

2021

PARADISE VALLEY
MARKET REPORT
March 2021



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	Mar 2021	Mar 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	87	73	+19.2%	268	252	+6.3%
New Listing Volume	\$231,555,299	\$162,136,502	+42.8%	\$757,210,202	\$583,973,628	+29.7%
Active Listing Count	–	324	–	N/A	N/A	
Active Listing Volume	–	\$991,818,347	–	N/A	N/A	
Average Listing Price	–	\$3,061,168	–	\$4,008,791	\$3,098,460	+29.4%
Median Listing Price	–	\$2,495,000	–	\$3,373,322	\$2,481,821	+35.9%
Average Listing Price per Sq Ft	–	\$498	–	\$608	\$496	+22.6%
Median Listing Price per Sq Ft	–	\$455	–	\$565	\$453	+24.7%
Median Days in RPR	–	102	–	42.64	100.96	-57.8%
Months of Inventory	–	5.6	-100%	2.6	7.7	-65.7%
Absorption Rate	–	17.9%	–	38.13%	13.07%	+25.1%
Sales Activity Charts Metrics						
New Pending Sales Count	91	61	+49.2%	226	245	-7.8%
New Pending Sales Volume	\$255,202,452	\$146,244,900	+74.5%	\$577,406,754	\$523,833,164	+10.2%
Pending Sales Count	–	52	–	N/A	N/A	
Pending Sales Volume	–	\$150,489,582	–	N/A	N/A	
Closed Sales Count	73	51	+43.1%	192	167	+15%
Closed Sales Volume	\$174,242,407	\$97,086,376	+79.5%	\$462,447,448	\$323,537,929	+42.9%
Average Sales Price	\$2,386,882	\$1,903,654	+25.4%	\$2,408,580	\$1,937,353	+24.3%
Median Sales Price	\$2,070,000	\$1,570,000	+31.8%	\$2,064,995	\$1,581,287	+30.6%
Average Sales Price per Sq Ft	\$493	\$415	+18.6%	\$506	\$432	+17.2%
Median Sales Price per Sq Ft	\$444	\$378	+17.5%	\$473	\$406	+16.6%
Distressed Charts Metrics						
Distressed Listing Count	–	–	–	N/A	N/A	

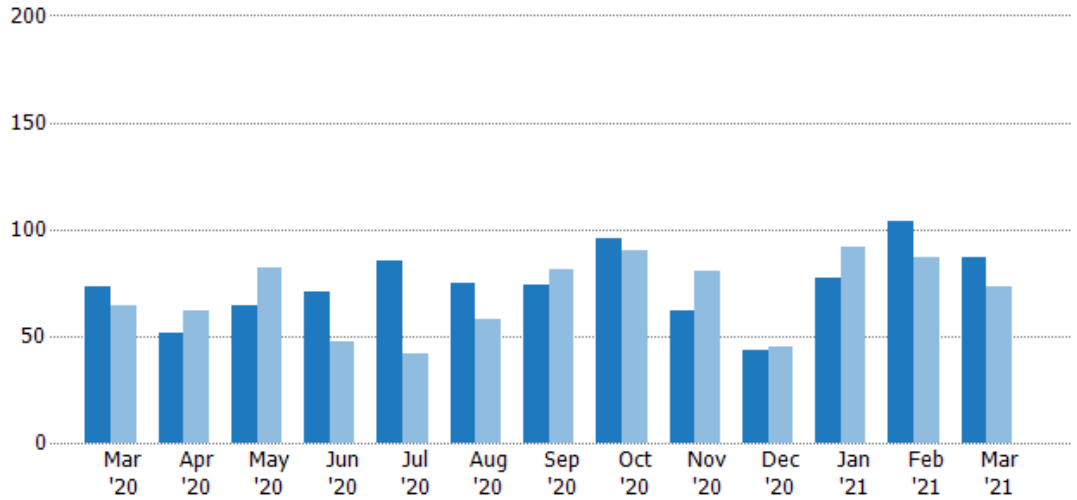
New Listings

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.
Mar '21	87	19.2%
Mar '20	73	14.1%
Mar '19	64	46.9%



Current Year	73	51	64	71	85	75	74	96	62	43	77	104	87
Prior Year	64	62	82	47	42	58	81	90	80	45	92	87	73
Percent Change from Prior Year	14%	-18%	-22%	51%	102%	29%	-9%	7%	-23%	-4%	-16%	20%	19%

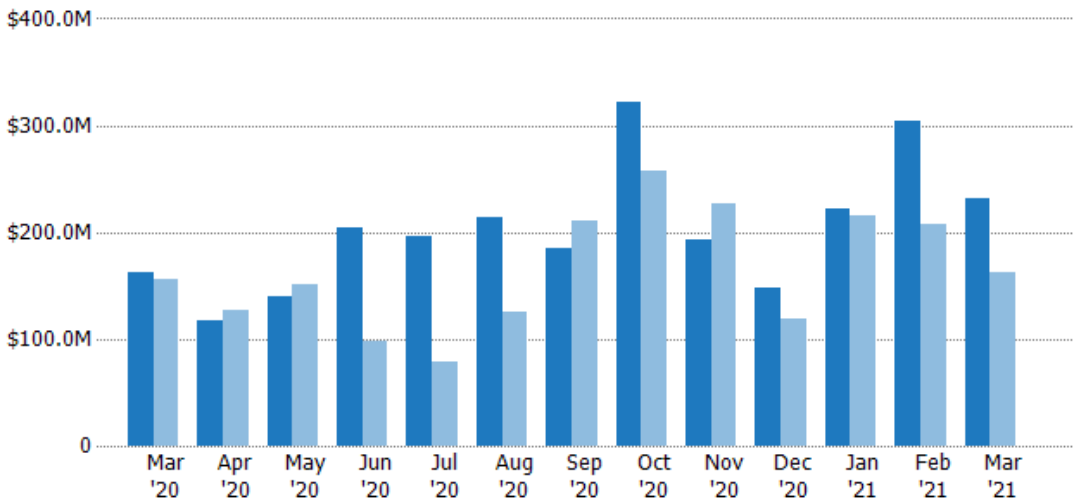
New Listing Volume

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.
Mar '21	\$232M	42.8%
Mar '20	\$162M	3.9%
Mar '19	\$156M	28.4%



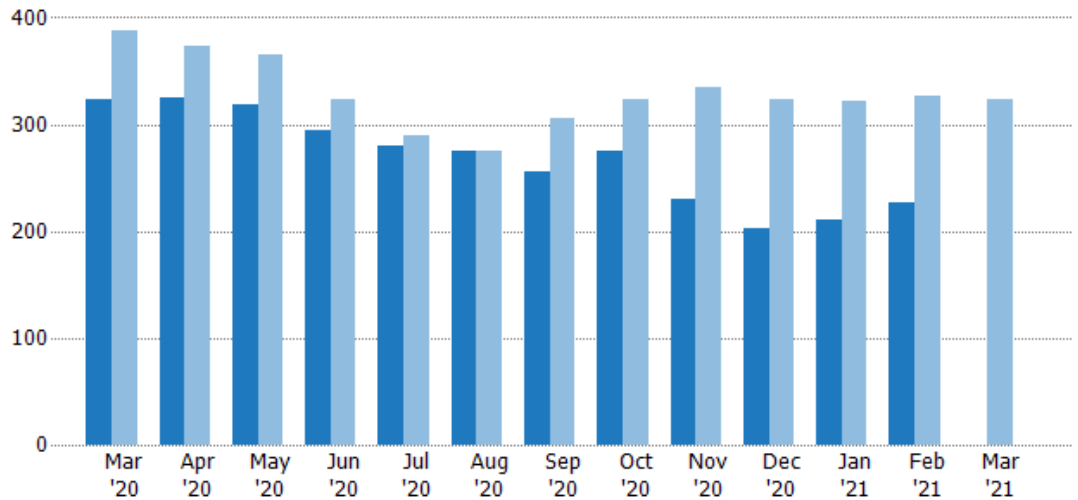
Current Year	\$162M	\$117M	\$140M	\$204M	\$197M	\$214M	\$185M	\$322M	\$193M	\$148M	\$222M	\$304M	\$232M
Prior Year	\$156M	\$127M	\$150M	\$98.7M	\$78.2M	\$125M	\$210M	\$257M	\$227M	\$118M	\$215M	\$207M	\$162M
Percent Change from Prior Year	4%	-8%	-7%	107%	152%	71%	-12%	25%	-15%	25%	3%	47%	43%

