

2021

PARADISE VALLEY
MARKET REPORT
May 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	May 2021	May 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	66	65	+1.5%	445	357	+24.6%
New Listing Volume	\$184,348,050	\$142,730,596	+29.2%	\$1,361,139,874	\$807,105,350	+68.6%
Active Listing Count	161	313	-48.6%	N/A	N/A	
Active Listing Volume	\$736,817,774	\$949,925,648	-22.4%	N/A	N/A	
Average Listing Price	\$4,576,508	\$3,034,906	+50.8%	\$4,206,375	\$3,075,147	+36.8%
Median Listing Price	\$3,549,900	\$2,450,000	+44.9%	\$3,359,737	\$2,457,056	+36.7%
Average Listing Price per Sq Ft	\$703	\$502	+40%	\$639	\$498	+28.3%
Median Listing Price per Sq Ft	\$641	\$462	+38.7%	\$588	\$456	+29.1%
Median Days in RPR	62	107	-42.1%	59.92	102.22	-41.4%
Months of Inventory	1.6	9.2	-82.7%	4.7	7.1	-33.9%
Absorption Rate	62.73%	10.86%	+51.9%	21.33%	14.09%	+7.2%
Sales Activity Charts Metrics						
New Pending Sales Count	88	75	+17.3%	433	361	+19.9%
New Pending Sales Volume	\$250,643,709	\$138,968,924	+80.4%	\$1,154,836,761	\$731,706,886	+57.8%
Pending Sales Count	26	42	-38.1%	N/A	N/A	
Pending Sales Volume	\$81,512,760	\$97,350,175	-16.3%	N/A	N/A	
Closed Sales Count	73	27	+170.4%	377	224	+68.3%
Closed Sales Volume	\$187,573,350	\$40,166,369	+367%	\$940,449,238	\$434,584,452	+116.4%
Average Sales Price	\$2,569,498	\$1,487,643	+72.7%	\$2,494,560	\$1,940,109	+28.6%
Median Sales Price	\$2,225,000	\$1,425,000	+56.1%	\$2,204,456	\$1,558,917	+41.4%
Average Sales Price per Sq Ft	\$512	\$371	+38.1%	\$516	\$429	+20.4%
Median Sales Price per Sq Ft	\$468	\$316	+48.1%	\$471	\$391	+20.5%
Distressed Charts Metrics						
Distressed Listing Count	-	2	-	N/A	N/A	

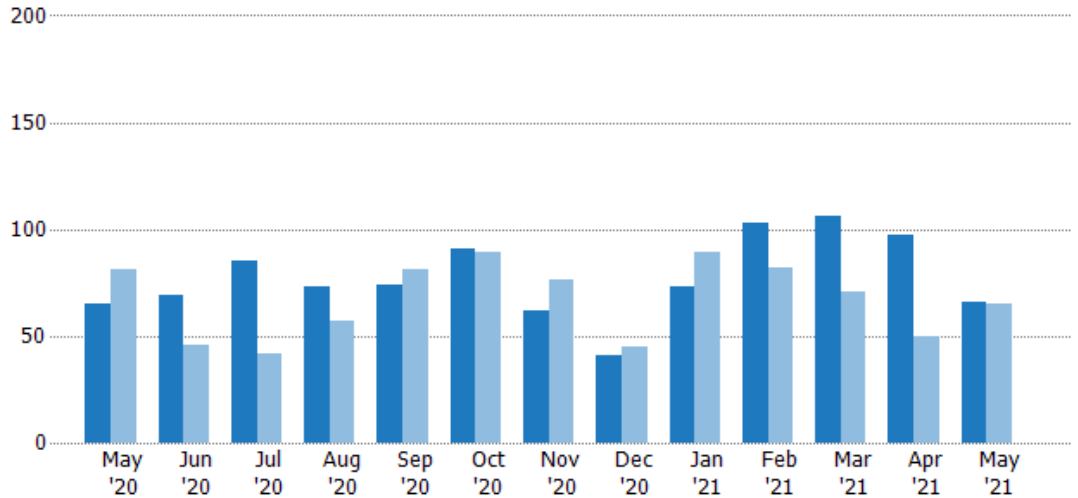
New Listings

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.
May '21	66	1.5%
May '20	65	-19.8%
May '19	81	-48.1%



Current Year	65	69	85	73	74	91	62	41	73	103	106	97	66
Prior Year	81	46	42	57	81	89	76	45	89	82	71	50	65
Percent Change from Prior Year	-20%	50%	102%	28%	-9%	2%	-18%	-9%	-18%	26%	49%	94%	2%

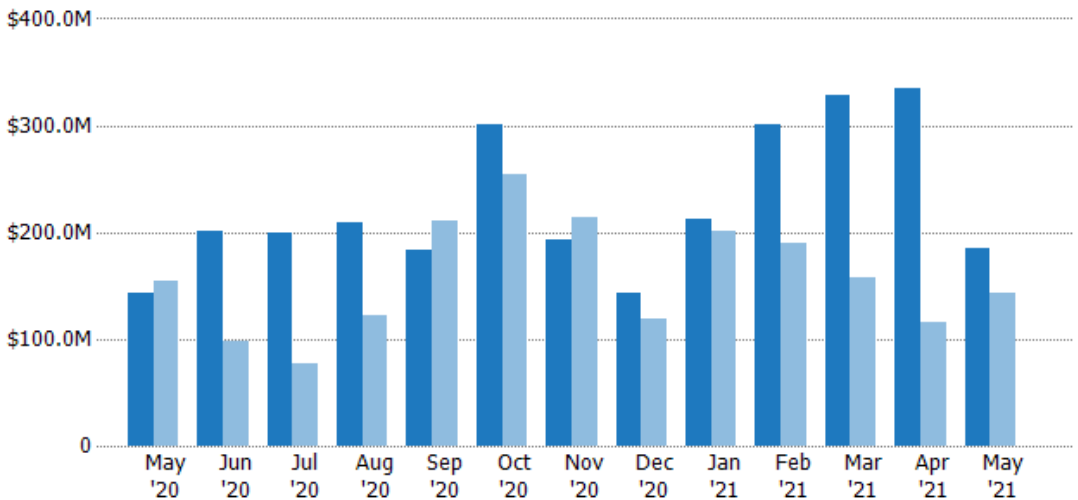
New Listing Volume

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.
May '21	\$184M	29.2%
May '20	\$143M	-7.5%
May '19	\$154M	-46.2%



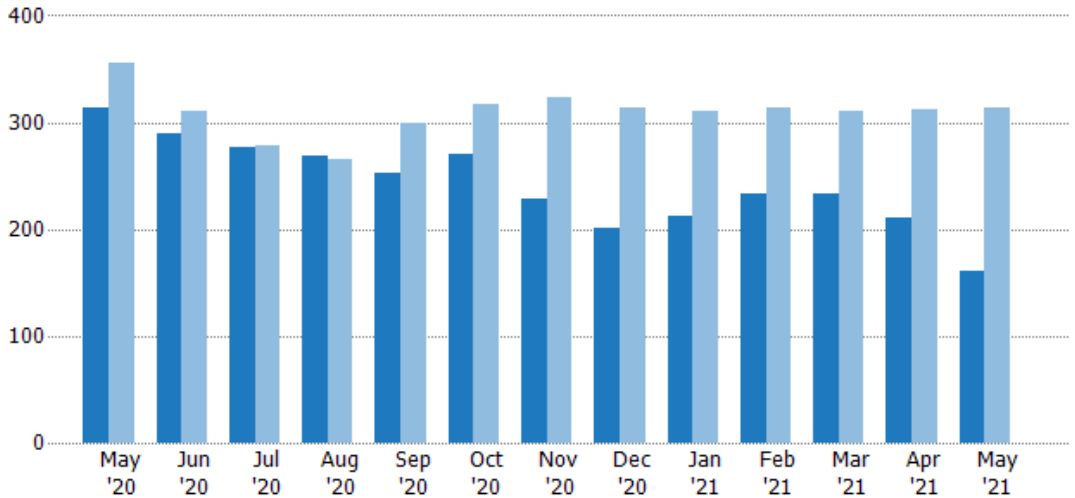
Current Year	\$143M	\$200M	\$200M	\$209M	\$184M	\$301M	\$192M	\$143M	\$213M	\$301M	\$328M	\$335M	\$184M
Prior Year	\$154M	\$98.7M	\$77.2M	\$123M	\$211M	\$255M	\$215M	\$118M	\$201M	\$190M	\$158M	\$115M	\$143M
Percent Change from Prior Year	-7%	103%	159%	70%	-13%	18%	-10%	21%	6%	58%	108%	191%	29%

