



2019

PARADISE VALLEY

MARKET REPORT

August 2019



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.

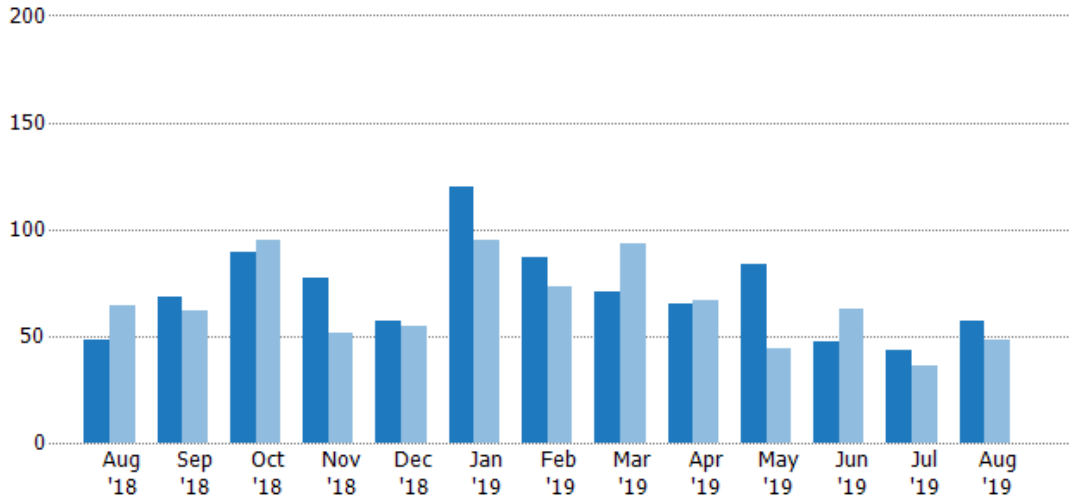
Key Metrics	Aug 2019	Aug 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	57	48	+18.8%	574	519	+10.6%
New Listing Volume	\$128,124,837	\$107,659,900	+19%	\$1,298,290,762	\$1,111,526,744	+16.8%
Active Listing Count	230	258	-10.9%	N/A	N/A	
Active Listing Volume	\$676,392,417	\$750,182,127	-9.8%	N/A	N/A	
Average Listing Price	\$2,940,837	\$2,907,683	+1.1%	\$2,916,006	\$2,816,590	+3.5%
Median Listing Price	\$2,297,500	\$2,295,000	+0.1%	\$2,354,973	\$2,205,447	+6.8%
Average Listing Price per Sq Ft	\$486	\$466	+4.3%	\$473	\$447	+5.7%
Median Listing Price per Sq Ft	\$449	\$416	+7.9%	\$441	\$407	+8.3%
Median Days in RPR	120.5	133	-9.4%	105.42	109.15	-3.4%
Months of Inventory	4.8	7.2	-33.1%	7.5	7.1	+5.5%
Absorption Rate	20.87%	13.95%	+6.9%	13.37%	14.11%	-0.7%
Sales Activity Charts Metrics						
New Pending Sales Count	60	36	+66.7%	528	443	+19.2%
New Pending Sales Volume	\$112,393,296	\$61,830,828	+81.8%	\$1,092,079,171	\$788,227,162	+38.5%
Pending Sales Count	79	37	+113.5%	N/A	N/A	
Pending Sales Volume	\$168,941,898	\$61,801,299	+173.4%	N/A	N/A	
Closed Sales Count	36	38	-5.3%	381	371	+2.7%
Closed Sales Volume	\$78,948,900	\$62,855,416	+25.6%	\$735,316,379	\$628,139,251	+17.1%
Average Sales Price	\$2,193,025	\$1,654,090	+32.6%	\$1,929,964	\$1,693,098	+14%
Median Sales Price	\$2,027,500	\$1,650,000	+22.9%	\$1,459,019	\$1,468,567	-0.7%
Average Sales Price per Sq Ft	\$423	\$369	+14.6%	\$405	\$391	+3.7%
Median Sales Price per Sq Ft	\$408	\$338	+20.7%	\$366	\$363	+0.9%
Distressed Charts Metrics						
Distressed Listing Count	1	2	-50%	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



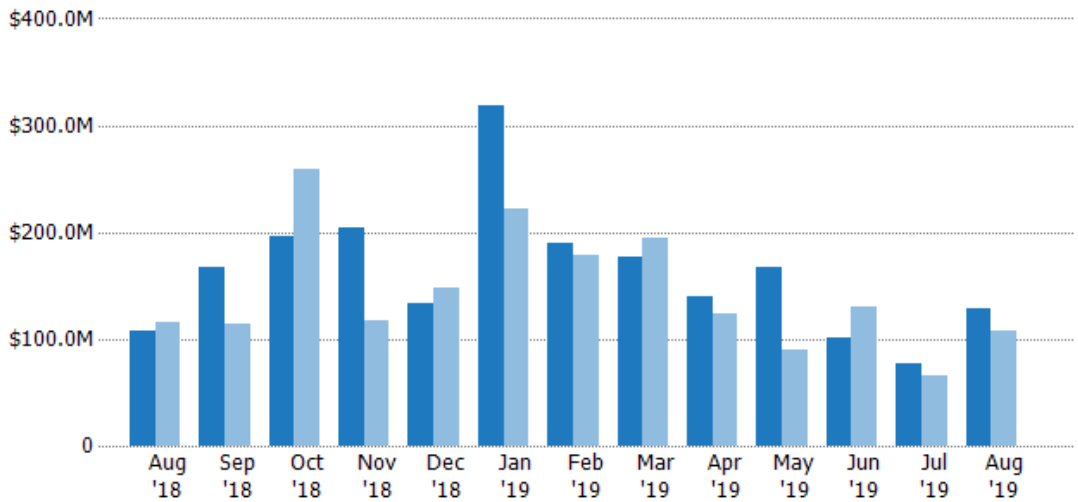
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	48	68	89	77	57	120	87	71	65	84	47	43	57
Prior Year	64	62	95	51	55	95	73	93	67	44	63	36	48
Percent Change from Prior Year	-25%	10%	-6%	51%	4%	26%	19%	-24%	-3%	91%	-25%	19%	19%

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



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	\$108M	\$167M	\$196M	\$204M	\$133M	\$318M	\$190M	\$177M	\$139M	\$167M	\$101M	\$77.5M	\$128M
Prior Year	\$116M	\$114M	\$259M	\$118M	\$148M	\$222M	\$179M	\$194M	\$124M	\$89.7M	\$130M	\$65.2M	\$108M
Percent Change from Prior Year	-7%	47%	-24%	73%	-10%	43%	6%	-9%	13%	86%	-22%	19%	19%

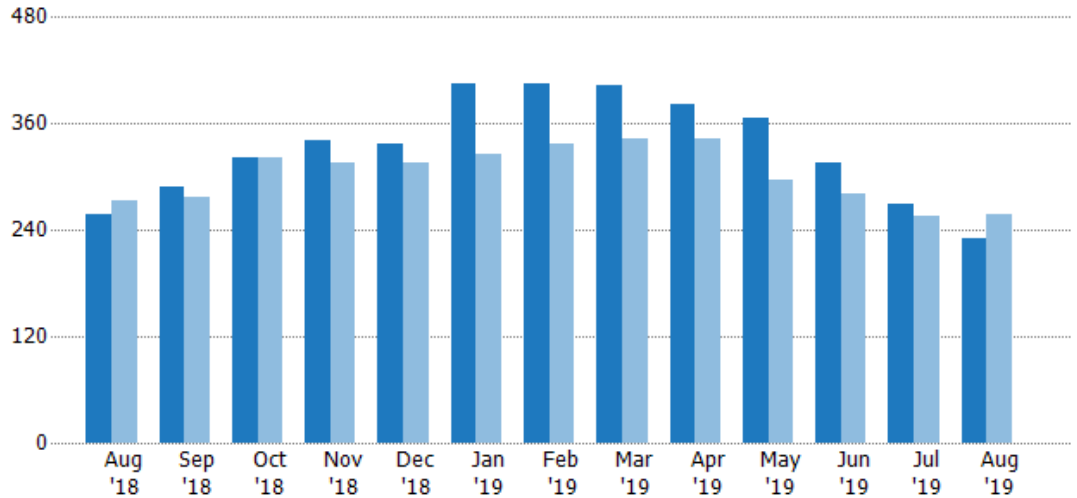
Active Listings

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

Month/ Year	Count	% Chg.
Aug '19	230	-10.9%
Aug '18	258	-5.5%
Aug '17	273	3.3%



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	258	288	321	341	337	405	405	403	381	366	316	269	230
Prior Year	273	277	322	316	315	326	337	343	342	296	280	256	258
Percent Change from Prior Year	-5%	4%	0%	8%	7%	24%	20%	17%	11%	24%	13%	5%	-11%

