

2021

PARADISE VALLEY
MARKET REPORT
June 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	Jun 2021	Jun 2020	+ / -	YTD 2021	YTD 2020	+ / -
Listing Activity Charts Metrics						
New Listing Count	51	70	-27.1%	515	437	+17.8%
New Listing Volume	\$169,818,200	\$202,470,288	-16.1%	\$1,577,852,674	\$1,037,781,638	+52%
Active Listing Count	–	296	–	N/A	N/A	
Active Listing Volume	–	\$960,699,748	–	N/A	N/A	
Average Listing Price	–	\$3,245,607	–	\$4,178,169	\$3,126,705	+33.6%
Median Listing Price	–	\$2,678,985	–	\$3,312,226	\$2,498,206	+32.6%
Average Listing Price per Sq Ft	–	\$527	–	\$636	\$504	+26.2%
Median Listing Price per Sq Ft	–	\$479	–	\$588	\$458	+28.3%
Median Days in RPR	–	111	–	49.48	104.16	-52.5%
Months of Inventory	–	9.5	-100%	3.9	6.7	-41.8%
Absorption Rate	–	10.47%	–	25.7%	14.97%	+10.7%
Sales Activity Charts Metrics						
New Pending Sales Count	64	95	-32.6%	497	457	+8.8%
New Pending Sales Volume	\$191,406,500	\$194,306,588	-1.5%	\$1,346,393,261	\$926,293,474	+45.4%
Pending Sales Count	–	68	–	N/A	N/A	
Pending Sales Volume	–	\$153,629,165	–	N/A	N/A	
Closed Sales Count	63	44	+43.2%	451	277	+62.8%
Closed Sales Volume	\$190,069,650	\$86,944,818	+118.6%	\$1,161,078,888	\$539,901,671	+115.1%
Average Sales Price	\$3,016,979	\$1,976,019	+52.7%	\$2,574,454	\$1,949,104	+32.1%
Median Sales Price	\$2,725,000	\$1,612,500	+69%	\$2,304,343	\$1,560,812	+47.6%
Average Sales Price per Sq Ft	\$573	\$430	+33.3%	\$524	\$430	+22%
Median Sales Price per Sq Ft	\$537	\$401	+33.9%	\$484	\$394	+22.8%
Distressed Charts Metrics						
Distressed Listing Count	–	3	–	N/A	N/A	

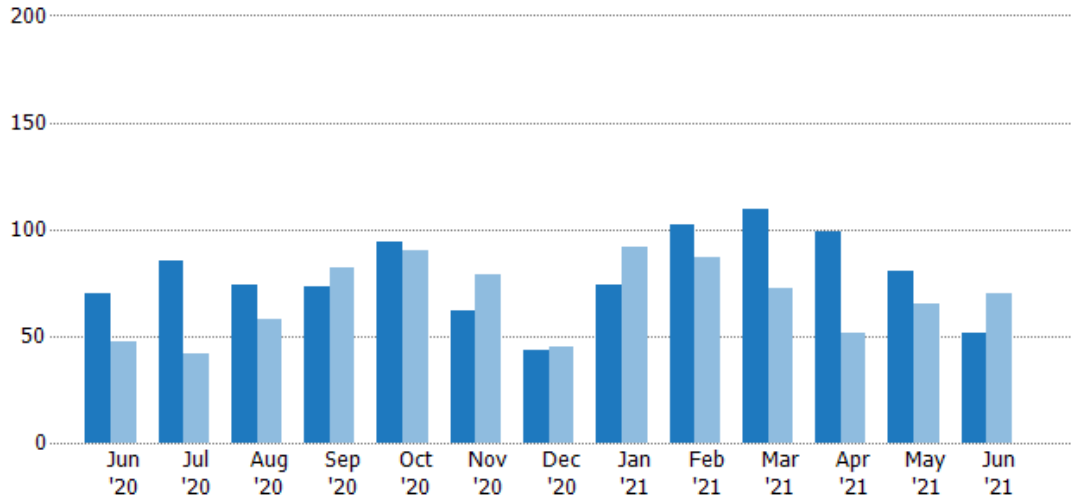
New Listings

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.
Jun '21	51	-27.1%
Jun '20	70	48.9%
Jun '19	47	27.7%



Current Year	70	85	74	73	94	62	43	74	102	109	99	80	51
Prior Year	47	42	58	82	90	79	45	92	87	72	51	65	70
Percent Change from Prior Year	49%	102%	28%	-11%	4%	-22%	-4%	-20%	17%	51%	94%	23%	-27%

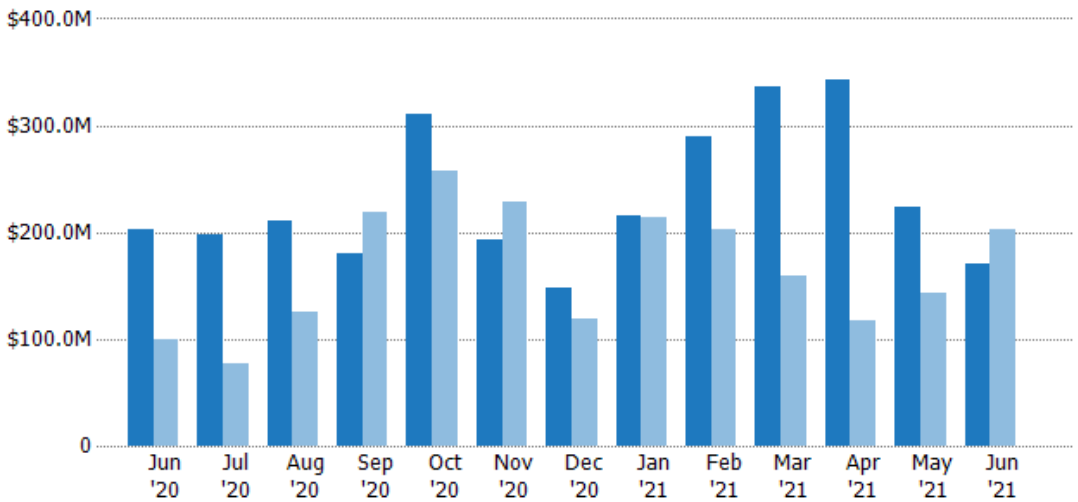
New Listing Volume

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.
Jun '21	\$170M	-16.1%
Jun '20	\$202M	104.2%
Jun '19	\$99.1M	19.9%



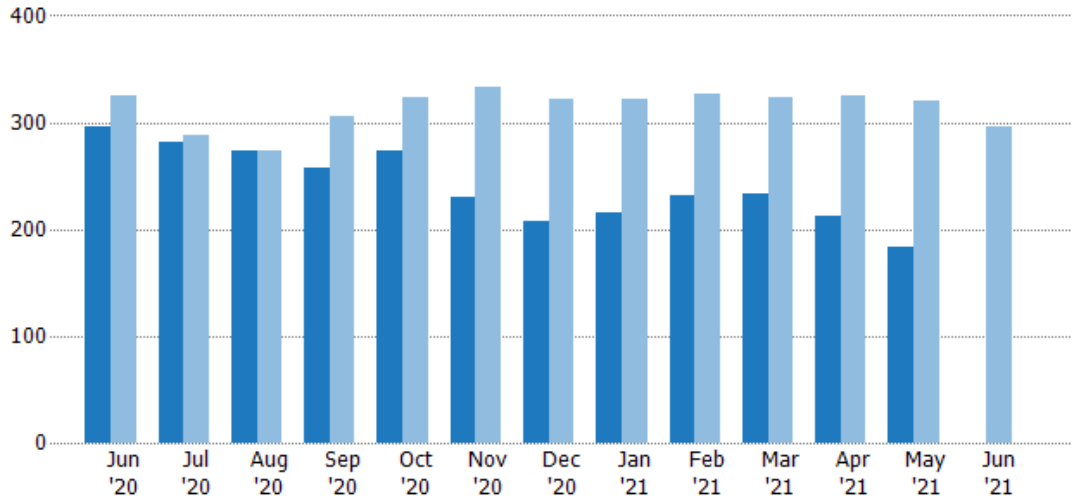
Current Year	\$202M	\$198M	\$211M	\$180M	\$311M	\$192M	\$148M	\$216M	\$290M	\$335M	\$343M	\$224M	\$170M
Prior Year	\$99.1M	\$77.2M	\$125M	\$219M	\$257M	\$228M	\$118M	\$213M	\$203M	\$160M	\$117M	\$143M	\$202M
Percent Change from Prior Year	104%	157%	69%	-18%	21%	-16%	25%	1%	43%	110%	194%	57%	-16%

