

2021

PARADISE VALLEY
MARKET REPORT
April 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	Apr 2021	Apr 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	92	51	+80.4%	381	300	+27%
New Listing Volume	\$306,184,860	\$116,730,126	+162.3%	\$1,166,792,739	\$688,474,754	+69.5%
Active Listing Count	199	319	-37.6%	N/A	N/A	
Active Listing Volume	\$895,588,135	\$985,145,275	-9.1%	N/A	N/A	
Average Listing Price	\$4,500,443	\$3,088,230	+45.7%	\$4,097,802	\$3,075,611	+33.2%
Median Listing Price	\$3,299,000	\$2,475,000	+33.3%	\$3,285,314	\$2,473,763	+32.8%
Average Listing Price per Sq Ft	\$669	\$503	+33%	\$624	\$495	+26%
Median Listing Price per Sq Ft	\$616	\$460	+33.9%	\$576	\$452	+27.5%
Median Days in RPR	49	103	-52.4%	57.35	100.73	-43.1%
Months of Inventory	2.2	6.3	-65%	4.4	7.4	-40.5%
Absorption Rate	45.73%	15.99%	+29.7%	22.84%	13.58%	+9.3%
Sales Activity Charts Metrics						
New Pending Sales Count	108	41	+163.4%	345	286	+20.6%
New Pending Sales Volume	\$297,648,699	\$68,904,798	+332%	\$904,193,052	\$592,737,962	+52.5%
Pending Sales Count	58	42	+38.1%	N/A	N/A	
Pending Sales Volume	\$172,309,225	\$86,554,833	+99.1%	N/A	N/A	
Closed Sales Count	104	35	+197.1%	314	201	+56.2%
Closed Sales Volume	\$267,425,302	\$84,058,837	+218.1%	\$782,003,802	\$406,851,766	+92.2%
Average Sales Price	\$2,571,397	\$2,401,681	+7.1%	\$2,490,458	\$2,024,138	+23%
Median Sales Price	\$2,287,500	\$1,600,000	+43%	\$2,256,205	\$1,594,950	+41.5%
Average Sales Price per Sq Ft	\$529	\$453	+16.7%	\$519	\$437	+18.8%
Median Sales Price per Sq Ft	\$466	\$375	+24.1%	\$479	\$401	+19.5%
Distressed Charts Metrics						
Distressed Listing Count	1	1	±	N/A	N/A	

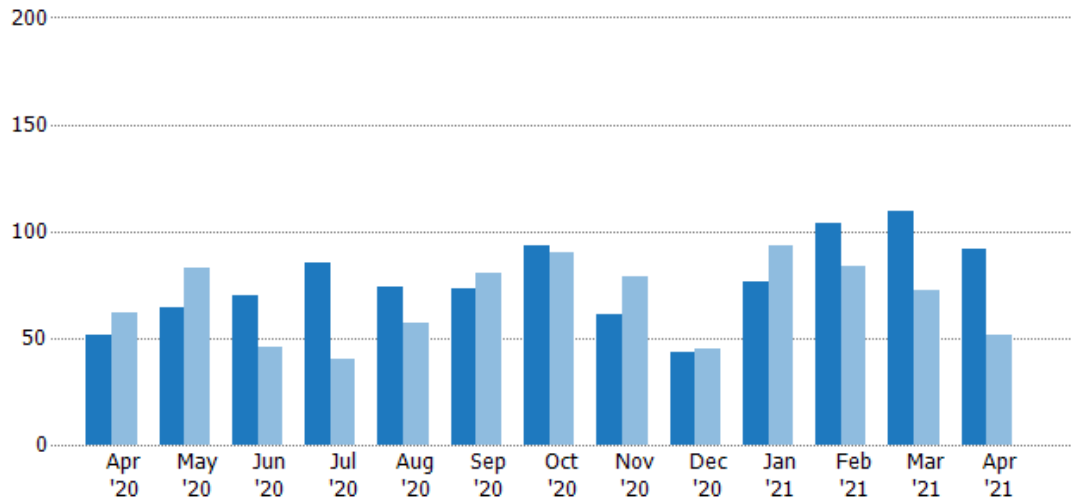
New Listings

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.
Apr '21	92	80.4%
Apr '20	51	-17.7%
Apr '19	62	8.1%



Current Year	51	64	70	85	74	73	93	61	43	76	104	109	92
Prior Year	62	83	46	40	57	80	90	79	45	93	84	72	51
Percent Change from Prior Year	-18%	-23%	52%	113%	30%	-9%	3%	-23%	-4%	-18%	24%	51%	80%

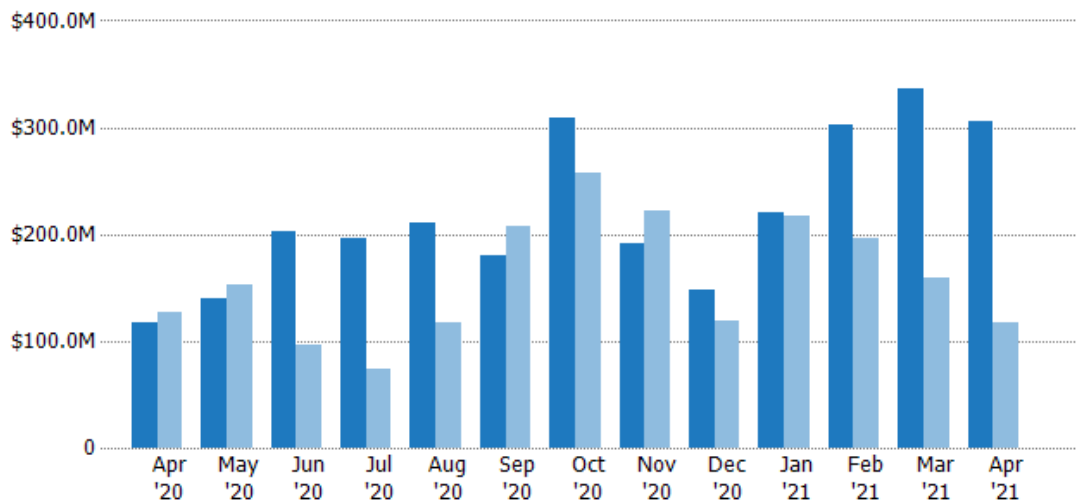
New Listing Volume

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.
Apr '21	\$306M	162.3%
Apr '20	\$117M	-7.9%
Apr '19	\$127M	0.8%



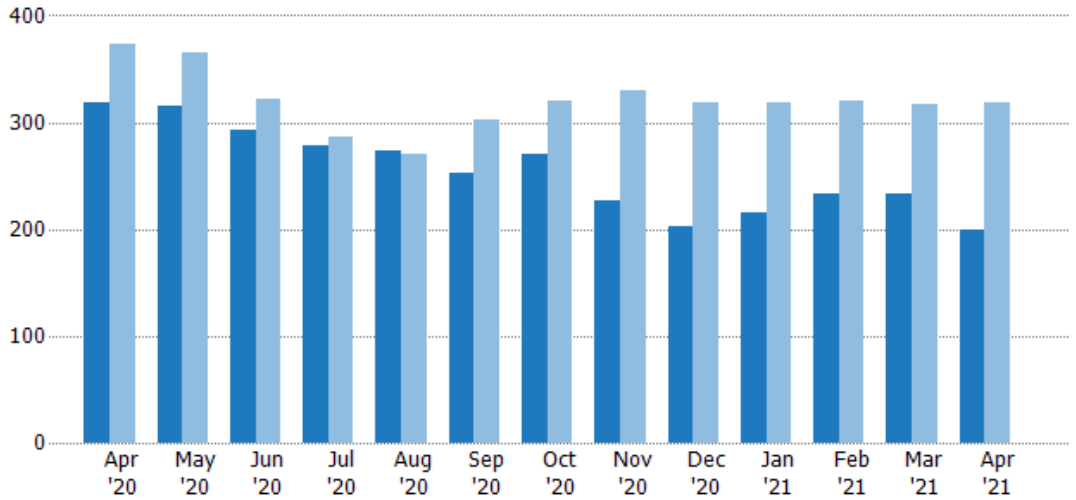
Current Year	\$117M	\$140M	\$202M	\$197M	\$211M	\$181M	\$309M	\$191M	\$149M	\$221M	\$303M	\$336M	\$306M
Prior Year	\$127M	\$153M	\$96.4M	\$74.5M	\$117M	\$208M	\$257M	\$222M	\$118M	\$216M	\$197M	\$159M	\$117M
Percent Change from Prior Year	-8%	-9%	110%	164%	80%	-13%	20%	-14%	25%	2%	54%	112%	162%

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.
Apr '21	199	-37.6%
Apr '20	319	-14.7%
Apr '19	374	-5.6%

