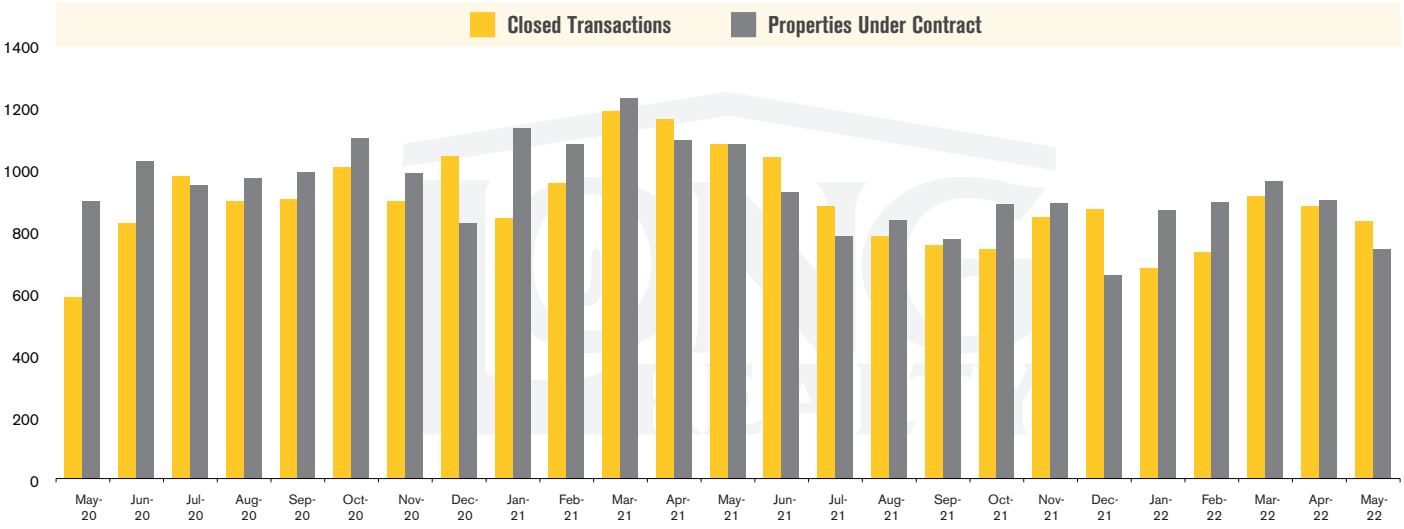
THE **HOUSING** REPORT

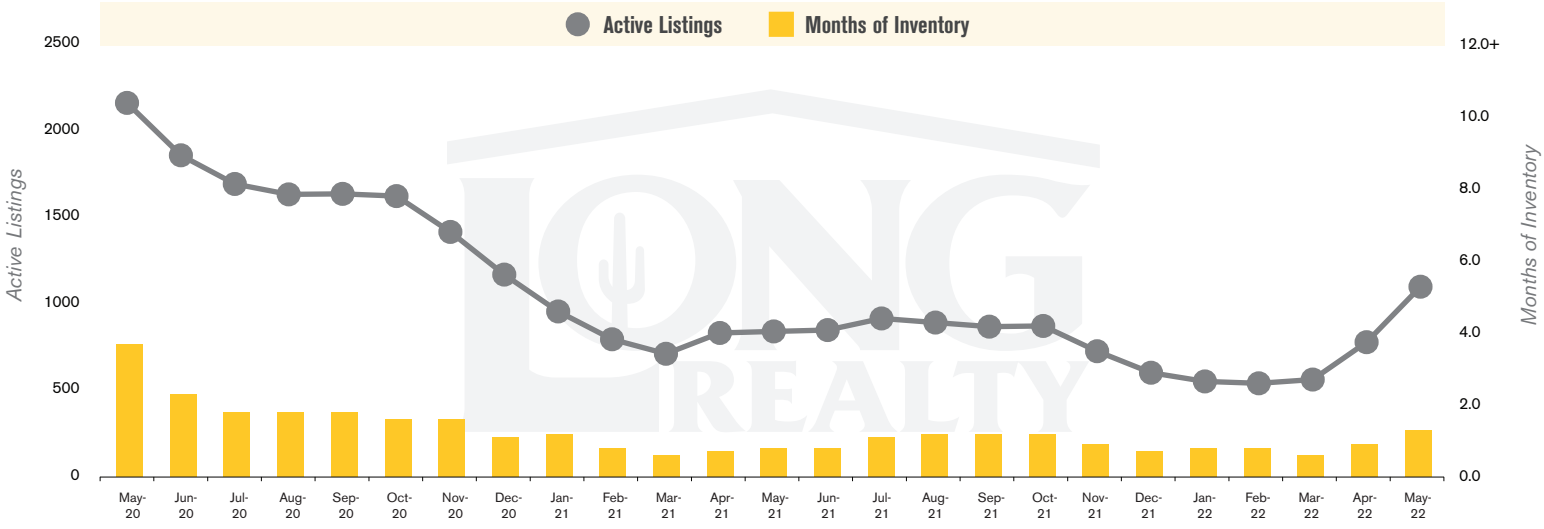
SCOTTSDALE/PARADISE VALLEY | JUNE 2022

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





