	\$500	\$525	\$534	\$545	\$562	\$560	\$570	\$581	\$598	\$612
Prior Year	\$462	\$468	\$465	\$462	\$471	\$461	\$461	\$469	\$483	\$486	\$489	\$489	\$498
Percent Change from Prior Year	8%	6%	9%	8%	11%	16%	18%	20%	16%	17%	19%	22%	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



Month/Year	Price/sq ft	% Chg.
Feb '21	\$570	24.3%
Feb '20	\$459	9.7%
Feb '19	\$418	0%

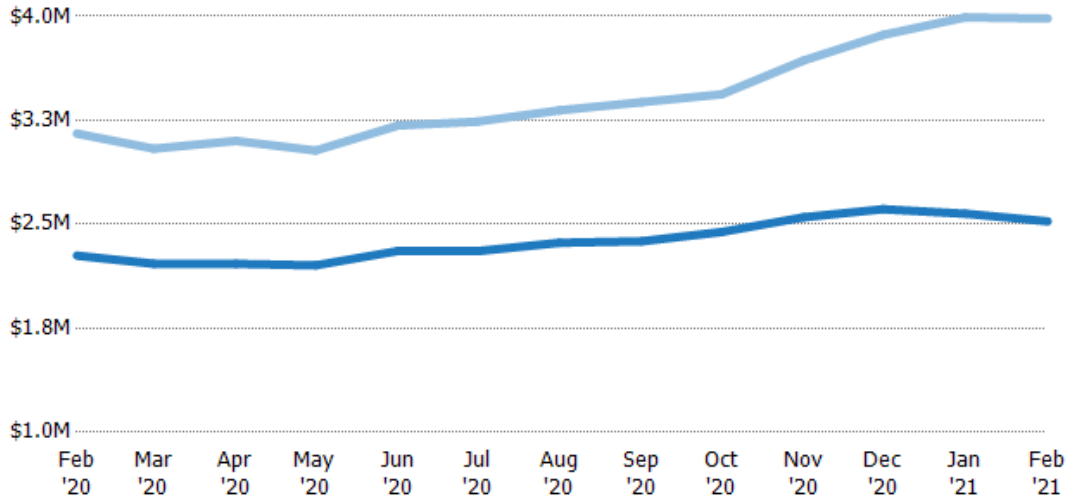
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$459	\$452	\$464	\$461	\$480	\$488	\$508	\$532	\$521	\$534	\$541	\$555	\$570
Prior Year	\$418	\$434	\$431	\$429	\$436	\$425	\$421	\$432	\$434	\$441	\$441	\$443	\$459
Percent Change from Prior Year	10%	4%	8%	7%	10%	15%	21%	23%	20%	21%	23%	25%	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



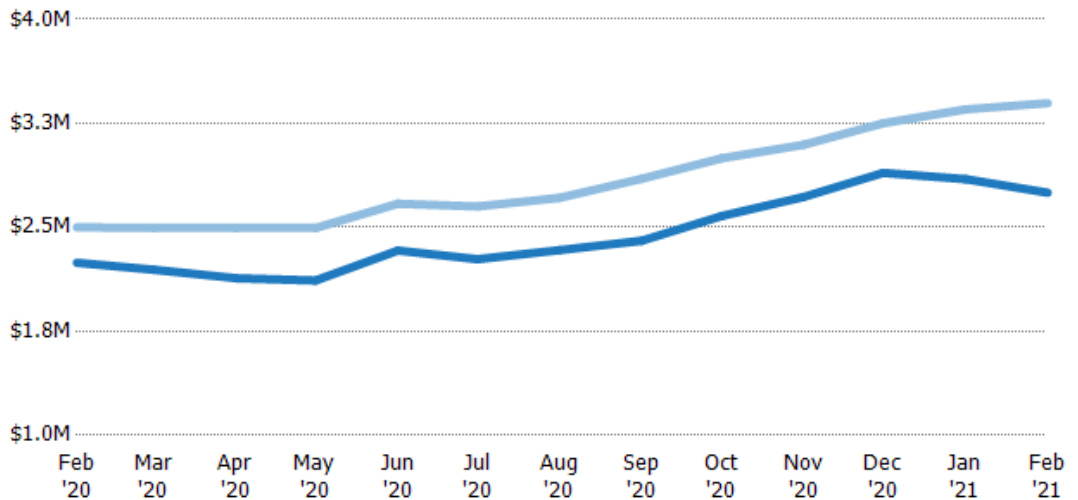
Avg Est Value	\$2.27M	\$2.22M	\$2.21M	\$2.2M	\$2.31M	\$2.31M	\$2.37M	\$2.38M	\$2.44M	\$2.55M	\$2.61M	\$2.58M	\$2.52M
Avg Listing Price	\$3.15M	\$3.05M	\$3.1M	\$3.03M	\$3.21M	\$3.24M	\$3.32M	\$3.38M	\$3.44M	\$3.68M	\$3.87M	\$3.99M	\$3.98M
Avg Listing Price as a % of Avg Est Value	139%	137%	140%	138%	139%	141%	140%	142%	141%	144%	148%	155%	158%

## 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



Median Est Value	\$2.24M	\$2.19M	\$2.13M	\$2.12M	\$2.33M	\$2.27M	\$2.34M	\$2.4M	\$2.58M	\$2.72M	\$2.89M	\$2.85M	\$2.75M
Median Listing Price	\$2.5M	\$2.5M	\$2.5M	\$2.5M	\$2.67M	\$2.65M	\$2.71M	\$2.85M	\$3M	\$3.1M	\$3.25M	\$3.35M	\$3.4M
Med Listing Price as a % of Med Est Value	111%	114%	117%	118%	114%	117%	116%	119%	116%	114%	112%	118%	123%