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



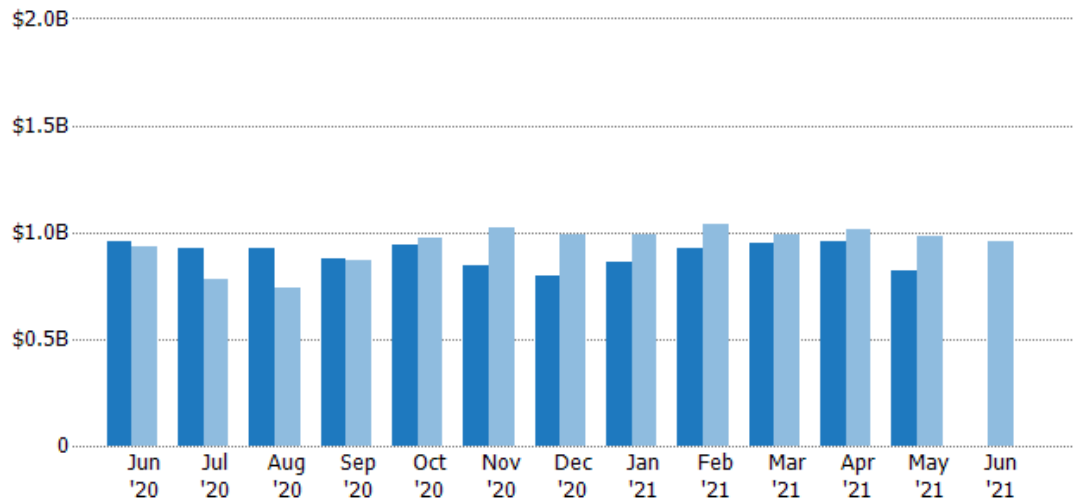
Current Year	296	281	274	257	274	230	207	216	231	234	213	184	-
Prior Year	325	288	273	306	323	333	321	321	326	323	325	320	296
Percent Change from Prior Year	-9%	-2%	0%	-16%	-15%	-31%	-36%	-33%	-29%	-28%	-34%	-43%	-100%

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



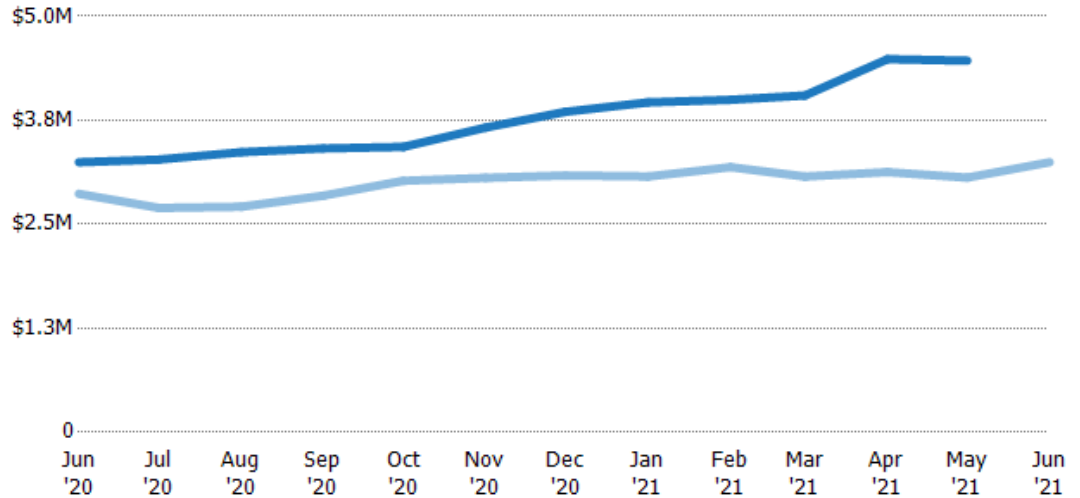
Current Year	\$961M	\$921M	\$922M	\$877M	\$940M	\$842M	\$797M	\$857M	\$923M	\$947M	\$955M	\$822M	-
Prior Year	\$931M	\$777M	\$740M	\$871M	\$976M	\$1.02B	\$991M	\$987M	\$1.04B	\$993M	\$1.02B	\$979M	\$961M
Percent Change from Prior Year	3%	19%	25%	1%	-4%	-17%	-19%	-13%	-11%	-5%	-6%	-16%	-100%

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



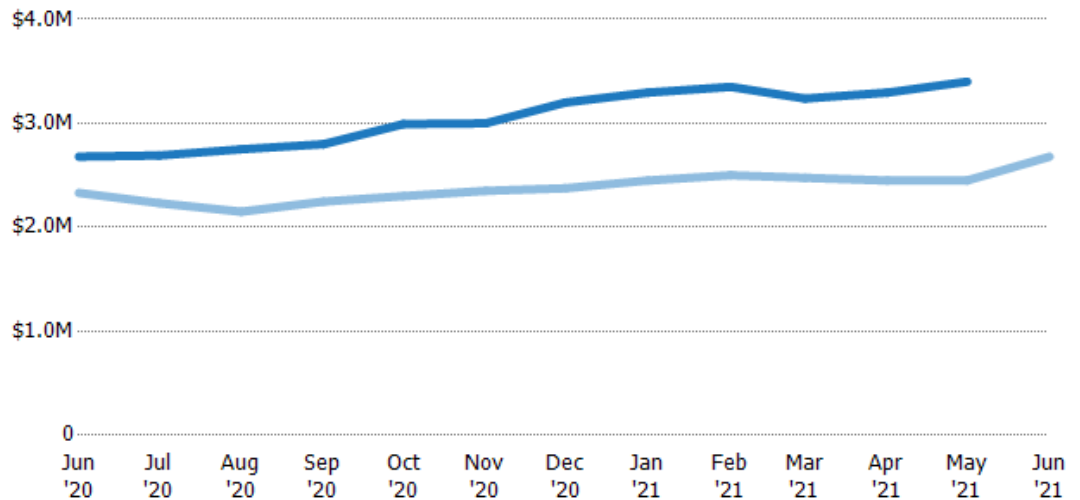
	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21
Current Year	\$3.25M	\$3.28M	\$3.37M	\$3.41M	\$3.43M	\$3.66M	\$3.85M	\$3.97M	\$4M	\$4.05M	\$4.48M	\$4.47M	-
Prior Year	\$2.87M	\$2.7M	\$2.71M	\$2.84M	\$3.02M	\$3.06M	\$3.09M	\$3.07M	\$3.19M	\$3.07M	\$3.13M	\$3.06M	\$3.25M
Percent Change from Prior Year	13%	22%	24%	20%	13%	20%	25%	29%	25%	32%	43%	46%	-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



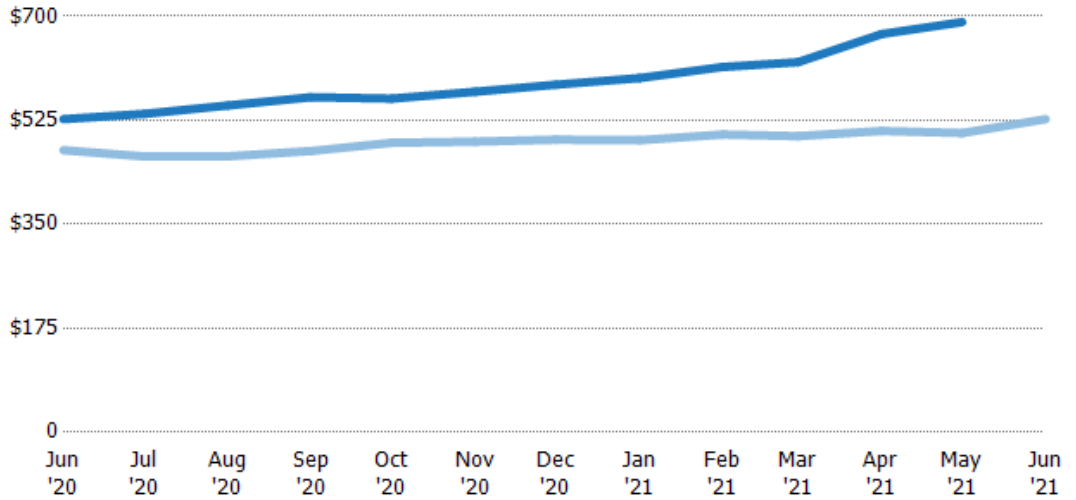
	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21
Current Year	\$2.68M	\$2.69M	\$2.75M	\$2.8M	\$2.99M	\$3M	\$3.2M	\$3.3M	\$3.35M	\$3.24M	\$3.3M	\$3.4M	-
Prior Year	\$2.33M	\$2.23M	\$2.15M	\$2.25M	\$2.3M	\$2.35M	\$2.38M	\$2.45M	\$2.5M	\$2.48M	\$2.45M	\$2.45M	\$2.68M
Percent Change from Prior Year	15%	20%	28%	25%	30%	28%	35%	34%	34%	31%	34%	39%	-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



