

2019

PARADISE VALLEY

MARKET REPORT

June 2019



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	Jun 2019	Jun 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	47	63	-25.4%	469	444	+5.6%
New Listing Volume	\$103,023,697	\$133,854,899	-23%	\$1,076,589,173	\$967,907,100	+11.2%
Active Listing Count	–	281	–	N/A	N/A	
Active Listing Volume	–	\$796,374,965	–	N/A	N/A	
Average Listing Price	–	\$2,834,075	–	\$2,968,440	\$2,769,589	+7.2%
Median Listing Price	–	\$2,195,000	–	\$2,421,819	\$2,155,448	+12.4%
Average Listing Price per Sq Ft	–	\$447	–	\$472	\$439	+7.6%
Median Listing Price per Sq Ft	–	\$403	–	\$442	\$406	+8.8%
Median Days in RPR	–	115	–	80.54	102.23	-21.2%
Months of Inventory	–	5.1	-100%	6.5	7.3	-10.8%
Absorption Rate	–	19.57%	–	15.38%	13.73%	+1.7%
Sales Activity Charts Metrics						
New Pending Sales Count	70	51	+37.3%	418	364	+14.8%
New Pending Sales Volume	\$132,974,749	\$74,396,171	+78.7%	\$870,992,826	\$655,831,134	+32.8%
Pending Sales Count	–	48	–	N/A	N/A	
Pending Sales Volume	–	\$80,635,170	–	N/A	N/A	
Closed Sales Count	54	48	+12.5%	293	296	-1%
Closed Sales Volume	\$99,495,600	\$75,139,919	+32.4%	\$566,389,083	\$520,094,836	+8.9%
Average Sales Price	\$1,842,511	\$1,565,415	+17.7%	\$1,933,069	\$1,757,077	+10%
Median Sales Price	\$1,255,500	\$1,182,250	+6.2%	\$1,425,138	\$1,497,880	-4.9%
Average Sales Price per Sq Ft	\$396	\$385	+2.8%	\$410	\$402	+2%
Median Sales Price per Sq Ft	\$386	\$388	-0.6%	\$368	\$374	-1.5%
Distressed Charts Metrics						
Distressed Listing Count	–	2	–	N/A	N/A	

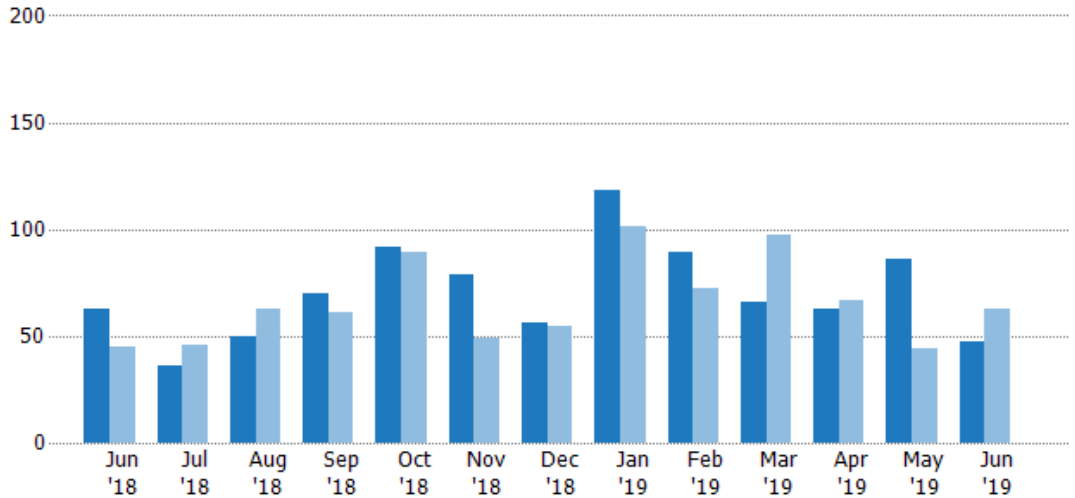
New Listings

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, Single
Family Residence

Month/ Year	Count	% Chg.
Jun '19	47	-25.4%
Jun '18	63	40%
Jun '17	45	13.3%



Current Year	63	36	50	70	92	79	56	118	89	66	63	86	47
Prior Year	45	46	63	61	89	49	55	101	72	97	67	44	63
Percent Change from Prior Year	40%	-22%	-21%	15%	3%	61%	2%	17%	24%	-32%	-6%	95%	-25%

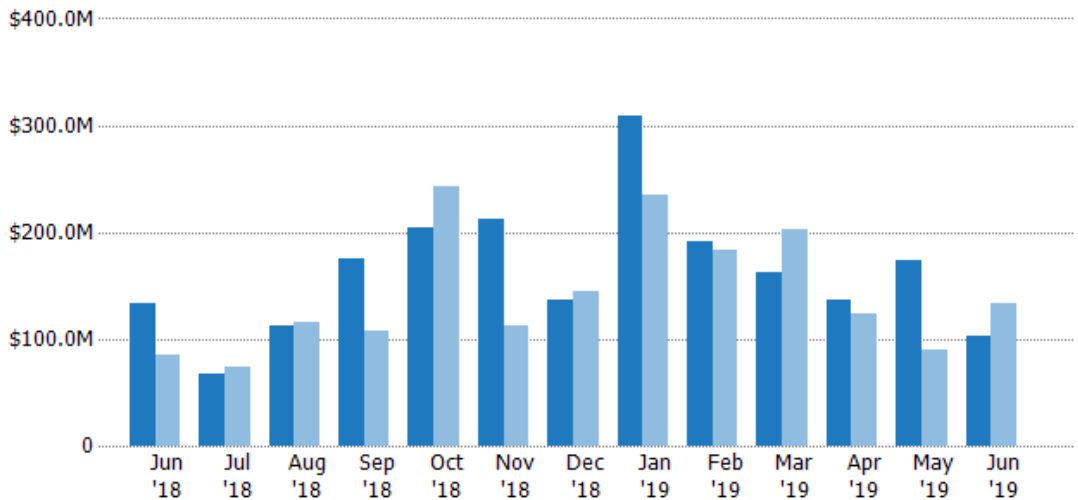
New Listing Volume

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, Single
Family Residence

Month/ Year	Volume	% Chg.
Jun '19	\$103M	-23%
Jun '18	\$134M	57.6%
Jun '17	\$84.9M	-5.1%



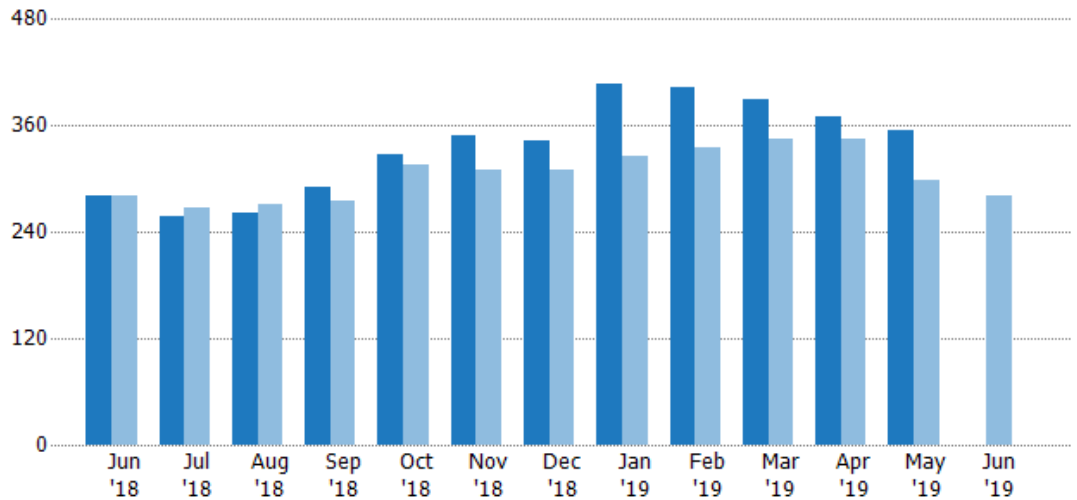
Current Year	\$134M	\$66.6M	\$112M	\$175M	\$204M	\$213M	\$136M	\$309M	\$192M	\$162M	\$136M	\$173M	\$103M
Prior Year	\$84.9M	\$73.1M	\$115M	\$107M	\$242M	\$112M	\$144M	\$235M	\$183M	\$203M	\$124M	\$89.1M	\$134M
Percent Change from Prior Year	58%	-9%	-3%	63%	-16%	90%	-5%	32%	5%	-20%	10%	95%	-23%