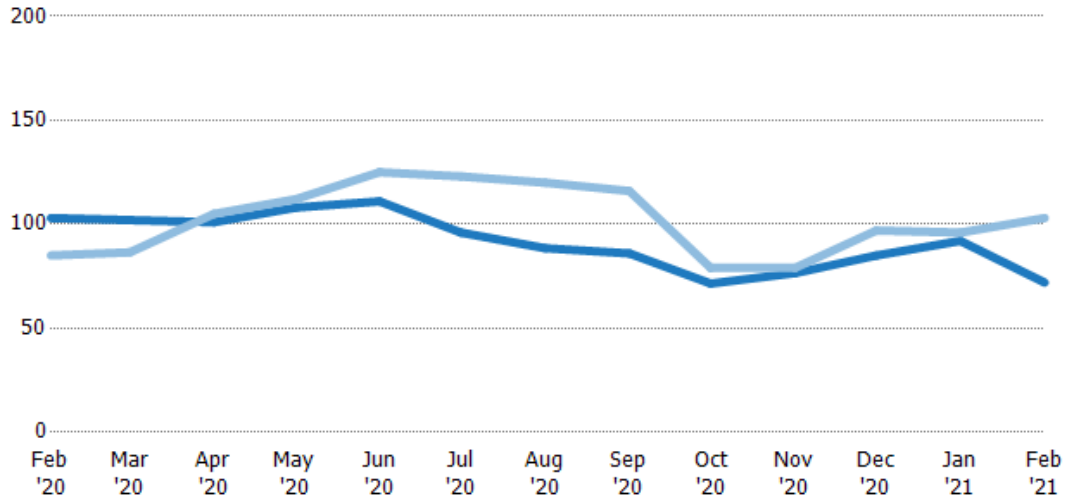
## Median Days in RPR

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

Month/ Year	Days	% Chg.
Feb '21	72	-30.1%
Feb '20	103	21.2%
Feb '19	85	21.2%



	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	103	102	101	108	111	96	88.5	86	71.5	76.5	85	92	72
Prior Year	85	86.5	105	112	125	123	120	116	79	79	97	96	103
Percent Change from Prior Year	21%	18%	-4%	-4%	-11%	-22%	-26%	-26%	-9%	-3%	-12%	-4%	-30%

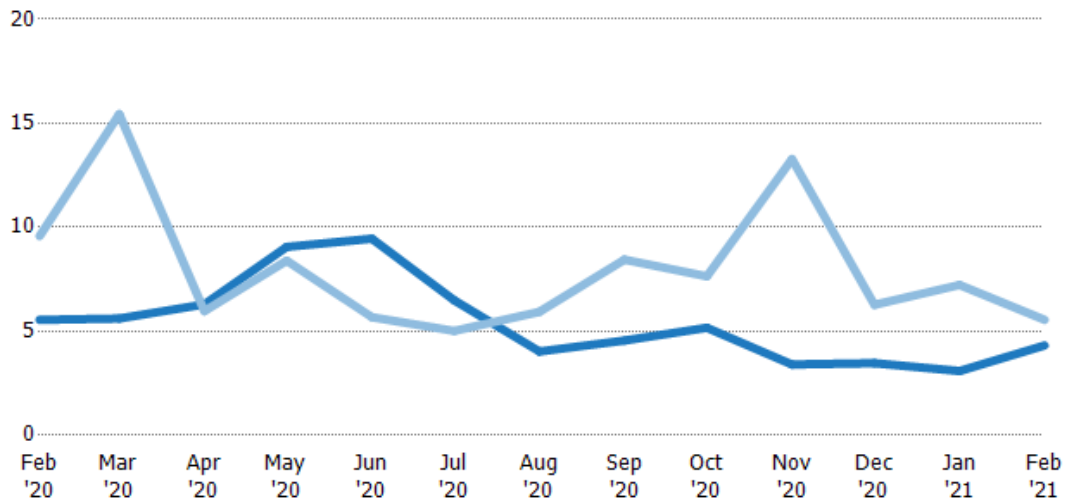
## Months of Inventory

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

Month/ Year	Months	% Chg.
Feb '21	4.32	-22.2%
Feb '20	5.55	-42%
Feb '19	9.58	-25.6%



	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	5.55	5.61	6.29	9.06	9.45	6.49	4.03	4.55	5.17	3.4	3.47	3.09	4.32
Prior Year	9.58	15.4	5.97	8.4	5.68	5.02	5.93	8.44	7.64	13.3	6.27	7.23	5.55
Percent Change from Prior Year	-42%	-64%	5%	8%	66%	29%	-32%	-46%	-32%	-74%	-45%	-57%	-22%