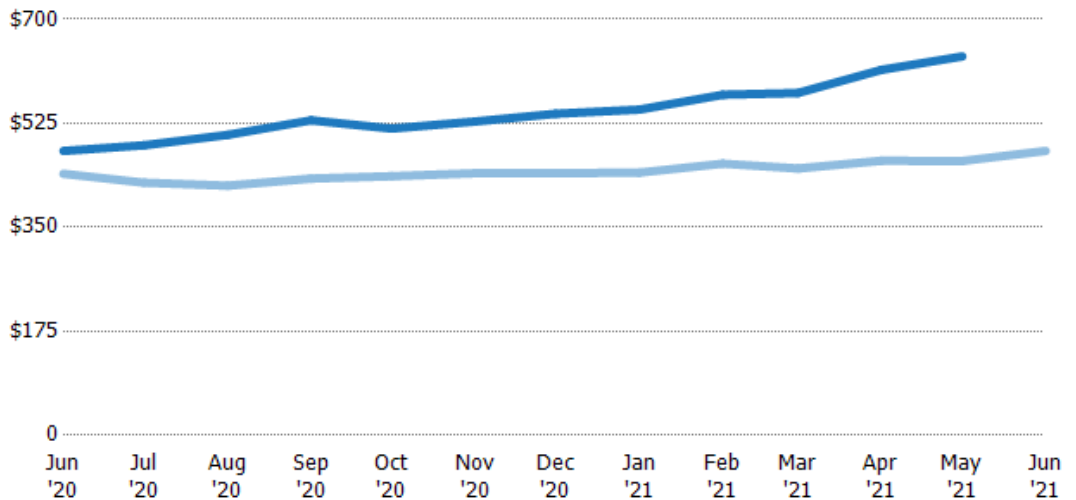
	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21
Current Year	\$527	\$536	\$550	\$564	\$561	\$573	\$585	\$596	\$615	\$623	\$670	\$690	-
Prior Year	\$475	\$464	\$464	\$473	\$487	\$489	\$492	\$492	\$501	\$498	\$507	\$504	\$527
Percent Change from Prior Year	11%	15%	18%	19%	15%	17%	19%	21%	23%	25%	32%	37%	-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



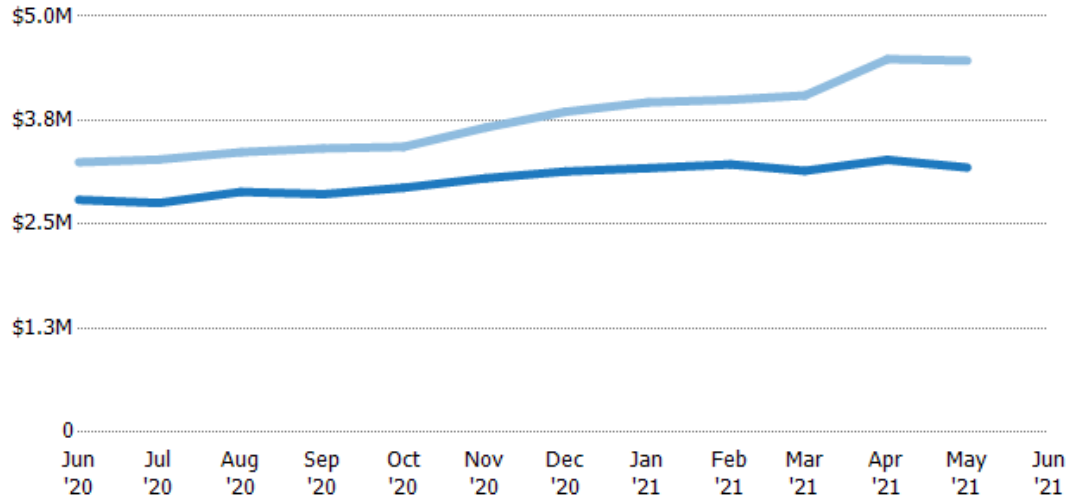
	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21
Current Year	\$479	\$488	\$506	\$530	\$516	\$528	\$541	\$548	\$573	\$576	\$615	\$638	-
Prior Year	\$440	\$425	\$420	\$432	\$436	\$441	\$441	\$442	\$457	\$449	\$462	\$462	\$479
Percent Change from Prior Year	9%	15%	20%	23%	18%	20%	23%	24%	25%	28%	33%	38%	-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



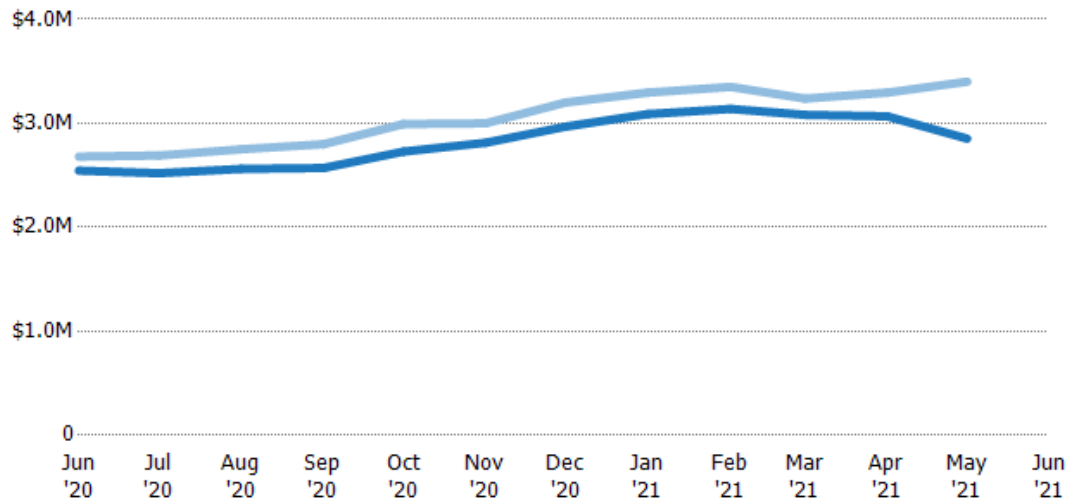
Avg Est Value	\$2.79M	\$2.76M	\$2.89M	\$2.86M	\$2.94M	\$3.05M	\$3.14M	\$3.17M	\$3.22M	\$3.14M	\$3.27M	\$3.18M	-
Avg Listing Price	\$3.25M	\$3.28M	\$3.37M	\$3.41M	\$3.43M	\$3.66M	\$3.85M	\$3.97M	\$4M	\$4.05M	\$4.48M	\$4.47M	-
Avg Listing Price as a % of Avg Est Value	116%	119%	117%	119%	117%	120%	123%	125%	124%	129%	137%	140%	-

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



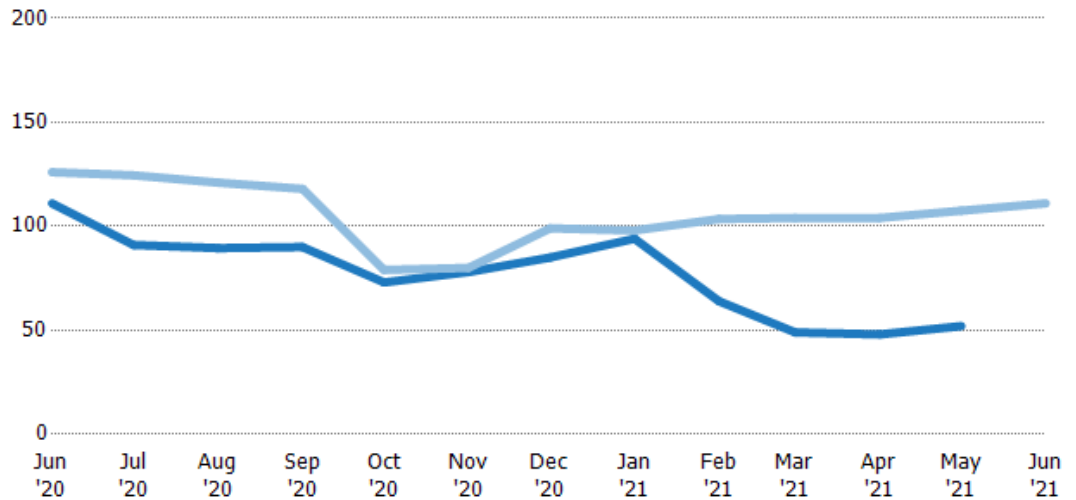
Median Est Value	\$2.55M	\$2.52M	\$2.56M	\$2.57M	\$2.73M	\$2.81M	\$2.97M	\$3.09M	\$3.14M	\$3.08M	\$3.07M	\$2.85M	-
Median Listing Price	\$2.68M	\$2.69M	\$2.75M	\$2.8M	\$2.99M	\$3M	\$3.2M	\$3.3M	\$3.35M	\$3.24M	\$3.3M	\$3.4M	-
Med Listing Price as a % of Med Est Value	105%	107%	107%	109%	110%	107%	108%	107%	107%	105%	107%	119%	-

