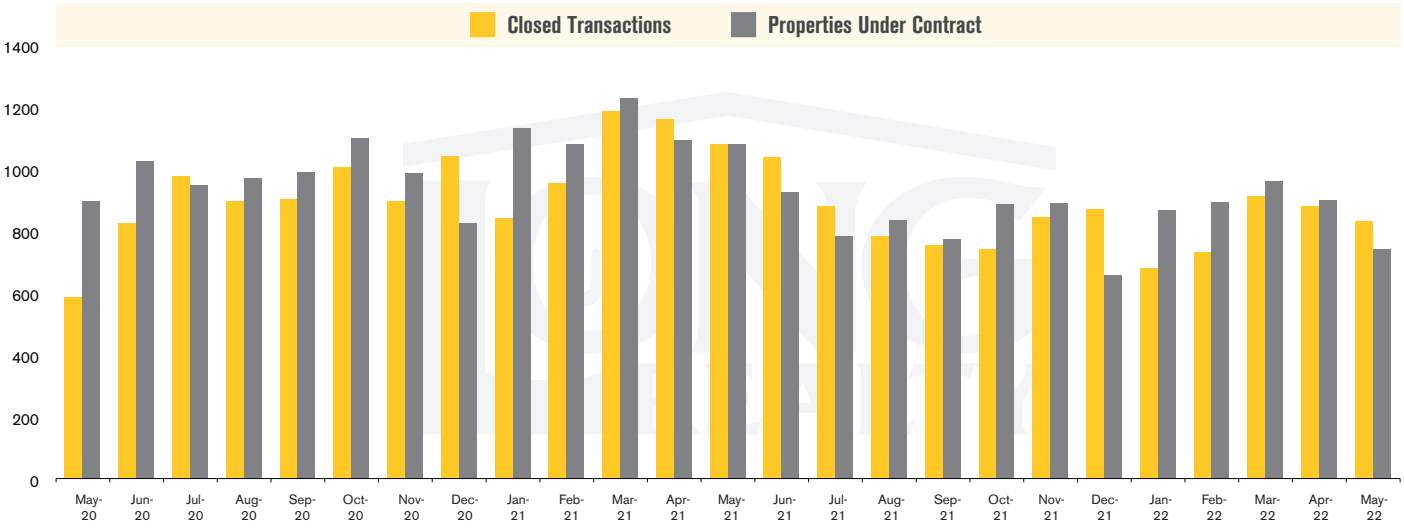
THE **HOUSING** REPORT

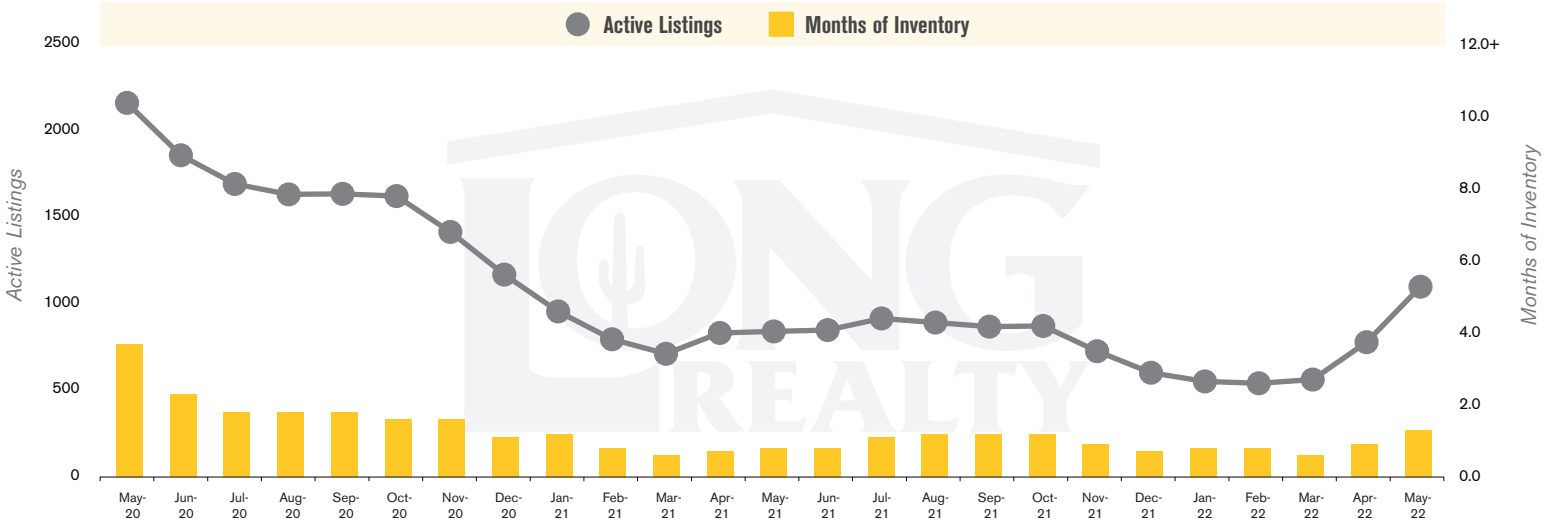
SCOTTSDALE/PARADISE VALLEY | JUNE 2022

In the Scottsdale/Paradise Valley area, May 2022 active inventory was 1,119, a 31% increase from May 2021. There were 836 closings in May 2022, a 23% decrease from May 2021. Year-to-date 2022 there were 4,062 closings, a 23% decrease from year-to-date 2021. Months of Inventory was 1.3, up from 0.8 in May 2021. Median price of sold homes was $950,870 for the month of May 2022, up 17% from May 2021. The Scottsdale/Paradise Valley area had 747 new properties under contract in May 2022, down 31% from May 2021.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT SCOTTSDALE/PARADISE VALLEY



ACTIVE LISTINGS AND MONTHS OF INVENTORY SCOTTSDALE/PARADISE VALLEY



