



2020

PARADISE VALLEY MARKET REPORT May 2020



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	May 2020	May 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	57	82	-30.5%	367	406	-9.6%
New Listing Volume	\$121,382,197	\$156,521,947	-22.5%	\$842,395,734	\$925,925,833	-9%
Active Listing Count	–	359	–	N/A	N/A	
Active Listing Volume	–	\$998,264,861	–	N/A	N/A	
Average Listing Price	–	\$2,780,682	–	\$3,131,130	\$2,890,582	+8.3%
Median Listing Price	–	\$2,295,000	–	\$2,455,945	\$2,335,301	+5.2%
Average Listing Price per Sq Ft	–	\$465	–	\$502	\$468	+7.2%
Median Listing Price per Sq Ft	–	\$436	–	\$464	\$434	+6.9%
Median Days in RPR	–	112	–	89.05	99.33	-10.4%
Months of Inventory	–	8.2	-100%	5.6	7.7	-27.9%
Absorption Rate	–	12.26%	–	17.98%	12.97%	+5%
Sales Activity Charts Metrics						
New Pending Sales Count	76	76	+–	368	338	+8.9%
New Pending Sales Volume	\$140,769,924	\$124,513,407	+13.1%	\$743,641,886	\$705,915,828	+5.3%
Pending Sales Count	–	64	–	N/A	N/A	
Pending Sales Volume	–	\$127,418,039	–	N/A	N/A	
Closed Sales Count	29	59	-50.8%	232	230	+0.9%
Closed Sales Volume	\$41,936,819	\$111,133,042	-62.3%	\$456,210,585	\$448,905,304	+1.6%
Average Sales Price	\$1,446,097	\$1,883,611	-23.2%	\$1,966,425	\$1,951,762	+0.8%
Median Sales Price	\$1,425,000	\$1,400,000	+1.8%	\$1,563,966	\$1,454,220	+7.5%
Average Sales Price per Sq Ft	\$386	\$419	-8%	\$434	\$413	+5%
Median Sales Price per Sq Ft	\$348	\$365	-4.7%	\$396	\$365	+8.5%
Distressed Charts Metrics						
Distressed Listing Count	–	2	–	N/A	N/A	

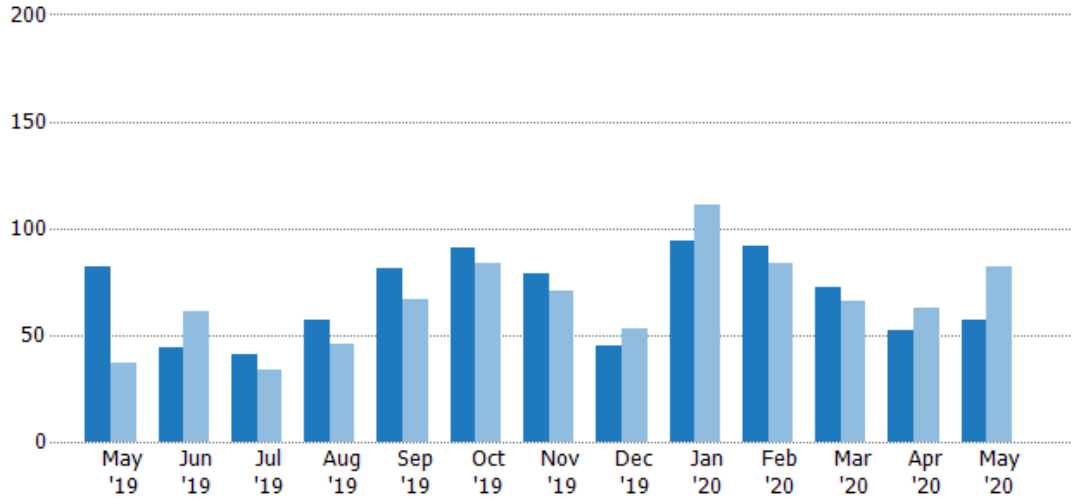
New Listings

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, Mobile/Manufactured, Single Family Residence

Month/Year	Count	% Chg.
May '20	57	-30.5%
May '19	82	121.6%
May '18	37	56.8%



Current Year	82	44	41	57	81	91	79	45	94	92	72	52	57
Prior Year	37	61	34	46	67	84	71	53	111	84	66	63	82
Percent Change from Prior Year	122%	-28%	21%	24%	21%	8%	11%	-15%	-15%	10%	9%	-17%	-30%

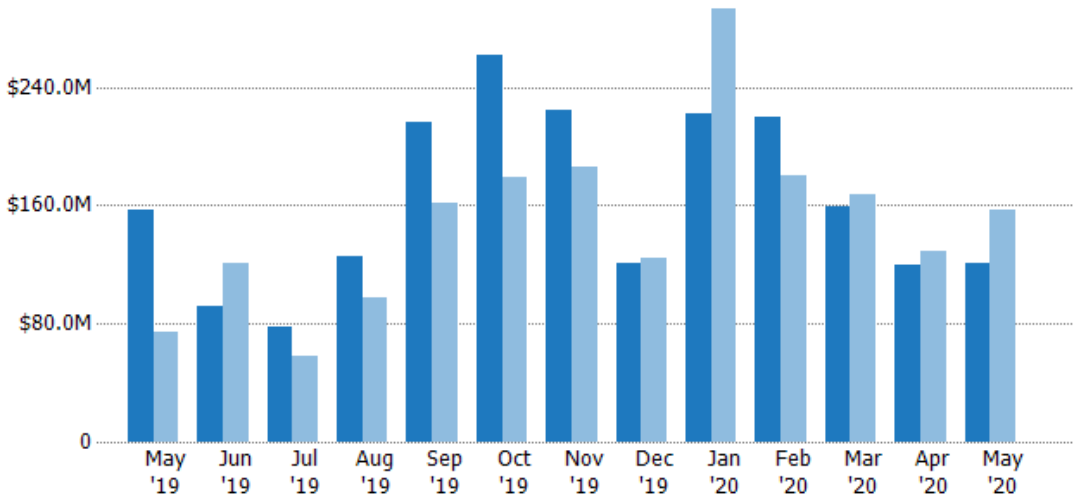
New Listing Volume

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.
May '20	\$121M	-22.5%
May '19	\$157M	110.9%
May '18	\$74.2M	49.3%



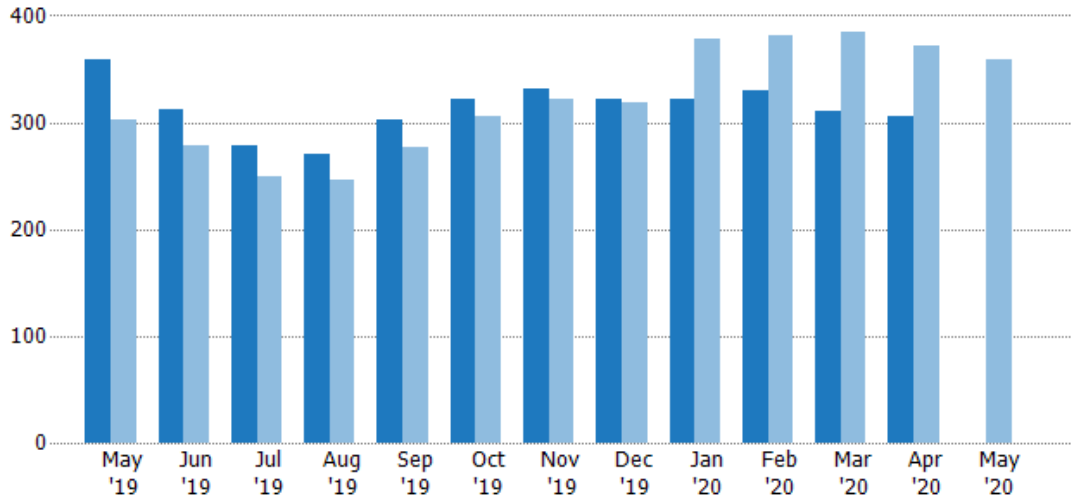
Current Year	\$157M	\$91.7M	\$77.7M	\$125M	\$216M	\$261M	\$225M	\$121M	\$222M	\$220M	\$159M	\$120M	\$121M
Prior Year	\$74.2M	\$121M	\$58M	\$97.6M	\$161M	\$179M	\$186M	\$124M	\$293M	\$180M	\$167M	\$129M	\$157M
Percent Change from Prior Year	111%	-24%	34%	28%	34%	46%	21%	-3%	-24%	22%	-5%	-7%	-22%