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, Single
Family Residence



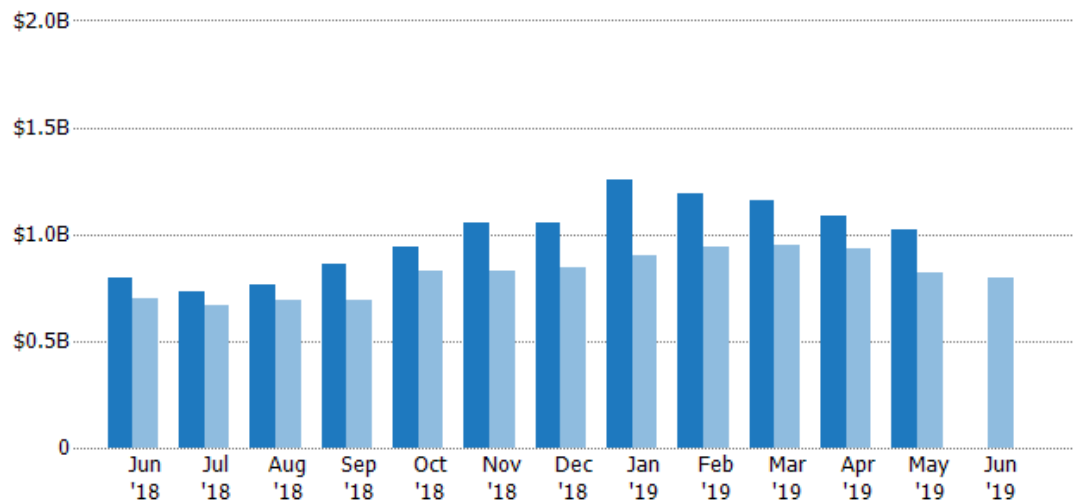
Current Year	281	257	262	291	327	349	342	406	404	390	370	354	-
Prior Year	281	268	271	275	316	309	309	325	336	345	345	298	281
Percent Change from Prior Year	0%	-4%	-3%	6%	3%	13%	11%	25%	20%	13%	7%	19%	-100%

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, Single
Family Residence



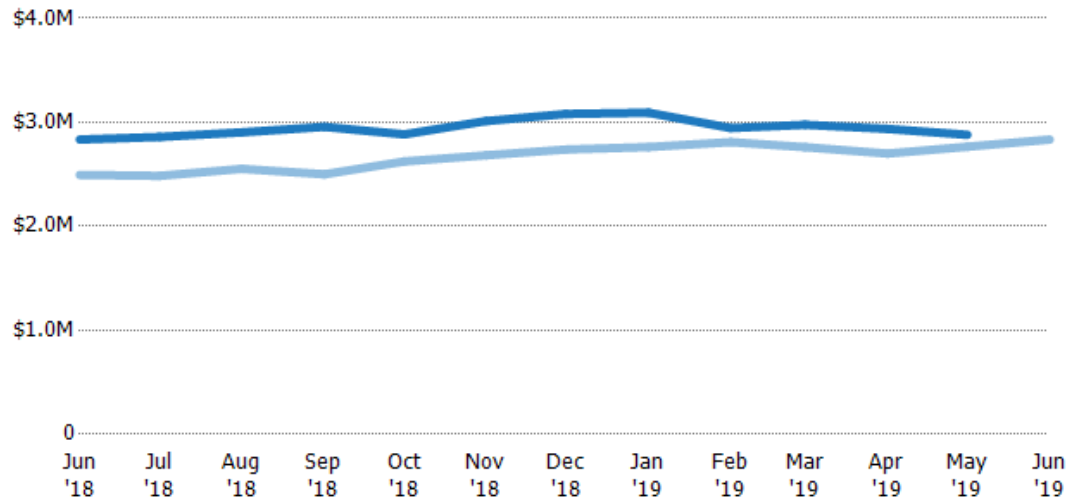
Current Year	\$796M	\$735M	\$761M	\$860M	\$943M	\$1.05B	\$1.05B	\$1.26B	\$1.19B	\$1.16B	\$1.09B	\$1.02B	-
Prior Year	\$701M	\$666M	\$692M	\$688M	\$829M	\$829M	\$846M	\$898M	\$944M	\$952M	\$931M	\$824M	\$796M
Percent Change from Prior Year	14%	10%	10%	25%	14%	27%	24%	40%	26%	22%	17%	24%	-100%

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, Single
Family Residence



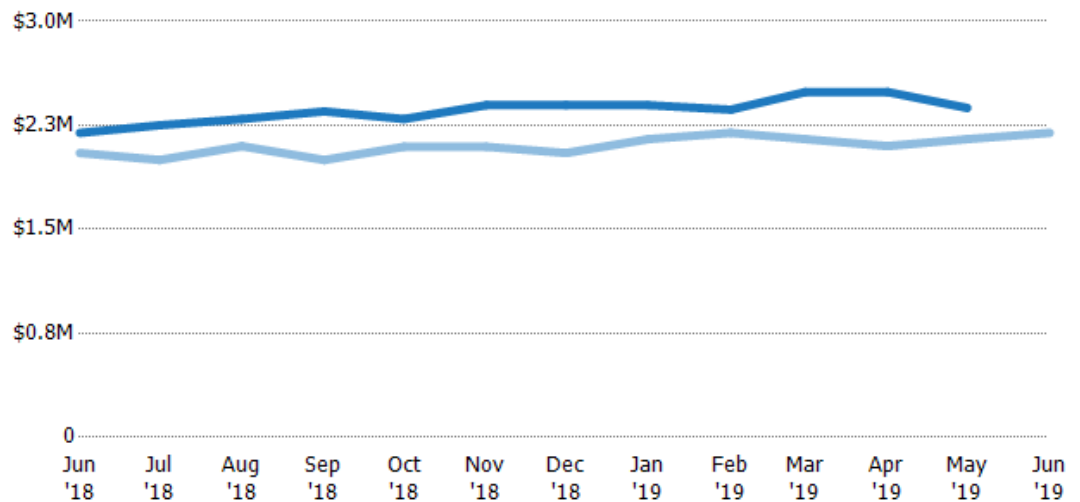
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$2.83M	\$2.86M	\$2.9M	\$2.96M	\$2.88M	\$3.01M	\$3.08M	\$3.09M	\$2.94M	\$2.98M	\$2.94M	\$2.88M	-
Prior Year	\$2.49M	\$2.48M	\$2.55M	\$2.5M	\$2.62M	\$2.68M	\$2.74M	\$2.76M	\$2.81M	\$2.76M	\$2.7M	\$2.76M	\$2.83M
Percent Change from Prior Year	14%	15%	14%	18%	10%	12%	12%	12%	5%	8%	9%	4%	-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, Single
Family Residence



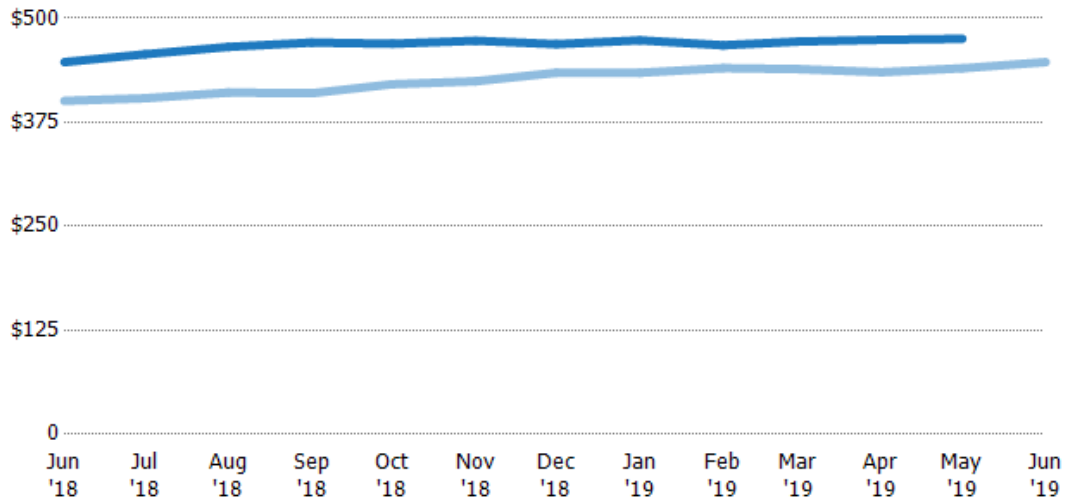
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$2.2M	\$2.25M	\$2.3M	\$2.35M	\$2.3M	\$2.4M	\$2.4M	\$2.4M	\$2.36M	\$2.49M	\$2.49M	\$2.38M	-
Prior Year	\$2.05M	\$2M	\$2.1M	\$2M	\$2.1M	\$2.1M	\$2.05M	\$2.15M	\$2.2M	\$2.15M	\$2.1M	\$2.15M	\$2.2M
Percent Change from Prior Year	7%	13%	9%	18%	10%	14%	17%	11%	8%	16%	19%	10%	-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, Single
Family Residence



