



2020

PARADISE VALLEY MARKET REPORT JUNE 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.

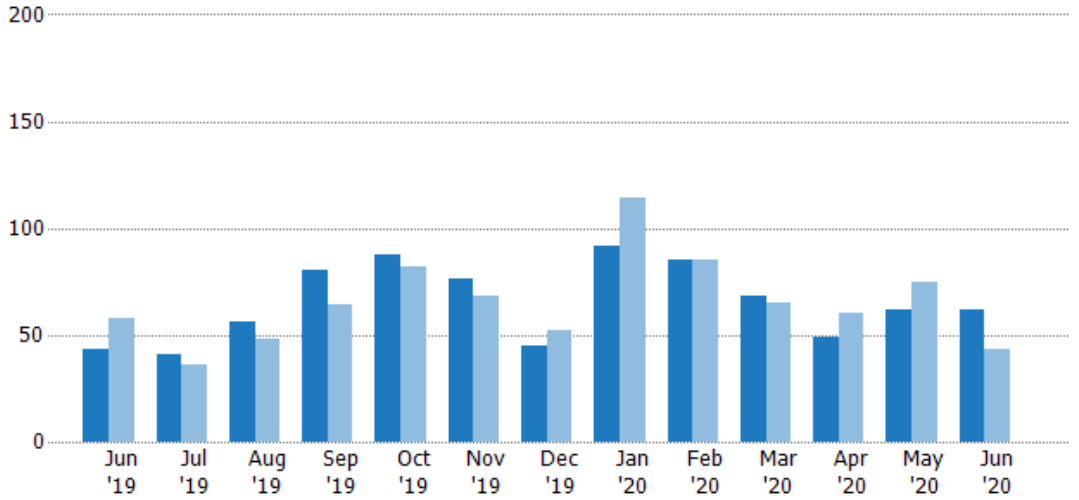
Key Metrics	Jun 2020	Jun 2019	+ / -	YTD 2020	YTD 2019	+ / -
Listing Activity Charts Metrics						
New Listing Count	62	43	+44.2%	418	442	-5.4%
New Listing Volume	\$171,862,291	\$89,402,797	+92.2%	\$1,001,005,244	\$995,947,730	+0.5%
Active Listing Count	252	306	-17.6%	N/A	N/A	
Active Listing Volume	\$863,629,403	\$879,933,311	-1.9%	N/A	N/A	
Average Listing Price	\$3,427,101	\$2,875,599	+19.2%	\$3,168,421	\$2,875,295	+10.2%
Median Listing Price	\$2,782,500	\$2,347,500	+18.5%	\$2,504,516	\$2,301,741	+8.8%
Average Listing Price per Sq Ft	\$536	\$473	+13.3%	\$506	\$468	+8.3%
Median Listing Price per Sq Ft	\$496	\$440	+12.9%	\$467	\$431	+8.4%
Median Days in RPR	115	127	-9.4%	103.98	103.87	+0.1%
Months of Inventory	9.3	5.3	+76.9%	6.3	7.5	-15.6%
Absorption Rate	10.71%	18.95%	-8.2%	15.79%	13.33%	+2.5%
Sales Activity Charts Metrics						
New Pending Sales Count	89	66	+34.8%	445	402	+10.7%
New Pending Sales Volume	\$187,329,589	\$121,880,849	+53.7%	\$910,433,576	\$822,546,677	+10.7%
Pending Sales Count	97	56	+73.2%	N/A	N/A	
Pending Sales Volume	\$205,667,965	\$116,713,543	+76.2%	N/A	N/A	
Closed Sales Count	37	56	-33.9%	264	284	-7%
Closed Sales Volume	\$71,456,799	\$98,909,600	-27.8%	\$523,285,434	\$542,974,904	-3.6%
Average Sales Price	\$1,931,265	\$1,766,243	+9.3%	\$1,982,142	\$1,911,883	+3.7%
Median Sales Price	\$1,600,000	\$1,242,000	+28.8%	\$1,583,258	\$1,415,449	+11.9%
Average Sales Price per Sq Ft	\$432	\$397	+8.9%	\$434	\$410	+5.8%
Median Sales Price per Sq Ft	\$395	\$380	+3.9%	\$394	\$368	+7.1%
Distressed Charts Metrics						
Distressed Listing Count	4	1	+300%	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



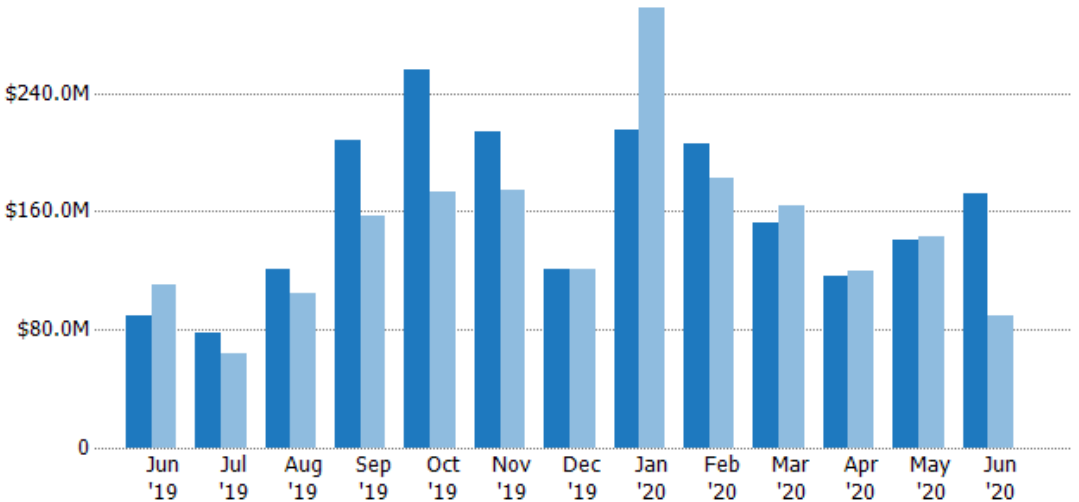
Month/Year	Current Year	Prior Year	Percent Change from Prior Year
Jun '20	62	43	44.2%
Jun '19	43	58	-25.9%
Jun '18	58	85	-29.3%

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	Current Year	Prior Year	Percent Change from Prior Year
Jun '20	\$172M	\$89.4M	92.2%
Jun '19	\$89.4M	\$111M	-19.1%
Jun '18	\$111M	\$175M	-34.9%

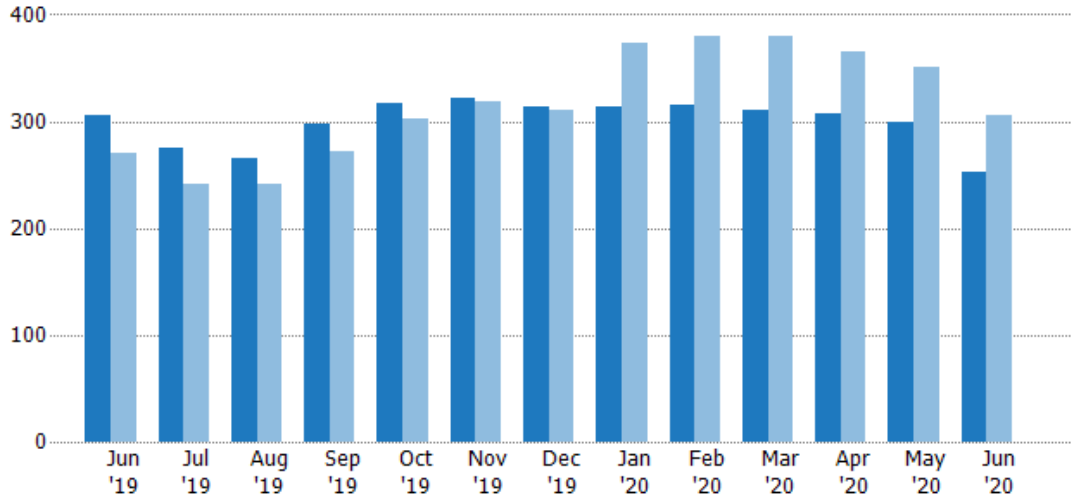
Active Listings

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

Month/Year	Count	% Chg.
Jun '20	252	-17.6%
Jun '19	306	13.3%
Jun '18	270	4.4%



Current Year	306	275	266	298	317	322	313	313	316	311	308	299	252
Prior Year	270	242	242	272	303	318	310	373	379	380	365	350	306
Percent Change from Prior Year	13%	14%	10%	10%	5%	1%	1%	-16%	-17%	-18%	-16%	-15%	-18%

