

2024



PARADISE VALLEY



MARKET REPORT OCTOBER

Scottsdale REALTORS®
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Market Trends

Property Type: SF + Condo/TH/Apt

October 2024

Market Type



Key Details

Months of Inventory

12.54

↑ 1.21% MoM

List to Sold Price %

97.2%

↑ 2.2% MoM

Median Days in RPR

56

↑ 9.8% MoM

Median Sold Price

\$2,995,000

↓ 4.31% MoM

Realtors Property Resource®, LLC

Source: Listings

Median Estimated Property Value

October 2024

Property Type: SF + Condo/TH/Apt

Median Estimated Value

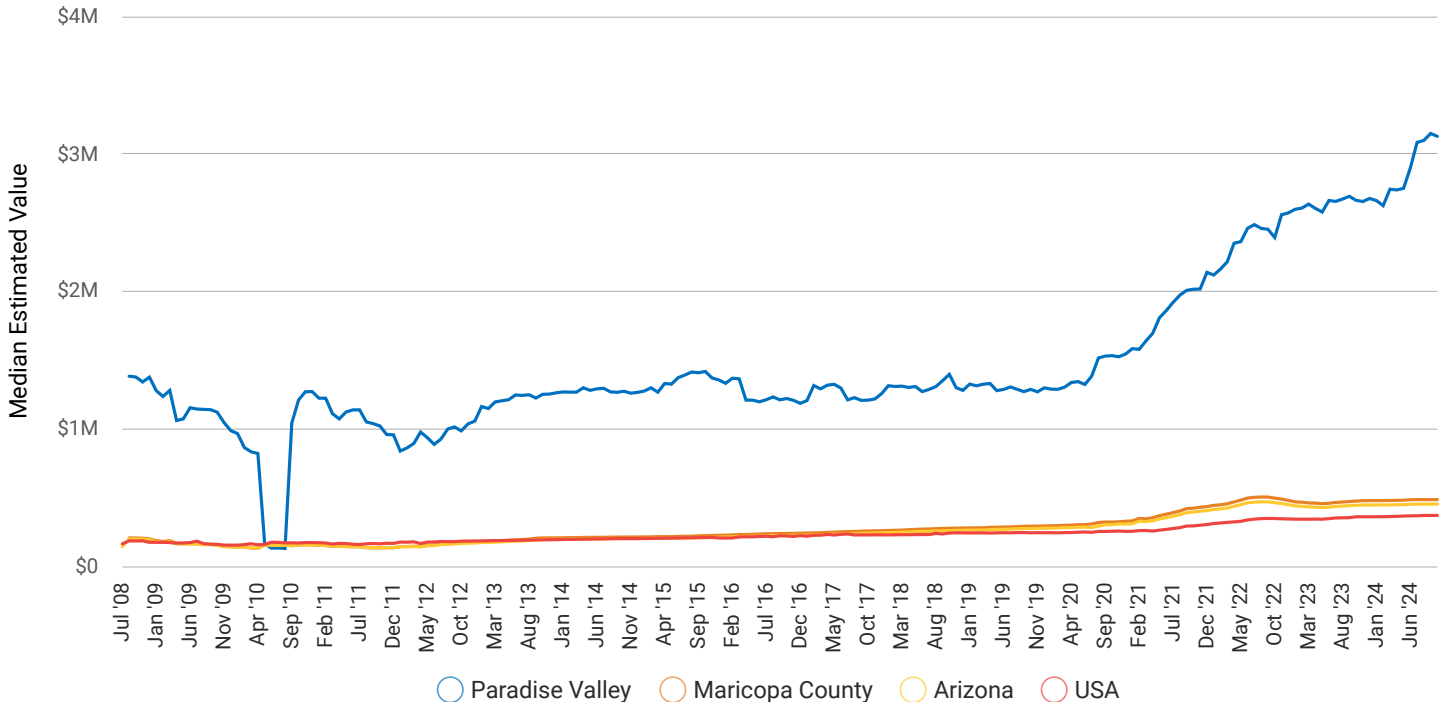
\$3,127,200

Last Month Change

-0.7%

12 Month Change

+17.5%