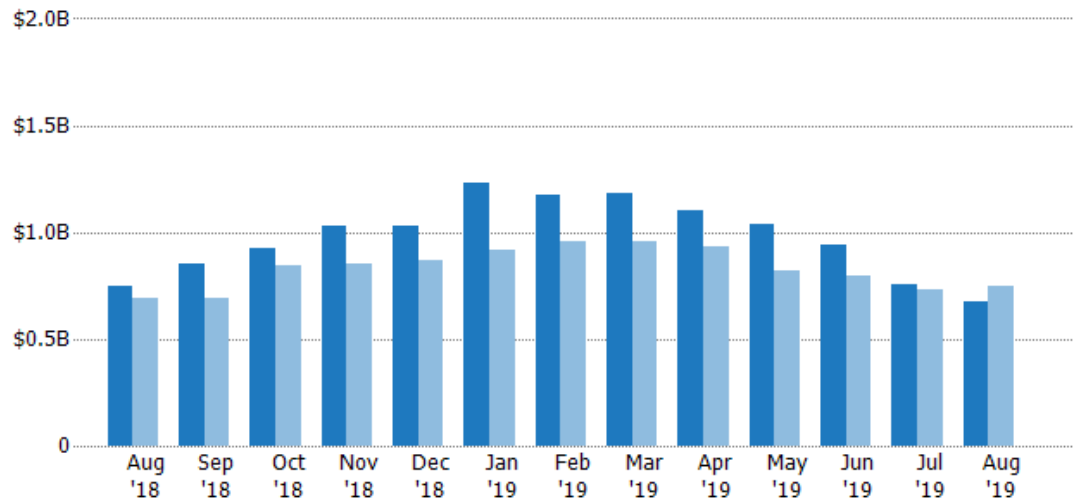
Active Listing Volume

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

Month/ Year	Volume	% Chg.
Aug '19	\$676M	-9.8%
Aug '18	\$750M	8.2%
Aug '17	\$693M	-8.6%



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	\$750M	\$852M	\$927M	\$1.03B	\$1.03B	\$1.23B	\$1.17B	\$1.18B	\$1.1B	\$1.04B	\$940M	\$754M	\$676M
Prior Year	\$693M	\$692M	\$847M	\$850M	\$868M	\$916M	\$957M	\$958M	\$934M	\$822M	\$798M	\$732M	\$750M
Percent Change from Prior Year	8%	23%	9%	21%	18%	35%	23%	23%	18%	26%	18%	3%	-10%

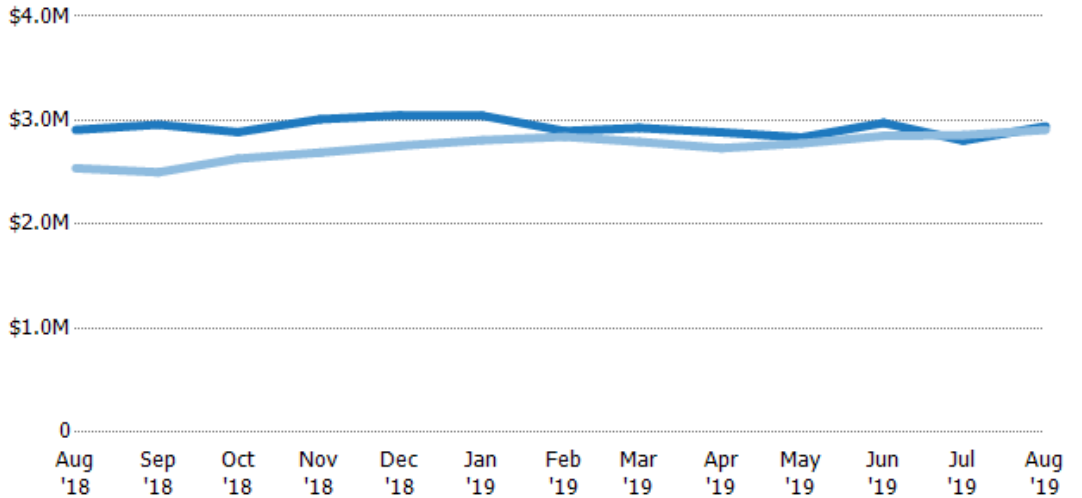
Average Listing Price

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

Month/ Year	Price	% Chg.
Aug '19	\$2.94M	1.1%
Aug '18	\$2.91M	14.5%
Aug '17	\$2.54M	-11.5%



Current Year	\$2.91M	\$2.96M	\$2.89M	\$3.01M	\$3.05M	\$3.04M	\$2.9M	\$2.93M	\$2.88M	\$2.83M	\$2.97M	\$2.8M	\$2.94M
Prior Year	\$2.54M	\$2.5M	\$2.63M	\$2.69M	\$2.75M	\$2.81M	\$2.84M	\$2.79M	\$2.73M	\$2.78M	\$2.85M	\$2.86M	\$2.91M
Percent Change from Prior Year	15%	18%	10%	12%	11%	8%	2%	5%	6%	2%	4%	-2%	1%

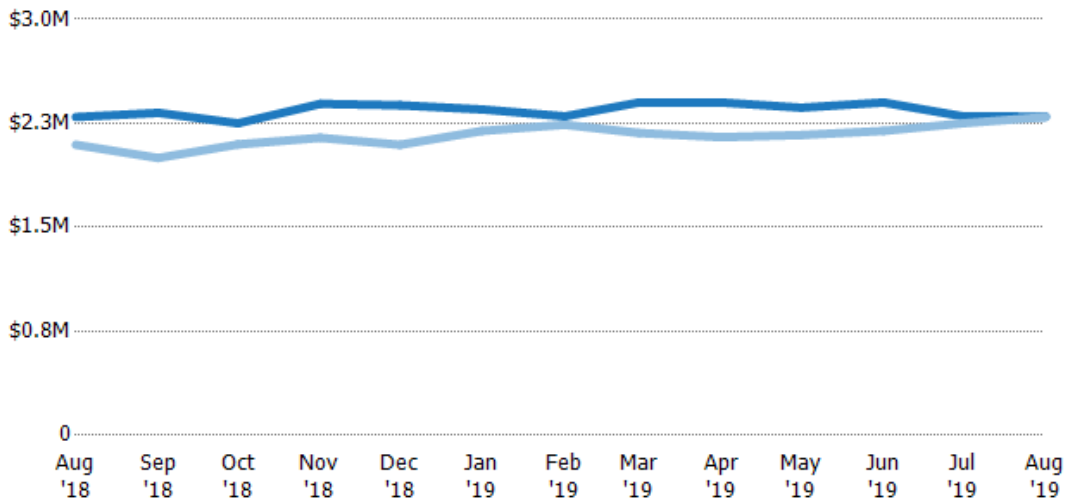
Median Listing Price

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

Month/ Year	Price	% Chg.
Aug '19	\$2.3M	0.1%
Aug '18	\$2.3M	9.5%
Aug '17	\$2.1M	-14.3%



Current Year	\$2.3M	\$2.33M	\$2.25M	\$2.39M	\$2.38M	\$2.35M	\$2.3M	\$2.4M	\$2.4M	\$2.36M	\$2.4M	\$2.3M	\$2.3M
Prior Year	\$2.1M	\$2M	\$2.1M	\$2.15M	\$2.1M	\$2.2M	\$2.24M	\$2.18M	\$2.15M	\$2.16M	\$2.2M	\$2.25M	\$2.3M
Percent Change from Prior Year	10%	16%	7%	11%	14%	7%	3%	10%	12%	9%	9%	2%	0%

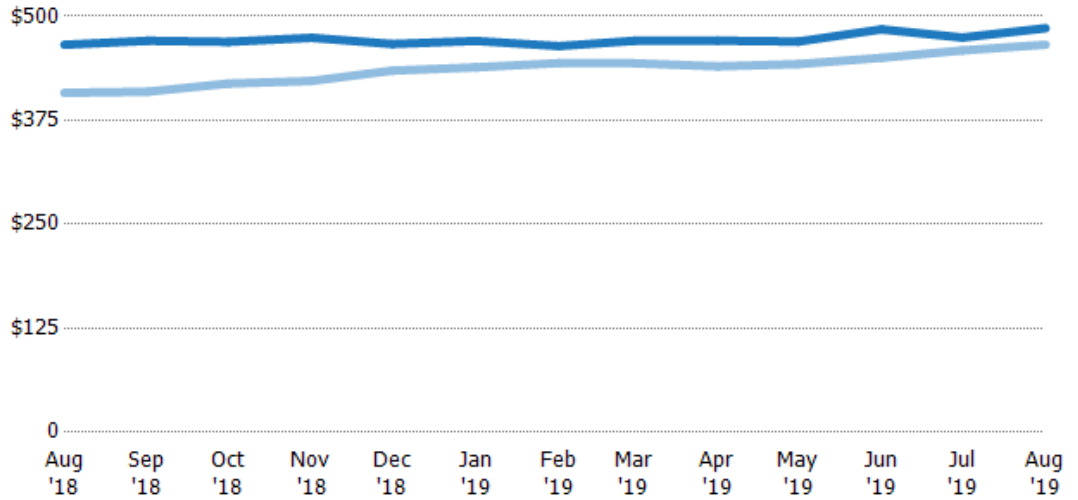
Average Listing Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Aug '19	\$486	4.3%
Aug '18	\$466	14.2%
Aug '17	\$408	-6.8%