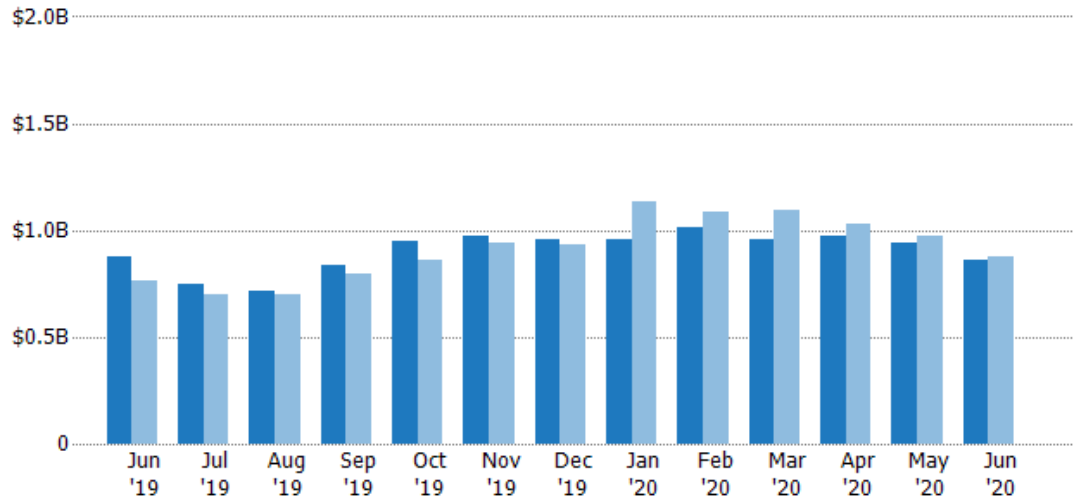
Active Listing Volume

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

Month/Year	Volume	% Chg.
Jun '20	\$864M	-1.9%
Jun '19	\$880M	14.7%
Jun '18	\$767M	-5.3%



Current Year	\$880M	\$744M	\$715M	\$838M	\$951M	\$976M	\$960M	\$959M	\$1.01B	\$956M	\$970M	\$942M	\$864M
Prior Year	\$767M	\$696M	\$698M	\$797M	\$863M	\$940M	\$932M	\$1.13B	\$1.08B	\$1.1B	\$1.03B	\$969M	\$880M
Percent Change from Prior Year	15%	7%	2%	5%	10%	4%	3%	-15%	-7%	-13%	-6%	-3%	-2%

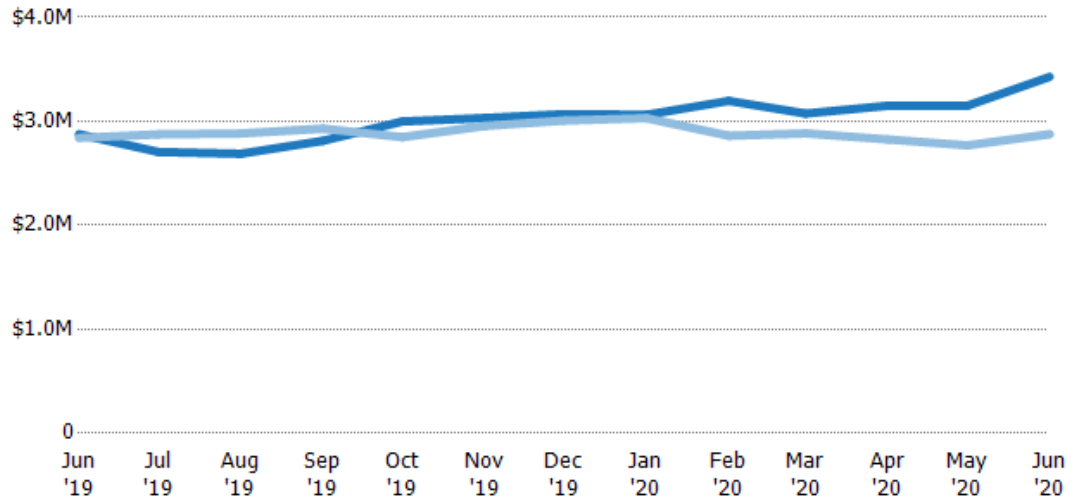
Average Listing Price

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

Month/ Year	Price	% Chg.
Jun '20	\$3.43M	19.2%
Jun '19	\$2.88M	1.2%
Jun '18	\$2.84M	-9.4%



Current Year	\$2.88M	\$2.7M	\$2.69M	\$2.81M	\$3M	\$3.03M	\$3.07M	\$3.06M	\$3.2M	\$3.07M	\$3.15M	\$3.15M	\$3.43M
Prior Year	\$2.84M	\$2.87M	\$2.88M	\$2.93M	\$2.85M	\$2.96M	\$3.01M	\$3.03M	\$2.86M	\$2.88M	\$2.83M	\$2.77M	\$2.88M
Percent Change from Prior Year	1%	-6%	-7%	-4%	5%	3%	2%	1%	12%	7%	11%	14%	19%

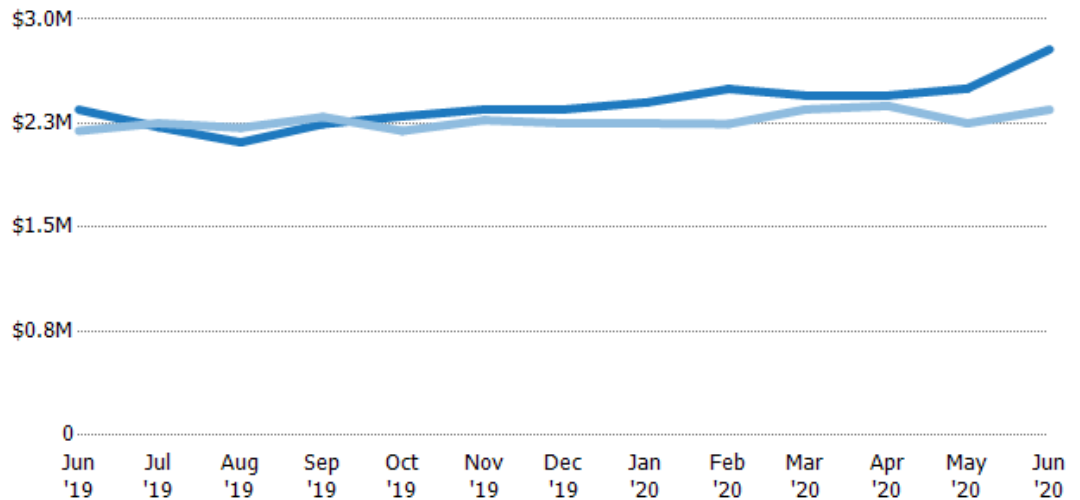
Median Listing Price

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

Month/ Year	Price	% Chg.
Jun '20	\$2.78M	18.5%
Jun '19	\$2.35M	6.9%
Jun '18	\$2.2M	-1.4%



Current Year	\$2.35M	\$2.22M	\$2.11M	\$2.24M	\$2.3M	\$2.35M	\$2.35M	\$2.4M	\$2.5M	\$2.45M	\$2.45M	\$2.5M	\$2.78M
Prior Year	\$2.2M	\$2.25M	\$2.22M	\$2.3M	\$2.2M	\$2.27M	\$2.25M	\$2.25M	\$2.25M	\$2.35M	\$2.38M	\$2.25M	\$2.35M
Percent Change from Prior Year	7%	-1%	-5%	-2%	5%	3%	4%	7%	11%	4%	3%	11%	19%

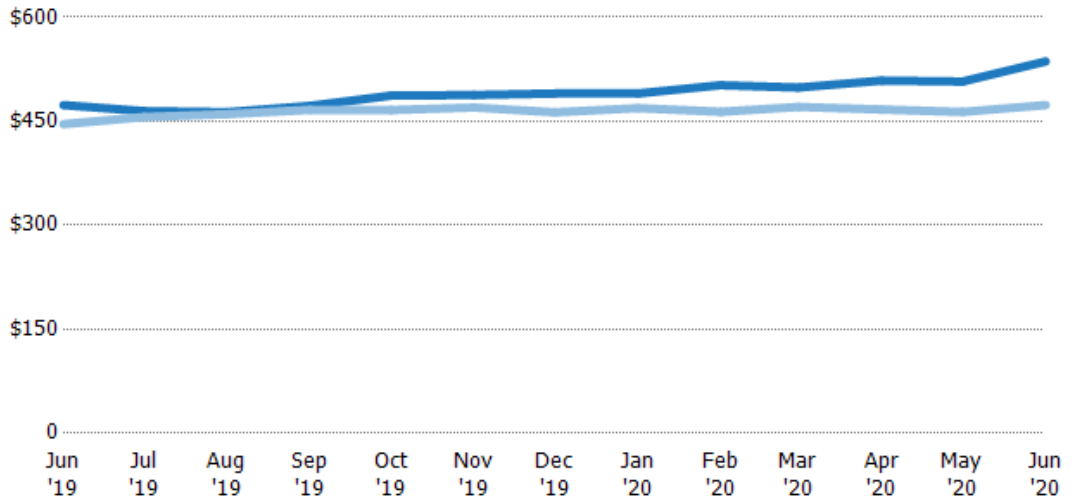
Average Listing Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Jun '20	\$536	13.3%
Jun '19	\$473	6.2%
Jun '18	\$446	-7.3%



Current Year	\$473	\$465	\$463	\$472	\$487	\$488	\$490	\$490	\$502	\$499	\$509	\$507	\$536
Prior Year	\$446	\$456	\$460	\$467	\$466	\$470	\$463	\$469	\$464	\$471	\$467	\$463	\$473
Percent Change from Prior Year	6%	2%	1%	1%	4%	4%	6%	5%	8%	6%	9%	9%	13%