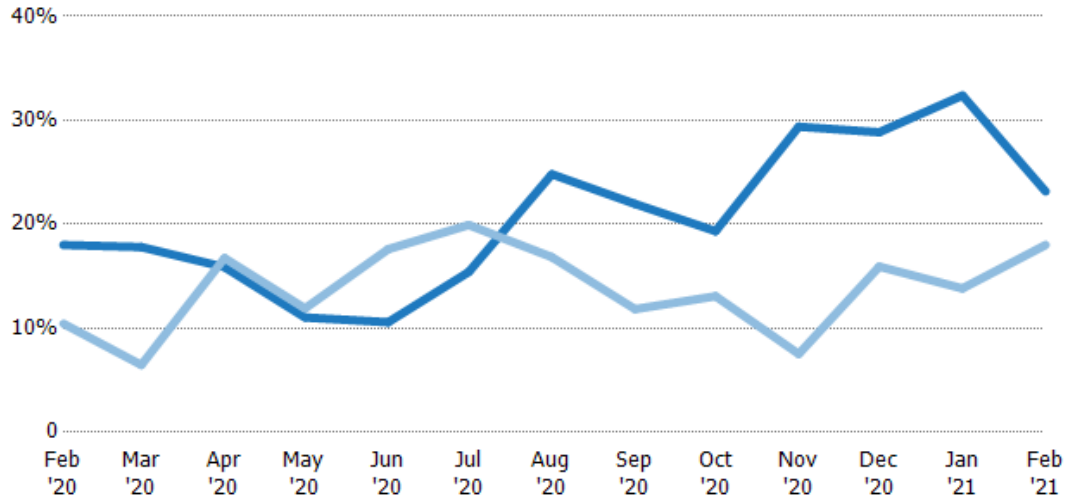
## Absorption Rate

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

Month/ Year	Rate	Chg.
Feb '21	23%	-5.1%
Feb '20	18%	-7.6%
Feb '19	10%	34.3%



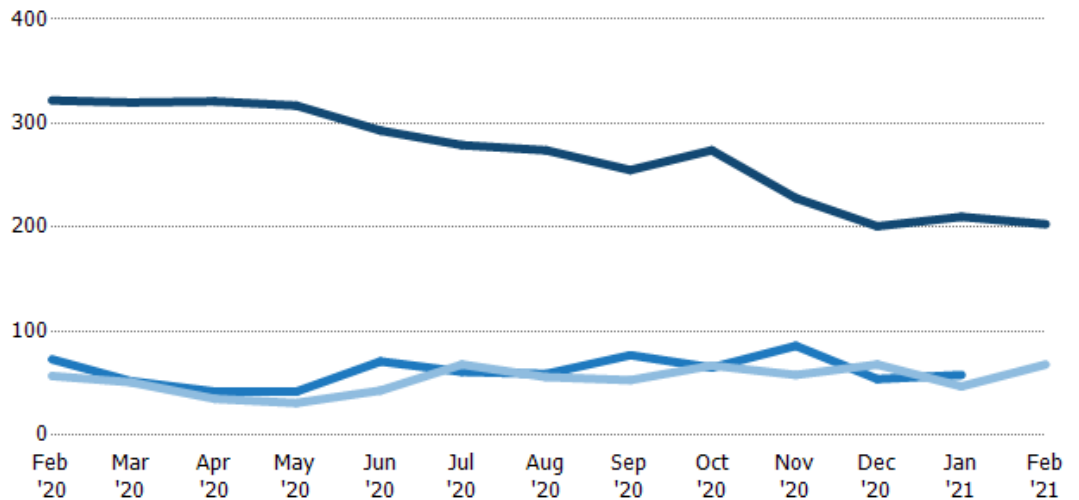
Current Year	18%	18%	16%	11%	11%	15%	25%	22%	19%	29%	29%	32%	23%
Prior Year	10%	6%	17%	12%	18%	20%	17%	12%	13%	8%	16%	14%	18%
Change from Prior Year	-8%	-11%	1%	1%	7%	5%	-8%	-10%	-6%	-22%	-13%	-19%	-5%

## 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



Active	322	320	321	317	293	279	274	255	274	228	201	210	203
Pending	73	52	42	42	71	61	59	77	65	86	54	58	-
Sold	57	51	35	31	43	68	56	53	67	58	68	47	68

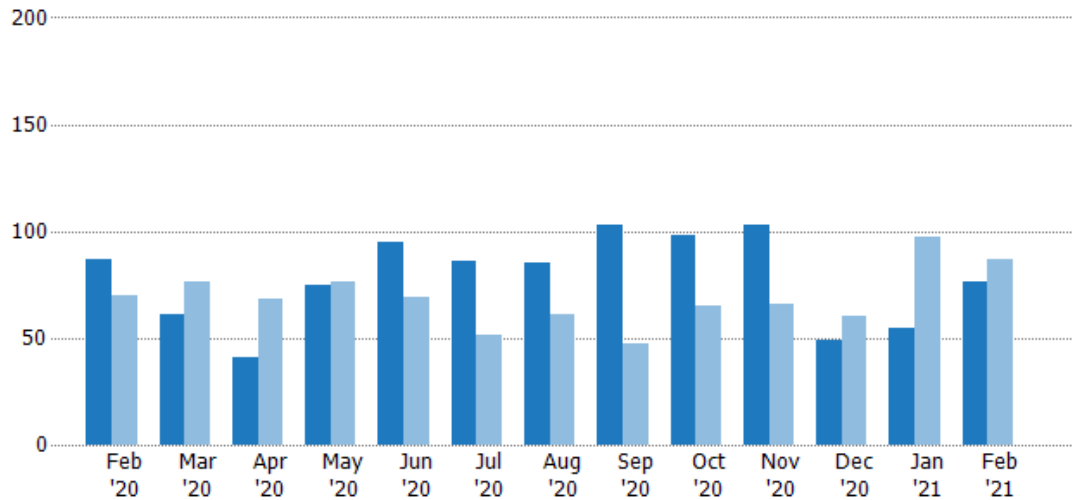
## New Pending Sales

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

Month/ Year	Count	% Chg.
Feb '21	76	-12.6%
Feb '20	87	24.3%
Feb '19	70	-28.6%



Current Year	87	61	41	75	95	86	85	103	98	103	49	55	76
Prior Year	70	76	68	76	69	51	61	47	65	66	60	97	87
Percent Change from Prior Year	24%	-20%	-40%	-1%	38%	69%	39%	119%	51%	56%	-18%	-43%	-13%

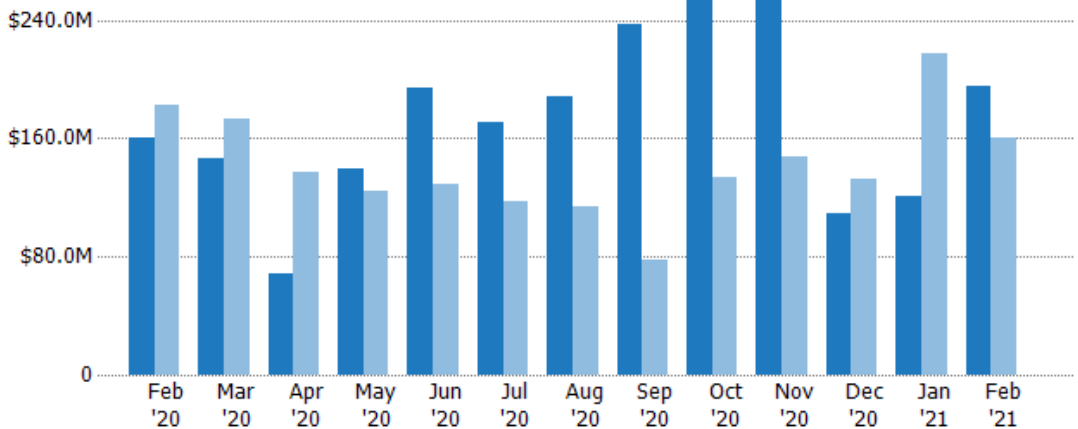
## New Pending Sales Volume

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

Month/ Year	Volume	% Chg.
Feb '21	\$195M	21.4%
Feb '20	\$160M	-12%
Feb '19	\$182M	-46.4%



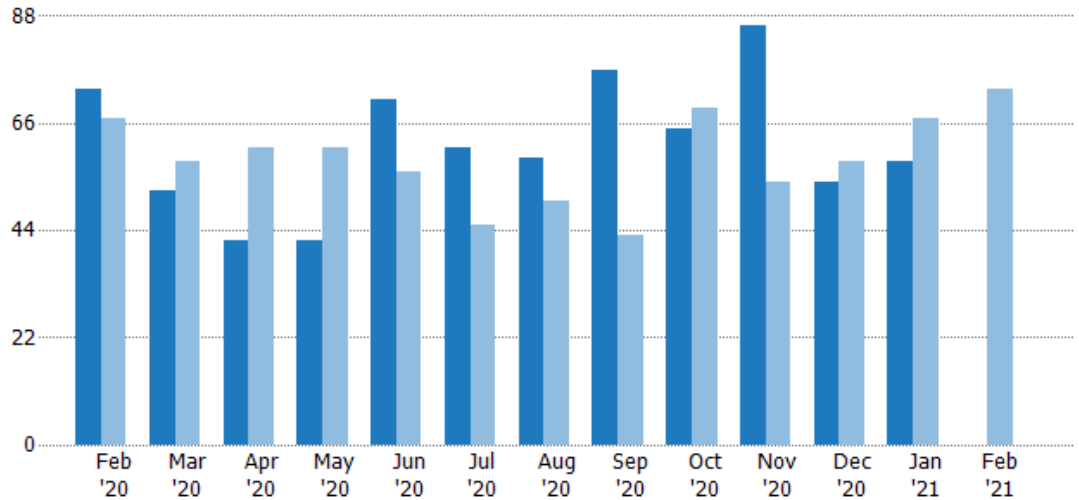
Current Year	\$160M	\$146M	\$68.9M	\$139M	\$194M	\$171M	\$189M	\$237M	\$257M	\$262M	\$109M	\$121M	\$195M
Prior Year	\$182M	\$173M	\$137M	\$125M	\$129M	\$117M	\$114M	\$77.5M	\$133M	\$147M	\$132M	\$217M	\$160M
Percent Change from Prior Year	-12%	-15%	-50%	12%	51%	46%	66%	206%	93%	78%	-18%	-44%	21%