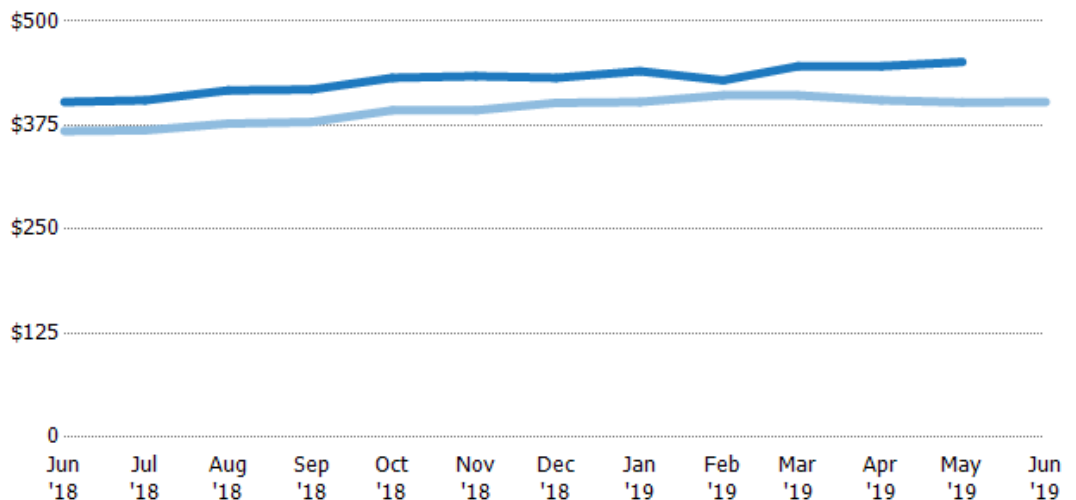
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$447	\$457	\$466	\$471	\$469	\$473	\$469	\$473	\$468	\$472	\$474	\$475	-
Prior Year	\$401	\$404	\$411	\$410	\$421	\$424	\$435	\$435	\$440	\$439	\$435	\$440	\$447
Percent Change from Prior Year	12%	13%	13%	15%	12%	11%	8%	9%	6%	8%	9%	8%	-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, Single
Family Residence



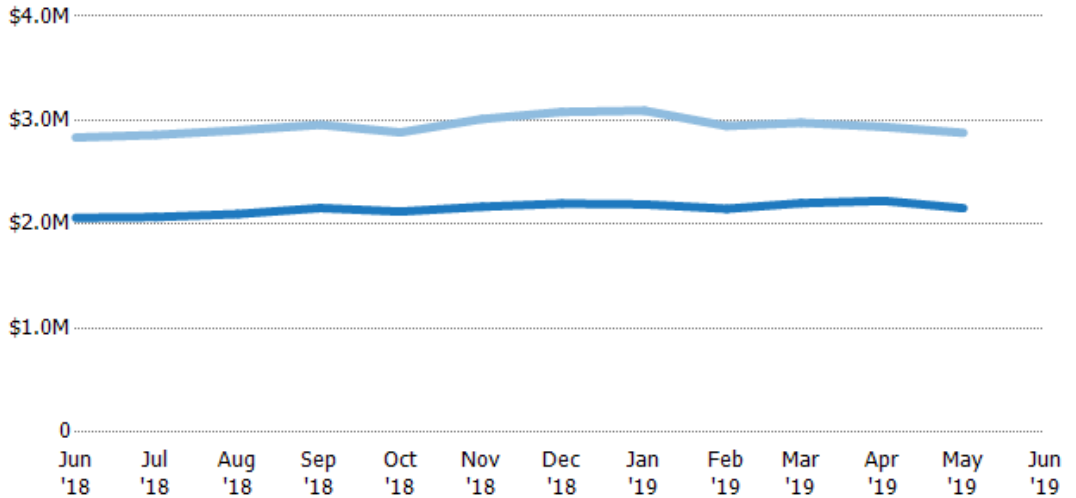
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$403	\$405	\$417	\$418	\$432	\$434	\$432	\$440	\$429	\$446	\$446	\$451	-
Prior Year	\$368	\$369	\$377	\$379	\$393	\$393	\$402	\$403	\$411	\$411	\$405	\$403	\$403
Percent Change from Prior Year	10%	10%	11%	10%	10%	10%	7%	9%	4%	9%	10%	12%	-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, Single
Family Residence



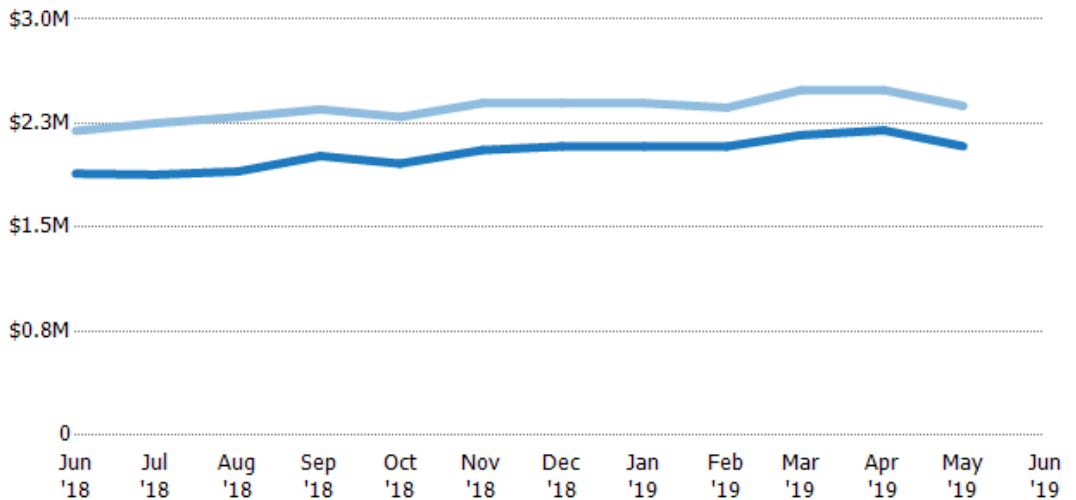
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Avg Est Value	\$2.06M	\$2.07M	\$2.1M	\$2.16M	\$2.12M	\$2.17M	\$2.2M	\$2.19M	\$2.15M	\$2.2M	\$2.23M	\$2.15M	-
Avg Listing Price	\$2.83M	\$2.86M	\$2.9M	\$2.96M	\$2.88M	\$3.01M	\$3.08M	\$3.09M	\$2.94M	\$2.98M	\$2.94M	\$2.88M	-
Avg Listing Price as a % of Avg Est Value	137%	138%	138%	137%	136%	139%	140%	141%	137%	135%	132%	134%	-

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, Single
Family Residence



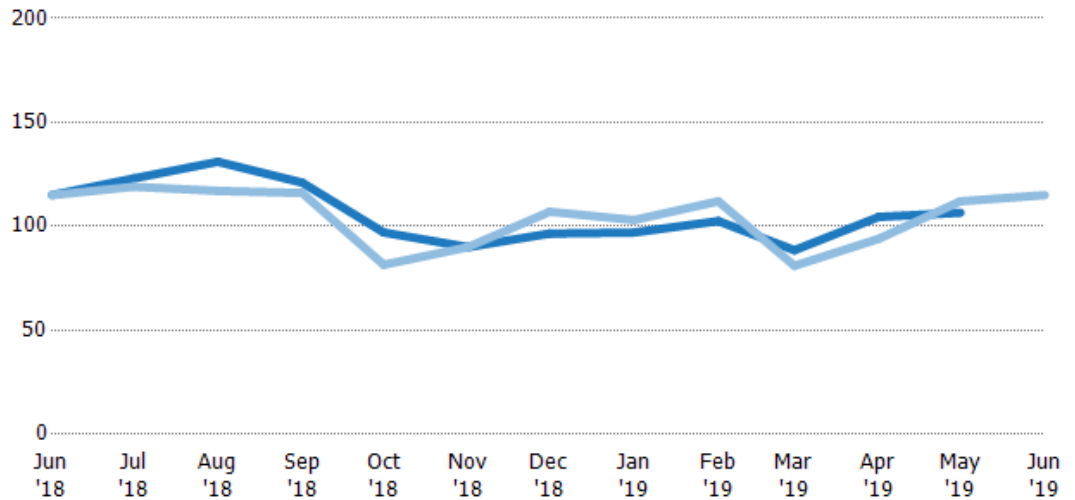
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Median Est Value	\$1.89M	\$1.88M	\$1.9M	\$2.01M	\$1.96M	\$2.06M	\$2.08M	\$2.08M	\$2.08M	\$2.16M	\$2.2M	\$2.08M	-
Median Listing Price	\$2.2M	\$2.25M	\$2.3M	\$2.35M	\$2.3M	\$2.4M	\$2.4M	\$2.4M	\$2.36M	\$2.49M	\$2.49M	\$2.38M	-
Med Listing Price as a % of Med Est Value	116%	120%	121%	117%	117%	116%	115%	115%	113%	115%	113%	114%	-

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:
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Family Residence