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



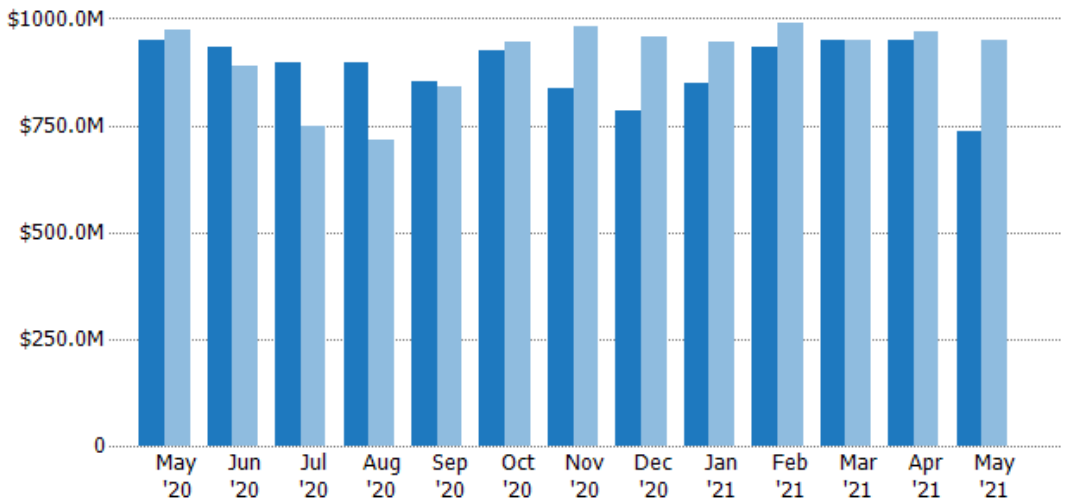
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	313	289	276	268	252	270	228	201	213	233	233	210	161
Prior Year	356	311	279	266	299	317	324	313	311	314	311	312	313
Percent Change from Prior Year	-12%	-7%	-1%	1%	-16%	-15%	-30%	-36%	-32%	-26%	-25%	-33%	-49%

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



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$950M	\$931M	\$897M	\$896M	\$854M	\$927M	\$837M	\$783M	\$849M	\$934M	\$949M	\$948M	\$737M
Prior Year	\$975M	\$890M	\$748M	\$715M	\$841M	\$947M	\$981M	\$955M	\$944M	\$988M	\$948M	\$970M	\$950M
Percent Change from Prior Year	-3%	5%	20%	25%	2%	-2%	-15%	-18%	-10%	-5%	0%	-2%	-22%

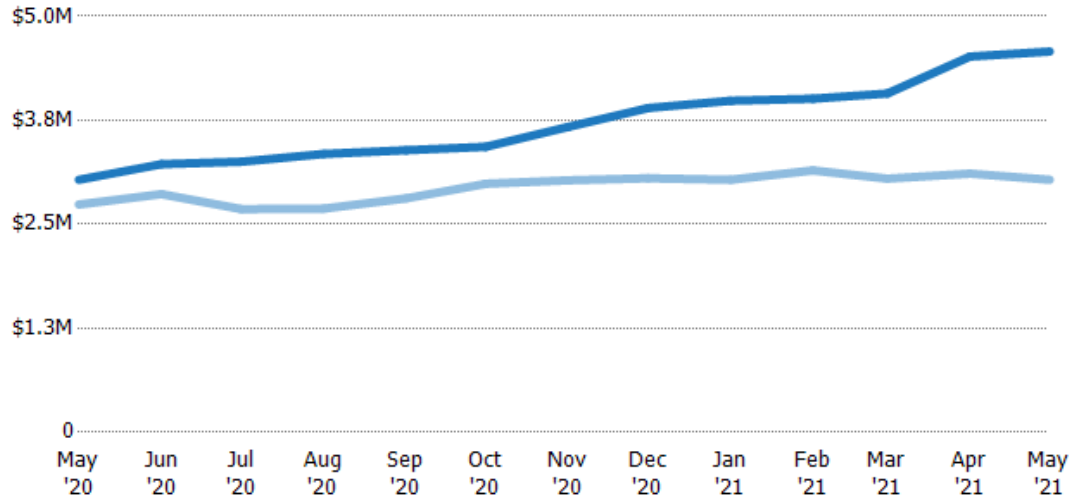
Average Listing Price

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.
May '21	\$4.58M	50.8%
May '20	\$3.03M	10.8%
May '19	\$2.74M	0.6%



Current Year	\$3.03M	\$3.22M	\$3.25M	\$3.34M	\$3.39M	\$3.43M	\$3.67M	\$3.9M	\$3.98M	\$4.01M	\$4.07M	\$4.52M	\$4.58M
Prior Year	\$2.74M	\$2.86M	\$2.68M	\$2.69M	\$2.81M	\$2.99M	\$3.03M	\$3.05M	\$3.04M	\$3.15M	\$3.05M	\$3.11M	\$3.03M
Percent Change from Prior Year	11%	13%	21%	24%	21%	15%	21%	28%	31%	27%	34%	45%	51%

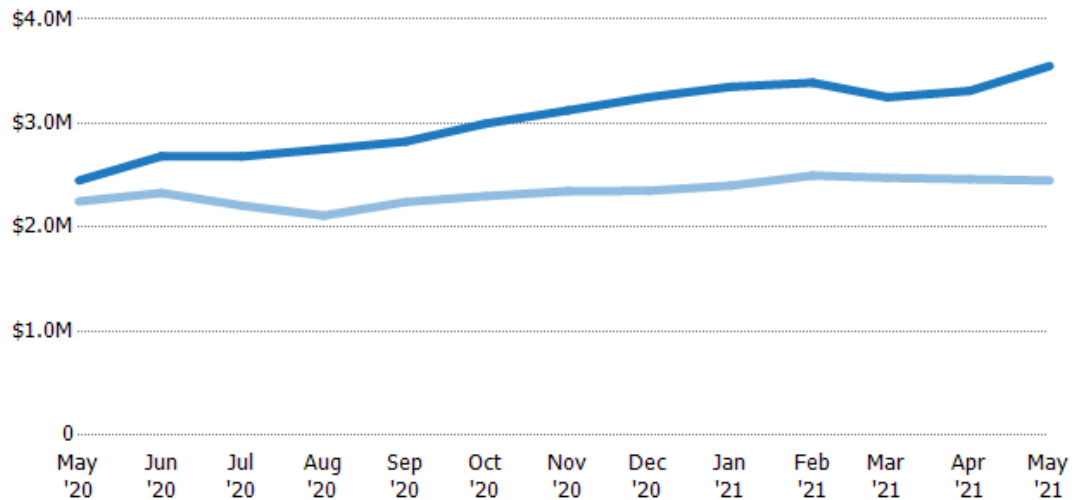
Median Listing Price

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.
May '21	\$3.55M	44.9%
May '20	\$2.45M	8.9%
May '19	\$2.25M	-3.8%



Current Year	\$2.45M	\$2.68M	\$2.68M	\$2.75M	\$2.82M	\$3M	\$3.12M	\$3.25M	\$3.35M	\$3.39M	\$3.25M	\$3.31M	\$3.55M
Prior Year	\$2.25M	\$2.33M	\$2.21M	\$2.11M	\$2.24M	\$2.3M	\$2.35M	\$2.35M	\$2.4M	\$2.5M	\$2.48M	\$2.46M	\$2.45M
Percent Change from Prior Year	9%	15%	21%	30%	26%	30%	33%	38%	40%	36%	31%	34%	45%

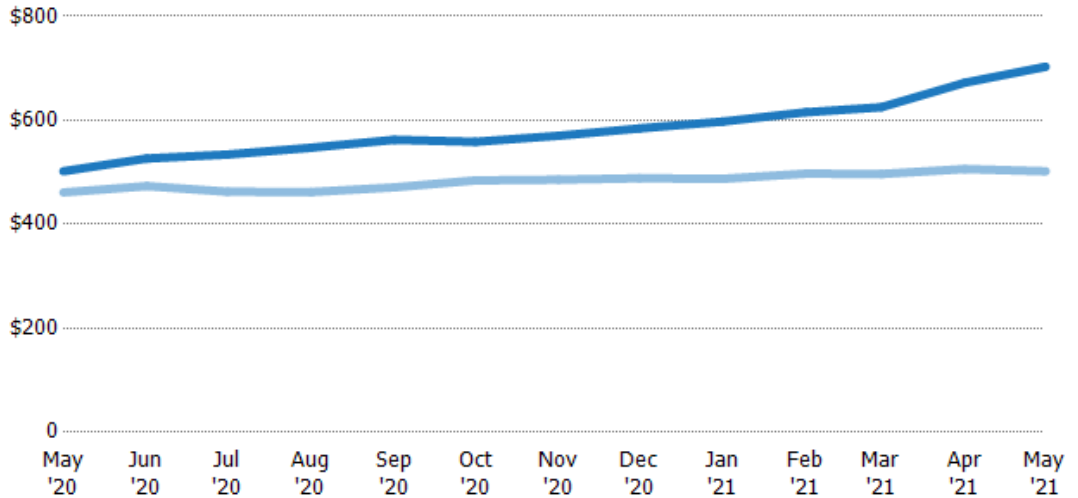
Average Listing Price per Sq Ft

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.
May '21	\$703	40%
May '20	\$502	8.8%
May '19	\$461	-3.2%