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



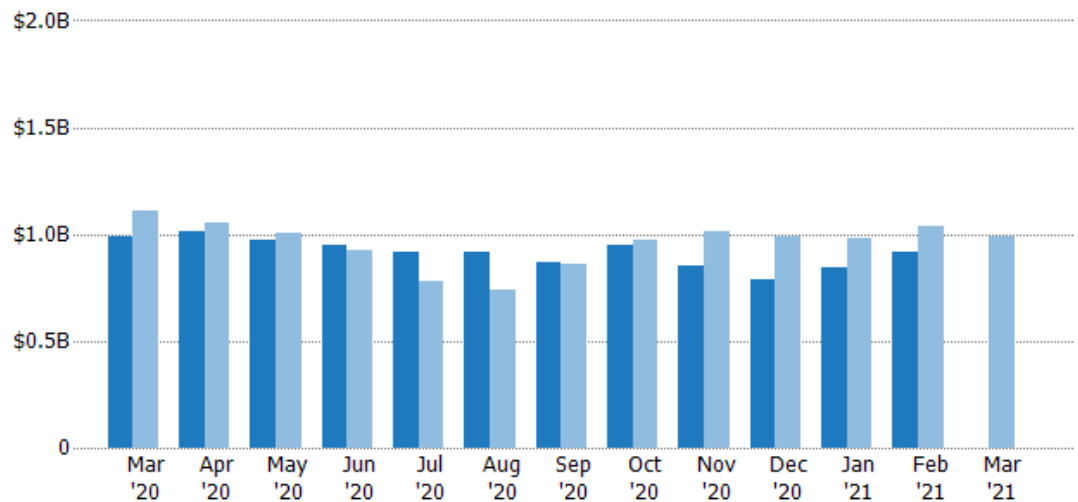
Current Year	324	325	319	295	280	275	256	275	230	203	211	227	-
Prior Year	388	373	365	323	290	275	306	324	335	323	321	327	324
Percent Change from Prior Year	-16%	-13%	-13%	-9%	-3%	0%	-16%	-15%	-31%	-37%	-34%	-31%	-100%

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



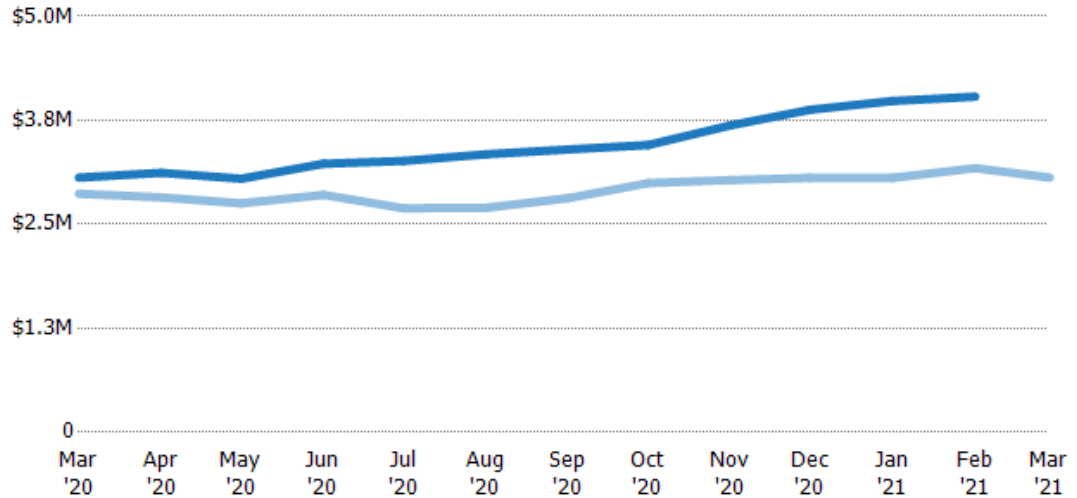
Current Year	\$992M	\$1.01B	\$972M	\$952M	\$913M	\$919M	\$870M	\$949M	\$848M	\$787M	\$840M	\$916M	-
Prior Year	\$1.11B	\$1.05B	\$1B	\$921M	\$781M	\$742M	\$861M	\$970M	\$1.02B	\$988M	\$982M	\$1.04B	\$992M
Percent Change from Prior Year	-11%	-4%	-3%	3%	17%	24%	1%	-2%	-16%	-20%	-14%	-12%	-100%

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



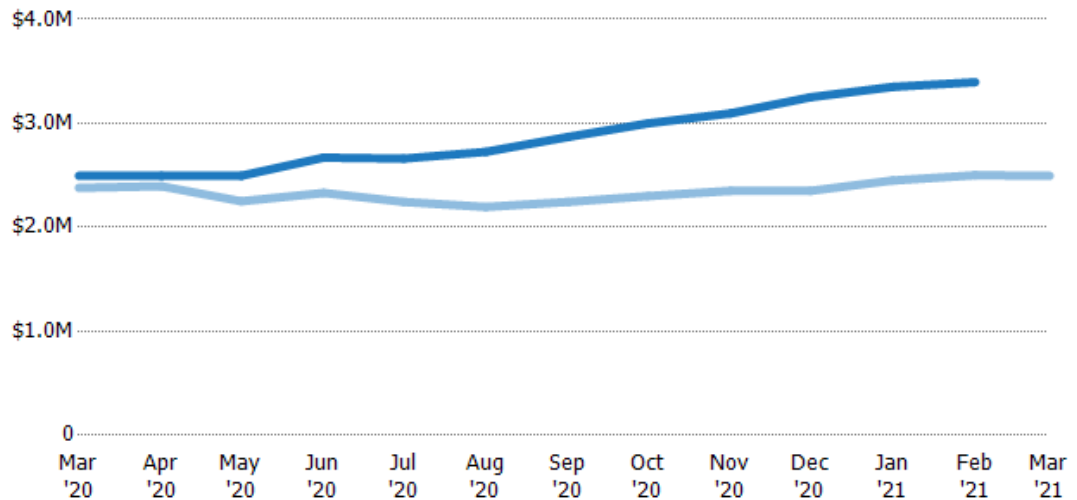
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Current Year	\$3.06M	\$3.12M	\$3.05M	\$3.23M	\$3.26M	\$3.34M	\$3.4M	\$3.45M	\$3.69M	\$3.88M	\$3.98M	\$4.03M	-
Prior Year	\$2.87M	\$2.82M	\$2.75M	\$2.85M	\$2.69M	\$2.7M	\$2.81M	\$2.99M	\$3.03M	\$3.06M	\$3.06M	\$3.17M	\$3.06M
Percent Change from Prior Year	7%	10%	11%	13%	21%	24%	21%	15%	22%	27%	30%	27%	-100%

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



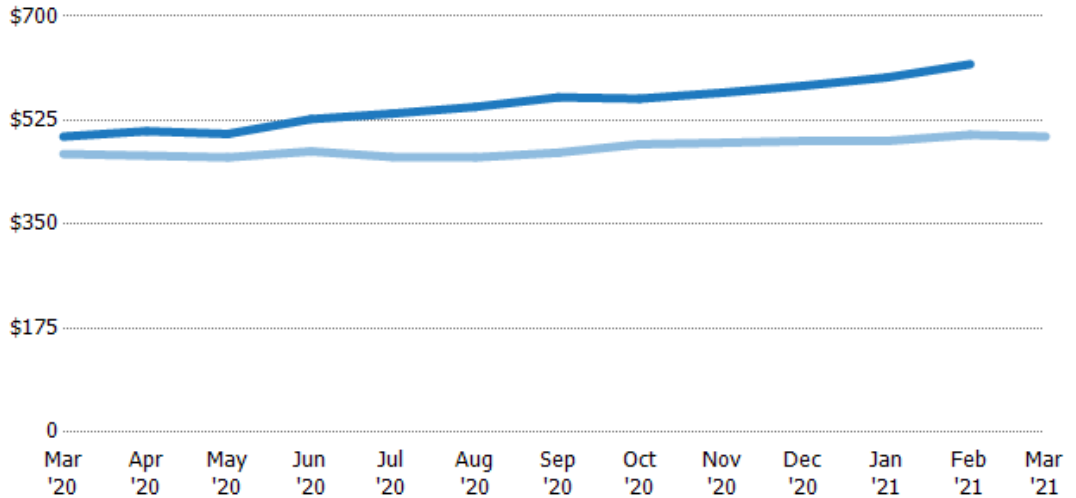
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Current Year	\$2.5M	\$2.5M	\$2.5M	\$2.67M	\$2.66M	\$2.73M	\$2.87M	\$3M	\$3.1M	\$3.25M	\$3.35M	\$3.4M	-
Prior Year	\$2.38M	\$2.4M	\$2.25M	\$2.33M	\$2.24M	\$2.2M	\$2.24M	\$2.3M	\$2.35M	\$2.35M	\$2.45M	\$2.5M	\$2.5M
Percent Change from Prior Year	5%	4%	11%	15%	19%	24%	28%	30%	32%	38%	37%	36%	-100%