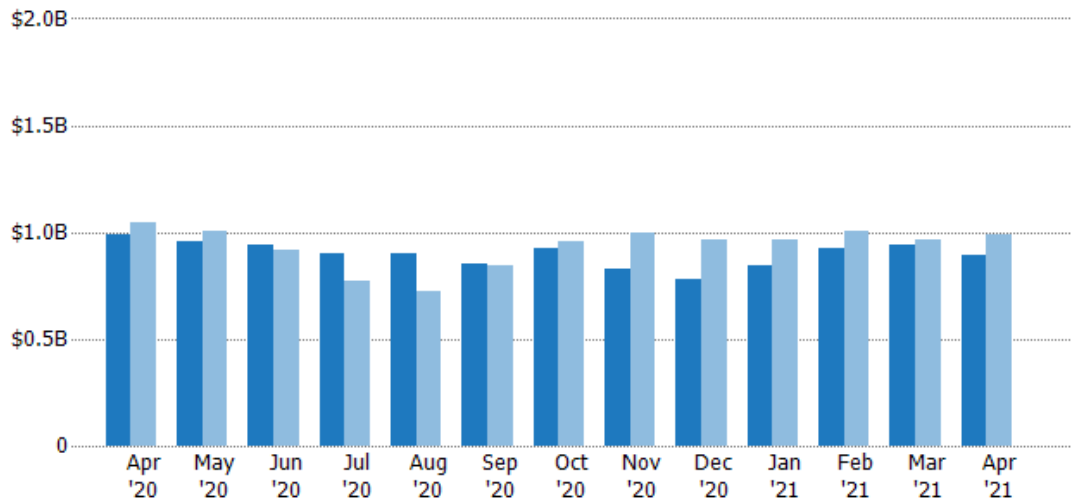
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	319	316	293	278	273	252	270	226	203	215	233	233	199
Prior Year	374	365	322	286	271	302	320	330	318	318	320	317	319
Percent Change from Prior Year	-15%	-13%	-9%	-3%	1%	-17%	-16%	-32%	-36%	-32%	-27%	-26%	-38%

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.
Apr '21	\$896M	-9.1%
Apr '20	\$985M	-5.9%
Apr '19	\$1.05B	-6.3%

	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	\$985M	\$954M	\$937M	\$898M	\$904M	\$848M	\$926M	\$830M	\$778M	\$845M	\$927M	\$939M	\$896M
Prior Year	\$1.05B	\$1B	\$917M	\$771M	\$725M	\$844M	\$954M	\$994M	\$966M	\$964M	\$1.01B	\$961M	\$985M
Percent Change from Prior Year	-6%	-5%	2%	17%	25%	0%	-3%	-16%	-20%	-12%	-8%	-2%	-9%

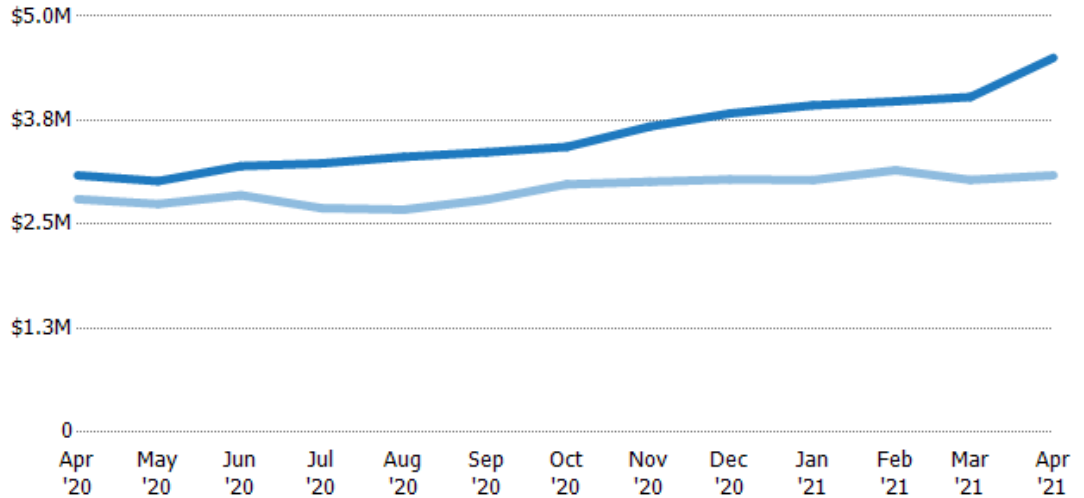
Average Listing Price

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.
Apr '21	\$4.5M	45.7%
Apr '20	\$3.09M	10.3%
Apr '19	\$2.8M	-0.7%



Current Year	\$3.09M	\$3.02M	\$3.2M	\$3.23M	\$3.31M	\$3.37M	\$3.43M	\$3.67M	\$3.83M	\$3.93M	\$3.98M	\$4.03M	\$4.5M
Prior Year	\$2.8M	\$2.74M	\$2.85M	\$2.69M	\$2.68M	\$2.8M	\$2.98M	\$3.01M	\$3.04M	\$3.03M	\$3.15M	\$3.03M	\$3.09M
Percent Change from Prior Year	10%	10%	12%	20%	24%	20%	15%	22%	26%	30%	26%	33%	46%

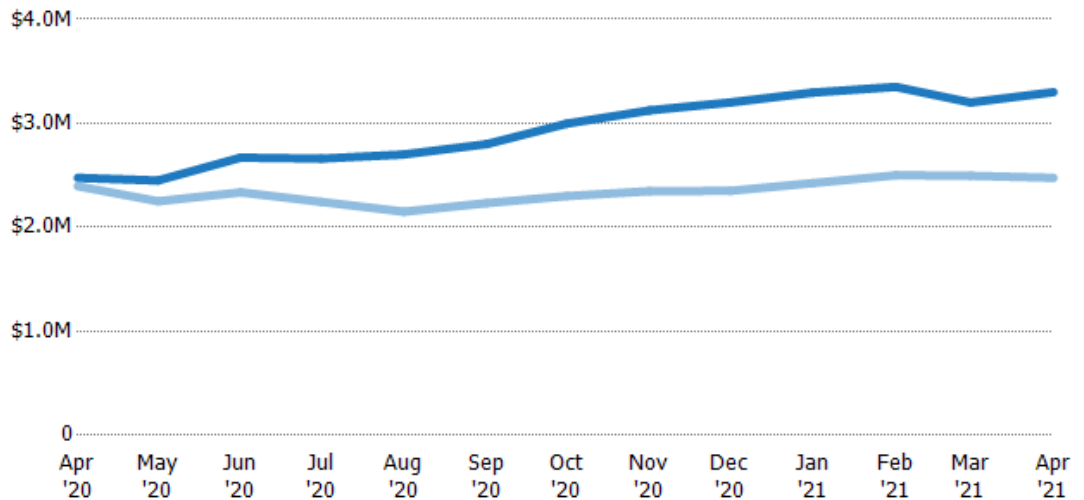
Median Listing Price

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.
Apr '21	\$3.3M	33.3%
Apr '20	\$2.48M	3.3%
Apr '19	\$2.4M	-10.2%



Current Year	\$2.48M	\$2.45M	\$2.67M	\$2.66M	\$2.7M	\$2.8M	\$3M	\$3.12M	\$3.2M	\$3.3M	\$3.35M	\$3.2M	\$3.3M
Prior Year	\$2.4M	\$2.25M	\$2.34M	\$2.24M	\$2.15M	\$2.23M	\$2.3M	\$2.35M	\$2.35M	\$2.42M	\$2.5M	\$2.5M	\$2.48M
Percent Change from Prior Year	3%	9%	14%	19%	26%	25%	30%	33%	36%	36%	34%	28%	33%

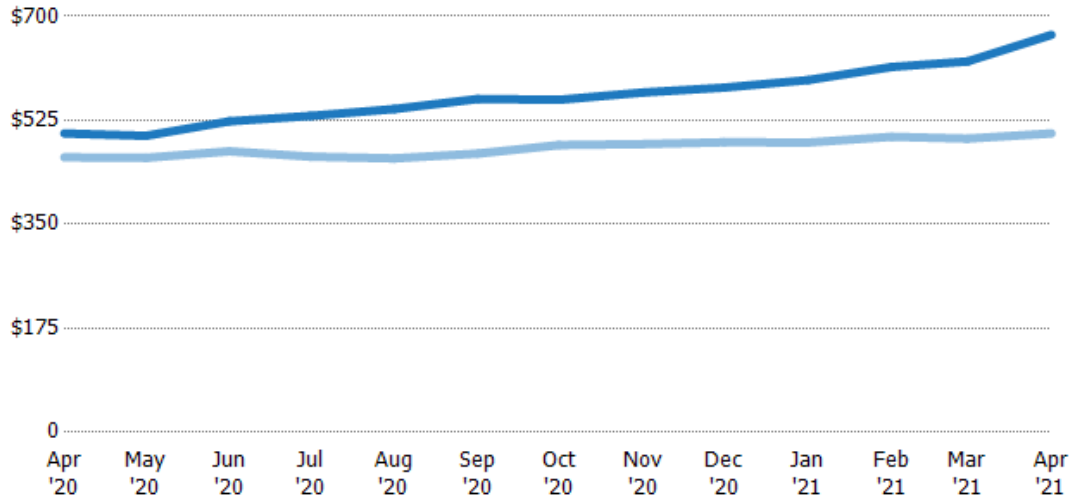
Average Listing Price per Sq Ft

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.
Apr '21	\$669	33%
Apr '20	\$503	8.7%
Apr '19	\$463	-5.1%



