



2020

PARADISE VALLEY MARKET REPORT March 2020



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	Mar 2020	Mar 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	69	67	+3%	251	265	-5.3%
New Listing Volume	\$157,571,572	\$168,176,429	-6.3%	\$600,823,899	\$647,734,586	-7.2%
Active Listing Count	-	386	-	N/A	N/A	
Active Listing Volume	-	\$1,117,753,856	-	N/A	N/A	
Average Listing Price	-	\$2,895,735	-	\$3,243,275	\$2,933,483	+10.6%
Median Listing Price	-	\$2,395,000	-	\$2,572,373	\$2,330,354	+10.4%
Average Listing Price per Sq Ft	-	\$472	-	\$509	\$469	+8.5%
Median Listing Price per Sq Ft	-	\$444	-	\$463	\$434	+6.7%
Median Days in RPR	-	86.5	-	70.5	89.6	-21.3%
Months of Inventory	-	14.8	-100%	4.7	8.1	-42.1%
Absorption Rate	-	6.74%	-	21.28%	12.31%	+9%
Sales Activity Charts Metrics						
New Pending Sales Count	62	80	-22.5%	237	192	+23.4%
New Pending Sales Volume	\$124,241,800	\$187,711,959	-33.8%	\$488,690,564	\$434,598,086	+12.4%
Pending Sales Count	-	60	-	N/A	N/A	
Pending Sales Volume	-	\$151,161,458	-	N/A	N/A	
Closed Sales Count	38	65	-41.5%	142	130	+9.2%
Closed Sales Volume	\$79,234,849	\$145,606,352	-45.6%	\$292,360,225	\$252,004,769	+16%
Average Sales Price	\$2,085,128	\$2,240,098	-6.9%	\$2,058,875	\$1,938,498	+6.2%
Median Sales Price	\$1,627,500	\$1,465,000	+11.1%	\$1,657,535	\$1,434,693	+15.5%
Average Sales Price per Sq Ft	\$437	\$400	+9.4%	\$442	\$400	+10.6%
Median Sales Price per Sq Ft	\$380	\$358	+6.1%	\$409	\$361	+13.4%
Distressed Charts Metrics						
Distressed Listing Count	-	2	-	N/A	N/A	

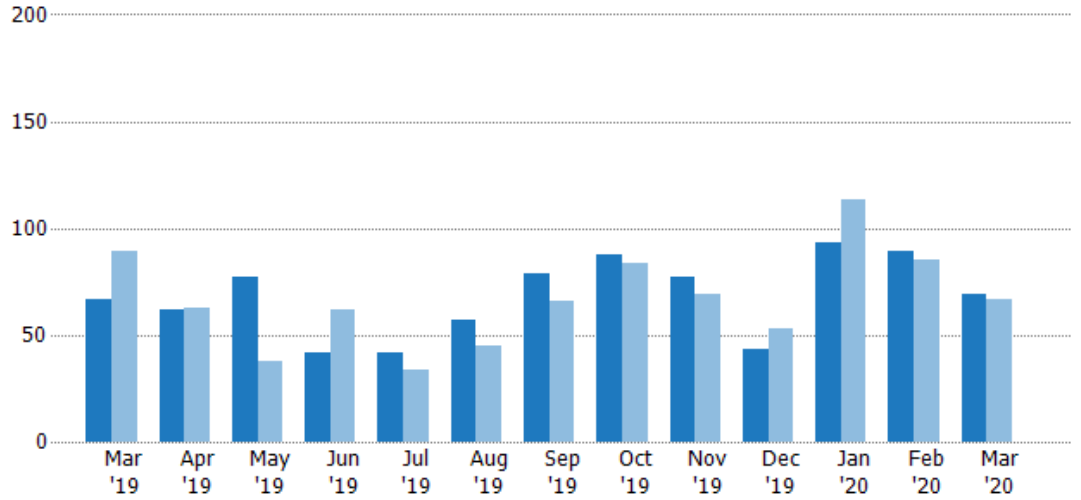
New Listings

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,
Mobile/Manufactured, Single Family
Residence

Month/Year	Count	% Chg.
Mar '20	69	3%
Mar '19	67	-24.7%
Mar '18	89	-9%



	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	67	62	77	42	42	57	79	88	77	43	93	89	69
Prior Year	89	63	38	62	34	45	66	84	69	53	113	85	67
Percent Change from Prior Year	-25%	-2%	103%	-32%	24%	27%	20%	5%	12%	-19%	-18%	5%	3%

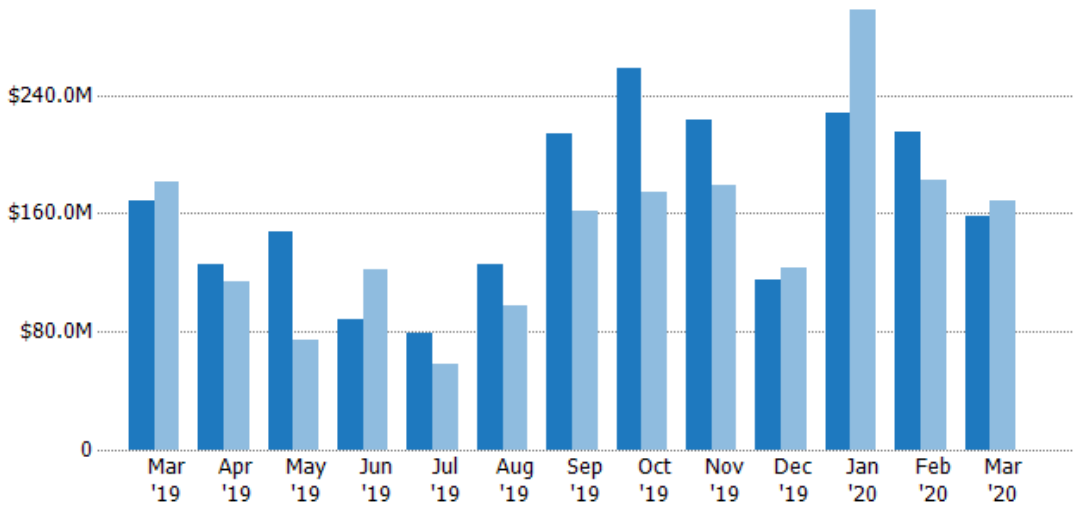
New Listing Volume

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
Residence

Month/Year	Volume	% Chg.
Mar '20	\$158M	-6.3%
Mar '19	\$168M	-7.5%
Mar '18	\$182M	-21.8%



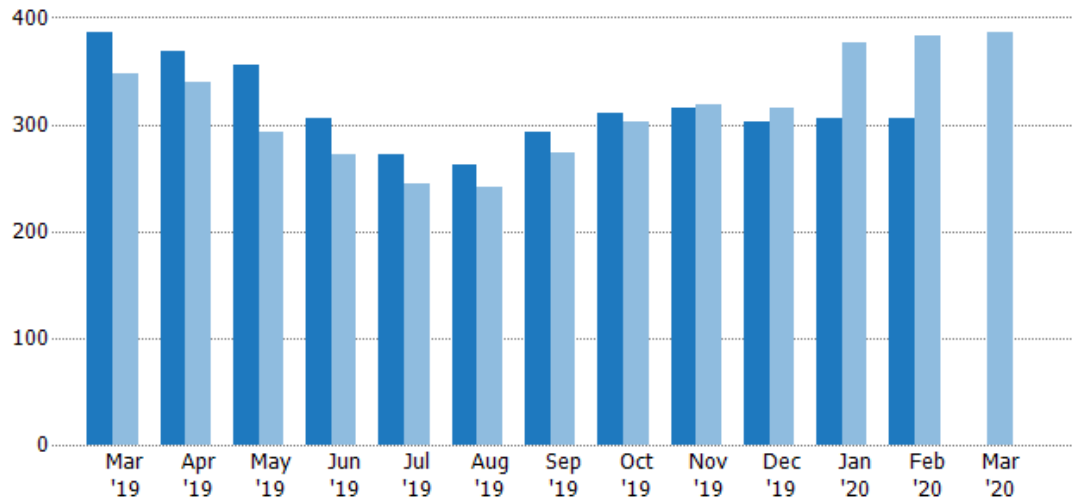
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$168M	\$125M	\$147M	\$87.9M	\$78.4M	\$125M	\$214M	\$258M	\$223M	\$115M	\$228M	\$216M	\$158M
Prior Year	\$182M	\$114M	\$74.5M	\$122M	\$58M	\$97.4M	\$162M	\$175M	\$178M	\$123M	\$297M	\$182M	\$168M
Percent Change from Prior Year	-7%	10%	98%	-28%	35%	28%	33%	48%	25%	-6%	-23%	18%	-6%