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



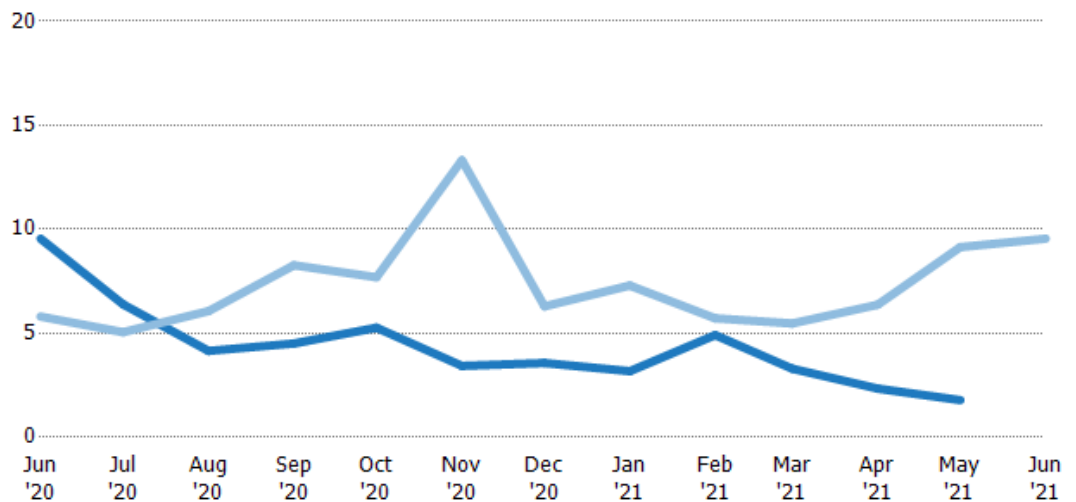
	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21
Current Year	111	91	89.5	90	73	78	85	94	64	49	48	52	-
Prior Year	126	125	121	118	79	80	99	98	104	104	104	108	111
Percent Change from Prior Year	-12%	-27%	-26%	-24%	-8%	-3%	-14%	-4%	-38%	-53%	-54%	-52%	-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



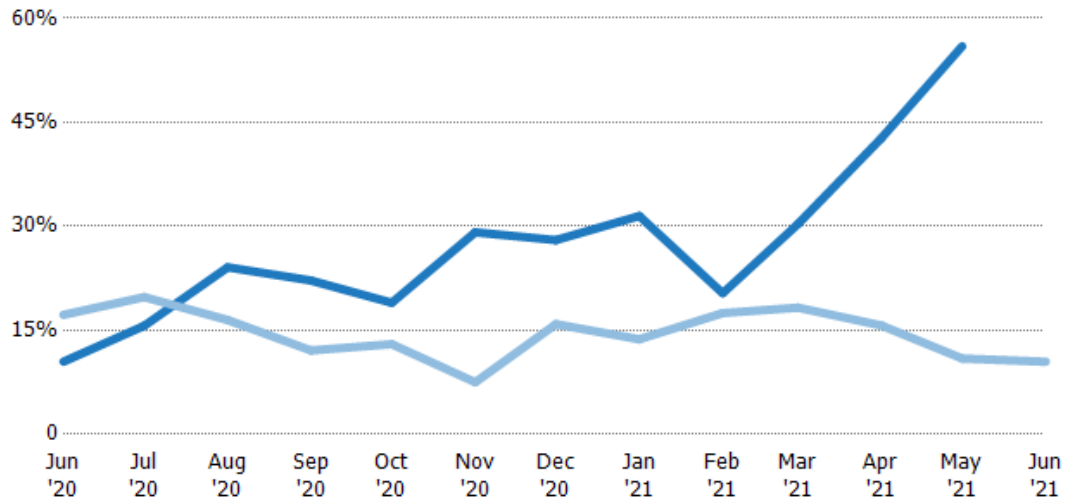
	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21
Current Year	9.55	6.39	4.15	4.51	5.27	3.43	3.57	3.18	4.91	3.3	2.34	1.79	-
Prior Year	5.8	5.05	6.07	8.27	7.69	13.3	6.29	7.3	5.72	5.47	6.37	9.14	9.55
Percent Change from Prior Year	65%	26%	-32%	-45%	-31%	-74%	-43%	-56%	-14%	-40%	-63%	-80%	-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



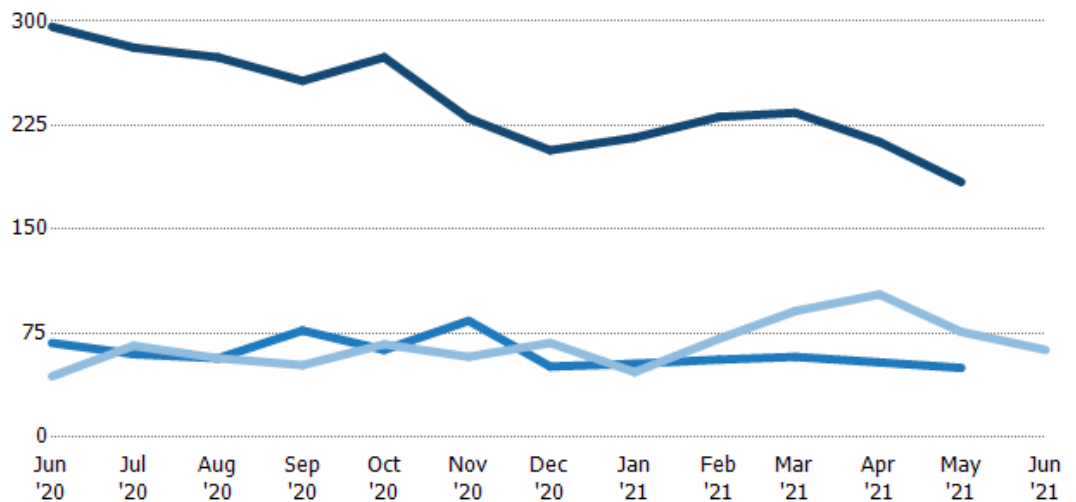
Current Year	10%	16%	24%	22%	19%	29%	28%	31%	20%	30%	43%	56%	-
Prior Year	17%	20%	16%	12%	13%	8%	16%	14%	17%	18%	16%	11%	10%
Change from Prior Year	7%	4%	-8%	-10%	-6%	-22%	-12%	-18%	-3%	-12%	-27%	-45%	10%

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	296	281	274	257	274	230	207	216	231	234	213	184	-
Pending	68	60	57	77	63	84	51	53	56	58	54	50	-
Sold	44	66	57	52	67	58	68	47	71	91	103	76	63

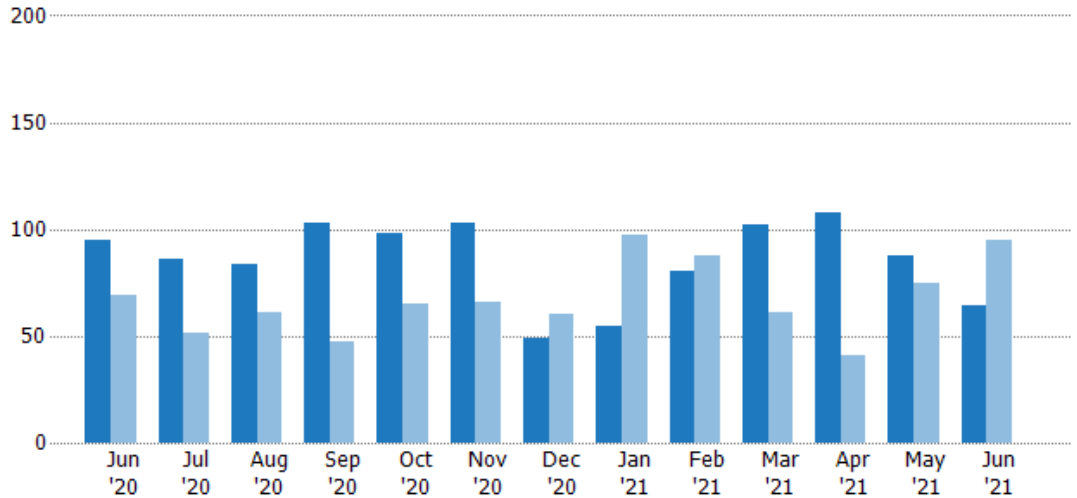
New Pending Sales

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.
Jun '21	64	-32.6%
Jun '20	95	37.7%
Jun '19	69	-24.6%



Current Year	95	86	84	103	98	103	49	55	80	102	108	88	64
Prior Year	69	51	61	47	65	66	60	97	88	61	41	75	95
Percent Change from Prior Year	38%	69%	38%	119%	51%	56%	-18%	-43%	-9%	67%	163%	17%	-33%

