

2022



PARADISE VALLEY



MARKET REPORT FEBRUARY

Scottsdale Area Association of REALTORS®
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Summary of Key Listing and Sales Metrics

A summary of the key metrics selected to be included in the report. MLS sources where licensed.

Key Metrics	Feb 2022	Feb 2021	+ / -	YTD 2022	YTD 2021	+ / -
Listing Activity Charts Metrics						
New Listing Count	54	95	-43.2%	110	166	-33.7%
New Listing Volume	\$259,667,949	\$256,844,286	+1.1%	\$548,891,547	\$461,231,678	+19%
Active Listing Count	46	222	-79.3%	N/A	N/A	
Active Listing Volume	\$362,033,847	\$877,099,521	-58.7%	N/A	N/A	
Average Listing Price	\$7,870,301	\$3,950,899	+99.2%	\$6,594,040	\$3,970,194	+66.1%
Median Listing Price	\$5,950,000	\$3,322,500	+79.1%	\$5,139,103	\$3,309,198	+55.3%
Average Listing Price per Sq Ft	\$1,019	\$610	+67.1%	\$949	\$603	+57.5%
Median Listing Price per Sq Ft	\$944	\$567	+66.5%	\$862	\$557	+54.7%
Median Days in RPR	33	73.5	-55.1%	52.32	83.2	-37.1%
Months of Inventory	0.9	4.9	-82.4%	1.4	4	-64.4%
Absorption Rate	115.22%	20.27%	+94.9%	69.87%	24.88%	+45%
Sales Activity Charts Metrics						
New Pending Sales Count	92	80	+15%	173	135	+28.1%
New Pending Sales Volume	\$362,777,137	\$201,646,594	+79.9%	\$721,712,259	\$322,204,302	+124%
Pending Sales Count	35	50	-30%	N/A	N/A	
Pending Sales Volume	\$151,973,999	\$113,854,099	+33.5%	N/A	N/A	
Closed Sales Count	54	64	-15.6%	107	109	-1.8%
Closed Sales Volume	\$191,660,150	\$151,098,041	+26.8%	\$375,044,017	\$264,370,041	+41.9%
Average Sales Price	\$3,549,262	\$2,360,907	+50.3%	\$3,505,084	\$2,425,413	+44.5%
Median Sales Price	\$3,230,000	\$1,987,500	+62.5%	\$3,012,056	\$1,992,248	+51.2%
Average Sales Price per Sq Ft	\$684	\$490	+39.6%	\$682	\$513	+32.7%
Median Sales Price per Sq Ft	\$606	\$461	+31.5%	\$587	\$472	+24.3%
Distressed Charts Metrics						
Distressed Listing Count	—	1	—	N/A	N/A	

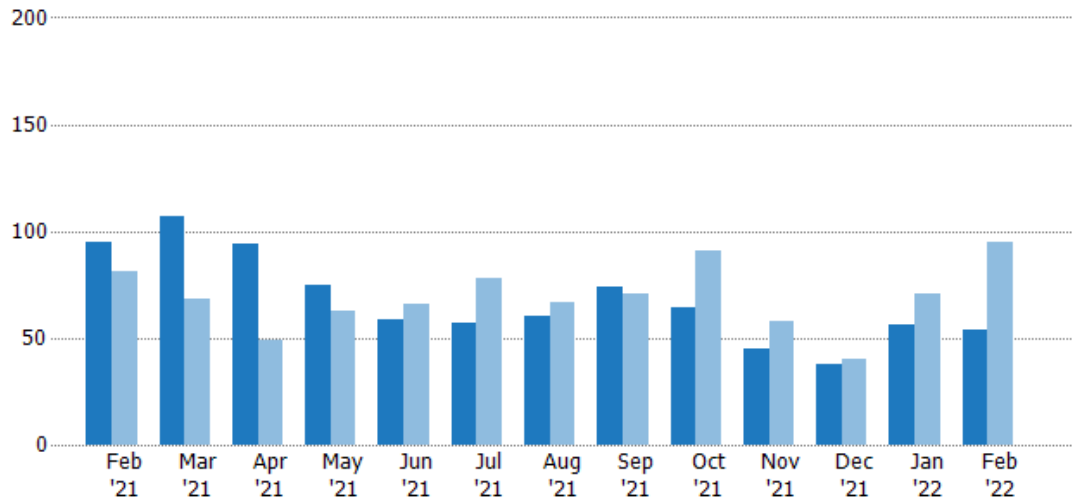
New Listings

The number of new residential listings that were added each month.

Filters Used

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

Month/ Year	Count	% Chg.
Feb '22	54	-43.2%
Feb '21	95	17.3%
Feb '20	81	2.5%



Current Year	95	107	94	75	59	57	60	74	64	45	38	56	54
Prior Year	81	68	49	63	66	78	67	71	91	58	40	71	95
Percent Change from Prior Year	17%	57%	92%	19%	-11%	-27%	-10%	4%	-30%	-22%	-5%	-21%	-43%

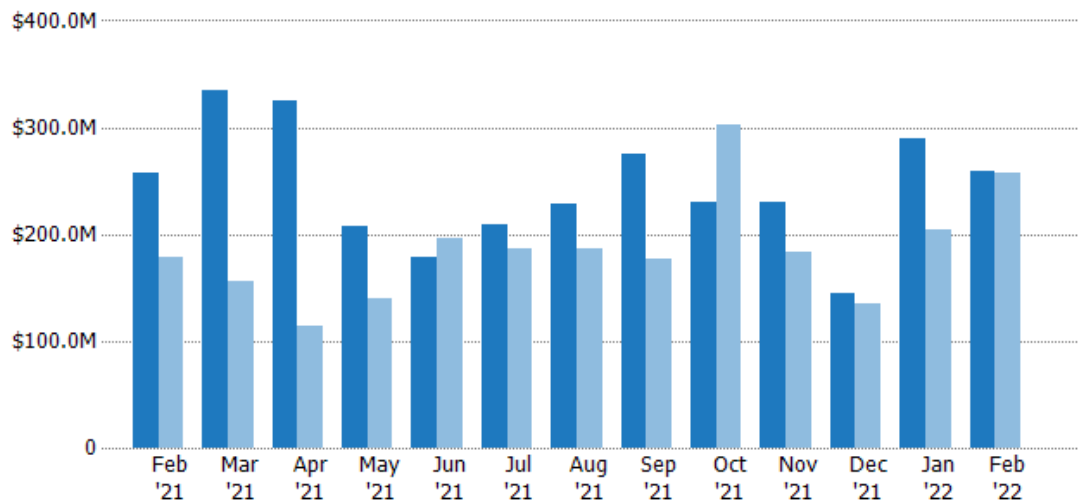
New Listing Volume

The sum of the listing price of residential listings that were added each month.

Filters Used

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

Month/ Year	Volume	% Chg.
Feb '22	\$260M	1.1%
Feb '21	\$257M	43.4%
Feb '20	\$179M	-2%



Current Year	\$257M	\$335M	\$325M	\$208M	\$179M	\$209M	\$229M	\$276M	\$229M	\$231M	\$145M	\$289M	\$260M
Prior Year	\$179M	\$156M	\$114M	\$140M	\$196M	\$186M	\$186M	\$177M	\$302M	\$184M	\$135M	\$204M	\$257M
Percent Change from Prior Year	43%	115%	185%	48%	-9%	12%	23%	56%	-24%	26%	7%	42%	1%

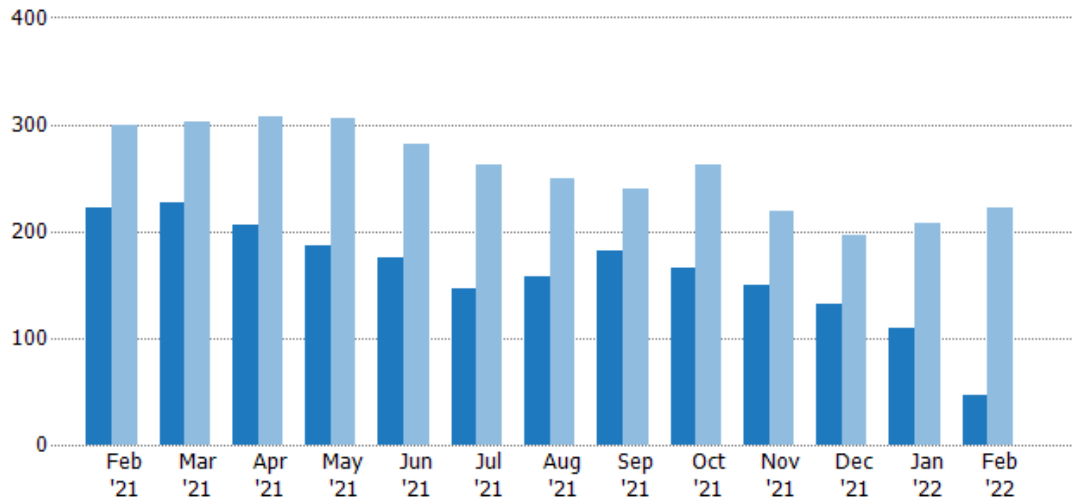
Active Listings

The number of active residential listings at the end of each month.