Current Year	\$503	\$499	\$523	\$532	\$544	\$561	\$560	\$572	\$580	\$593	\$615	\$624	\$669
Prior Year	\$463	\$462	\$473	\$464	\$461	\$469	\$483	\$485	\$488	\$488	\$497	\$494	\$503
Percent Change from Prior Year	9%	8%	11%	15%	18%	20%	16%	18%	19%	22%	24%	26%	33%

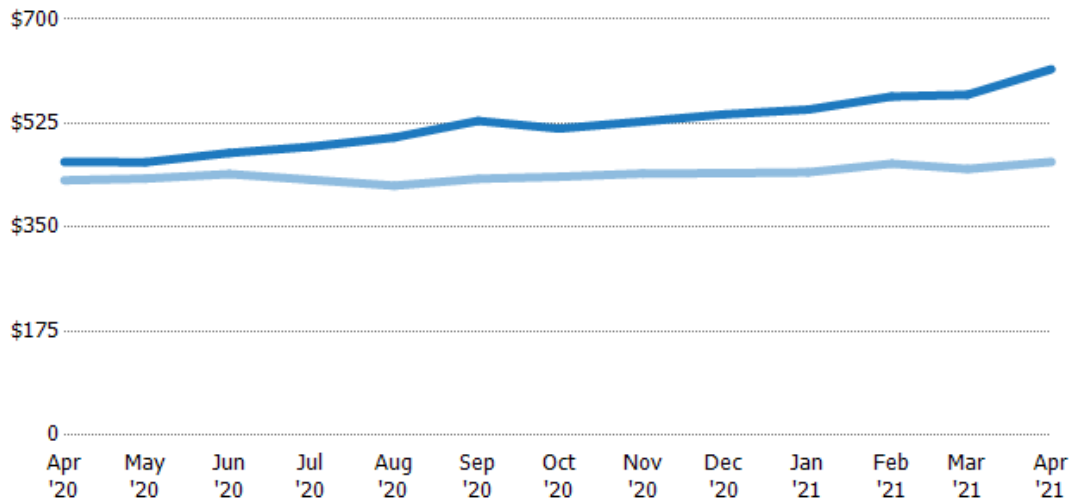
Median Listing Price per Sq Ft

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.
Apr '21	\$616	33.9%
Apr '20	\$460	7.2%
Apr '19	\$429	-4.4%



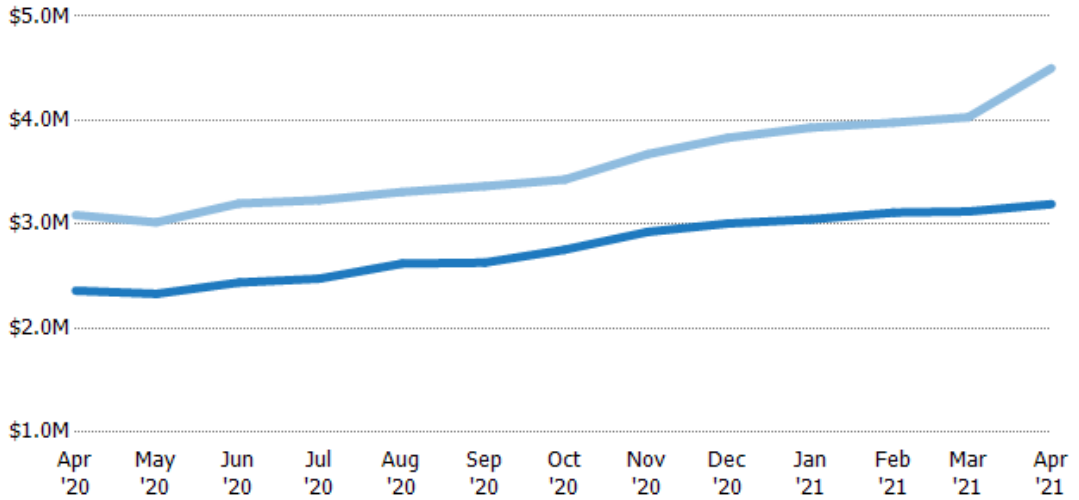
Current Year	\$460	\$460	\$475	\$486	\$501	\$529	\$516	\$528	\$540	\$548	\$570	\$573	\$616
Prior Year	\$429	\$432	\$440	\$430	\$420	\$432	\$435	\$441	\$441	\$443	\$457	\$448	\$460
Percent Change from Prior Year	7%	6%	8%	13%	19%	23%	19%	20%	22%	24%	25%	28%	34%

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



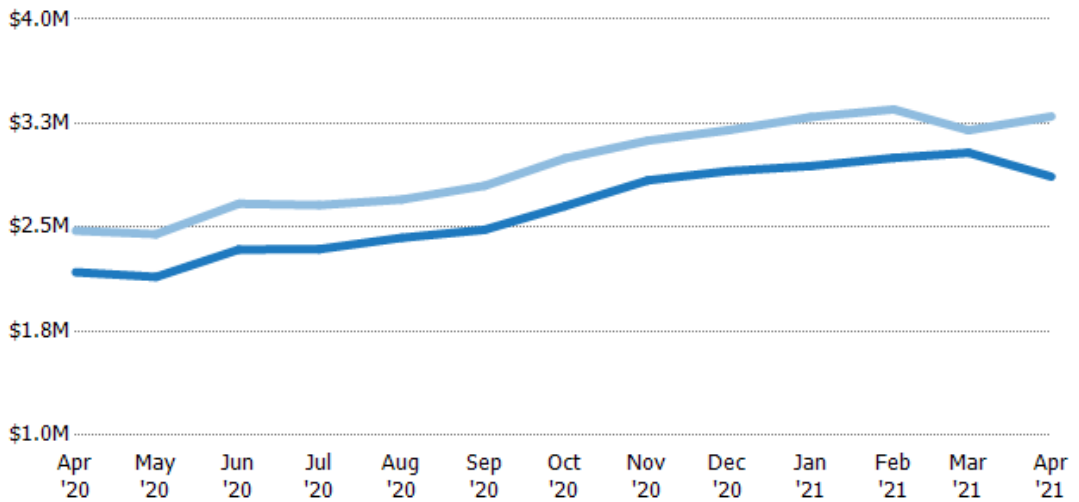
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Avg Est Value	\$2.36M	\$2.33M	\$2.44M	\$2.48M	\$2.62M	\$2.63M	\$2.76M	\$2.93M	\$3.01M	\$3.05M	\$3.11M	\$3.12M	\$3.19M
Avg Listing Price	\$3.09M	\$3.02M	\$3.2M	\$3.23M	\$3.31M	\$3.37M	\$3.43M	\$3.67M	\$3.83M	\$3.93M	\$3.98M	\$4.03M	\$4.5M
Avg Listing Price as a % of Avg Est Value	131%	129%	131%	130%	126%	128%	124%	126%	127%	129%	128%	129%	141%

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



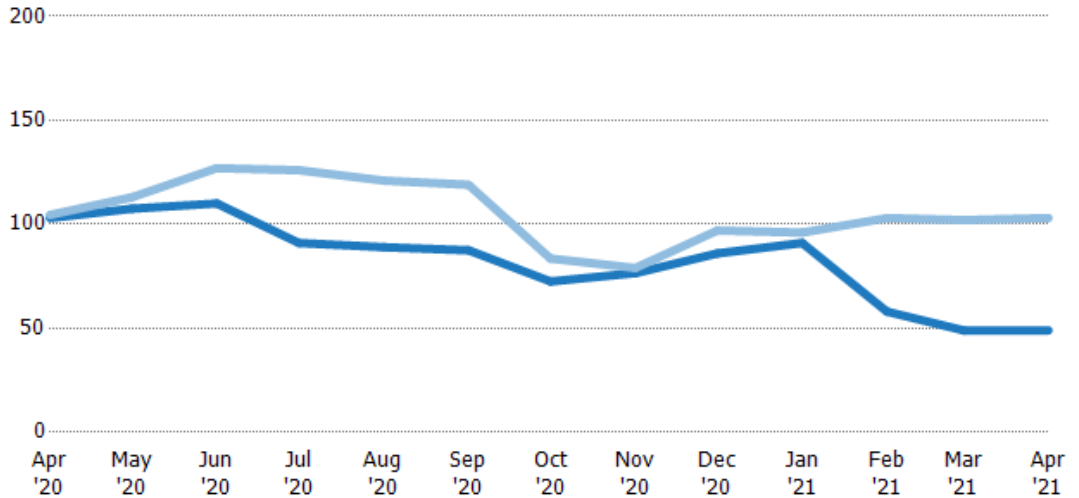
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Median Est Value	\$2.18M	\$2.14M	\$2.34M	\$2.34M	\$2.42M	\$2.48M	\$2.65M	\$2.84M	\$2.9M	\$2.94M	\$3M	\$3.04M	\$2.87M
Median Listing Price	\$2.48M	\$2.45M	\$2.67M	\$2.66M	\$2.7M	\$2.8M	\$3M	\$3.12M	\$3.2M	\$3.3M	\$3.35M	\$3.2M	\$3.3M
Med Listing Price as a % of Med Est Value	114%	114%	114%	114%	111%	113%	113%	110%	110%	112%	112%	105%	115%