Realtors Property Resource®, LLC

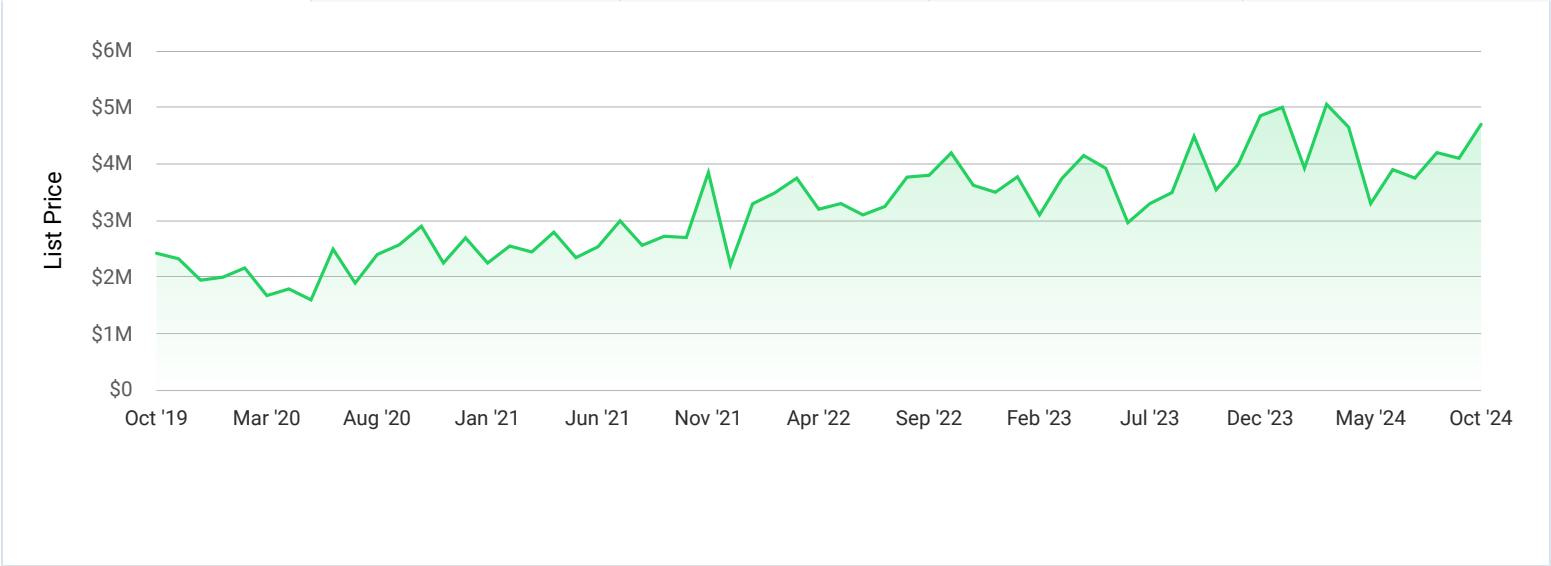
Source: Public Records and Listings

New Listings

October 2024

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median \$/Sqft	Total \$ Volume	Median Living Area Sqft
\$4,700,000	59	\$925	\$338,931,775	5,301
↑ 14.6% MoM	↓ 31.4% MoM	↑ 8.8% MoM	↓ 25.5% MoM	↑ 17.4% MoM



Realtors Property Resource®, LLC

Source: Listings

Active Listings

October 2024

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median Days in RPR	Median \$/Sqft	Total \$ Volume	Median Living Area Sqft
\$4,800,000	233	59	\$900	\$1,412,721,334	5,470
↑ 3.2% MoM	↑ 4% MoM	↑ 20.4% MoM	↑ 3.1% MoM	↑ 9.8% MoM	↑ 5.2% MoM