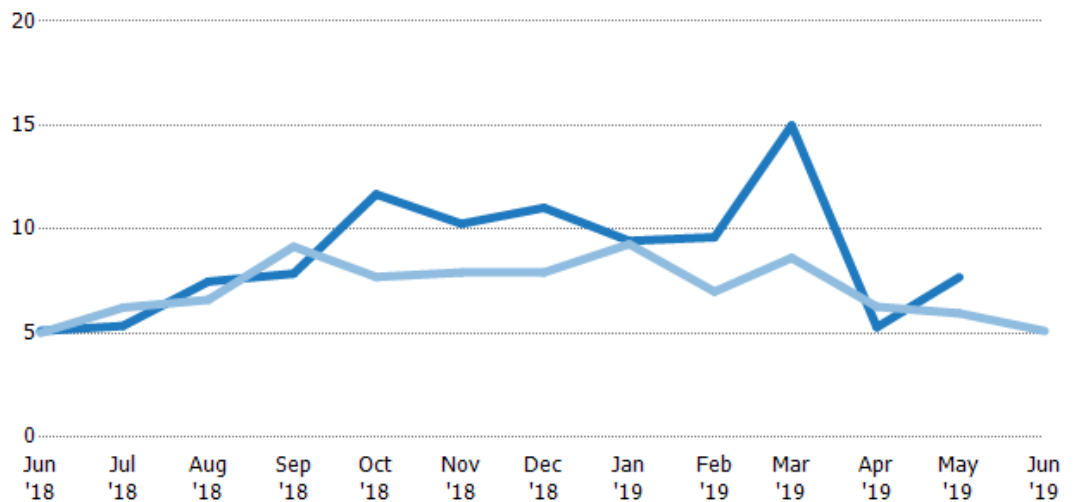
Current Year	115	123	131	121	97	90	96.5	97	103	88.5	105	107	-
Prior Year	115	119	117	116	81.5	90	107	103	112	81	94	112	115
Percent Change from Prior Year	0%	3%	12%	4%	19%	0%	-10%	-6%	-8%	9%	11%	-5%	-100%

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:
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Family Residence



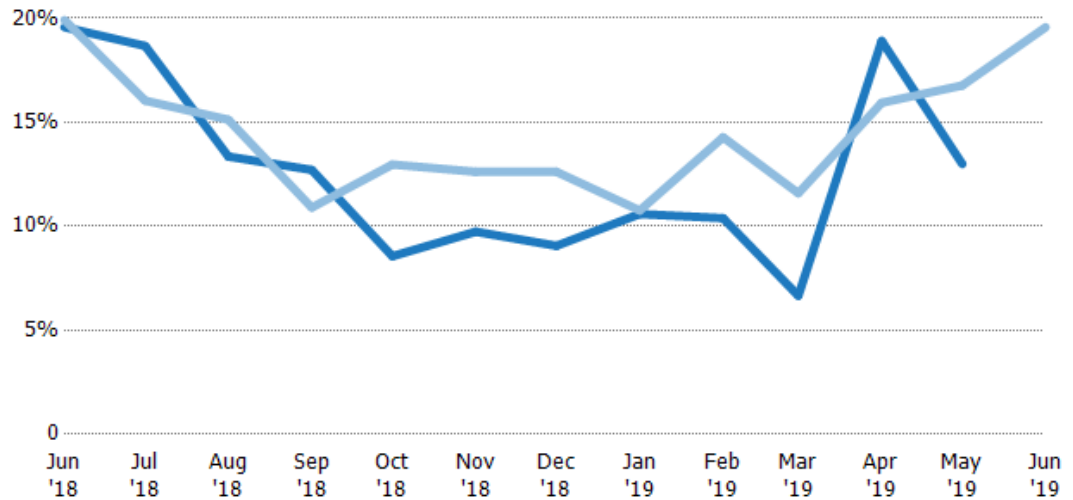
Current Year	5.11	5.35	7.49	7.86	11.7	10.3	11	9.44	9.62	15	5.29	7.7	-
Prior Year	5.02	6.23	6.61	9.17	7.71	7.92	7.92	9.29	7	8.63	6.27	5.96	5.11
Percent Change from Prior Year	2%	-14%	13%	-14%	52%	30%	39%	2%	37%	74%	-16%	29%	-100%

Absorption Rate

The percentage of inventory sold per month.

Filters Used

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



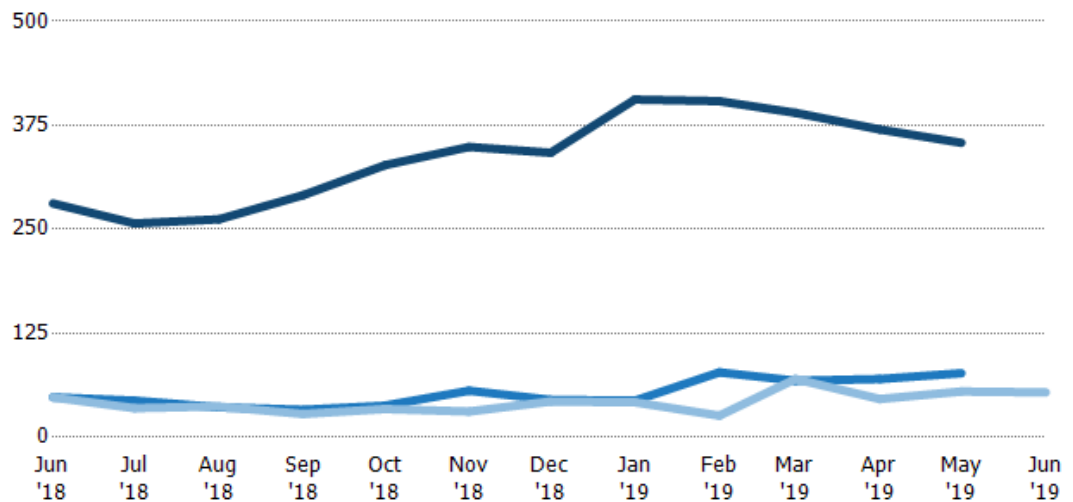
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	20%	19%	13%	13%	9%	10%	9%	11%	10%	7%	19%	13%	-
Prior Year	20%	16%	15%	11%	13%	13%	13%	11%	14%	12%	16%	17%	20%
Change from Prior Year	0%	-3%	2%	-2%	4%	3%	4%	0%	4%	5%	-3%	4%	20%

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, Single
Family Residence



	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Active	281	257	262	291	327	349	342	406	404	390	370	354	-
Pending	48	44	36	33	38	56	45	44	78	68	70	77	-
Sold	48	35	37	28	34	31	43	42	26	70	46	55	54

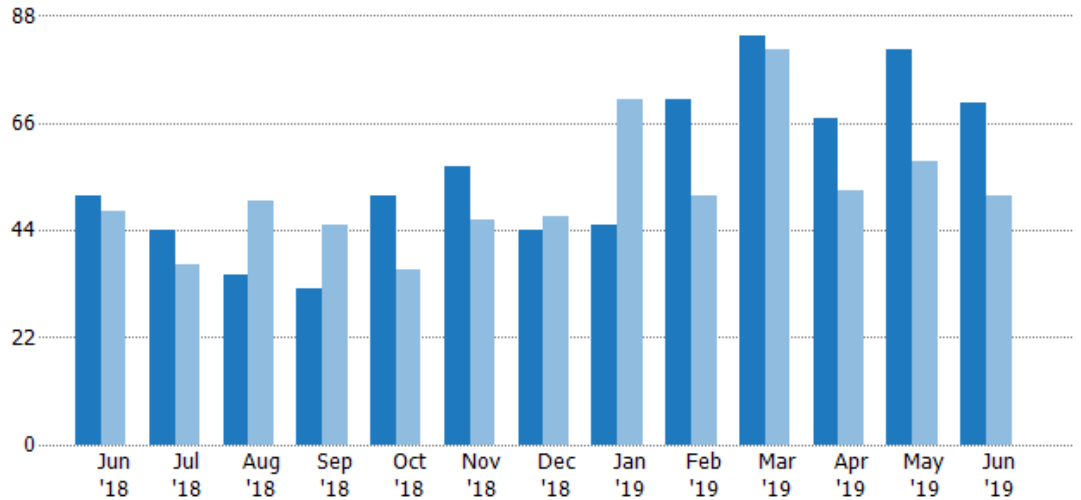
New Pending Sales

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, Single
Family Residence

Month/ Year	Count	% Chg.
Jun '19	70	37.3%
Jun '18	51	6.3%
Jun '17	48	-31.3%



Current Year	51	44	35	32	51	57	44	45	71	84	67	81	70
Prior Year	48	37	50	45	36	46	47	71	51	81	52	58	51
Percent Change from Prior Year	6%	19%	-30%	-29%	42%	24%	-6%	-37%	39%	4%	29%	40%	37%

