



August Newsletter

Luxury Market Summary Update

While the Valley continues to its hot weather streak for the year, so does the luxury market (\$1M on up). Current listings are down again as it always does with the summer months, with 1351 current active homes for sale. Average list price has stayed the same at \$2.4M. Homes that went under contract relatively stayed the same at 579 homes. Average price under contract continues to hover around \$1.87M. Homes for July went up again to 356 luxury homes sold. Average sales price also bounced back up to \$1.72M, as did the average price per SF \$361/SF. Average days on market (DOM) for the homes that did sell did decrease to 139 days, which is expected with the limited inventory right now. See the below chart for certain areas. Months of inventory took another big decrease to 4 months, but again, that is expected with the summer months. This doesn't include all the new-home communities that are out there so add that into the mix and there is still plenty of inventory. While it is definitely a Seller's Market out there right now, you still need to be priced accordingly. That is something we can help you with so contact us today!

Active Stats by ZIP

ZIP Code	Active Listings	New Listings	Pending Sales	Active Listings \$/SF	Ave Price Active Listings	Active Days on Market	Days of Inventory	Months of Supply
85016	80	14	39	\$306	\$1,114,849	88	74	2.1
85253	249	69	40	\$550	\$3,373,082	183	211	4.4
85018	165	42	33	\$438	\$1,628,593	107	96	2
85251	166	59	18	\$451	\$1,101,516	69	61	1.4
85259	98	26	33	\$298	\$1,402,587	107	72	2
85260	64	19	25	\$360	\$1,049,874	95	63	1.2
85258	82	18	26	\$323	\$1,006,628	75	57	1.4

Sales Stats by ZIP

ZIP Code	Sales per Month	Sales Per Year	Monthly Sales \$/SF	Annual Sales \$/SF	Avg Price Monthly Sales	Ave Price Annual Sales	Sales Price % List	Sales Days on Market
85016	38	395	\$281	\$270	\$532,000	\$552,000	98%	53
85253	57	430	\$445	\$441	\$2,219,000	\$2,292,000	96%	130
85018	84	627	\$380	\$347	\$1,054,000	\$997,000	97%	69
85251	43	337	\$379	\$337	\$930,000	\$788,000	98%	91
85259	48	501	\$252	\$247	\$994,000	\$845,000	96%	86
85260	55	372	\$290	\$287	\$801,000	\$789,000	97%	66
85258	58	526	\$267	\$258	\$703,000	\$698,000	98%	56

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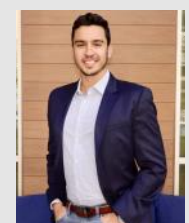
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AS SEEN ON:

Featured Monthly Properties for The Grigg's Group

Just Listed - Brand New Construction!

Construction has started on this brand new custom home with 3 bedrooms plus a den/office, 3.5 bathrooms and a 3-car garage. 3667 SF of spacious living space. Enjoy indoor/outdoor living with pocket doors that open all the way up from the great room to the patio, along with a formal dining area. Open kitchen with all high class stainless-steel appliances. Large owners suite. All bedrooms have en-suite baths and walk-in closets. Home is energy efficient for that clean, quiet and comfortable feeling. The Village at Mountain Shadows offers residents plenty of community amenities, including use of the community pool, spa and large park area, along with access to the Mountain Shadows Resort with golf, dining, workout options, and many more. Community is guard gated 24/7 for that "lock and leave" lifestyle. Only a few lots remain!

5775 E Huntress Dr - Paradise Valley
Offered at \$2,995,000



Click to view the listing for this property.

Under Contract in 13 Days!

Nestled hillside on the Phoenix Nature Preserve through the guard gated community of Paradise Reserve sits this Santa Barbara architecturally designed and built home by Cullum Homes. Plenty of ample parking space for multiple cars and guest vehicles, along with a 4-car garage. Guests will enter through the gated courtyard and will be welcomed by the view of Camelback Mountain and the refreshing water of the pool and spa. The great room, formal dining room, wet bar and chef's kitchen flow together for entertaining. The automated wall of glass leads to the private yard and outdoor kitchen nestled up against the Mountainside. Take in the view of the twinkling city lights and Mountains sitting by the fire pit and listening to the calming fountains. Spacious master suite with fireplace and French doors lead to the private yard patio. Private elevator in the home. Upper level of home has views of the surrounding mountains all around you. Separate guest house across the private courtyard with kitchenette and laundry provides a great place for guests with privacy. Your guests will never want to leave!

6650 N 39th Pl - Paradise Valley
Offered at \$3,195,000

Click to view the virtual tour for this property.

SOLD - Highest Sale in the Community!

Welcome to Hidden Rock at Cave Creek. Brand new construction in the heart of Cave creek. The community is designed to help protect our local ecosystem without giving up luxury or personal style, all while providing breathtaking architecture. This Agave Master 3 plus Bonus Rm floor plan is a 2-story contemporary with 3 bed, 3.5 baths and 2-car garage. Main level has a split 2-master bedroom setup and great room with fireplace. Formal dining area with 8" glass wine cellar. Open kitchen area with all Bosch stainless steel appliances, large center island with eat-up bar seating, walk-in pantry. The upper level features a 3rd master bedroom with en-suite bath and walk-in closet with an exit out to the rear view deck, providing some impeccable views of the surrounding mountains. Loft area with wet bar plus a separate bonus room that can be used for a multitude of uses. Fully landscaped in both front and back to take advantage of the surrounding desert. Community is located minutes away from fabulous restaurants and world-class retail shops in the Town of Cave Creek.

6525 E Cave Creek Rd Unit 18 - Cave Creek
SOLD for \$1,253,261



Click to view the listing for this property.

View these properties and all of our listings and sales at www.ArizonaFineProperty.com

If you are currently working with another Broker, please do not consider this a solicitation.

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