Realtors Property Resource®, LLC

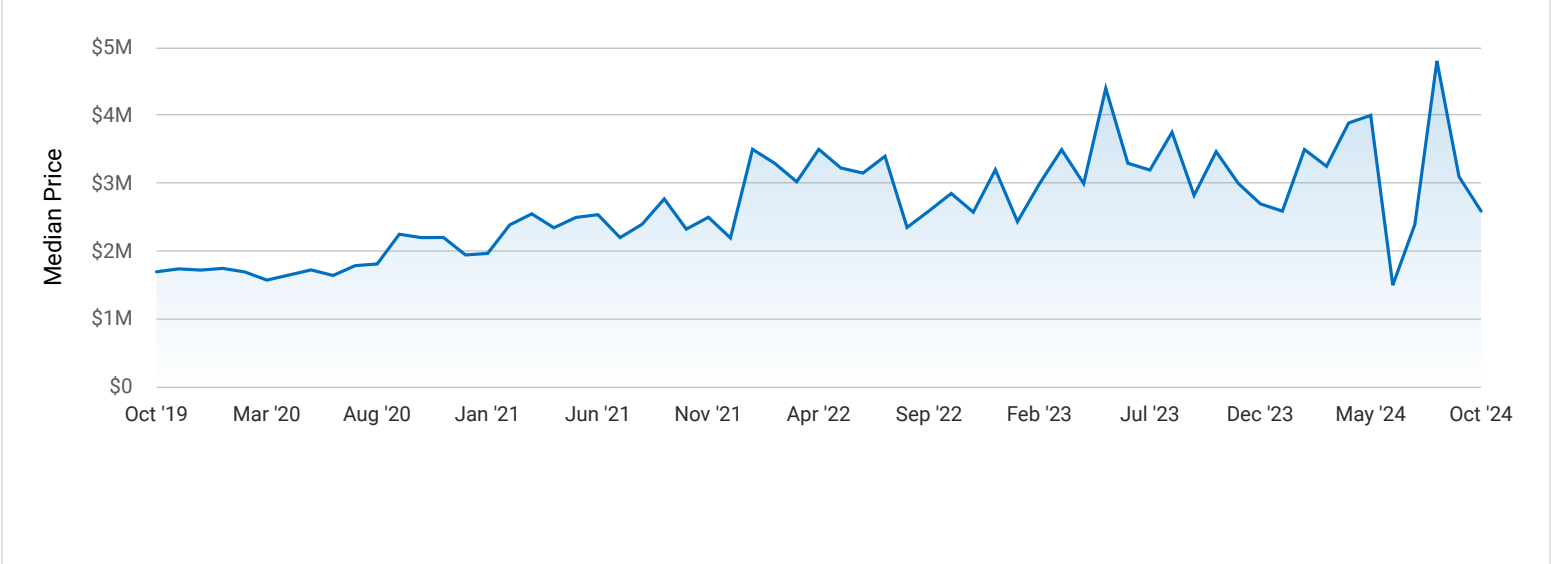
Source: Listings

New Pending Listings

October 2024

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median Days in RPR	Median \$/Sqft	Total \$ Volume	Median Living Area Sqft
\$2,590,000	23	56	\$716	\$77,516,500	3,779
↓ 16.4% MoM	↑ 187.5% MoM	↑ 69.7% MoM	↓ 4.9% MoM	↑ 229% MoM	↑ 6.8% MoM



Realtors Property Resource®, LLC

Source: Listings

Pending Listings

October 2024

Property Type: SF + Condo/TH/Apt

Median List Price	# of Properties	Median Days in RPR	Median \$/Sqft	Total \$ Volume	Median Living Area Sqft
\$3,647,500	18	109	\$857	\$107,744,888	4,050
↓ 25.6% MoM	↑ 28.6% MoM		↓ 6.2% MoM	↑ 3% MoM	↓ 23.3% MoM