Current Year	\$502	\$527	\$534	\$547	\$563	\$559	\$570	\$584	\$598	\$615	\$625	\$672	\$703
Prior Year	\$461	\$473	\$463	\$462	\$471	\$484	\$486	\$488	\$487	\$497	\$497	\$506	\$502
Percent Change from Prior Year	9%	11%	15%	18%	19%	15%	17%	20%	23%	24%	26%	33%	40%

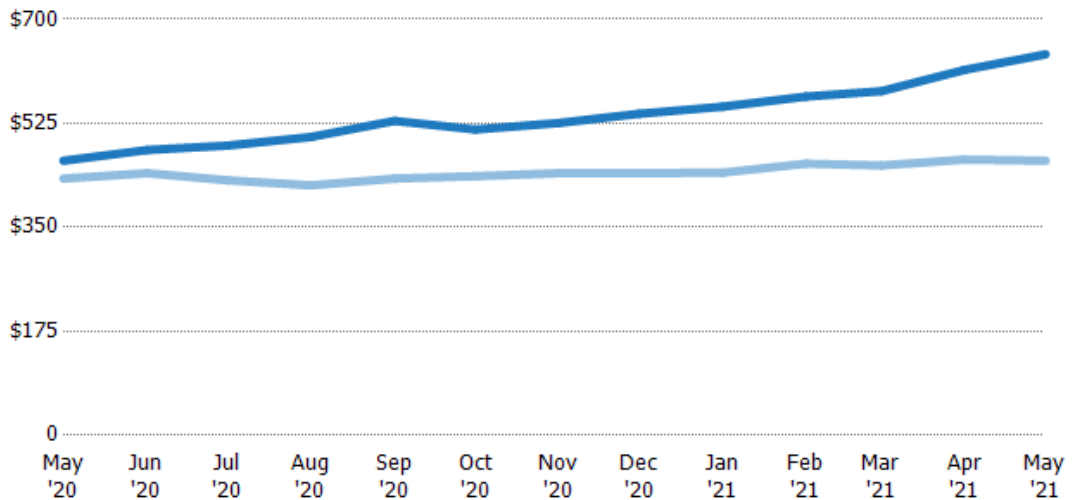
Median Listing Price per Sq Ft

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.
May '21	\$641	38.7%
May '20	\$462	6.9%
May '19	\$432	-4.9%



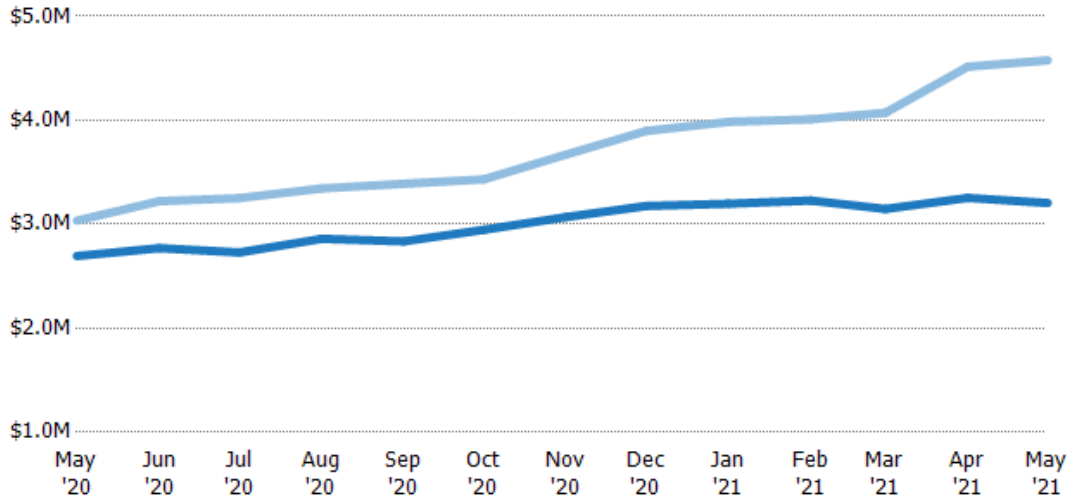
Current Year	\$462	\$480	\$488	\$502	\$529	\$515	\$526	\$541	\$553	\$570	\$579	\$615	\$641
Prior Year	\$432	\$441	\$429	\$421	\$432	\$436	\$441	\$441	\$442	\$457	\$454	\$464	\$462
Percent Change from Prior Year	7%	9%	14%	19%	22%	18%	19%	23%	25%	25%	28%	33%	39%

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



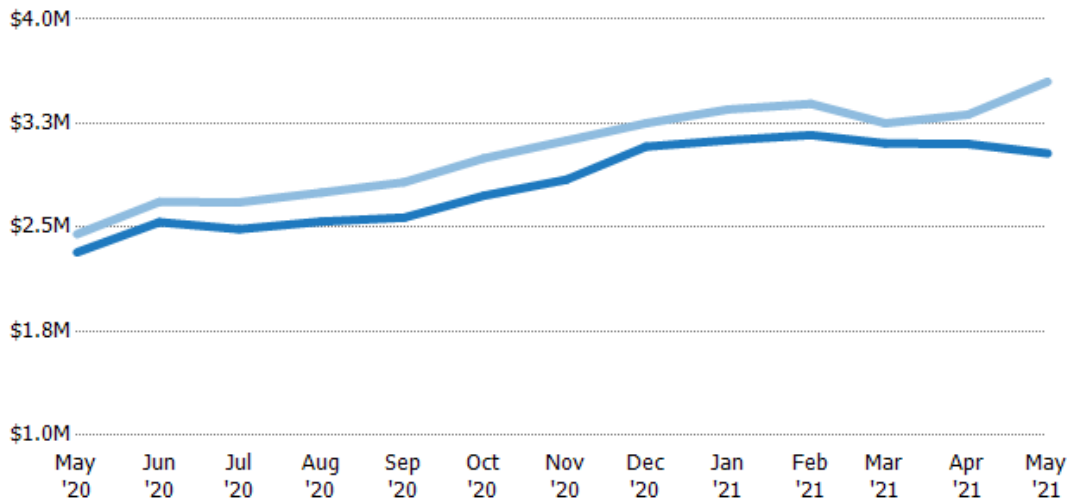
Avg Est Value	\$2.69M	\$2.77M	\$2.73M	\$2.86M	\$2.84M	\$2.95M	\$3.07M	\$3.18M	\$3.2M	\$3.23M	\$3.15M	\$3.25M	\$3.2M
Avg Listing Price	\$3.03M	\$3.22M	\$3.25M	\$3.34M	\$3.39M	\$3.43M	\$3.67M	\$3.9M	\$3.98M	\$4.01M	\$4.07M	\$4.52M	\$4.58M
Avg Listing Price as a % of Avg Est Value	113%	116%	119%	117%	120%	116%	120%	123%	125%	124%	129%	139%	143%

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	\$2.32M	\$2.54M	\$2.49M	\$2.54M	\$2.57M	\$2.73M	\$2.84M	\$3.08M	\$3.13M	\$3.16M	\$3.1M	\$3.1M	\$3.03M
Median Listing Price	\$2.45M	\$2.68M	\$2.68M	\$2.75M	\$2.82M	\$3M	\$3.12M	\$3.25M	\$3.35M	\$3.39M	\$3.25M	\$3.31M	\$3.55M
Med Listing Price as a % of Med Est Value	106%	106%	108%	108%	110%	110%	110%	105%	107%	107%	105%	107%	117%

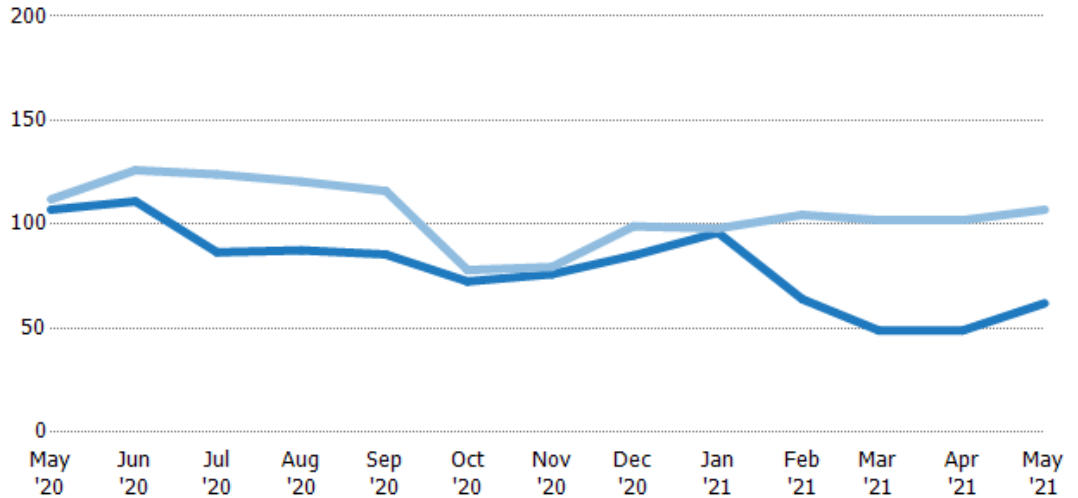
Median Days in RPR

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.
May '21	62	-42.1%
May '20	107	-4.5%
May '19	112	1.3%