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



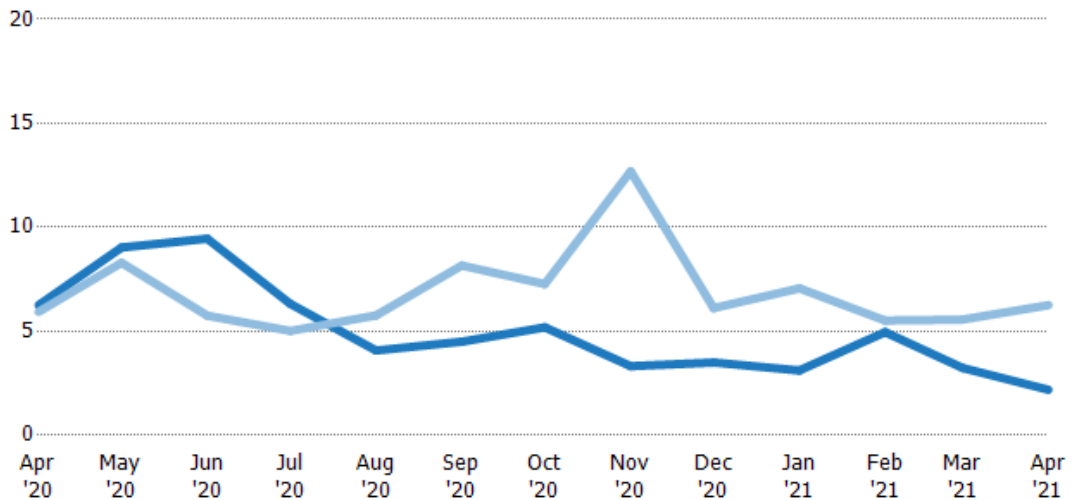
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	103	108	110	91	89	87.5	72.5	76.5	86	91	58	49	49
Prior Year	105	113	127	126	121	119	83.5	79	97	96	103	102	103
Percent Change from Prior Year	-1%	-5%	-13%	-28%	-26%	-26%	-13%	-3%	-11%	-5%	-44%	-52%	-52%

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



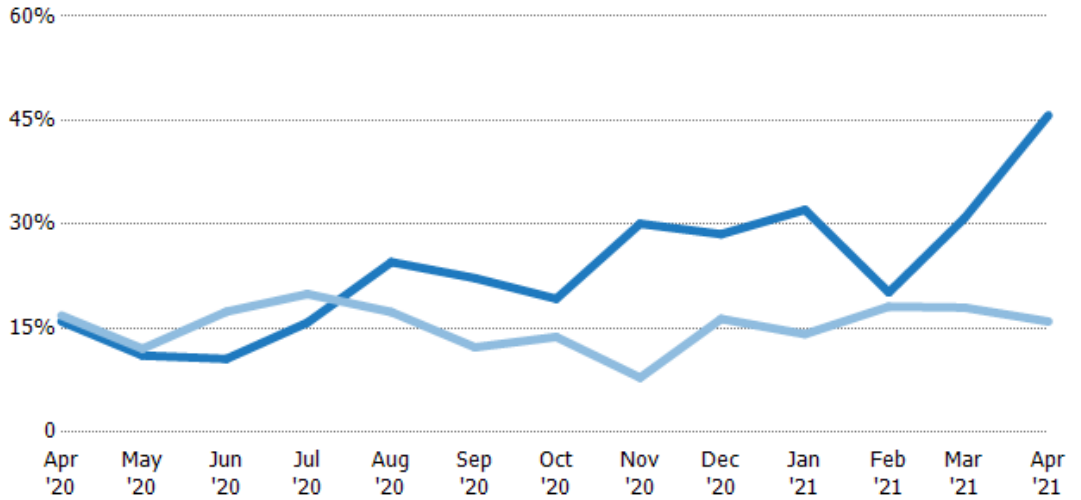
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	6.25	9.03	9.45	6.32	4.07	4.5	5.19	3.32	3.5	3.12	4.96	3.24	2.19
Prior Year	5.94	8.3	5.75	5.02	5.77	8.16	7.27	12.7	6.12	7.07	5.52	5.56	6.25
Percent Change from Prior Year	5%	9%	64%	26%	-29%	-45%	-29%	-74%	-43%	-56%	-10%	-42%	-65%

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



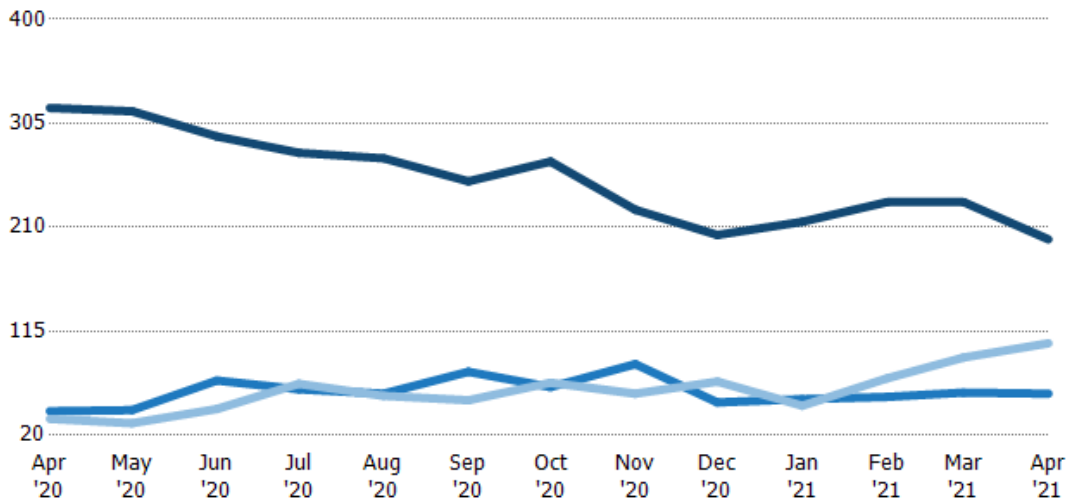
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	16%	11%	11%	16%	25%	22%	19%	30%	29%	32%	20%	31%	46%
Prior Year	17%	12%	17%	20%	17%	12%	14%	8%	16%	14%	18%	18%	16%
Change from Prior Year	1%	1%	7%	4%	-7%	-10%	-6%	-22%	-12%	-18%	-2%	-13%	-30%

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



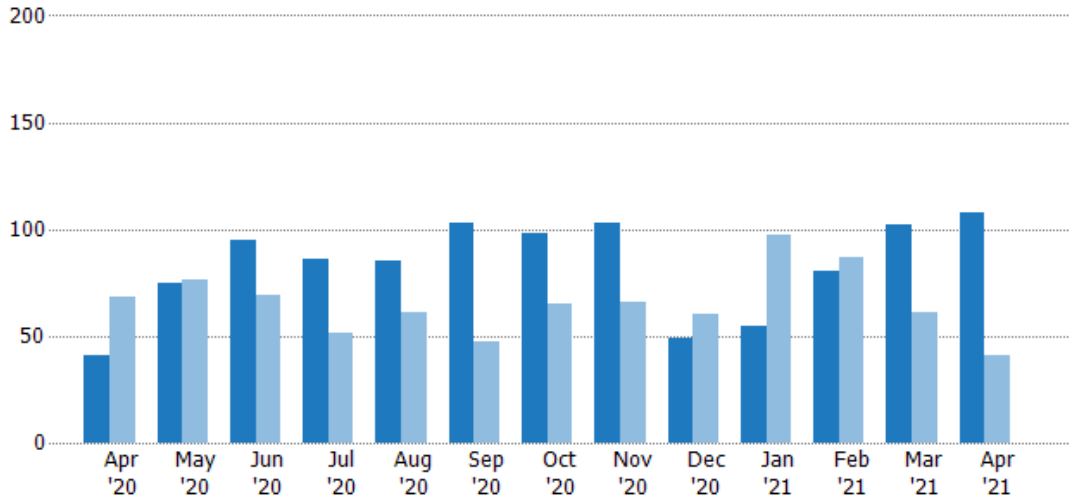
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Active	319	316	293	278	273	252	270	226	203	215	233	233	199
Pending	42	43	70	62	58	78	64	85	50	53	55	59	58
Sold	35	31	44	67	56	52	68	58	69	47	72	91	104