## 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



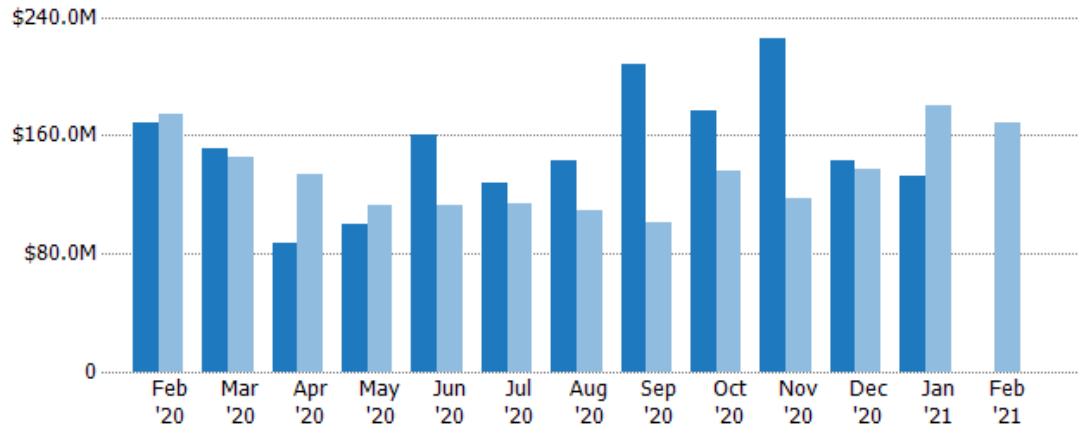
Current Year	73	52	42	42	71	61	59	77	65	86	54	58	-
Prior Year	67	58	61	61	56	45	50	43	69	54	58	67	73
Percent Change from Prior Year	9%	-10%	-31%	-31%	27%	36%	18%	79%	-6%	59%	-7%	-13%	-100%

## 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



Current Year	\$169M	\$150M	\$86.6M	\$99.3M	\$160M	\$128M	\$143M	\$208M	\$177M	\$225M	\$143M	\$132M	-
Prior Year	\$175M	\$145M	\$134M	\$113M	\$113M	\$114M	\$109M	\$100M	\$136M	\$118M	\$137M	\$180M	\$169M
Percent Change from Prior Year	-3%	4%	-35%	-12%	42%	13%	31%	107%	30%	91%	4%	-27%	-100%

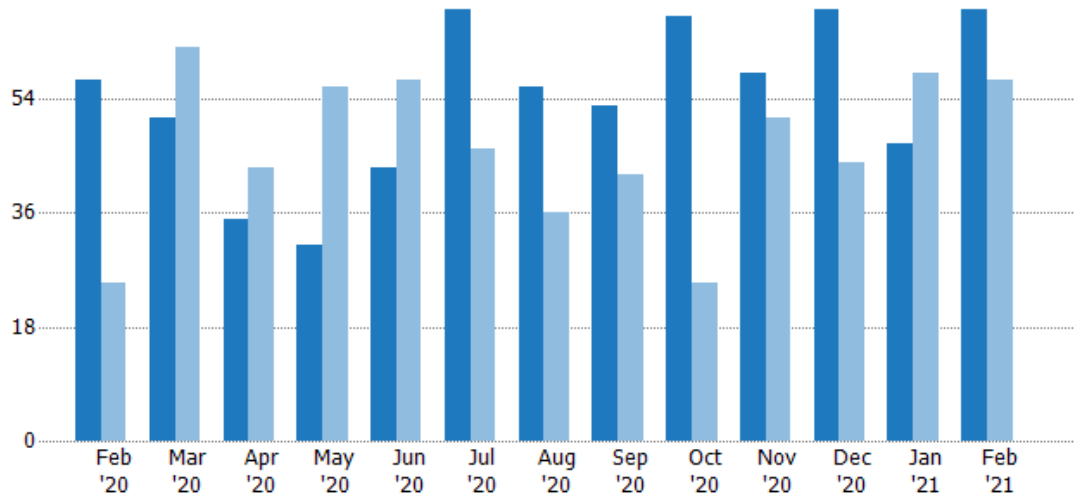
## Closed Sales

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

Month/ Year	Count	% Chg.
Feb '21	68	19.3%
Feb '20	57	128%
Feb '19	25	52%



	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	57	51	35	31	43	68	56	53	67	58	68	47	68
Prior Year	25	62	43	56	57	46	36	42	25	51	44	58	57
Percent Change from Prior Year	128%	-18%	-19%	-45%	-25%	48%	56%	26%	168%	14%	55%	-19%	19%

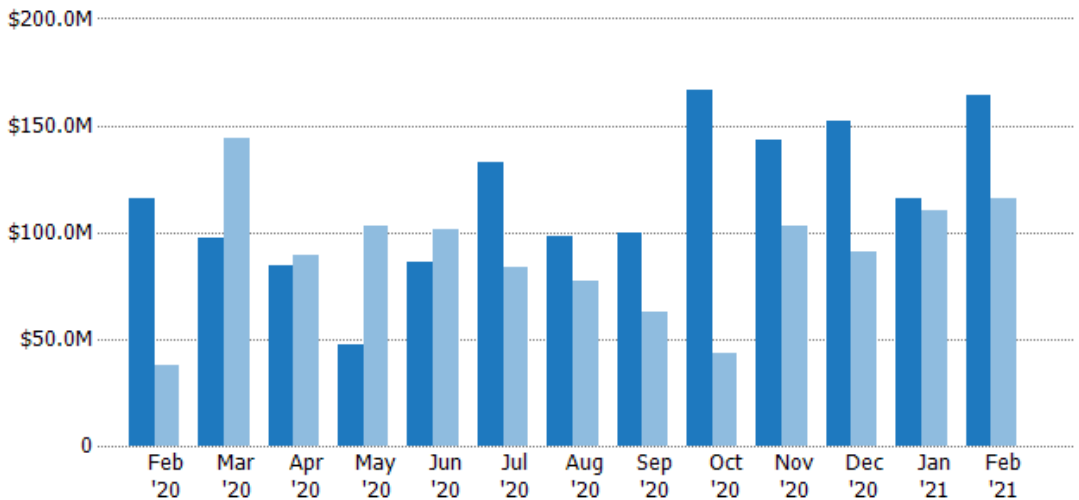
## Closed Sales Volume

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

Month/ Year	Volume	% Chg.
Feb '21	\$164M	41.8%
Feb '20	\$116M	204.3%
Feb '19	\$38M	55.4%