Current Year	107	111	86.5	87.5	85.5	72.5	76	85	96	64	49	49	62
Prior Year	112	126	124	121	116	78	79.5	99	98	105	102	102	107
Percent Change from Prior Year	-4%	-12%	-30%	-27%	-26%	-7%	-4%	-14%	-2%	-39%	-52%	-52%	-42%

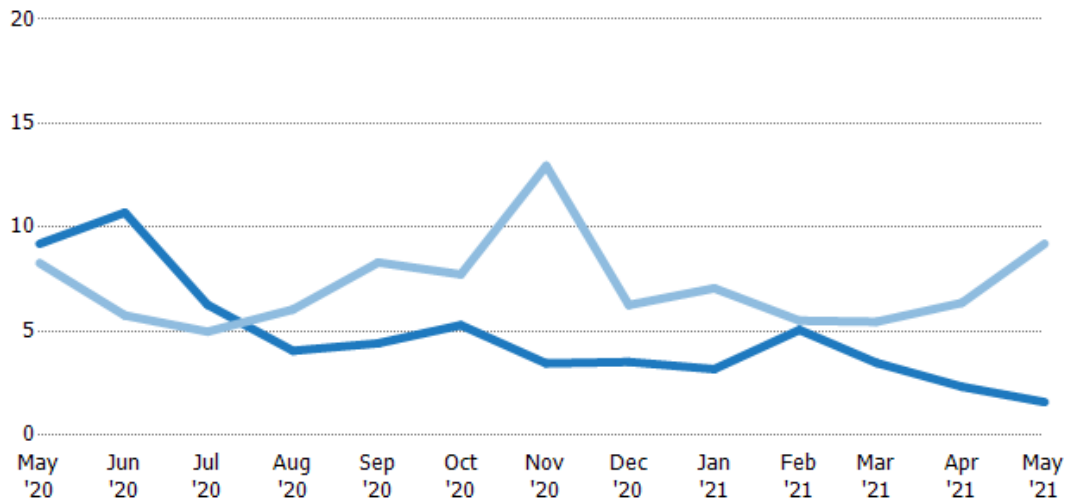
Months of Inventory

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.
May '21	1.59	-82.7%
May '20	9.21	11.2%
May '19	8.28	-31.3%



Current Year	9.21	10.7	6.27	4.06	4.42	5.29	3.45	3.53	3.18	5.07	3.48	2.33	1.59
Prior Year	8.28	5.76	4.98	6.05	8.31	7.73	13	6.26	7.07	5.51	5.46	6.37	9.21
Percent Change from Prior Year	11%	86%	26%	-33%	-47%	-32%	-73%	-44%	-55%	-8%	-36%	-63%	-83%

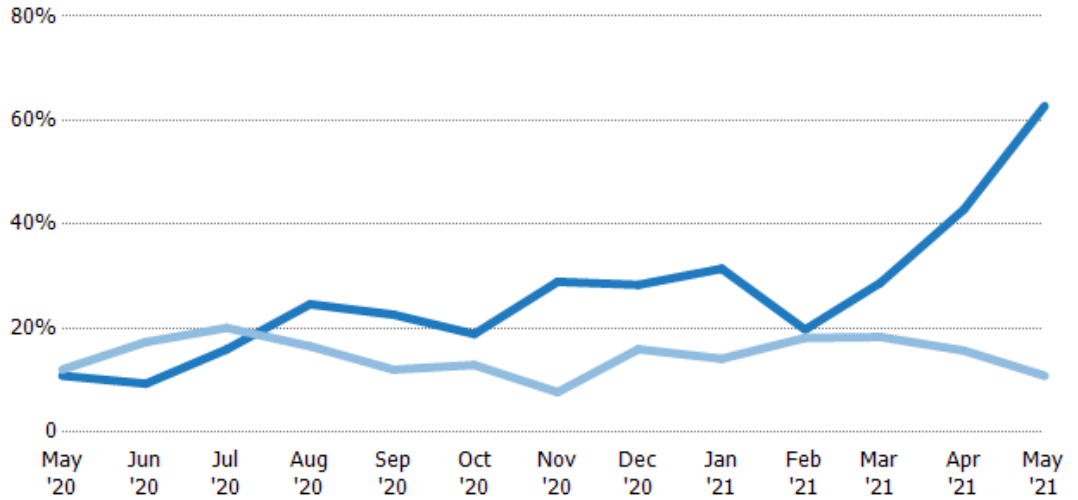
Absorption Rate

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.
May '21	63%	-51.9%
May '20	11%	1.2%
May '19	12%	45.7%



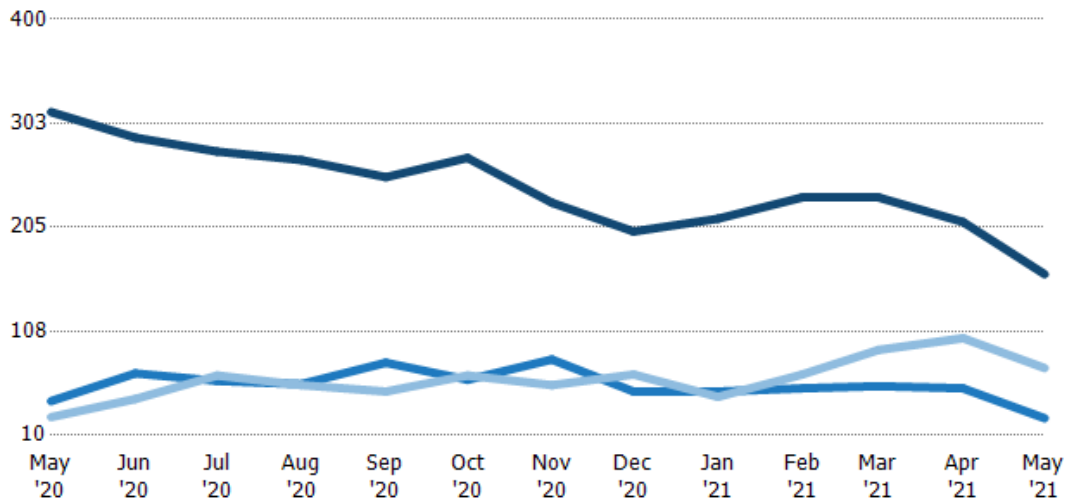
Current Year	11%	9%	16%	25%	23%	19%	29%	28%	31%	20%	29%	43%	63%
Prior Year	12%	17%	20%	17%	12%	13%	8%	16%	14%	18%	18%	16%	11%
Change from Prior Year	1%	8%	4%	-8%	-11%	-6%	-21%	-12%	-17%	-2%	-10%	-27%	-52%

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



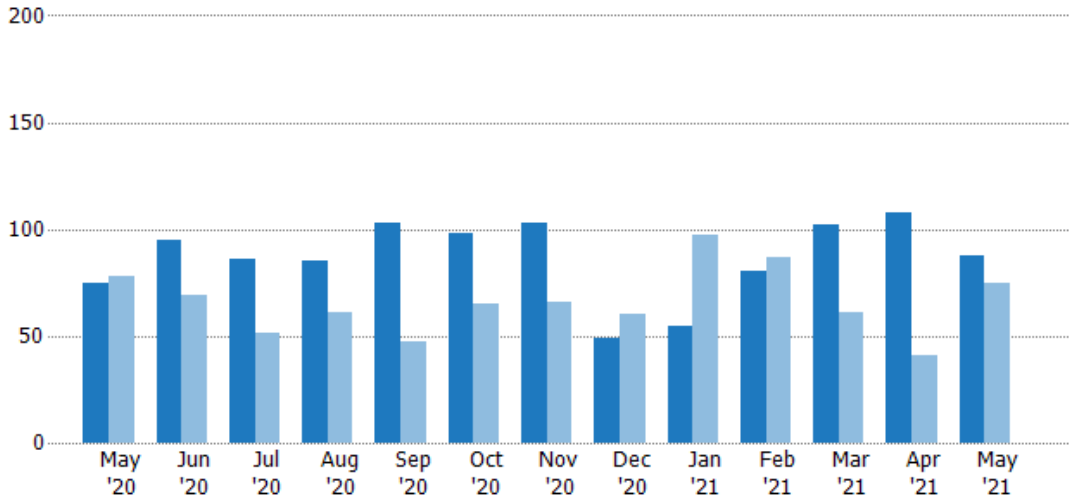
Active	313	289	276	268	252	270	228	201	213	233	233	210	161
Pending	42	68	61	58	78	62	81	51	51	54	56	54	26
Sold	27	44	66	57	51	66	57	67	46	67	90	101	73