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
Residence



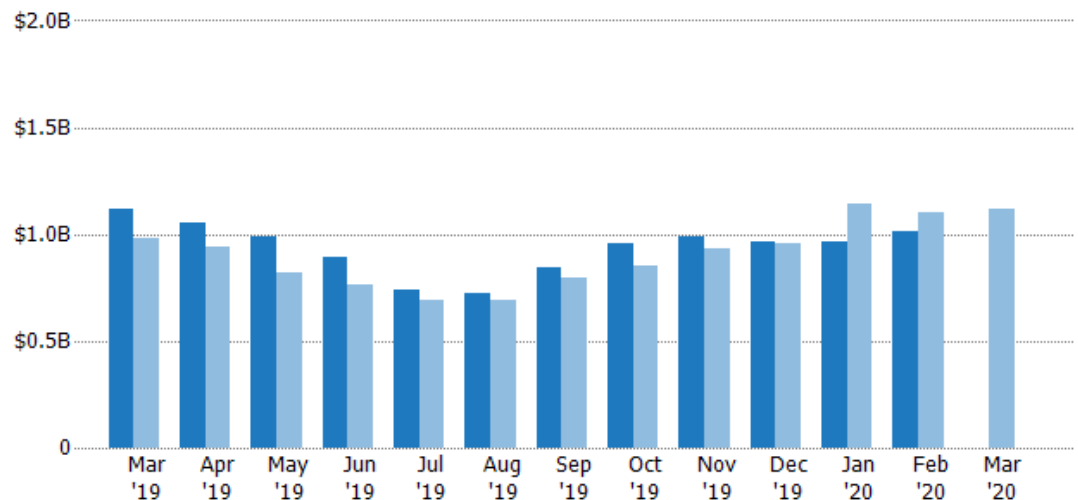
Current Year	386	369	355	306	272	263	293	311	316	303	306	305	-
Prior Year	348	340	292	272	245	242	273	302	318	316	376	383	386
Percent Change from Prior Year	11%	9%	22%	13%	11%	9%	7%	3%	-1%	-4%	-19%	-20%	-100%

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
Residence



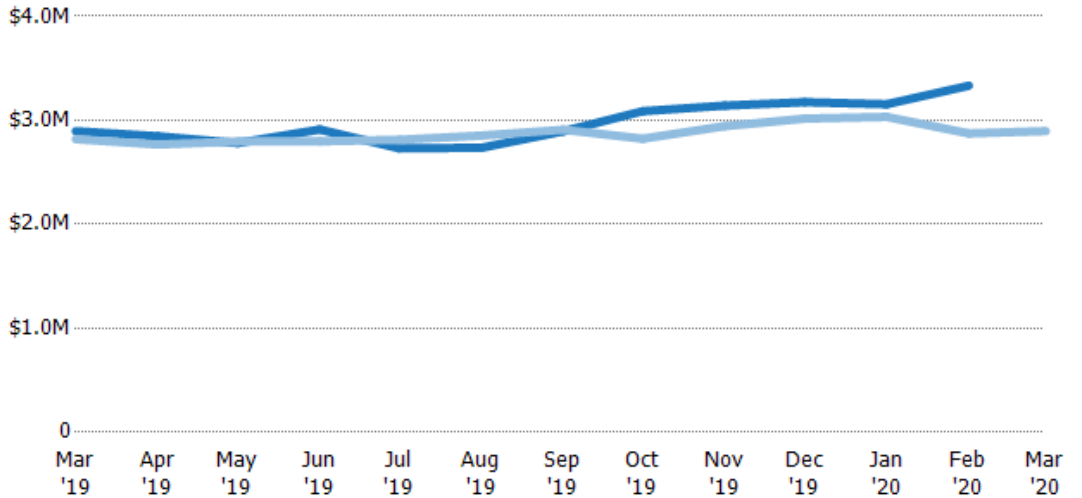
Current Year	\$1.12B	\$1.05B	\$987M	\$891M	\$743M	\$719M	\$848M	\$960M	\$993M	\$962M	\$965M	\$1.02B	-
Prior Year	\$981M	\$941M	\$816M	\$761M	\$689M	\$690M	\$794M	\$853M	\$936M	\$953M	\$1.14B	\$1.1B	\$1.12B
Percent Change from Prior Year	14%	12%	21%	17%	8%	4%	7%	13%	6%	1%	-15%	-8%	-100%

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
Residence



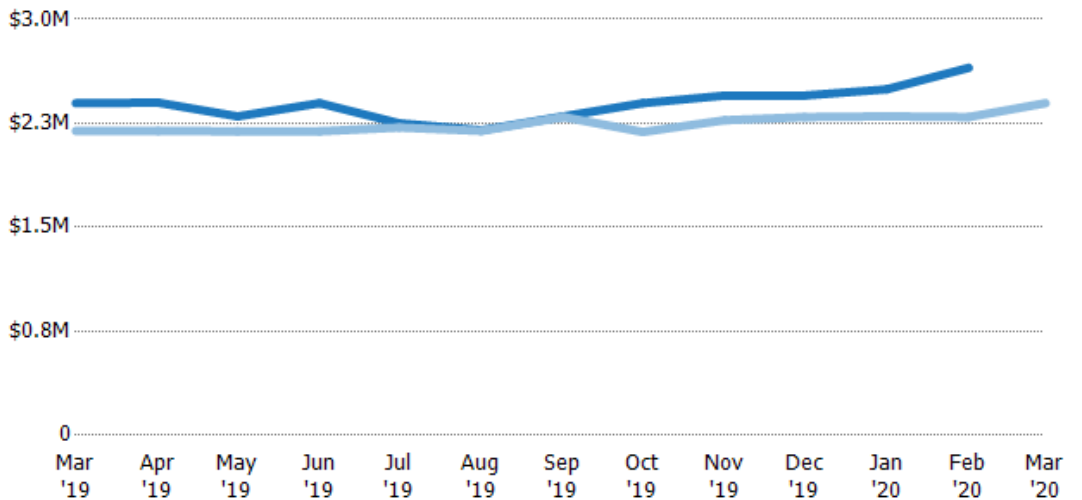
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$2.9M	\$2.85M	\$2.78M	\$2.91M	\$2.73M	\$2.74M	\$2.89M	\$3.09M	\$3.14M	\$3.17M	\$3.15M	\$3.33M	-
Prior Year	\$2.82M	\$2.77M	\$2.8M	\$2.8M	\$2.81M	\$2.85M	\$2.91M	\$2.82M	\$2.94M	\$3.02M	\$3.03M	\$2.87M	\$2.9M
Percent Change from Prior Year	3%	3%	-1%	4%	-3%	-4%	-1%	9%	7%	5%	4%	16%	-100%

Median Listing Price

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

Filters Used

Custom Area: Paradise Valley,
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Property Type:
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Mobile/Manufactured, Single Family
Residence



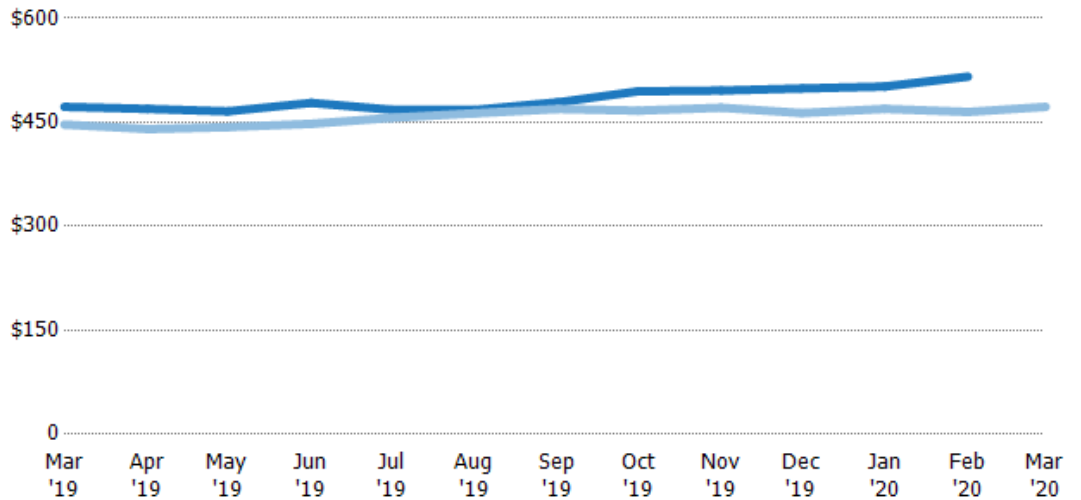
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$2.4M	\$2.4M	\$2.3M	\$2.4M	\$2.25M	\$2.2M	\$2.3M	\$2.4M	\$2.45M	\$2.45M	\$2.5M	\$2.65M	-
Prior Year	\$2.2M	\$2.2M	\$2.19M	\$2.19M	\$2.22M	\$2.2M	\$2.3M	\$2.19M	\$2.27M	\$2.3M	\$2.3M	\$2.3M	\$2.4M
Percent Change from Prior Year	9%	9%	5%	9%	1%	0%	0%	9%	8%	7%	8%	15%	-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
Residence