Filters Used

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

Month/ Year	Count	% Chg.
Feb '22	46	-79.3%
Feb '21	222	-26%
Feb '20	300	18.7%



Current Year	222	227	206	187	175	147	158	182	165	149	132	110	46
Prior Year	300	302	307	305	281	263	250	240	263	218	196	208	222
Percent Change from Prior Year	-26%	-25%	-33%	-39%	-38%	-44%	-37%	-24%	-37%	-32%	-33%	-47%	-79%

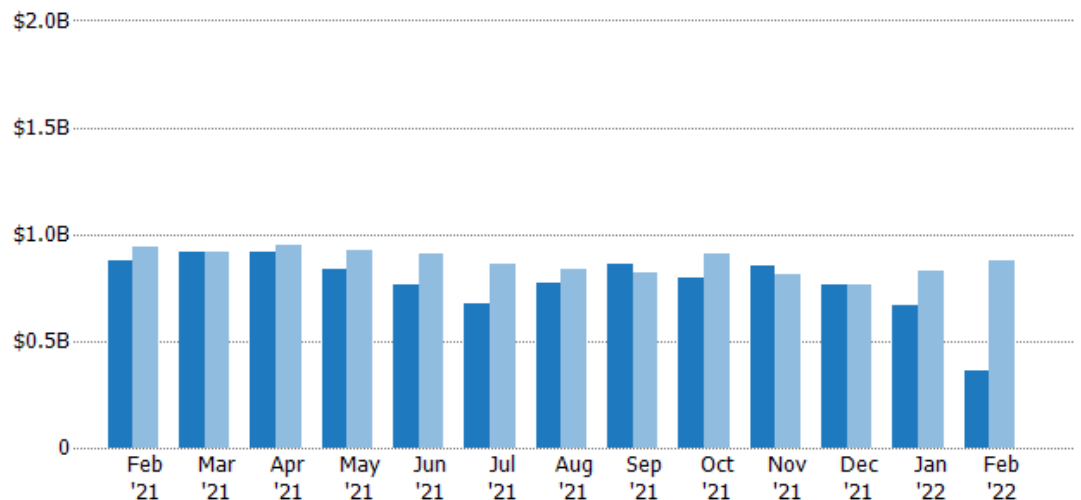
Active Listing Volume

The sum of the listing price of active residential listings at the end of each month.

Filters Used

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

Month/ Year	Volume	% Chg.
Feb '22	\$362M	-58.7%
Feb '21	\$877M	-6.4%
Feb '20	\$937M	8.5%



Current Year	\$877M	\$915M	\$920M	\$839M	\$763M	\$677M	\$769M	\$859M	\$794M	\$852M	\$761M	\$667M	\$362M
Prior Year	\$937M	\$915M	\$949M	\$925M	\$911M	\$861M	\$838M	\$818M	\$907M	\$808M	\$764M	\$830M	\$877M
Percent Change from Prior Year	-6%	0%	-3%	-9%	-16%	-21%	-8%	5%	-12%	5%	0%	-20%	-59%

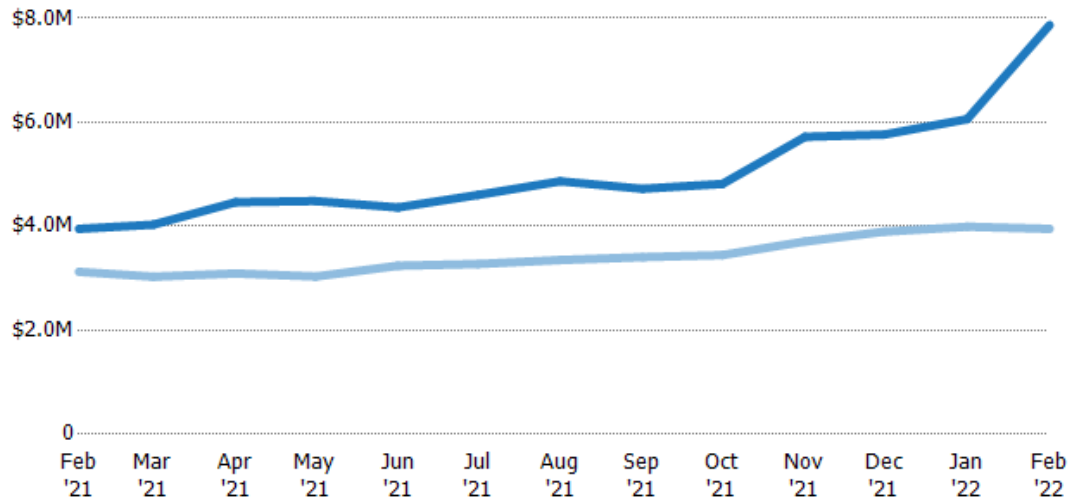
Average Listing Price

The average listing price of active residential listings at the end of each month.

Filters Used

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

Month/ Year	Price	% Chg.
Feb '22	\$7.87M	99.2%
Feb '21	\$3.95M	26.4%
Feb '20	\$3.12M	-8.5%



Current Year	\$3.95M	\$4.03M	\$4.46M	\$4.48M	\$4.36M	\$4.6M	\$4.87M	\$4.72M	\$4.81M	\$5.72M	\$5.77M	\$6.06M	\$7.87M
Prior Year	\$3.12M	\$3.03M	\$3.09M	\$3.03M	\$3.24M	\$3.27M	\$3.35M	\$3.41M	\$3.45M	\$3.71M	\$3.9M	\$3.99M	\$3.95M
Percent Change from Prior Year	26%	33%	44%	48%	35%	41%	45%	39%	40%	54%	48%	52%	99%

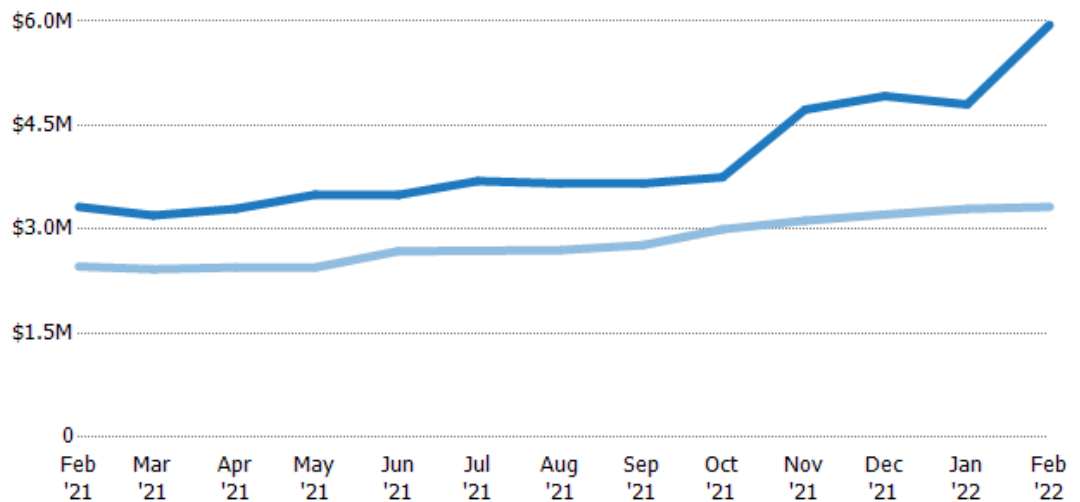
Median Listing Price

The median listing price of active residential listings at the end of each month.

Filters Used

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

Month/ Year	Price	% Chg.
Feb '22	\$5.95M	79.1%
Feb '21	\$3.32M	34.9%
Feb '20	\$2.46M	-9%



Current Year	\$3.32M	\$3.2M	\$3.3M	\$3.5M	\$3.5M	\$3.7M	\$3.66M	\$3.66M	\$3.75M	\$4.73M	\$4.92M	\$4.8M	\$5.95M
Prior Year	\$2.46M	\$2.42M	\$2.45M	\$2.45M	\$2.68M	\$2.69M	\$2.7M	\$2.77M	\$3M	\$3.12M	\$3.21M	\$3.3M	\$3.32M
Percent Change from Prior Year	35%	32%	34%	43%	30%	37%	36%	32%	25%	51%	53%	46%	79%

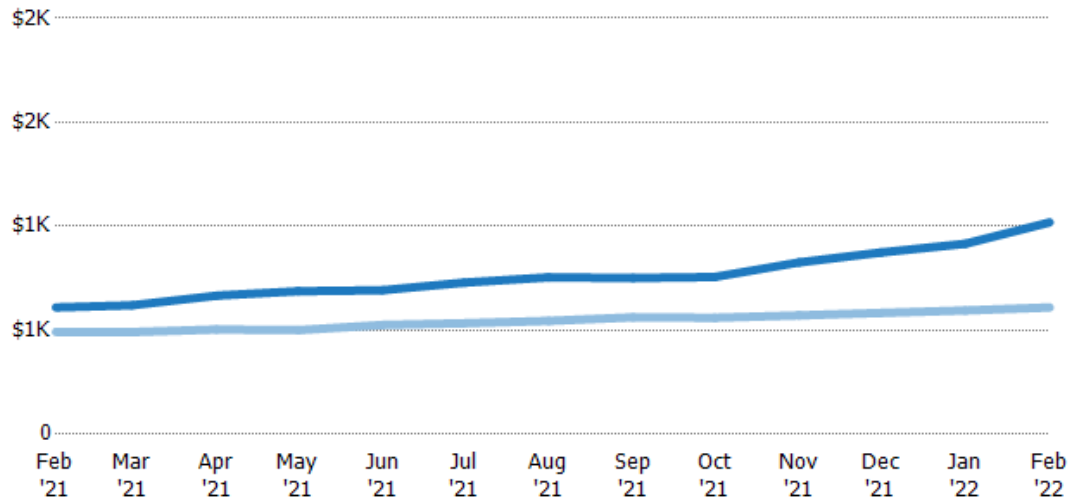
Average Listing Price per Sq Ft

The average of listing prices divided by the living area of homes on market at the end of each month.