Current Year	\$466	\$471	\$469	\$474	\$467	\$470	\$464	\$471	\$471	\$470	\$484	\$474	\$486
Prior Year	\$408	\$409	\$419	\$422	\$435	\$439	\$444	\$444	\$440	\$442	\$450	\$459	\$466
Percent Change from Prior Year	14%	15%	12%	12%	7%	7%	5%	6%	7%	6%	8%	3%	4%

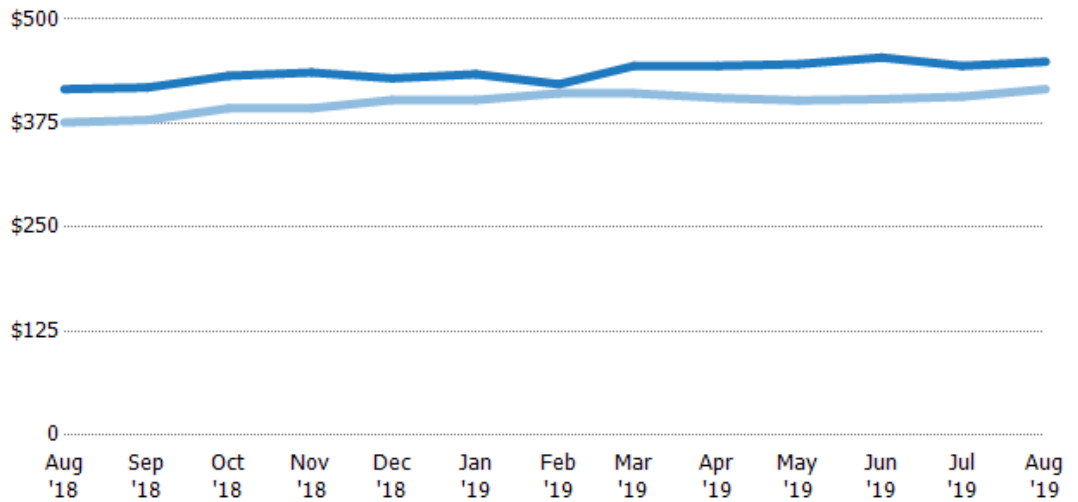
Median Listing Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Aug '19	\$449	7.9%
Aug '18	\$416	10.6%
Aug '17	\$376	-6%



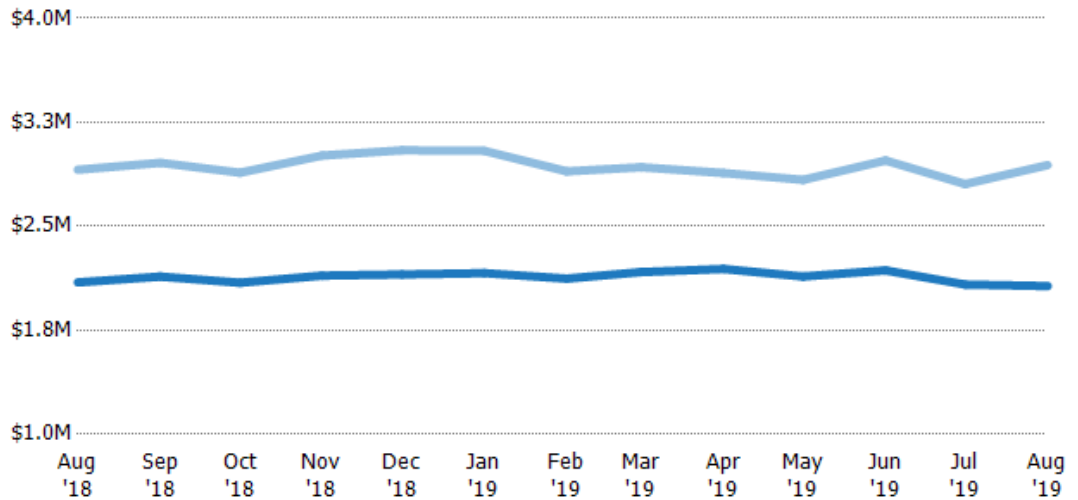
Current Year	\$416	\$418	\$432	\$436	\$429	\$434	\$422	\$444	\$444	\$446	\$454	\$444	\$449
Prior Year	\$376	\$379	\$393	\$393	\$403	\$403	\$411	\$411	\$406	\$403	\$404	\$407	\$416
Percent Change from Prior Year	11%	10%	10%	11%	6%	8%	3%	8%	9%	11%	12%	9%	8%

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



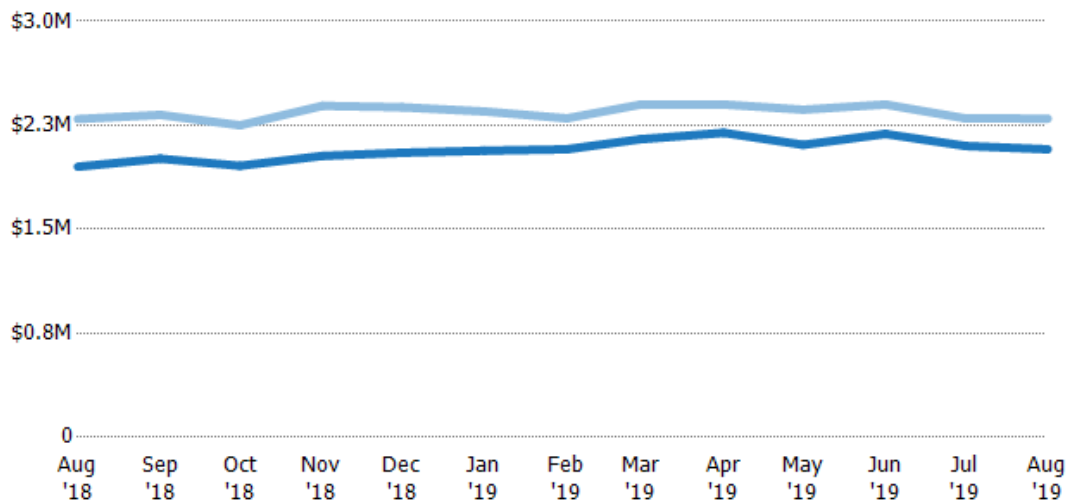
Avg Est Value	\$2.1M	\$2.14M	\$2.09M	\$2.14M	\$2.15M	\$2.16M	\$2.12M	\$2.17M	\$2.19M	\$2.14M	\$2.18M	\$2.08M	\$2.07M
Avg Listing Price	\$2.91M	\$2.96M	\$2.89M	\$3.01M	\$3.05M	\$3.04M	\$2.9M	\$2.93M	\$2.88M	\$2.83M	\$2.97M	\$2.8M	\$2.94M
Avg Listing Price as a % of Avg Est Value	139%	138%	138%	140%	142%	141%	136%	135%	132%	133%	136%	135%	142%

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



Median Est Value	\$1.95M	\$2.01M	\$1.96M	\$2.03M	\$2.05M	\$2.07M	\$2.08M	\$2.15M	\$2.2M	\$2.11M	\$2.19M	\$2.1M	\$2.08M
Median Listing Price	\$2.3M	\$2.33M	\$2.25M	\$2.39M	\$2.38M	\$2.35M	\$2.3M	\$2.4M	\$2.4M	\$2.36M	\$2.4M	\$2.3M	\$2.3M
Med Listing Price as a % of Med Est Value	118%	116%	115%	118%	116%	114%	111%	112%	109%	112%	110%	109%	111%

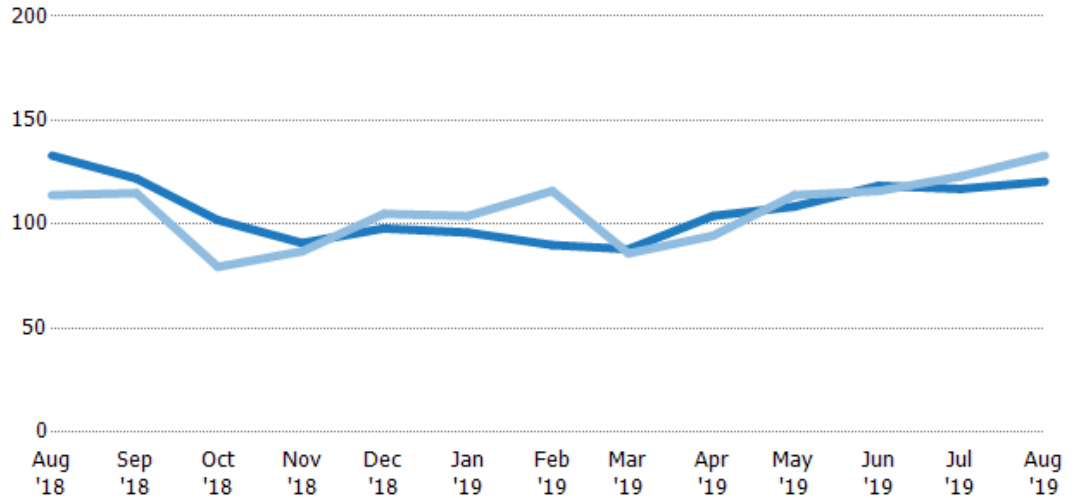
Median Days in RPR

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, Single
Family Residence

Month/ Year	Days	% Chg.
Aug '19	121	-9.4%
Aug '18	133	16.7%
Aug '17	114	22.8%



Current Year	133	122	102	91	98	96	90	88	104	109	119	117	121
Prior Year	114	115	79.5	87	105	104	116	86	94.5	114	116	123	133
Percent Change from Prior Year	17%	6%	28%	5%	-7%	-8%	-22%	2%	10%	-5%	2%	-5%	-9%