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



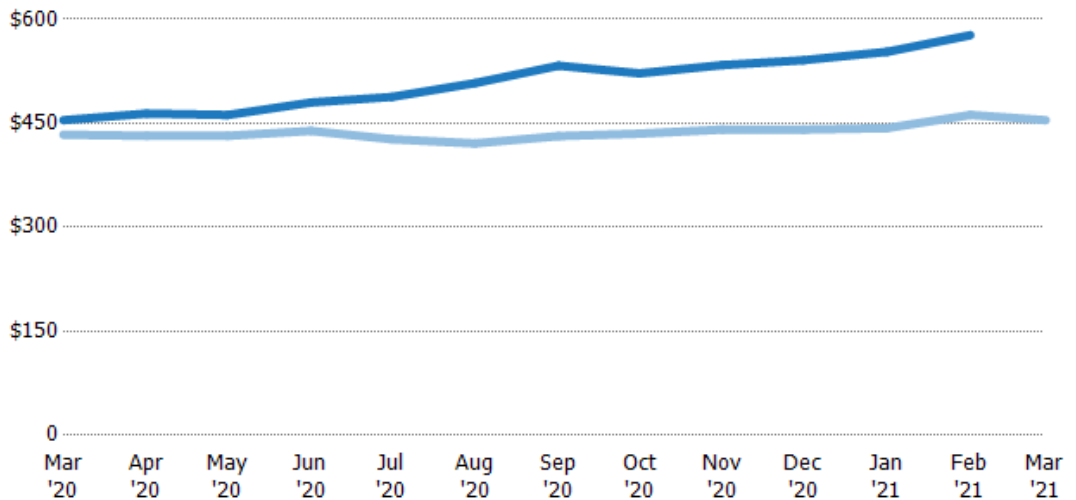
Current Year	\$498	\$507	\$502	\$527	\$536	\$547	\$564	\$561	\$571	\$583	\$597	\$619	-
Prior Year	\$468	\$465	\$463	\$473	\$463	\$463	\$471	\$485	\$487	\$490	\$490	\$501	\$498
Percent Change from Prior Year	6%	9%	9%	11%	16%	18%	20%	16%	17%	19%	22%	24%	-100%

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



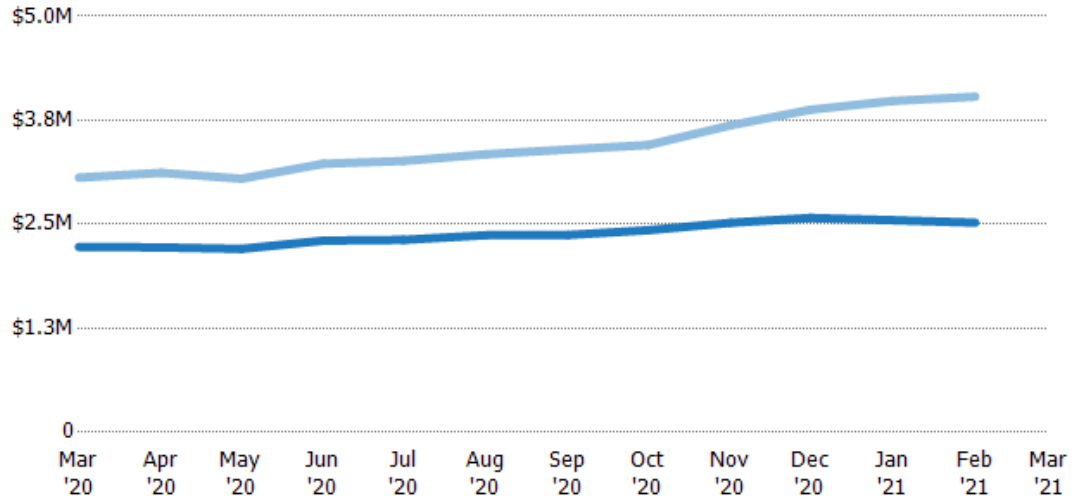
Current Year	\$455	\$464	\$462	\$480	\$488	\$508	\$533	\$522	\$534	\$541	\$553	\$577	-
Prior Year	\$434	\$432	\$432	\$439	\$427	\$421	\$432	\$435	\$441	\$441	\$443	\$462	\$455
Percent Change from Prior Year	5%	7%	7%	9%	14%	21%	24%	20%	21%	23%	25%	25%	-100%

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



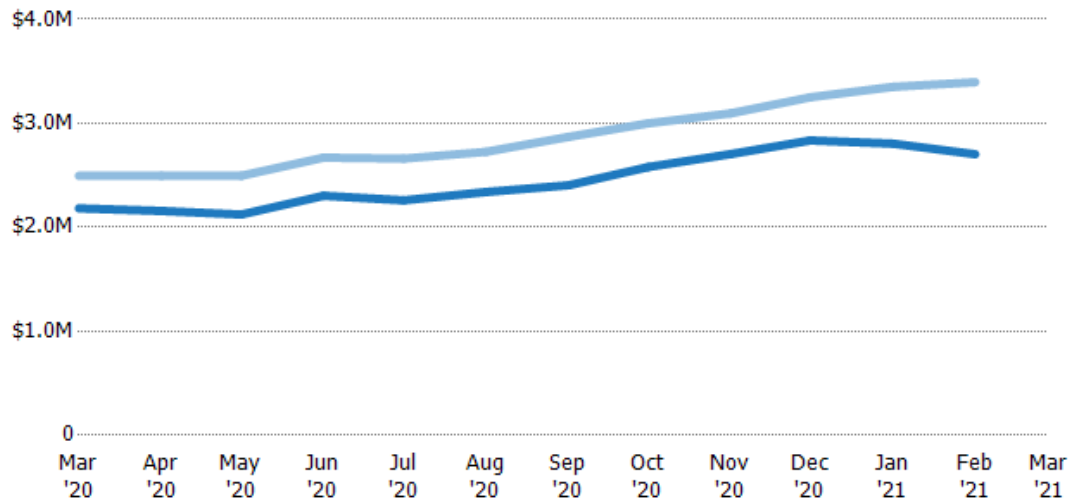
Avg Est Value	\$2.23M	\$2.22M	\$2.2M	\$2.3M	\$2.31M	\$2.37M	\$2.37M	\$2.43M	\$2.52M	\$2.58M	\$2.55M	\$2.52M	-
Avg Listing Price	\$3.06M	\$3.12M	\$3.05M	\$3.23M	\$3.26M	\$3.34M	\$3.4M	\$3.45M	\$3.69M	\$3.88M	\$3.98M	\$4.03M	-
Avg Listing Price as a % of Avg Est Value	137%	140%	138%	140%	141%	141%	143%	142%	147%	150%	156%	160%	-

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



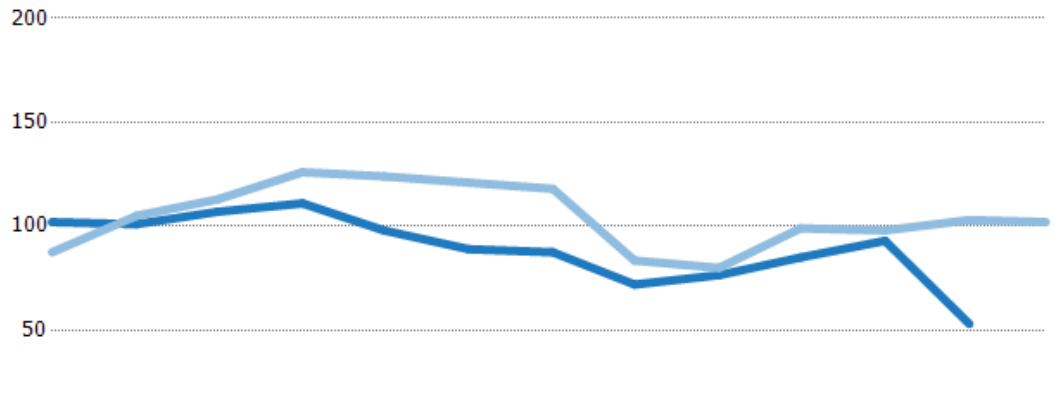
Median Est Value	\$2.18M	\$2.16M	\$2.12M	\$2.3M	\$2.26M	\$2.34M	\$2.4M	\$2.58M	\$2.7M	\$2.83M	\$2.8M	\$2.7M	-
Median Listing Price	\$2.5M	\$2.5M	\$2.5M	\$2.67M	\$2.66M	\$2.73M	\$2.87M	\$3M	\$3.1M	\$3.25M	\$3.35M	\$3.4M	-
Med Listing Price as a % of Med Est Value	114%	116%	118%	116%	118%	117%	119%	116%	114%	115%	119%	126%	-