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Feb '22	\$1.02K	67.1%
Feb '21	\$610	23.8%
Feb '20	\$492	-6.4%



Current Year	\$610	\$620	\$666	\$688	\$693	\$729	\$755	\$751	\$756	\$826	\$874	\$916	\$1,020
Prior Year	\$492	\$491	\$504	\$501	\$526	\$534	\$545	\$562	\$560	\$572	\$583	\$595	\$610
Percent Change from Prior Year	24%	26%	32%	37%	32%	37%	38%	34%	35%	45%	50%	54%	67%

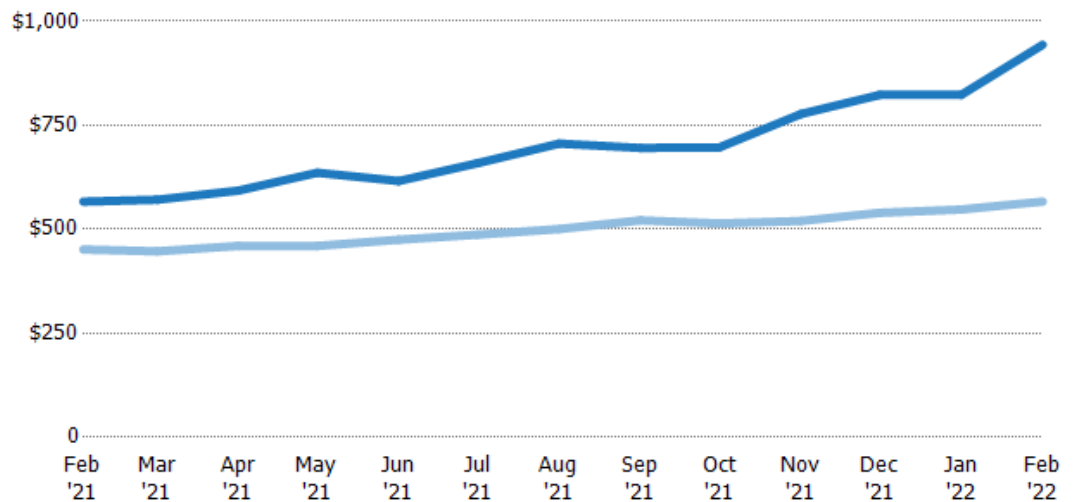
Median Listing Price per Sq Ft

The median of listing prices divided by the living area of homes on market at the end of each month.

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Feb '22	\$944	66.5%
Feb '21	\$567	25.5%
Feb '20	\$452	-8.1%



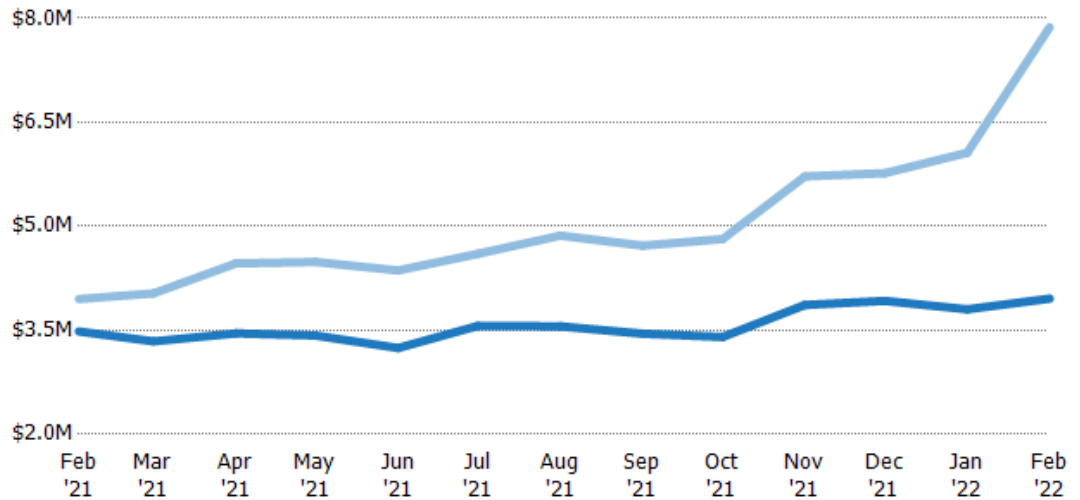
Current Year	\$567	\$571	\$593	\$636	\$616	\$659	\$706	\$696	\$697	\$777	\$823	\$823	\$944
Prior Year	\$452	\$447	\$460	\$460	\$475	\$487	\$501	\$522	\$514	\$520	\$540	\$548	\$567
Percent Change from Prior Year	25%	28%	29%	38%	30%	35%	41%	33%	36%	49%	53%	50%	67%

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

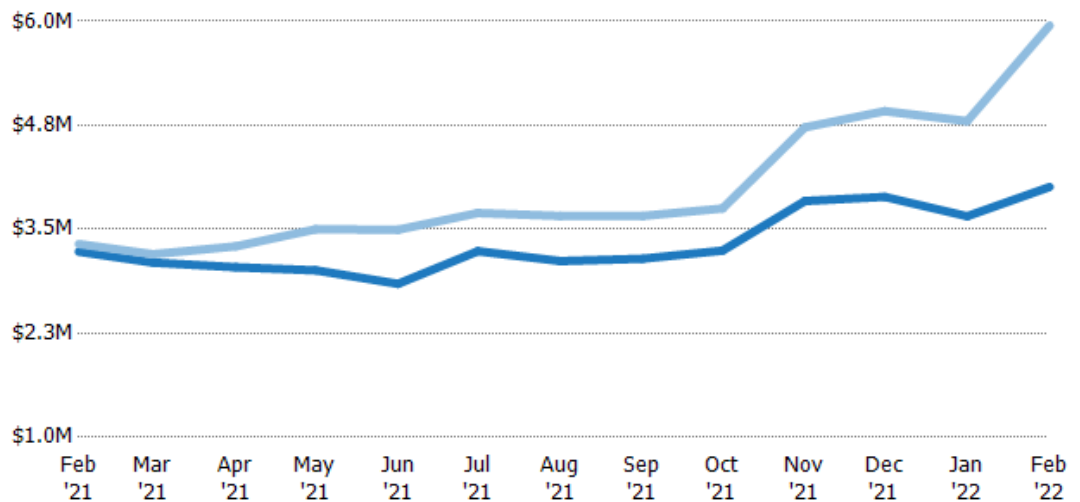


Median Listing Price vs Median Est Value

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



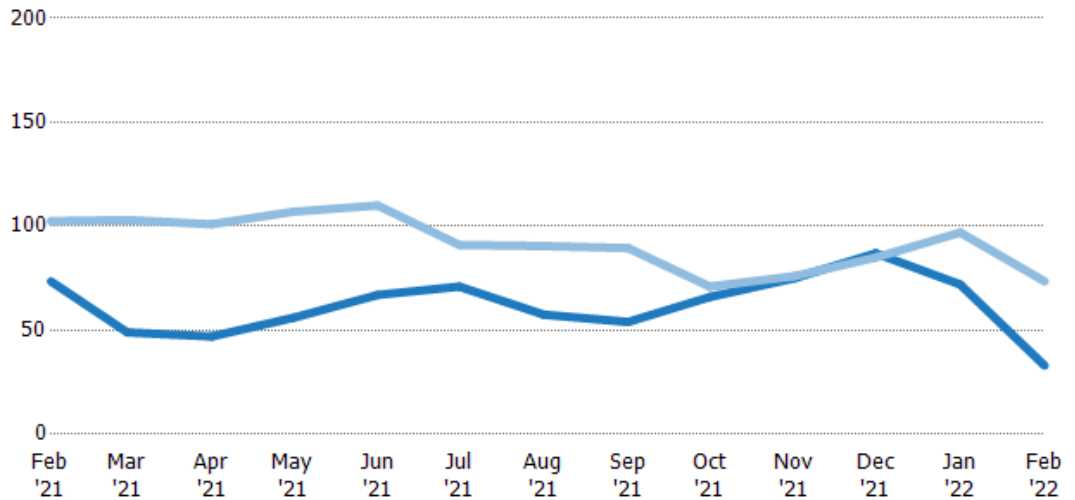
Median Days in RPR

The median number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR.