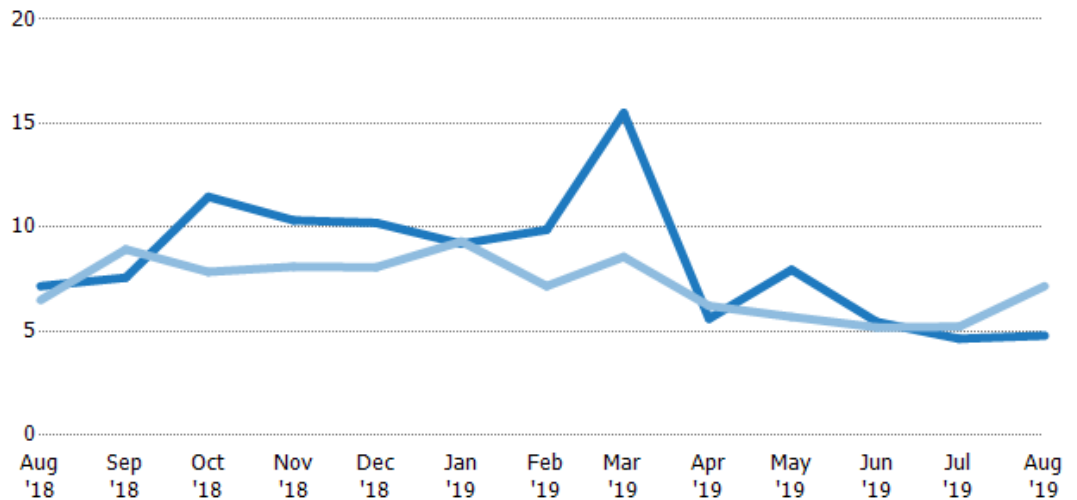
Months of Inventory

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, Single
Family Residence

Month/ Year	Months	% Chg.
Aug '19	4.79	-33.1%
Aug '18	7.17	10.3%
Aug '17	6.5	97.2%



Current Year	7.17	7.58	11.5	10.3	10.2	9.2	9.88	15.5	5.6	7.96	5.45	4.64	4.79
Prior Year	6.5	8.94	7.85	8.1	8.08	9.31	7.17	8.58	6.22	5.69	5.19	5.22	7.17
Percent Change from Prior Year	10%	-15%	46%	28%	26%	-1%	38%	81%	-10%	40%	5%	-11%	-33%

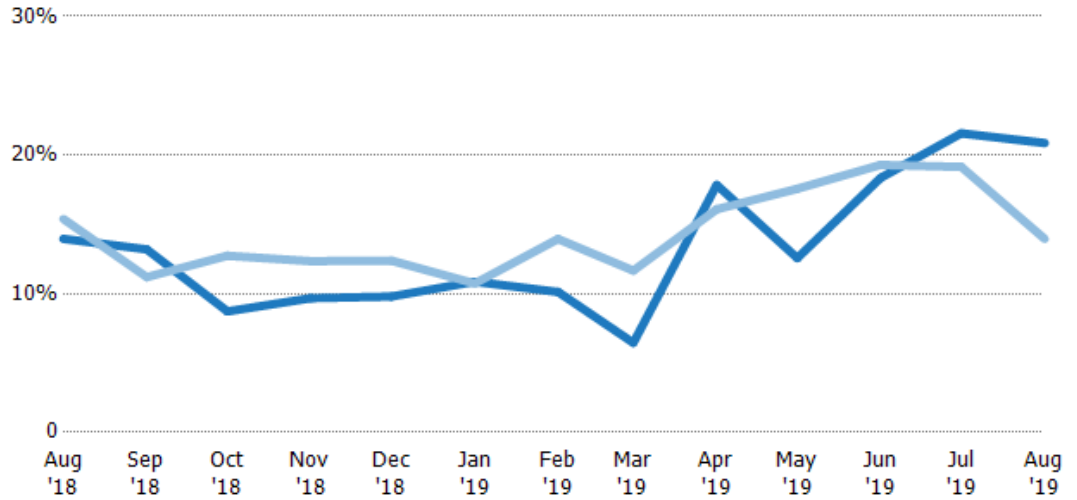
Absorption Rate

The percentage of inventory sold per month.

Filters Used

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

Month/ Year	Rate	Chg.
Aug '19	21%	-6.9%
Aug '18	14%	1.4%
Aug '17	15%	-49.3%



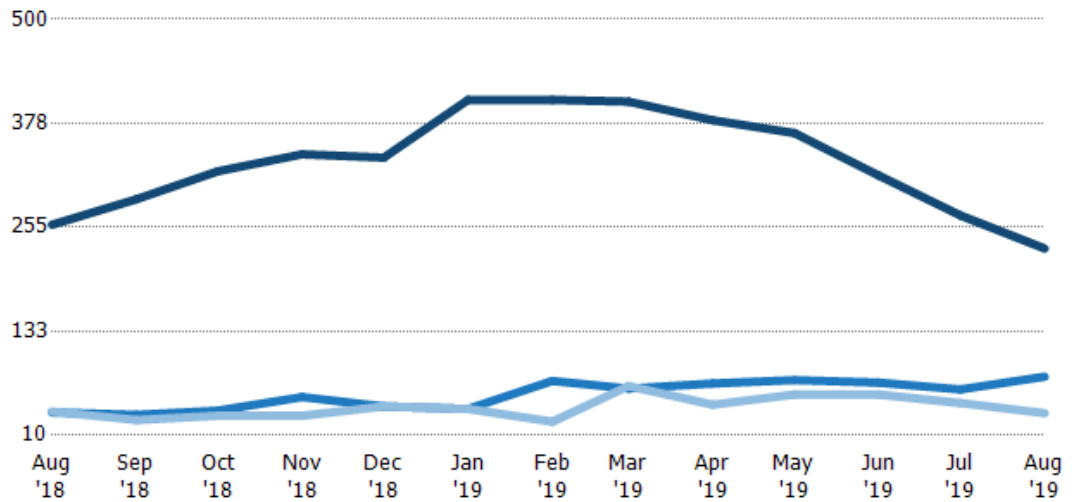
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	14%	13%	9%	10%	10%	11%	10%	6%	18%	13%	18%	22%	21%
Prior Year	15%	11%	13%	12%	12%	11%	14%	12%	16%	18%	19%	19%	14%
Change from Prior Year	1%	-2%	4%	3%	3%	0%	4%	5%	-2%	5%	1%	-2%	-7%

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



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Active	258	288	321	341	337	405	405	403	381	366	316	269	230
Pending	37	34	39	55	44	41	74	65	71	75	72	64	79
Sold	38	28	33	33	44	41	26	68	46	58	58	48	36

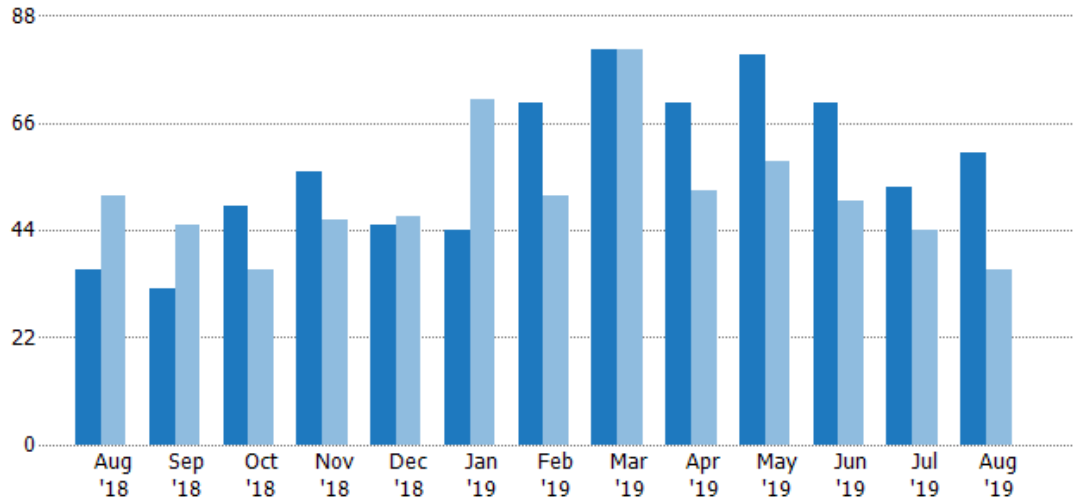
New Pending Sales

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.
Aug '19	60	66.7%
Aug '18	36	-29.4%
Aug '17	51	-25.5%



Current Year	36	32	49	56	45	44	70	81	70	80	70	53	60
Prior Year	51	45	36	46	47	71	51	81	52	58	50	44	36
Percent Change from Prior Year	-29%	-29%	36%	22%	-4%	-38%	37%	0%	35%	38%	40%	20%	67%