Realtors Property Resource®, LLC

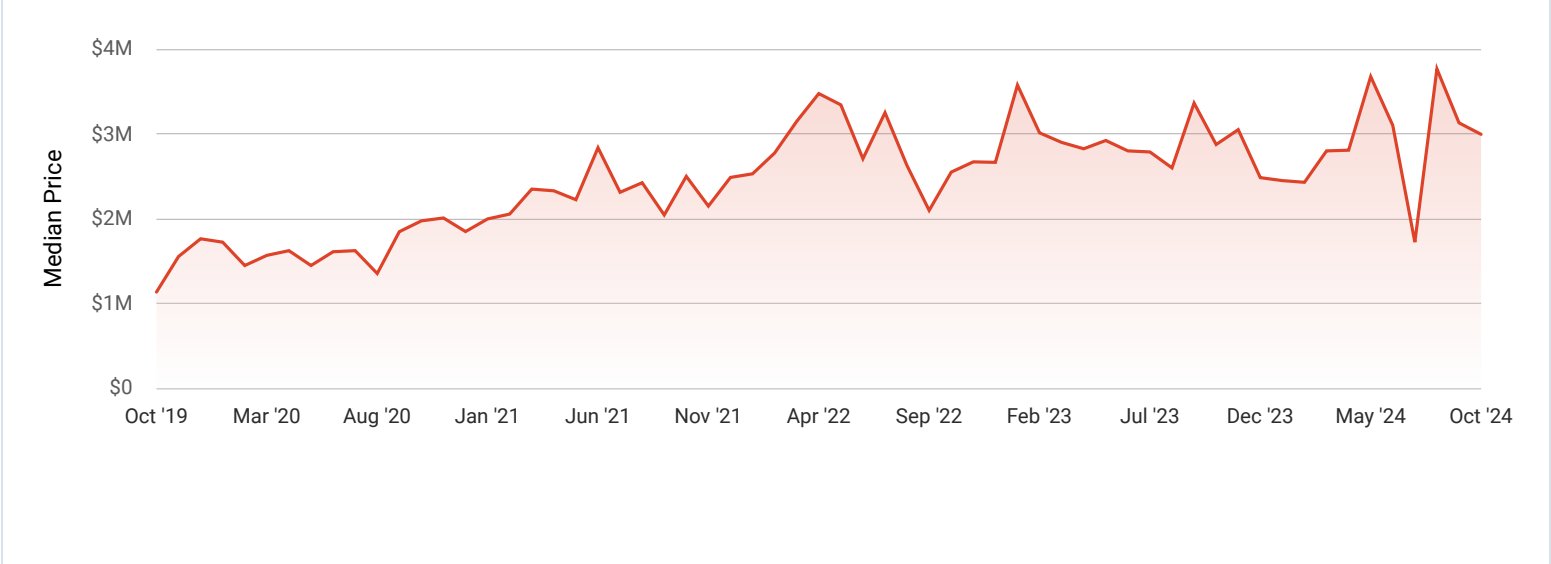
Source: Listings

Sold Listings

October 2024

Property Type: SF + Condo/TH/Apt

Median Sold Price	# of Properties	Avg. List to Sale Price %	Median Days in RPR	Median \$/Sqft	Total \$ Volume
\$2,995,000	21	97.16%	56	\$670	\$71,782,000
↓ 4.3% MoM	↑ 16.7% MoM	↑ 2.2% MoM	↑ 9.8% MoM	↓ 9.8% MoM	↑ 16.8% MoM