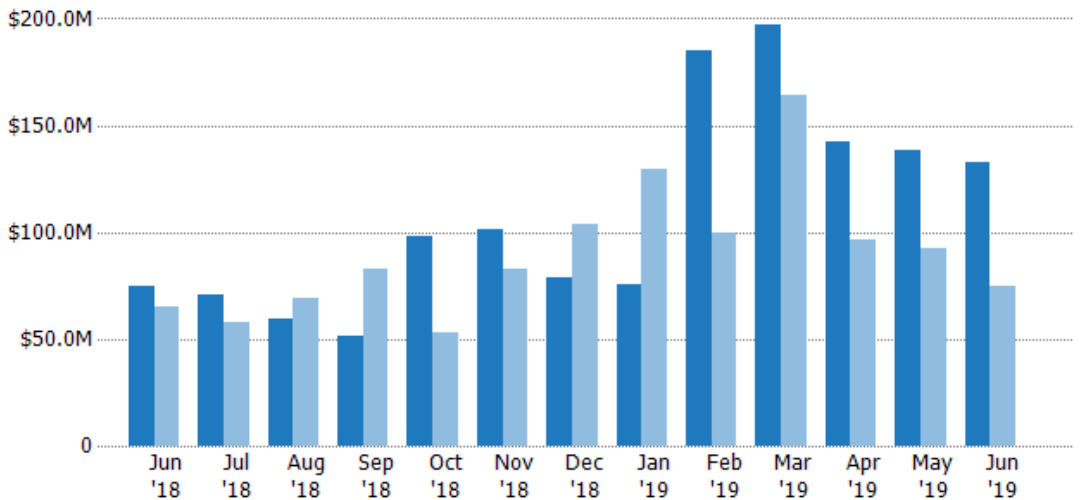
New Pending Sales Volume

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, Single
Family Residence

Month/ Year	Volume	% Chg.
Jun '19	\$133M	78.7%
Jun '18	\$74.4M	14.4%
Jun '17	\$65M	-28.6%



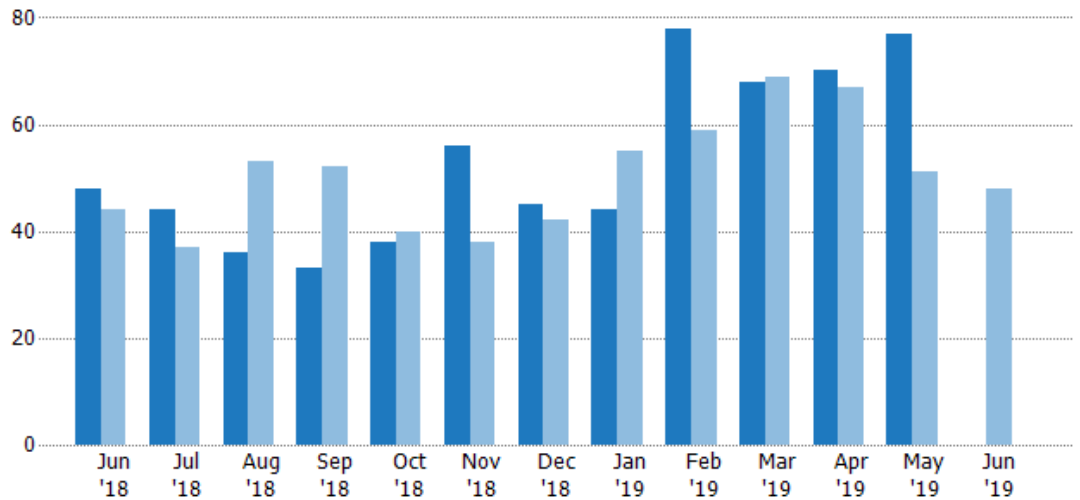
Current Year	\$74.4M	\$70.9M	\$59.6M	\$51.2M	\$97.7M	\$101M	\$79M	\$75.8M	\$185M	\$197M	\$142M	\$139M	\$133M
Prior Year	\$65M	\$58M	\$68.9M	\$82.7M	\$53M	\$82.5M	\$103M	\$129M	\$100M	\$164M	\$96.2M	\$92.1M	\$74.4M
Percent Change from Prior Year	14%	22%	-13%	-38%	84%	23%	-24%	-41%	85%	20%	48%	50%	79%

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, Single
Family Residence



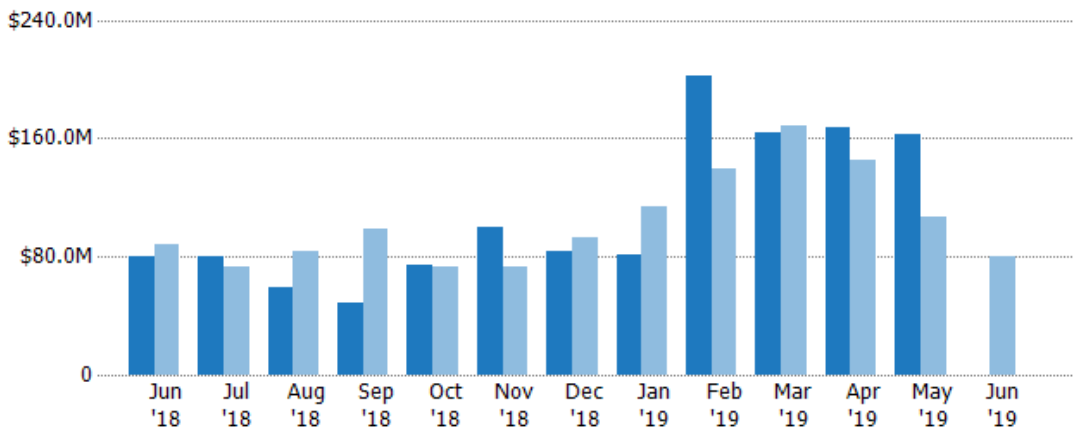
Current Year	48	44	36	33	38	56	45	44	78	68	70	77	-
Prior Year	44	37	53	52	40	38	42	55	59	69	67	51	48
Percent Change from Prior Year	9%	19%	-32%	-37%	-5%	47%	7%	-20%	32%	-1%	4%	51%	-100%

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, Single
Family Residence



Current Year	\$80.6M	\$79.6M	\$59.6M	\$49.1M	\$73.7M	\$100M	\$83.7M	\$81.7M	\$203M	\$163M	\$167M	\$163M	-
Prior Year	\$88.2M	\$73.6M	\$83.2M	\$99.2M	\$73.2M	\$73.4M	\$92.9M	\$113M	\$139M	\$169M	\$145M	\$107M	\$80.6M
Percent Change from Prior Year	-9%	8%	-28%	-51%	1%	37%	-10%	-28%	46%	-3%	15%	53%	-100%

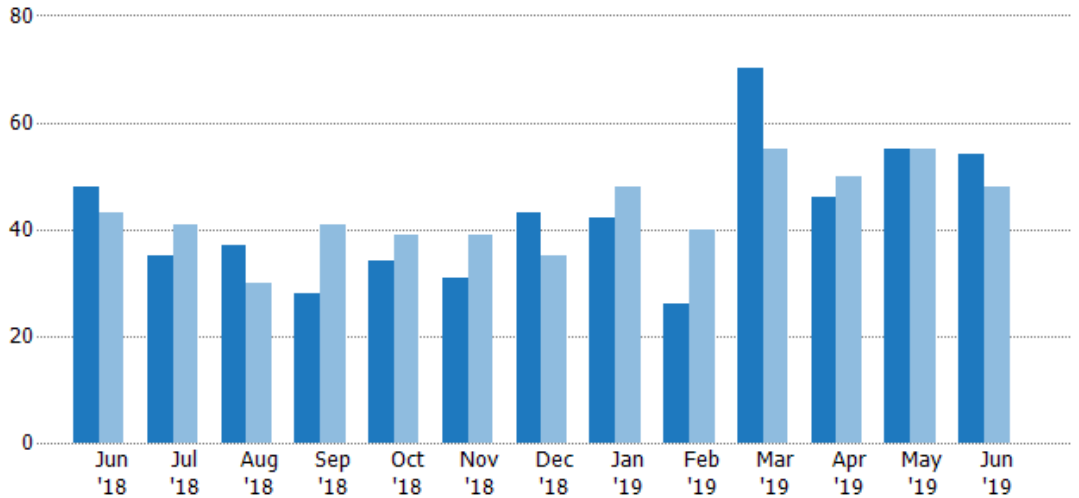
Closed Sales

The total number of residential properties sold each month.