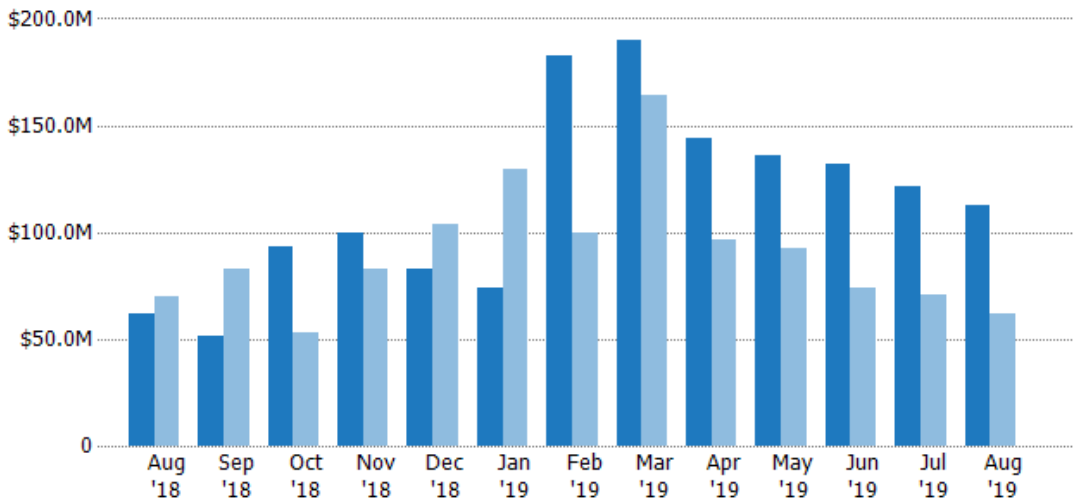
New Pending Sales Volume

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.
Aug '19	\$112M	81.8%
Aug '18	\$61.8M	-11.3%
Aug '17	\$69.7M	-17.8%



Current Year	\$61.8M	\$51.2M	\$93.4M	\$100M	\$82.6M	\$73.9M	\$183M	\$190M	\$144M	\$136M	\$132M	\$121M	\$112M
Prior Year	\$69.7M	\$82.7M	\$53M	\$82.5M	\$103M	\$129M	\$100M	\$164M	\$96.2M	\$92.1M	\$74.1M	\$70.9M	\$61.8M
Percent Change from Prior Year	-11%	-38%	76%	21%	-20%	-43%	83%	16%	49%	48%	78%	71%	82%

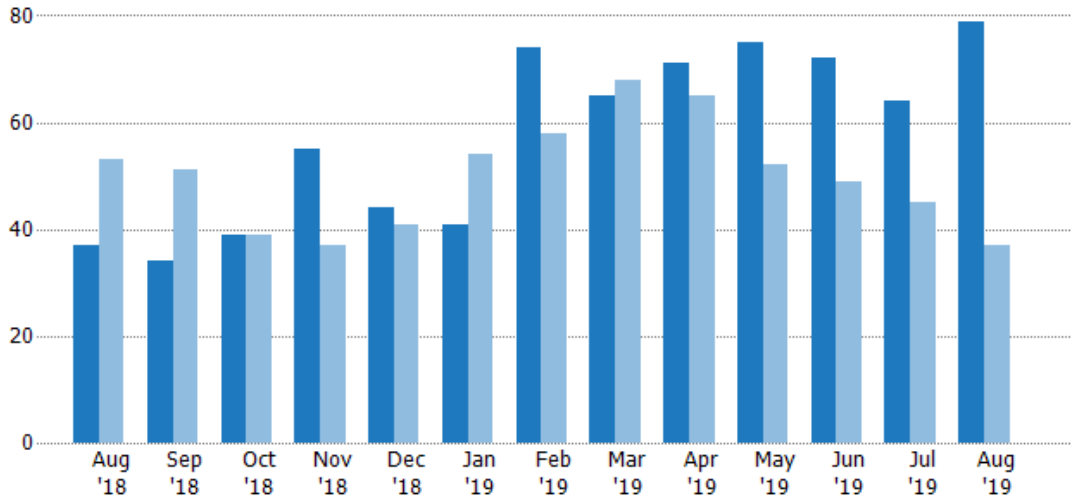
Pending Sales

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

Month/ Year	Count	% Chg.
Aug '19	79	113.5%
Aug '18	37	-30.2%
Aug '17	53	-35.8%



Current Year	37	34	39	55	44	41	74	65	71	75	72	64	79
Prior Year	53	51	39	37	41	54	58	68	65	52	49	45	37
Percent Change from Prior Year	-30%	-33%	0%	49%	7%	-24%	28%	-4%	9%	44%	47%	42%	114%

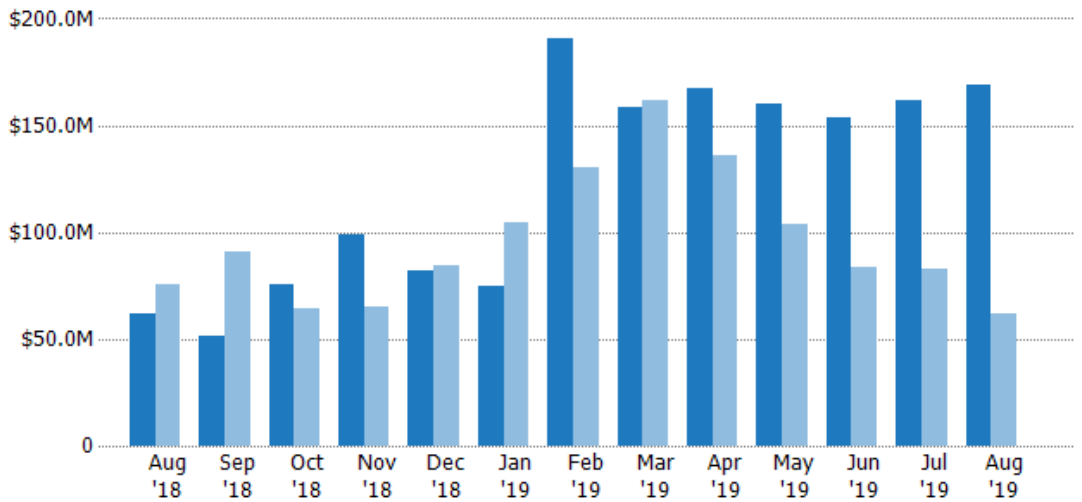
Pending Sales Volume

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

Month/ Year	Volume	% Chg.
Aug '19	\$169M	173.4%
Aug '18	\$61.8M	-18.2%
Aug '17	\$75.5M	-11%



Current Year	\$61.8M	\$51.3M	\$75.9M	\$98.6M	\$82M	\$74.4M	\$191M	\$158M	\$167M	\$160M	\$154M	\$161M	\$169M
Prior Year	\$75.5M	\$90.6M	\$64.6M	\$64.8M	\$84.3M	\$105M	\$130M	\$162M	\$136M	\$103M	\$83.5M	\$82.5M	\$61.8M
Percent Change from Prior Year	-18%	-43%	17%	52%	-3%	-29%	47%	-2%	23%	55%	84%	96%	173%

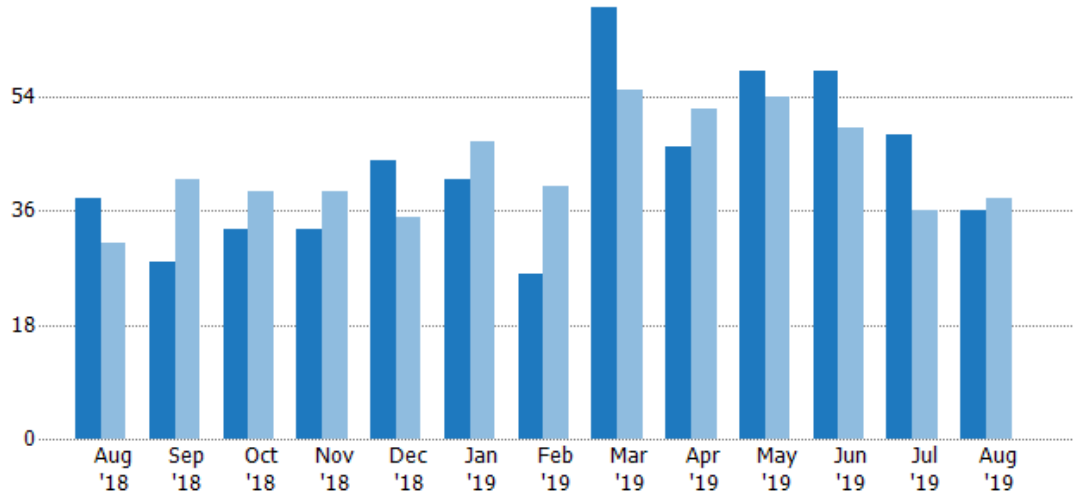
Closed Sales

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.
Aug '19	36	-5.3%
Aug '18	38	22.6%
Aug '17	31	16.1%



Current Year	38	28	33	33	44	41	26	68	46	58	58	48	36
Prior Year	31	41	39	39	35	47	40	55	52	54	49	36	38
Percent Change from Prior Year	23%	-32%	-15%	-15%	26%	-13%	-35%	24%	-12%	7%	18%	33%	-5%