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



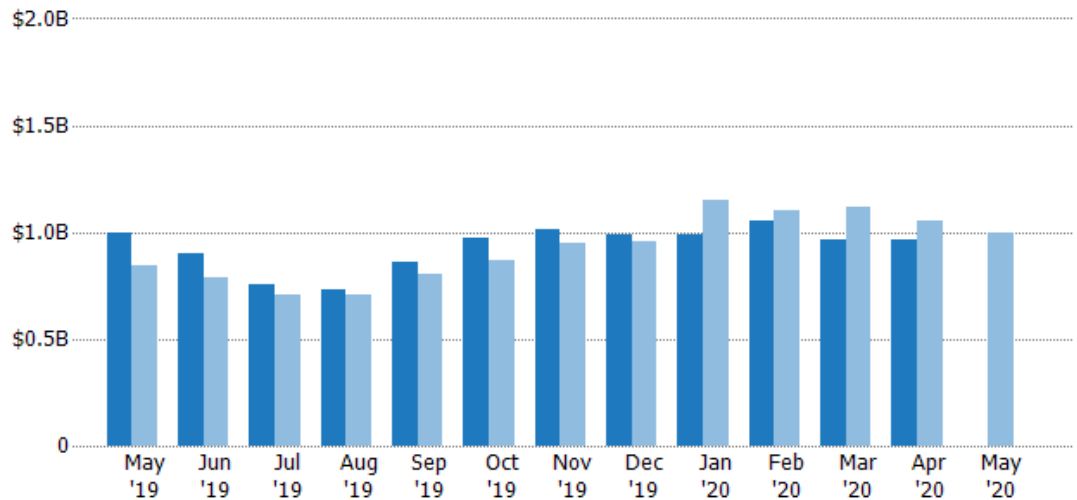
Current Year	359	312	279	270	302	322	332	322	322	330	311	305	-
Prior Year	302	279	249	246	277	305	321	318	378	382	385	371	359
Percent Change from Prior Year	19%	12%	12%	10%	9%	6%	3%	1%	-15%	-14%	-19%	-18%	-100%

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



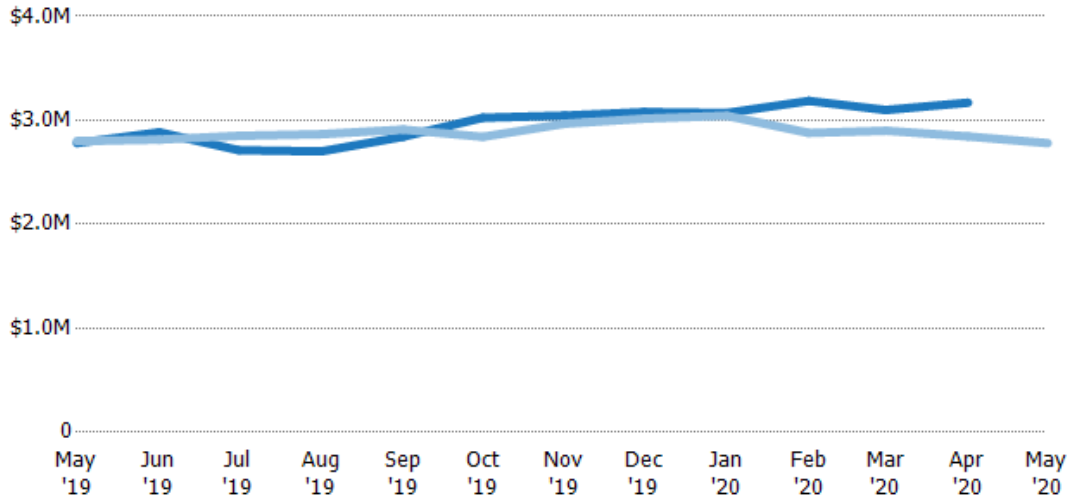
Current Year	\$998M	\$900M	\$757M	\$729M	\$858M	\$974M	\$1.01B	\$991M	\$989M	\$1.05B	\$964M	\$967M	-
Prior Year	\$846M	\$785M	\$710M	\$705M	\$806M	\$866M	\$953M	\$959M	\$1.15B	\$1.1B	\$1.12B	\$1.06B	\$998M
Percent Change from Prior Year	18%	15%	7%	3%	6%	12%	6%	3%	-14%	-4%	-14%	-8%	-100%

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



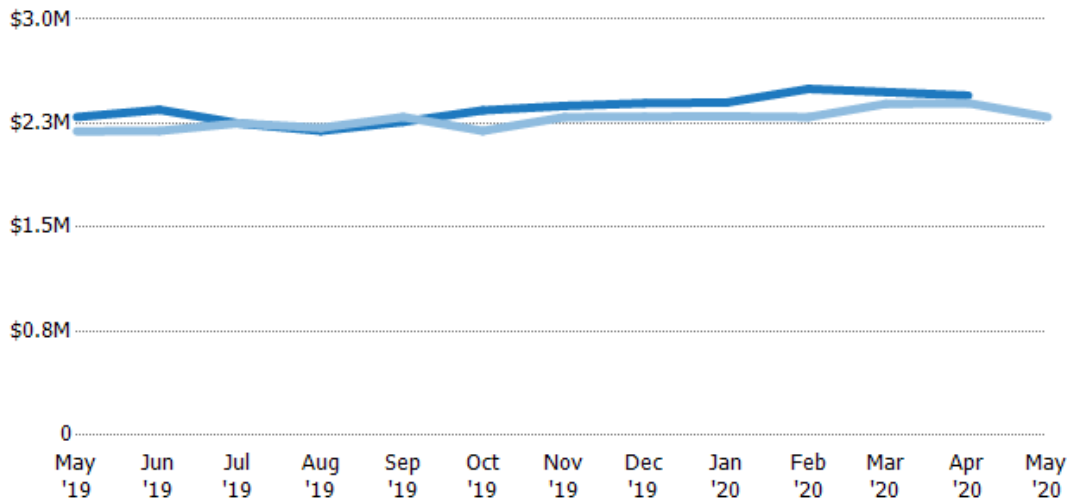
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$2.78M	\$2.88M	\$2.71M	\$2.7M	\$2.84M	\$3.02M	\$3.05M	\$3.08M	\$3.07M	\$3.19M	\$3.1M	\$3.17M	-
Prior Year	\$2.8M	\$2.81M	\$2.85M	\$2.87M	\$2.91M	\$2.84M	\$2.97M	\$3.02M	\$3.04M	\$2.88M	\$2.9M	\$2.84M	\$2.78M
Percent Change from Prior Year	-1%	2%	-5%	-6%	-2%	6%	3%	2%	1%	11%	7%	11%	-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,
Mobile/Manufactured, Single Family
Residence



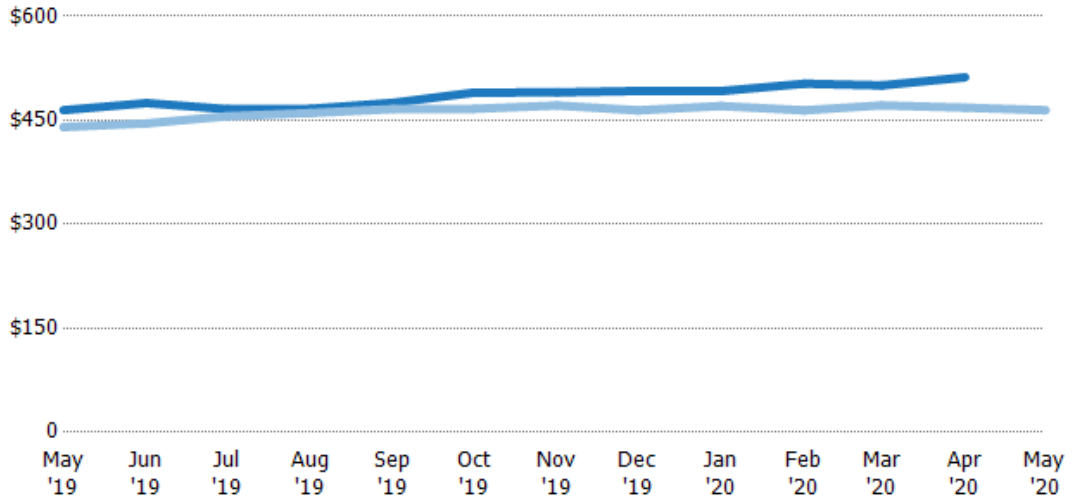
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$2.3M	\$2.35M	\$2.25M	\$2.2M	\$2.26M	\$2.34M	\$2.38M	\$2.4M	\$2.4M	\$2.5M	\$2.48M	\$2.45M	-
Prior Year	\$2.19M	\$2.2M	\$2.25M	\$2.22M	\$2.3M	\$2.2M	\$2.3M	\$2.3M	\$2.3M	\$2.3M	\$2.39M	\$2.4M	\$2.3M
Percent Change from Prior Year	5%	7%	0%	-1%	-2%	7%	3%	4%	4%	9%	4%	2%	-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