Filters Used

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

Month/ Year	Count	% Chg.
Jun '19	54	12.5%
Jun '18	48	11.6%
Jun '17	43	-27.9%



	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	48	35	37	28	34	31	43	42	26	70	46	55	54
Prior Year	43	41	30	41	39	39	35	48	40	55	50	55	48
Percent Change from Prior Year	12%	-15%	23%	-32%	-13%	-21%	23%	-13%	-35%	27%	-8%	0%	13%

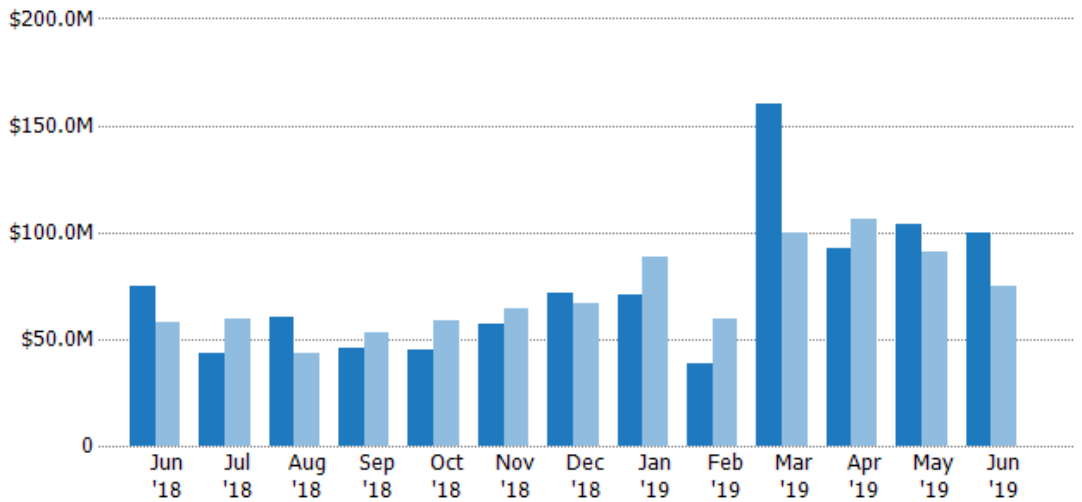
Closed Sales Volume

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, Single
Family Residence

Month/ Year	Volume	% Chg.
Jun '19	\$99.5M	32.4%
Jun '18	\$75.1M	30.1%
Jun '17	\$57.7M	-33.3%



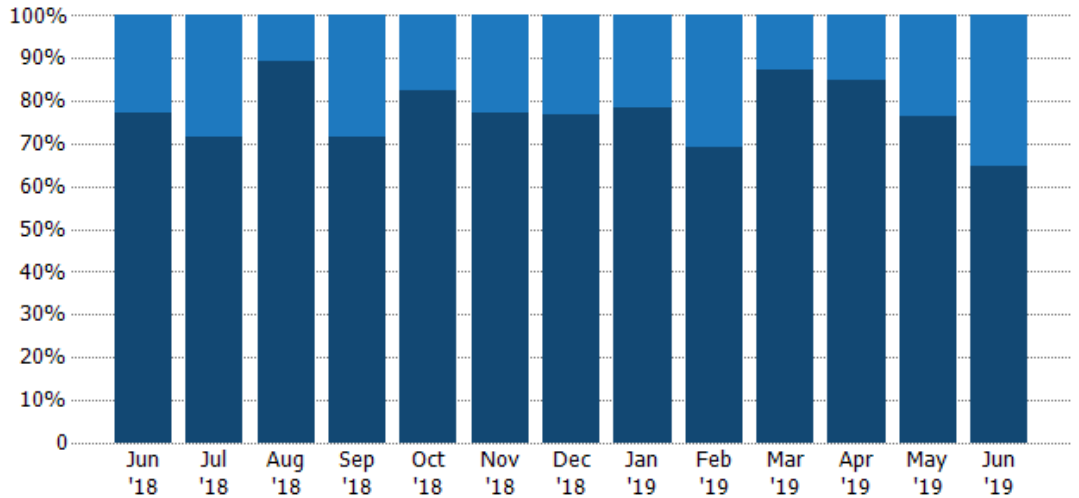
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$75.1M	\$43.2M	\$60M	\$45.4M	\$44.8M	\$57.2M	\$71.2M	\$71M	\$38.8M	\$160M	\$92.8M	\$104M	\$99.5M
Prior Year	\$57.7M	\$59.6M	\$43.7M	\$52.9M	\$58.3M	\$64.2M	\$66.5M	\$88.2M	\$59.7M	\$100M	\$106M	\$91M	\$75.1M
Percent Change from Prior Year	30%	-28%	37%	-14%	-23%	-11%	7%	-20%	-35%	61%	-13%	14%	32%

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, Single
Family Residence



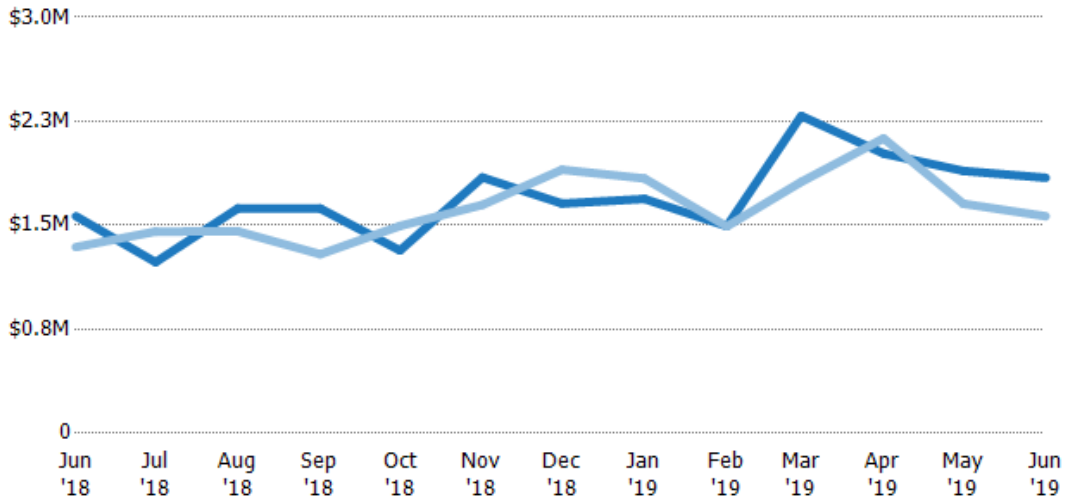
Condo/Townhouse	23%	29%	11%	29%	18%	23%	23%	21%	31%	13%	15%	24%	35%
Single Family Residence	77%	71%	89%	71%	82%	77%	77%	79%	69%	87%	85%	76%	65%

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, Single
Family Residence



Current Year	\$1.57M	\$1.23M	\$1.62M	\$1.62M	\$1.32M	\$1.85M	\$1.66M	\$1.69M	\$1.49M	\$2.29M	\$2.02M	\$1.89M	\$1.84M
Prior Year	\$1.34M	\$1.45M	\$1.46M	\$1.29M	\$1.5M	\$1.65M	\$1.9M	\$1.84M	\$1.49M	\$1.81M	\$2.13M	\$1.66M	\$1.57M
Percent Change from Prior Year	17%	-15%	11%	26%	-12%	12%	-13%	-8%	0%	26%	-5%	14%	18%

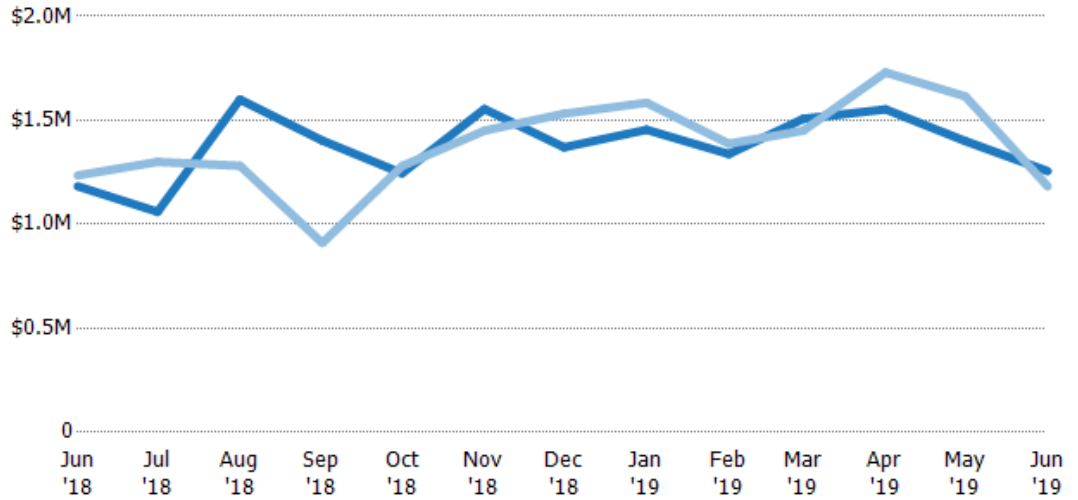
Median Sales Price

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, Single
Family Residence

Month/ Year	Price	% Chg.
Jun '19	\$1.26M	6.2%
Jun '18	\$1.18M	-4.3%
Jun '17	\$1.24M	-3.2%



Current Year	\$1.18M	\$1.06M	\$1.6M	\$1.4M	\$1.25M	\$1.55M	\$1.37M	\$1.45M	\$1.34M	\$1.51M	\$1.55M	\$1.4M	\$1.26M
Prior Year	\$1.24M	\$1.3M	\$1.28M	\$910K	\$1.28M	\$1.45M	\$1.53M	\$1.58M	\$1.39M	\$1.45M	\$1.73M	\$1.62M	\$1.18M
Percent Change from Prior Year	-4%	-18%	25%	54%	-3%	7%	-11%	-8%	-4%	4%	-10%	-13%	6%