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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

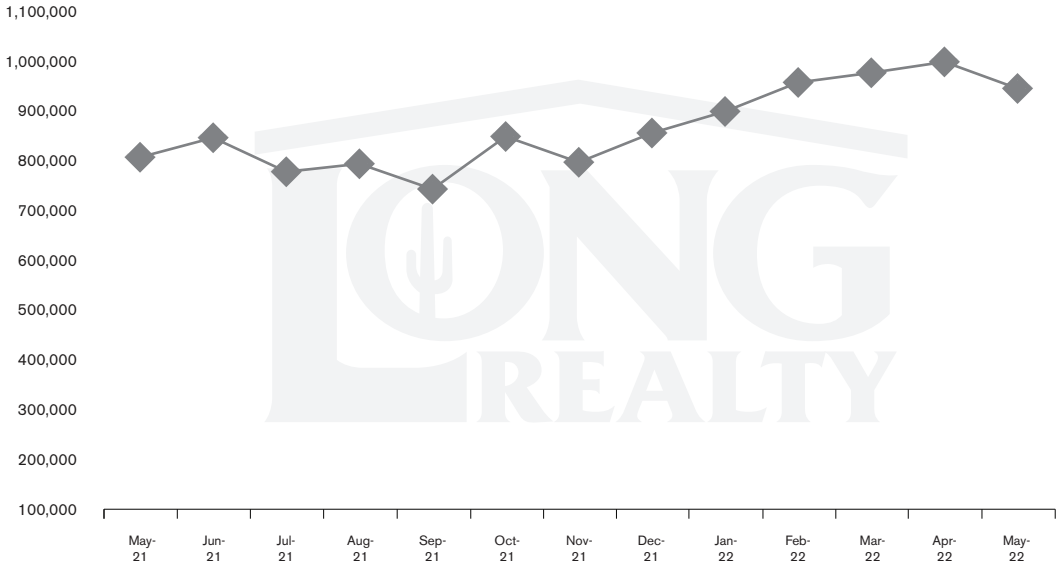
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MEDIAN SOLD PRICE