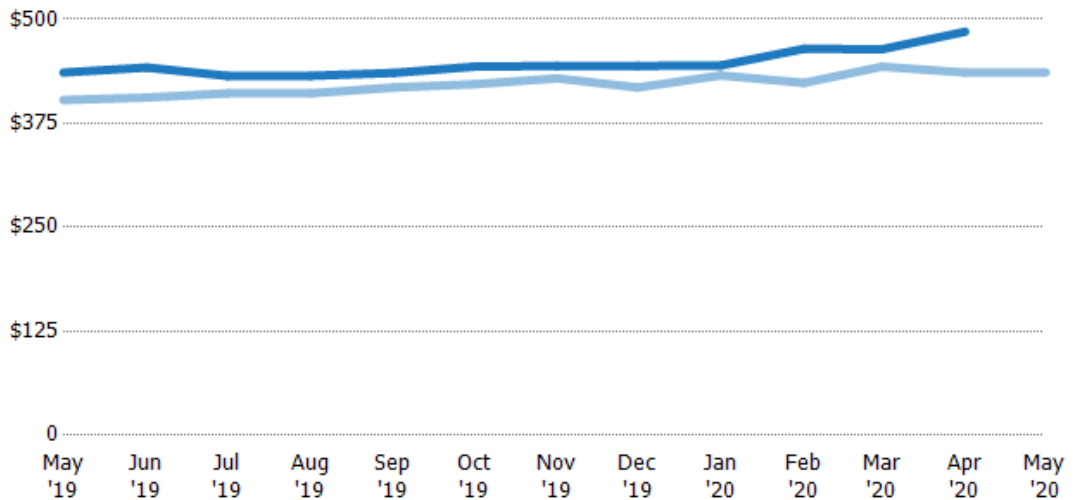
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$465	\$475	\$466	\$467	\$475	\$490	\$490	\$492	\$492	\$503	\$500	\$512	-
Prior Year	\$440	\$446	\$456	\$460	\$466	\$467	\$471	\$464	\$471	\$464	\$472	\$468	\$465
Percent Change from Prior Year	6%	7%	2%	1%	2%	5%	4%	6%	5%	8%	6%	9%	-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,
Mobile/Manufactured, Single Family
Residence



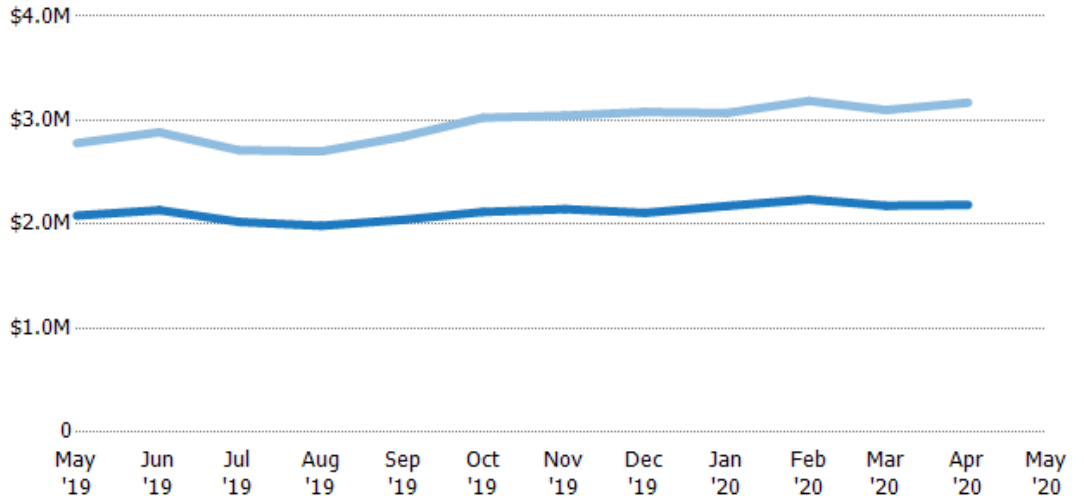
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$436	\$442	\$432	\$432	\$436	\$443	\$444	\$444	\$445	\$465	\$464	\$485	-
Prior Year	\$403	\$406	\$411	\$411	\$418	\$422	\$429	\$418	\$433	\$424	\$443	\$436	\$436
Percent Change from Prior Year	8%	9%	5%	5%	4%	5%	3%	6%	3%	10%	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



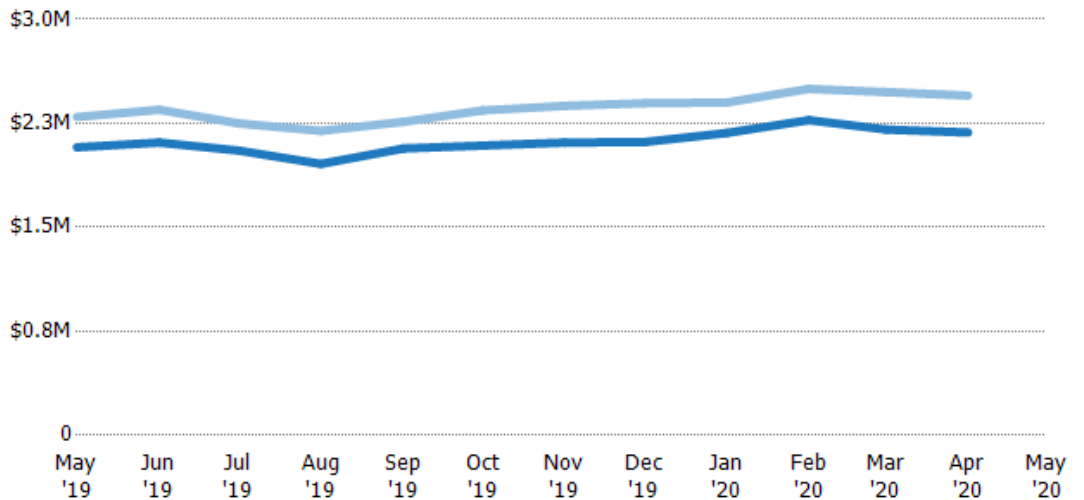
Avg Est Value	\$2.08M	\$2.14M	\$2.02M	\$1.99M	\$2.04M	\$2.12M	\$2.15M	\$2.11M	\$2.18M	\$2.24M	\$2.18M	\$2.19M	-
Avg Listing Price	\$2.78M	\$2.88M	\$2.71M	\$2.7M	\$2.84M	\$3.02M	\$3.05M	\$3.08M	\$3.07M	\$3.19M	\$3.1M	\$3.17M	-
Avg Listing Price as a % of Avg Est Value	133%	135%	134%	136%	139%	143%	142%	146%	141%	142%	142%	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



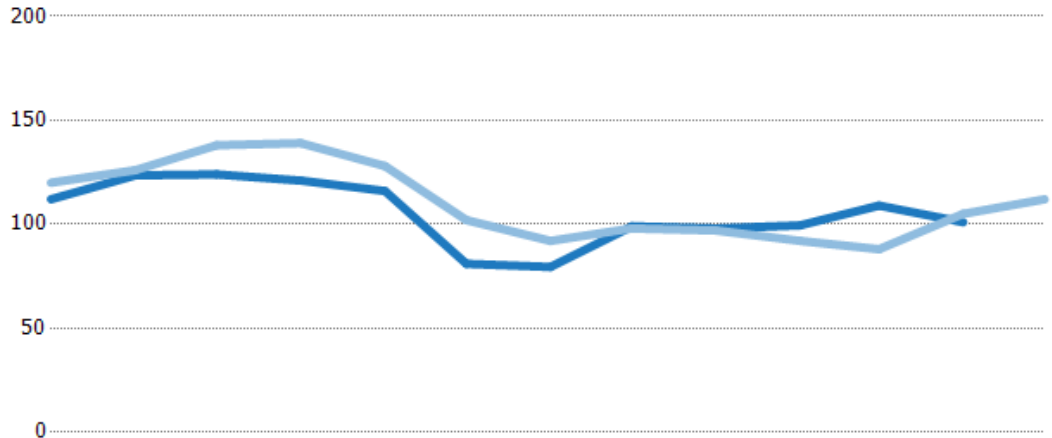
Median Est Value	\$2.08M	\$2.11M	\$2.05M	\$1.96M	\$2.07M	\$2.09M	\$2.11M	\$2.11M	\$2.18M	\$2.27M	\$2.21M	\$2.18M	-
Median Listing Price	\$2.3M	\$2.35M	\$2.25M	\$2.2M	\$2.26M	\$2.34M	\$2.38M	\$2.4M	\$2.4M	\$2.5M	\$2.48M	\$2.45M	-
Med Listing Price as a % of Med Est Value	110%	111%	110%	112%	109%	112%	113%	113%	110%	110%	112%	112%	-