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



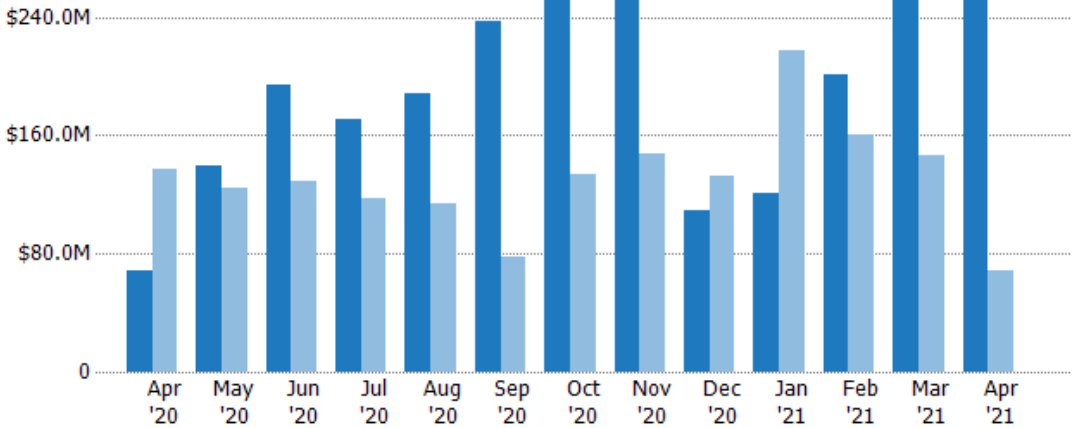
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	41	75	95	86	85	103	98	103	49	55	80	102	108
Prior Year	68	76	69	51	61	47	65	66	60	97	87	61	41
Percent Change from Prior Year	-40%	-1%	38%	69%	39%	119%	51%	56%	-18%	-43%	-8%	67%	163%

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



	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	\$68.9M	\$139M	\$194M	\$171M	\$189M	\$238M	\$257M	\$262M	\$109M	\$121M	\$202M	\$284M	\$298M
Prior Year	\$137M	\$125M	\$129M	\$117M	\$114M	\$77.5M	\$133M	\$147M	\$132M	\$217M	\$160M	\$146M	\$68.9M
Percent Change from Prior Year	-50%	12%	51%	46%	66%	207%	93%	78%	-18%	-44%	26%	94%	332%

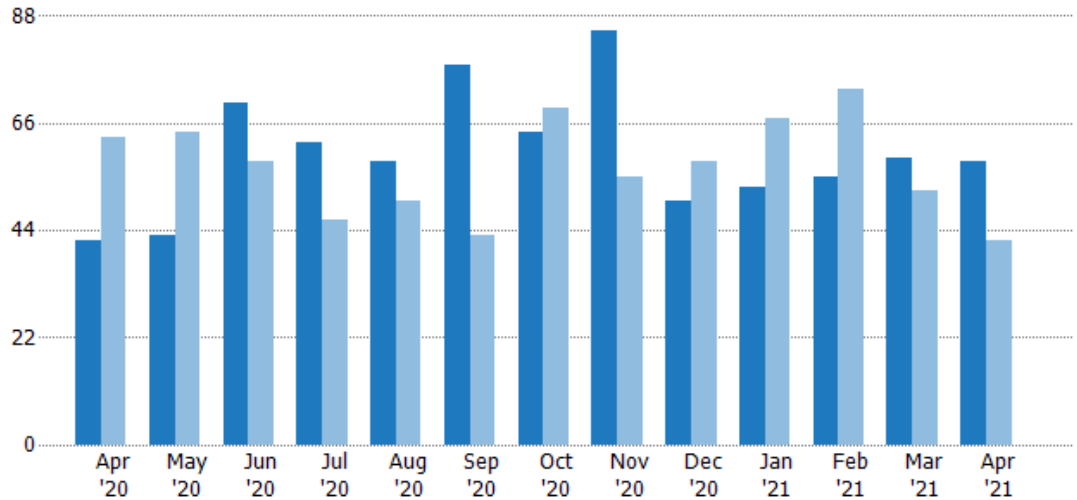
Pending Sales

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

Month/ Year	Count	% Chg.
Apr '21	58	38.1%
Apr '20	42	-33.3%
Apr '19	63	1.6%



	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	42	43	70	62	58	78	64	85	50	53	55	59	58
Prior Year	63	64	58	46	50	43	69	55	58	67	73	52	42
Percent Change from Prior Year	-33%	-33%	21%	35%	16%	81%	-7%	55%	-14%	-21%	-25%	13%	38%

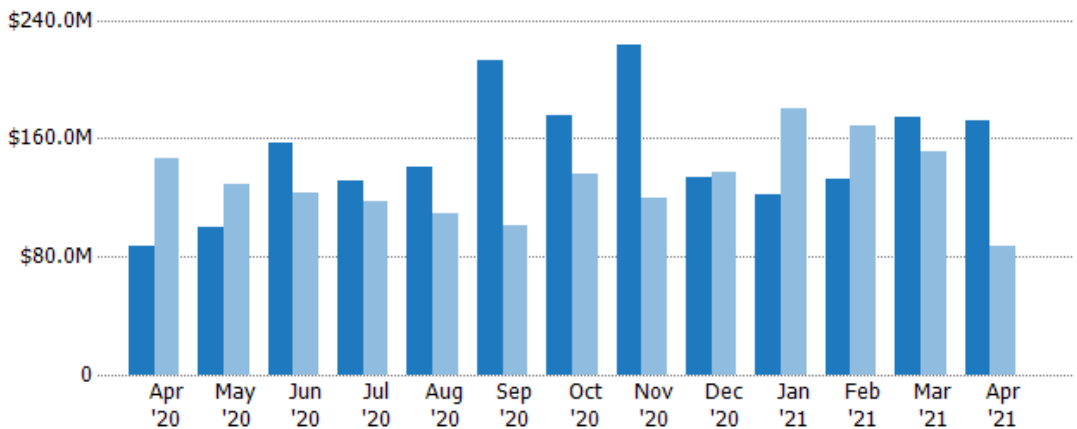
Pending Sales Volume

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

Month/ Year	Volume	% Chg.
Apr '21	\$172M	99.1%
Apr '20	\$86.6M	-41%
Apr '19	\$147M	-11.3%



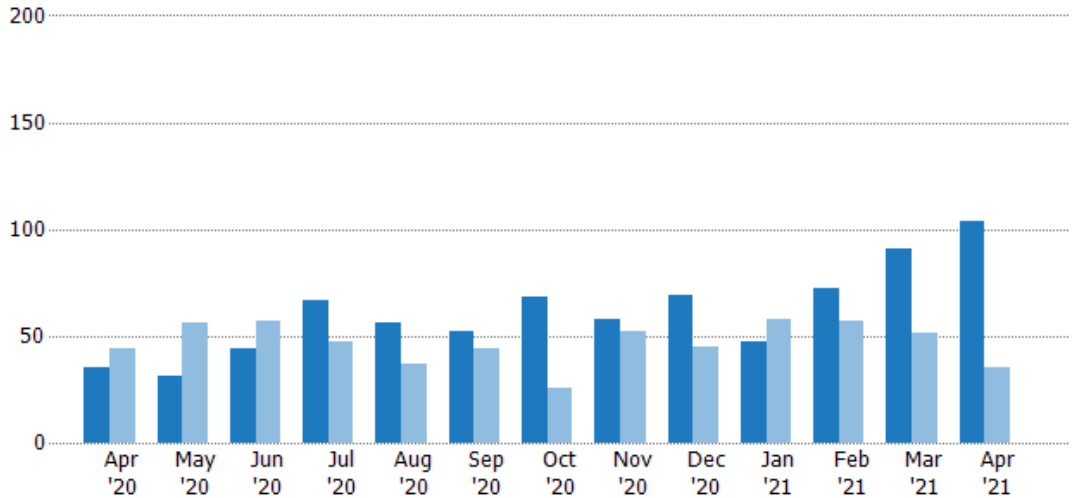
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	\$86.6M	\$100M	\$157M	\$131M	\$141M	\$213M	\$175M	\$223M	\$133M	\$122M	\$133M	\$174M	\$172M
Prior Year	\$147M	\$129M	\$123M	\$118M	\$109M	\$100M	\$136M	\$120M	\$137M	\$180M	\$169M	\$150M	\$86.6M
Percent Change from Prior Year	-41%	-22%	28%	11%	29%	112%	29%	85%	-3%	-32%	-21%	16%	99%