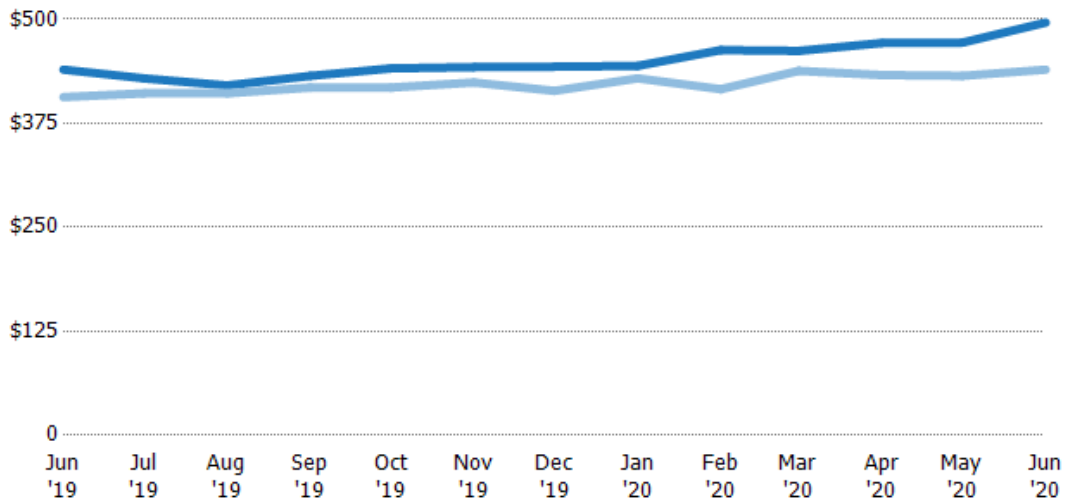
Median Listing Price per Sq Ft

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

Month/ Year	Price/sq ft	% Chg.
Jun '20	\$496	12.9%
Jun '19	\$440	8.1%
Jun '18	\$407	-6.2%



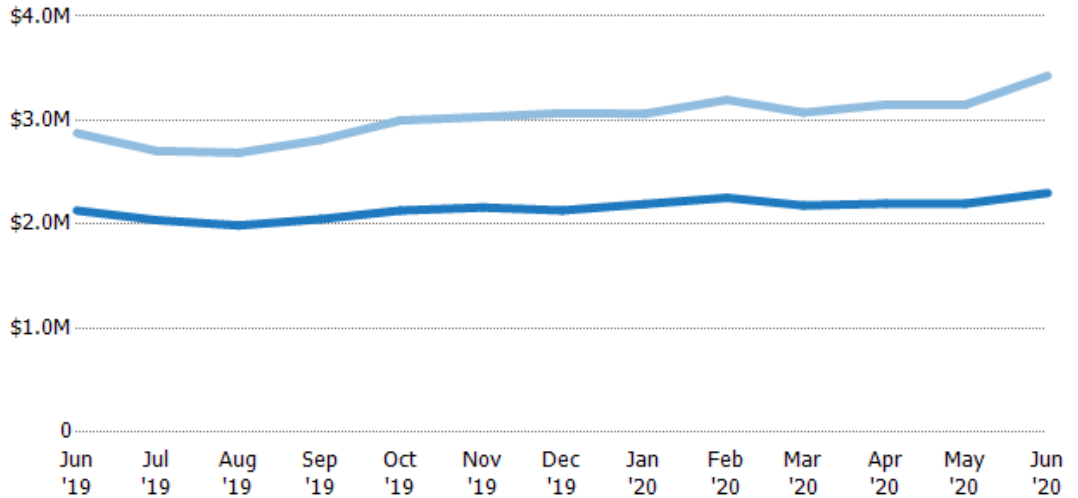
Current Year	\$440	\$429	\$421	\$432	\$441	\$443	\$443	\$444	\$463	\$462	\$472	\$472	\$496
Prior Year	\$407	\$411	\$411	\$418	\$418	\$424	\$414	\$429	\$416	\$438	\$433	\$432	\$440
Percent Change from Prior Year	8%	4%	2%	3%	6%	4%	7%	3%	11%	5%	9%	9%	13%

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



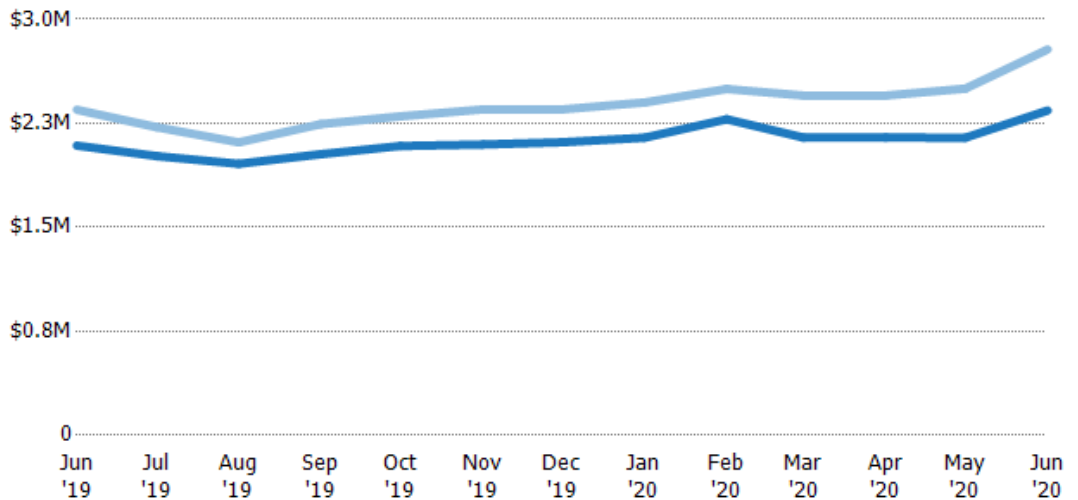
Avg Est Value	\$2.13M	\$2.04M	\$1.99M	\$2.05M	\$2.13M	\$2.16M	\$2.13M	\$2.19M	\$2.25M	\$2.18M	\$2.2M	\$2.2M	\$2.3M
Avg Listing Price	\$2.88M	\$2.7M	\$2.69M	\$2.81M	\$3M	\$3.03M	\$3.07M	\$3.06M	\$3.2M	\$3.07M	\$3.15M	\$3.15M	\$3.43M
Avg Listing Price as a % of Avg Est Value	135%	133%	135%	137%	141%	140%	144%	140%	142%	141%	143%	143%	149%

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	\$2.09M	\$2.01M	\$1.96M	\$2.03M	\$2.09M	\$2.1M	\$2.11M	\$2.15M	\$2.28M	\$2.15M	\$2.15M	\$2.15M	\$2.34M
Median Listing Price	\$2.35M	\$2.22M	\$2.11M	\$2.24M	\$2.3M	\$2.35M	\$2.35M	\$2.4M	\$2.5M	\$2.45M	\$2.45M	\$2.5M	\$2.78M
Med Listing Price as a % of Med Est Value	112%	110%	108%	111%	110%	112%	111%	112%	110%	114%	114%	116%	119%

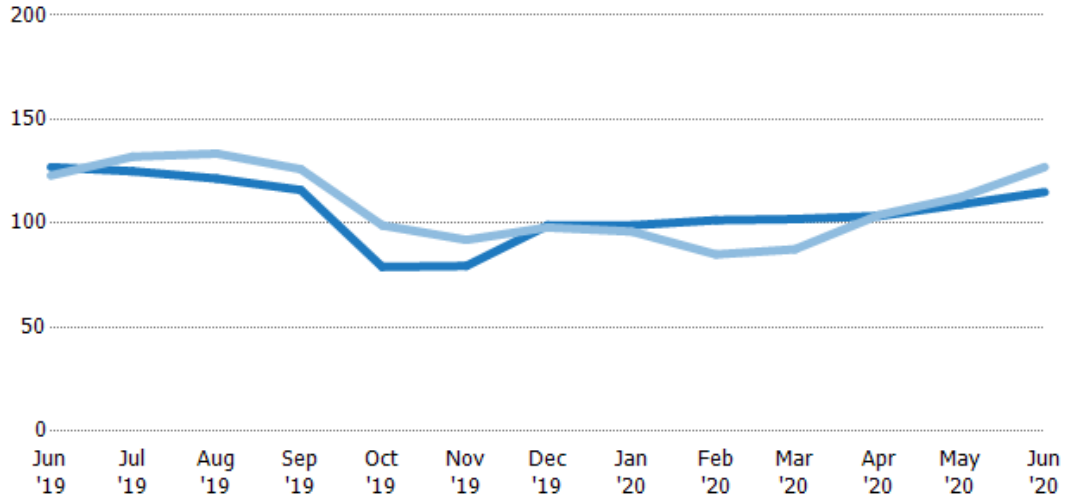
Median Days in RPR

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,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Days	% Chg.
Jun '20	115	-9.4%
Jun '19	127	3.3%
Jun '18	123	2%