Filters Used

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

Month/ Year	Days	% Chg.
Feb '22	33	-55.1%
Feb '21	73.5	-28.3%
Feb '20	103	-18.5%



Current Year	73.5	49	47	56	67	71	57.5	54	66	75	87	72	33
Prior Year	103	103	101	107	110	91	90.5	89.5	71	76	85	97	73.5
Percent Change from Prior Year	-28%	-52%	-53%	-48%	-39%	-22%	-36%	-40%	-7%	-1%	2%	-26%	-55%

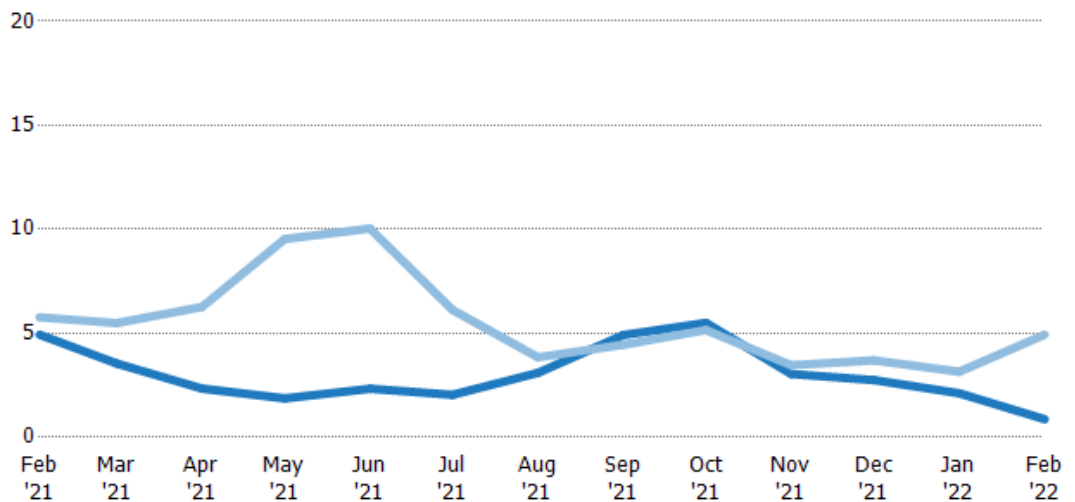
Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

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

Month/ Year	Months	% Chg.
Feb '22	0	-82.4%
Feb '21	4.93	-14.5%
Feb '20	5.77	58.2%



Current Year	4.93	3.55	2.34	1.87	2.33	2.04	3.1	4.92	5.5	3.04	2.75	2.12	0
Prior Year	5.77	5.49	6.27	9.53	10	6.12	3.85	4.44	5.16	3.46	3.7	3.15	4.93
Percent Change from Prior Year	-14%	-35%	-63%	-80%	-77%	-67%	-19%	11%	7%	-12%	-26%	-33%	-82%

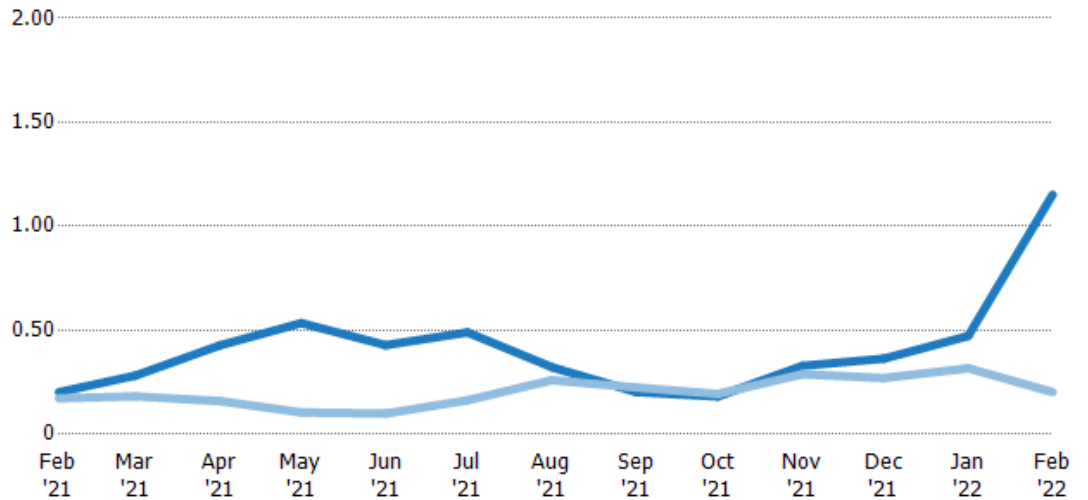
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/ Year	Rate	Chg.
Feb '22	115%	-94.9%
Feb '21	20%	-2.9%
Feb '20	17%	-36.8%



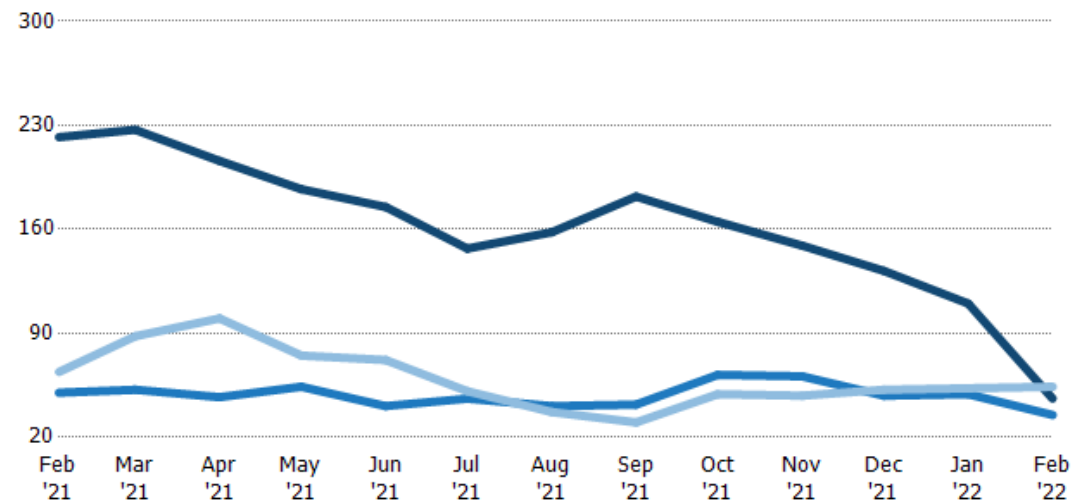
Current Year	20%	28%	43%	53%	43%	49%	32%	20%	18%	33%	36%	47%	115%
Prior Year	17%	18%	16%	10%	10%	16%	26%	23%	19%	29%	27%	32%	20%
Change from Prior Year	-3%	-10%	-27%	-43%	-33%	-33%	-6%	2%	1%	-4%	-9%	-16%	-95%

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	222	227	206	187	175	147	158	182	165	149	132	110	46
Pending	50	52	47	54	41	46	41	42	62	61	48	49	35
Sold	64	88	100	75	72	51	37	30	49	48	52	53	54

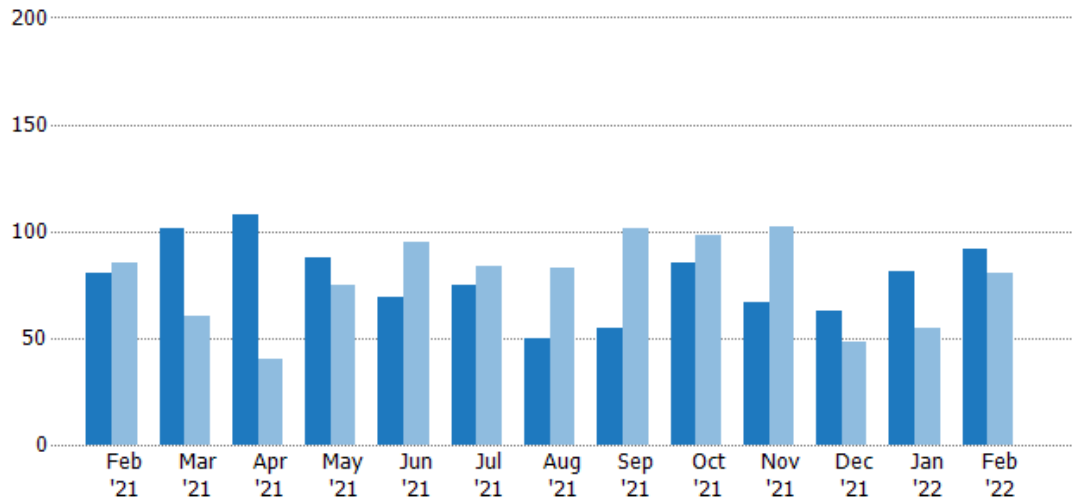
New Pending Sales

The number of residential properties with accepted offers that were added each month.