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



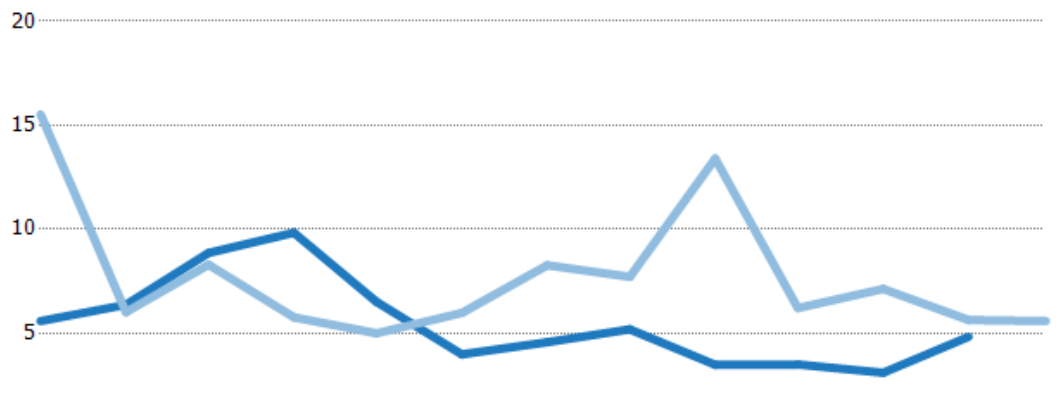
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Current Year	102	101	107	111	98	89	87.5	72	76.5	85	93	53	-
Prior Year	87.5	105	113	126	124	121	118	83.5	80	99	98	103	102
Percent Change from Prior Year	17%	-4%	-5%	-12%	-21%	-26%	-26%	-14%	-4%	-14%	-5%	-49%	-100%

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



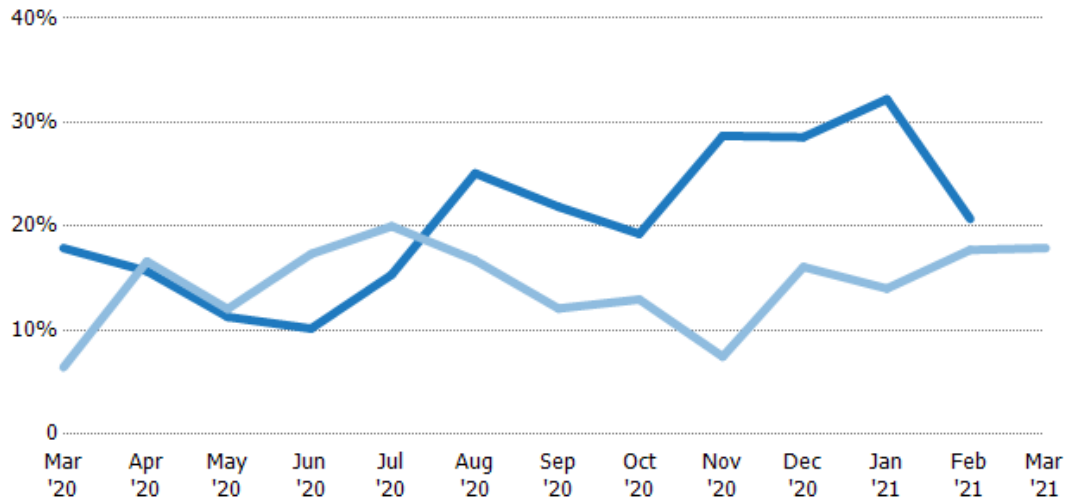
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Current Year	5.59	6.37	8.86	9.83	6.51	3.99	4.57	5.19	3.48	3.5	3.1	4.83	-
Prior Year	15.5	6.02	8.3	5.77	5	5.98	8.27	7.71	13.4	6.21	7.13	5.64	5.59
Percent Change from Prior Year	-64%	6%	7%	70%	30%	-33%	-45%	-33%	-74%	-44%	-57%	-14%	-100%

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



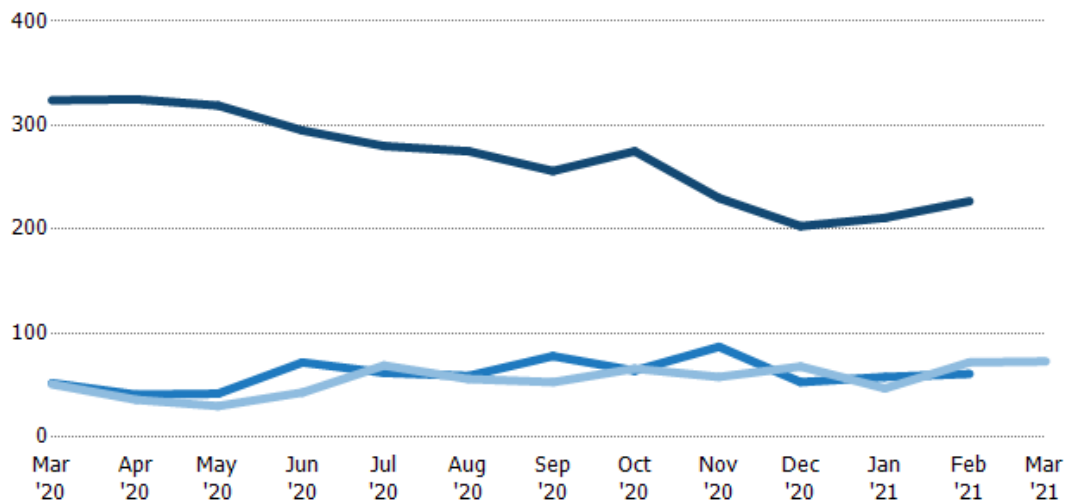
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Current Year	18%	16%	11%	10%	15%	25%	22%	19%	29%	29%	32%	21%	-
Prior Year	6%	17%	12%	17%	20%	17%	12%	13%	7%	16%	14%	18%	18%
Change from Prior Year	-11%	1%	1%	7%	5%	-8%	-10%	-6%	-21%	-12%	-18%	-3%	18%

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



	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Active	324	325	319	295	280	275	256	275	230	203	211	227	-
Pending	52	41	42	72	62	59	78	64	87	53	58	61	-
Sold	51	36	30	43	69	56	53	66	58	68	47	72	73

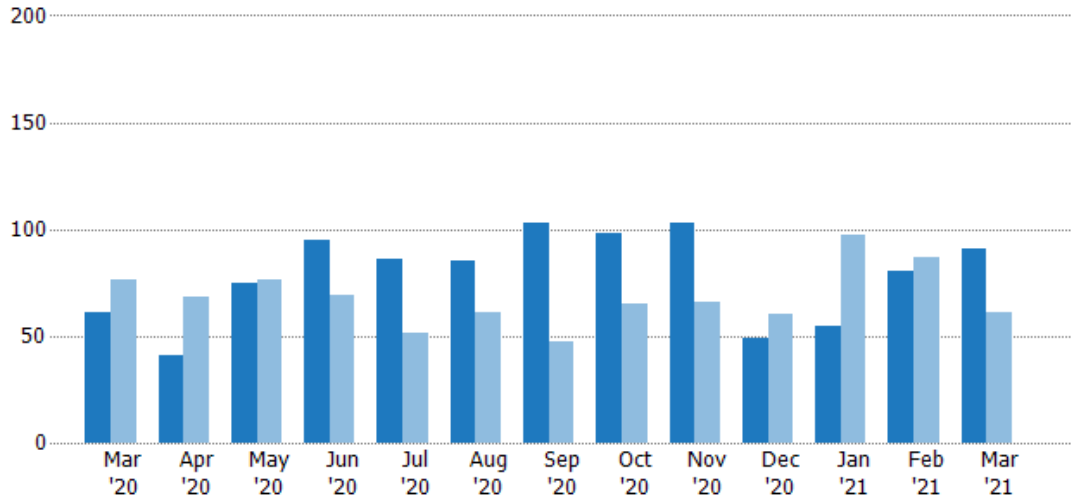
New Pending Sales

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.
Mar '21	91	49.2%
Mar '20	61	-19.7%
Mar '19	76	2.6%



Current Year	61	41	75	95	86	85	103	98	103	49	55	80	91
Prior Year	76	68	76	69	51	61	47	65	66	60	97	87	61
Percent Change from Prior Year	-20%	-40%	-1%	38%	69%	39%	119%	51%	56%	-18%	-43%	-8%	49%