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	127	125	122	116	79	79.5	99	99	102	102	104	109	115
Prior Year	123	132	134	126	99	92	98	96	85	87.5	104	113	127
Percent Change from Prior Year	3%	-5%	-9%	-8%	-20%	-14%	1%	3%	19%	17%	0%	-3%	-9%

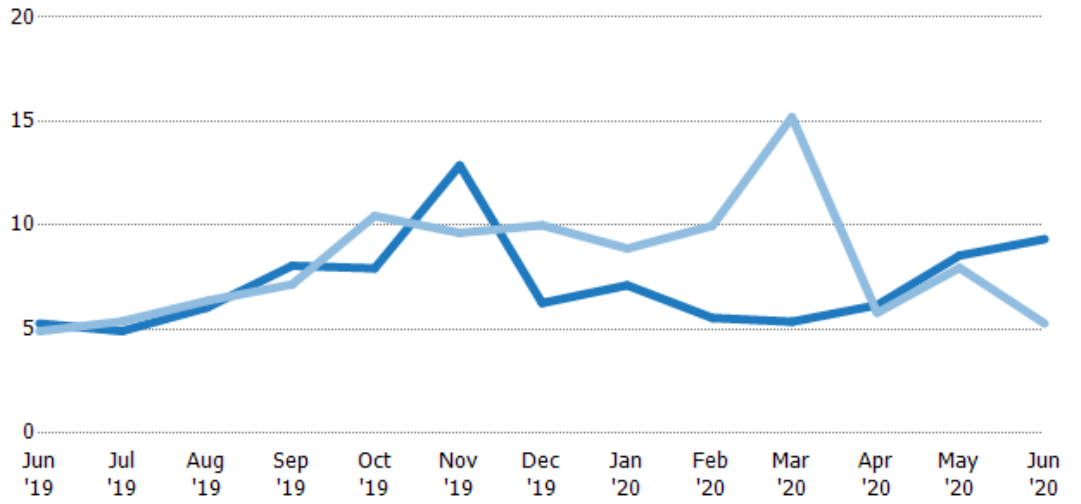
Months of Inventory

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,
Mobile/Manufactured, Single Family
Residence

Month/ Year	Months	% Chg.
Jun '20	9.33	76.9%
Jun '19	5.28	7.5%
Jun '18	4.91	22.2%



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	5.28	4.91	6.05	8.05	7.93	12.9	6.26	7.11	5.54	5.36	6.16	8.54	9.33
Prior Year	4.91	5.38	6.37	7.16	10.4	9.64	10	8.88	9.97	15.2	5.79	7.95	5.28
Percent Change from Prior Year	7%	-9%	-5%	13%	-24%	34%	-37%	-20%	-44%	-65%	6%	7%	77%

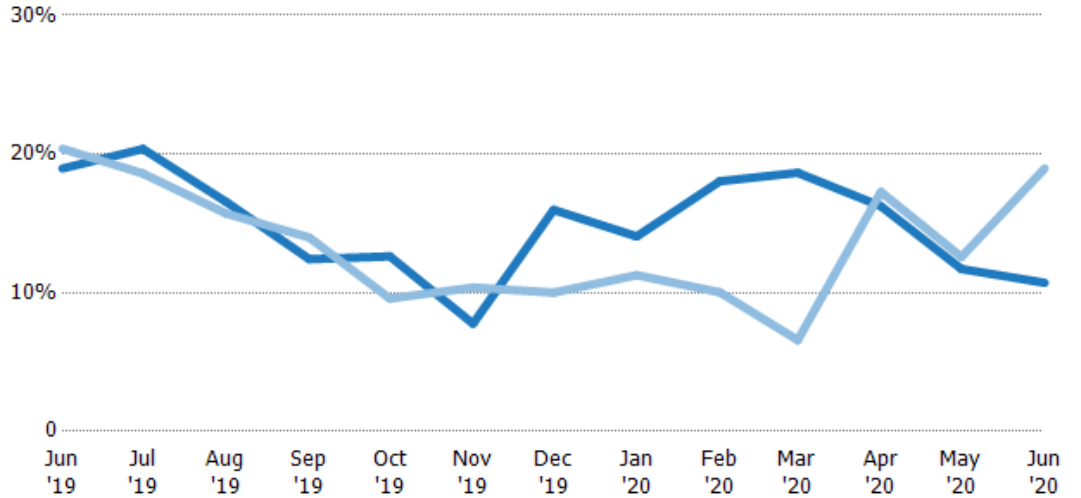
Absorption Rate

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

Month/ Year	Rate	Chg.
Jun '20	11%	8.2%
Jun '19	19%	1.4%
Jun '18	20%	-18.5%



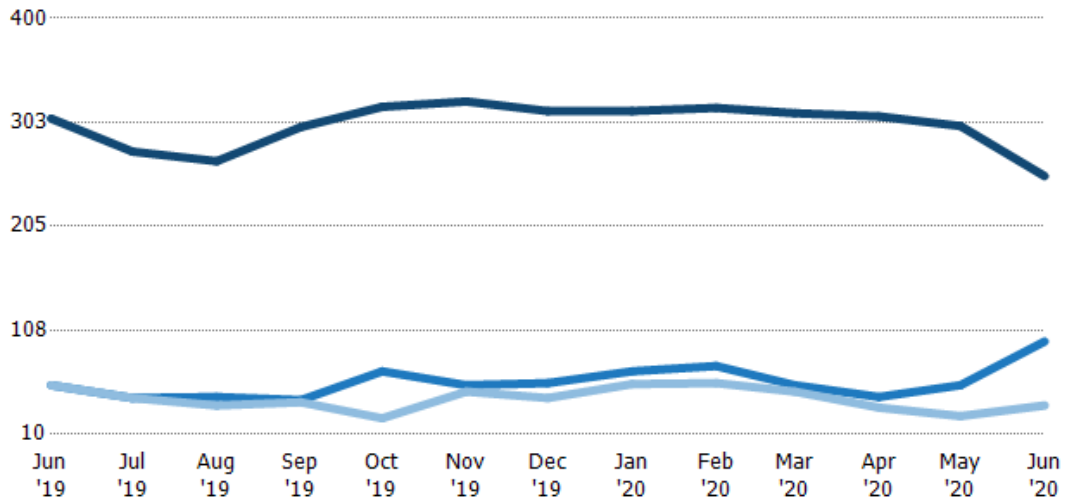
	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	19%	20%	17%	12%	13%	8%	16%	14%	18%	19%	16%	12%	11%
Prior Year	20%	19%	16%	14%	10%	10%	10%	11%	10%	7%	17%	13%	19%
Change from Prior Year	1%	-2%	-1%	2%	-3%	3%	-6%	-3%	-8%	-12%	1%	1%	8%

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



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Active	306	275	266	298	317	322	313	313	316	311	308	299	252
Pending	56	44	45	42	69	56	58	69	74	56	45	56	97
Sold	56	44	37	40	25	50	44	57	58	50	35	27	37

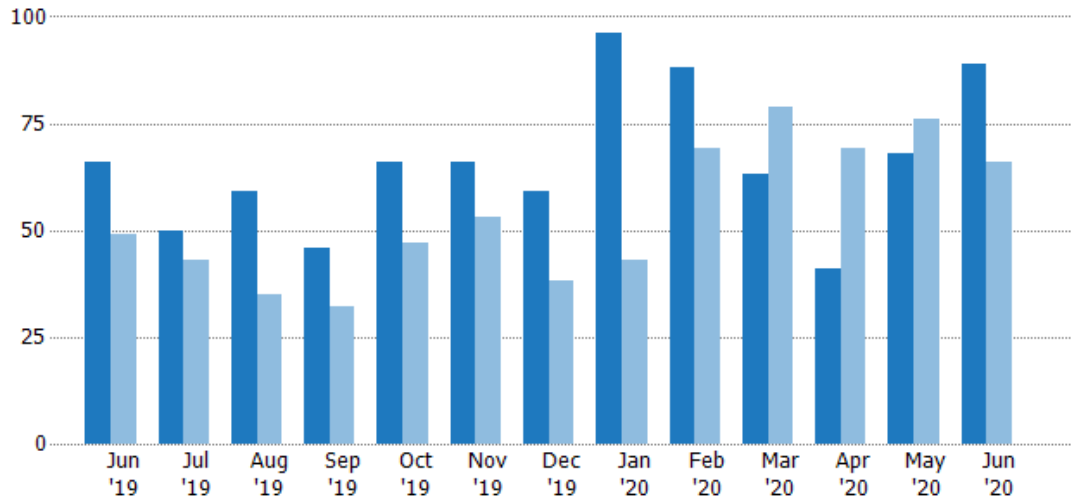
New Pending Sales

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.
Jun '20	89	34.8%
Jun '19	66	34.7%
Jun '18	49	-8.2%



Current Year	66	50	59	46	66	66	59	96	88	63	41	68	89
Prior Year	49	43	35	32	47	53	38	43	69	79	69	76	66
Percent Change from Prior Year	35%	16%	69%	44%	40%	25%	55%	123%	28%	-20%	-41%	-11%	35%