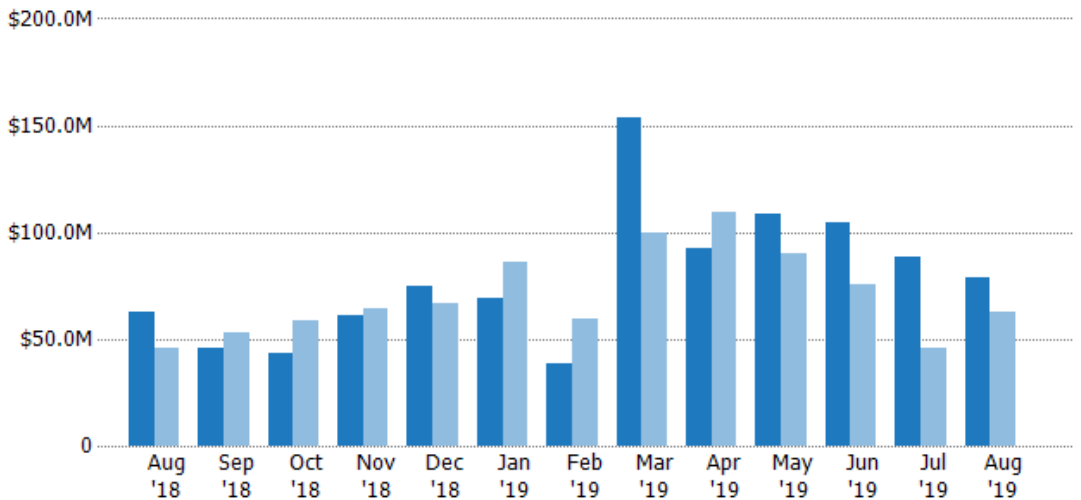
Closed Sales Volume

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.
Aug '19	\$78.9M	25.6%
Aug '18	\$62.9M	36.4%
Aug '17	\$46.1M	4.1%



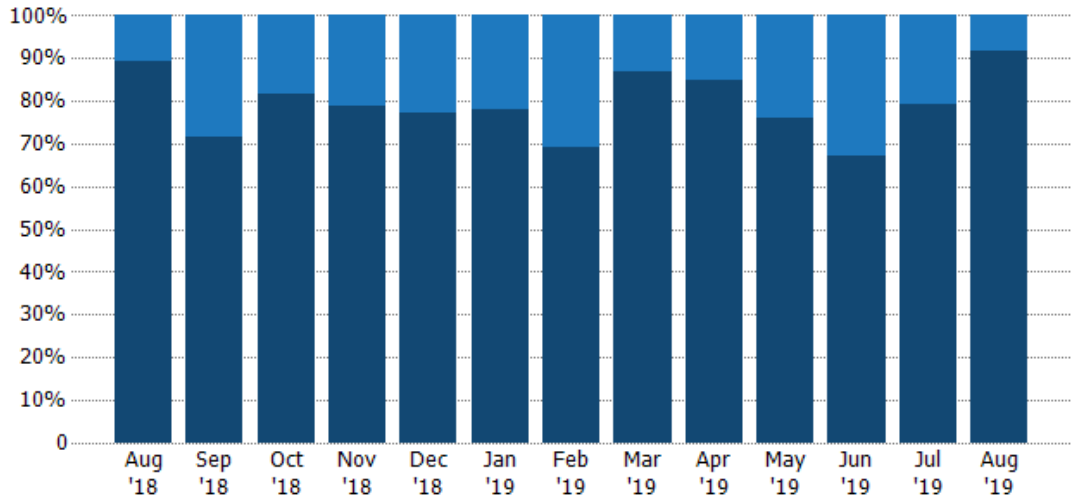
Current Year	\$62.9M	\$45.4M	\$43M	\$61.1M	\$74.8M	\$69.3M	\$38.8M	\$153M	\$92.8M	\$109M	\$105M	\$88.5M	\$78.9M
Prior Year	\$46.1M	\$52.9M	\$58.3M	\$64.2M	\$66.5M	\$85.8M	\$59.7M	\$100M	\$109M	\$89.9M	\$75.5M	\$45.4M	\$62.9M
Percent Change from Prior Year	36%	-14%	-26%	-5%	12%	-19%	-35%	54%	-15%	21%	39%	95%	26%

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



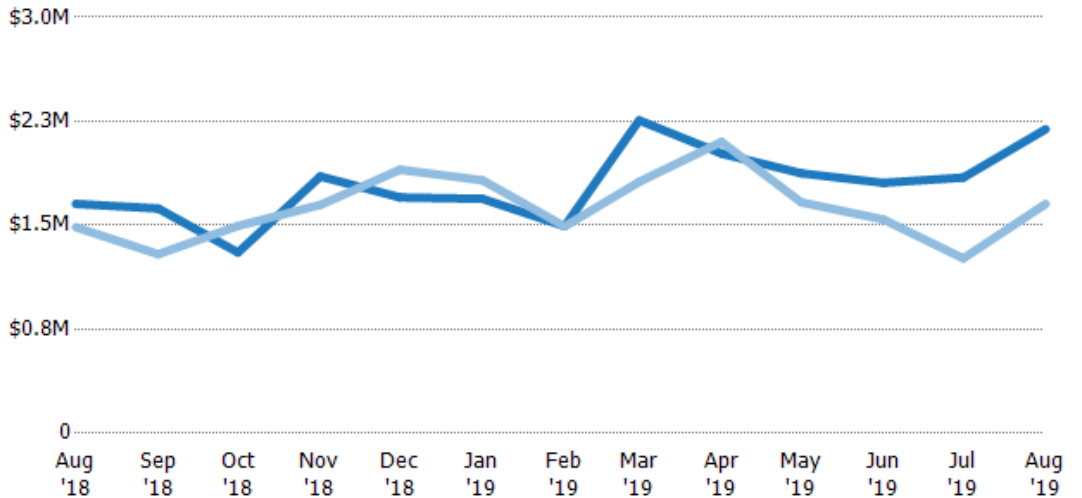
Condo/Townhouse	11%	29%	18%	21%	23%	22%	31%	13%	15%	24%	33%	21%	8%
Single Family Residence	89%	71%	82%	79%	77%	78%	69%	87%	85%	76%	67%	79%	92%

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



Month/Year	Price	% Chg.
Aug '19	\$2.19M	32.6%
Aug '18	\$1.65M	11.3%
Aug '17	\$1.49M	-10.3%

Current Year	\$1.65M	\$1.62M	\$1.3M	\$1.85M	\$1.7M	\$1.69M	\$1.49M	\$2.26M	\$2.02M	\$1.87M	\$1.81M	\$1.84M	\$2.19M
Prior Year	\$1.49M	\$1.29M	\$1.5M	\$1.65M	\$1.9M	\$1.82M	\$1.49M	\$1.81M	\$2.1M	\$1.67M	\$1.54M	\$1.26M	\$1.65M
Percent Change from Prior Year	11%	26%	-13%	12%	-11%	-7%	0%	24%	-4%	13%	17%	46%	33%

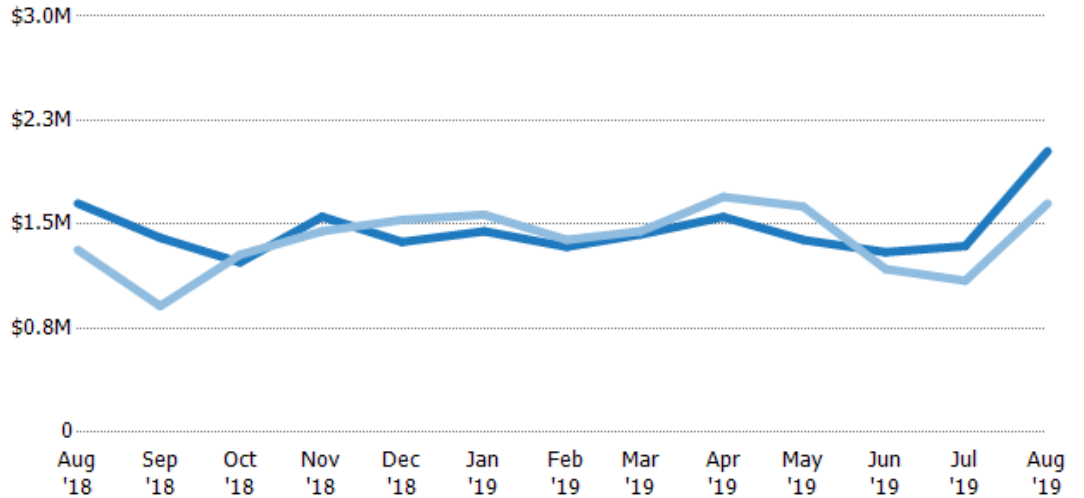
Median Sales Price

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.
Aug '19	\$2.03M	22.9%
Aug '18	\$1.65M	25.5%
Aug '17	\$1.32M	-12.7%