Jim Jacobs
(520) 444-1444 | jim@jimjacobs.com
Long Realty Company

Properties under contract and Home Sales data is based on information obtained from the ARMLS using TrendGraphix software. All data obtained 06/07/2022 is believed to be reliable, but not guaranteed.

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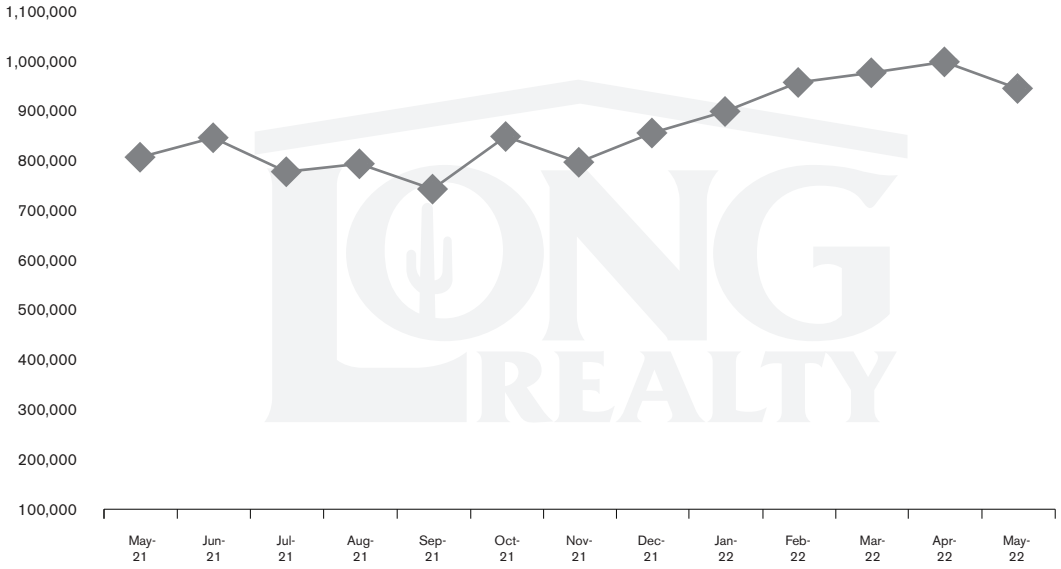
SCOTTSDALE/PARADISE VALLEY | JUNE 2022

MEDIAN SOLD PRICE

SCOTTSDALE/
PARADISE VALLEY

On average, homes sold this % of original list price.

May 2021	May 2022
99.3%	**100.8%**

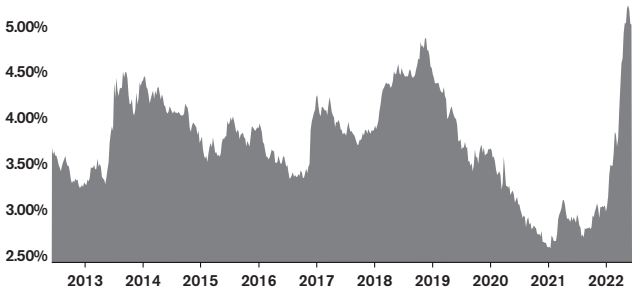


MONTHLY PAYMENT ON A MEDIAN PRICED HOME SCOTTSDALE/PARADISE VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	$472,000	6.140%	$2,728.88
2021	$811,306	2.960%	$3,232.87
2022	$950,870	5.230%	$4,977.02