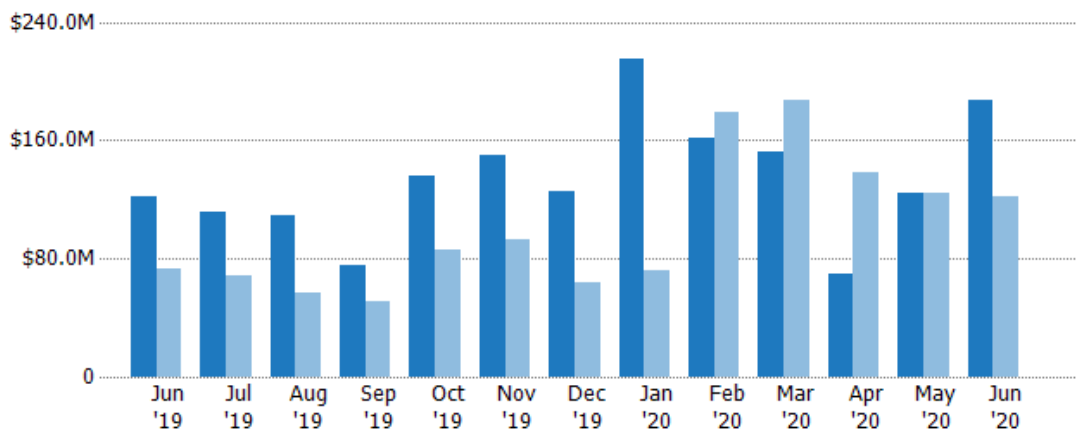
New Pending Sales Volume

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.
Jun '20	\$187M	53.7%
Jun '19	\$122M	67.4%
Jun '18	\$72.8M	-18.7%



Current Year	\$122M	\$112M	\$110M	\$75.7M	\$136M	\$150M	\$126M	\$215M	\$162M	\$153M	\$69.7M	\$124M	\$187M
Prior Year	\$72.8M	\$68.9M	\$56.3M	\$51.2M	\$86.2M	\$92.6M	\$63.7M	\$72.1M	\$179M	\$187M	\$138M	\$125M	\$122M
Percent Change from Prior Year	67%	63%	95%	48%	57%	62%	97%	198%	-10%	-18%	-50%	0%	54%

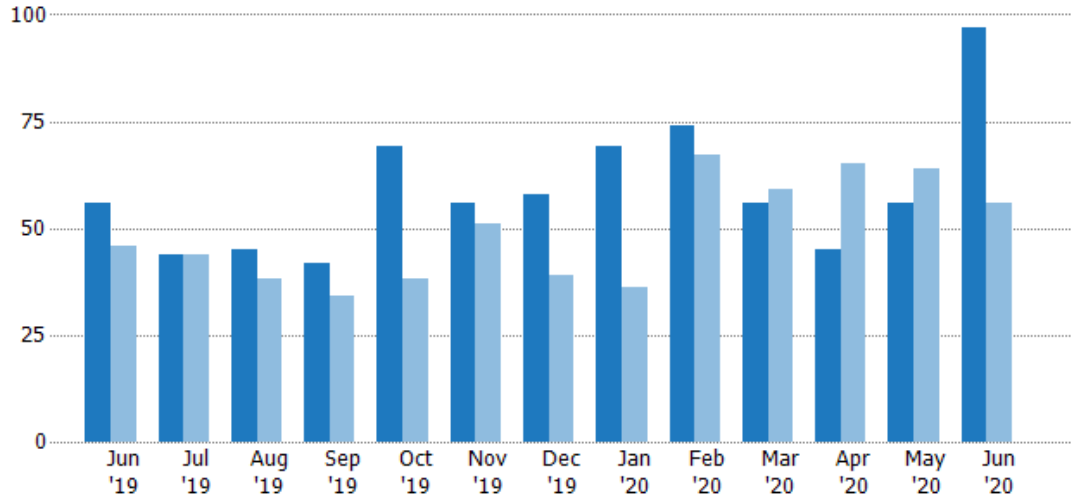
Pending Sales

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

Month/ Year	Count	% Chg.
Jun '20	97	73.2%
Jun '19	56	21.7%
Jun '18	46	-23.9%



Current Year	56	44	45	42	69	56	58	69	74	56	45	56	97
Prior Year	46	44	38	34	38	51	39	36	67	59	65	64	56
Percent Change from Prior Year	22%	0%	18%	24%	82%	10%	49%	92%	10%	-5%	-31%	-13%	73%

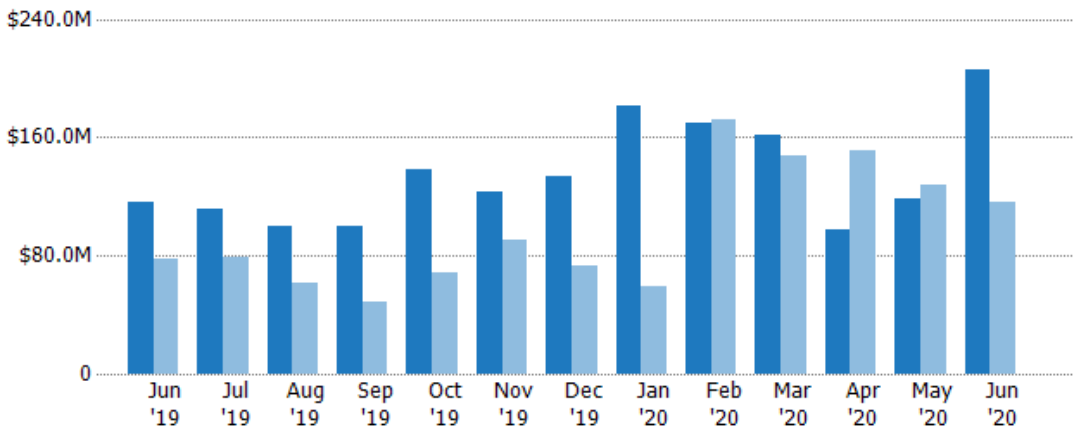
Pending Sales Volume

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

Month/ Year	Volume	% Chg.
Jun '20	\$206M	76.2%
Jun '19	\$117M	51%
Jun '18	\$77.3M	-14.8%



Current Year	\$117M	\$112M	\$100M	\$100M	\$138M	\$123M	\$134M	\$181M	\$169M	\$161M	\$97.8M	\$118M	\$206M
Prior Year	\$77.3M	\$78.9M	\$61.3M	\$48.8M	\$68M	\$90.2M	\$73.2M	\$59.6M	\$172M	\$148M	\$151M	\$127M	\$117M
Percent Change from Prior Year	51%	41%	63%	104%	103%	36%	83%	204%	-1%	9%	-35%	-7%	76%

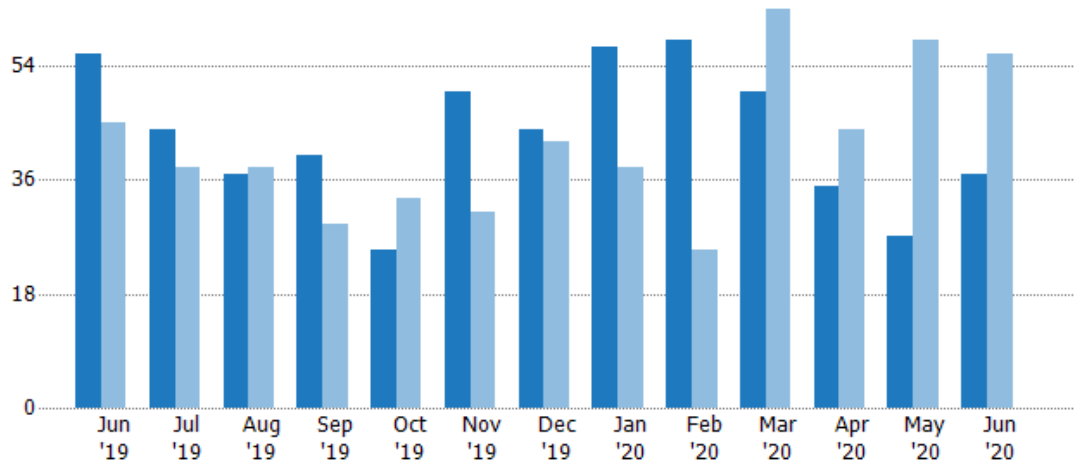
Closed Sales

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.
Jun '20	37	-33.9%
Jun '19	56	24.4%
Jun '18	45	-4.4%



Current Year	56	44	37	40	25	50	44	57	58	50	35	27	37
Prior Year	45	38	38	29	33	31	42	38	25	63	44	58	56
Percent Change from Prior Year	24%	16%	-3%	38%	-24%	61%	5%	50%	132%	-21%	-20%	-53%	-34%