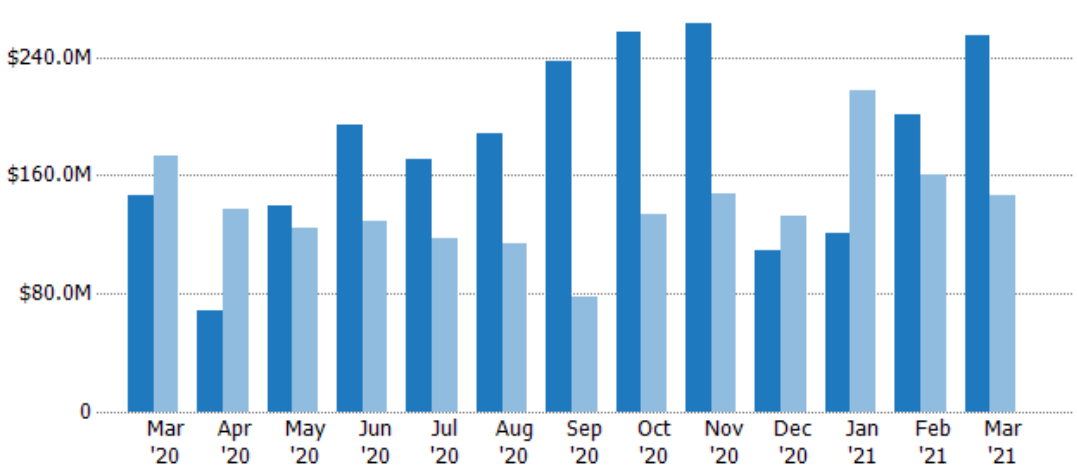
New Pending Sales Volume

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.
Mar '21	\$255M	74.5%
Mar '20	\$146M	-15.4%
Mar '19	\$173M	-8.2%



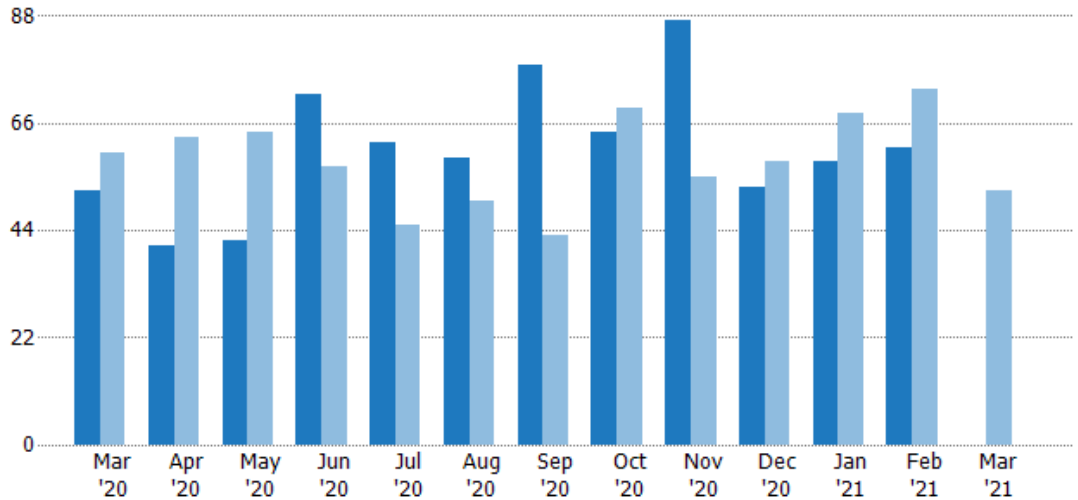
Current Year	\$146M	\$68.9M	\$139M	\$194M	\$171M	\$189M	\$238M	\$257M	\$262M	\$109M	\$121M	\$202M	\$255M
Prior Year	\$173M	\$137M	\$125M	\$129M	\$117M	\$114M	\$77.5M	\$133M	\$147M	\$132M	\$217M	\$160M	\$146M
Percent Change from Prior Year	-15%	-50%	12%	51%	46%	66%	207%	93%	78%	-18%	-44%	26%	75%

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



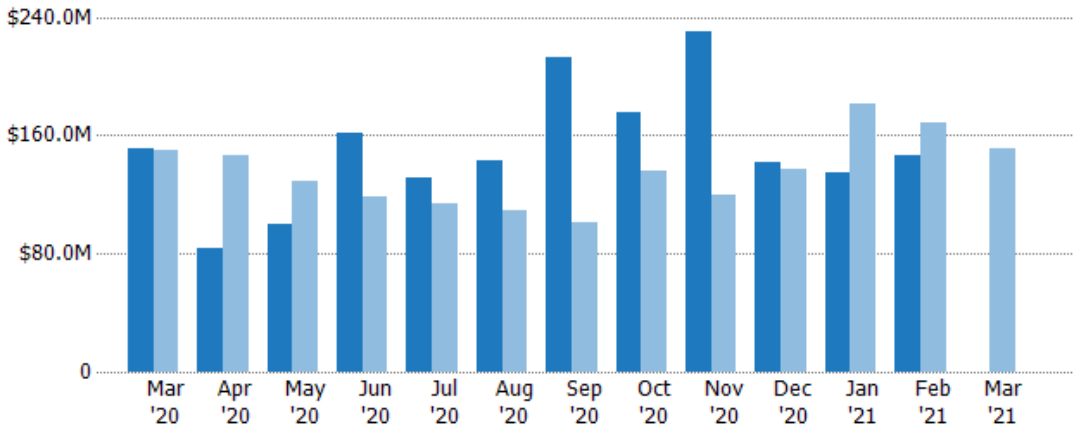
Current Year	52	41	42	72	62	59	78	64	87	53	58	61	-
Prior Year	60	63	64	57	45	50	43	69	55	58	68	73	52
Percent Change from Prior Year	-13%	-35%	-34%	26%	38%	18%	81%	-7%	58%	-9%	-15%	-16%	-100%

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	\$150M	\$84.2M	\$99.3M	\$162M	\$131M	\$143M	\$213M	\$175M	\$230M	\$142M	\$134M	\$147M	-
Prior Year	\$149M	\$147M	\$129M	\$119M	\$114M	\$109M	\$100M	\$136M	\$120M	\$137M	\$181M	\$169M	\$150M
Percent Change from Prior Year	1%	-43%	-23%	37%	15%	31%	112%	29%	92%	3%	-26%	-13%	-100%

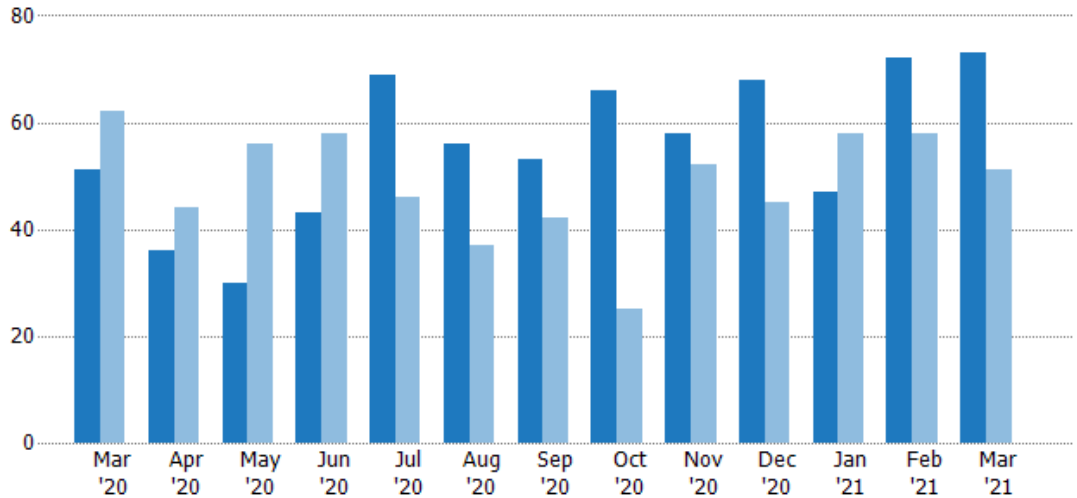
Closed Sales

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.
Mar '21	73	43.1%
Mar '20	51	-17.7%
Mar '19	62	-11.3%



Current Year	51	36	30	43	69	56	53	66	58	68	47	72	73
Prior Year	62	44	56	58	46	37	42	25	52	45	58	58	51
Percent Change from Prior Year	-18%	-18%	-46%	-26%	50%	51%	26%	164%	12%	51%	-19%	24%	43%