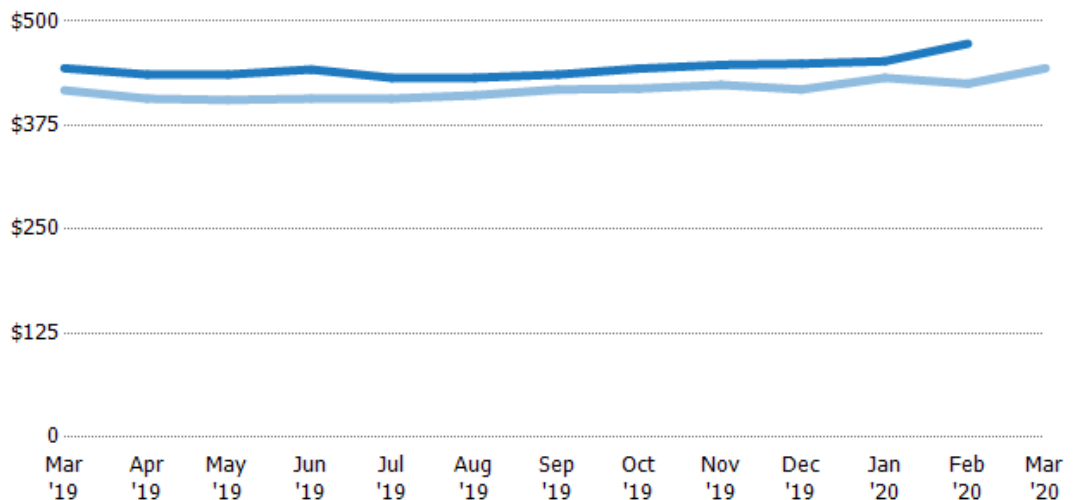
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$472	\$469	\$466	\$478	\$468	\$468	\$479	\$495	\$496	\$499	\$502	\$516	-
Prior Year	\$447	\$440	\$443	\$448	\$456	\$463	\$469	\$467	\$471	\$463	\$469	\$465	\$472
Percent Change from Prior Year	6%	7%	5%	7%	3%	1%	2%	6%	5%	8%	7%	11%	-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:
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Mobile/Manufactured, Single Family
Residence



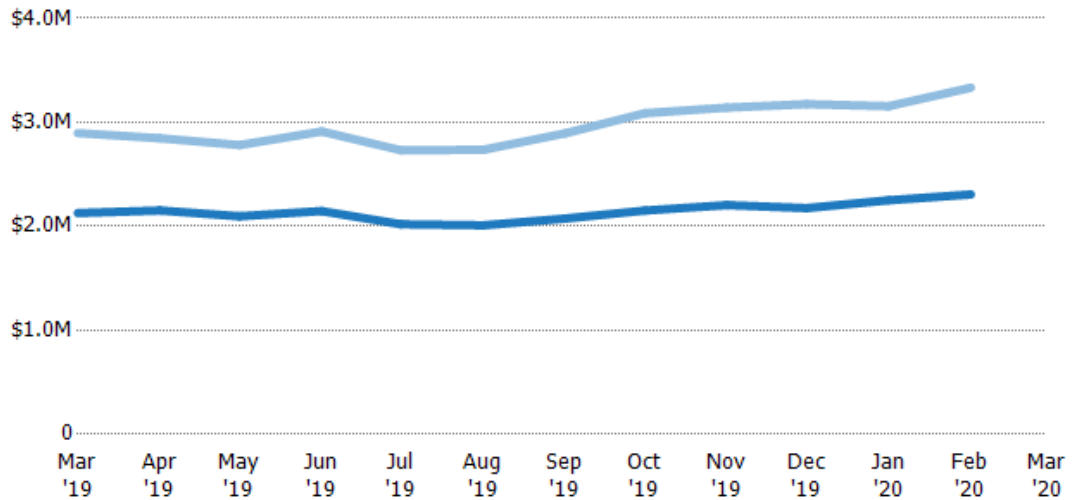
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$444	\$436	\$436	\$442	\$432	\$432	\$436	\$443	\$448	\$449	\$452	\$473	-
Prior Year	\$417	\$407	\$406	\$407	\$407	\$411	\$418	\$419	\$424	\$418	\$432	\$425	\$444
Percent Change from Prior Year	6%	7%	8%	9%	6%	5%	4%	6%	6%	7%	5%	11%	-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
Residence



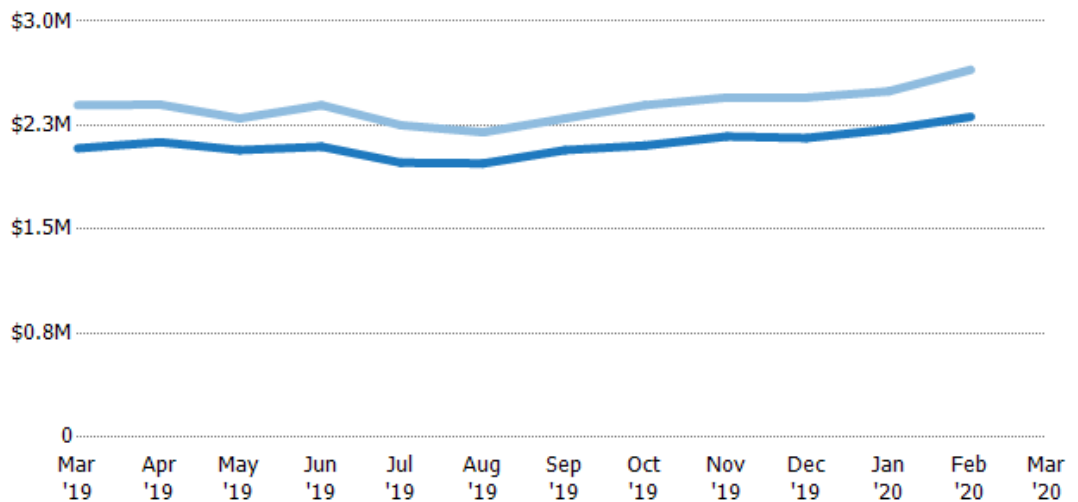
Avg Est Value	\$2.13M	\$2.15M	\$2.1M	\$2.15M	\$2.02M	\$2.01M	\$2.07M	\$2.15M	\$2.2M	\$2.17M	\$2.25M	\$2.31M	-
Avg Listing Price	\$2.9M	\$2.85M	\$2.78M	\$2.91M	\$2.73M	\$2.74M	\$2.89M	\$3.09M	\$3.14M	\$3.17M	\$3.15M	\$3.33M	-
Avg Listing Price as a % of Avg Est Value	136%	132%	133%	136%	135%	136%	140%	144%	143%	146%	140%	145%	-

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
Residence



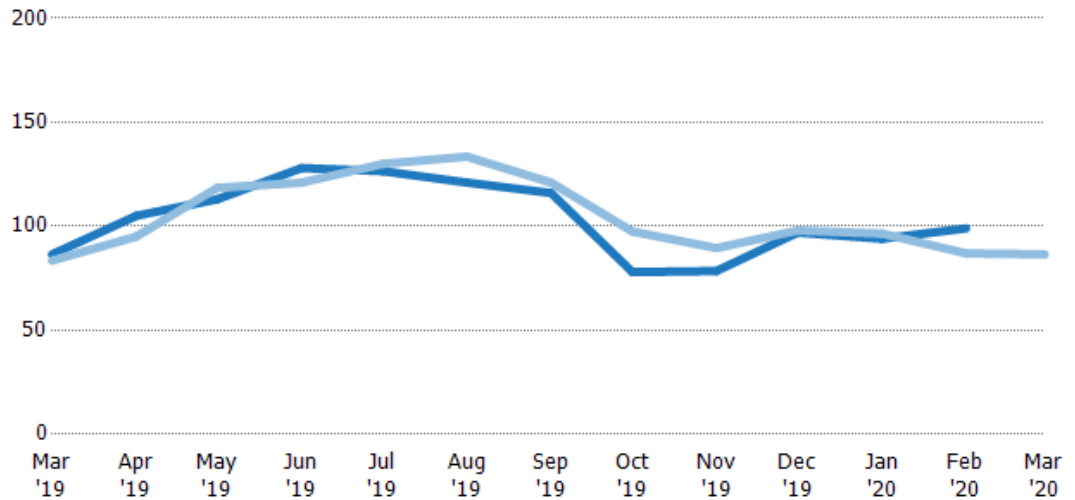
Median Est Value	\$2.08M	\$2.13M	\$2.07M	\$2.1M	\$1.98M	\$1.98M	\$2.07M	\$2.1M	\$2.17M	\$2.16M	\$2.22M	\$2.31M	-
Median Listing Price	\$2.4M	\$2.4M	\$2.3M	\$2.4M	\$2.25M	\$2.2M	\$2.3M	\$2.4M	\$2.45M	\$2.45M	\$2.5M	\$2.65M	-
Med Listing Price as a % of Med Est Value	115%	113%	111%	114%	114%	111%	111%	114%	113%	114%	112%	115%	-

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,
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Property Type:
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Mobile/Manufactured, Single Family
Residence