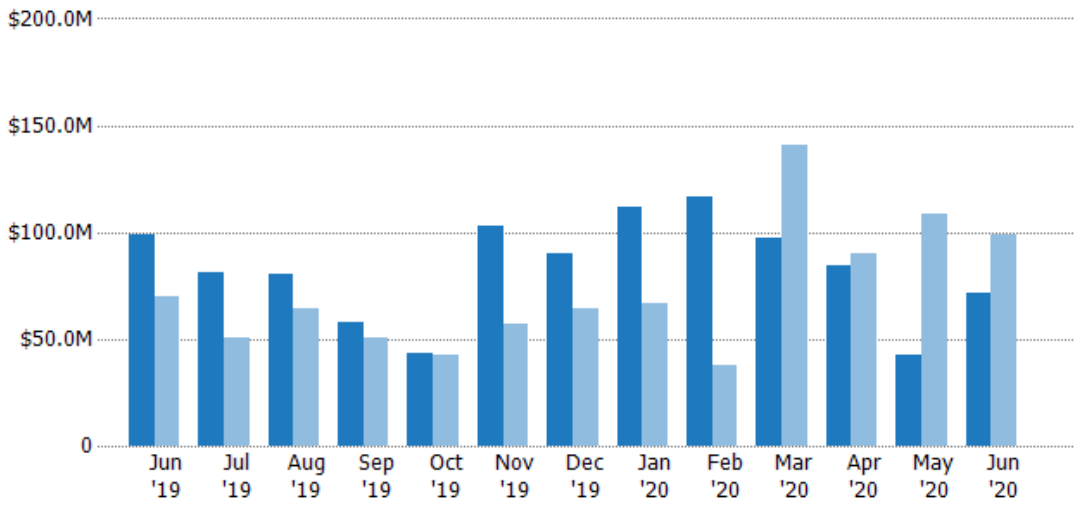
Closed Sales Volume

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.
Jun '20	\$71.5M	-27.8%
Jun '19	\$98.9M	40.7%
Jun '18	\$70.3M	-19.9%



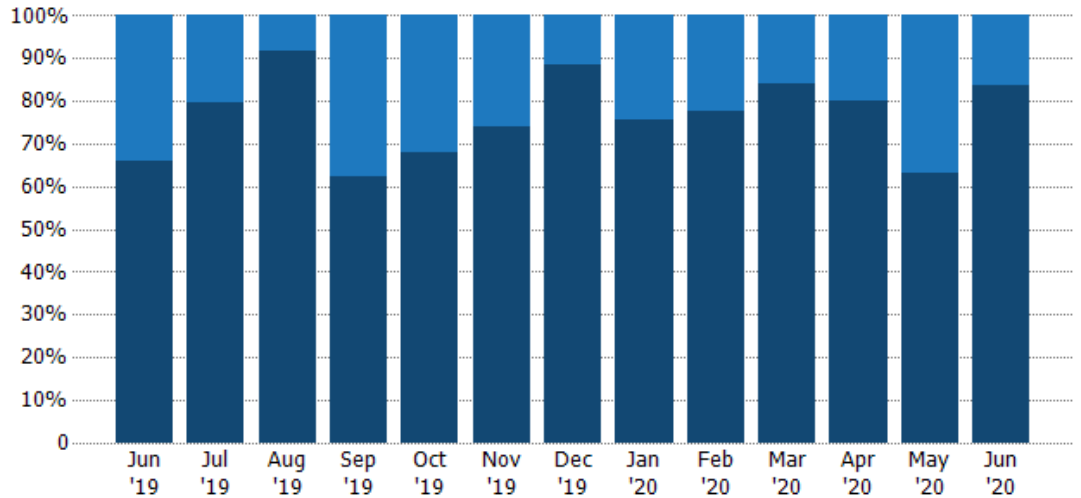
Current Year	\$98.9M	\$81M	\$80.6M	\$58.1M	\$43.2M	\$103M	\$89.8M	\$112M	\$116M	\$97.3M	\$84.1M	\$42.2M	\$71.5M
Prior Year	\$70.3M	\$50.6M	\$64.1M	\$50.4M	\$42.6M	\$57M	\$64.4M	\$66.7M	\$38M	\$141M	\$89.8M	\$108M	\$98.9M
Percent Change from Prior Year	41%	60%	26%	15%	2%	80%	40%	68%	206%	-31%	-6%	-61%	-28%

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



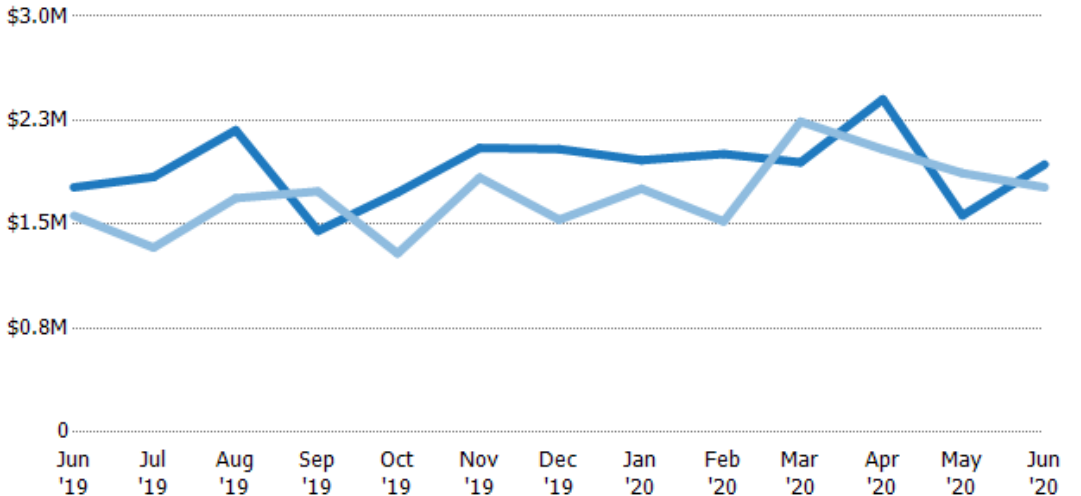
Condo/Townhouse	34%	20%	8%	38%	32%	26%	11%	25%	22%	16%	20%	37%	16%
Single Family Residence	66%	80%	92%	63%	68%	74%	89%	75%	78%	84%	80%	63%	84%

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	\$1.77M	\$1.84M	\$2.18M	\$1.45M	\$1.73M	\$2.05M	\$2.04M	\$1.96M	\$2.01M	\$1.95M	\$2.4M	\$1.56M	\$1.93M
Prior Year	\$1.56M	\$1.33M	\$1.69M	\$1.74M	\$1.29M	\$1.84M	\$1.53M	\$1.76M	\$1.52M	\$2.24M	\$2.04M	\$1.87M	\$1.77M
Percent Change from Prior Year	13%	38%	29%	-16%	34%	12%	33%	12%	32%	-13%	18%	-16%	9%

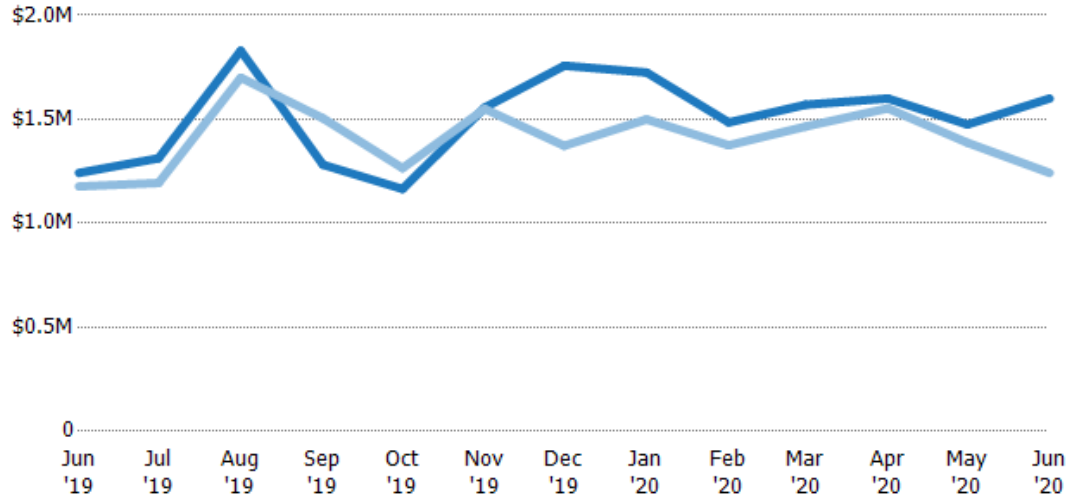
Median Sales Price

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.
Jun '20	\$1.6M	28.8%
Jun '19	\$1.24M	5.5%
Jun '18	\$1.18M	4.9%



Current Year	\$1.24M	\$1.31M	\$1.83M	\$1.28M	\$1.17M	\$1.56M	\$1.76M	\$1.73M	\$1.49M	\$1.57M	\$1.6M	\$1.48M	\$1.6M
Prior Year	\$1.18M	\$1.19M	\$1.7M	\$1.51M	\$1.27M	\$1.55M	\$1.37M	\$1.5M	\$1.38M	\$1.47M	\$1.55M	\$1.39M	\$1.24M
Percent Change from Prior Year	6%	10%	8%	-15%	-8%	0%	28%	15%	8%	7%	3%	6%	29%