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



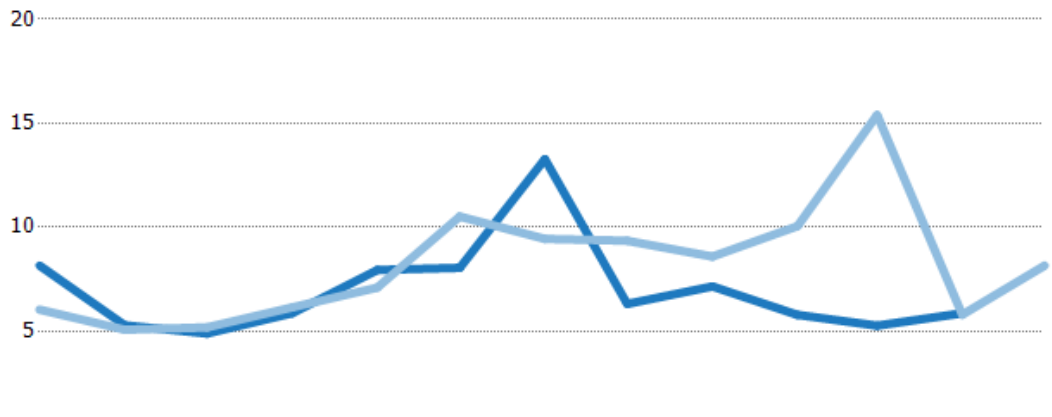
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	112	124	124	121	116	81	79.5	99	98	100	109	101	-
Prior Year	120	126	138	139	128	102	92	98	97	92	88	105	112
Percent Change from Prior Year	-7%	-2%	-10%	-13%	-9%	-21%	-14%	1%	1%	8%	24%	-4%	-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



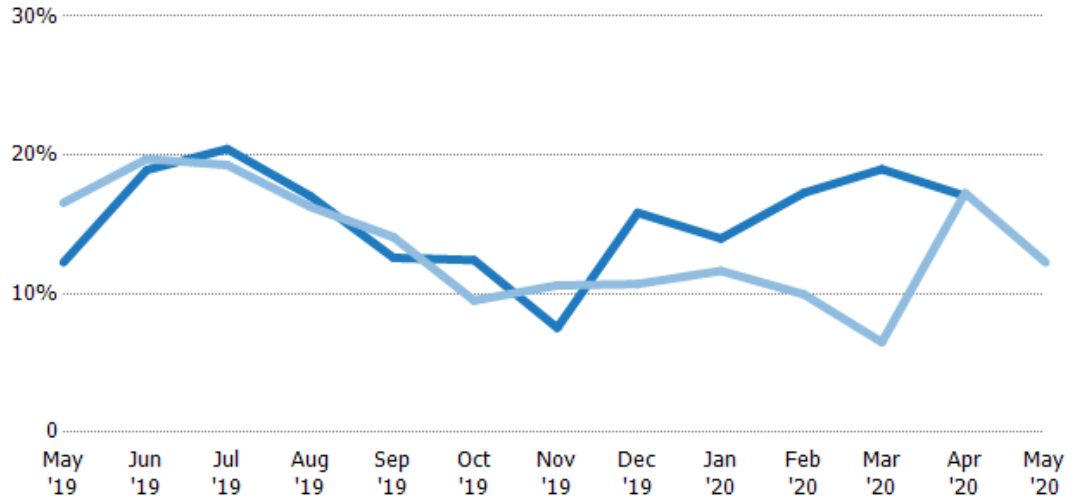
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	8.16	5.29	4.89	5.87	7.95	8.05	13.3	6.31	7.16	5.79	5.27	5.87	-
Prior Year	6.04	5.07	5.19	6.15	7.1	10.5	9.44	9.35	8.59	10.1	15.4	5.8	8.16
Percent Change from Prior Year	35%	4%	-6%	-5%	12%	-23%	41%	-32%	-17%	-42%	-66%	1%	-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



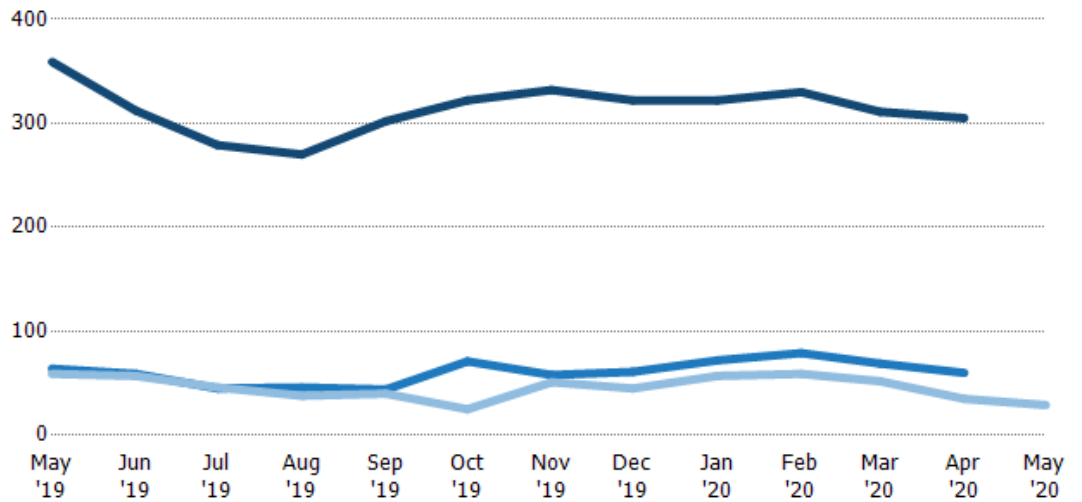
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	12%	19%	20%	17%	13%	12%	8%	16%	14%	17%	19%	17%	-
Prior Year	17%	20%	19%	16%	14%	10%	11%	11%	12%	10%	6%	17%	12%
Change from Prior Year	4%	1%	-1%	-1%	1%	-3%	3%	-5%	-2%	-7%	-12%	0%	12%

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



	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Active	359	312	279	270	302	322	332	322	322	330	311	305	-
Pending	64	59	45	46	44	71	58	61	72	79	69	60	-
Sold	59	57	46	38	40	25	51	45	57	59	52	35	29

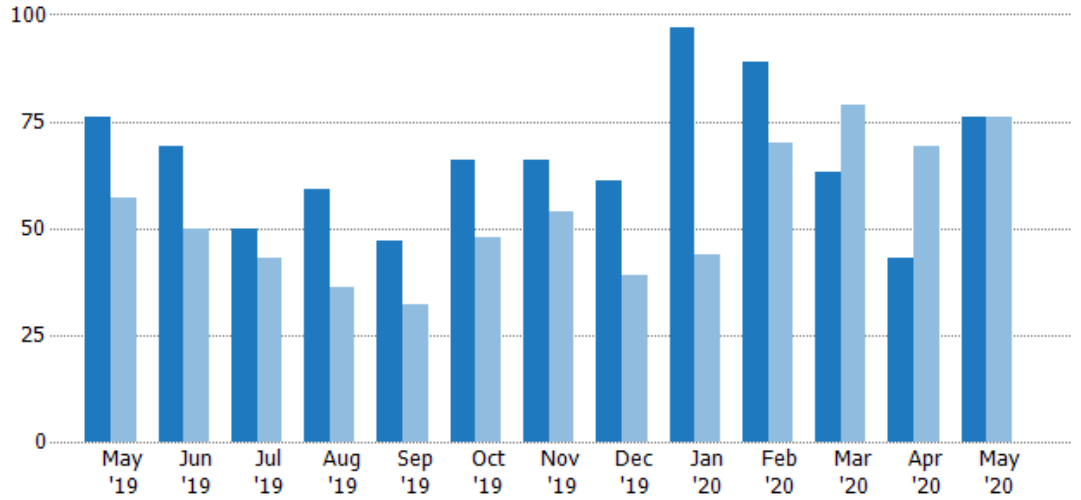
New Pending Sales

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.
May '20	76	0%
May '19	76	33.3%
May '18	57	-5.3%



Current Year	76	69	50	59	47	66	66	61	97	89	63	43	76
Prior Year	57	50	43	36	32	48	54	39	44	70	79	69	76
Percent Change from Prior Year	33%	38%	16%	64%	47%	38%	22%	56%	120%	27%	-20%	-38%	0%