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



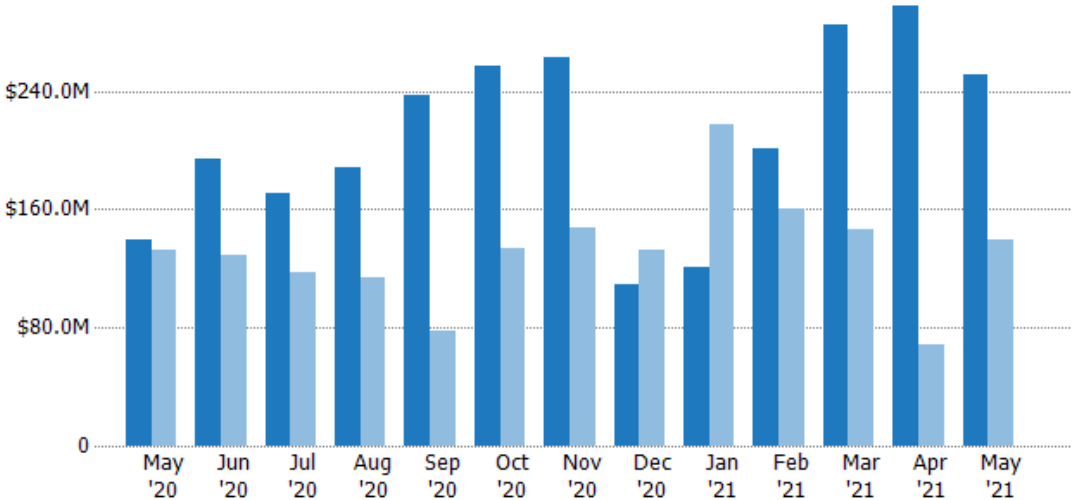
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	75	95	86	85	103	98	103	49	55	80	102	108	88
Prior Year	78	69	51	61	47	65	66	60	97	87	61	41	75
Percent Change from Prior Year	-4%	38%	69%	39%	119%	51%	56%	-18%	-43%	-8%	67%	163%	17%

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



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$139M	\$194M	\$171M	\$189M	\$238M	\$257M	\$262M	\$109M	\$121M	\$202M	\$284M	\$298M	\$251M
Prior Year	\$132M	\$129M	\$117M	\$114M	\$77.5M	\$133M	\$147M	\$132M	\$217M	\$160M	\$146M	\$68.9M	\$139M
Percent Change from Prior Year	5%	51%	46%	66%	207%	93%	78%	-18%	-44%	26%	94%	332%	80%

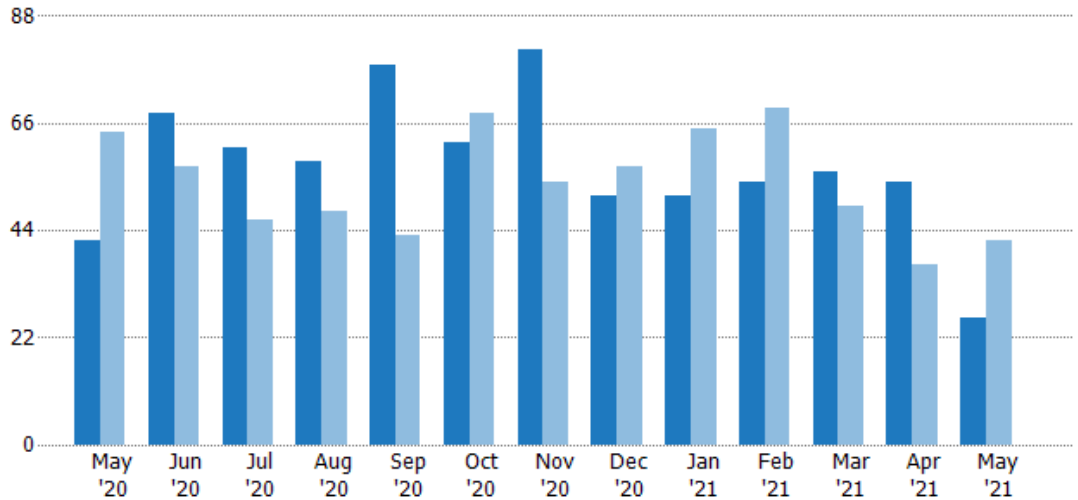
Pending Sales

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.
May '21	26	-38.1%
May '20	42	-34.4%
May '19	64	-21.9%



Current Year	42	68	61	58	78	62	81	51	51	54	56	54	26
Prior Year	64	57	46	48	43	68	54	57	65	69	49	37	42
Percent Change from Prior Year	-34%	19%	33%	21%	81%	-9%	50%	-11%	-22%	-22%	14%	46%	-38%

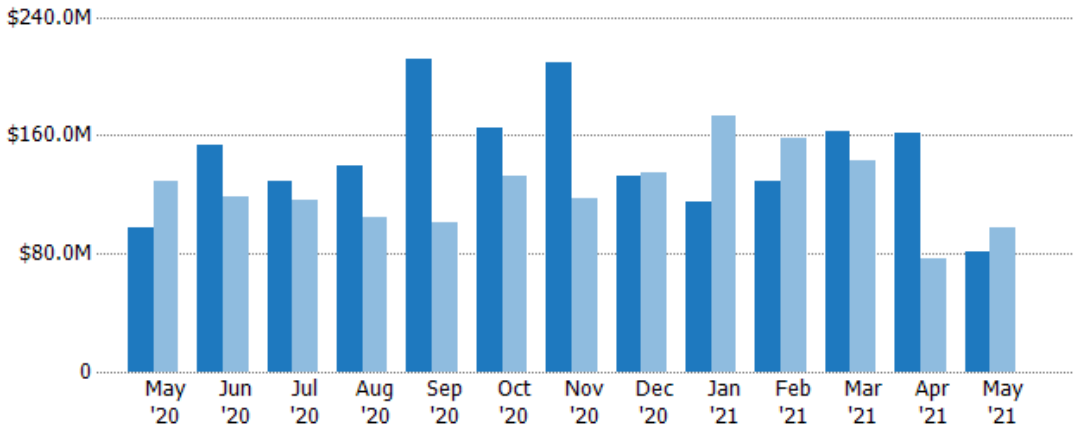
Pending Sales Volume

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.
May '21	\$81.5M	-16.3%
May '20	\$97.4M	-24.5%
May '19	\$129M	-23.3%



Current Year	\$97.4M	\$153M	\$129M	\$139M	\$211M	\$166M	\$209M	\$133M	\$115M	\$129M	\$163M	\$162M	\$81.5M
Prior Year	\$129M	\$119M	\$116M	\$105M	\$100M	\$133M	\$118M	\$134M	\$173M	\$158M	\$143M	\$76.7M	\$97.4M
Percent Change from Prior Year	-24%	29%	10%	33%	110%	25%	78%	-1%	-34%	-18%	14%	111%	-16%

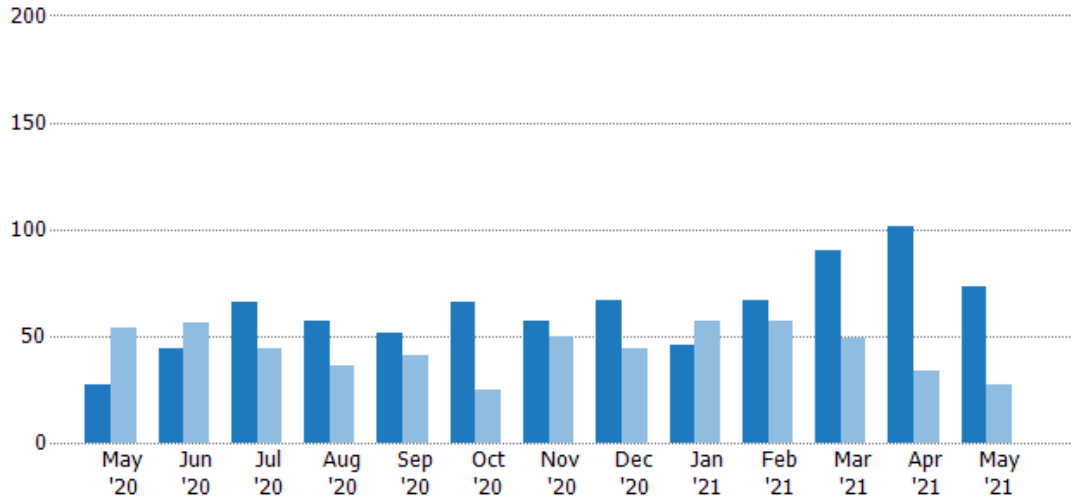
Closed Sales

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.
May '21	73	170.4%
May '20	27	-50%
May '19	54	9.3%



	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	27	44	66	57	51	66	57	67	46	67	90	101	73
Prior Year	54	56	44	36	41	25	50	44	57	57	49	34	27
Percent Change from Prior Year	-50%	-21%	50%	58%	24%	164%	14%	52%	-19%	18%	84%	197%	170%