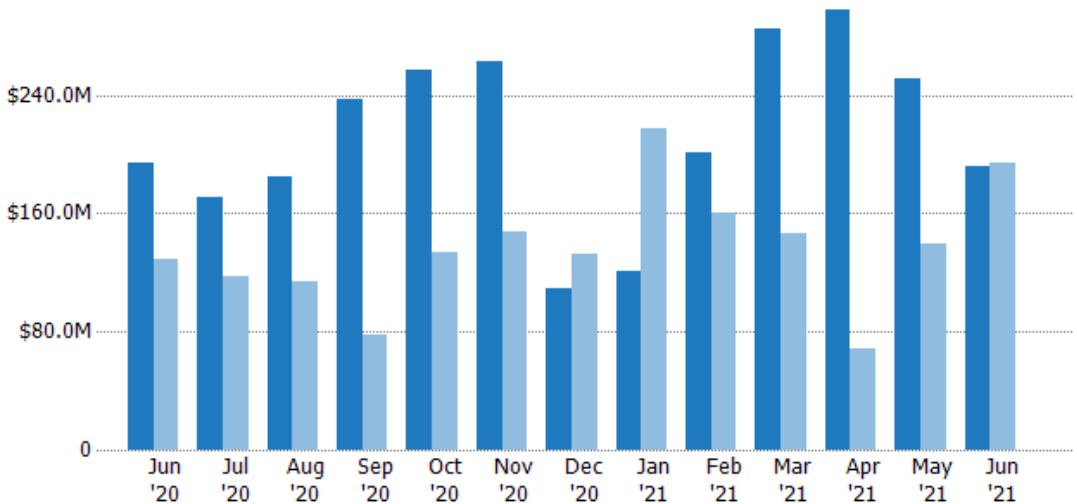
New Pending Sales Volume

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.
Jun '21	\$191M	-1.5%
Jun '20	\$194M	50.6%
Jun '19	\$129M	-39.7%



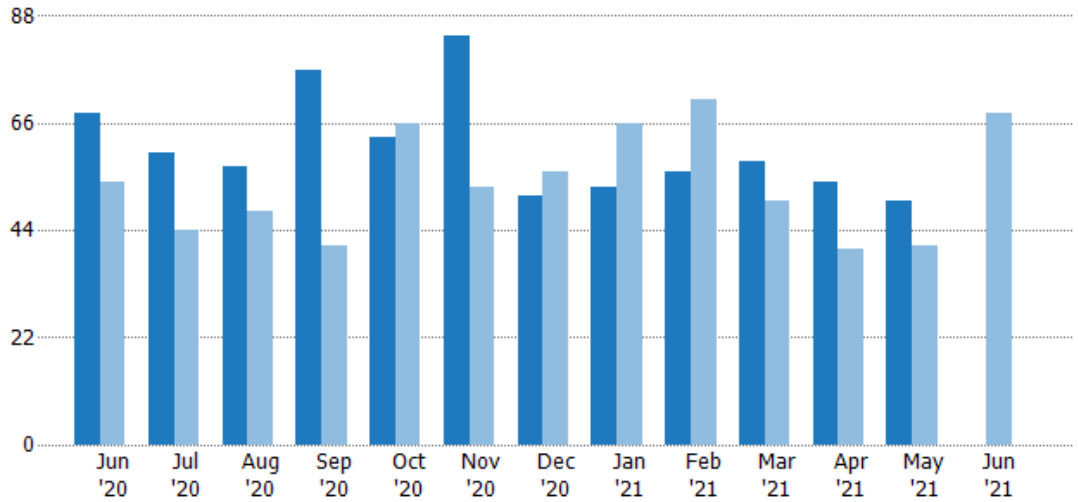
Current Year	\$194M	\$171M	\$184M	\$238M	\$257M	\$262M	\$109M	\$121M	\$202M	\$284M	\$297M	\$251M	\$191M
Prior Year	\$129M	\$117M	\$114M	\$77.5M	\$133M	\$147M	\$132M	\$217M	\$161M	\$146M	\$68.9M	\$139M	\$194M
Percent Change from Prior Year	51%	46%	62%	207%	93%	78%	-18%	-44%	25%	94%	332%	81%	-1%

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



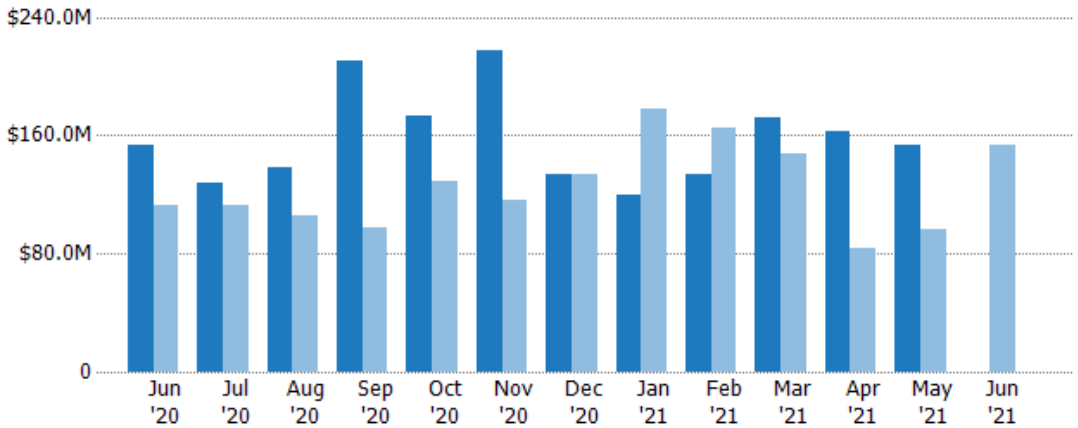
Current Year	68	60	57	77	63	84	51	53	56	58	54	50	-
Prior Year	54	44	48	41	66	53	56	66	71	50	40	41	68
Percent Change from Prior Year	26%	36%	19%	88%	-5%	58%	-9%	-20%	-21%	16%	35%	22%	-100%

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	\$154M	\$128M	\$138M	\$211M	\$173M	\$218M	\$134M	\$120M	\$134M	\$172M	\$163M	\$153M	-
Prior Year	\$113M	\$113M	\$106M	\$97M	\$129M	\$117M	\$133M	\$178M	\$165M	\$147M	\$83.1M	\$96.5M	\$154M
Percent Change from Prior Year	36%	13%	31%	117%	34%	87%	0%	-32%	-19%	17%	96%	59%	-100%

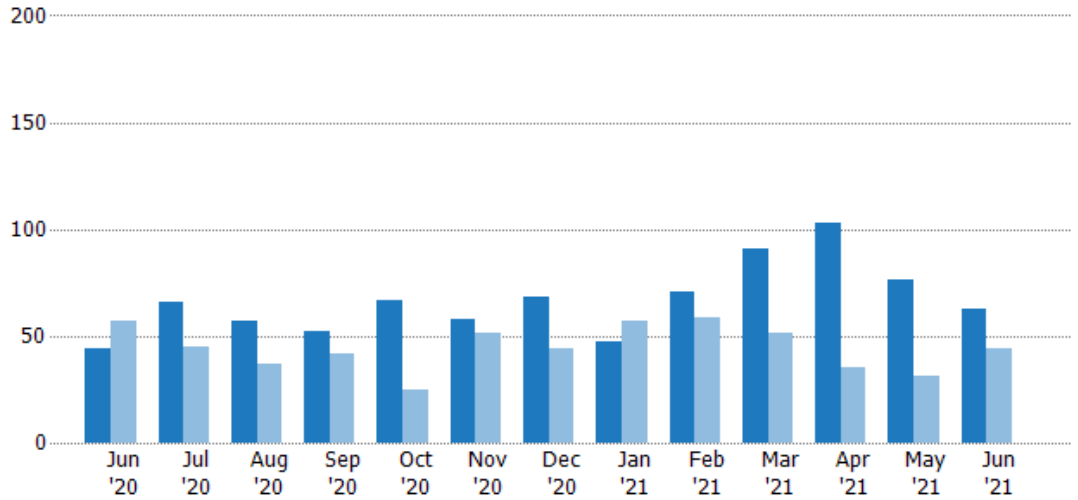
Closed Sales

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.
Jun '21	63	43.2%
Jun '20	44	-22.8%
Jun '19	57	-8.8%



Current Year	44	66	57	52	67	58	68	47	71	91	103	76	63
Prior Year	57	45	37	42	25	51	44	57	59	51	35	31	44
Percent Change from Prior Year	-23%	47%	54%	24%	168%	14%	55%	-18%	20%	78%	194%	145%	43%