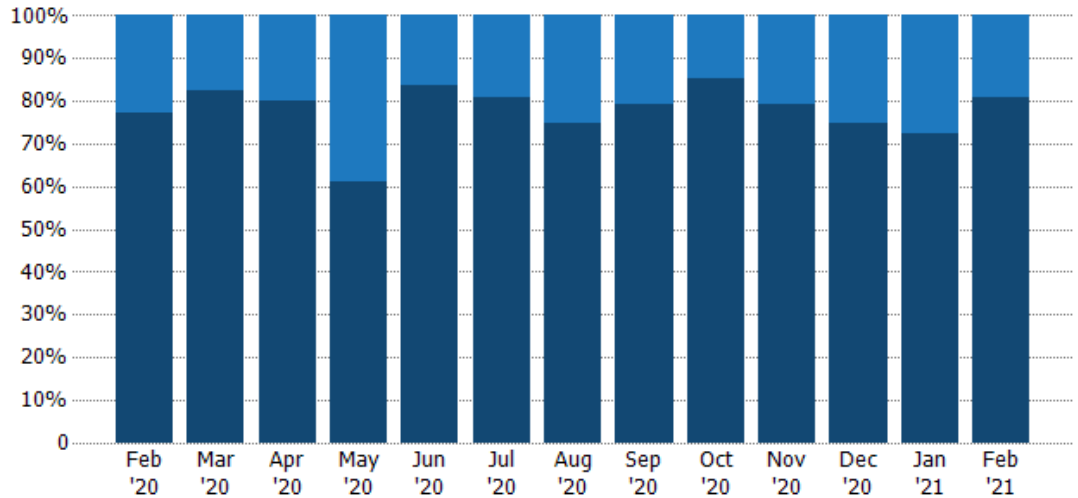
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$116M	\$97.1M	\$84.1M	\$47.4M	\$86.3M	\$133M	\$98.1M	\$100M	\$166M	\$143M	\$152M	\$116M	\$164M
Prior Year	\$38M	\$144M	\$89M	\$103M	\$101M	\$83.9M	\$77M	\$62.4M	\$43.2M	\$103M	\$90.5M	\$110M	\$116M
Percent Change from Prior Year	204%	-33%	-6%	-54%	-15%	59%	27%	60%	284%	39%	68%	5%	42%

## 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



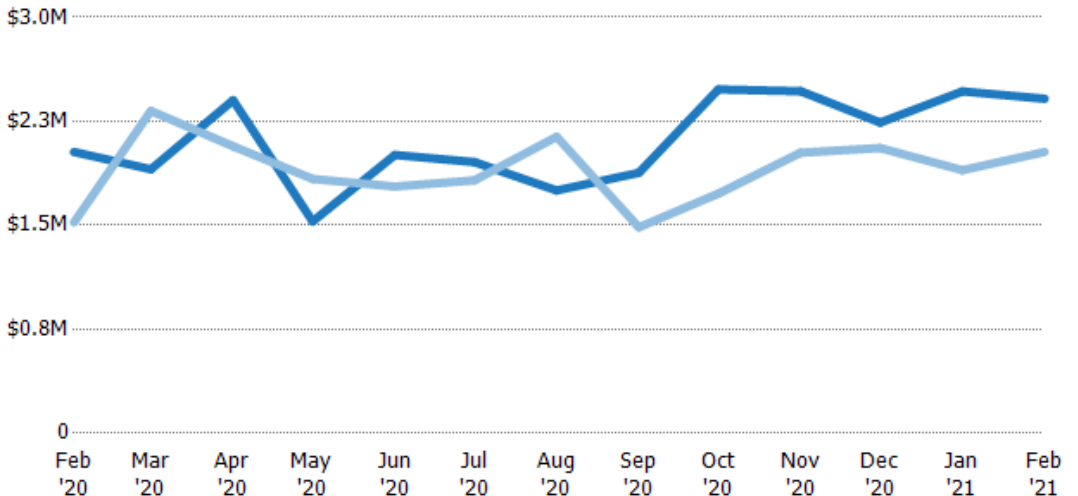
Condo/Townhouse	23%	18%	20%	39%	16%	19%	25%	21%	15%	21%	25%	28%	19%
Single Family Residence	77%	82%	80%	61%	84%	81%	75%	79%	85%	79%	75%	72%	81%

## 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



Current Year	\$2.03M	\$1.9M	\$2.4M	\$1.53M	\$2.01M	\$1.96M	\$1.75M	\$1.88M	\$2.48M	\$2.47M	\$2.24M	\$2.47M	\$2.41M
Prior Year	\$1.52M	\$2.32M	\$2.07M	\$1.83M	\$1.78M	\$1.82M	\$2.14M	\$1.49M	\$1.73M	\$2.02M	\$2.06M	\$1.9M	\$2.03M
Percent Change from Prior Year	33%	-18%	16%	-17%	13%	7%	-18%	26%	43%	22%	9%	30%	19%