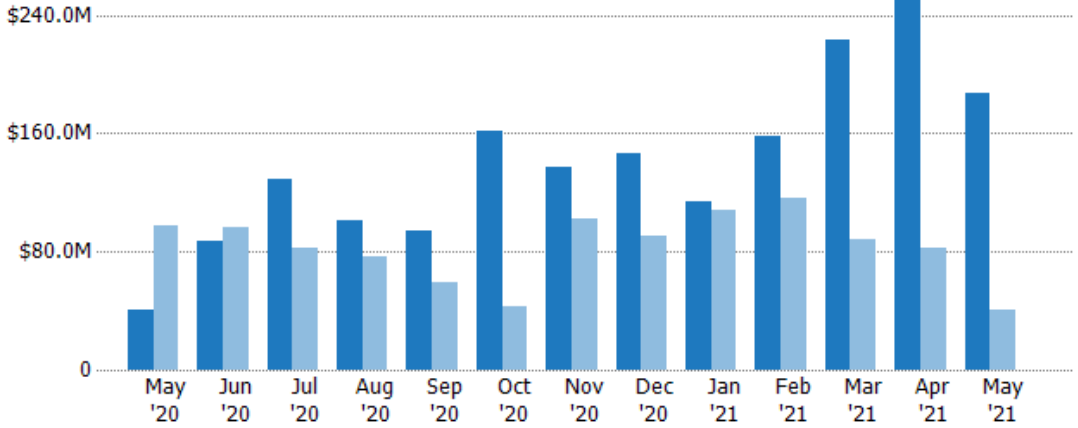
Closed Sales Volume

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.
May '21	\$188M	367%
May '20	\$40.2M	-58.9%
May '19	\$97.7M	-1.2%



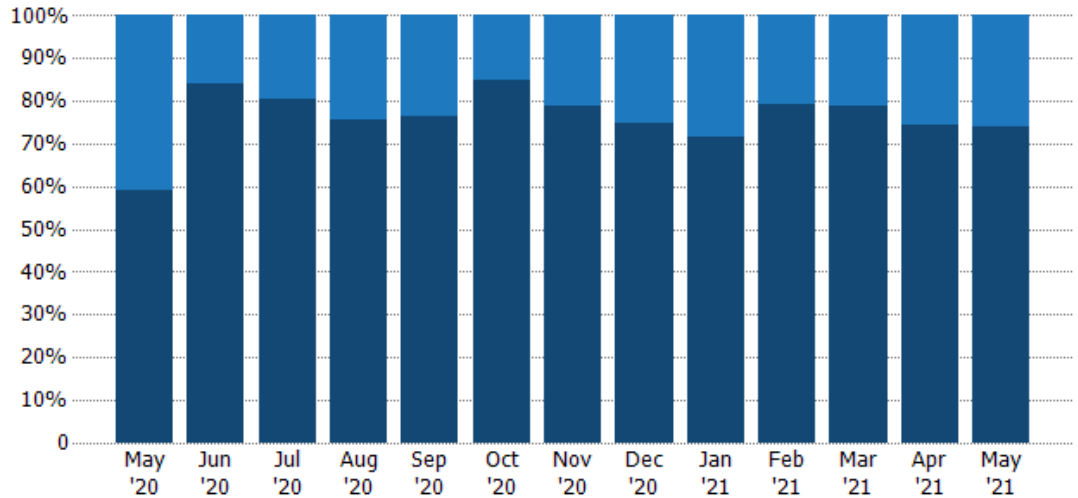
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$40.2M	\$86.9M	\$129M	\$101M	\$93.6M	\$161M	\$137M	\$147M	\$114M	\$158M	\$224M	\$257M	\$188M
Prior Year	\$97.7M	\$96.6M	\$82.1M	\$76.8M	\$59.6M	\$43.2M	\$102M	\$90.5M	\$108M	\$116M	\$88.7M	\$82.3M	\$40.2M
Percent Change from Prior Year	-59%	-10%	57%	32%	57%	273%	34%	62%	5%	37%	152%	213%	367%

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



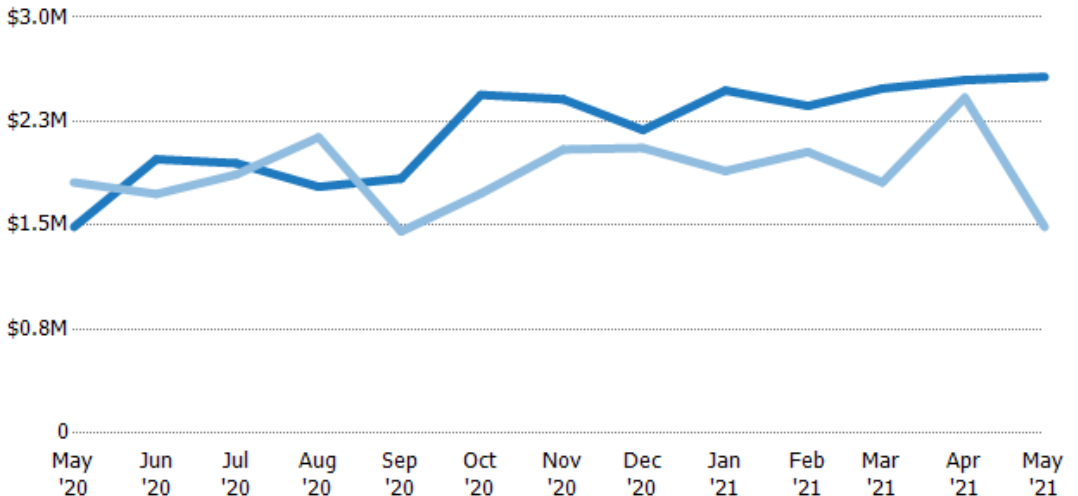
Property Type	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Condo/Townhouse	41%	16%	20%	25%	24%	15%	21%	25%	28%	21%	21%	26%	26%
Single Family Residence	59%	84%	80%	75%	76%	85%	79%	75%	72%	79%	79%	74%	74%

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



Month/Year	Price	% Chg.
May '21	\$2.57M	72.7%
May '20	\$1.49M	-17.8%
May '19	\$1.81M	-9.5%

Property Type	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	\$1.49M	\$1.98M	\$1.95M	\$1.78M	\$1.84M	\$2.44M	\$2.41M	\$2.19M	\$2.47M	\$2.36M	\$2.49M	\$2.55M	\$2.57M
Prior Year	\$1.81M	\$1.73M	\$1.87M	\$2.13M	\$1.45M	\$1.73M	\$2.05M	\$2.06M	\$1.89M	\$2.03M	\$1.81M	\$2.42M	\$1.49M
Percent Change from Prior Year	-18%	15%	4%	-17%	26%	41%	18%	6%	31%	16%	37%	5%	73%

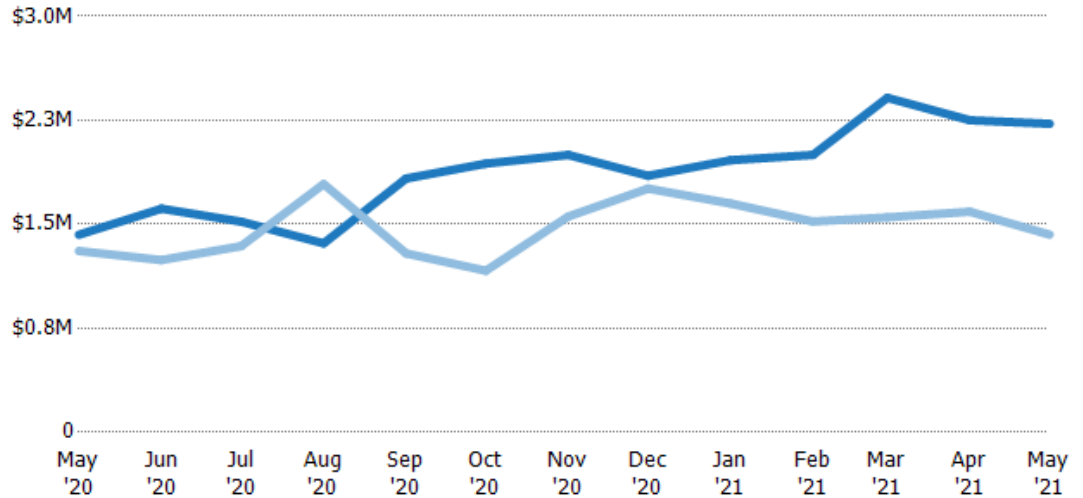
Median Sales Price

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.
May '21	\$2.23M	56.1%
May '20	\$1.43M	9%
May '19	\$1.31M	12.8%



Current Year	\$1.43M	\$1.61M	\$1.52M	\$1.36M	\$1.83M	\$1.94M	\$2M	\$1.85M	\$1.96M	\$2M	\$2.41M	\$2.25M	\$2.23M
Prior Year	\$1.31M	\$1.24M	\$1.34M	\$1.79M	\$1.29M	\$1.17M	\$1.56M	\$1.76M	\$1.65M	\$1.52M	\$1.55M	\$1.59M	\$1.43M
Percent Change from Prior Year	9%	30%	13%	-24%	42%	66%	29%	5%	19%	32%	56%	41%	56%