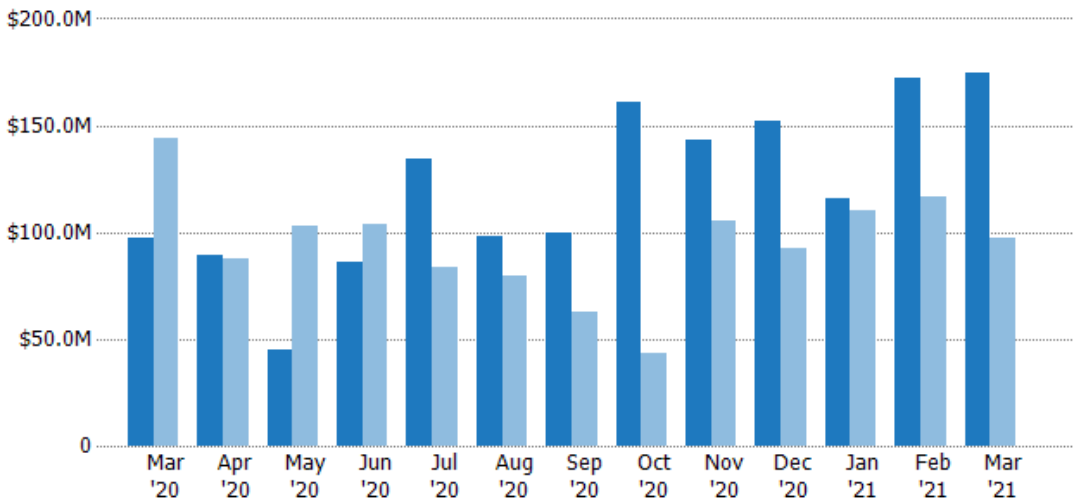
Closed Sales Volume

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.
Mar '21	\$174M	79.5%
Mar '20	\$97.1M	-32.6%
Mar '19	\$144M	-30.7%



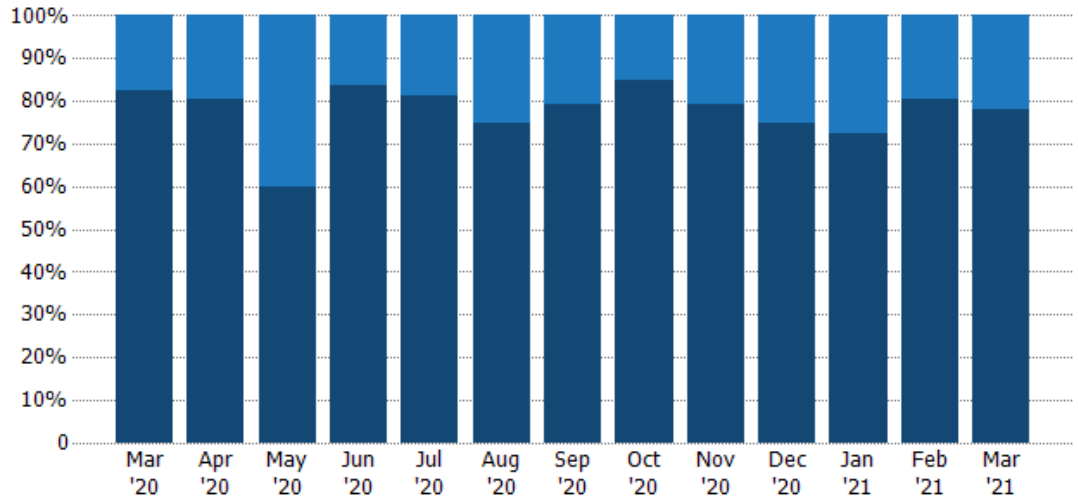
Current Year	\$97.1M	\$89M	\$45.1M	\$86.3M	\$135M	\$98.1M	\$100M	\$161M	\$143M	\$152M	\$116M	\$172M	\$174M
Prior Year	\$144M	\$88M	\$103M	\$104M	\$83.9M	\$79.4M	\$62.4M	\$43.2M	\$106M	\$92.3M	\$110M	\$116M	\$97.1M
Percent Change from Prior Year	-33%	1%	-56%	-17%	60%	24%	60%	273%	35%	65%	5%	48%	79%

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



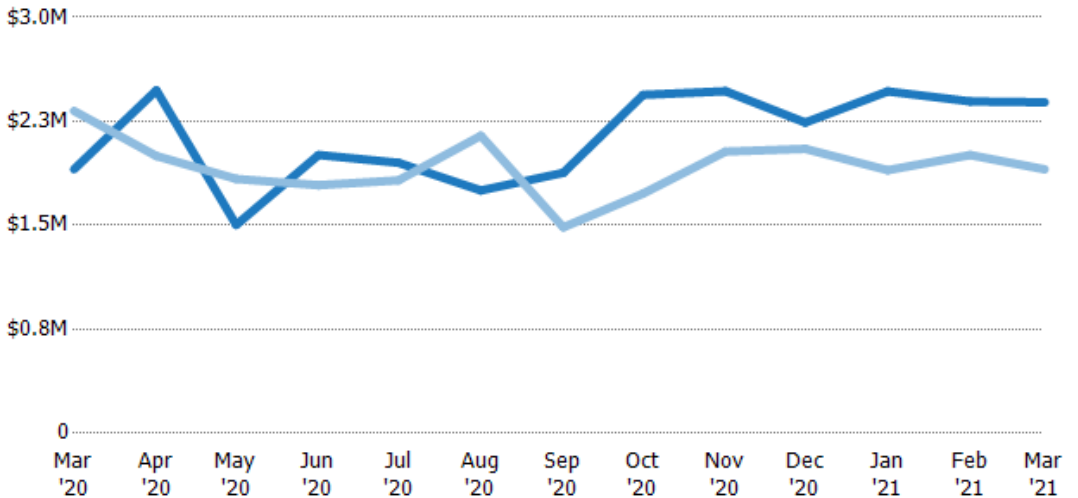
Condo/Townhouse	18%	19%	40%	16%	19%	25%	21%	15%	21%	25%	28%	19%	22%
Single Family Residence	82%	81%	60%	84%	81%	75%	79%	85%	79%	75%	72%	81%	78%

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	\$1.9M	\$2.47M	\$1.5M	\$2.01M	\$1.95M	\$1.75M	\$1.88M	\$2.44M	\$2.47M	\$2.24M	\$2.47M	\$2.39M	\$2.39M
Prior Year	\$2.32M	\$2M	\$1.83M	\$1.79M	\$1.82M	\$2.15M	\$1.49M	\$1.73M	\$2.03M	\$2.05M	\$1.9M	\$2.01M	\$1.9M
Percent Change from Prior Year	-18%	24%	-18%	12%	7%	-18%	26%	41%	21%	9%	30%	19%	25%

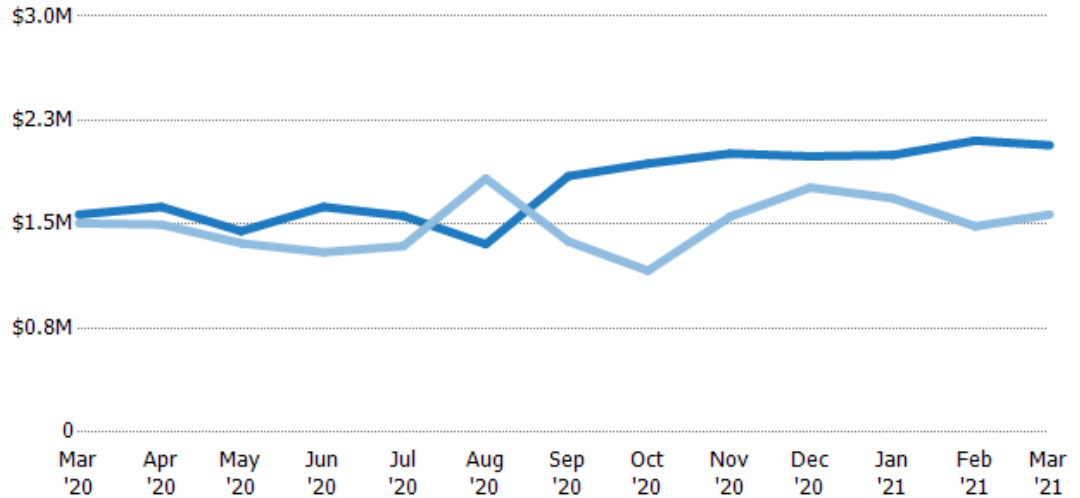
Median Sales Price

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.
Mar '21	\$2.07M	31.8%
Mar '20	\$1.57M	4.2%
Mar '19	\$1.51M	-3.8%



Current Year	\$1.57M	\$1.63M	\$1.45M	\$1.63M	\$1.56M	\$1.36M	\$1.85M	\$1.94M	\$2.01M	\$1.99M	\$2M	\$2.1M	\$2.07M
Prior Year	\$1.51M	\$1.5M	\$1.36M	\$1.3M	\$1.34M	\$1.83M	\$1.38M	\$1.17M	\$1.56M	\$1.77M	\$1.69M	\$1.49M	\$1.57M
Percent Change from Prior Year	4%	9%	6%	25%	16%	-26%	34%	66%	29%	13%	18%	42%	32%