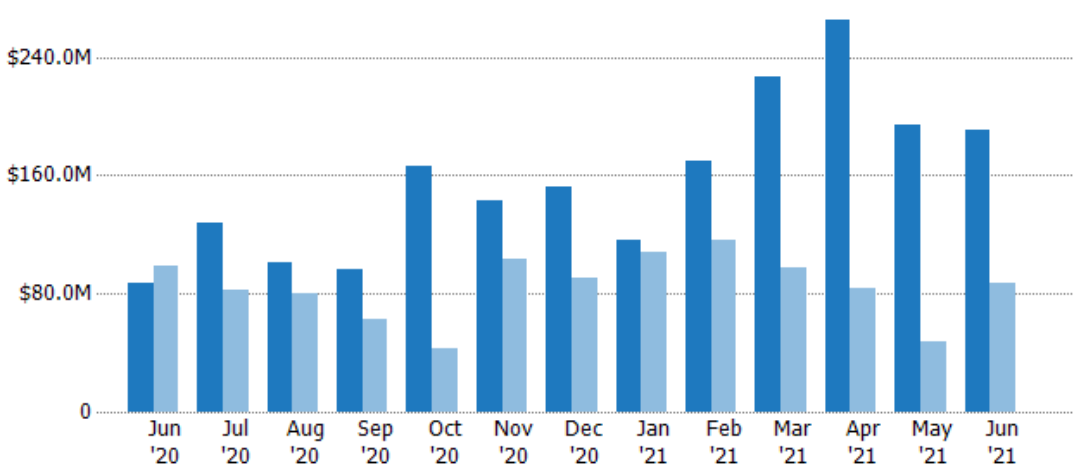
Closed Sales Volume

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.
Jun '21	\$190M	118.6%
Jun '20	\$86.9M	-12.3%
Jun '19	\$99.1M	-21.1%



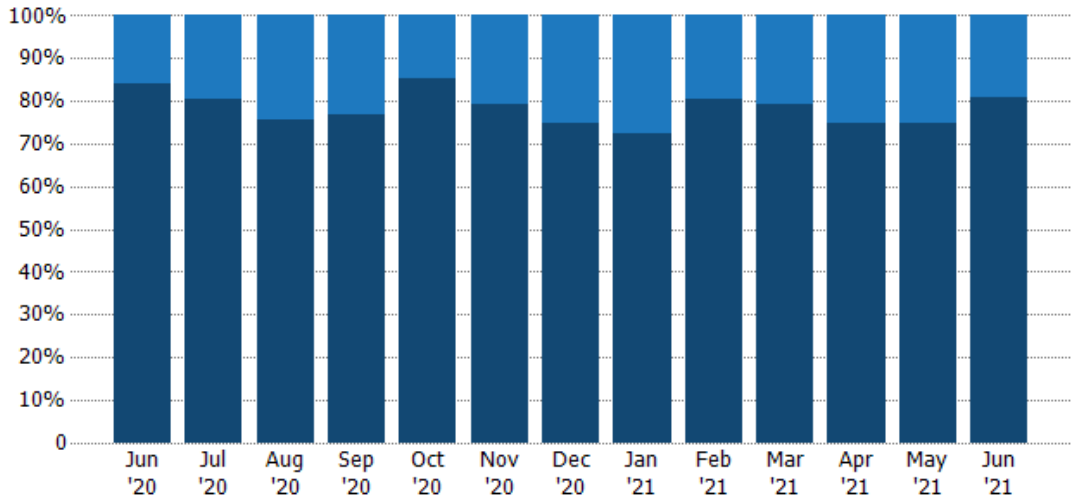
Current Year	\$86.9M	\$127M	\$101M	\$96M	\$166M	\$143M	\$152M	\$116M	\$169M	\$226M	\$265M	\$195M	\$190M
Prior Year	\$99.1M	\$81.9M	\$79.5M	\$62.4M	\$43.2M	\$103M	\$90.5M	\$108M	\$117M	\$97.1M	\$84.1M	\$47.4M	\$86.9M
Percent Change from Prior Year	-12%	56%	27%	54%	284%	39%	68%	7%	45%	133%	215%	311%	119%

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



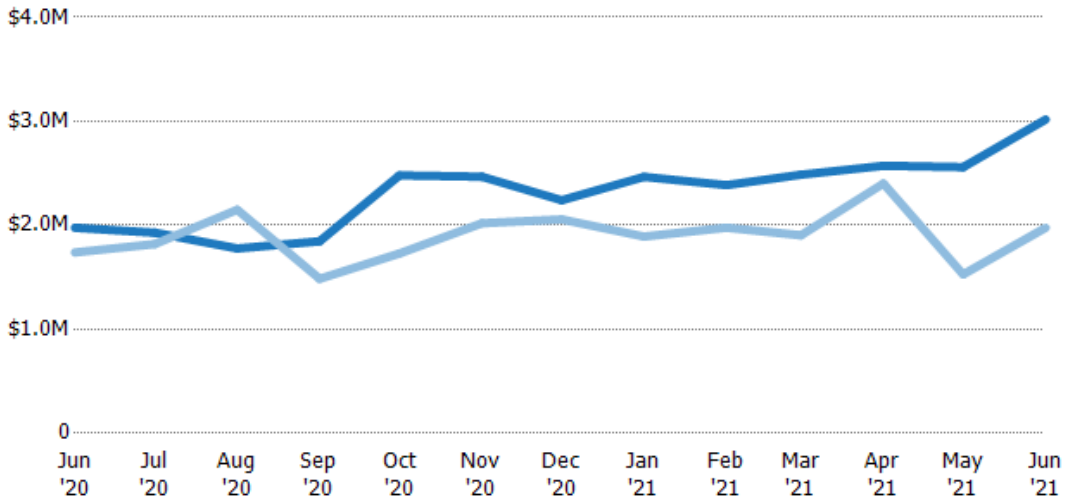
Condo/Townhouse	16%	20%	25%	23%	15%	21%	25%	28%	20%	21%	25%	25%	19%
Single Family Residence	84%	80%	75%	77%	85%	79%	75%	72%	80%	79%	75%	75%	81%

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	\$1.98M	\$1.93M	\$1.78M	\$1.85M	\$2.48M	\$2.47M	\$2.24M	\$2.47M	\$2.39M	\$2.49M	\$2.57M	\$2.56M	\$3.02M
Prior Year	\$1.74M	\$1.82M	\$2.15M	\$1.49M	\$1.73M	\$2.02M	\$2.06M	\$1.89M	\$1.98M	\$1.9M	\$2.4M	\$1.53M	\$1.98M
Percent Change from Prior Year	14%	6%	-17%	24%	43%	22%	9%	30%	21%	31%	7%	68%	53%

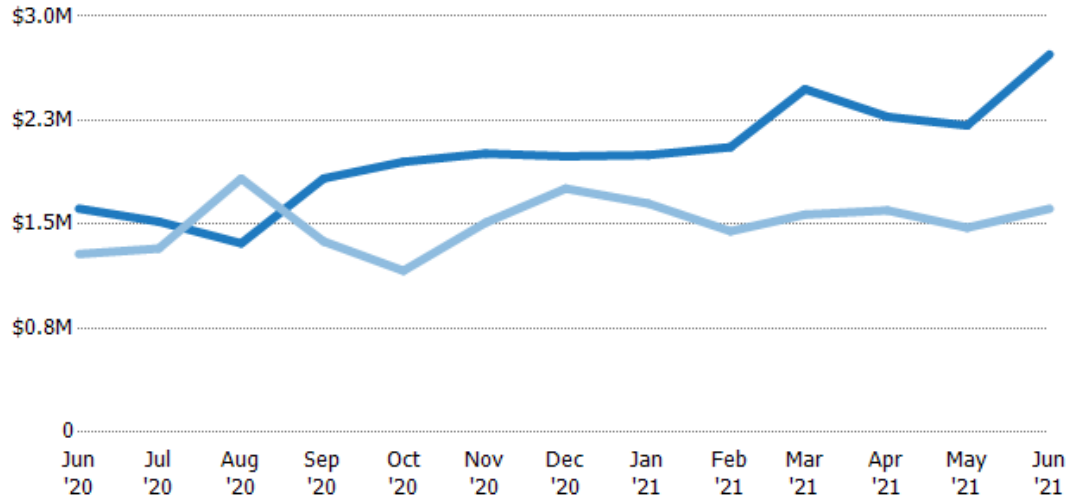
Median Sales Price

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.
Jun '21	\$2.73M	69%
Jun '20	\$1.61M	25.5%
Jun '19	\$1.29M	-13.6%



Current Year	\$1.61M	\$1.52M	\$1.36M	\$1.83M	\$1.95M	\$2.01M	\$1.99M	\$2M	\$2.06M	\$2.47M	\$2.28M	\$2.21M	\$2.73M
Prior Year	\$1.29M	\$1.33M	\$1.83M	\$1.38M	\$1.17M	\$1.51M	\$1.76M	\$1.65M	\$1.45M	\$1.57M	\$1.6M	\$1.48M	\$1.61M
Percent Change from Prior Year	25%	15%	-26%	33%	67%	33%	13%	21%	42%	58%	42%	50%	69%