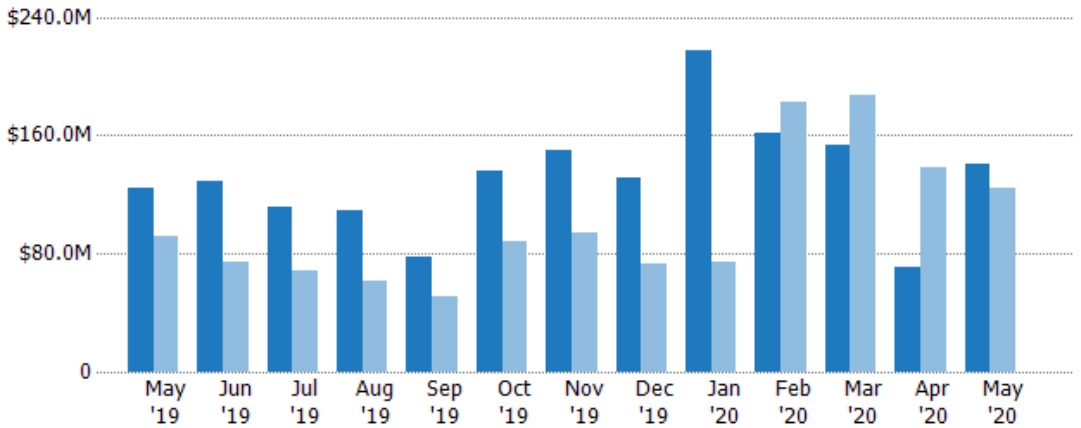
New Pending Sales Volume

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.
May '20	\$141M	13.1%
May '19	\$125M	35.9%
May '18	\$91.6M	2.1%



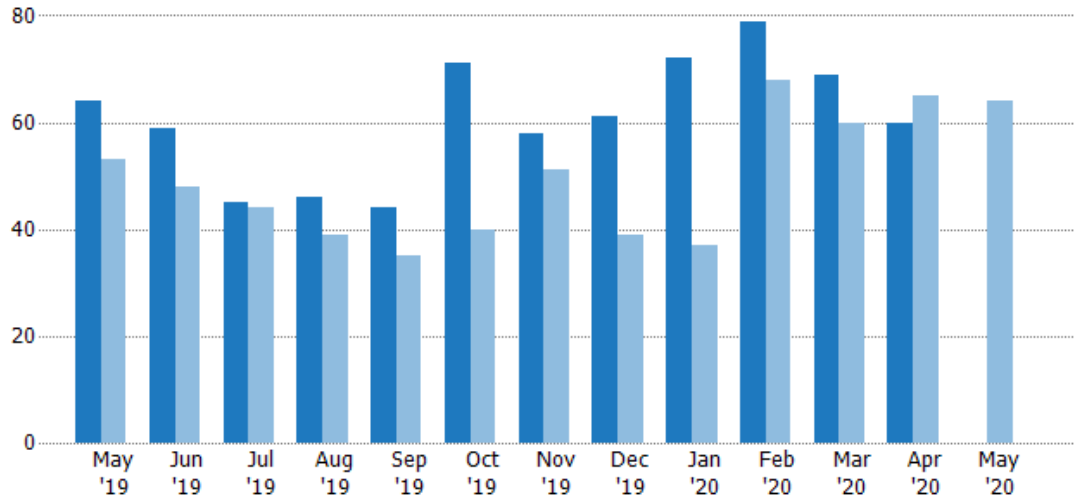
Current Year	\$125M	\$129M	\$112M	\$110M	\$77.5M	\$136M	\$150M	\$132M	\$217M	\$162M	\$153M	\$70.7M	\$141M
Prior Year	\$91.6M	\$74.1M	\$68.9M	\$61.8M	\$51.2M	\$88.5M	\$94M	\$72.7M	\$73.9M	\$182M	\$187M	\$138M	\$125M
Percent Change from Prior Year	36%	74%	63%	77%	51%	53%	60%	81%	194%	-11%	-18%	-49%	13%

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



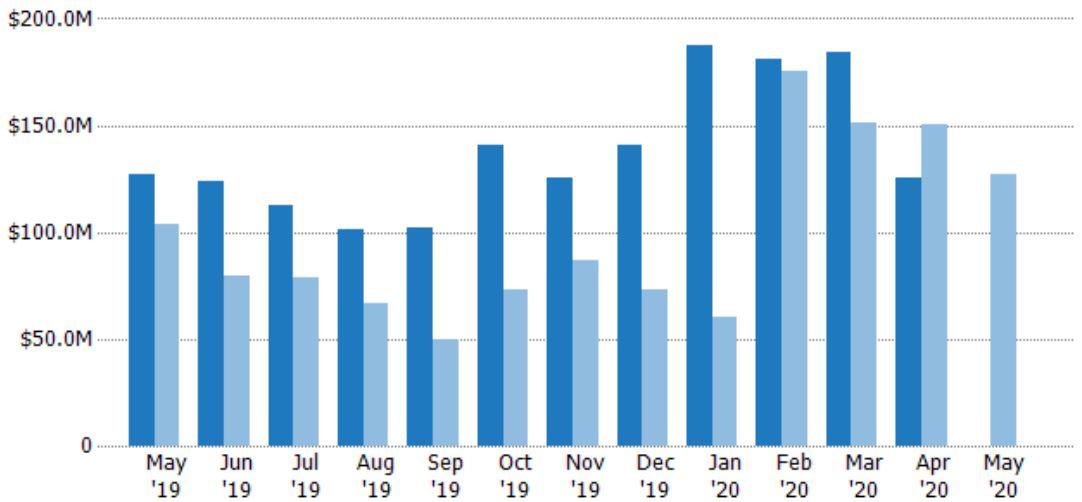
Current Year	64	59	45	46	44	71	58	61	72	79	69	60	-
Prior Year	53	48	44	39	35	40	51	39	37	68	60	65	64
Percent Change from Prior Year	21%	23%	2%	18%	26%	78%	14%	56%	95%	16%	15%	-8%	-100%

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	\$127M	\$124M	\$113M	\$101M	\$102M	\$141M	\$126M	\$140M	\$188M	\$181M	\$184M	\$125M	-
Prior Year	\$104M	\$79.4M	\$78.9M	\$66.8M	\$50.1M	\$73.5M	\$87.2M	\$73.2M	\$60.5M	\$175M	\$151M	\$151M	\$127M
Percent Change from Prior Year	23%	56%	43%	51%	104%	92%	44%	92%	211%	3%	22%	-17%	-100%

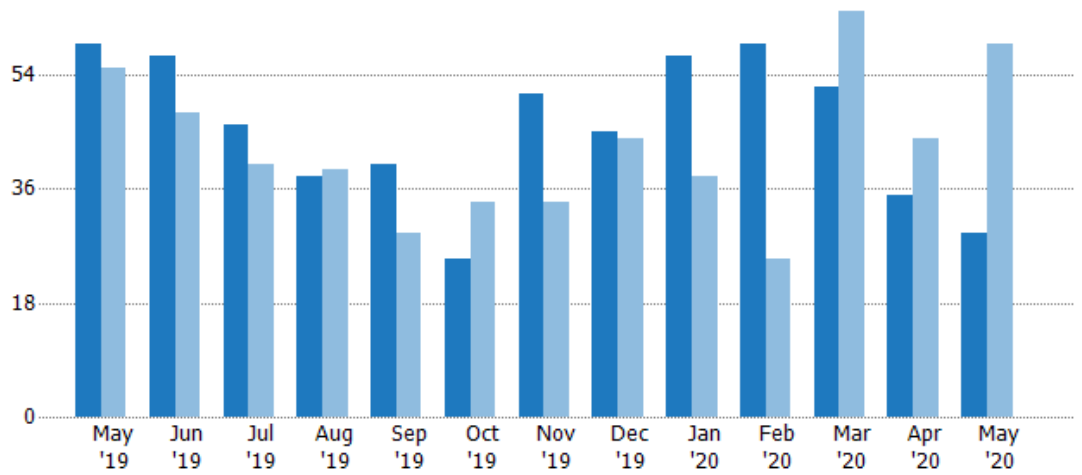
Closed Sales

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.
May '20	29	-50.8%
May '19	59	7.3%
May '18	55	-3.6%



Current Year	59	57	46	38	40	25	51	45	57	59	52	35	29
Prior Year	55	48	40	39	29	34	34	44	38	25	64	44	59
Percent Change from Prior Year	7%	19%	15%	-3%	38%	-26%	50%	2%	50%	136%	-19%	-20%	-51%