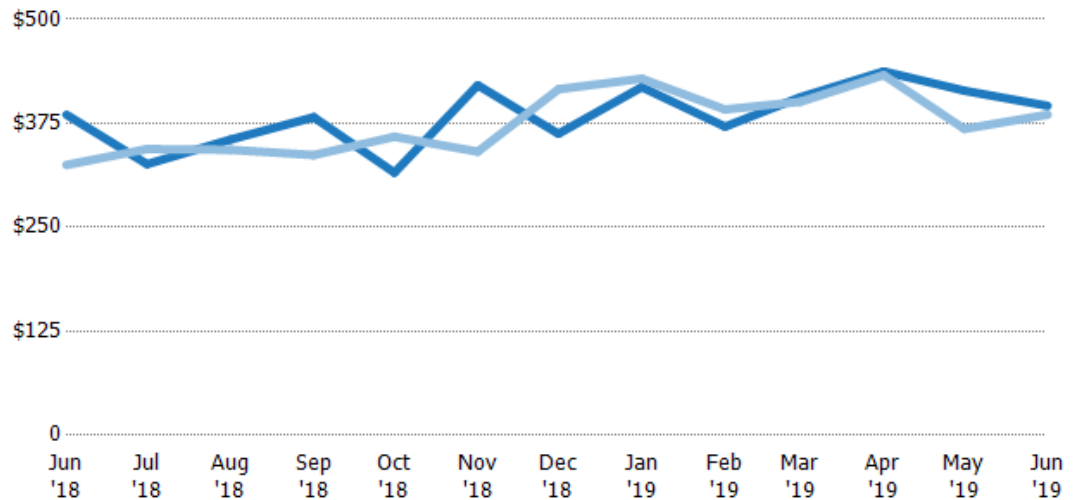
Average Sales Price per Sq Ft

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, Single
Family Residence

Month/ Year	Price/sq ft	% Chg.
Jun '19	\$396	2.8%
Jun '18	\$385	18.6%
Jun '17	\$325	-2.9%



Current Year	\$385	\$326	\$355	\$382	\$316	\$421	\$362	\$419	\$371	\$406	\$437	\$414	\$396
Prior Year	\$325	\$344	\$343	\$337	\$359	\$341	\$416	\$429	\$392	\$401	\$433	\$368	\$385
Percent Change from Prior Year	19%	-5%	4%	13%	-12%	23%	-13%	-2%	-5%	1%	1%	12%	3%

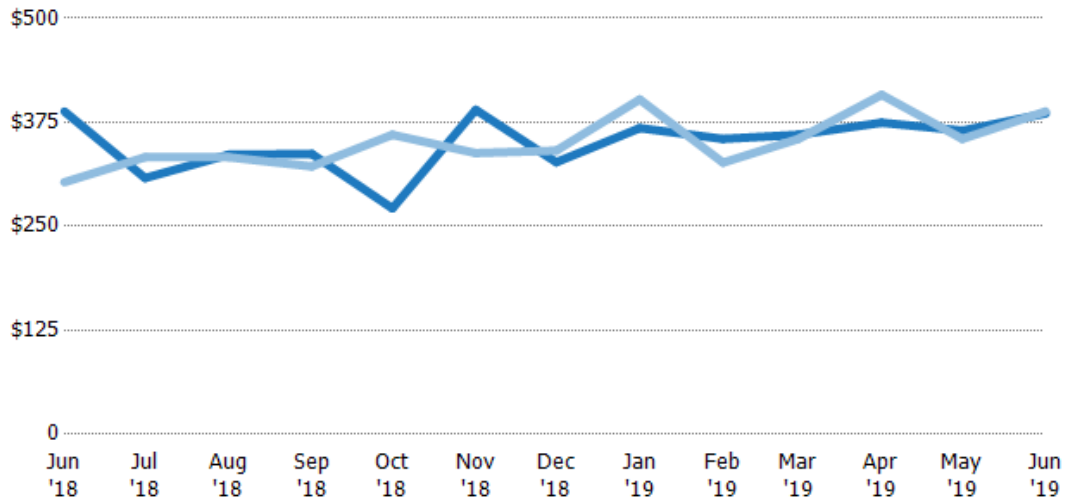
Median Sales Price per Sq Ft

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, Single
Family Residence

Month/ Year	Price/sq ft	% Chg.
Jun '19	\$386	-0.6%
Jun '18	\$388	28.1%
Jun '17	\$303	10.2%



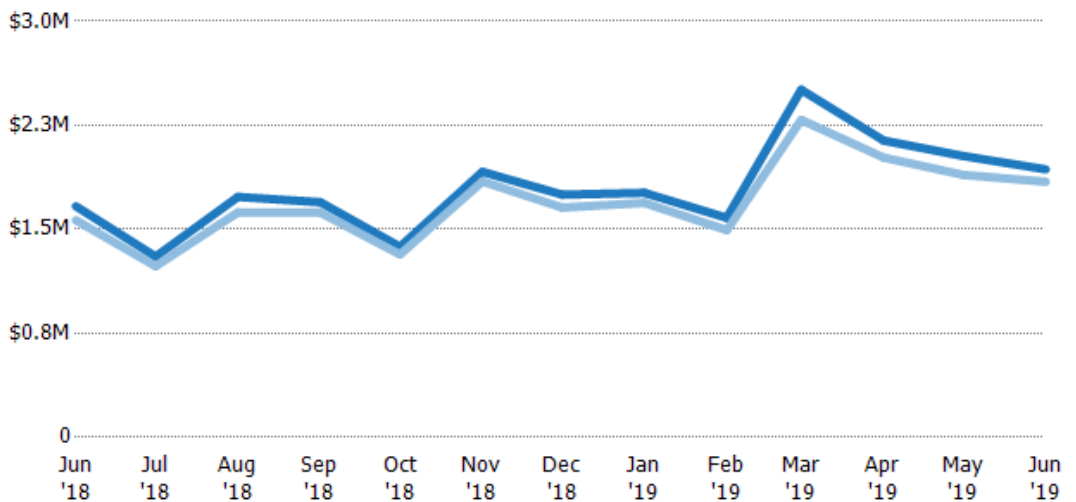
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	\$388	\$308	\$336	\$337	\$272	\$390	\$327	\$368	\$355	\$360	\$375	\$365	\$386
Prior Year	\$303	\$333	\$333	\$322	\$360	\$338	\$341	\$403	\$327	\$355	\$408	\$355	\$388
Percent Change from Prior Year	28%	-8%	1%	5%	-25%	15%	-4%	-9%	9%	1%	-8%	3%	-1%

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, Single
Family Residence



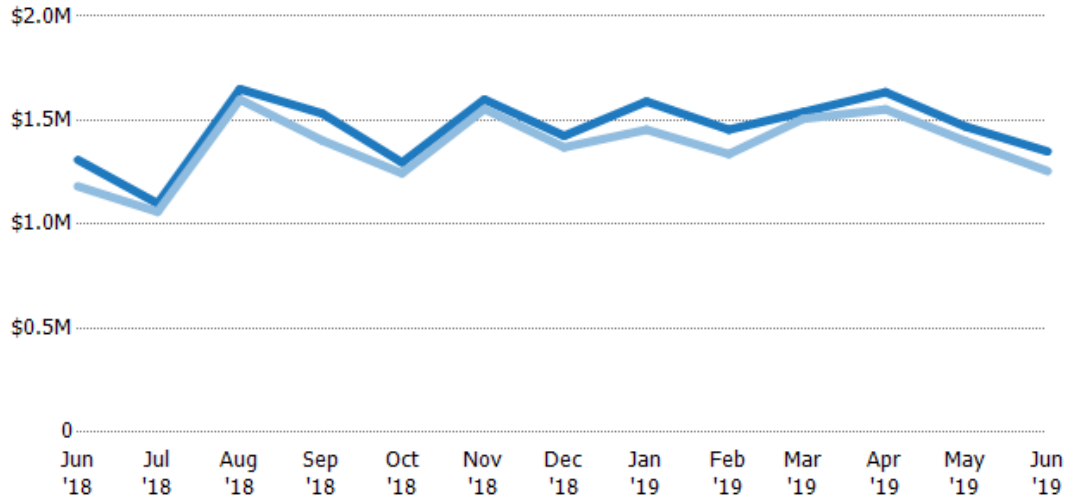
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Avg List Price	\$1.67M	\$1.3M	\$1.73M	\$1.7M	\$1.37M	\$1.91M	\$1.75M	\$1.76M	\$1.58M	\$2.51M	\$2.14M	\$2.03M	\$1.93M
Avg Sales Price	\$1.57M	\$1.23M	\$1.62M	\$1.62M	\$1.32M	\$1.85M	\$1.66M	\$1.69M	\$1.49M	\$2.29M	\$2.02M	\$1.89M	\$1.84M
Avg Sales Price as a % of Avg List Price	94%	95%	94%	96%	96%	96%	95%	96%	94%	91%	94%	93%	95%