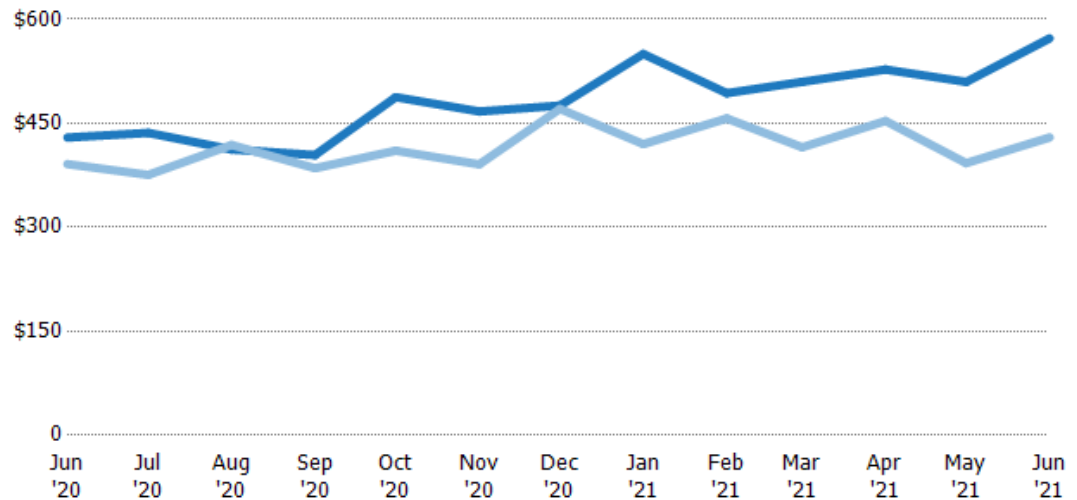
Average Sales Price per Sq Ft

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.
Jun '21	\$573	33.3%
Jun '20	\$430	9.8%
Jun '19	\$391	-3.5%



Current Year	\$430	\$436	\$412	\$404	\$488	\$467	\$476	\$550	\$493	\$510	\$528	\$510	\$573
Prior Year	\$391	\$376	\$419	\$385	\$410	\$391	\$471	\$420	\$457	\$415	\$453	\$393	\$430
Percent Change from Prior Year	10%	16%	-2%	5%	19%	20%	1%	31%	8%	23%	16%	30%	33%

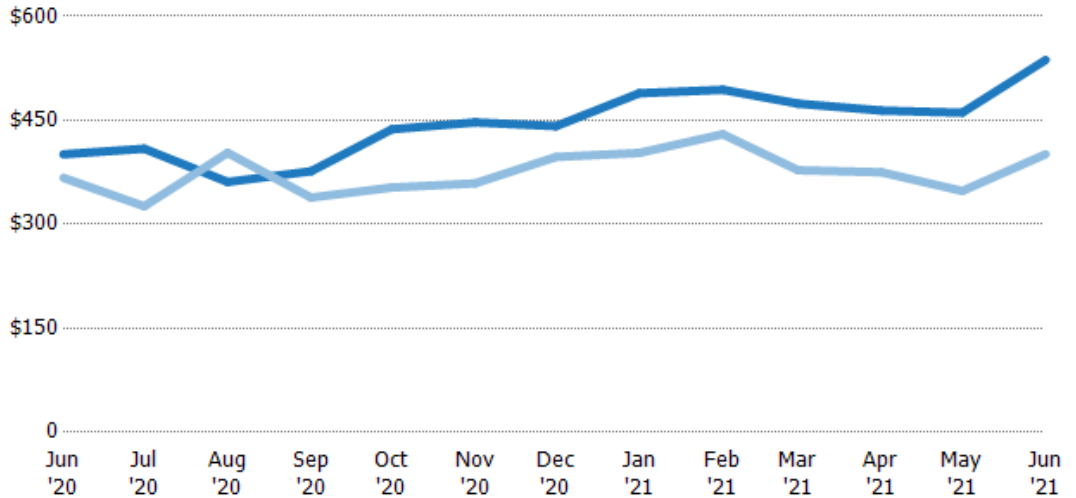
Median Sales Price per Sq Ft

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.
Jun '21	\$537	33.9%
Jun '20	\$401	9.3%
Jun '19	\$367	1.5%



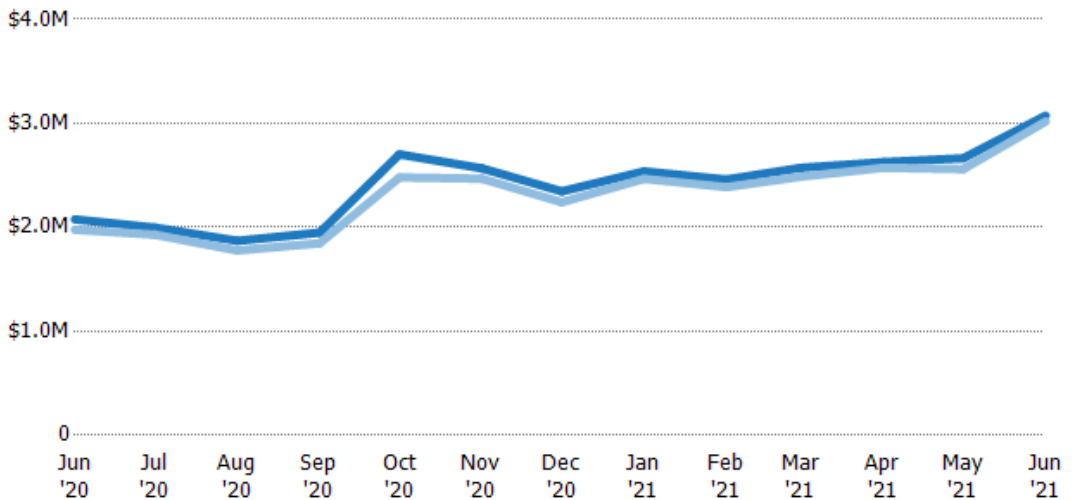
	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21
Current Year	\$401	\$409	\$361	\$377	\$437	\$447	\$442	\$489	\$494	\$474	\$464	\$461	\$537
Prior Year	\$367	\$326	\$403	\$339	\$353	\$359	\$397	\$403	\$430	\$378	\$375	\$348	\$401
Percent Change from Prior Year	9%	25%	-10%	11%	24%	25%	11%	21%	15%	25%	24%	32%	34%

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



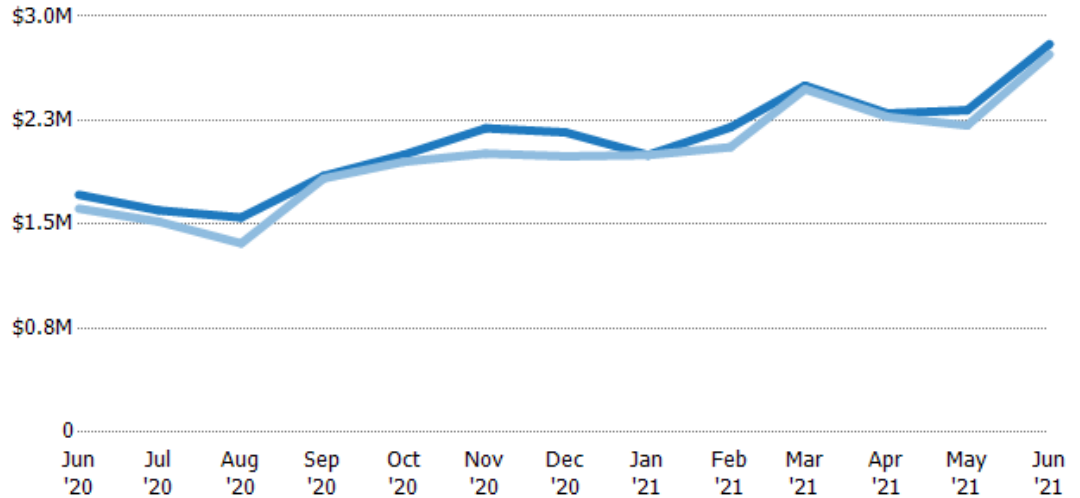
	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21
Avg List Price	\$2.08M	\$2M	\$1.87M	\$1.95M	\$2.7M	\$2.57M	\$2.35M	\$2.54M	\$2.46M	\$2.57M	\$2.63M	\$2.66M	\$3.07M
Avg Sales Price	\$1.98M	\$1.93M	\$1.78M	\$1.85M	\$2.48M	\$2.47M	\$2.24M	\$2.47M	\$2.39M	\$2.49M	\$2.57M	\$2.56M	\$3.02M
Avg Sales Price as a % of Avg List Price	95%	97%	95%	95%	92%	96%	96%	97%	97%	97%	98%	96%	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