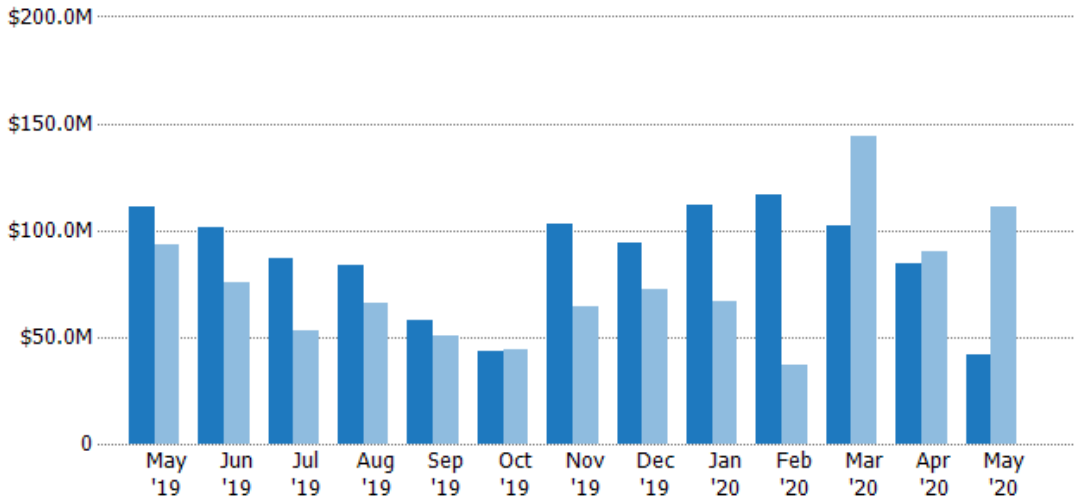
Closed Sales Volume

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.
May '20	\$41.9M	-62.3%
May '19	\$111M	18.9%
May '18	\$93.4M	-5.7%



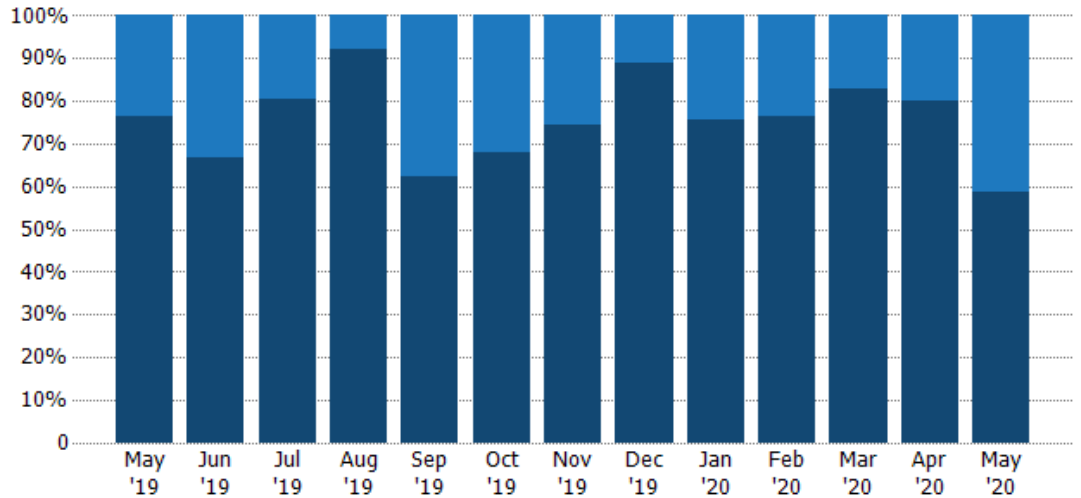
Current Year	\$111M	\$101M	\$86.7M	\$83.3M	\$58.1M	\$43.2M	\$103M	\$93.8M	\$112M	\$117M	\$102M	\$84.1M	\$41.9M
Prior Year	\$93.4M	\$75.3M	\$52.7M	\$65.8M	\$50.4M	\$43.8M	\$63.9M	\$72.7M	\$66.7M	\$36.9M	\$144M	\$89.8M	\$111M
Percent Change from Prior Year	19%	35%	65%	27%	15%	-1%	61%	29%	68%	216%	-30%	-6%	-62%

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



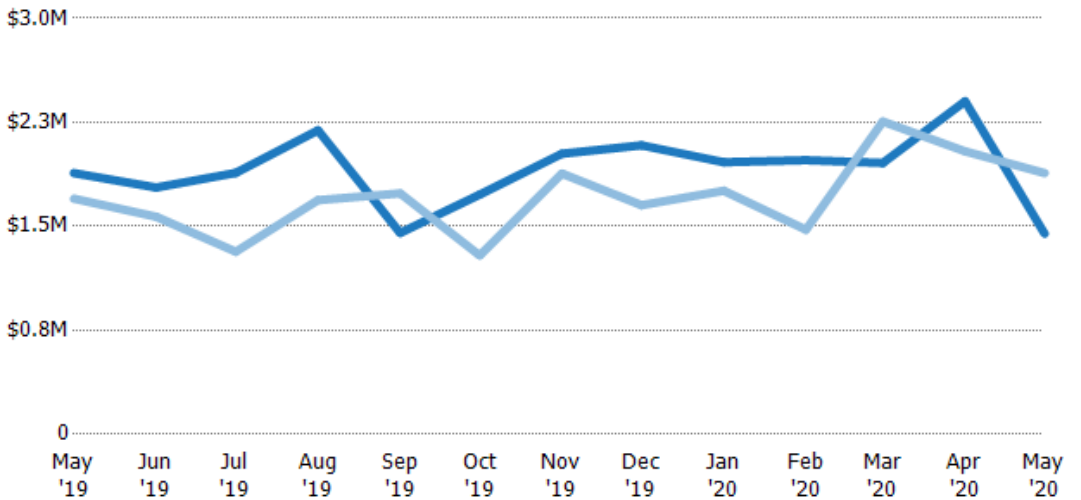
Condo/Townhouse	24%	33%	20%	8%	38%	32%	25%	11%	25%	24%	17%	20%	41%
Single Family Residence	76%	67%	80%	92%	63%	68%	75%	89%	75%	76%	83%	80%	59%

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	\$1.88M	\$1.78M	\$1.89M	\$2.19M	\$1.45M	\$1.73M	\$2.02M	\$2.08M	\$1.96M	\$1.98M	\$1.96M	\$2.4M	\$1.45M
Prior Year	\$1.7M	\$1.57M	\$1.32M	\$1.69M	\$1.74M	\$1.29M	\$1.88M	\$1.65M	\$1.76M	\$1.48M	\$2.26M	\$2.04M	\$1.88M
Percent Change from Prior Year	11%	13%	43%	30%	-16%	34%	8%	26%	12%	34%	-13%	18%	-23%

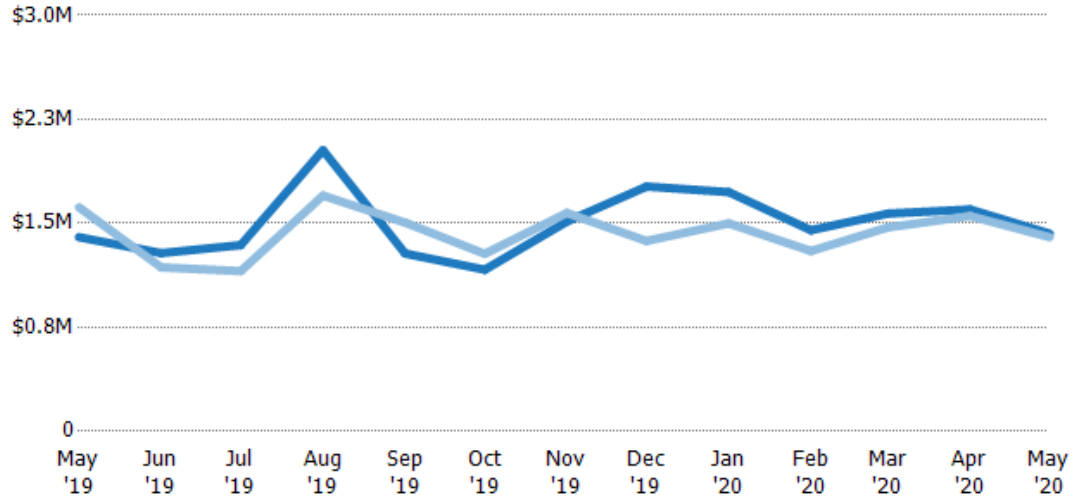
Median Sales Price

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.
May '20	\$1.43M	1.8%
May '19	\$1.4M	-13.3%
May '18	\$1.62M	-18%



Current Year	\$1.4M	\$1.29M	\$1.34M	\$2.03M	\$1.28M	\$1.17M	\$1.51M	\$1.77M	\$1.73M	\$1.45M	\$1.57M	\$1.6M	\$1.43M
Prior Year	\$1.62M	\$1.18M	\$1.16M	\$1.7M	\$1.51M	\$1.28M	\$1.57M	\$1.37M	\$1.5M	\$1.3M	\$1.47M	\$1.55M	\$1.4M
Percent Change from Prior Year	-13%	9%	16%	19%	-15%	-9%	-4%	29%	15%	12%	7%	3%	2%