Realtors Property Resource®, LLC

Source: Listings

Months Supply of Inventory

October 2024

Property Type: SF + Condo/TH/Apt

Months Supply of Inventory	Last Month Change	12 Month Change
12.54	+1.2%	+103.6%



Realtors Property Resource®, LLC

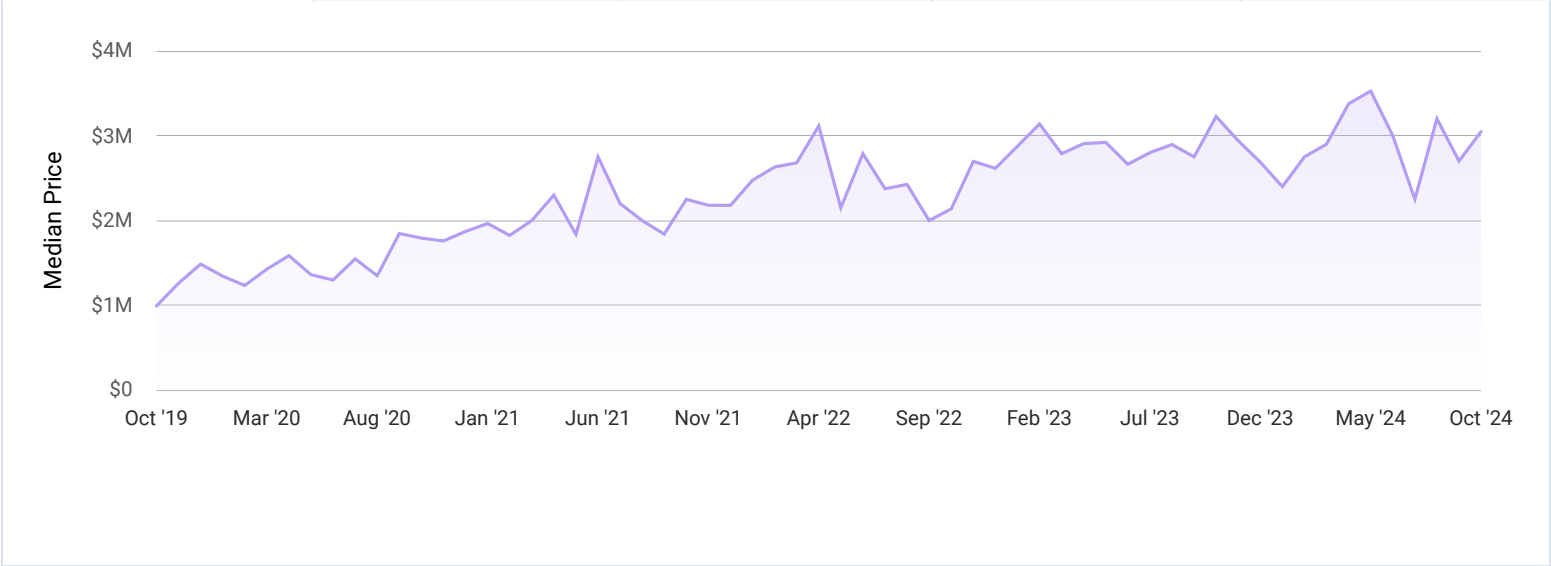
Source: Listings

Sold Public Records

October 2024

Property Type: SF + Condo/TH/Apt

<div>Median Sold Price</div> <div>\$3,047,500</div> <div>↑ 12.9% MoM</div>	<div># of Properties</div> <div>8</div> <div>↓ 66.7% MoM</div>	<div>Median \$/Sqft</div> <div>\$677</div> <div>↓ 8.5% MoM</div>	<div>Median Living Area Sqft</div> <div>4,035</div> <div>↑ 48.6% MoM</div>	<div>Total \$ Volume</div> <div>\$23,445,000</div> <div>↓ 71.5% MoM</div>
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Neighborhood: Housing Stats and Charts

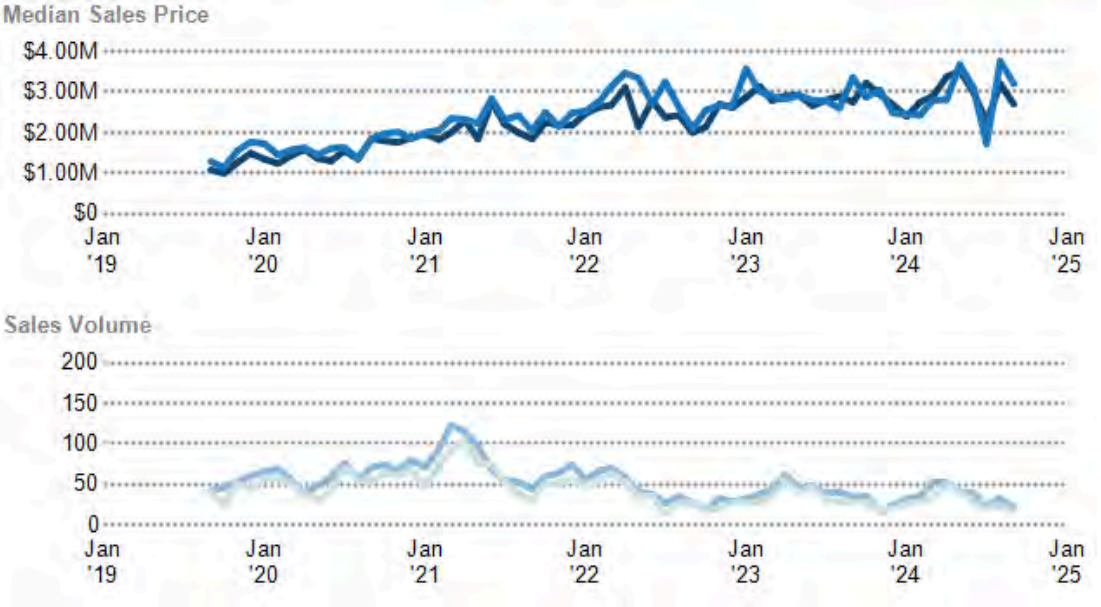
	Paradise Valley	Maricopa County	Arizona	USA
Median Estimated Home Value	\$3.13M	\$484K	\$452K	\$370K
Estimated Home Value 12-Month Change	+17.5%	+3%	+2.5%	+2.7%
Median List Price	\$4.8M	\$535K	\$480K	—
List Price 1-Month Change	+3.2%	+0.4%	0%	—
List Price 12-Month Change	+6.8%	-2.5%	+0.2%	—
Median Home Age	34	31	31	43
Own	95%	64%	66%	65%
Rent	5%	36%	34%	35%
\$ Value of All Buildings for which Permits Were Issued	—	\$8.7B	\$13.6B	\$365B
% Change in Permits for All Buildings	—	-12%	-7%	-6%
% Change in \$ Value for All Buildings	—	-7%	-7%	-5%