Filters Used

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

Month/ Year	Count	% Chg.
Feb '22	92	15%
Feb '21	80	-5.9%
Feb '20	85	-21.2%



Current Year	80	101	108	88	69	75	50	55	85	67	63	81	92
Prior Year	85	60	40	75	95	84	83	101	98	102	48	55	80
Percent Change from Prior Year	-6%	68%	170%	17%	-27%	-11%	-40%	-46%	-13%	-34%	31%	47%	15%

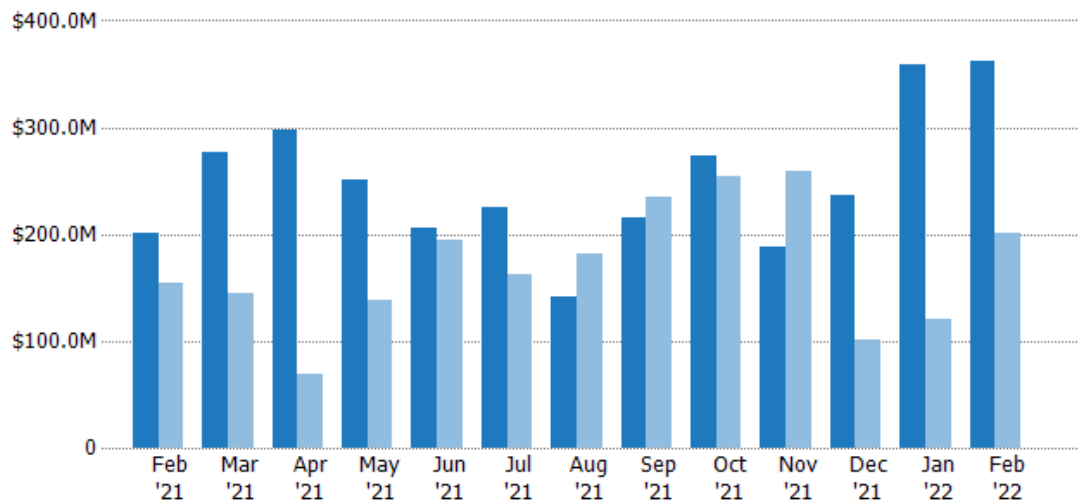
New Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were added each month.

Filters Used

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

Month/ Year	Volume	% Chg.
Feb '22	\$363M	79.9%
Feb '21	\$202M	30.3%
Feb '20	\$155M	10.6%



Current Year	\$202M	\$277M	\$297M	\$251M	\$206M	\$225M	\$142M	\$215M	\$273M	\$187M	\$236M	\$359M	\$363M
Prior Year	\$155M	\$144M	\$68.7M	\$139M	\$194M	\$162M	\$182M	\$235M	\$253M	\$258M	\$101M	\$121M	\$202M
Percent Change from Prior Year	30%	92%	333%	81%	6%	39%	-22%	-8%	8%	-27%	133%	198%	80%

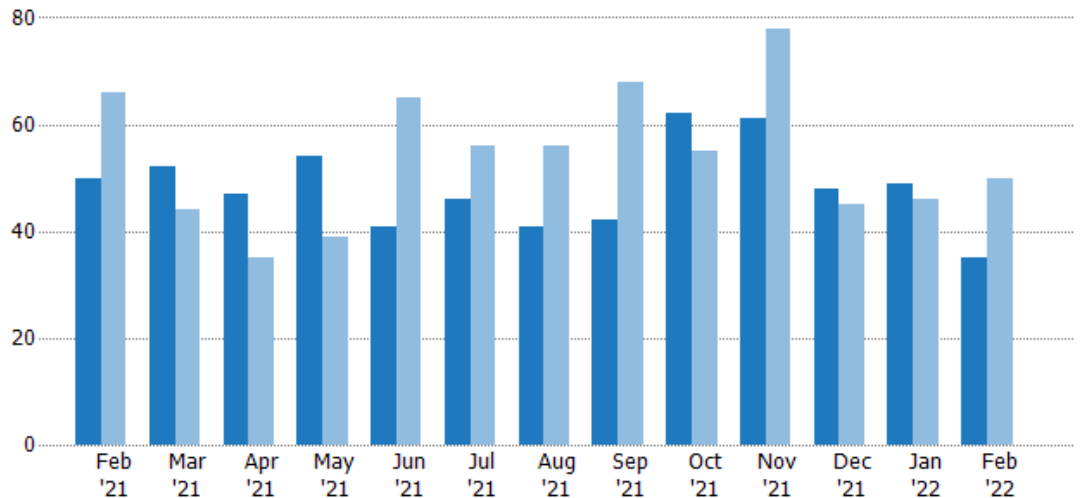
Pending Sales

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.
Feb '22	35	-30%
Feb '21	50	-24.2%
Feb '20	66	-4.5%



Current Year	50	52	47	54	41	46	41	42	62	61	48	49	35
Prior Year	66	44	35	39	65	56	56	68	55	78	45	46	50
Percent Change from Prior Year	-24%	18%	34%	38%	-37%	-18%	-27%	-38%	13%	-22%	7%	7%	-30%

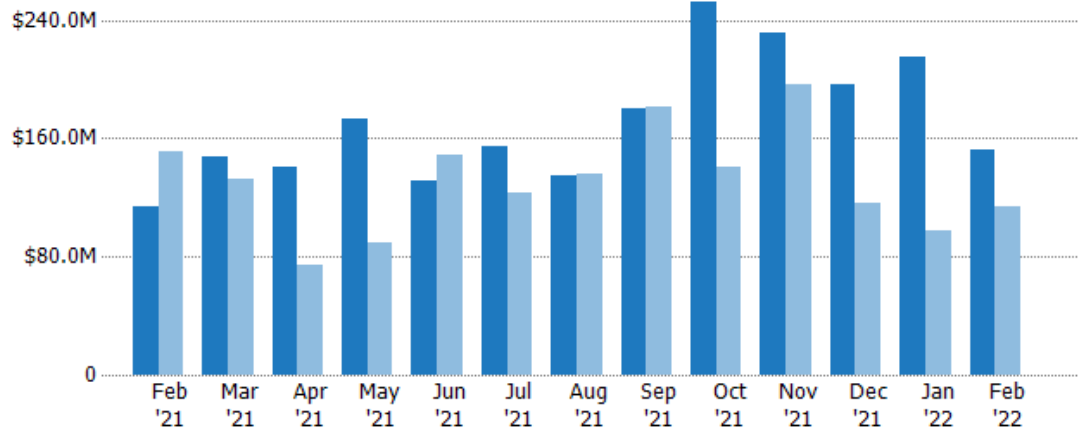
Pending Sales Volume

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.
Feb '22	\$152M	33.5%
Feb '21	\$114M	-24.9%
Feb '20	\$152M	5.2%



Current Year	\$114M	\$147M	\$140M	\$174M	\$132M	\$155M	\$134M	\$180M	\$253M	\$231M	\$197M	\$215M	\$152M
Prior Year	\$152M	\$132M	\$74.8M	\$88.9M	\$148M	\$123M	\$136M	\$181M	\$140M	\$197M	\$117M	\$97.8M	\$114M
Percent Change from Prior Year	-25%	11%	87%	95%	-11%	26%	-1%	0%	81%	17%	69%	120%	33%

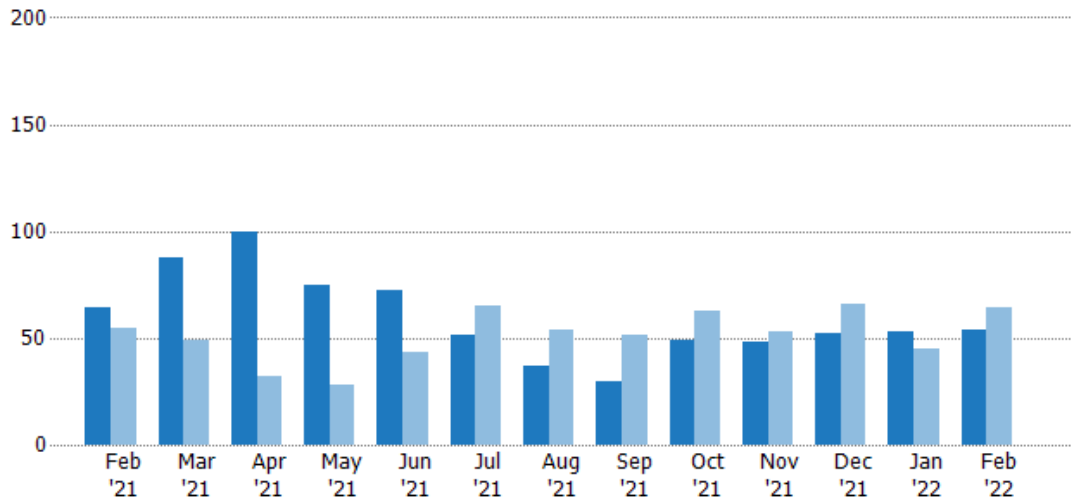
Closed Sales

The total number of residential properties sold each month.