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, Single
Family Residence



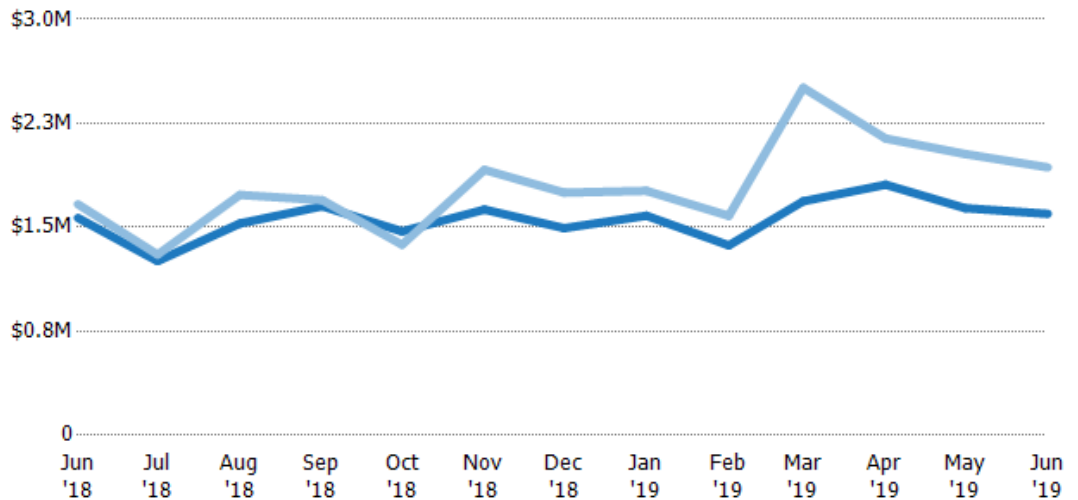
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Median List Price	\$1.31M	\$1.1M	\$1.65M	\$1.53M	\$1.3M	\$1.6M	\$1.43M	\$1.59M	\$1.46M	\$1.54M	\$1.64M	\$1.47M	\$1.35M
Median Sales Price	\$1.18M	\$1.06M	\$1.6M	\$1.4M	\$1.25M	\$1.55M	\$1.37M	\$1.45M	\$1.34M	\$1.51M	\$1.55M	\$1.4M	\$1.26M
Med Sales Price as a % of Med List Price	90%	96%	97%	92%	96%	97%	96%	91%	92%	98%	95%	95%	93%

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, Single
Family Residence



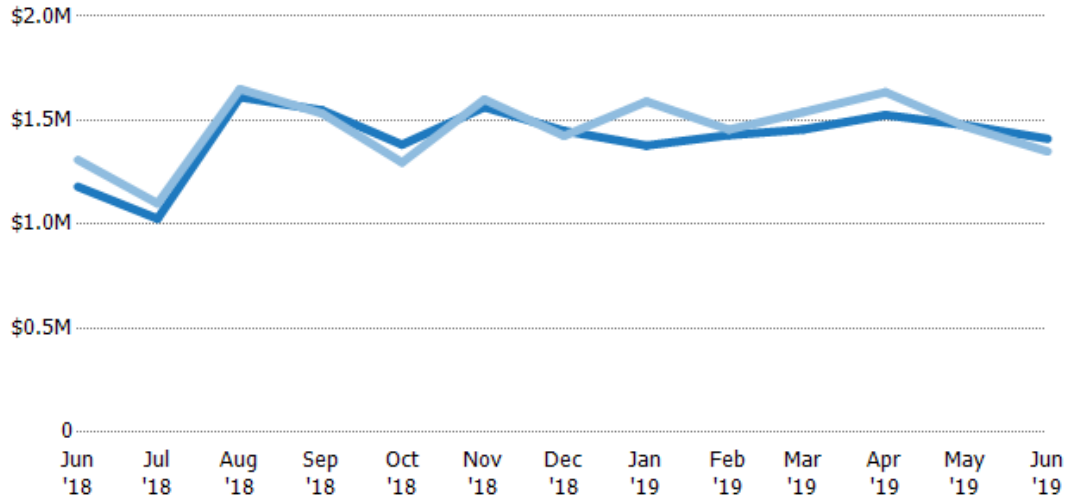
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Avg Est Value	\$1.57M	\$1.26M	\$1.53M	\$1.65M	\$1.47M	\$1.63M	\$1.49M	\$1.58M	\$1.37M	\$1.69M	\$1.81M	\$1.64M	\$1.6M
Avg Sales Price	\$1.67M	\$1.3M	\$1.73M	\$1.7M	\$1.37M	\$1.91M	\$1.75M	\$1.76M	\$1.58M	\$2.51M	\$2.14M	\$2.03M	\$1.93M
Avg Sales Price as a % of Avg Est Value	106%	104%	113%	103%	93%	118%	117%	111%	116%	148%	118%	124%	121%

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, Single
Family Residence



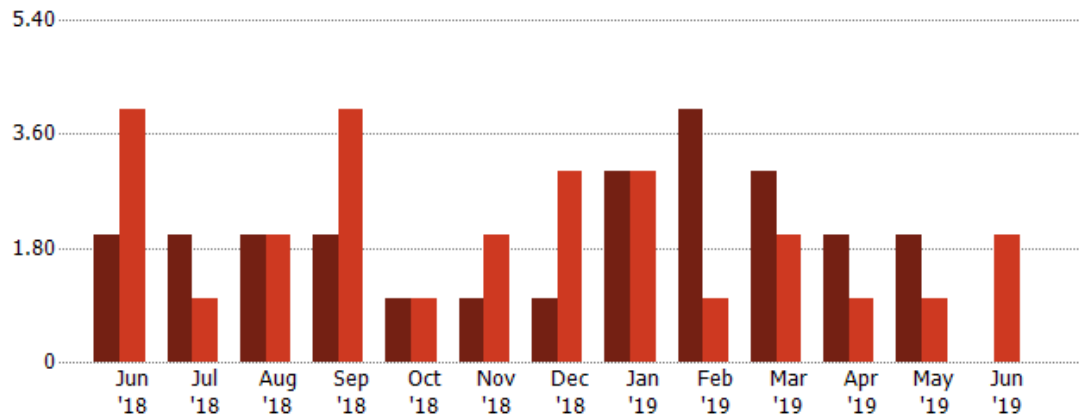
	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Median Est Value	\$1.18M	\$1.03M	\$1.61M	\$1.55M	\$1.38M	\$1.56M	\$1.45M	\$1.38M	\$1.43M	\$1.46M	\$1.53M	\$1.48M	\$1.41M
Median Sales Price	\$1.31M	\$1.1M	\$1.65M	\$1.53M	\$1.3M	\$1.6M	\$1.43M	\$1.59M	\$1.46M	\$1.54M	\$1.64M	\$1.47M	\$1.35M
Med Sales Price as a % of Med Est Value	111%	107%	102%	99%	94%	102%	98%	115%	102%	106%	107%	100%	96%

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, Single
Family Residence



	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19
Current Year	2	2	2	2	1	1	1	3	4	3	2	2	-
Prior Year	4	1	2	4	1	2	3	3	1	2	1	1	2
Percent Change from Prior Year	-50%	100%	0%	-50%	0%	-50%	-67%	0%	300%	50%	100%	100%	-100%

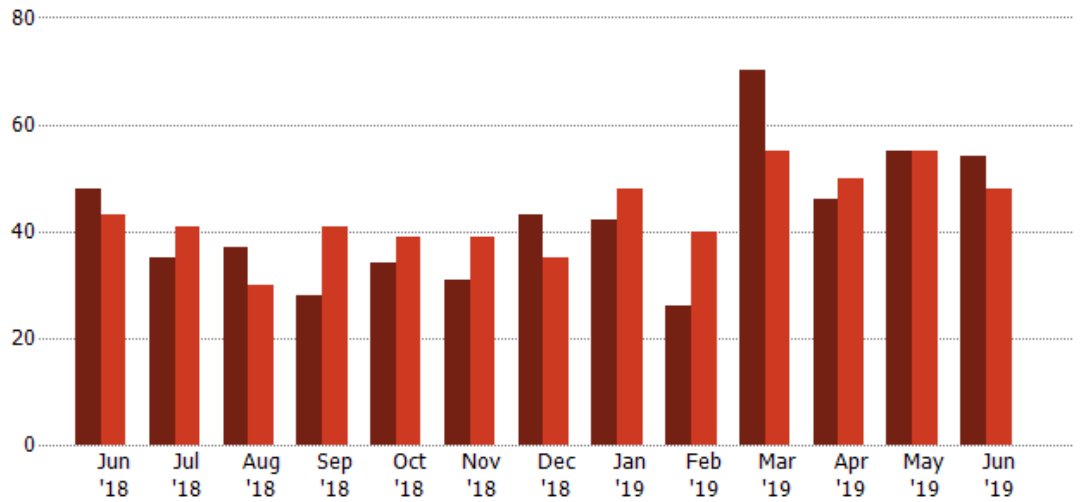
Distressed Sales

The count of distressed residential properties sold each month.

Filters Used

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

Month/ Year	Count	% Chg.
Jun '19	54	12.5%
Jun '18	48	11.6%
Jun '17	43	-27.9%



Current Year	48	35	37	28	34	31	43	42	26	70	46	55	54
Prior Year	43	41	30	41	39	39	35	48	40	55	50	55	48
Percent Change from Prior Year	12%	-15%	23%	-32%	-13%	-21%	23%	-13%	-35%	27%	-8%	0%	13%



Sales Activity by ZIP

Jun 2019

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			54	\$99,495,600	\$1,842,511	\$1,255,500	\$378	\$353	75