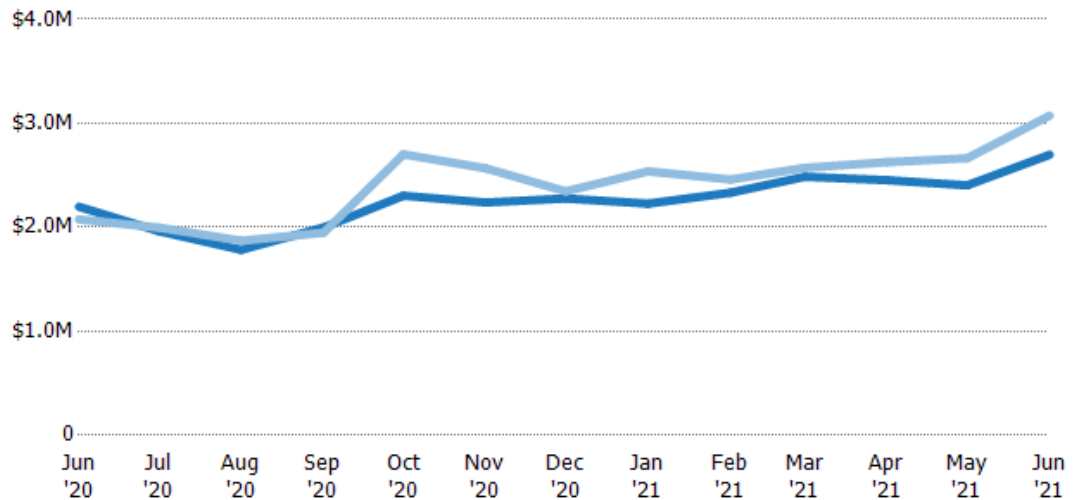
	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21
Median List Price	\$1.71M	\$1.6M	\$1.55M	\$1.85M	\$2M	\$2.19M	\$2.16M	\$2M	\$2.2M	\$2.5M	\$2.3M	\$2.32M	\$2.8M
Median Sales Price	\$1.61M	\$1.52M	\$1.36M	\$1.83M	\$1.95M	\$2.01M	\$1.99M	\$2M	\$2.06M	\$2.47M	\$2.28M	\$2.21M	\$2.73M
Med Sales Price as a % of Med List Price	94%	95%	88%	99%	98%	92%	92%	100%	93%	99%	99%	95%	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



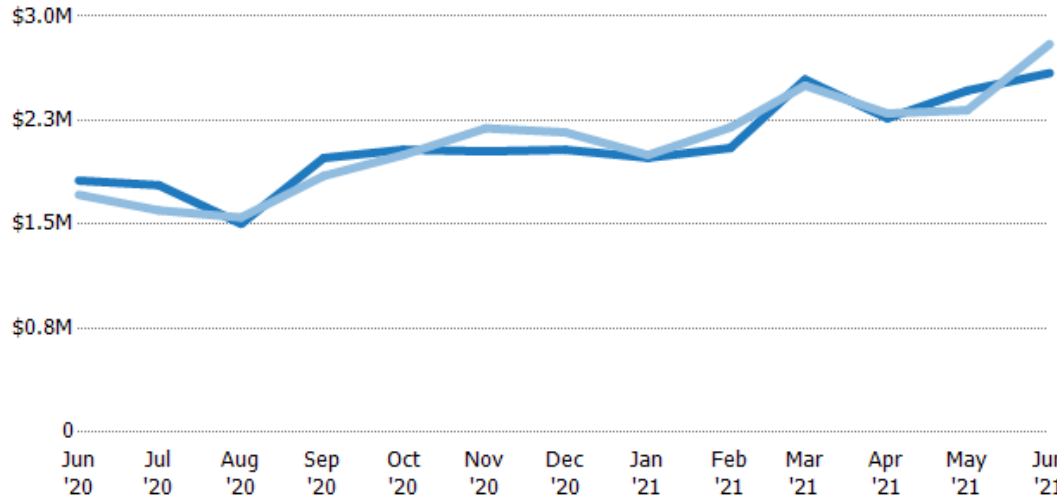
	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21
Avg Est Value	\$2.2M	\$1.96M	\$1.78M	\$2M	\$2.3M	\$2.24M	\$2.28M	\$2.23M	\$2.33M	\$2.49M	\$2.45M	\$2.4M	\$2.7M
Avg Sales Price	\$2.08M	\$2M	\$1.87M	\$1.95M	\$2.7M	\$2.57M	\$2.35M	\$2.54M	\$2.46M	\$2.57M	\$2.63M	\$2.66M	\$3.07M
Avg Sales Price as a % of Avg Est Value	94%	102%	105%	98%	117%	115%	103%	114%	105%	103%	107%	111%	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



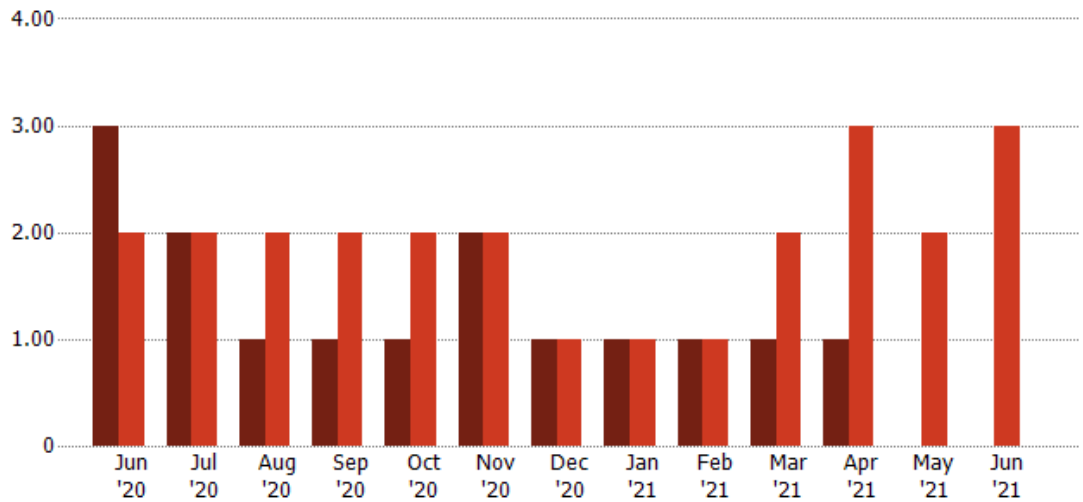
	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21
Median Est Value	\$1.81M	\$1.78M	\$1.5M	\$1.98M	\$2.04M	\$2.03M	\$2.04M	\$1.98M	\$2.05M	\$2.54M	\$2.26M	\$2.46M	\$2.59M
Median Sales Price	\$1.71M	\$1.6M	\$1.55M	\$1.85M	\$2M	\$2.19M	\$2.16M	\$2M	\$2.2M	\$2.5M	\$2.3M	\$2.32M	\$2.8M
Med Sales Price as a % of Med Est Value	94%	90%	103%	93%	98%	108%	106%	101%	107%	98%	102%	94%	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



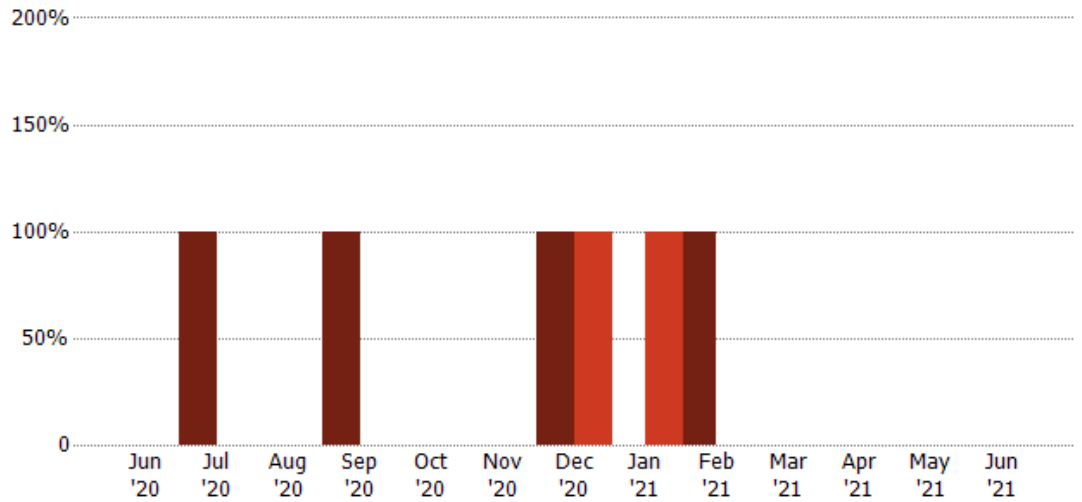
	Jun '20	Jul '20	Aug '20	Sep '20	Oct '20	Nov '20	Dec '20	Jan '21	Feb '21	Mar '21	Apr '21	May '21	Jun '21
Current Year	3	2	1	1	1	2	1	1	1	1	1	-	-
Prior Year	2	2	2	2	2	2	1	1	1	2	3	2	3
Percent Change from Prior Year	50%	0%	-50%	-50%	-50%	0%	0%	0%	0%	-50%	-67%	-100%	-100%

Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

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



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

Jun 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			63	\$190,069,650	\$3,016,979	\$2,725,000	\$565	\$530	40