Filters Used

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

Month/ Year	Count	% Chg.
Feb '22	54	-15.6%
Feb '21	64	16.4%
Feb '20	55	-61.8%



Current Year

Prior Year

Percent Change from Prior Year

64	88	100	75	72	51	37	30	49	48	52	53	54
55	49	32	28	43	65	54	51	63	53	66	45	64
16%	80%	213%	168%	67%	-22%	-31%	-41%	-22%	-9%	-21%	18%	-16%

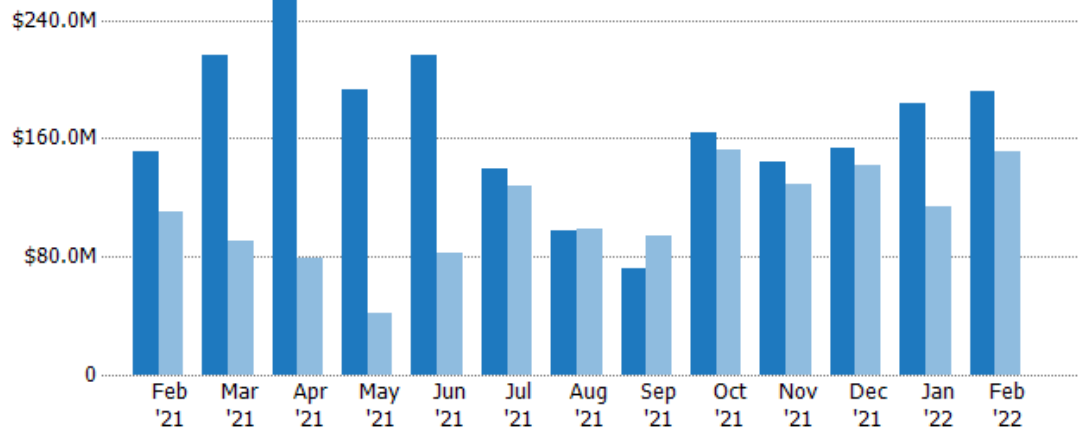
Closed Sales Volume

The sum of the sales price of residential properties sold each month.

Filters Used

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

Month/ Year	Volume	% Chg.
Feb '22	\$192M	26.8%
Feb '21	\$151M	37.5%
Feb '20	\$110M	-70.8%



Current Year

Prior Year

Percent Change from Prior Year

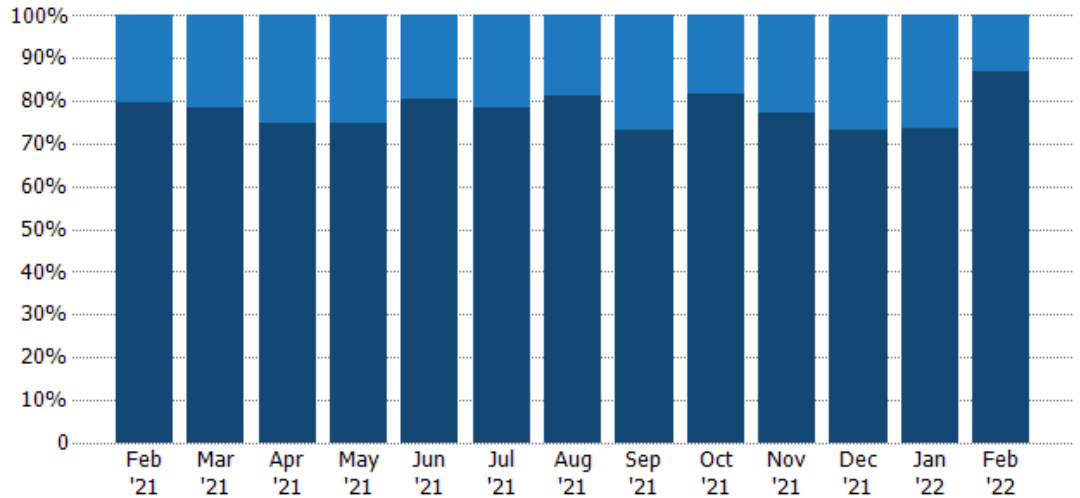
\$151M	\$216M	\$258M	\$193M	\$216M	\$139M	\$97.4M	\$72.5M	\$163M	\$144M	\$153M	\$183M	\$192M
\$110M	\$90.6M	\$79.4M	\$42.1M	\$82.1M	\$128M	\$98.8M	\$93.6M	\$152M	\$129M	\$142M	\$113M	\$151M
37%	138%	225%	358%	163%	9%	-1%	-23%	8%	11%	8%	62%	27%

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% 22% 25% 25% 19% 22% 19% 27% 18% 23% 27% 26% 13%

Single Family Residence

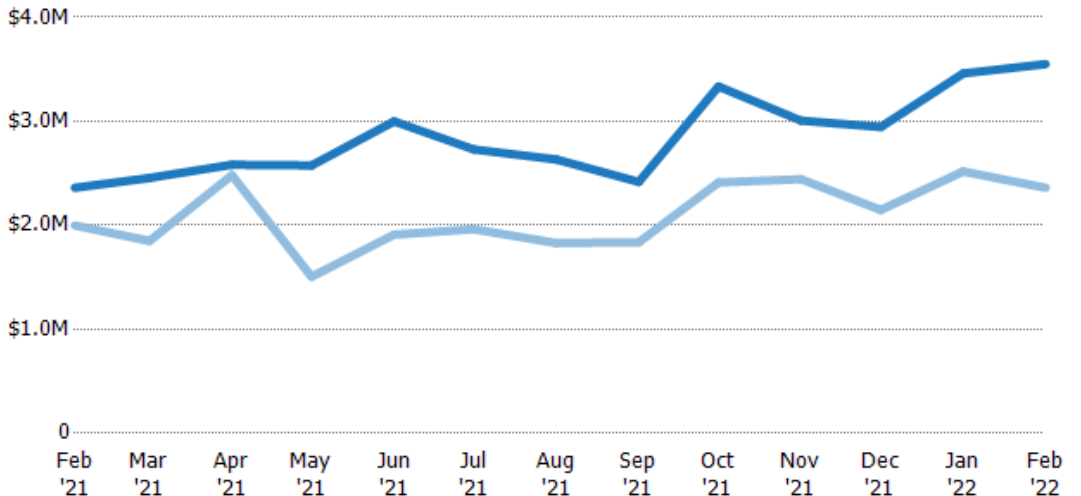
80% 78% 75% 75% 81% 78% 81% 73% 82% 77% 73% 74% 87%

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

\$2.36M \$2.45M \$2.58M \$2.58M \$3M \$2.73M \$2.63M \$2.42M \$3.33M \$3.01M \$2.94M \$3.46M \$3.55M

Prior Year

\$2M \$1.85M \$2.48M \$1.5M \$1.91M \$1.96M \$1.83M \$1.84M \$2.41M \$2.44M \$2.15M \$2.52M \$2.36M

Percent Change from Prior Year

18% 33% 4% 71% 57% 39% 44% 32% 38% 23% 37% 37% 50%

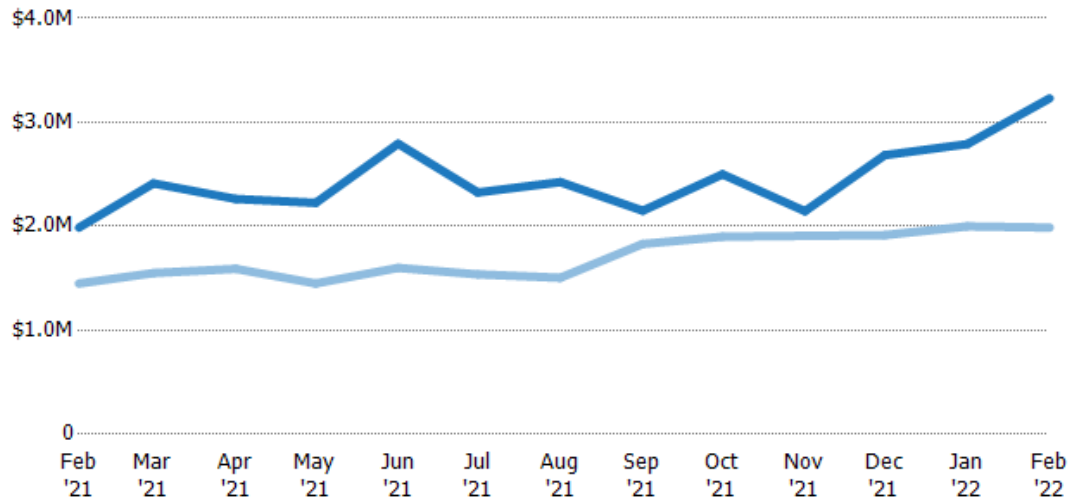
Median Sales Price

The median sales price of the residential properties sold each month.