Median Sales Price vs. Sales Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.
Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings



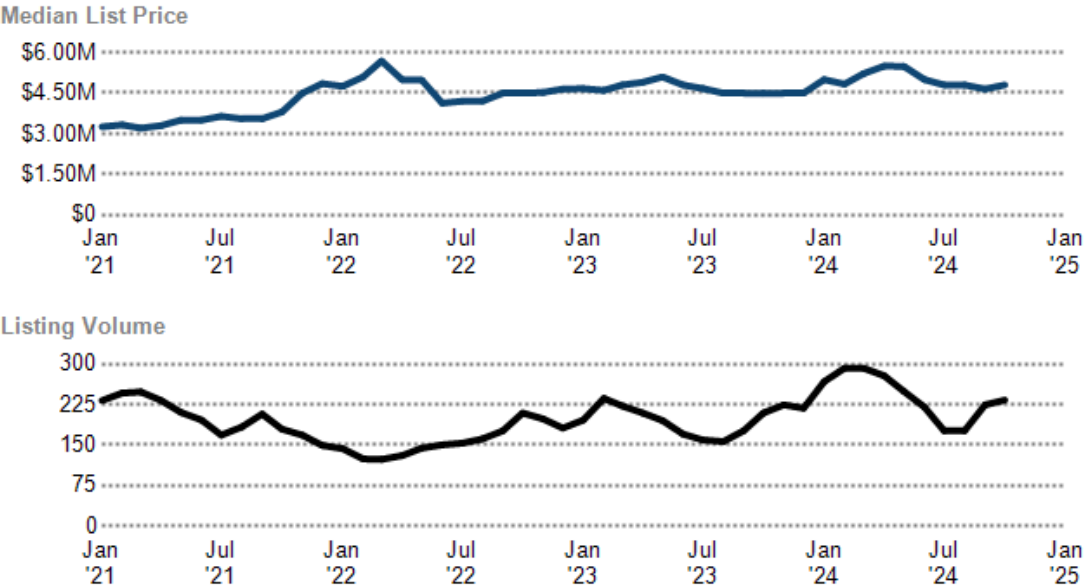
Median Listing Price vs. Listing Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median List Price
- Listing Volume



Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

- Sales Count By Price Range



Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily

- Sales Count By Price Per Sq Ft



Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily

Sales Count By Living Area



Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily

Sales Count by Age of House



Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

Sales Count by Bedroom



Neighborhood: People Stats and Charts

	Paradise Valley	Maricopa County	Arizona	USA
Population	12.7K	4.43M	7.17M	331M
Population Density per Sq Mi	824	482	63.1	93.6
Population Change since 2020	+1.9%	+4.4%	+3.9%	+1.8%
Median Age	55	37	38	39
Male / Female Ratio	53%	50%	50%	50%

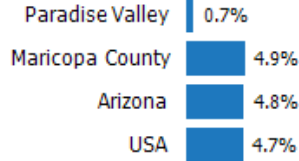
Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