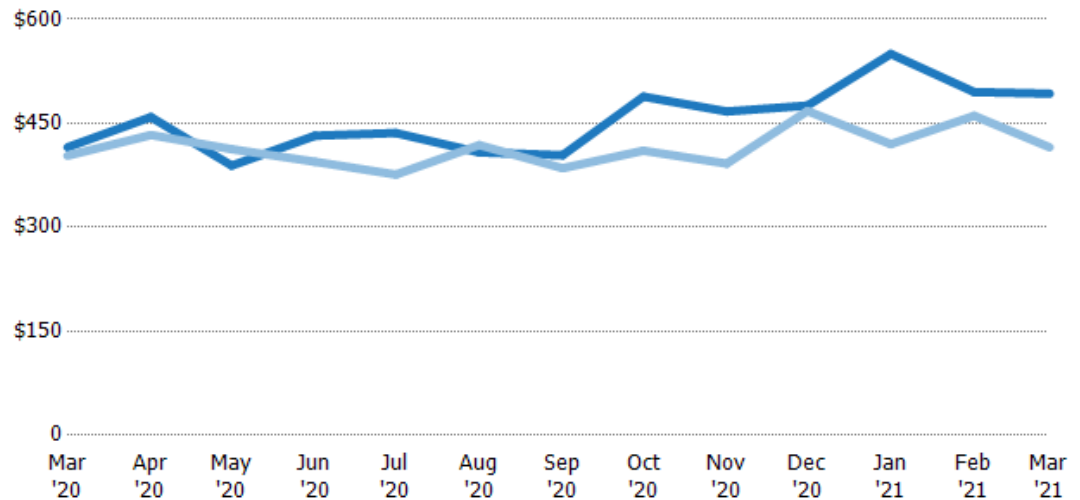
Average Sales Price per Sq Ft

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.
Mar '21	\$493	18.6%
Mar '20	\$415	3%
Mar '19	\$403	-0.7%



Current Year	\$415	\$459	\$389	\$432	\$436	\$408	\$404	\$488	\$467	\$476	\$550	\$495	\$493
Prior Year	\$403	\$433	\$413	\$394	\$376	\$419	\$385	\$410	\$392	\$468	\$420	\$461	\$415
Percent Change from Prior Year	3%	6%	-6%	10%	16%	-2%	5%	19%	19%	2%	31%	7%	19%

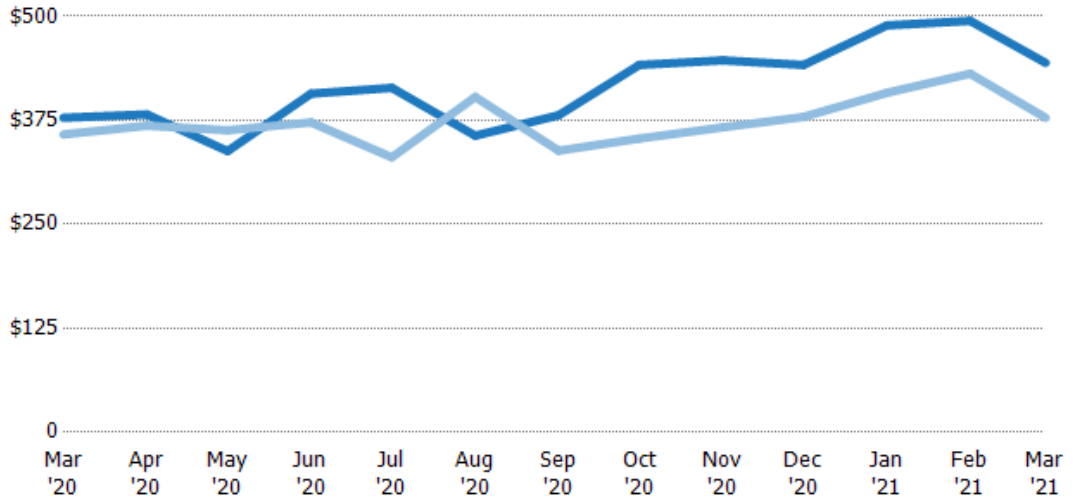
Median Sales Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Mar '21	\$444	17.5%
Mar '20	\$378	5.6%
Mar '19	\$358	-0.8%



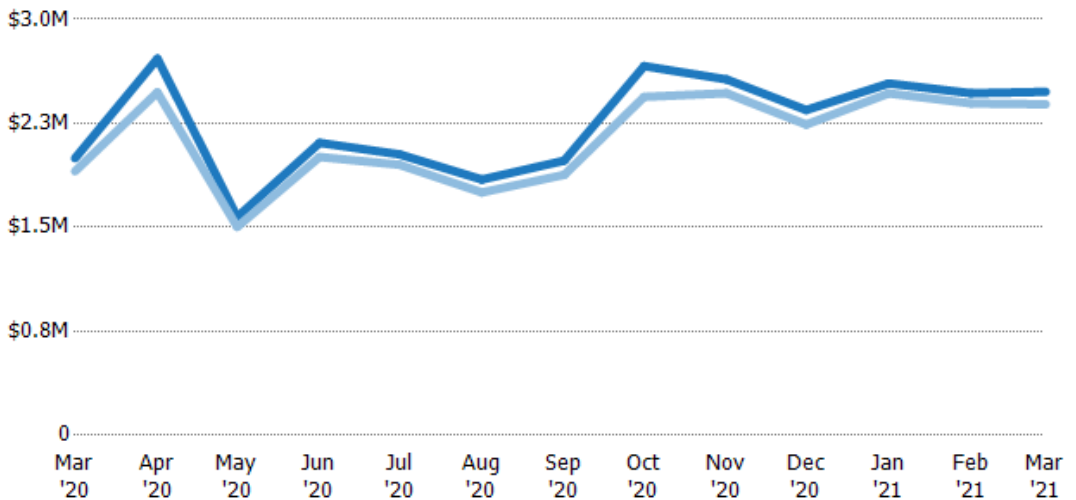
Current Year	\$378	\$382	\$338	\$407	\$414	\$357	\$381	\$442	\$447	\$442	\$489	\$495	\$444
Prior Year	\$358	\$369	\$363	\$373	\$331	\$403	\$339	\$353	\$367	\$379	\$408	\$431	\$378
Percent Change from Prior Year	6%	4%	-7%	9%	25%	-12%	13%	25%	22%	16%	20%	15%	17%

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



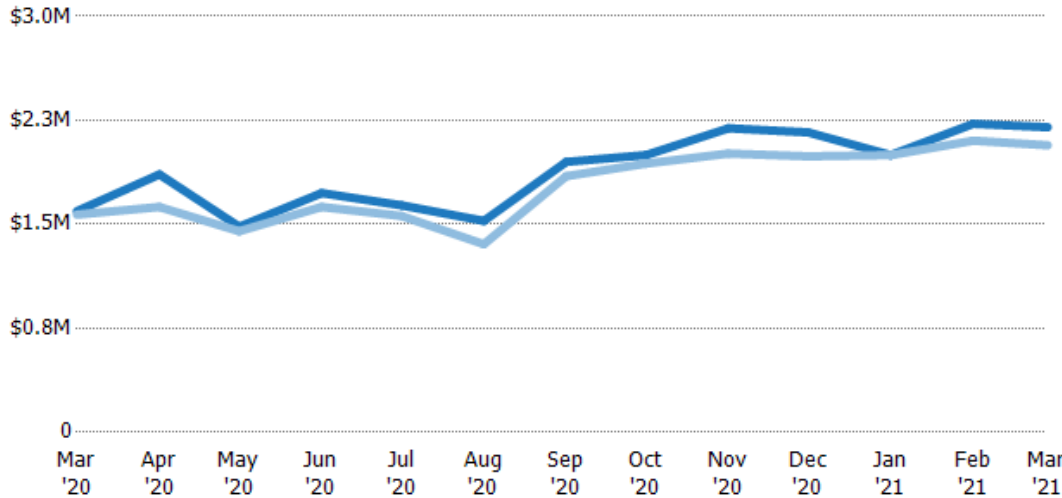
Avg List Price	\$2M	\$2.72M	\$1.57M	\$2.11M	\$2.03M	\$1.84M	\$1.98M	\$2.66M	\$2.57M	\$2.35M	\$2.54M	\$2.47M	\$2.48M
Avg Sales Price	\$1.9M	\$2.47M	\$1.5M	\$2.01M	\$1.95M	\$1.75M	\$1.88M	\$2.44M	\$2.47M	\$2.24M	\$2.47M	\$2.39M	\$2.39M
Avg Sales Price as a % of Avg List Price	95%	91%	95%	95%	96%	95%	95%	92%	96%	96%	97%	97%	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