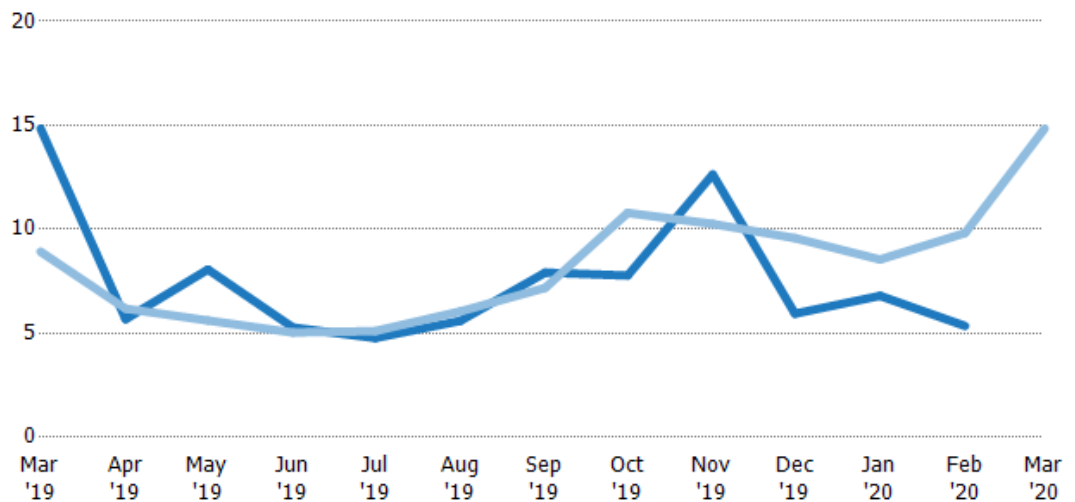
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	86.5	105	113	128	127	121	116	78	78.5	97	94	99	-
Prior Year	83.5	95	119	121	130	134	121	97.5	89.5	98	96.5	87	86.5
Percent Change from Prior Year	4%	11%	-5%	6%	-3%	-9%	-4%	-20%	-12%	-1%	-3%	14%	-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
Residence



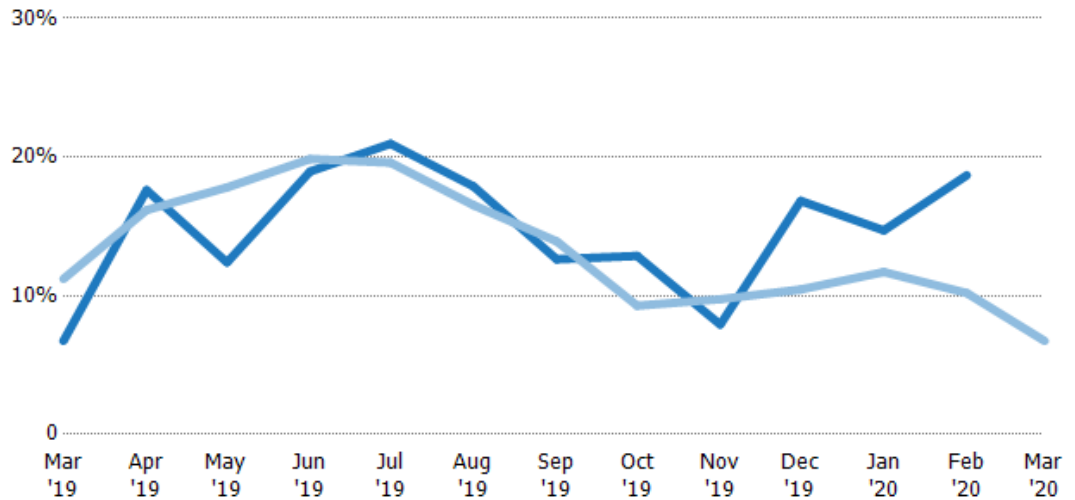
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	14.8	5.68	8.07	5.28	4.77	5.6	7.92	7.78	12.6	5.94	6.8	5.35	-
Prior Year	8.92	6.18	5.62	5.04	5.1	6.05	7.18	10.8	10.3	9.58	8.55	9.82	14.8
Percent Change from Prior Year	66%	-8%	44%	5%	-7%	-8%	10%	-28%	23%	-38%	-20%	-46%	-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
Residence



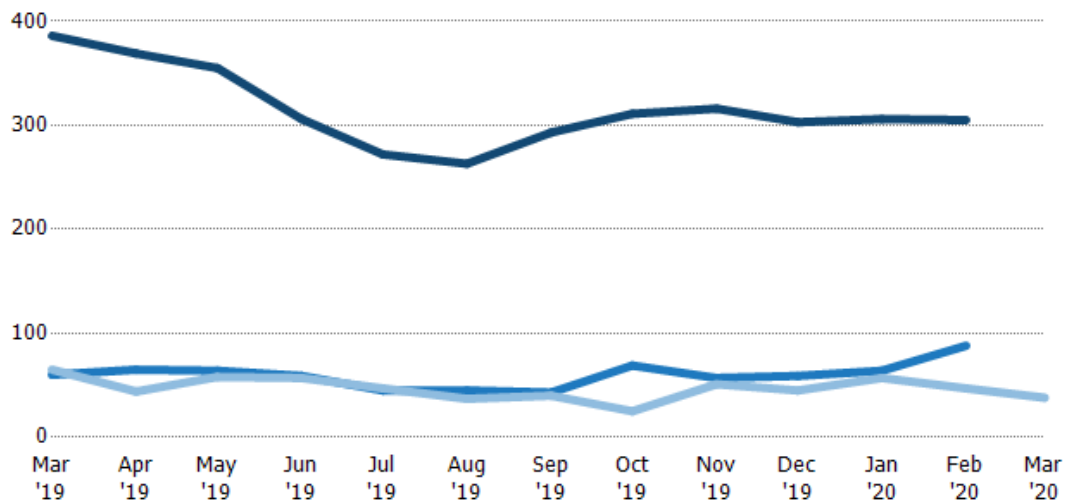
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	7%	18%	12%	19%	21%	18%	13%	13%	8%	17%	15%	19%	-
Prior Year	11%	16%	18%	20%	20%	17%	14%	9%	10%	10%	12%	10%	7%
Change from Prior Year	4%	-1%	5%	1%	-1%	-1%	1%	-4%	2%	-6%	-3%	-9%	7%

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,
Mobile/Manufactured, Single Family
Residence



	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Active	386	369	355	306	272	263	293	311	316	303	306	305	-
Pending	60	65	64	59	45	45	43	69	57	59	64	88	-
Sold	65	44	58	57	47	37	40	25	51	45	57	47	38

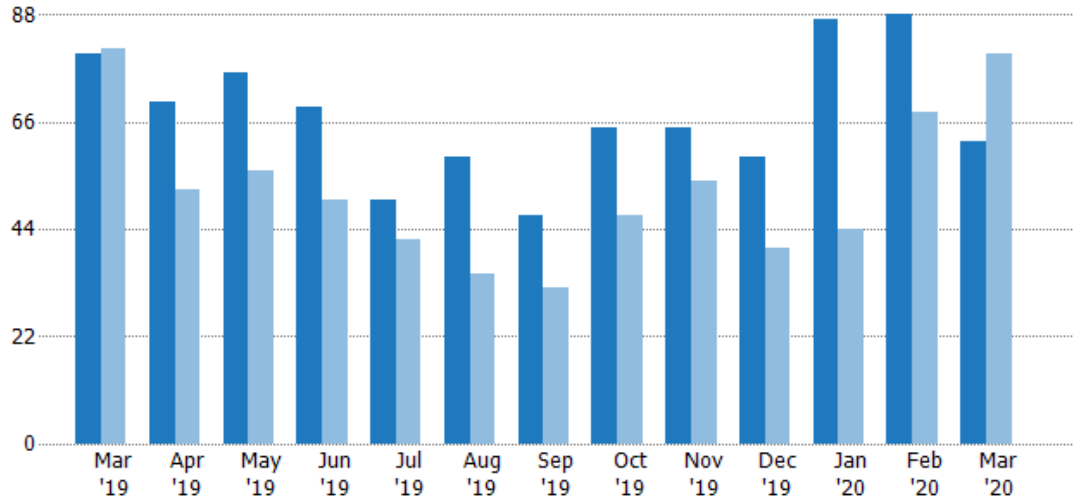
New Pending Sales

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
Residence

Month/ Year	Count	% Chg.
Mar '20	62	-22.5%
Mar '19	80	-1.2%
Mar '18	81	-19.8%



Current Year	80	70	76	69	50	59	47	65	65	59	87	88	62
Prior Year	81	52	56	50	42	35	32	47	54	40	44	68	80
Percent Change from Prior Year	-1%	35%	36%	38%	19%	69%	47%	38%	20%	48%	98%	29%	-23%