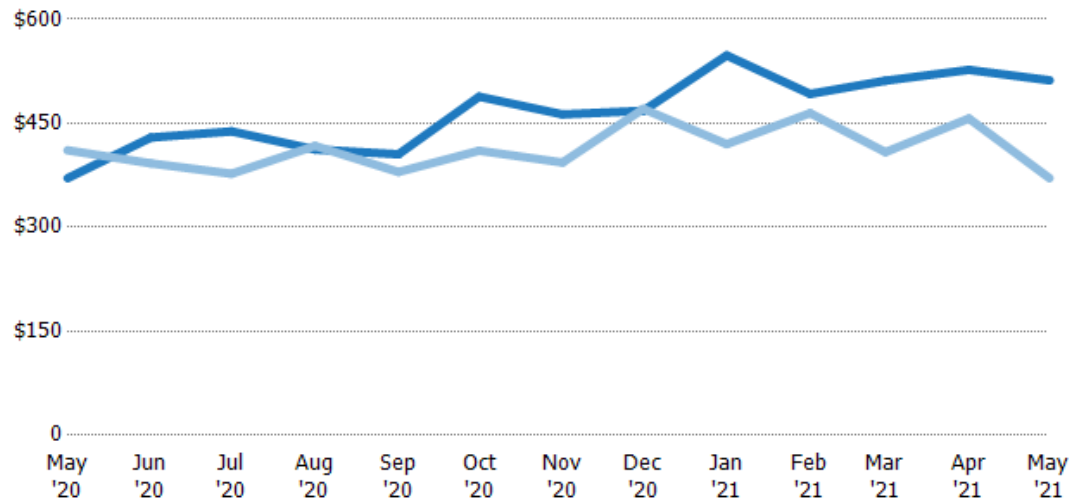
Average Sales Price per Sq Ft

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.
May '21	\$512	38.1%
May '20	\$371	-9.8%
May '19	\$411	-10.2%



Current Year	\$371	\$430	\$438	\$412	\$405	\$488	\$463	\$468	\$548	\$492	\$511	\$527	\$512
Prior Year	\$411	\$392	\$377	\$417	\$380	\$410	\$393	\$471	\$420	\$465	\$408	\$457	\$371
Percent Change from Prior Year	-10%	10%	16%	-1%	7%	19%	18%	-1%	30%	6%	25%	15%	38%

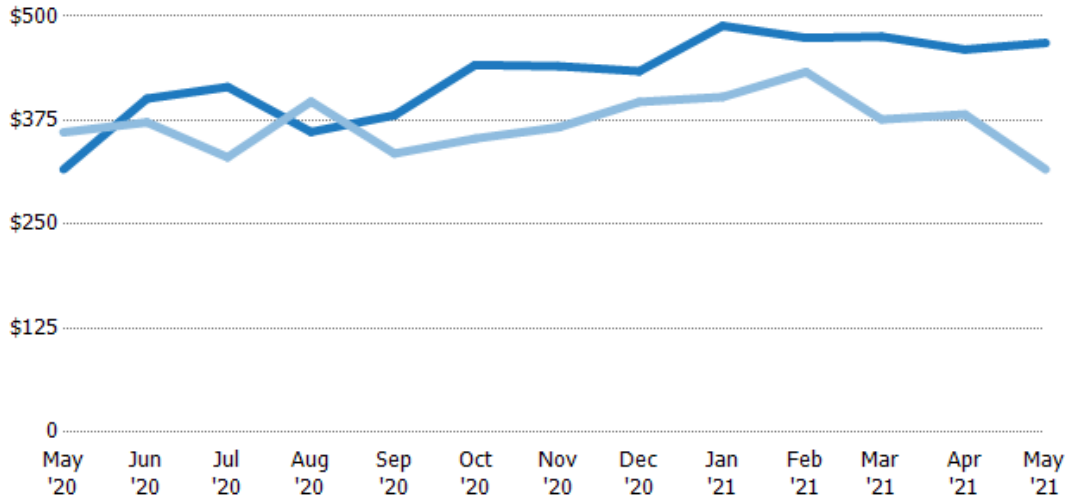
Median Sales Price per Sq Ft

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.
May '21	\$468	48.1%
May '20	\$316	-12.3%
May '19	\$361	-2.6%



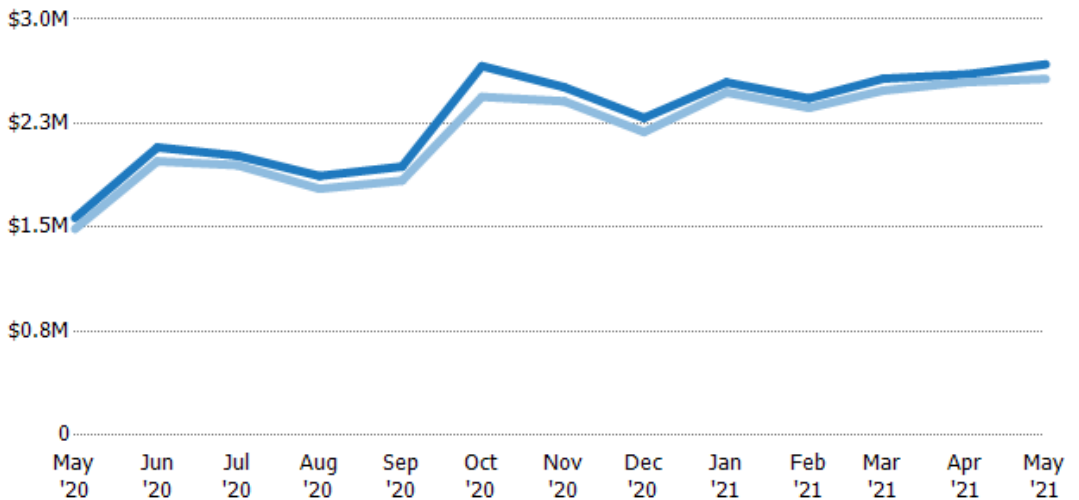
Current Year	\$316	\$401	\$415	\$361	\$381	\$442	\$440	\$434	\$489	\$474	\$476	\$460	\$468
Prior Year	\$361	\$373	\$331	\$398	\$335	\$353	\$367	\$397	\$403	\$433	\$376	\$382	\$316
Percent Change from Prior Year	-12%	8%	26%	-9%	14%	25%	20%	9%	21%	9%	26%	20%	48%

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



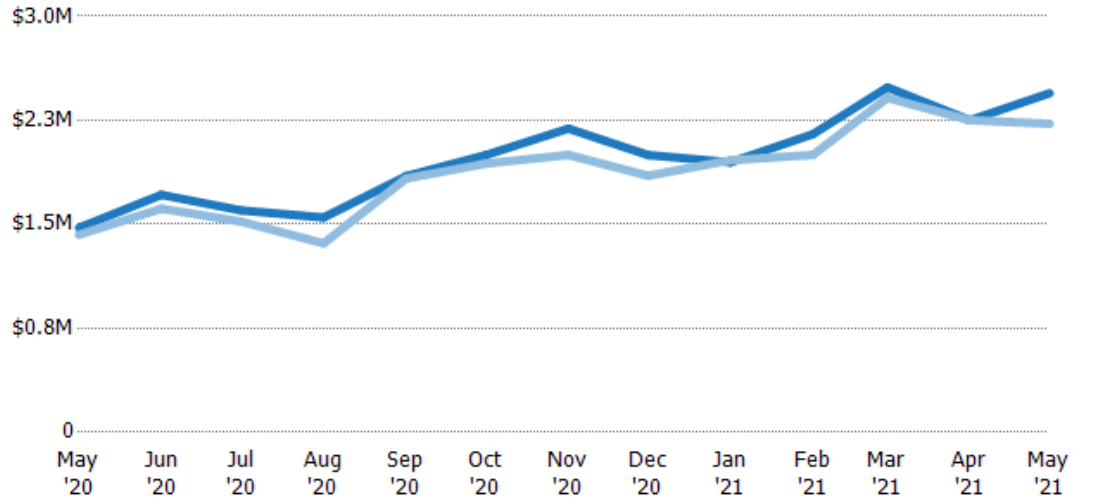
Avg List Price	\$1.57M	\$2.08M	\$2.02M	\$1.87M	\$1.94M	\$2.66M	\$2.51M	\$2.29M	\$2.54M	\$2.43M	\$2.57M	\$2.6M	\$2.67M
Avg Sales Price	\$1.49M	\$1.98M	\$1.95M	\$1.78M	\$1.84M	\$2.44M	\$2.41M	\$2.19M	\$2.47M	\$2.36M	\$2.49M	\$2.55M	\$2.57M
Avg Sales Price as a % of Avg List Price	95%	95%	97%	95%	95%	92%	96%	96%	97%	97%	97%	98%	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