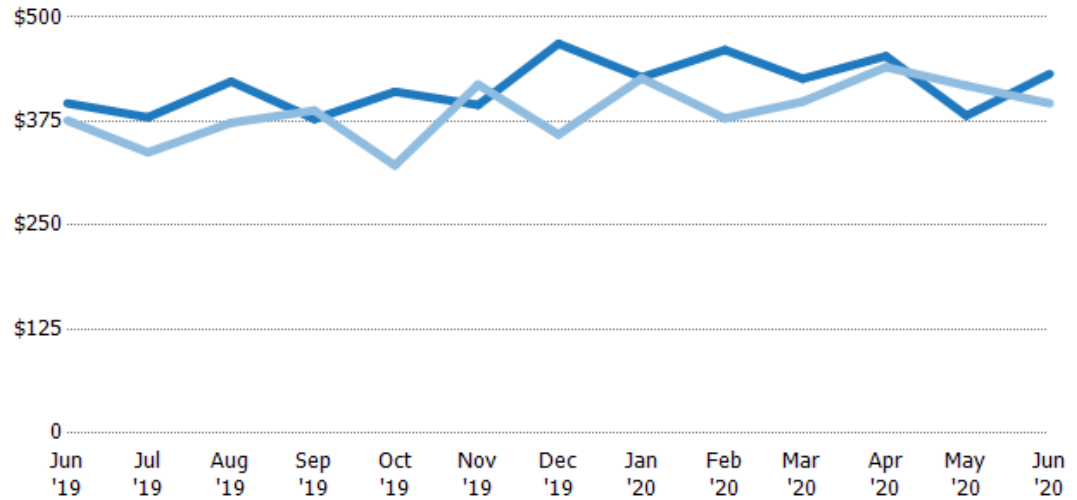
Average Sales Price per Sq Ft

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.
Jun '20	\$432	8.9%
Jun '19	\$397	5.5%
Jun '18	\$376	-14.8%



Current Year	\$397	\$380	\$423	\$378	\$410	\$395	\$468	\$428	\$461	\$426	\$453	\$382	\$432
Prior Year	\$376	\$338	\$373	\$388	\$322	\$419	\$359	\$427	\$378	\$399	\$440	\$418	\$397
Percent Change from Prior Year	5%	13%	13%	-3%	28%	-6%	30%	0%	22%	7%	3%	-9%	9%

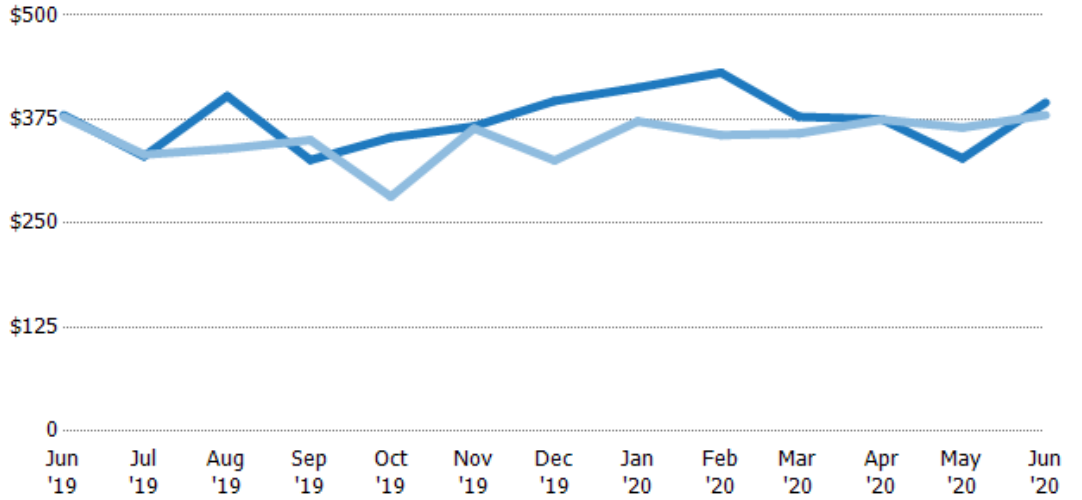
Median Sales Price per Sq Ft

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.
Jun '20	\$395	3.9%
Jun '19	\$380	0.5%
Jun '18	\$378	-22.5%



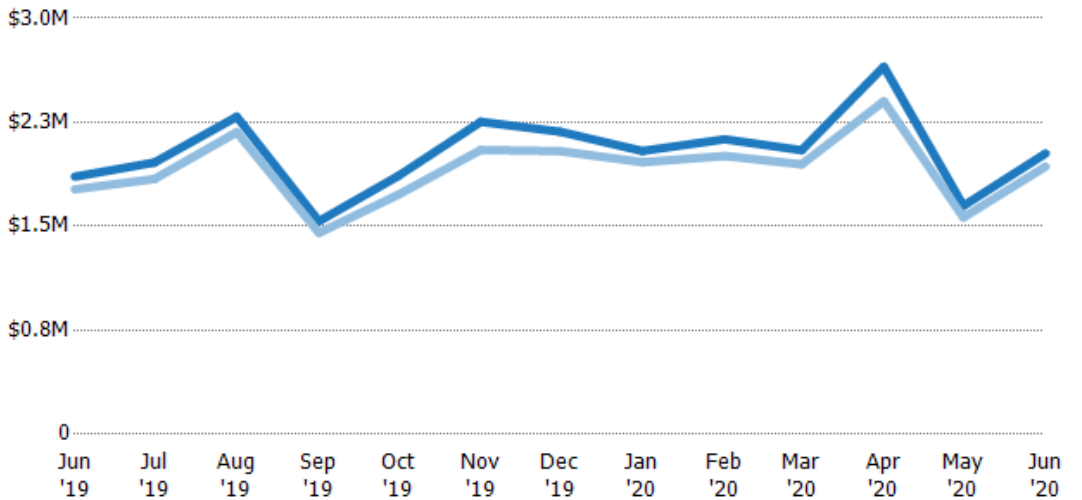
Current Year	\$380	\$331	\$403	\$326	\$353	\$367	\$397	\$413	\$431	\$378	\$375	\$328	\$395
Prior Year	\$378	\$333	\$340	\$350	\$282	\$364	\$326	\$373	\$356	\$358	\$375	\$365	\$380
Percent Change from Prior Year	1%	-1%	19%	-7%	25%	1%	22%	11%	21%	6%	0%	-10%	4%

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



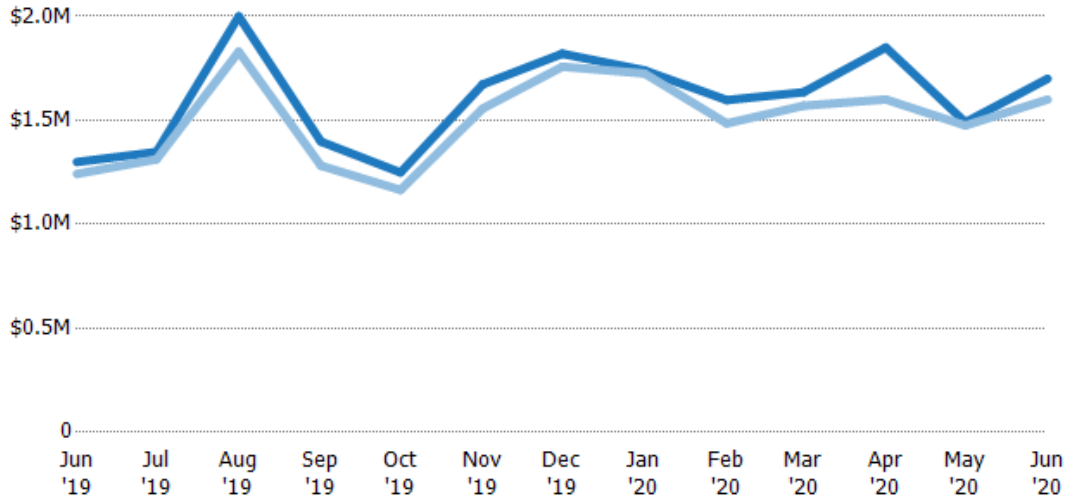
Avg List Price	\$1.86M	\$1.96M	\$2.29M	\$1.54M	\$1.86M	\$2.25M	\$2.18M	\$2.04M	\$2.13M	\$2.05M	\$2.65M	\$1.65M	\$2.03M
Avg Sales Price	\$1.77M	\$1.84M	\$2.18M	\$1.45M	\$1.73M	\$2.05M	\$2.04M	\$1.96M	\$2.01M	\$1.95M	\$2.4M	\$1.56M	\$1.93M
Avg Sales Price as a % of Avg List Price	95%	94%	95%	95%	93%	91%	94%	96%	94%	95%	91%	95%	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