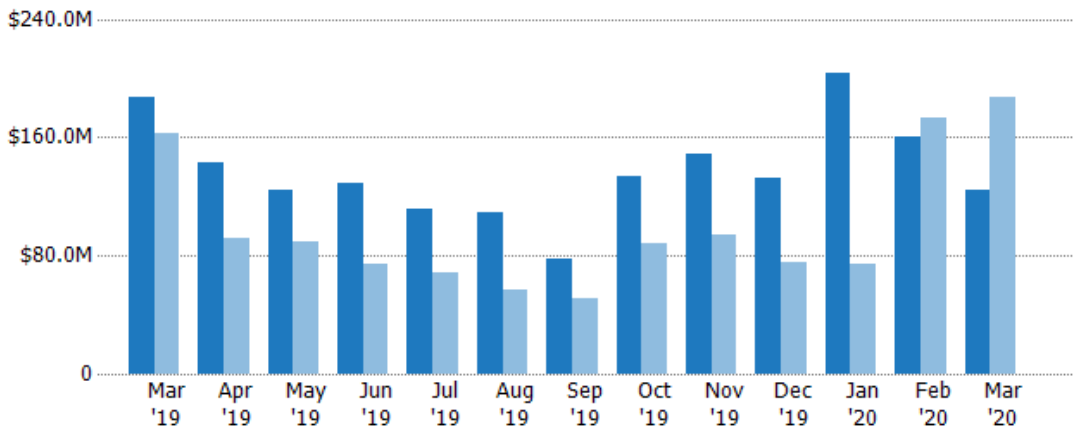
New Pending Sales Volume

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
Residence

Month/ Year	Volume	% Chg.
Mar '20	\$124M	-33.8%
Mar '19	\$188M	15.7%
Mar '18	\$162M	-39.4%



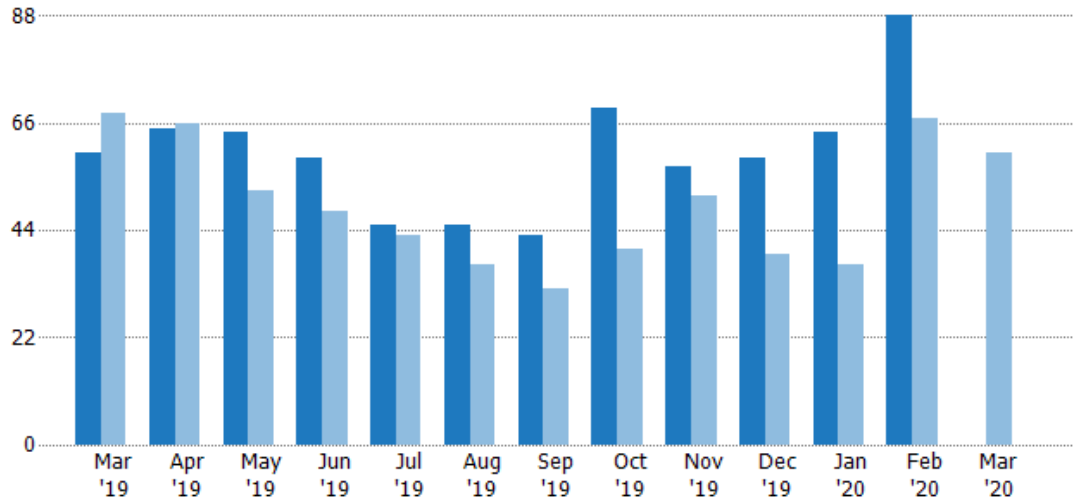
Current Year	\$188M	\$143M	\$125M	\$129M	\$112M	\$110M	\$77.5M	\$133M	\$149M	\$133M	\$204M	\$161M	\$124M
Prior Year	\$162M	\$91.2M	\$89.3M	\$74.1M	\$68.1M	\$56.3M	\$51.2M	\$87.8M	\$94M	\$75M	\$73.9M	\$173M	\$188M
Percent Change from Prior Year	16%	57%	39%	74%	65%	95%	51%	52%	58%	77%	176%	-7%	-34%

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
Residence



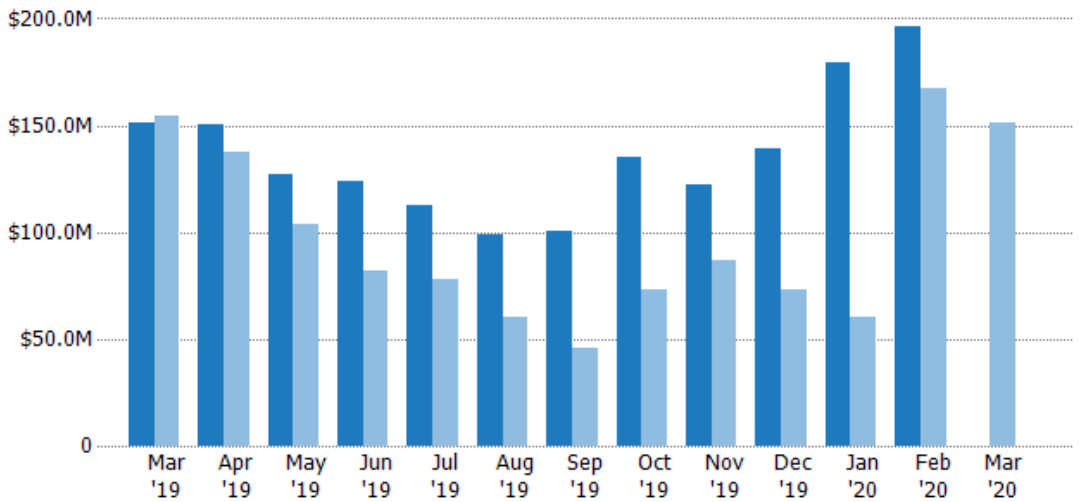
Current Year	60	65	64	59	45	45	43	69	57	59	64	88	-
Prior Year	68	66	52	48	43	37	32	40	51	39	37	67	60
Percent Change from Prior Year	-12%	-2%	23%	23%	5%	22%	34%	73%	12%	51%	73%	31%	-100%

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
Residence



Current Year	\$151M	\$151M	\$127M	\$124M	\$113M	\$99.2M	\$101M	\$135M	\$123M	\$139M	\$180M	\$197M	-
Prior Year	\$155M	\$137M	\$103M	\$81.6M	\$78.1M	\$60.5M	\$46.1M	\$73.5M	\$87.2M	\$73.2M	\$60.5M	\$167M	\$151M
Percent Change from Prior Year	-2%	10%	23%	52%	44%	64%	118%	84%	40%	90%	197%	18%	-100%

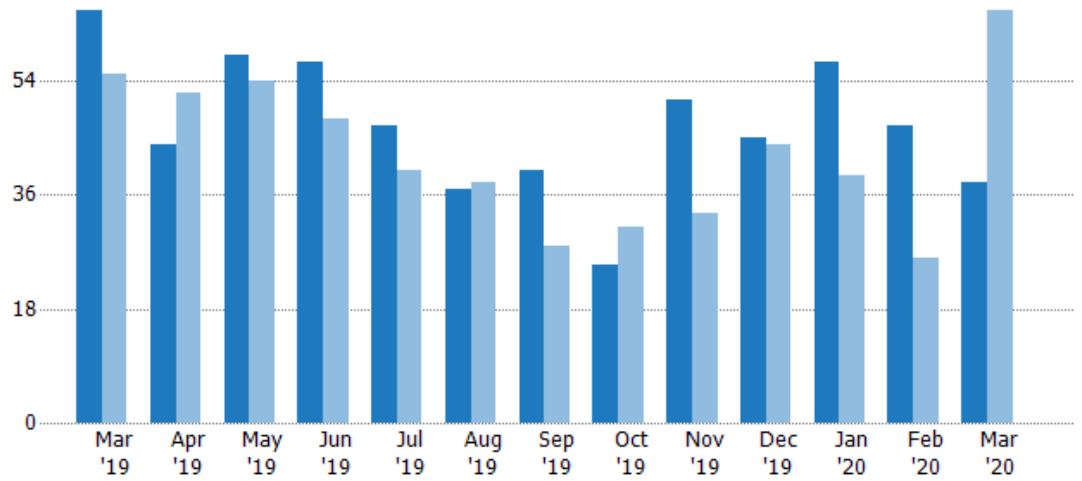
Closed Sales

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
Residence

Month/ Year	Count	% Chg.
Mar '20	38	-41.5%
Mar '19	65	18.2%
Mar '18	55	-25.5%



Current Year	65	44	58	57	47	37	40	25	51	45	57	47	38
Prior Year	55	52	54	48	40	38	28	31	33	44	39	26	65
Percent Change from Prior Year	18%	-15%	7%	19%	18%	-3%	43%	-19%	55%	2%	46%	81%	-42%