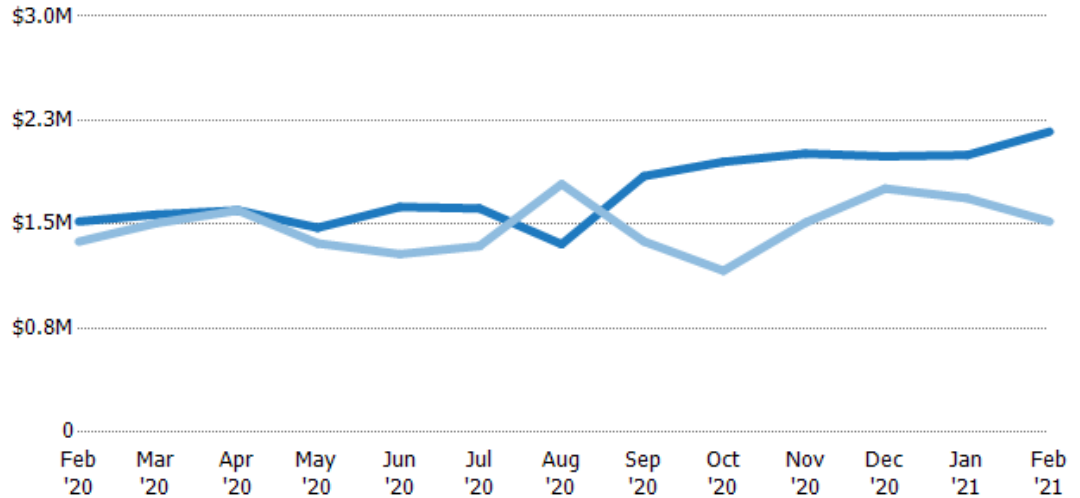
## Median Sales Price

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

Month/ Year	Price	% Chg.
Feb '21	\$2.17M	42.6%
Feb '20	\$1.52M	10.5%
Feb '19	\$1.38M	2.2%



Current Year	\$1.52M	\$1.57M	\$1.6M	\$1.48M	\$1.63M	\$1.61M	\$1.36M	\$1.85M	\$1.95M	\$2.01M	\$1.99M	\$2M	\$2.17M
Prior Year	\$1.38M	\$1.51M	\$1.6M	\$1.36M	\$1.29M	\$1.34M	\$1.79M	\$1.38M	\$1.17M	\$1.51M	\$1.76M	\$1.69M	\$1.52M
Percent Change from Prior Year	11%	4%	0%	8%	26%	20%	-24%	34%	67%	33%	13%	18%	43%

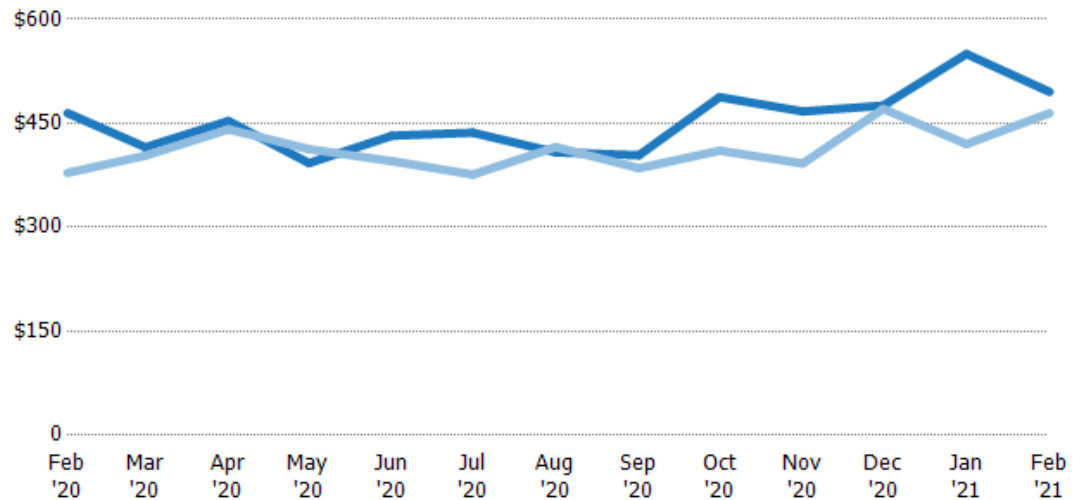
## Average Sales Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Feb '21	\$495	6.6%
Feb '20	\$465	22.8%
Feb '19	\$378	7.7%



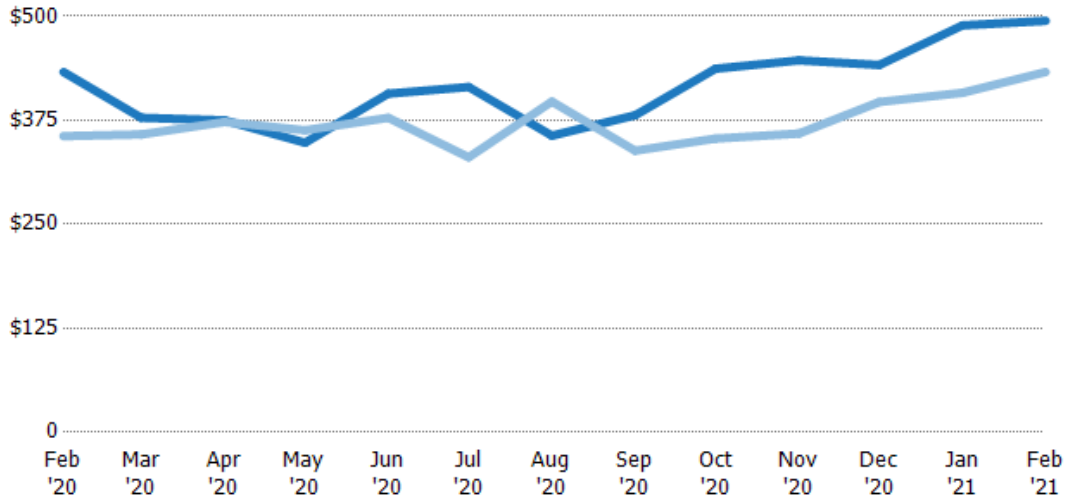
Current Year	\$465	\$415	\$453	\$393	\$432	\$436	\$408	\$404	\$488	\$467	\$476	\$550	\$495
Prior Year	\$378	\$403	\$441	\$413	\$395	\$376	\$416	\$385	\$410	\$392	\$471	\$420	\$465
Percent Change from Prior Year	23%	3%	3%	-5%	9%	16%	-2%	5%	19%	19%	1%	31%	7%