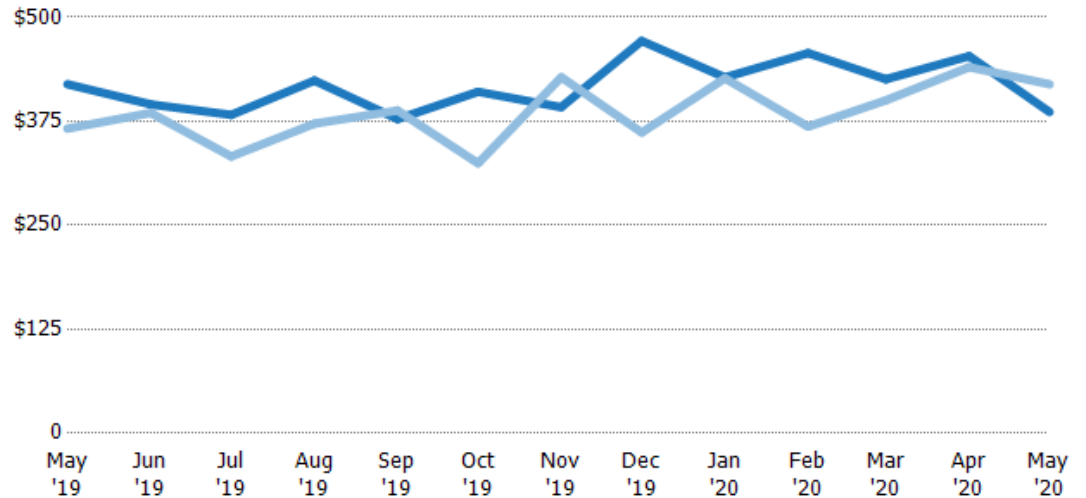
Average Sales Price per Sq Ft

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.
May '20	\$386	-8%
May '19	\$419	14.6%
May '18	\$366	-7%



Current Year	\$419	\$395	\$383	\$424	\$378	\$410	\$392	\$472	\$428	\$457	\$426	\$453	\$386
Prior Year	\$366	\$385	\$333	\$372	\$388	\$325	\$428	\$362	\$427	\$369	\$400	\$440	\$419
Percent Change from Prior Year	15%	3%	15%	14%	-3%	26%	-8%	30%	0%	24%	6%	3%	-8%

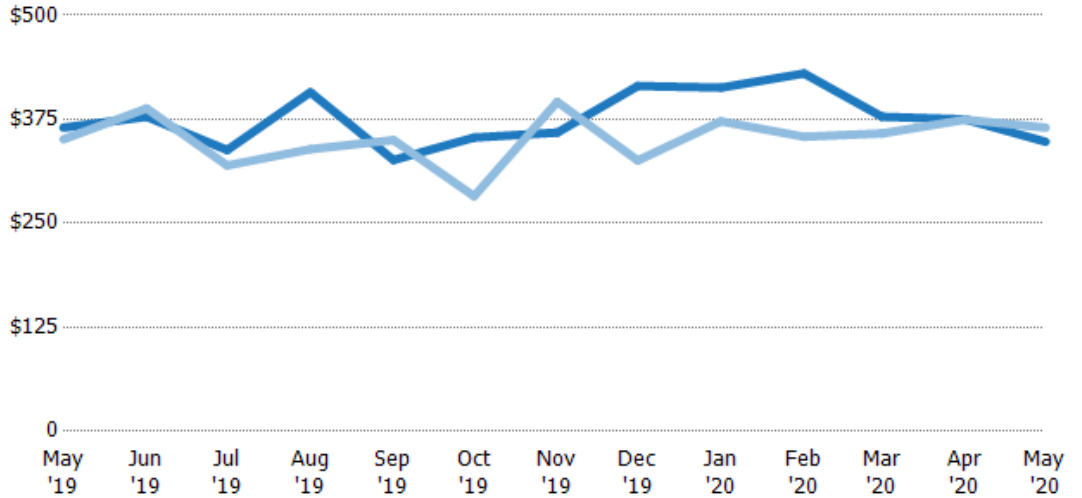
Median Sales Price per Sq Ft

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.
May '20	\$348	-4.7%
May '19	\$365	4%
May '18	\$351	-3.4%



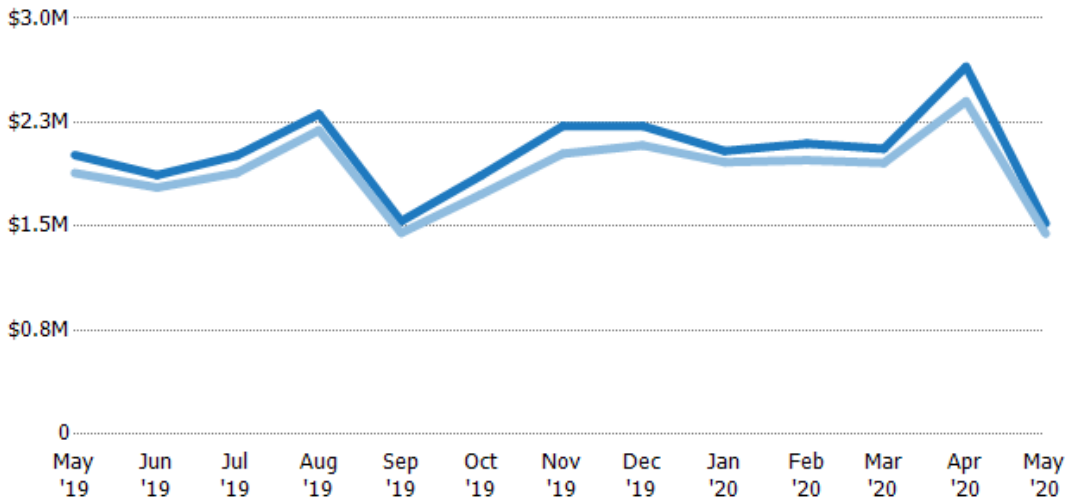
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	\$365	\$378	\$338	\$408	\$326	\$353	\$359	\$415	\$413	\$430	\$378	\$375	\$348
Prior Year	\$351	\$388	\$320	\$339	\$350	\$283	\$396	\$326	\$373	\$354	\$358	\$375	\$365
Percent Change from Prior Year	4%	-3%	6%	20%	-7%	25%	-9%	27%	11%	21%	6%	0%	-5%

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



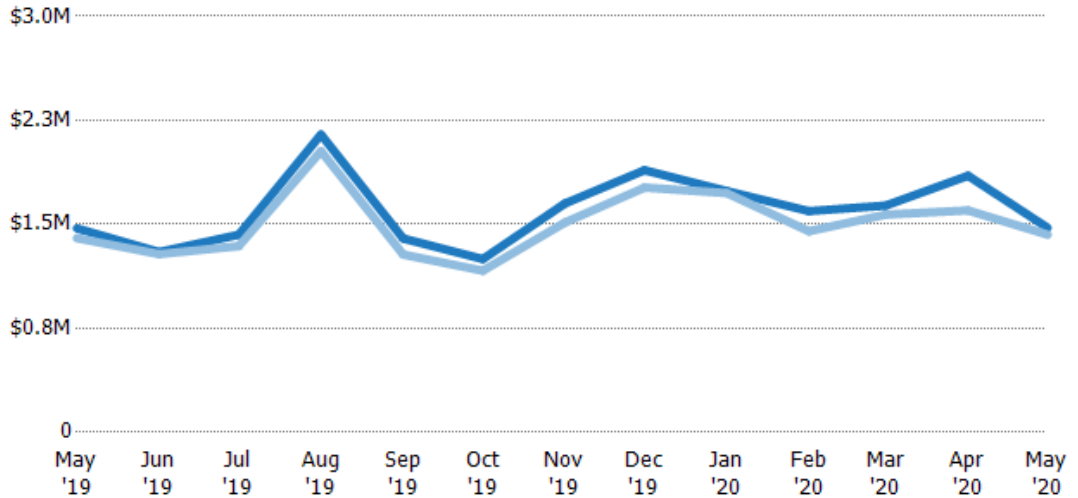
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Avg List Price	\$2.01M	\$1.87M	\$2.01M	\$2.31M	\$1.54M	\$1.86M	\$2.22M	\$2.22M	\$2.04M	\$2.1M	\$2.06M	\$2.65M	\$1.52M
Avg Sales Price	\$1.88M	\$1.78M	\$1.89M	\$2.19M	\$1.45M	\$1.73M	\$2.02M	\$2.08M	\$1.96M	\$1.98M	\$1.96M	\$2.4M	\$1.45M
Avg Sales Price as a % of Avg List Price	94%	95%	94%	95%	95%	93%	91%	94%	96%	94%	95%	91%	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