SCOTTSDALE/
PARADISE VALLEY

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

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

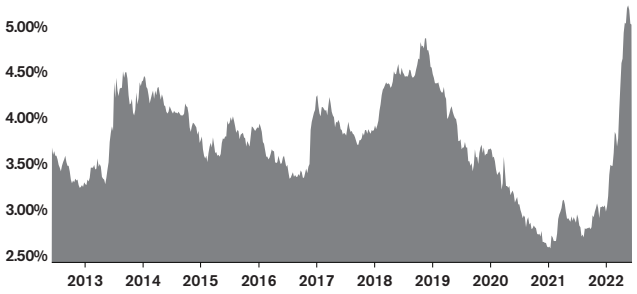


MONTHLY PAYMENT ON A MEDIAN PRICED HOME SCOTTSDALE/PARADISE VALLEY

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

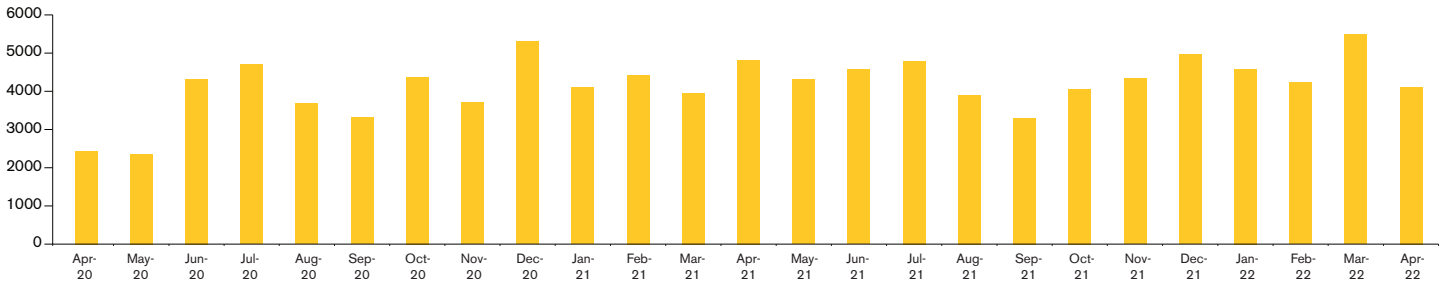
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

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.



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THE **HOUSING** REPORT

SCOTTSDALE/PARADISE VALLEY | JUNE 2022

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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



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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.

THE **HOUSING** REPORT

SCOTTSDALE/PARADISE VALLEY | JUNE 2022

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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

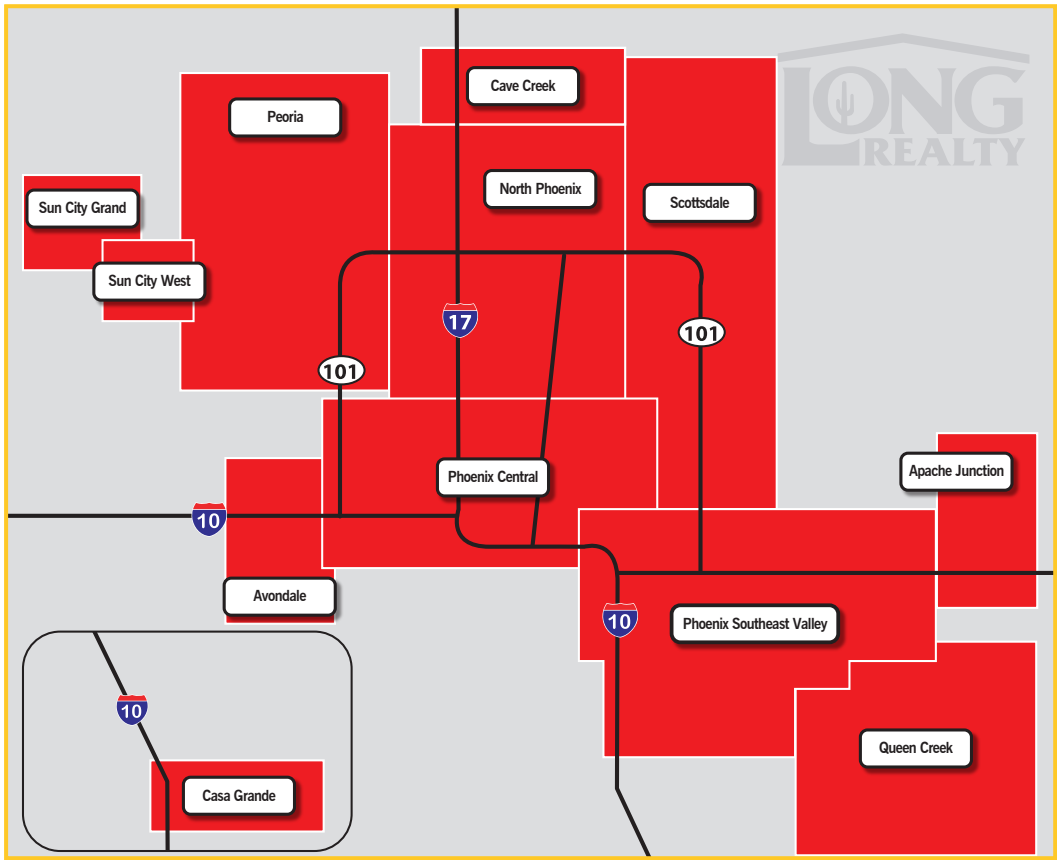
MONTHS OF INVENTORY ↗ 40.8%

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.



Percentage of Change

21%+	
11%	to 20%
1%	to 10%
0%	
-1%	to -10%
-11%	to -20%
-21%+	



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.