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



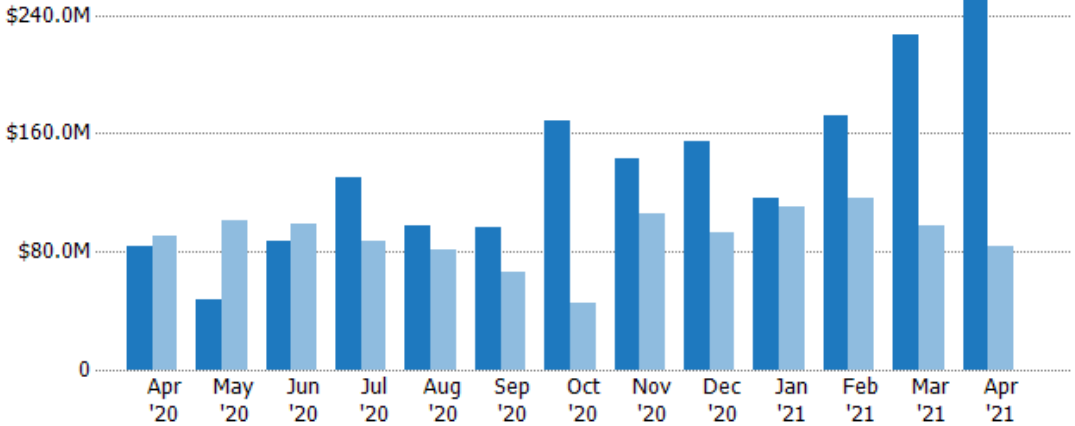
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	35	31	44	67	56	52	68	58	69	47	72	91	104
Prior Year	44	56	57	47	37	44	26	52	45	58	57	51	35
Percent Change from Prior Year	-20%	-45%	-23%	43%	51%	18%	162%	12%	53%	-19%	26%	78%	197%

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



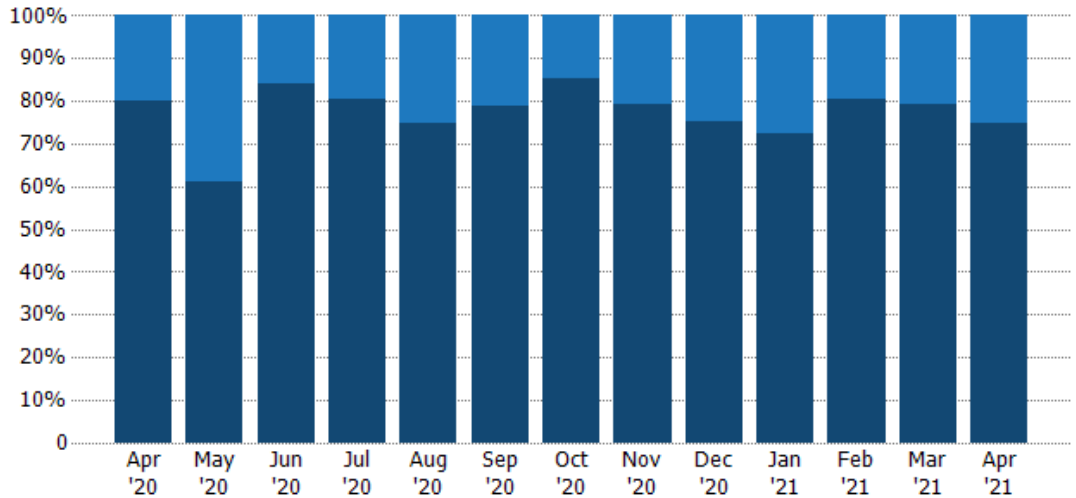
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	\$84.1M	\$47.4M	\$86.9M	\$130M	\$98.1M	\$96.9M	\$169M	\$143M	\$154M	\$116M	\$172M	\$226M	\$267M
Prior Year	\$90.2M	\$101M	\$99.1M	\$87.5M	\$80.9M	\$66.2M	\$45.4M	\$106M	\$92.3M	\$110M	\$116M	\$97.1M	\$84.1M
Percent Change from Prior Year	-7%	-53%	-12%	49%	21%	46%	272%	35%	67%	5%	49%	133%	218%

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



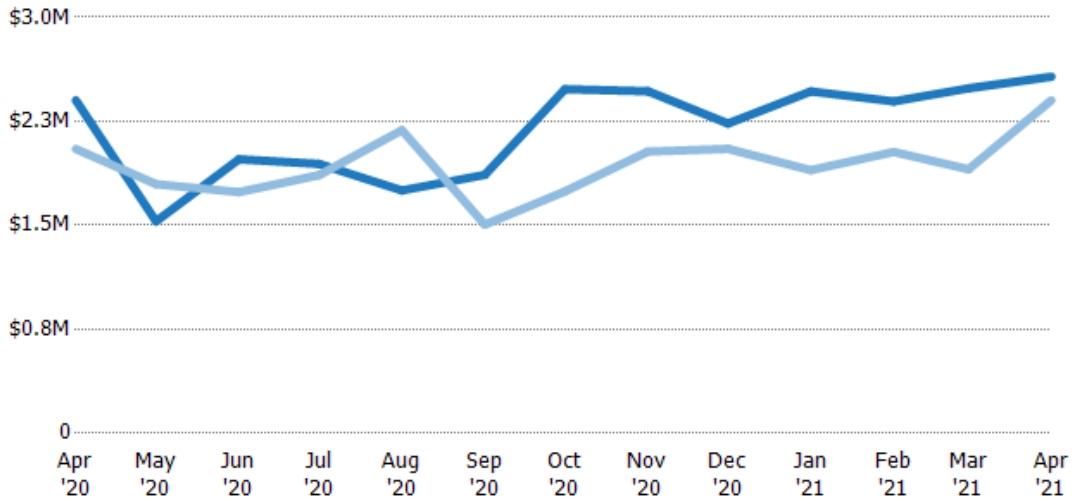
Condo/Townhouse	20%	39%	16%	19%	25%	21%	15%	21%	25%	28%	19%	21%	25%
Single Family Residence	80%	61%	84%	81%	75%	79%	85%	79%	75%	72%	81%	79%	75%

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	\$2.4M	\$1.53M	\$1.98M	\$1.94M	\$1.75M	\$1.86M	\$2.48M	\$2.47M	\$2.23M	\$2.47M	\$2.39M	\$2.49M	\$2.57M
Prior Year	\$2.05M	\$1.8M	\$1.74M	\$1.86M	\$2.19M	\$1.5M	\$1.74M	\$2.03M	\$2.05M	\$1.9M	\$2.03M	\$1.9M	\$2.4M
Percent Change from Prior Year	17%	-15%	14%	4%	-20%	24%	42%	21%	9%	30%	18%	31%	7%

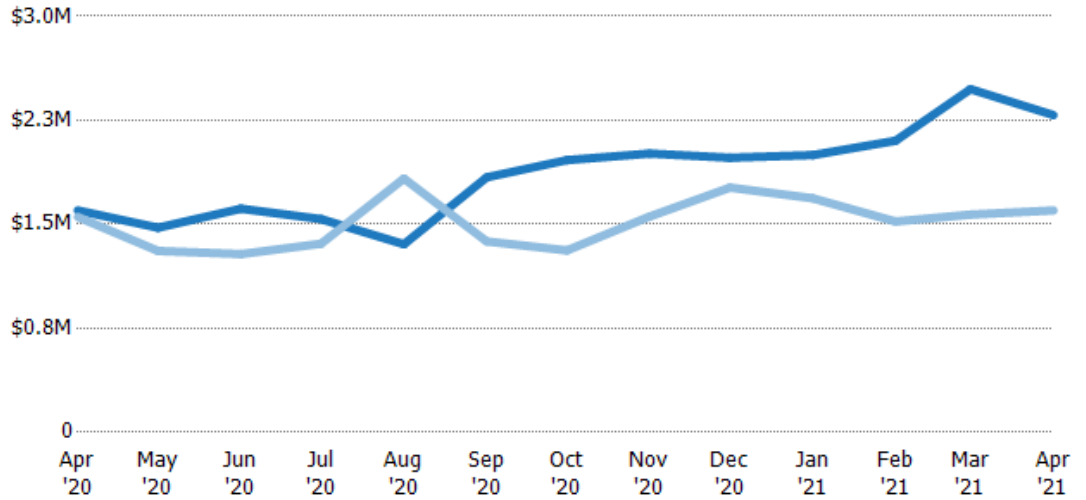
Median Sales Price

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.
Apr '21	\$2.29M	43%
Apr '20	\$1.6M	3.1%
Apr '19	\$1.55M	9.3%



Current Year	\$1.6M	\$1.48M	\$1.61M	\$1.54M	\$1.36M	\$1.84M	\$1.96M	\$2.01M	\$1.98M	\$2M	\$2.1M	\$2.47M	\$2.29M
Prior Year	\$1.55M	\$1.31M	\$1.29M	\$1.36M	\$1.83M	\$1.38M	\$1.31M	\$1.56M	\$1.77M	\$1.69M	\$1.52M	\$1.57M	\$1.6M
Percent Change from Prior Year	3%	13%	25%	13%	-26%	34%	50%	29%	12%	18%	38%	58%	43%