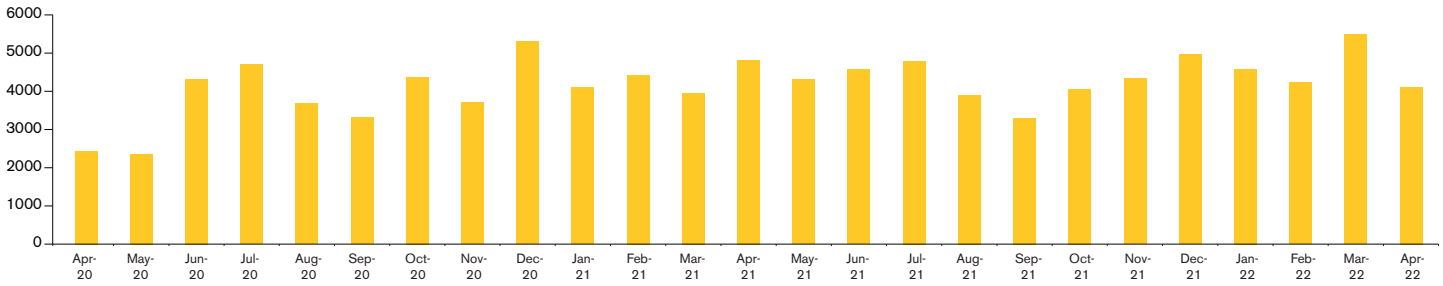
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

30 YEAR FIXED MORTGAGE RATE



Source: *FreddieMac.com*

NEW SINGLE FAMILY HOME PERMITS PHOENIX METRO



For April 2022, new home permits were **down 15%** from April 2021.

Jim Jacobs
(520) 444-1444 | jim@jimjacobs.com
Long Realty Company

These statistics are based on information obtained from ARMLS and using TrendGraphix software on 06/07/2022. New home permits are based on information obtained from the University of Arizona Eller College of Management, Economic and Business Research Center. Information is believed to be reliable, but not guaranteed.

THE **HOUSING** REPORT

SCOTTSDALE/PARADISE VALLEY | JUNE 2022

MARKET CONDITIONS BY PRICE BAND SCOTTSDALE/PARADISE VALLEY

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22			
$1 - 49,999	0	1	0	1	1	0	0	n/a	3.0	Seller
$50,000 - 74,999	0	1	0	1	0	0	1	0.0	1.0	Seller
$75,000 - 99,999	0	2	1	2	1	0	0	n/a	0.0	Seller
$100,000 - 124,999	1	1	1	1	1	0	0	n/a	3.0	Seller
$125,000 - 149,999	1	0	0	0	2	1	0	n/a	0.3	Seller
$150,000 - 174,999	0	2	0	0	0	0	2	0.0	1.0	Seller
$175,000 - 199,999	0	4	0	1	1	2	0	n/a	0.0	Seller
$200,000 - 224,999	1	4	2	1	0	1	0	n/a	1.0	Seller
$225,000 - 249,999	4	10	6	3	1	2	3	1.3	2.2	Seller
$250,000 - 274,999	4	11	13	5	6	7	2	2.0	0.7	Seller
$275,000 - 299,999	5	28	7	12	15	7	6	0.8	0.4	Seller
$300,000 - 349,999	18	35	31	29	37	29	28	0.6	0.4	Seller
$350,000 - 399,999	33	48	29	33	27	38	45	0.7	0.5	Seller
$400,000 - 499,999	45	64	51	49	65	95	74	0.6	0.4	Seller
$500,000 - 599,999	59	64	67	52	73	63	46	1.3	0.6	Seller
$600,000 - 699,999	75	103	72	73	93	67	72	1.0	0.6	Seller
$700,000 - 799,999	97	87	66	77	96	71	86	1.1	0.7	Seller
$800,000 - 899,999	83	66	53	55	70	77	86	1.0	0.7	Seller
$900,000 - 999,999	54	39	48	47	48	60	60	0.9	0.6	Seller
$1,000,000 - and over	639	307	237	294	382	367	325	2.0	0.1	Seller
TOTAL	**1,119**	**877**	**684**	**736**	**919**	**887**	**836**	**1.3**	**0.7**	Seller

Seller's Market | Slight Seller's Market | Balanced Market | Slight Buyer's Market | Buyer's Market

Jim Jacobs
(520) 444-1444 | jim@jimjacobs.com
Long Realty Company

Statistics based on information obtained from ARMLS and using TrendGraphix software on 06/07/2022. 3 month trend in months of inventory is the average of closed sales and active listing data from 03/01/2022-05/31/2022. Information is believed to be reliable, but not guaranteed.