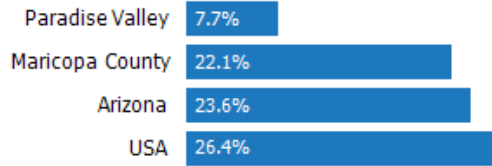
Less Than 9th Grade



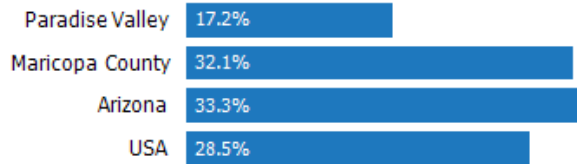
9-12th Grade/No Diploma



High School Graduate



Associate Degree



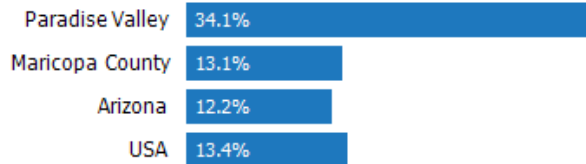
Bachelor's Degree



At Least a College Education



Grad/Professional Degree



Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Paradise Valley



Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Paradise Valley



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Paradise Valley



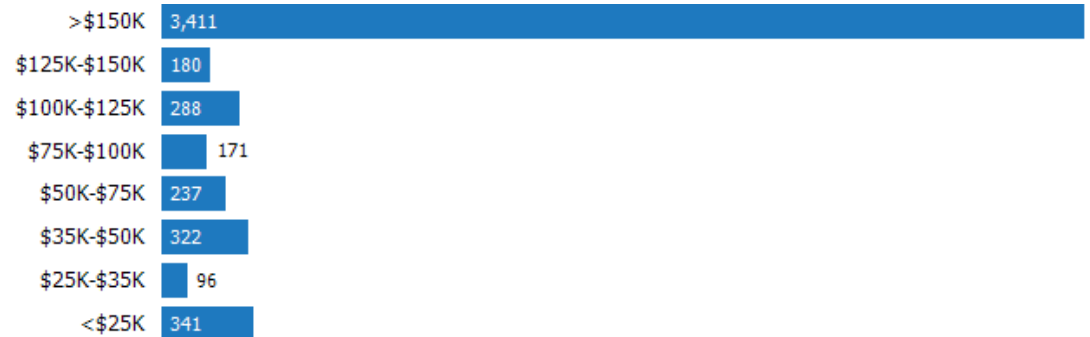
Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

Paradise Valley



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



Maricopa County

Neighborhood: Economic Stats and Charts

	Paradise Valley	Maricopa County	Arizona	USA
Income Per Capita	\$152,067	\$41,533	\$38,334	\$41,261
Median Household Income	\$221,333	\$80,675	\$72,581	\$75,149
Unemployment Rate	—	3.8%	4.4%	4.3%
Unemployment Number	—	96.2K	167K	7.16M
Employment Number	—	2.42M	3.62M	161M
Labor Force Number	—	2.52M	3.79M	168M

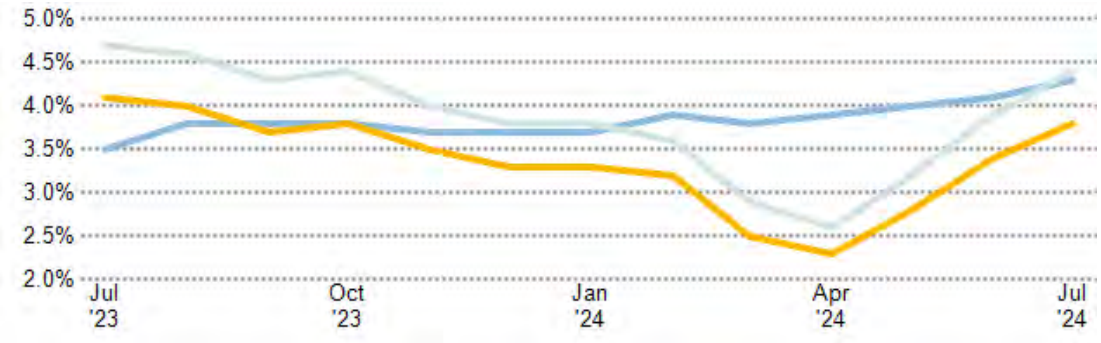
Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