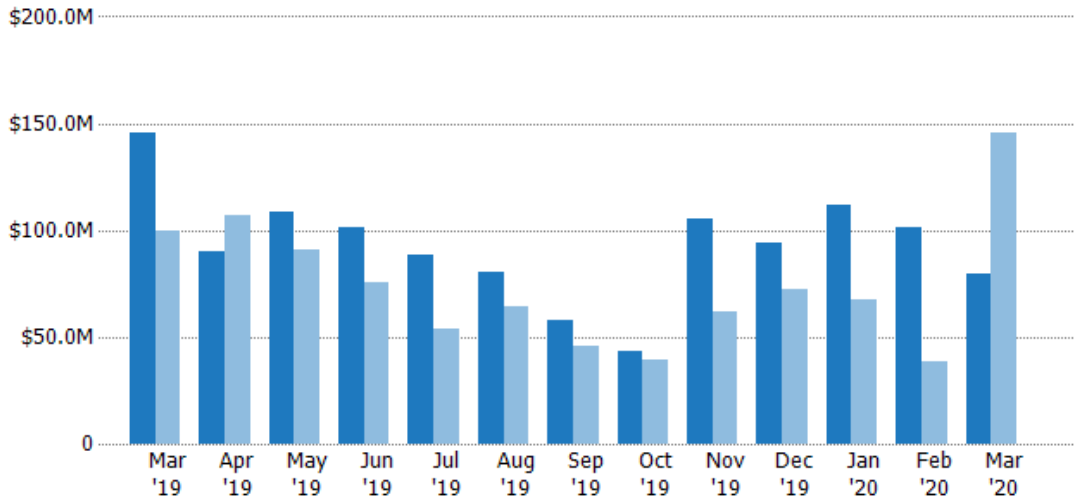
Closed Sales Volume

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
Residence

Month/ Year	Volume	% Chg.
Mar '20	\$79.2M	-45.6%
Mar '19	\$146M	46%
Mar '18	\$100M	-37.9%



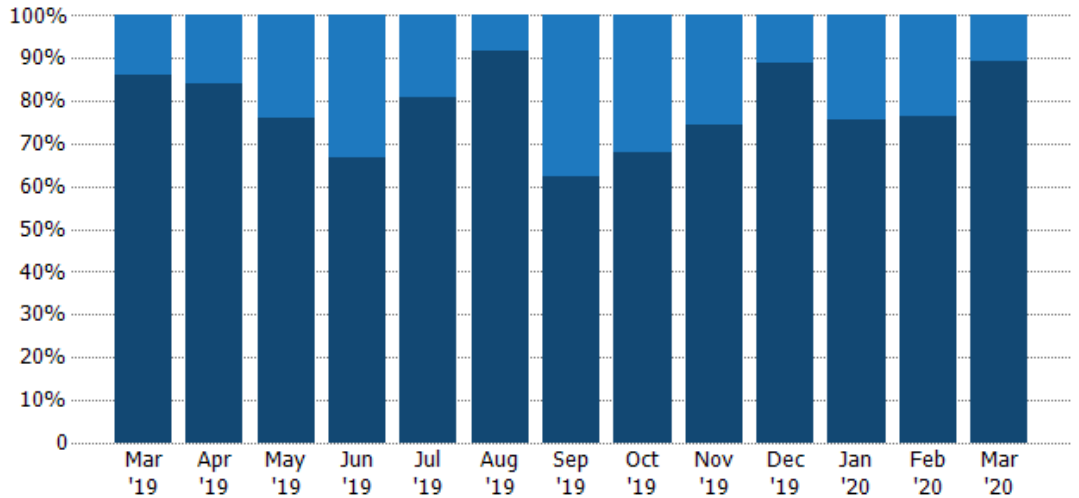
Current Year	\$146M	\$89.8M	\$108M	\$101M	\$88.1M	\$80.6M	\$58.1M	\$43.2M	\$105M	\$93.8M	\$112M	\$101M	\$79.2M
Prior Year	\$100M	\$107M	\$91.1M	\$75.3M	\$53.5M	\$64.1M	\$45.4M	\$39.2M	\$62.2M	\$72.7M	\$67.6M	\$38.8M	\$146M
Percent Change from Prior Year	46%	-16%	19%	34%	65%	26%	28%	10%	69%	29%	66%	161%	-46%

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 Residence



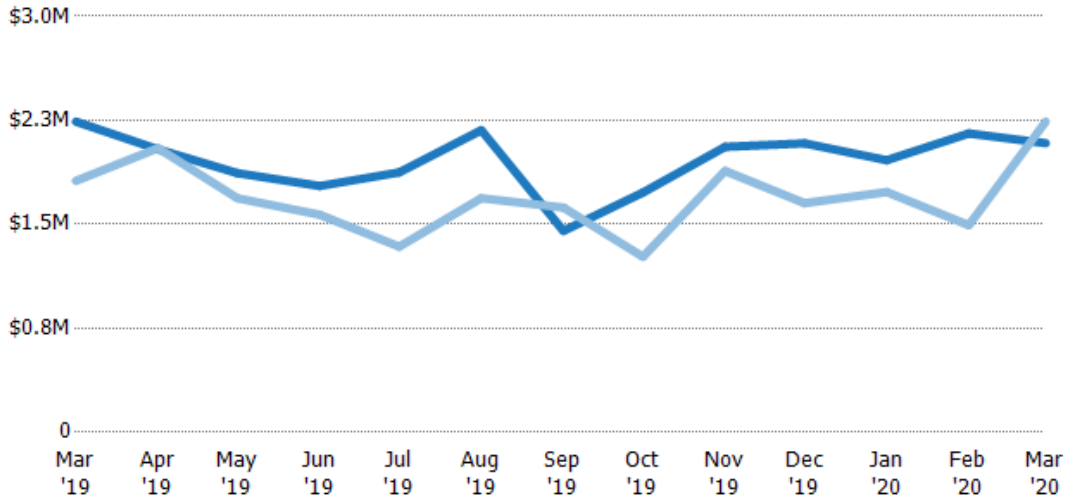
Condo/Townhouse	14%	16%	24%	33%	19%	8%	38%	32%	25%	11%	25%	23%	11%
Single Family Residence	86%	84%	76%	67%	81%	92%	63%	68%	75%	89%	75%	77%	89%

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 Residence



Current Year	\$2.24M	\$2.04M	\$1.87M	\$1.78M	\$1.87M	\$2.18M	\$1.45M	\$1.73M	\$2.06M	\$2.08M	\$1.96M	\$2.15M	\$2.09M
Prior Year	\$1.81M	\$2.05M	\$1.69M	\$1.57M	\$1.34M	\$1.69M	\$1.62M	\$1.27M	\$1.88M	\$1.65M	\$1.73M	\$1.49M	\$2.24M
Percent Change from Prior Year	24%	0%	11%	13%	40%	29%	-10%	37%	9%	26%	13%	44%	-7%

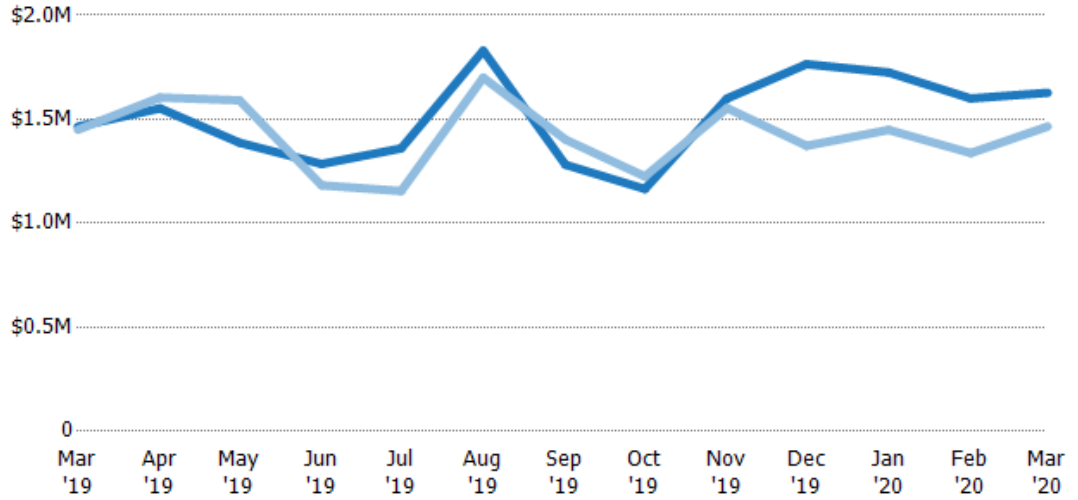
Median Sales Price

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 Residence

Month/Year	Price	% Chg.
Mar '20	\$1.63M	11.1%
Mar '19	\$1.47M	1%
Mar '18	\$1.45M	-10.1%



Current Year	\$1.47M	\$1.55M	\$1.39M	\$1.29M	\$1.36M	\$1.83M	\$1.28M	\$1.17M	\$1.6M	\$1.77M	\$1.73M	\$1.6M	\$1.63M
Prior Year	\$1.45M	\$1.6M	\$1.59M	\$1.18M	\$1.16M	\$1.7M	\$1.4M	\$1.23M	\$1.55M	\$1.37M	\$1.45M	\$1.34M	\$1.47M
Percent Change from Prior Year	1%	-3%	-13%	9%	18%	8%	-9%	-5%	3%	29%	19%	20%	11%