Current Year	\$1.65M	\$1.4M	\$1.23M	\$1.55M	\$1.37M	\$1.45M	\$1.34M	\$1.43M	\$1.55M	\$1.39M	\$1.3M	\$1.34M	\$2.03M
Prior Year	\$1.32M	\$910K	\$1.28M	\$1.45M	\$1.53M	\$1.57M	\$1.39M	\$1.45M	\$1.7M	\$1.63M	\$1.18M	\$1.09M	\$1.65M
Percent Change from Prior Year	25%	54%	-4%	7%	-10%	-8%	-4%	-2%	-9%	-15%	10%	23%	23%

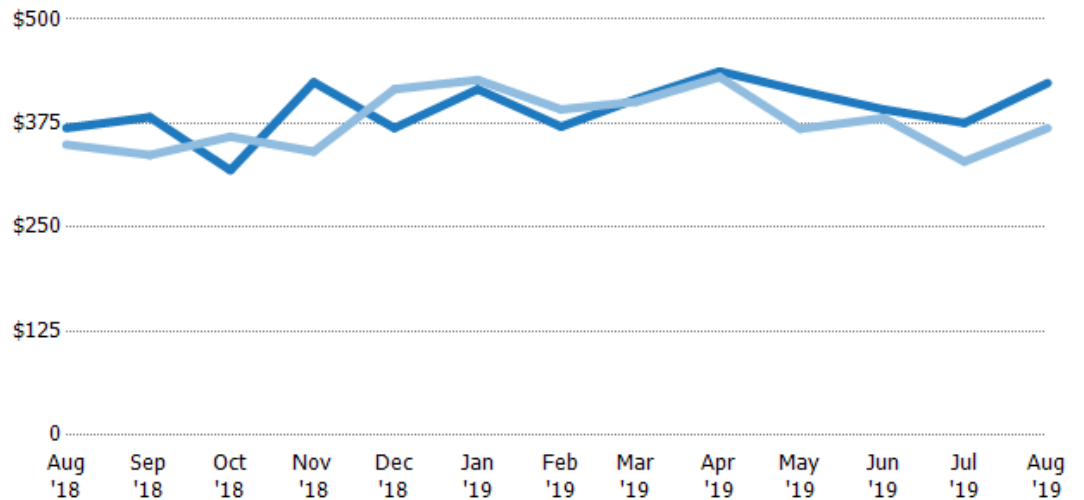
Average Sales Price per Sq Ft

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.
Aug '19	\$423	14.6%
Aug '18	\$369	5.7%
Aug '17	\$349	-14.6%



Current Year	\$369	\$382	\$318	\$424	\$369	\$416	\$371	\$404	\$437	\$414	\$392	\$375	\$423
Prior Year	\$349	\$337	\$359	\$341	\$416	\$427	\$392	\$401	\$431	\$368	\$381	\$329	\$369
Percent Change from Prior Year	6%	13%	-11%	24%	-11%	-3%	-5%	1%	2%	12%	3%	14%	15%

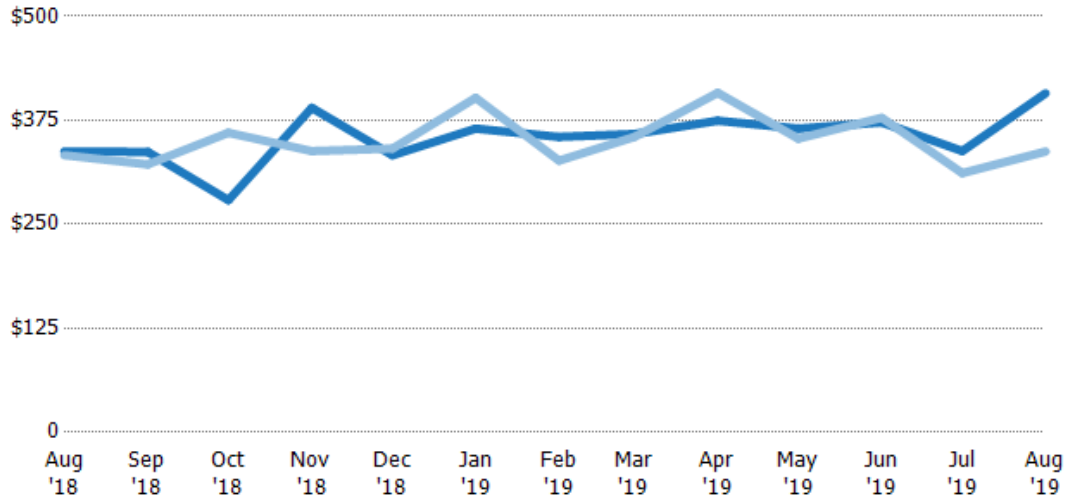
Median Sales Price per Sq Ft

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.
Aug '19	\$408	20.7%
Aug '18	\$338	1.4%
Aug '17	\$333	-14.1%



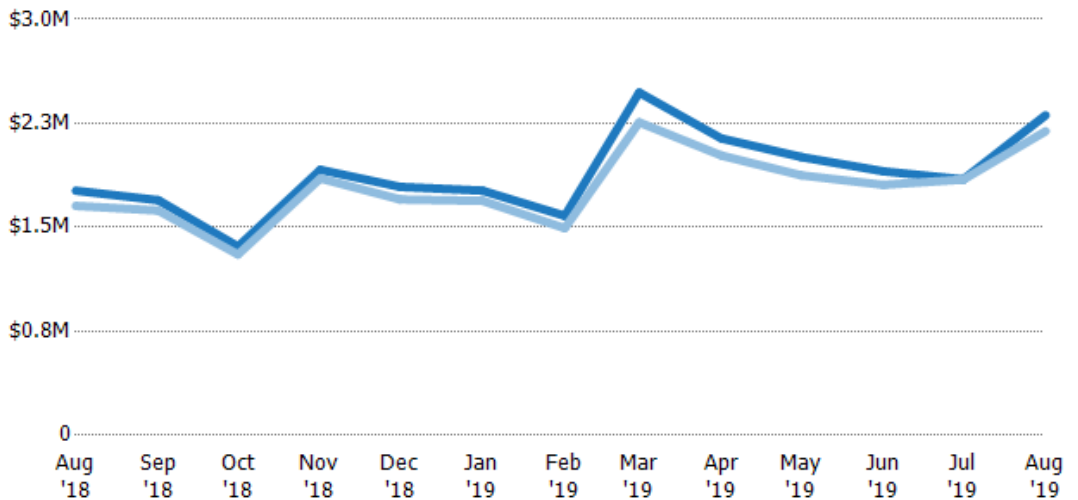
Current Year	\$338	\$337	\$279	\$390	\$333	\$365	\$355	\$359	\$375	\$365	\$373	\$338	\$408
Prior Year	\$333	\$322	\$360	\$338	\$341	\$402	\$327	\$355	\$408	\$353	\$378	\$312	\$338
Percent Change from Prior Year	1%	5%	-23%	15%	-2%	-9%	9%	1%	-8%	3%	-1%	9%	21%

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



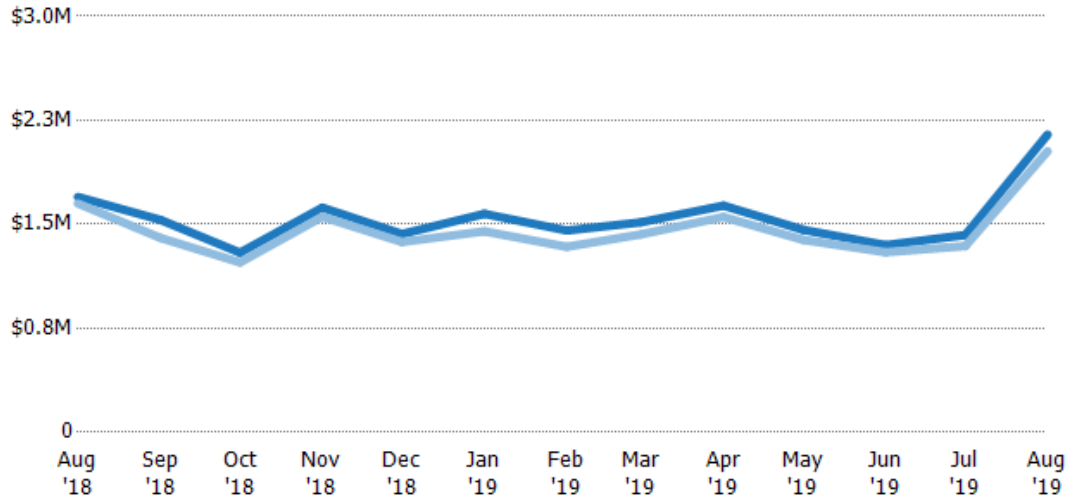
Avg List Price	\$1.76M	\$1.7M	\$1.36M	\$1.91M	\$1.79M	\$1.76M	\$1.58M	\$2.47M	\$2.14M	\$2.01M	\$1.9M	\$1.85M	\$2.31M
Avg Sales Price	\$1.65M	\$1.62M	\$1.3M	\$1.85M	\$1.7M	\$1.69M	\$1.49M	\$2.26M	\$2.02M	\$1.87M	\$1.81M	\$1.84M	\$2.19M
Avg Sales Price as a % of Avg List Price	94%	96%	96%	97%	95%	96%	94%	91%	94%	93%	95%	100%	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