## 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



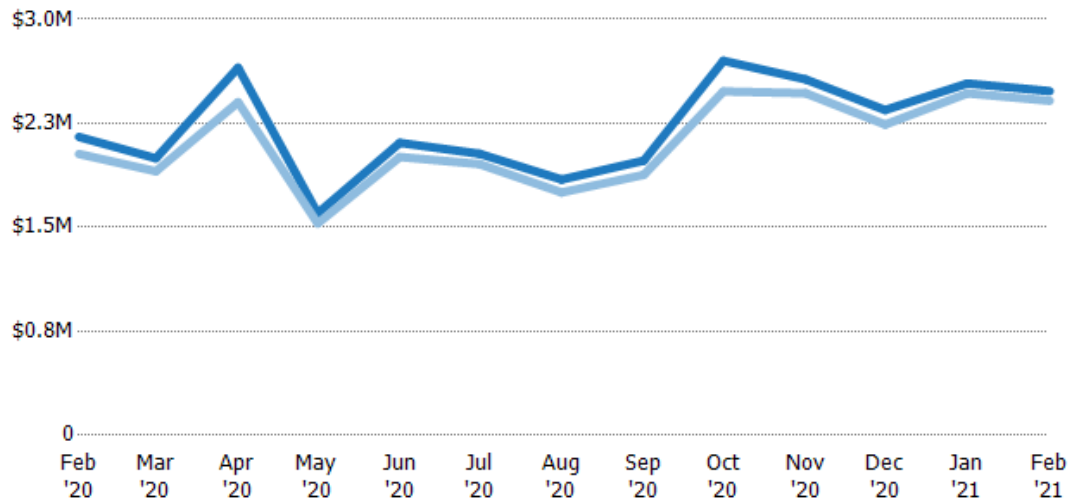
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	\$433	\$378	\$375	\$348	\$407	\$415	\$357	\$381	\$437	\$447	\$442	\$489	\$495
Prior Year	\$356	\$358	\$373	\$363	\$378	\$331	\$398	\$339	\$353	\$359	\$397	\$408	\$433
Percent Change from Prior Year	22%	6%	1%	-4%	8%	26%	-10%	13%	24%	25%	11%	20%	14%

## 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



	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Avg List Price	\$2.15M	\$2M	\$2.65M	\$1.6M	\$2.11M	\$2.03M	\$1.84M	\$1.98M	\$2.7M	\$2.57M	\$2.35M	\$2.54M	\$2.48M
Avg Sales Price	\$2.03M	\$1.9M	\$2.4M	\$1.53M	\$2.01M	\$1.96M	\$1.75M	\$1.88M	\$2.48M	\$2.47M	\$2.24M	\$2.47M	\$2.41M
Avg Sales Price as a % of Avg List Price	94%	95%	91%	95%	95%	96%	95%	95%	92%	96%	96%	97%	97%

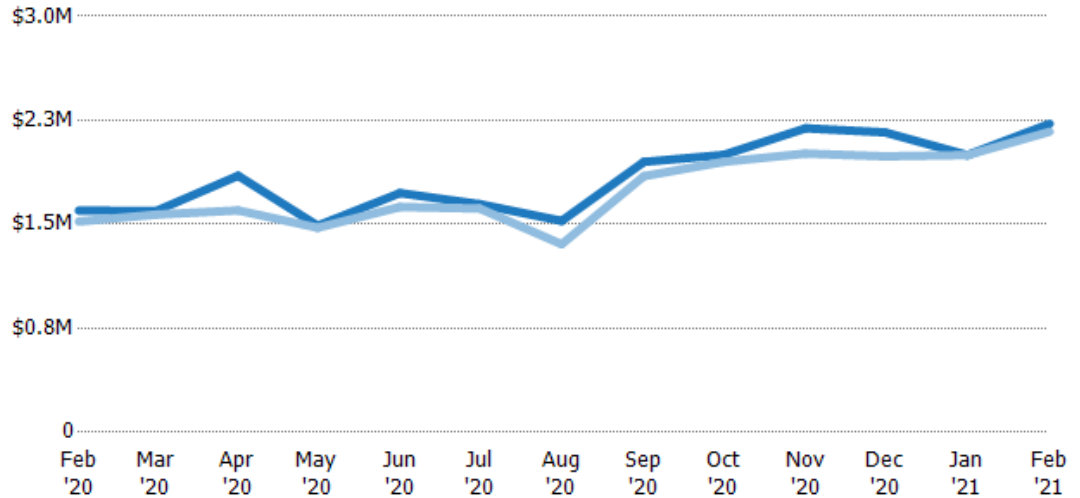


## Median Sales Price vs Median Listing Price

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

### Filters Used

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



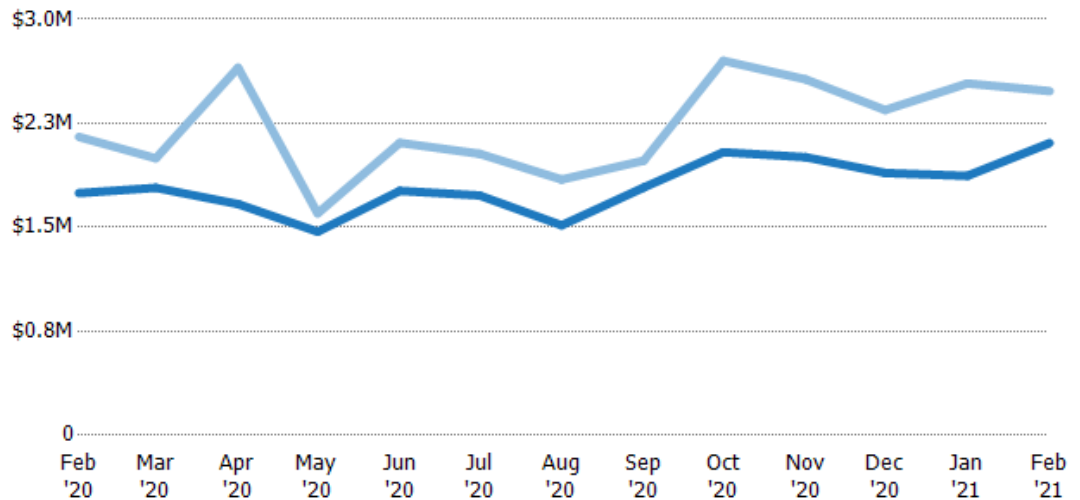
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Median List Price	\$1.6M	\$1.6M	\$1.85M	\$1.49M	\$1.73M	\$1.65M	\$1.52M	\$1.95M	\$2M	\$2.19M	\$2.16M	\$2M	\$2.22M
Median Sales Price	\$1.52M	\$1.57M	\$1.6M	\$1.48M	\$1.63M	\$1.61M	\$1.36M	\$1.85M	\$1.95M	\$2.01M	\$1.99M	\$2M	\$2.17M
Med Sales Price as a % of Med List Price	95%	98%	86%	99%	94%	98%	89%	95%	98%	92%	92%	100%	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