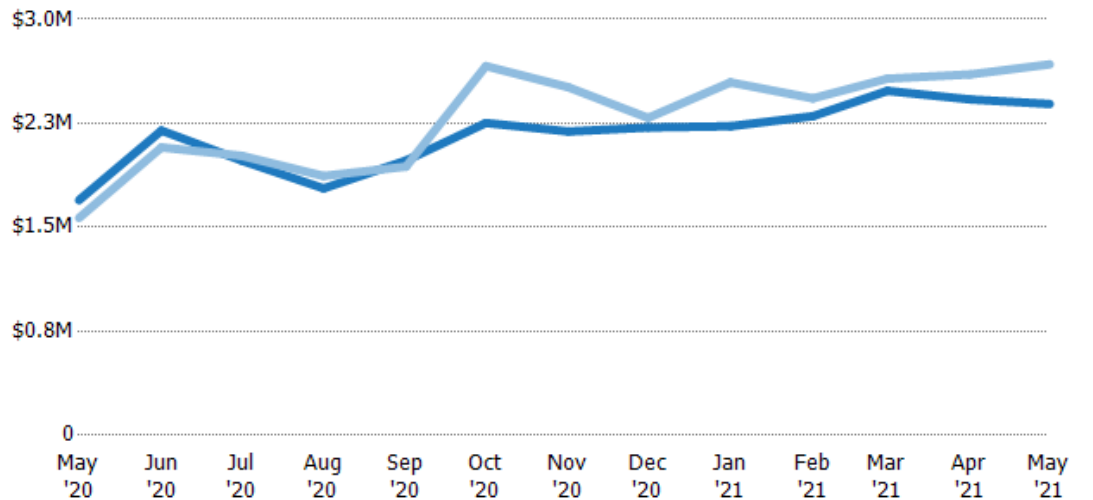
Month	Median List Price	Median Sales Price	Med Sales Price as a % of Med List Price
May '20	\$1.48M	\$1.43M	97%
Jun '20	\$1.71M	\$1.61M	94%
Jul '20	\$1.6M	\$1.52M	95%
Aug '20	\$1.55M	\$1.36M	88%
Sep '20	\$1.85M	\$1.83M	99%
Oct '20	\$2M	\$1.94M	97%
Nov '20	\$2.19M	\$2M	91%
Dec '20	\$2M	\$1.85M	93%
Jan '21	\$1.95M	\$1.96M	101%
Feb '21	\$2.15M	\$2M	93%
Mar '21	\$2.49M	\$2.41M	97%
Apr '21	\$2.25M	\$2.25M	100%
May '21	\$2.45M	\$2.23M	91%

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



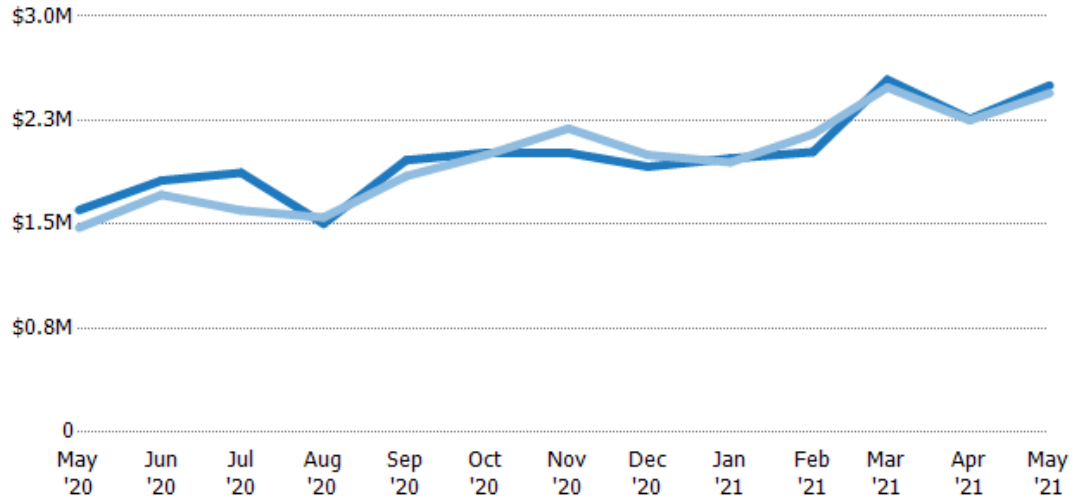
Month	Avg Est Value	Avg Sales Price	Avg Sales Price as a % of Avg Est Value
May '20	\$1.7M	\$1.57M	92%
Jun '20	\$2.2M	\$2.08M	94%
Jul '20	\$1.98M	\$2.02M	102%
Aug '20	\$1.78M	\$1.87M	105%
Sep '20	\$1.98M	\$1.94M	98%
Oct '20	\$2.25M	\$2.66M	118%
Nov '20	\$2.19M	\$2.51M	115%
Dec '20	\$2.22M	\$2.29M	103%
Jan '21	\$2.23M	\$2.54M	114%
Feb '21	\$2.3M	\$2.43M	106%
Mar '21	\$2.48M	\$2.57M	104%
Apr '21	\$2.42M	\$2.6M	107%
May '21	\$2.39M	\$2.67M	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



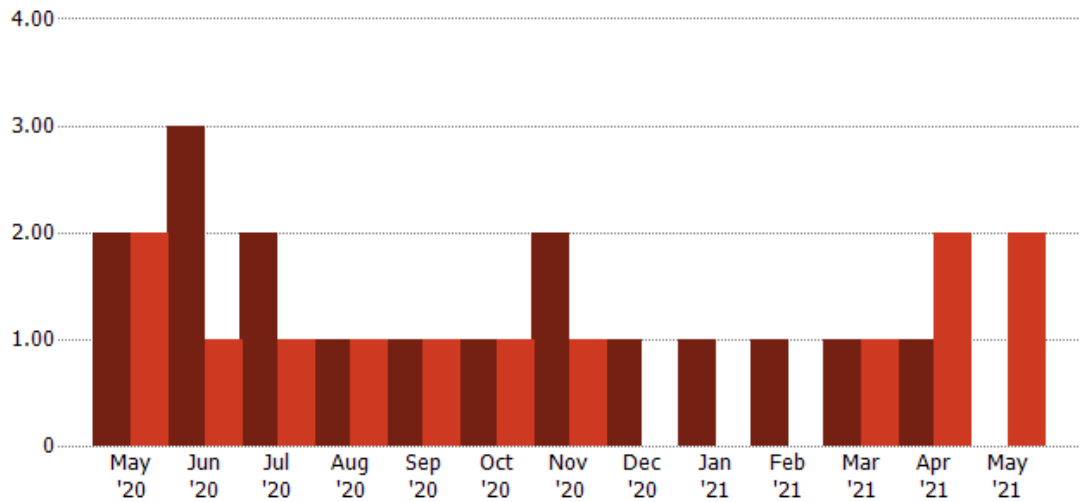
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Median Est Value	\$1.6M	\$1.81M	\$1.87M	\$1.5M	\$1.96M	\$2.02M	\$2.02M	\$1.92M	\$1.97M	\$2.02M	\$2.54M	\$2.26M	\$2.5M
Median Sales Price	\$1.48M	\$1.71M	\$1.6M	\$1.55M	\$1.85M	\$2M	\$2.19M	\$2M	\$1.95M	\$2.15M	\$2.49M	\$2.25M	\$2.45M
Med Sales Price as a % of Med Est Value	92%	94%	85%	103%	94%	99%	109%	104%	99%	106%	98%	100%	98%

Distressed Listings

The number of distressed residential properties that were for sale at the end of each month.

Filters Used

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



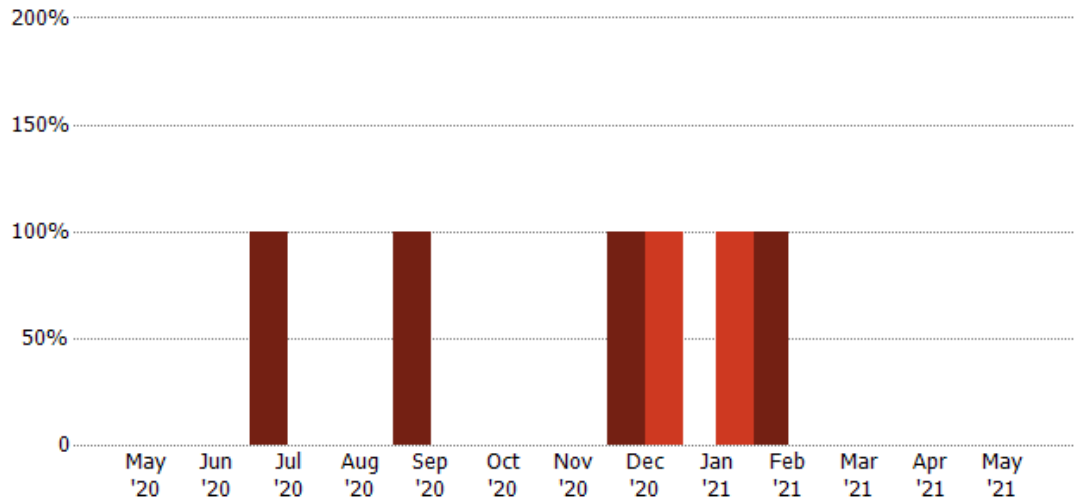
	May '20	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Current Year	2	3	2	1	1	1	2	1	1	1	1	1	-
Prior Year	2	1	1	1	1	1	1	-	-	-	1	2	2
Percent Change from Prior Year	0%	200%	100%	0%	0%	0%	100%	100%	100%	100%	0%	-50%	-100%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

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



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



Sales Activity by ZIP

May 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	26	\$81,512,760	73	\$187,573,350	\$2,569,498	\$2,225,000	\$498	\$464	45