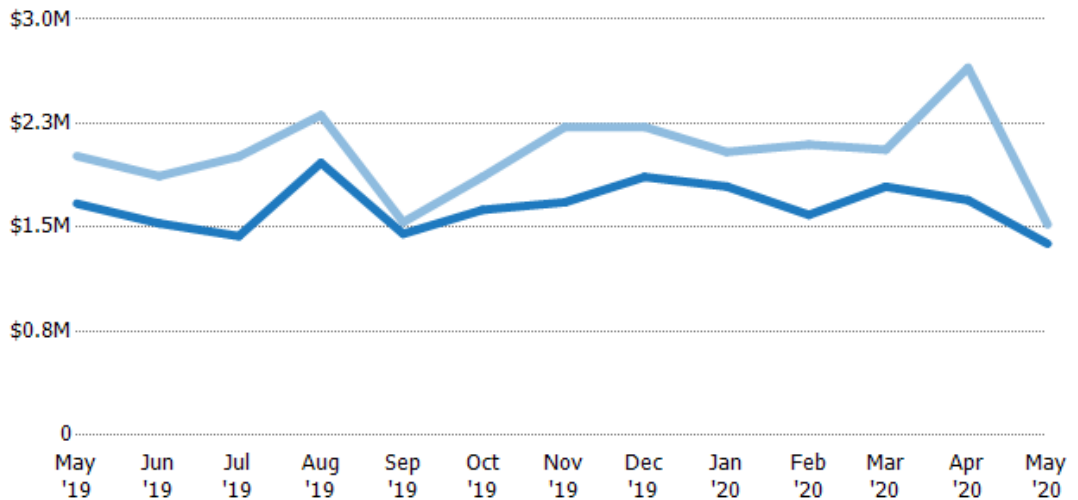
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Median List Price	\$1.47M	\$1.3M	\$1.42M	\$2.15M	\$1.4M	\$1.25M	\$1.65M	\$1.89M	\$1.74M	\$1.6M	\$1.64M	\$1.85M	\$1.48M
Median Sales Price	\$1.4M	\$1.29M	\$1.34M	\$2.03M	\$1.28M	\$1.17M	\$1.51M	\$1.77M	\$1.73M	\$1.45M	\$1.57M	\$1.6M	\$1.43M
Med Sales Price as a % of Med List Price	95%	99%	94%	94%	92%	93%	92%	93%	99%	91%	96%	86%	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



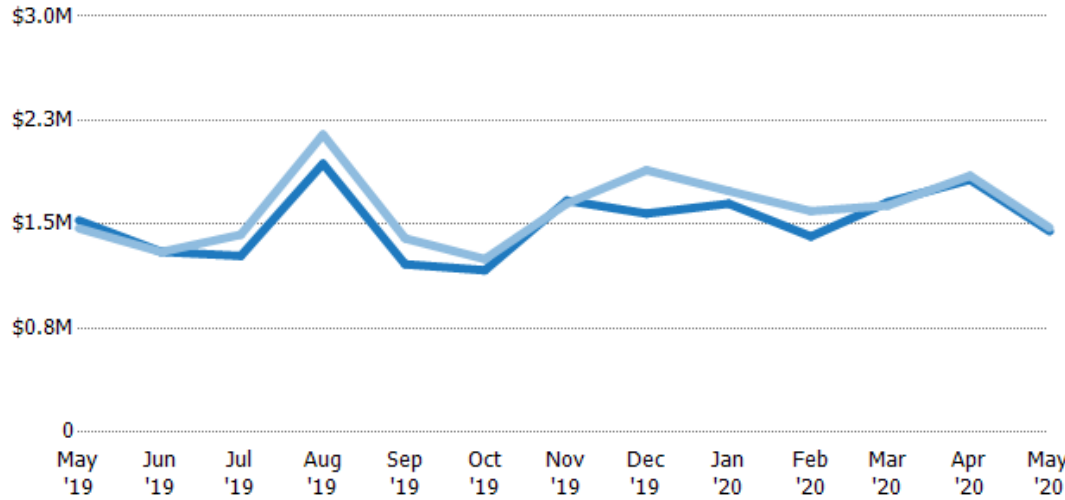
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Avg Est Value	\$1.67M	\$1.53M	\$1.44M	\$1.96M	\$1.45M	\$1.63M	\$1.68M	\$1.86M	\$1.79M	\$1.59M	\$1.79M	\$1.7M	\$1.38M
Avg Sales Price	\$2.01M	\$1.87M	\$2.01M	\$2.31M	\$1.54M	\$1.86M	\$2.22M	\$2.22M	\$2.04M	\$2.1M	\$2.06M	\$2.65M	\$1.52M
Avg Sales Price as a % of Avg Est Value	121%	122%	140%	118%	106%	115%	132%	119%	114%	132%	115%	156%	110%

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



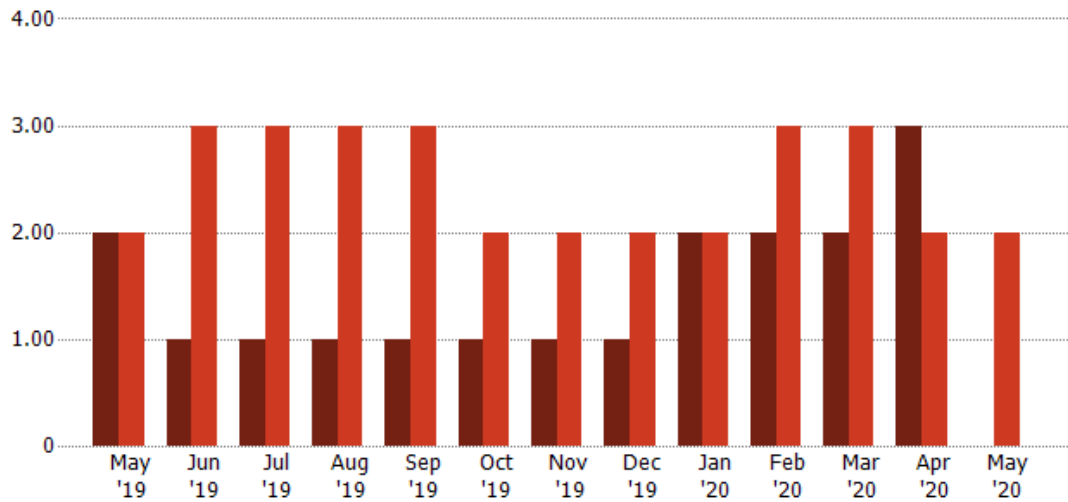
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Median Est Value	\$1.53M	\$1.3M	\$1.27M	\$1.94M	\$1.21M	\$1.17M	\$1.67M	\$1.58M	\$1.65M	\$1.41M	\$1.66M	\$1.82M	\$1.45M
Median Sales Price	\$1.47M	\$1.3M	\$1.42M	\$2.15M	\$1.4M	\$1.25M	\$1.65M	\$1.89M	\$1.74M	\$1.6M	\$1.64M	\$1.85M	\$1.48M
Med Sales Price as a % of Med Est Value	96%	100%	112%	111%	115%	107%	99%	120%	106%	113%	99%	102%	102%

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



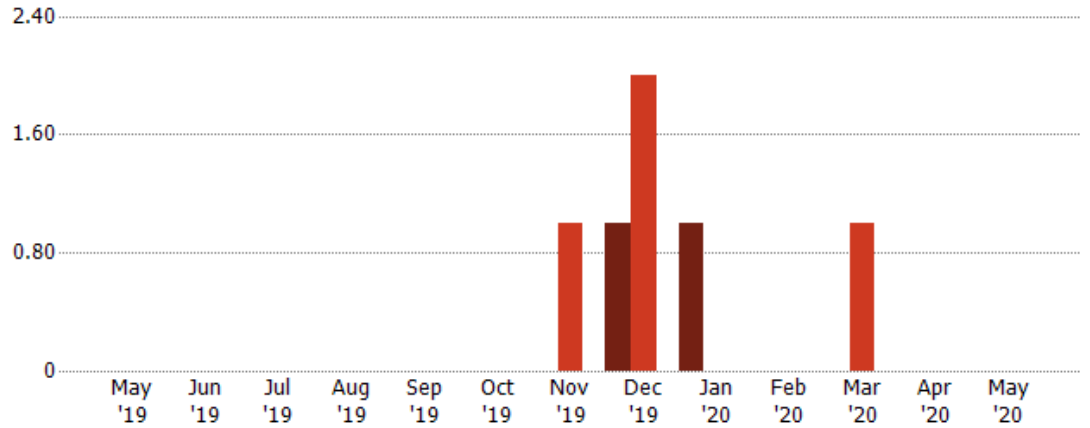
	May '19	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20
Current Year	2	1	1	1	1	1	1	1	2	2	2	3	-
Prior Year	2	3	3	3	3	2	2	2	2	3	3	2	2
Percent Change from Prior Year	0%	-67%	-67%	-67%	-67%	-50%	-50%	-50%	0%	-33%	-33%	50%	-100%

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



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



Sales Activity by ZIP

May 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			29	\$41,936,819	\$1,446,097	\$1,425,000	\$371	\$339	98