- Maricopa County
- Arizona
- USA



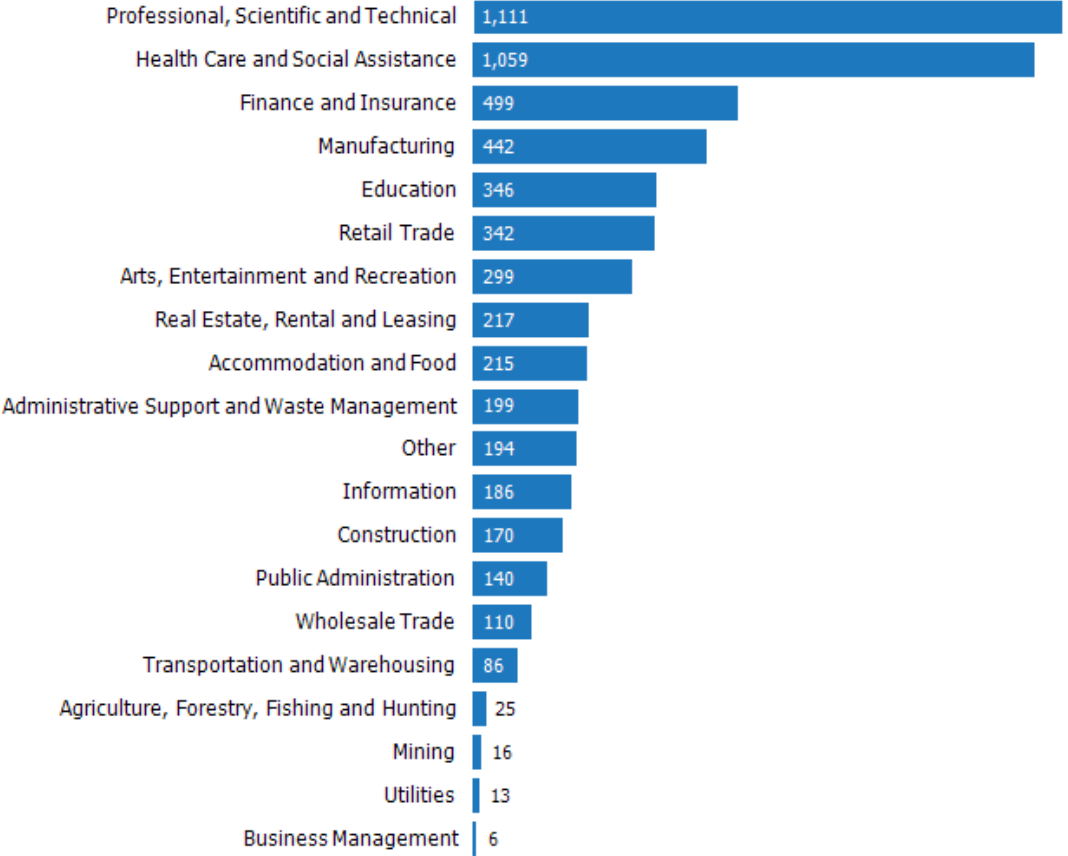
Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- Paradise Valley



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 85253

	Paradise Valley	Maricopa County	Arizona	USA
Elevation (in feet)	1,381	1,634	4,214	—
Annual Rainfall (in inches)	8.5	10.08	13.11	—
Annual Snowfall (in inches)	0	0.76	13.11	—
Days of Full Sun (per year)	180	180	172	—
Travel Time to Work (in minutes)	21	26	26	27
Water Quality - Health Violations	—	0	—	—
Water Quality - Monitoring and Report Violations	—	11.37	—	—
Superfund Sites	0	12	22	2,466
Brownfield Sites	No	Yes	Yes	Yes

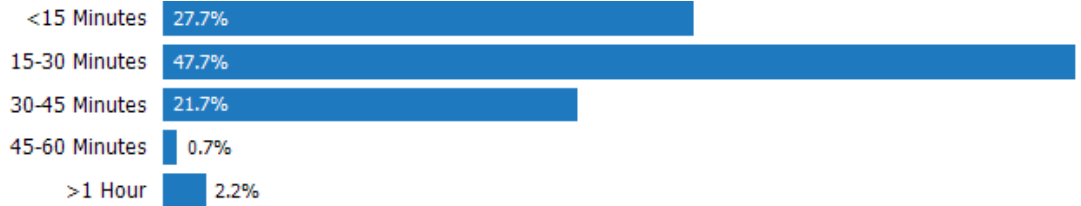
Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

Paradise Valley



How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually

Paradise Valley



Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

Paradise Valley

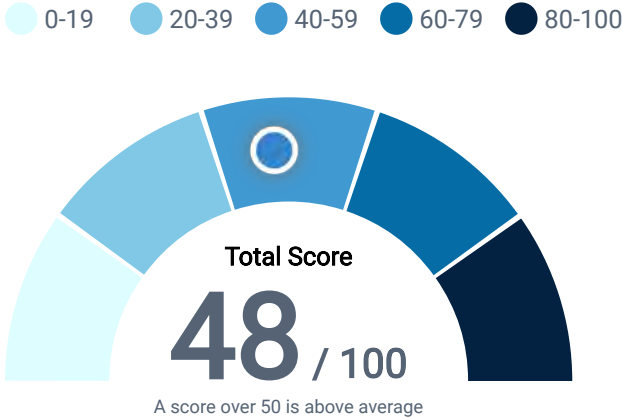


AARP Livability™ Index for 85253

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: [AARP](#)

Update Frequency: Annual



Housing	39
Affordability & Access	
Neighborhood	45
Access to Life, Work & Play	
Transportation	44
Safe & Convenient Options	
Environment	17
Clean Air & Water	
Health	73
Prevention, Access & Quality	
Engagement	63
Civic & Social Involvement	
Opportunity	55
Inclusion & Possibilities	

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