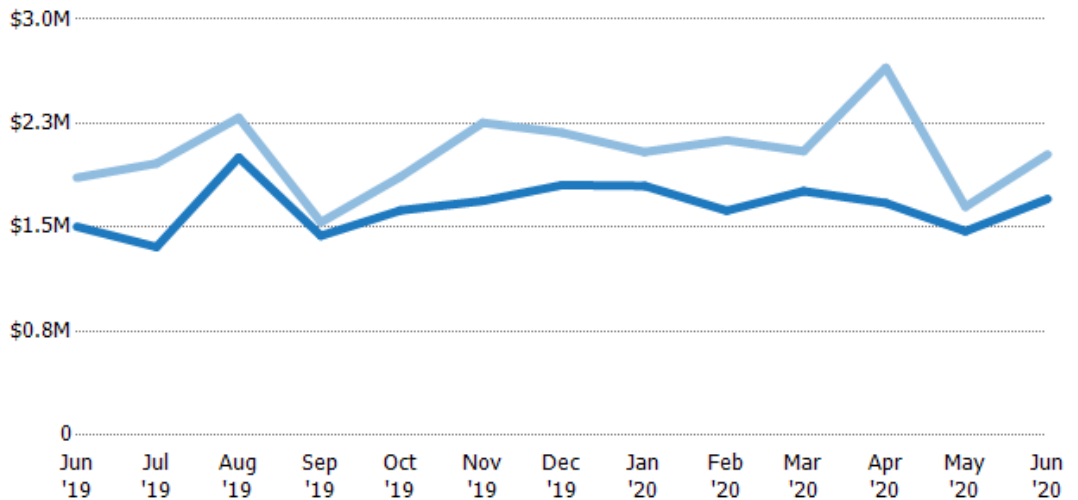
	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Median List Price	\$1.3M	\$1.35M	\$2M	\$1.4M	\$1.25M	\$1.67M	\$1.82M	\$1.74M	\$1.6M	\$1.64M	\$1.85M	\$1.49M	\$1.7M
Median Sales Price	\$1.24M	\$1.31M	\$1.83M	\$1.28M	\$1.17M	\$1.56M	\$1.76M	\$1.73M	\$1.49M	\$1.57M	\$1.6M	\$1.48M	\$1.6M
Med Sales Price as a % of Med List Price	96%	97%	92%	92%	93%	93%	97%	99%	93%	96%	86%	99%	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,
Mobile/Manufactured, Single Family
Residence



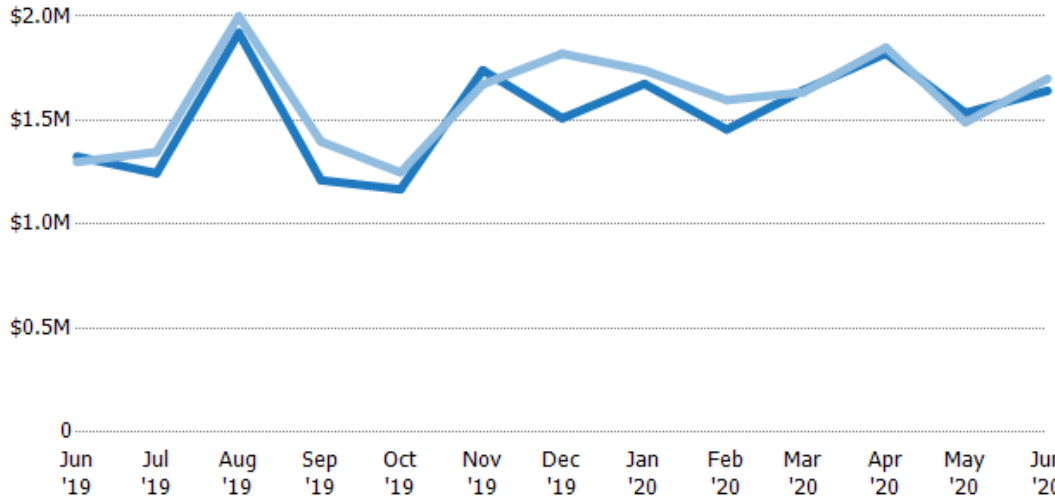
	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Avg Est Value	\$1.5M	\$1.36M	\$2M	\$1.44M	\$1.62M	\$1.69M	\$1.8M	\$1.8M	\$1.62M	\$1.76M	\$1.67M	\$1.47M	\$1.7M
Avg Sales Price	\$1.86M	\$1.96M	\$2.29M	\$1.54M	\$1.86M	\$2.25M	\$2.18M	\$2.04M	\$2.13M	\$2.05M	\$2.65M	\$1.65M	\$2.03M
Avg Sales Price as a % of Avg Est Value	124%	144%	114%	107%	115%	133%	121%	114%	131%	116%	158%	112%	119%

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



	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Median Est Value	\$1.33M	\$1.25M	\$1.92M	\$1.21M	\$1.17M	\$1.74M	\$1.51M	\$1.67M	\$1.46M	\$1.64M	\$1.82M	\$1.54M	\$1.64M
Median Sales Price	\$1.3M	\$1.35M	\$2M	\$1.4M	\$1.25M	\$1.67M	\$1.82M	\$1.74M	\$1.6M	\$1.64M	\$1.85M	\$1.49M	\$1.7M
Med Sales Price as a % of Med Est Value	98%	108%	104%	115%	107%	96%	121%	104%	110%	99%	102%	97%	104%

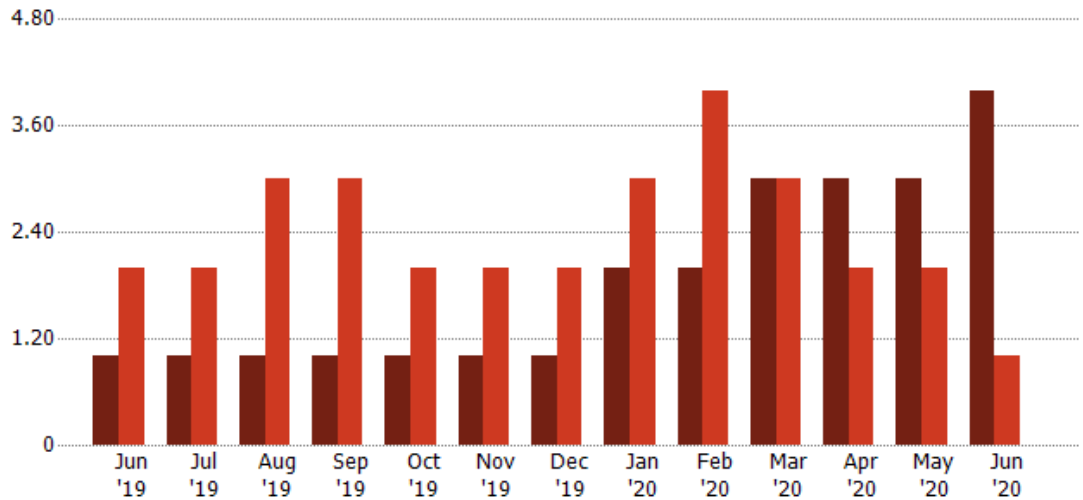
Distressed Listings

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

Month/Year	Count	% Chg.
Jun '20	4	300%
Jun '19	1	-50%
Jun '18	2	-50%



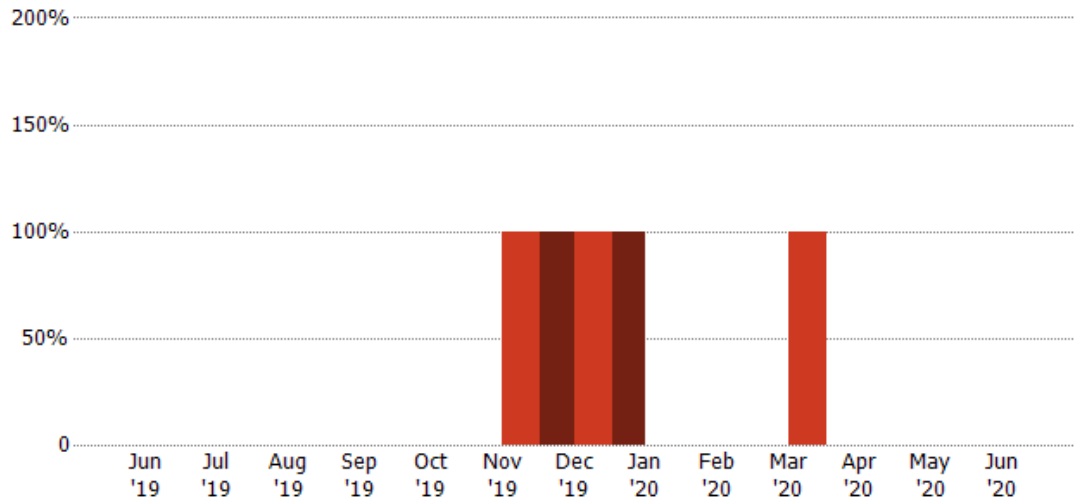
	Jun '19	Jul '19	Aug '19	Sep '19	Oct '19	Nov '19	Dec '19	Jan '20	Feb '20	Mar '20	Apr '20	May '20	Jun '20
Current Year	1	1	1	1	1	1	1	2	2	3	3	3	4
Prior Year	2	2	3	3	2	2	2	3	4	3	2	2	1
Percent Change from Prior Year	-50%	-50%	-67%	-67%	-50%	-50%	-50%	-33%	-50%	0%	50%	50%	300%

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



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



Sales Activity by ZIP

Jun 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	97	\$205,667,965	37	\$71,456,799	\$1,931,265	\$1,600,000	\$412	\$378	77