



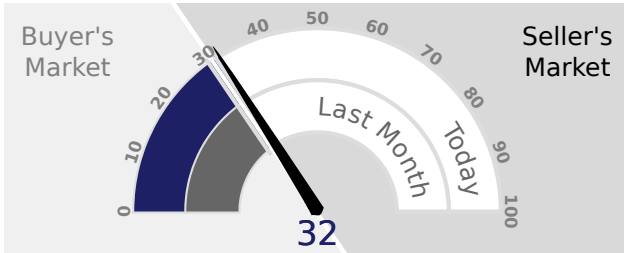
PARADISE VALLEY, AZ 85253

Single-Family Homes

This week the median list price for Paradise Valley, AZ 85253 is \$5,500,000 with the market action index hovering around 32. This is about the same as last month's market action index of 32. Inventory has decreased to 139.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



Slight Seller's Advantage

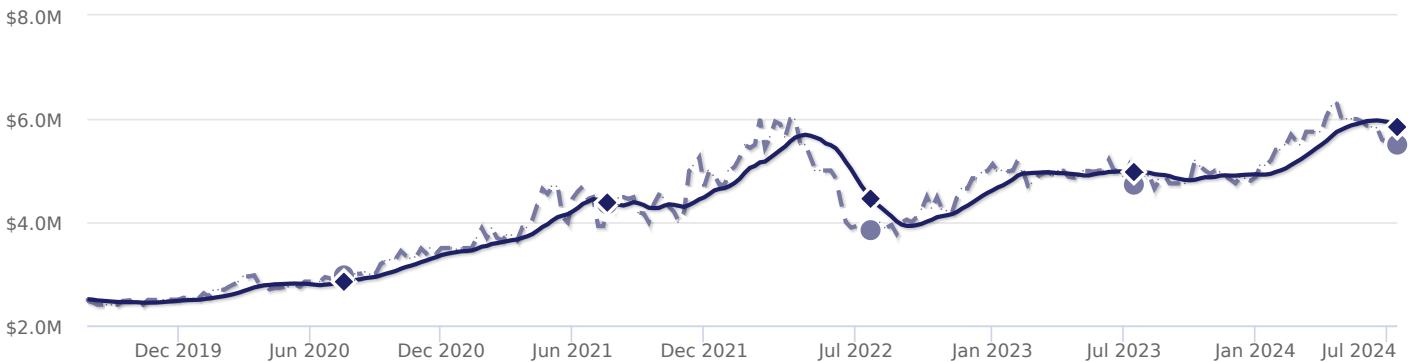
In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

REAL-TIME MARKET PROFILE

Median List Price	\$5,500,000
Median Price of New Listings	\$3,590,000
Per Square Foot	\$916
Average Days on Market	160
Median Days on Market	105
Price Decreased	45%
Price Increased	4%
Relisted	12%
Inventory	139
Median Rent	\$14,900
Market Action	32

Slight Seller's Advantage

MEDIAN LIST PRICE



7-Day Average 90-Day Average

MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$10,325,000	7,662	1 - 2.5 acres	5	7	1	1	3	126
\$6,500,000	6,796	1 - 2.5 acres	5	6	21	0	1	112
\$4,500,000	5,112	1 - 2.5 acres	4	5	26	0	4	84
\$2,695,000	3,326	0.25 - 0.5 acre	4	4	48	2	3	77