Filters Used

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

Month/ Year	Price	% Chg.
Feb '22	\$3.23M	62.5%
Feb '21	\$1.99M	37.1%
Feb '20	\$1.45M	-10.3%



Current Year	\$1.99M	\$2.41M	\$2.26M	\$2.23M	\$2.79M	\$2.33M	\$2.43M	\$2.15M	\$2.5M	\$2.15M	\$2.68M	\$2.79M	\$3.23M
Prior Year	\$1.45M	\$1.55M	\$1.59M	\$1.45M	\$1.6M	\$1.54M	\$1.51M	\$1.83M	\$1.9M	\$1.91M	\$1.92M	\$2M	\$1.99M
Percent Change from Prior Year	37%	56%	42%	53%	75%	51%	61%	17%	32%	12%	40%	40%	63%

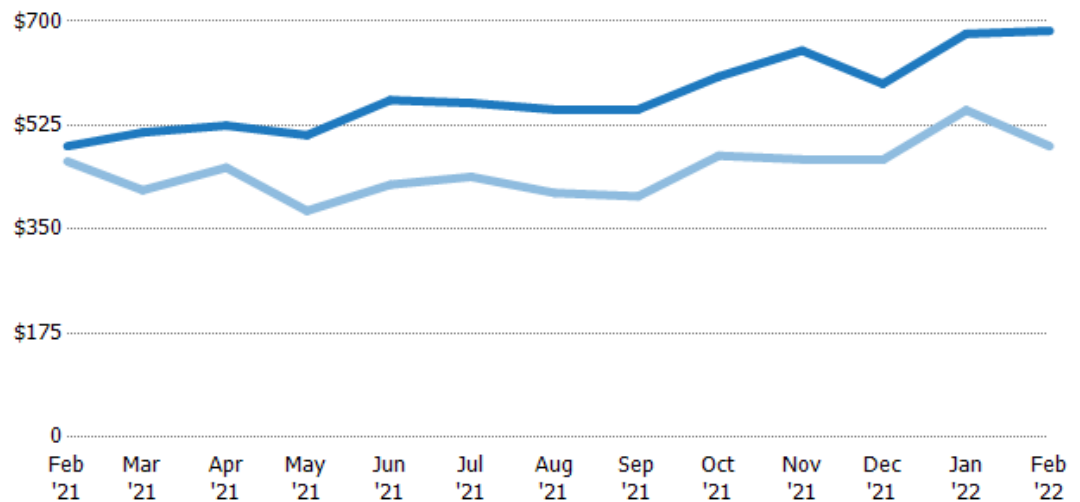
Average Sales Price per Sq Ft

The average of the sales price divided by the living area of properties sold each month.

Filters Used

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

Month/ Year	Price/sq ft	% Chg.
Feb '22	\$684	39.6%
Feb '21	\$490	5.6%
Feb '20	\$464	-17.9%



Current Year	\$490	\$513	\$524	\$508	\$567	\$562	\$551	\$551	\$607	\$651	\$595	\$679	\$684
Prior Year	\$464	\$416	\$454	\$381	\$425	\$438	\$411	\$405	\$474	\$468	\$467	\$550	\$490
Percent Change from Prior Year	6%	23%	16%	33%	33%	28%	34%	36%	28%	39%	27%	23%	40%

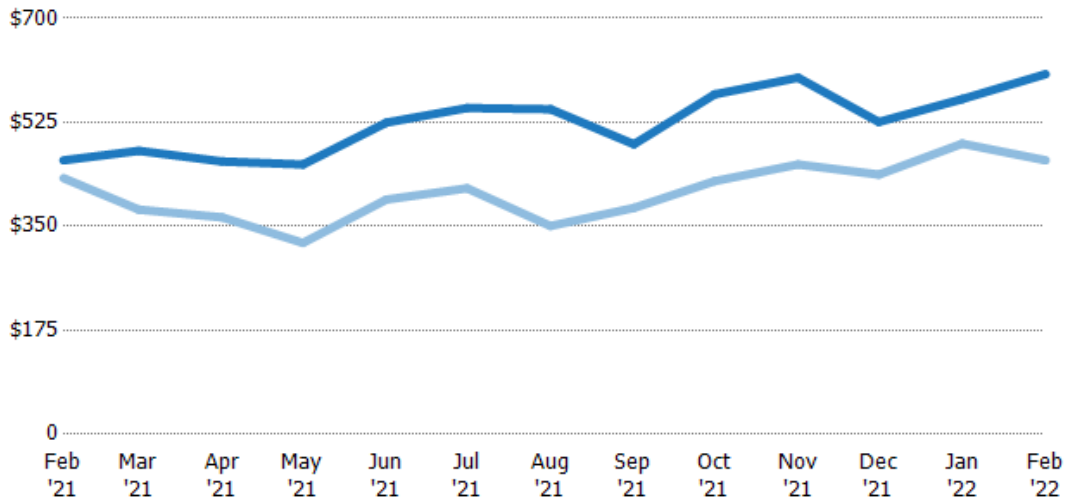
Median Sales Price per Sq Ft

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.
Feb '22	\$606	31.5%
Feb '21	\$461	7%
Feb '20	\$431	-17.9%



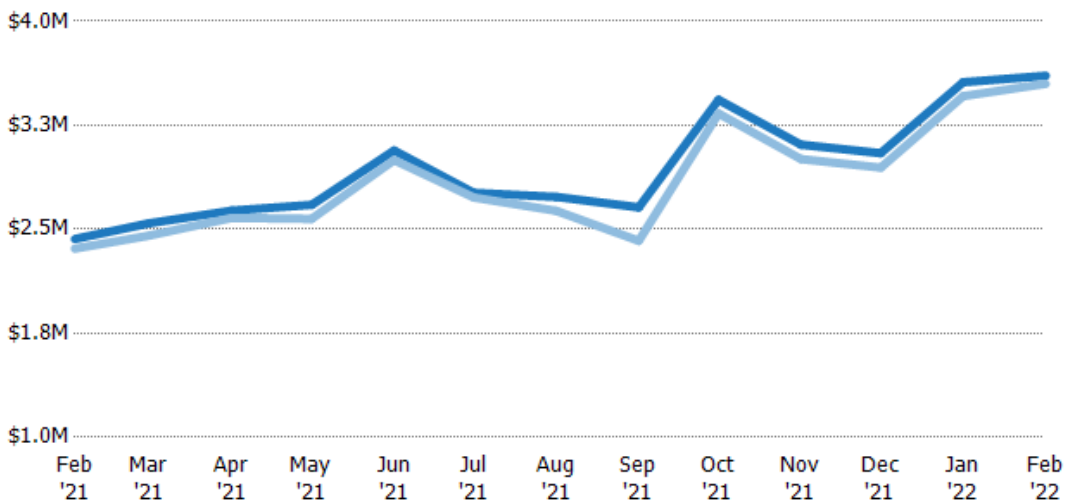
Current Year	\$461	\$477	\$459	\$454	\$525	\$549	\$547	\$488	\$572	\$600	\$526	\$564	\$606
Prior Year	\$431	\$378	\$365	\$322	\$395	\$414	\$351	\$381	\$426	\$454	\$437	\$489	\$461
Percent Change from Prior Year	7%	26%	26%	41%	33%	33%	56%	28%	34%	32%	20%	15%	31%

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



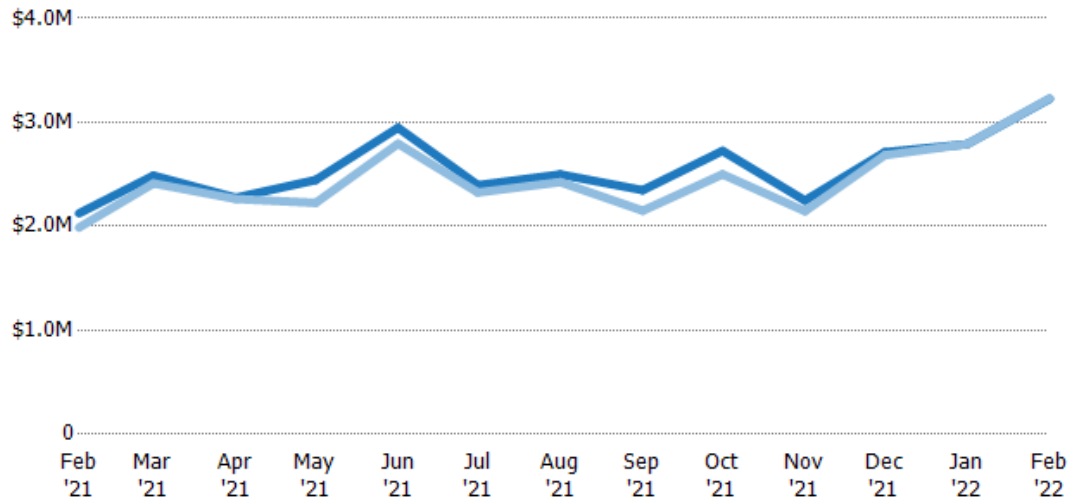
Avg List Price	\$2.43M	\$2.54M	\$2.63M	\$2.68M	\$3.07M	\$2.76M	\$2.73M	\$2.66M	\$3.43M	\$3.11M	\$3.05M	\$3.56M	\$3.61M
Avg Sales Price	\$2.36M	\$2.45M	\$2.58M	\$2.58M	\$3M	\$2.73M	\$2.63M	\$2.42M	\$3.33M	\$3.01M	\$2.94M	\$3.46M	\$3.55M
Avg Sales Price as a % of Avg List Price	97%	97%	98%	96%	98%	99%	96%	91%	97%	97%	97%	97%	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