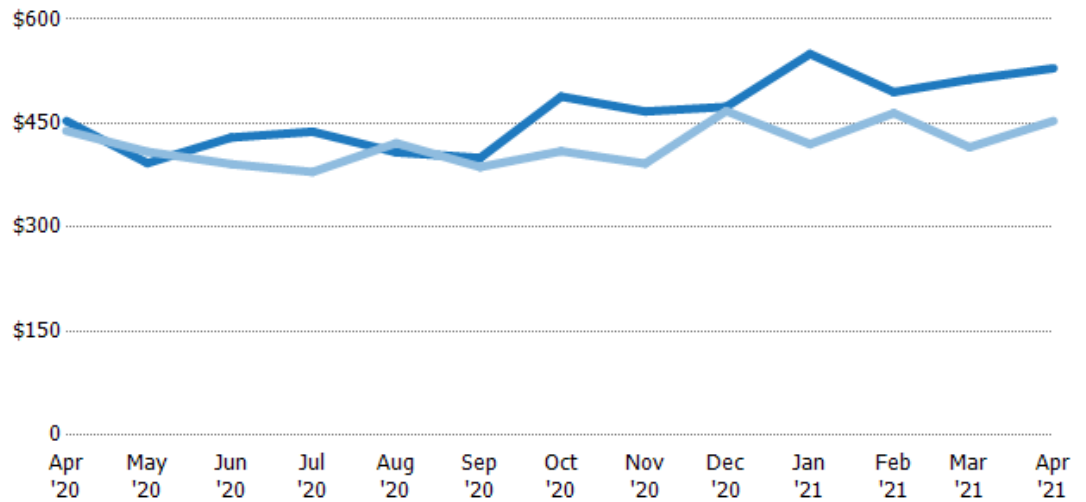
Average Sales Price per Sq Ft

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.
Apr '21	\$529	16.7%
Apr '20	\$453	3.3%
Apr '19	\$439	0.6%



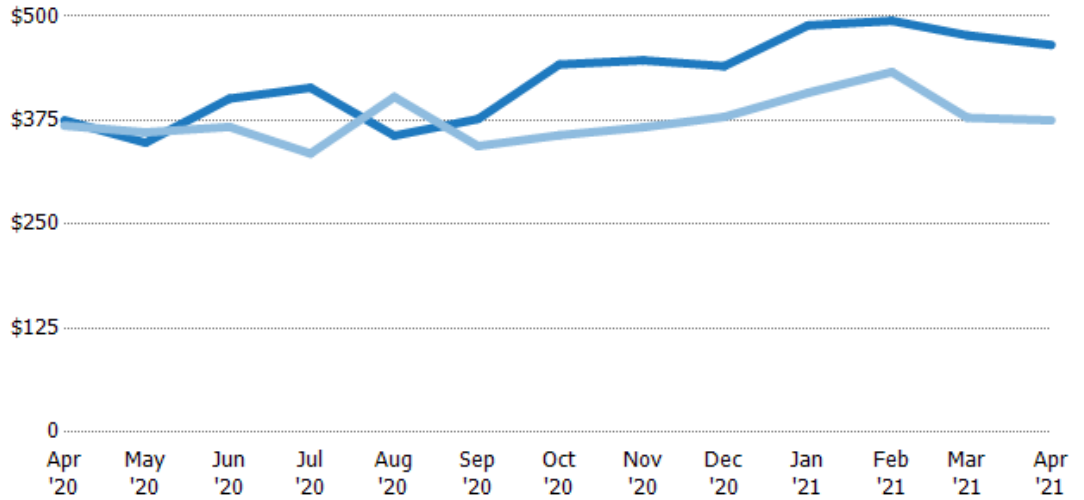
Current Year	\$453	\$393	\$430	\$438	\$408	\$400	\$489	\$467	\$474	\$550	\$495	\$513	\$529
Prior Year	\$439	\$409	\$391	\$380	\$421	\$387	\$410	\$392	\$468	\$420	\$465	\$415	\$453
Percent Change from Prior Year	3%	-4%	10%	15%	-3%	3%	19%	19%	1%	31%	7%	24%	17%

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



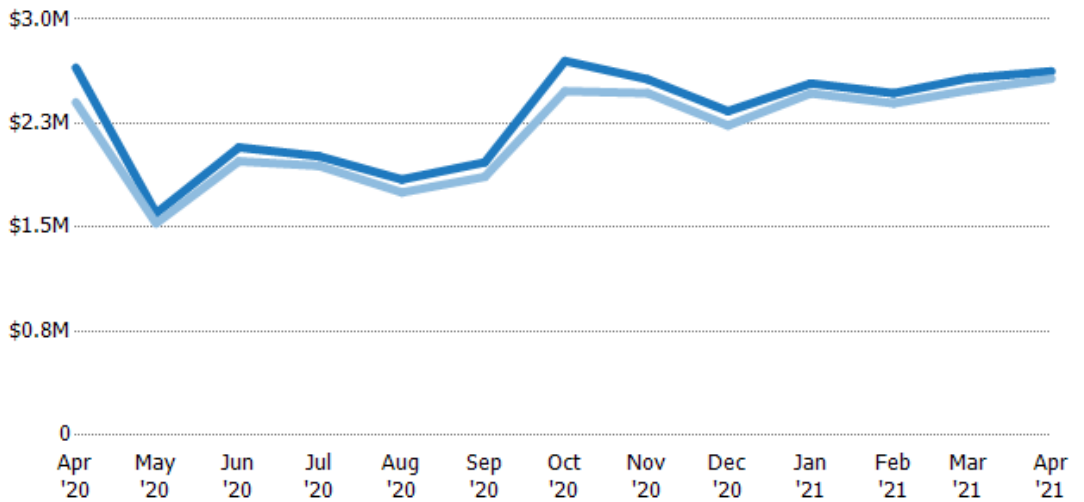
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Apr '20	\$375	\$369	2%
May '20	\$348	\$361	-3%
Jun '20	\$401	\$367	9%
Jul '20	\$414	\$335	24%
Aug '20	\$357	\$403	-12%
Sep '20	\$377	\$344	9%
Oct '20	\$442	\$357	24%
Nov '20	\$447	\$367	22%
Dec '20	\$440	\$379	16%
Jan '21	\$489	\$408	20%
Feb '21	\$495	\$433	14%
Mar '21	\$477	\$378	26%
Apr '21	\$466	\$375	24%

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



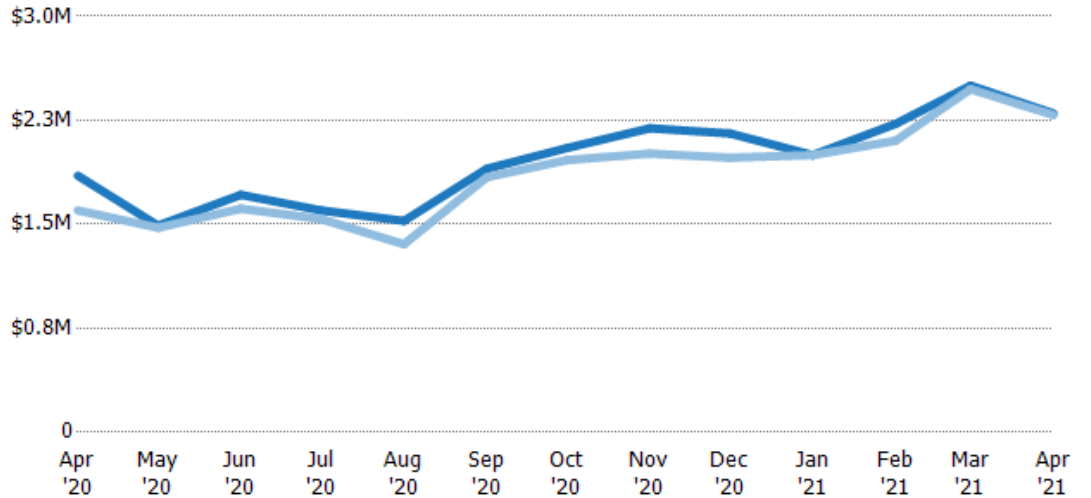
Month/Year	Avg List Price	Avg Sales Price	Avg Sales Price as a % of Avg List Price
Apr '20	\$2.65M	\$2.4M	91%
May '20	\$1.6M	\$1.53M	95%
Jun '20	\$2.08M	\$1.98M	95%
Jul '20	\$2.01M	\$1.94M	97%
Aug '20	\$1.84M	\$1.75M	95%
Sep '20	\$1.97M	\$1.86M	95%
Oct '20	\$2.7M	\$2.48M	92%
Nov '20	\$2.57M	\$2.47M	96%
Dec '20	\$2.34M	\$2.23M	96%
Jan '21	\$2.54M	\$2.47M	97%
Feb '21	\$2.47M	\$2.39M	97%
Mar '21	\$2.57M	\$2.49M	97%
Apr '21	\$2.62M	\$2.57M	98%