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SCOTTSDALE/PARADISE VALLEY | JUNE 2022

PHOENIX LUXURY

The luxury segment of the Phoenix housing market is represented by residential sales $800,000 and above.

Data Obtained 06/07/2022 from ARMLS using TrendGraphix software for all closed residential sales volume between 04/01/2021 – 05/31/2022 rounded to the nearest tenth of one percent and deemed to be correct.

CLOSED UNITS JAN-MAY ↗ 33.2%

2021	3,986
2022	5,309

UNDER CONTRACT JAN-MAY ↗ 27.9%

2021	4,295
2022	5,494

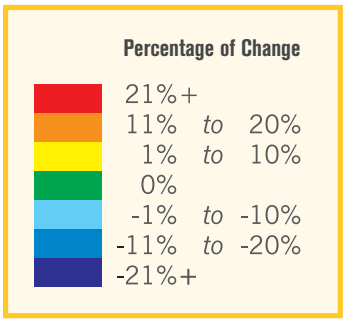
MONTHS OF INVENTORY ↗ 40.8%

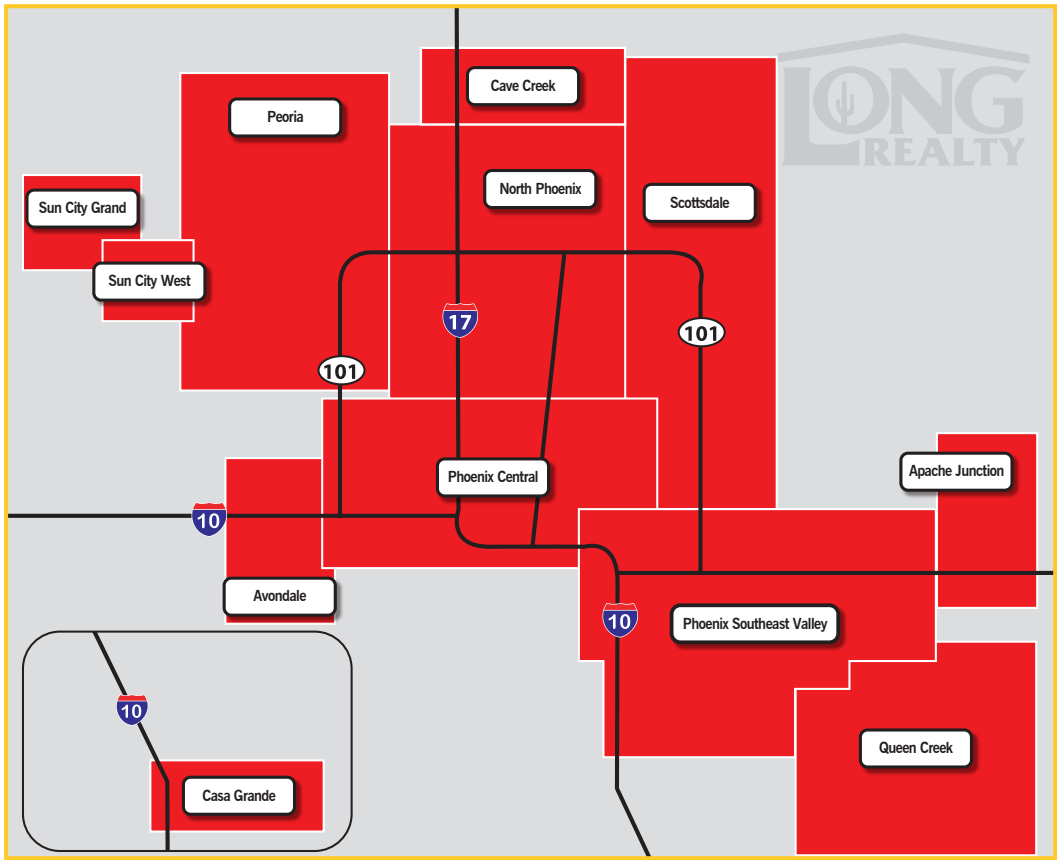
May 2021	1.2
May 2022	1.7

CHANGE IN MEDIAN SALES PRICE BY AREA

MAR 2021-MAY 2021 TO MAR 2022-MAY 2022

Real Estate remains very localized and market conditions can vary greatly by not only geographic area but also by price range.





PLEASE FEEL FREE TO CONTACT ME FOR A MORE IN-DEPTH ANALYSIS.

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This heat map represents the percentage of change in Phoenix metro median sales prices from March 2021-May 2021 to March 2022-May 2022 by area. These statistics are based on information obtained from the ARMLS on 06/07/2022. Information is believed to be reliable, but not guaranteed.