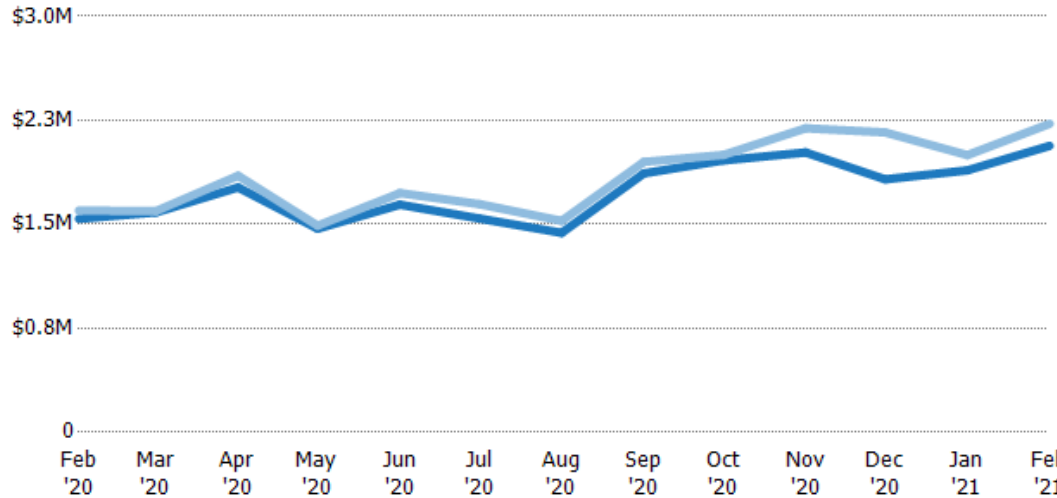
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Avg Est Value	\$1.75M	\$1.78M	\$1.67M	\$1.47M	\$1.76M	\$1.73M	\$1.51M	\$1.79M	\$2.04M	\$2.01M	\$1.89M	\$1.87M	\$2.11M
Avg Sales Price	\$2.15M	\$2M	\$2.65M	\$1.6M	\$2.11M	\$2.03M	\$1.84M	\$1.98M	\$2.7M	\$2.57M	\$2.35M	\$2.54M	\$2.48M
Avg Sales Price as a % of Avg Est Value	123%	112%	159%	109%	120%	117%	122%	111%	132%	128%	124%	136%	118%

## 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



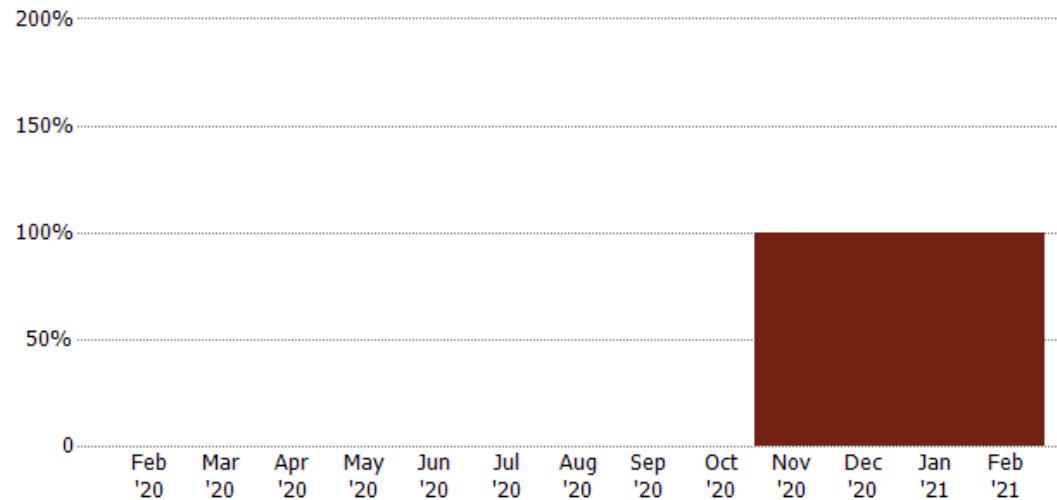
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Median Est Value	\$1.54M	\$1.59M	\$1.77M	\$1.47M	\$1.64M	\$1.54M	\$1.44M	\$1.87M	\$1.96M	\$2.02M	\$1.82M	\$1.89M	\$2.07M
Median Sales Price	\$1.6M	\$1.6M	\$1.85M	\$1.49M	\$1.73M	\$1.65M	\$1.52M	\$1.95M	\$2M	\$2.19M	\$2.16M	\$2M	\$2.22M
Med Sales Price as a % of Med Est Value	104%	101%	105%	101%	105%	107%	106%	104%	102%	109%	119%	106%	108%

## 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



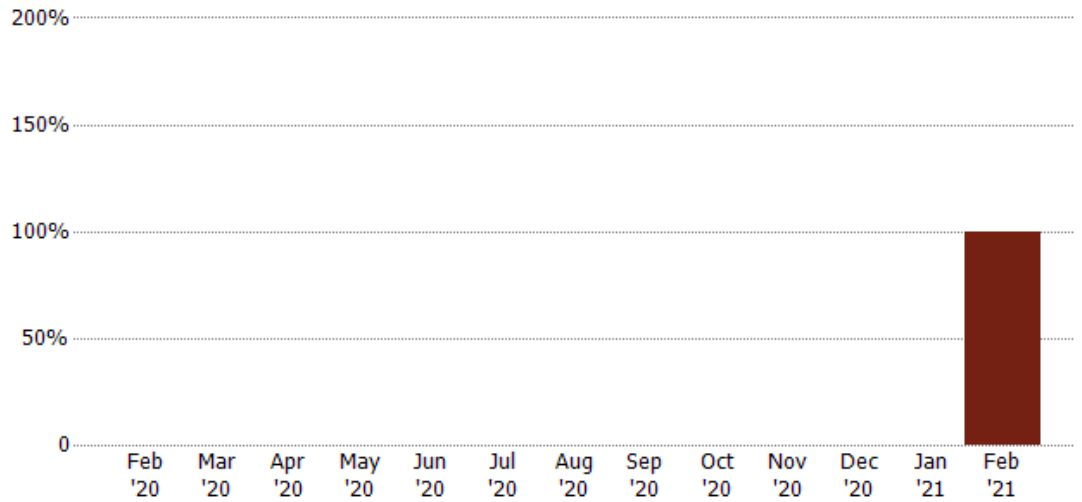
	Feb '20	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21
Current Year	-	-	-	-	-	-	-	-	-	1	1	1	1

## 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



■ Current Year

Month	Current Year
Feb '20	-
Mar '20	-
Apr '20	-
May '20	-
Jun '20	-
Jul '20	-
Aug '20	-
Sep '20	-
Oct '20	-
Nov '20	-
Dec '20	-
Jan '21	-
Feb '21	1



## Sales Activity by ZIP

Feb 2021

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			68	\$164,041,541	\$2,412,376	\$2,167,500	\$486	\$476	52