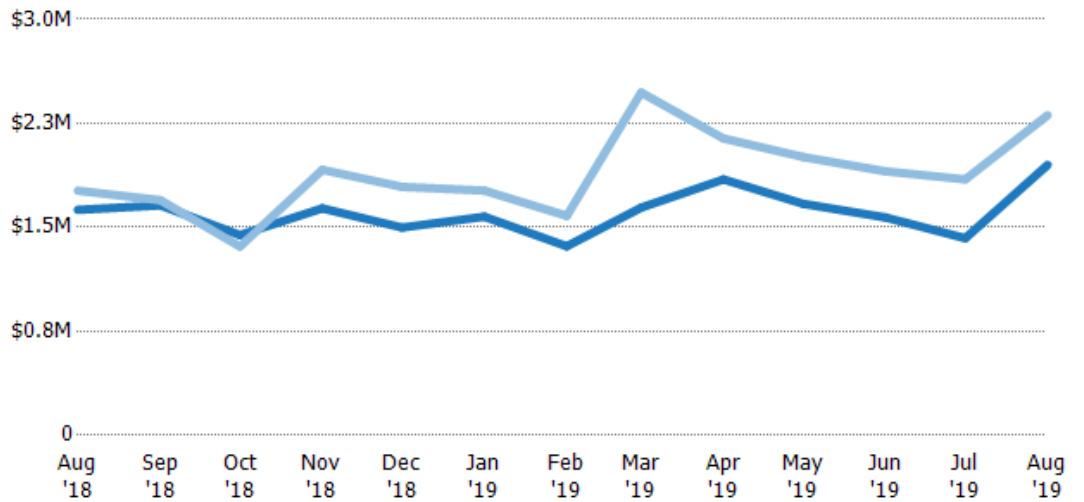
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Median List Price	\$1.7M	\$1.53M	\$1.3M	\$1.62M	\$1.43M	\$1.58M	\$1.46M	\$1.51M	\$1.64M	\$1.46M	\$1.35M	\$1.42M	\$2.15M
Median Sales Price	\$1.65M	\$1.4M	\$1.23M	\$1.55M	\$1.37M	\$1.45M	\$1.34M	\$1.43M	\$1.55M	\$1.39M	\$1.3M	\$1.34M	\$2.03M
Med Sales Price as a % of Med List Price	97%	92%	95%	96%	96%	92%	92%	94%	95%	95%	96%	94%	94%

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



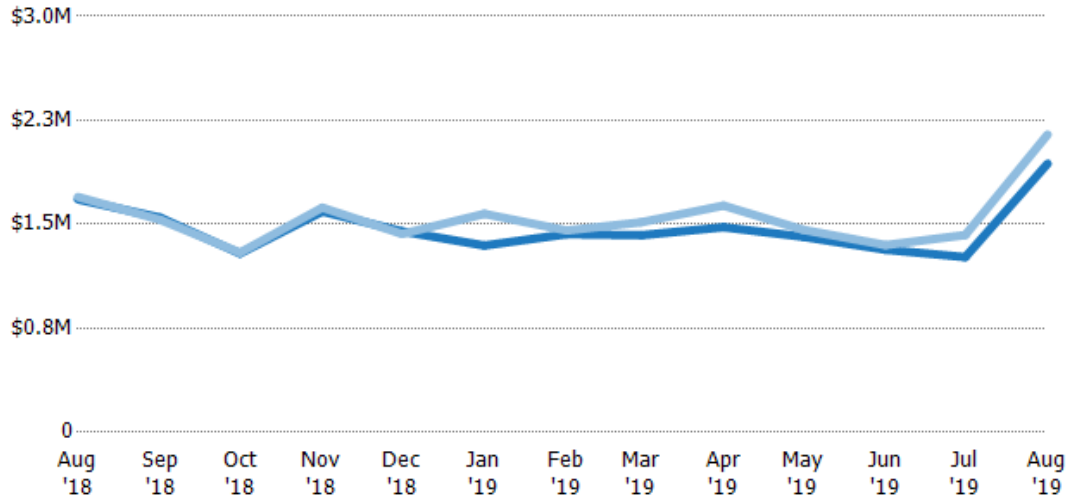
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Avg Est Value	\$1.63M	\$1.66M	\$1.44M	\$1.64M	\$1.5M	\$1.58M	\$1.36M	\$1.64M	\$1.85M	\$1.67M	\$1.57M	\$1.42M	\$1.95M
Avg Sales Price	\$1.76M	\$1.7M	\$1.36M	\$1.91M	\$1.79M	\$1.76M	\$1.58M	\$2.47M	\$2.14M	\$2.01M	\$1.9M	\$1.85M	\$2.31M
Avg Sales Price as a % of Avg Est Value	109%	102%	94%	117%	120%	112%	116%	151%	116%	120%	121%	130%	118%

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



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Median Est Value	\$1.68M	\$1.55M	\$1.29M	\$1.59M	\$1.45M	\$1.35M	\$1.43M	\$1.42M	\$1.48M	\$1.41M	\$1.32M	\$1.26M	\$1.94M
Median Sales Price	\$1.7M	\$1.53M	\$1.3M	\$1.62M	\$1.43M	\$1.58M	\$1.46M	\$1.51M	\$1.64M	\$1.46M	\$1.35M	\$1.42M	\$2.15M
Med Sales Price as a % of Med Est Value	101%	99%	100%	102%	99%	117%	102%	107%	111%	104%	103%	113%	111%

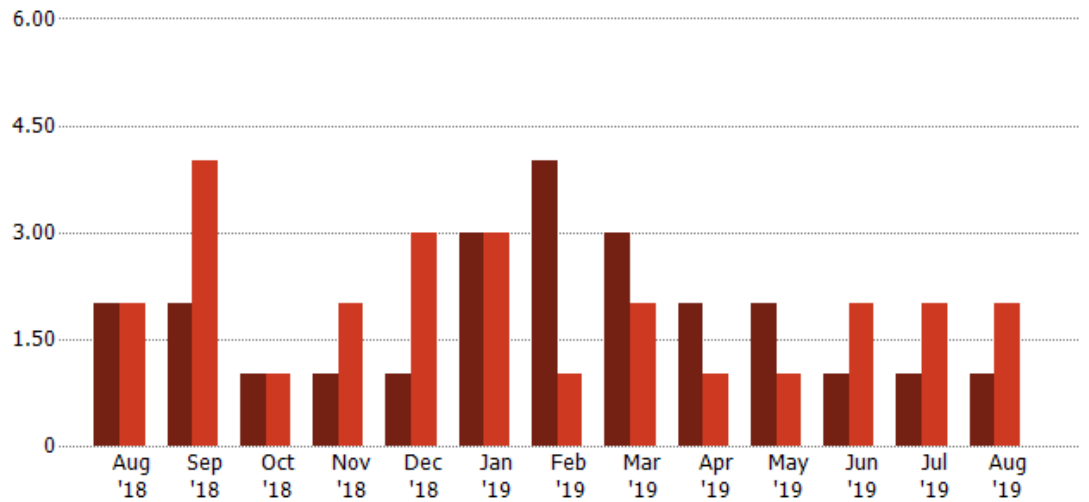
Distressed Listings

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

Month/Year	Count	% Chg.
Aug '19	1	-50%
Aug '18	2	0%
Aug '17	2	150%



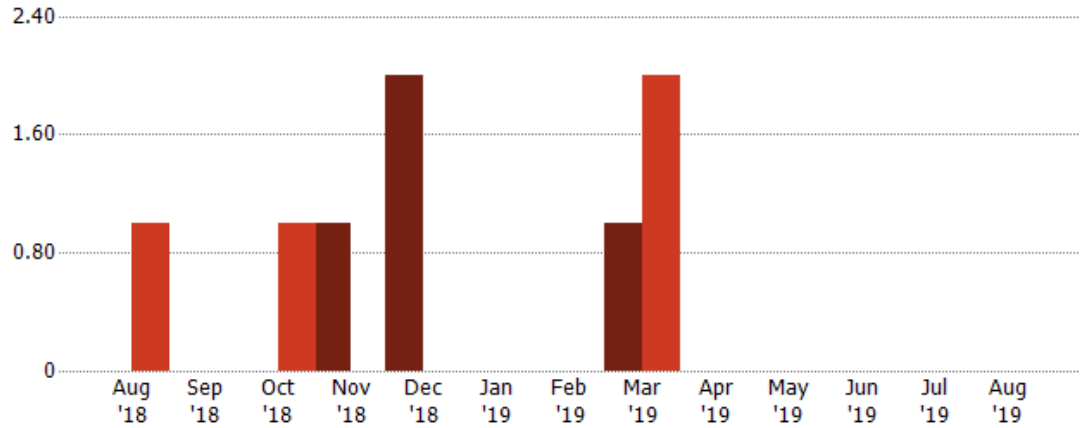
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	2	2	1	1	1	3	4	3	2	2	1	1	1
Prior Year	2	4	1	2	3	3	1	2	1	1	2	2	2
Percent Change from Prior Year	0%	-50%	0%	-50%	-67%	0%	300%	50%	100%	100%	-50%	-50%	-50%

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



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



Sales Activity by ZIP

Aug 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	79	\$168,941,898	36	\$78,948,900	\$2,193,025	\$2,027,500	\$403	\$392	57