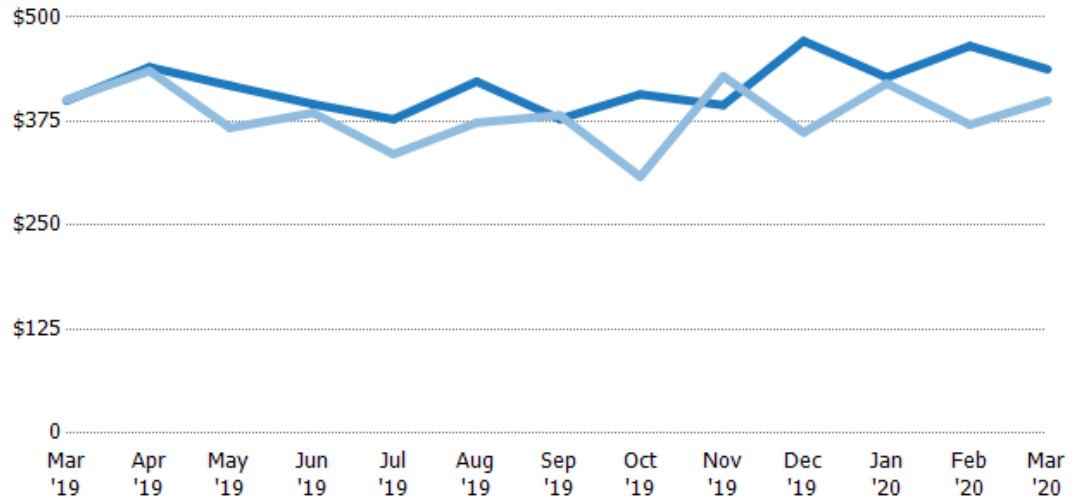
Average Sales Price per Sq Ft

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 Residence

Month/Year	Price/sq ft	% Chg.
Mar '20	\$437	9.4%
Mar '19	\$400	-0.3%
Mar '18	\$401	-8.1%



Current Year	\$400	\$440	\$418	\$396	\$377	\$423	\$378	\$407	\$394	\$472	\$428	\$465	\$437
Prior Year	\$401	\$436	\$367	\$385	\$335	\$373	\$382	\$308	\$429	\$362	\$420	\$371	\$400
Percent Change from Prior Year	0%	1%	14%	3%	13%	13%	-1%	32%	-8%	30%	2%	25%	9%

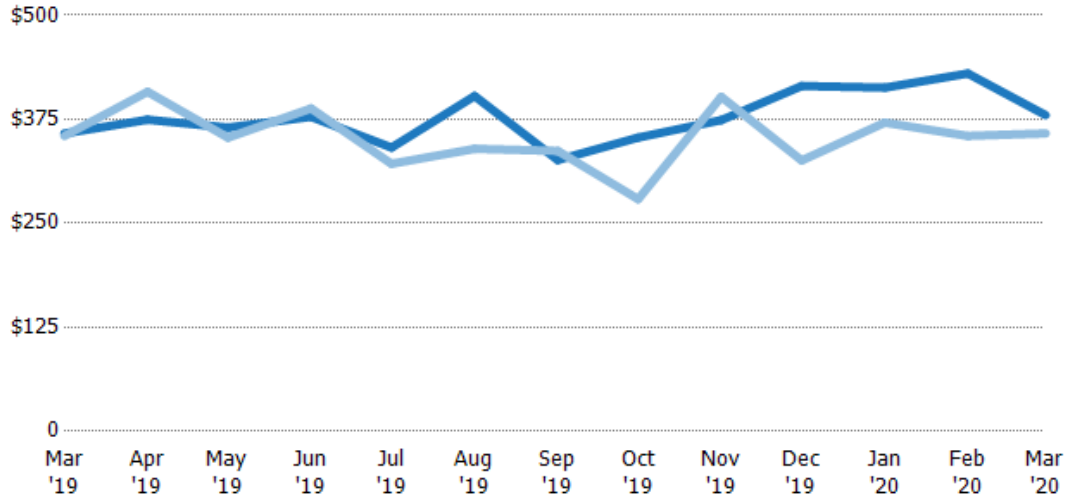
Median Sales Price per Sq Ft

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
Residence

Month/ Year	Price/sq ft	% Chg.
Mar '20	\$380	6.1%
Mar '19	\$358	0.8%
Mar '18	\$355	-3.7%



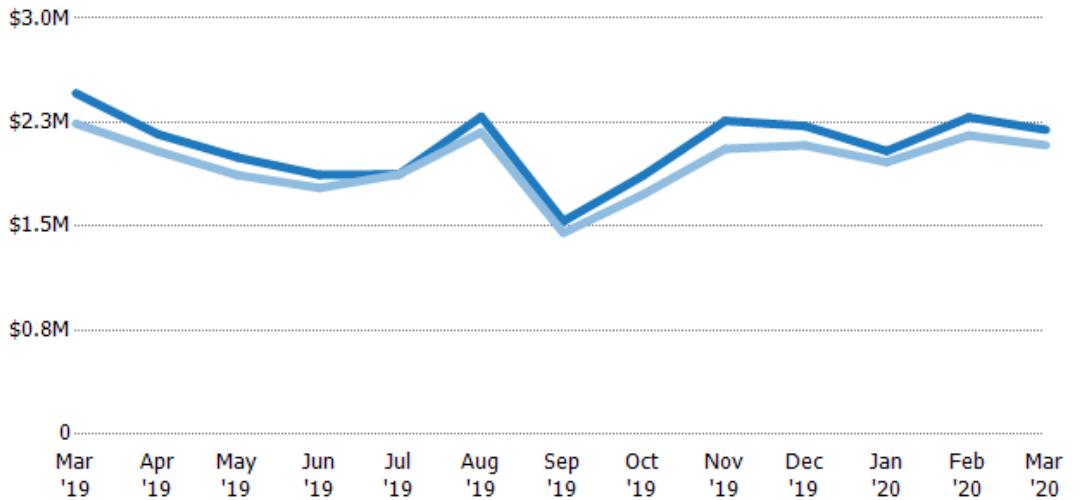
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	\$358	\$375	\$365	\$378	\$341	\$403	\$326	\$353	\$374	\$415	\$413	\$430	\$380
Prior Year	\$355	\$408	\$353	\$388	\$322	\$340	\$337	\$279	\$402	\$326	\$371	\$355	\$358
Percent Change from Prior Year	1%	-8%	3%	-3%	6%	19%	-3%	27%	-7%	27%	11%	21%	6%

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
Residence



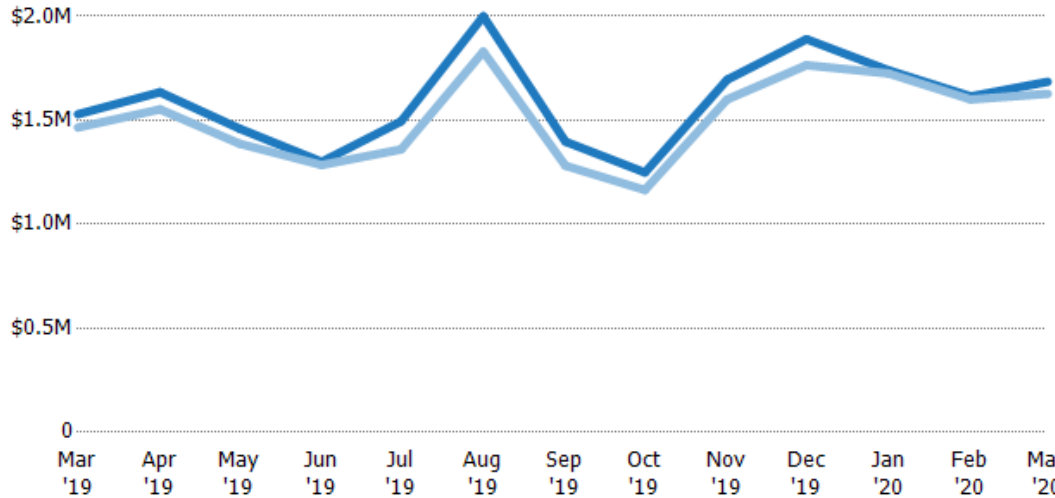
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Avg List Price	\$2.46M	\$2.16M	\$2M	\$1.87M	\$1.88M	\$2.29M	\$1.54M	\$1.86M	\$2.26M	\$2.22M	\$2.04M	\$2.29M	\$2.2M
Avg Sales Price	\$2.24M	\$2.04M	\$1.87M	\$1.78M	\$1.87M	\$2.18M	\$1.45M	\$1.73M	\$2.06M	\$2.08M	\$1.96M	\$2.15M	\$2.09M
Avg Sales Price as a % of Avg List Price	91%	94%	94%	95%	100%	95%	95%	93%	91%	94%	96%	94%	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,
Mobile/Manufactured, Single Family
Residence