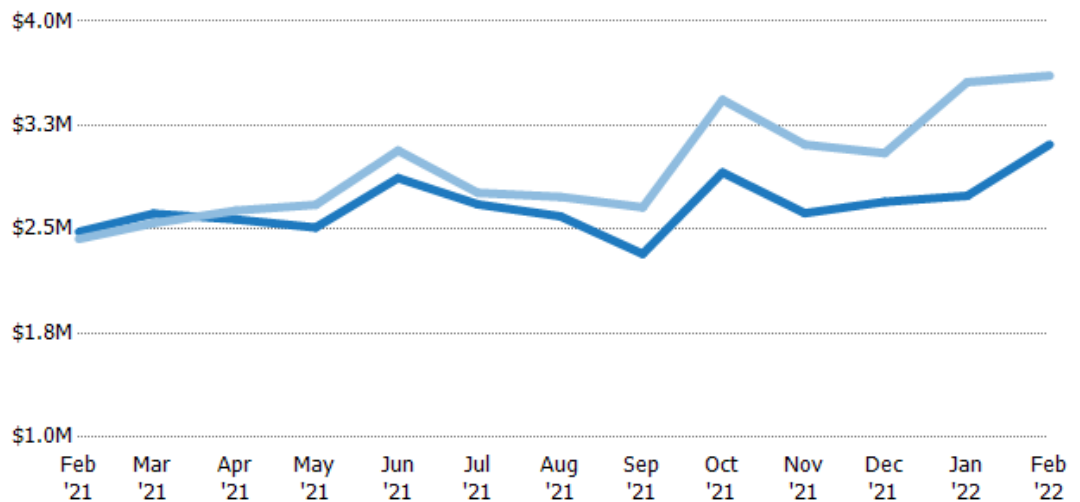
Median List Price	\$2.12M	\$2.49M	\$2.27M	\$2.45M	\$2.95M	\$2.4M	\$2.5M	\$2.35M	\$2.73M	\$2.25M	\$2.71M	\$2.79M	\$3.23M
Median Sales Price	\$1.99M	\$2.41M	\$2.26M	\$2.23M	\$2.79M	\$2.33M	\$2.43M	\$2.15M	\$2.5M	\$2.15M	\$2.68M	\$2.79M	\$3.23M
Med Sales Price as a % of Med List Price	94%	97%	99%	91%	95%	97%	97%	92%	92%	95%	99%	100%	100%

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



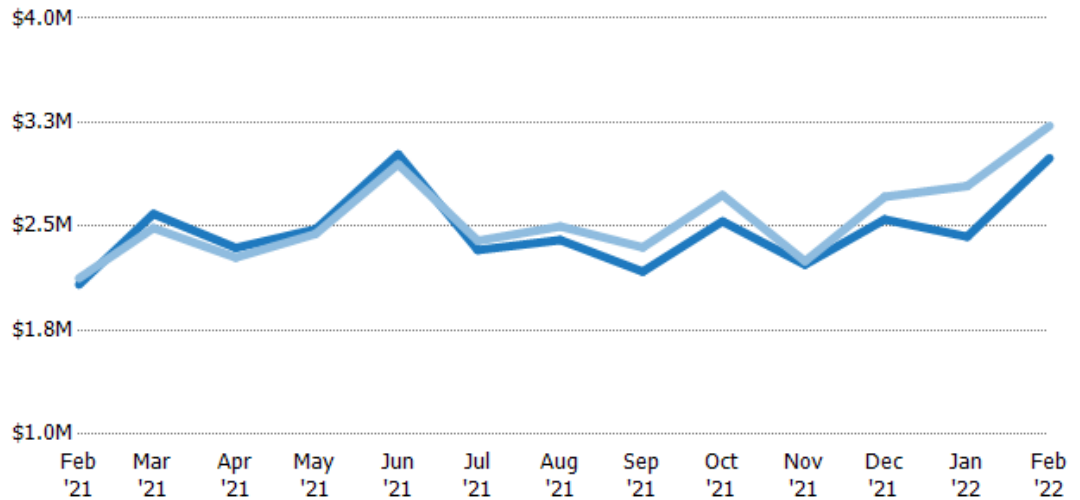
Avg Est Value	\$2.48M	\$2.61M	\$2.57M	\$2.51M	\$2.87M	\$2.68M	\$2.59M	\$2.32M	\$2.91M	\$2.62M	\$2.7M	\$2.74M	\$3.11M
Avg Sales Price	\$2.43M	\$2.54M	\$2.63M	\$2.68M	\$3.07M	\$2.76M	\$2.73M	\$2.66M	\$3.43M	\$3.11M	\$3.05M	\$3.56M	\$3.61M
Avg Sales Price as a % of Avg Est Value	98%	97%	102%	107%	107%	103%	105%	114%	118%	119%	113%	130%	116%

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



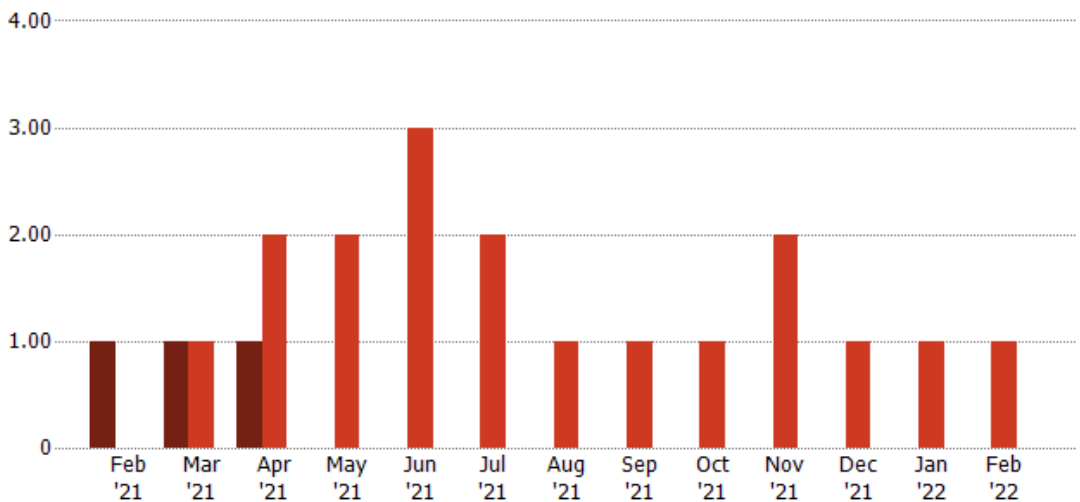
Median Est Value	\$2.08M	\$2.59M	\$2.34M	\$2.48M	\$3.02M	\$2.33M	\$2.4M	\$2.17M	\$2.54M	\$2.22M	\$2.55M	\$2.42M	\$2.99M
Median Sales Price	\$2.12M	\$2.49M	\$2.27M	\$2.45M	\$2.95M	\$2.4M	\$2.5M	\$2.35M	\$2.73M	\$2.25M	\$2.71M	\$2.79M	\$3.23M
Med Sales Price as a % of Med Est Value	102%	96%	97%	99%	98%	103%	104%	108%	107%	101%	106%	115%	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



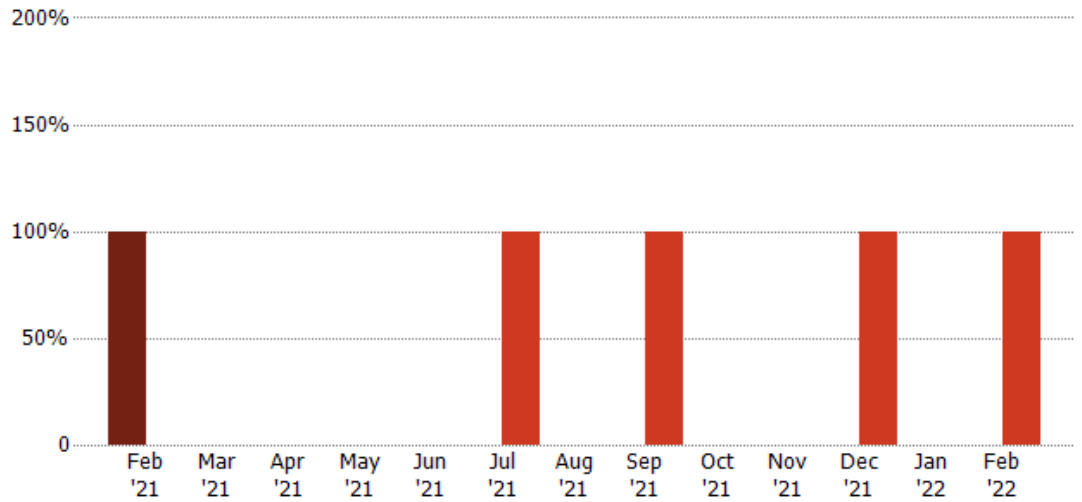
Current Year	1	1	1	-	-	-	-	-	-	-	-	-	-
Prior Year	-	1	2	2	3	2	1	1	1	2	1	1	1
Percent Change from Prior Year	100%	0%	-50%	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-100%

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



Current Year	1	-	-	-	-	-	-	-	-	-	-	-	-
Prior Year	-	-	-	-	-	1	-	1	-	-	1	-	1
Percent Change from Prior Year	100%	-	-	-	-	-100%	-	-100%	-	-	-100%	-	-100%



Sales Activity by ZIP

Feb 2022

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	35	\$151,973,999	54	\$191,660,150	\$3,549,262	\$3,230,000	\$678	\$605	62