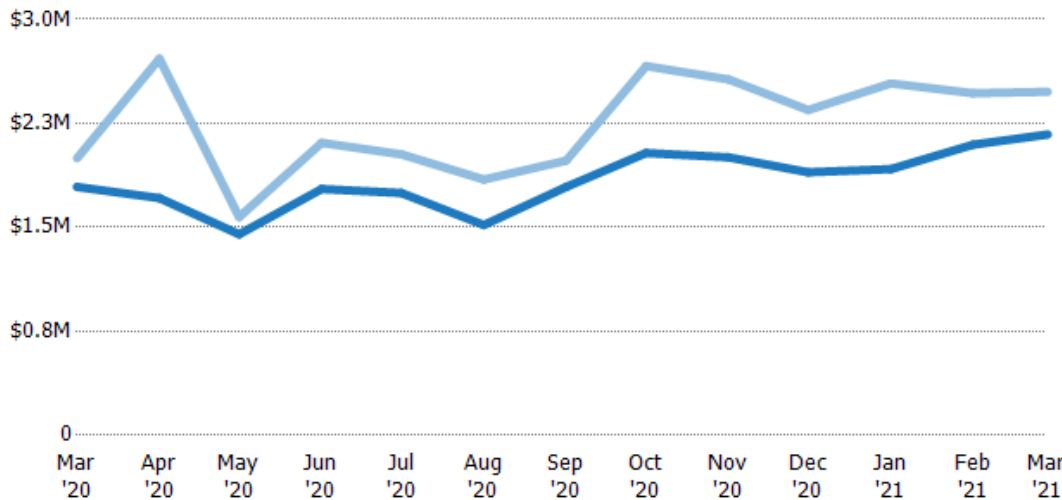
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Median List Price	\$1.6M	\$1.86M	\$1.48M	\$1.73M	\$1.64M	\$1.52M	\$1.95M	\$2M	\$2.19M	\$2.16M	\$2M	\$2.22M	\$2.2M
Median Sales Price	\$1.57M	\$1.63M	\$1.45M	\$1.63M	\$1.56M	\$1.36M	\$1.85M	\$1.94M	\$2.01M	\$1.99M	\$2M	\$2.1M	\$2.07M
Med Sales Price as a % of Med List Price	98%	87%	98%	94%	95%	89%	95%	97%	92%	92%	100%	95%	94%

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



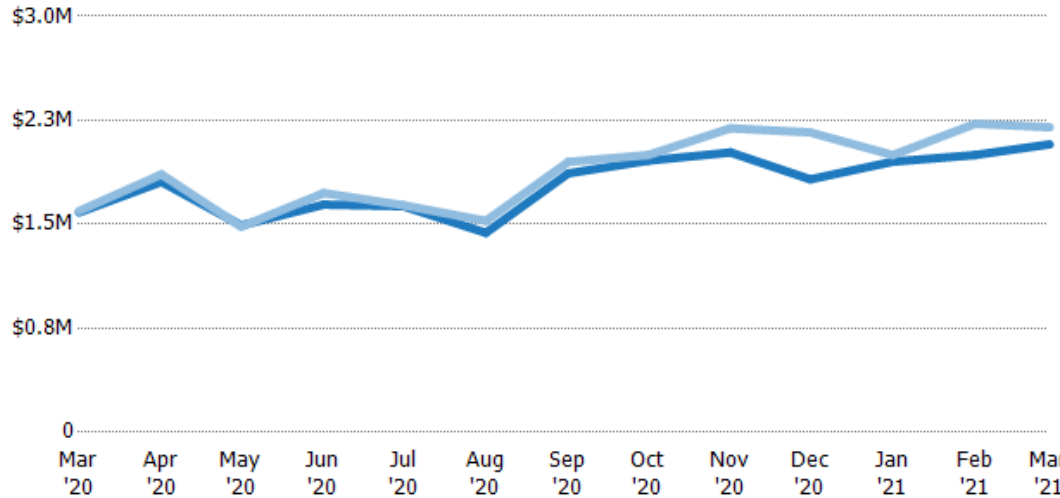
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Avg Est Value	\$1.79M	\$1.71M	\$1.45M	\$1.78M	\$1.75M	\$1.52M	\$1.79M	\$2.04M	\$2M	\$1.9M	\$1.92M	\$2.1M	\$2.17M
Avg Sales Price	\$2M	\$2.72M	\$1.57M	\$2.11M	\$2.03M	\$1.84M	\$1.98M	\$2.66M	\$2.57M	\$2.35M	\$2.54M	\$2.47M	\$2.48M
Avg Sales Price as a % of Avg Est Value	112%	159%	109%	119%	116%	122%	111%	131%	128%	124%	132%	118%	114%

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



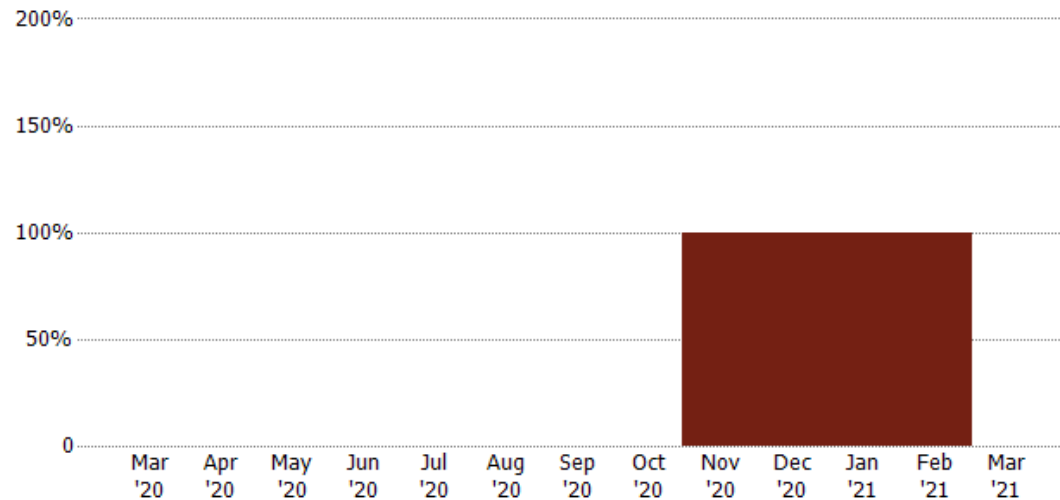
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Median Est Value	\$1.59M	\$1.81M	\$1.49M	\$1.64M	\$1.63M	\$1.44M	\$1.87M	\$1.96M	\$2.02M	\$1.82M	\$1.95M	\$2M	\$2.08M
Median Sales Price	\$1.6M	\$1.86M	\$1.48M	\$1.73M	\$1.64M	\$1.52M	\$1.95M	\$2M	\$2.19M	\$2.16M	\$2M	\$2.22M	\$2.2M
Med Sales Price as a % of Med Est Value	101%	103%	99%	105%	100%	106%	104%	102%	109%	119%	102%	111%	106%

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



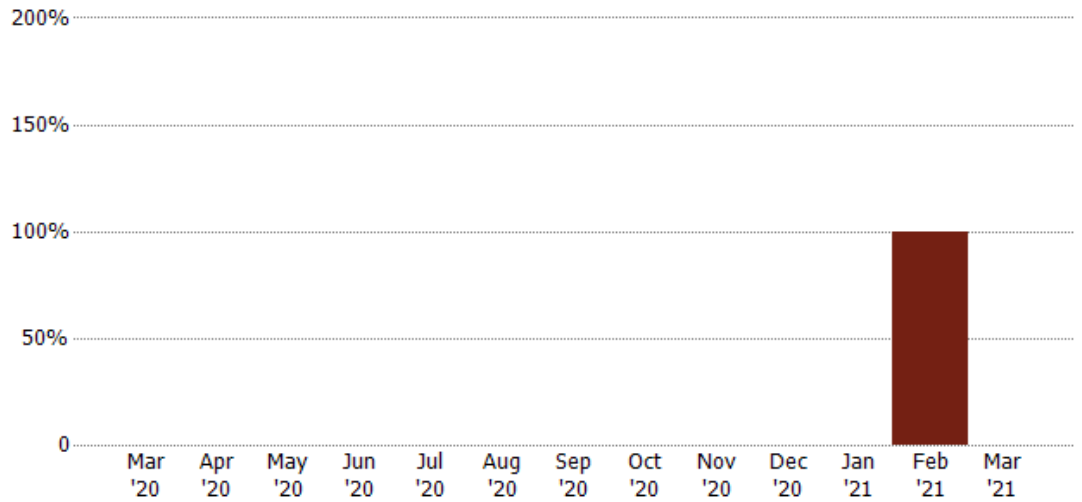
	Mar '20	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21
Current Year	-	-	-	-	-	-	-	-	1	1	1	1	-

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



Sales Activity by ZIP

Mar 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			73	\$174,242,407	\$2,386,882	\$2,070,000	\$479	\$440	52