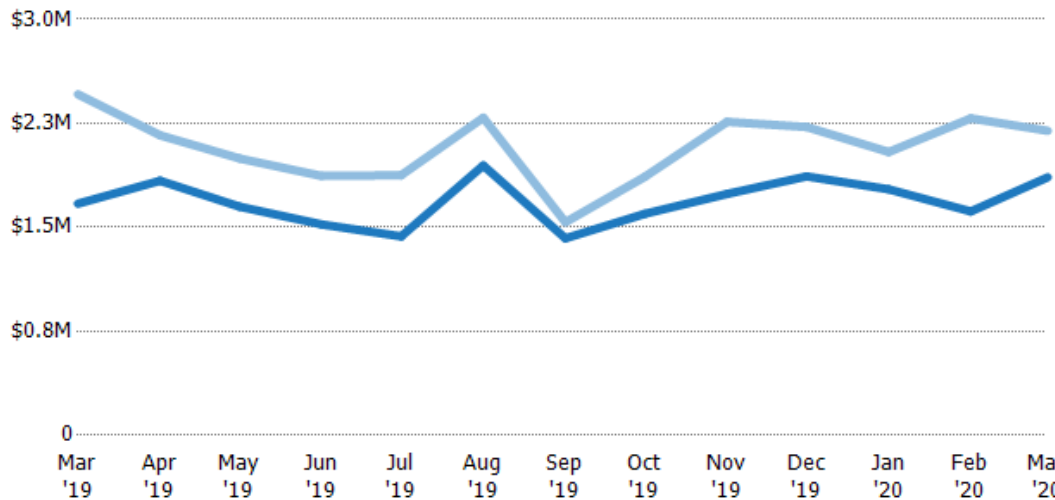
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Median List Price	\$1.53M	\$1.64M	\$1.46M	\$1.3M	\$1.5M	\$2M	\$1.4M	\$1.25M	\$1.7M	\$1.89M	\$1.74M	\$1.62M	\$1.69M
Median Sales Price	\$1.47M	\$1.55M	\$1.39M	\$1.29M	\$1.36M	\$1.83M	\$1.28M	\$1.17M	\$1.6M	\$1.77M	\$1.73M	\$1.6M	\$1.63M
Med Sales Price as a % of Med List Price	96%	95%	95%	99%	91%	92%	92%	93%	94%	93%	99%	99%	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
Residence



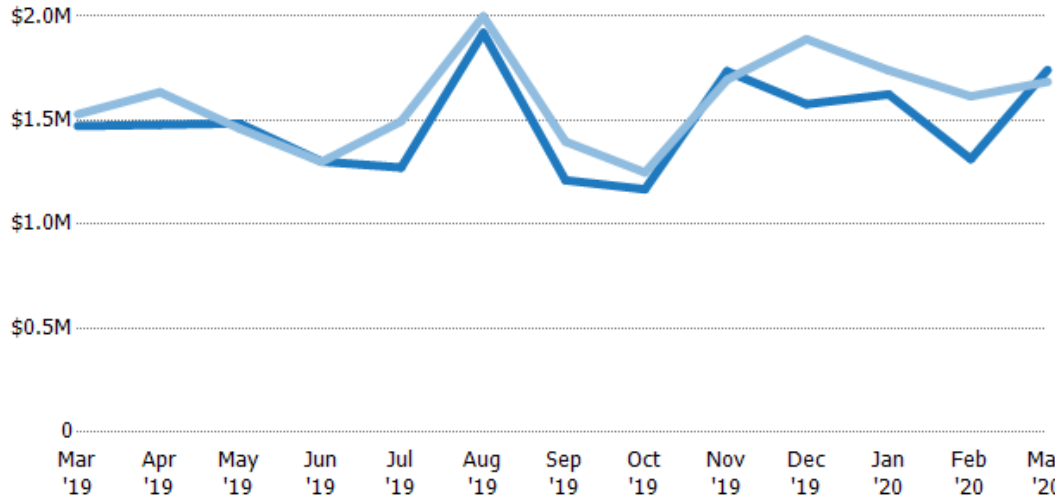
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Avg Est Value	\$1.67M	\$1.84M	\$1.65M	\$1.52M	\$1.43M	\$1.95M	\$1.42M	\$1.6M	\$1.74M	\$1.87M	\$1.77M	\$1.61M	\$1.86M
Avg Sales Price	\$2.46M	\$2.16M	\$2M	\$1.87M	\$1.88M	\$2.29M	\$1.54M	\$1.86M	\$2.26M	\$2.22M	\$2.04M	\$2.29M	\$2.2M
Avg Sales Price as a % of Avg Est Value	147%	118%	121%	123%	131%	118%	108%	117%	130%	119%	115%	142%	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,
Mobile/Manufactured, Single Family
Residence



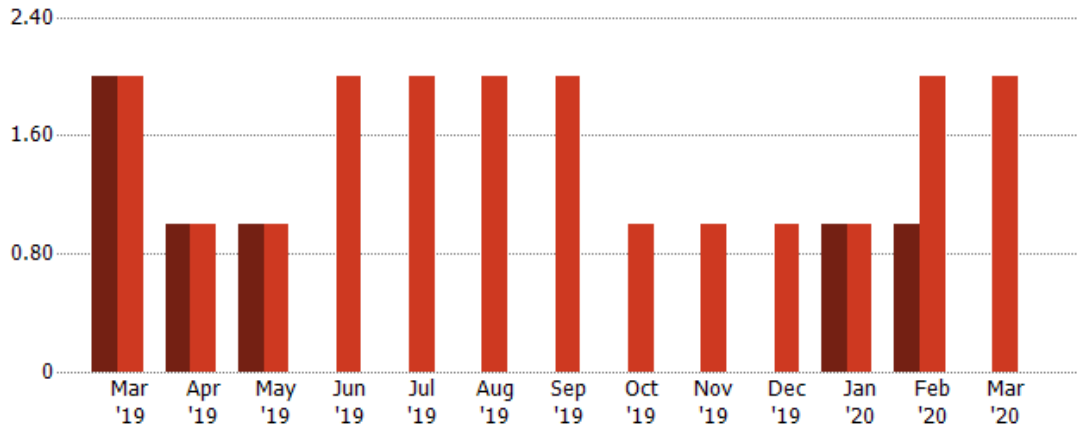
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Median Est Value	\$1.47M	\$1.48M	\$1.48M	\$1.3M	\$1.27M	\$1.92M	\$1.21M	\$1.17M	\$1.74M	\$1.58M	\$1.62M	\$1.31M	\$1.74M
Median Sales Price	\$1.53M	\$1.64M	\$1.46M	\$1.3M	\$1.5M	\$2M	\$1.4M	\$1.25M	\$1.7M	\$1.89M	\$1.74M	\$1.62M	\$1.69M
Med Sales Price as a % of Med Est Value	104%	111%	98%	100%	117%	104%	115%	107%	98%	120%	107%	123%	97%

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
Residence



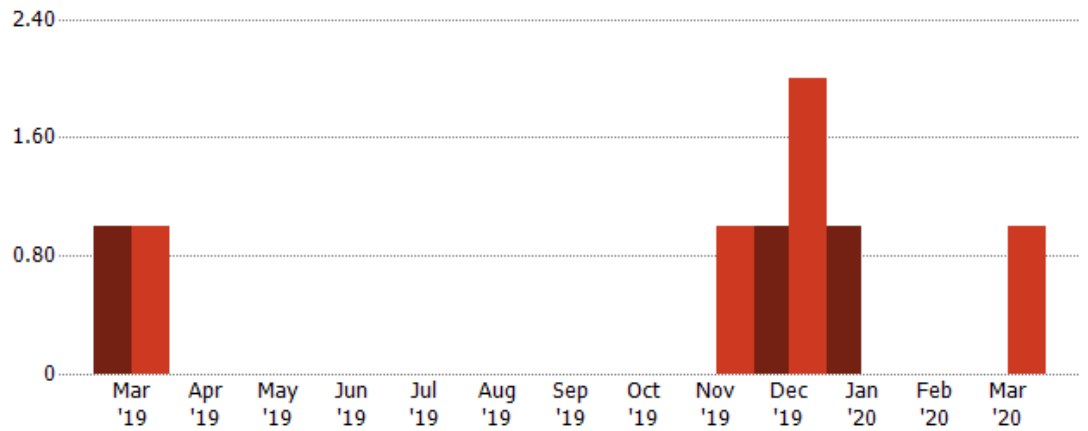
	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20
Current Year	2	1	1	-	-	-	-	-	-	-	1	1	-
Prior Year	2	1	1	2	2	2	2	1	1	1	1	2	2
Percent Change from Prior Year	0%	0%	0%	-100%	-100%	-100%	-100%	-100%	-100%	-100%	0%	-50%	-100%

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
Residence



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



Sales Activity by ZIP

Mar 2020

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			38	\$79,234,849	\$2,085,128	\$1,627,500	\$417	\$358	42