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



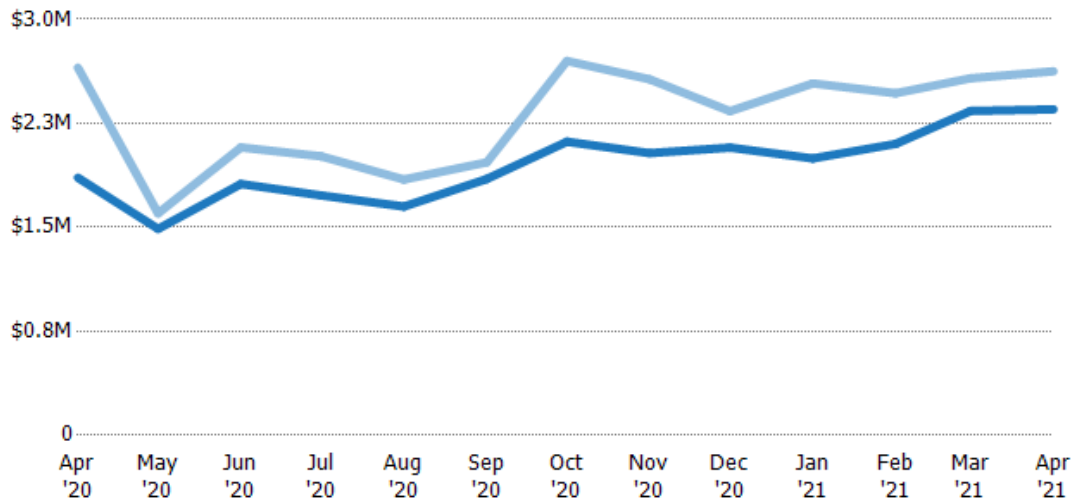
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Median List Price	\$1.85M	\$1.49M	\$1.71M	\$1.6M	\$1.52M	\$1.9M	\$2.05M	\$2.19M	\$2.16M	\$2M	\$2.22M	\$2.5M	\$2.3M
Median Sales Price	\$1.6M	\$1.48M	\$1.61M	\$1.54M	\$1.36M	\$1.84M	\$1.96M	\$2.01M	\$1.98M	\$2M	\$2.1M	\$2.47M	\$2.29M
Med Sales Price as a % of Med List Price	86%	99%	94%	96%	89%	97%	96%	92%	92%	100%	95%	99%	99%

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



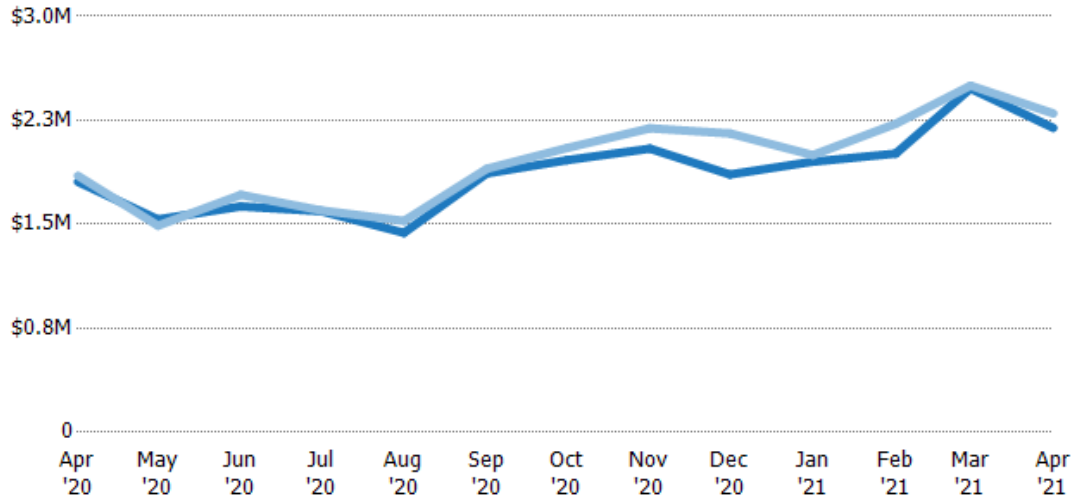
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Avg Est Value	\$1.86M	\$1.49M	\$1.81M	\$1.73M	\$1.65M	\$1.85M	\$2.12M	\$2.03M	\$2.07M	\$2M	\$2.1M	\$2.34M	\$2.35M
Avg Sales Price	\$2.65M	\$1.6M	\$2.08M	\$2.01M	\$1.84M	\$1.97M	\$2.7M	\$2.57M	\$2.34M	\$2.54M	\$2.47M	\$2.57M	\$2.62M
Avg Sales Price as a % of Avg Est Value	143%	107%	115%	116%	112%	106%	128%	126%	113%	127%	117%	110%	112%

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



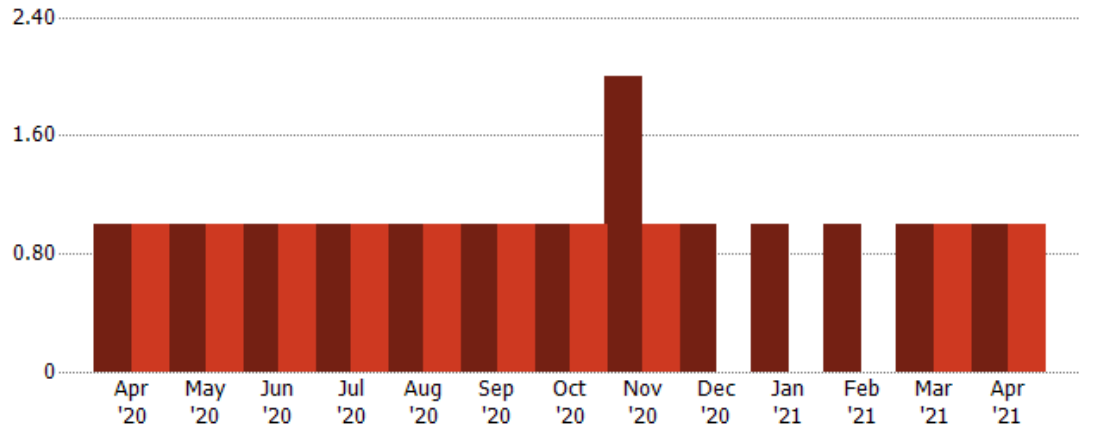
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Median Est Value	\$1.81M	\$1.54M	\$1.63M	\$1.59M	\$1.44M	\$1.87M	\$1.96M	\$2.05M	\$1.86M	\$1.95M	\$2.01M	\$2.48M	\$2.19M
Median Sales Price	\$1.85M	\$1.49M	\$1.71M	\$1.6M	\$1.52M	\$1.9M	\$2.05M	\$2.19M	\$2.16M	\$2M	\$2.22M	\$2.5M	\$2.3M
Med Sales Price as a % of Med Est Value	102%	97%	105%	100%	106%	102%	104%	107%	116%	102%	111%	101%	105%

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



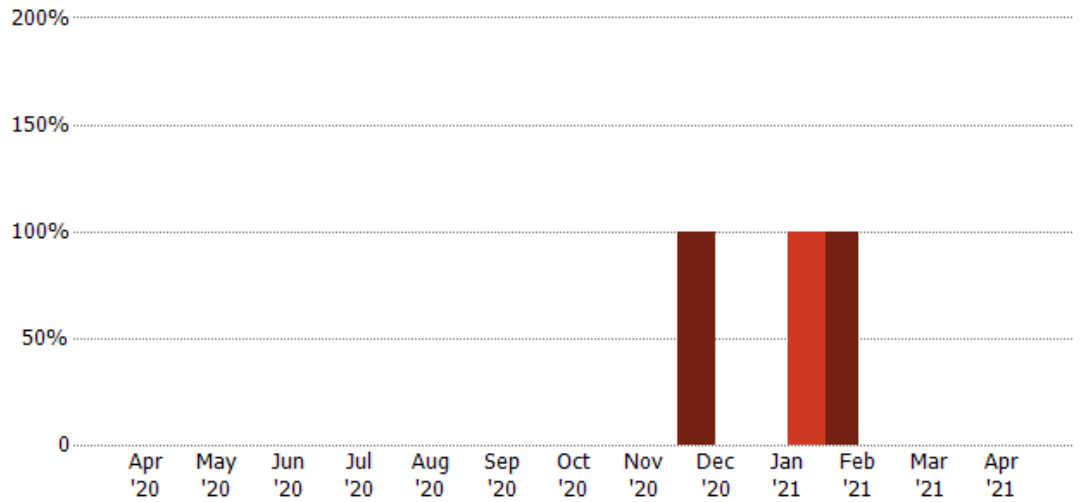
	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	1	1	1	1	1	1	1	2	1	1	1	1	1
Prior Year	1	1	1	1	1	1	1	1	-	-	-	1	1
Percent Change from Prior Year	0%	0%	0%	0%	0%	0%	0%	100%	100%	100%	100%	0%	0%

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



	Apr '20	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21
Current Year	-	-	-	-	-	-	-	-	1	-	1	-	-
Prior Year	-	-	-	-	-	-	-	-	-	1	-	-	-
Percent Change from Prior Year	-	-	-	-	-	-	-	-	100%	-100%	100%	-	-



Sales Activity by ZIP

Apr 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	58	\$172,309,225	104	\$267,425,302	\$2,571,397	\$2,287,500	\$524	\$466	41