

# JUNE

## Newsletter



**Scott Grigg**  
**Realty Executives - The Grigg's Group**  
**480.540.5479 mobile**  
**azfineproperties@cox.net**  
**www.ArizonaFineProperty.com**



### Luxury Market Summary Update

Welcome to Summer, which means HOT temperatures here in The Valley of the Sun! Even though it's hot here, it is STILL a great time to buy/sell if you're in the market. Current luxury (\$1M on up) listings have decreased again to 1921 active luxury homes for sale, with the average list price also decreasing slightly to \$2.22M. Homes that went under contract also took a hit to only 360 homes, but the average price under contract stayed steady at \$1.7M. Even better were the number of homes sold in May increased to 241. Average sales price continues to hold steady at \$1.7M, as did the average price per sq ft to \$355/SF. See the below chart for certain areas. Average days on market (DOM) for the homes that did sell did decrease slightly to 187. Months of inventory also decreased to around 8 months, but that is to be expected as many homeowners take their property off the market for the summer months. New home communities continue to be making an increasing presence, so make sure you contact Scott to ensure you're getting the best representation out there!

#### 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	87	24	15	\$333.48	\$1,163,294	130	267	5.4
85253	336	40	19	\$473.05	\$3,111,386	209	300	7.3
85018	248	84	34	\$399.95	\$1,520,565	132	197	4.1
85251	50	17	4	\$412.92	\$1,400,541	117	179	5.0
85259	226	58	24	\$276.19	\$1,224,505	113	219	6.3
85260	111	38	17	\$276.41	\$1,096,212	100	150	3.4
85258	100	29	33	\$299.64	\$1,031,232	150	118	2.9

© 2018 Cromford Associates LLC

#### 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	16	119	\$289.70	\$280.38	\$879,158	\$817,676	95.9%	106
85253	46	409	\$361.20	\$370.21	\$2,002,801	\$1,985,368	91.2%	161
85018	61	460	\$337.82	\$318.78	\$1,106,482	\$1,008,357	96.5%	111
85251	10	102	\$331.45	\$332.38	\$1,015,600	\$1,020,581	93.2%	116
85259	36	377	\$226.68	\$231.58	\$808,787	\$852,122	97.1%	119
85260	33	270	\$228.56	\$221.67	\$740,844	\$741,714	97.1%	119
85258	35	309	\$275.18	\$250.77	\$843,807	\$732,128	95.4%	111

© 2018 Cromford Associates LLC

# Featured Monthly Properties for The Grigg's Group

## **FOR LEASE!**

### **Available Furnished or Unfurnished**

Turn Key Ready! Stunning 3 bedroom, 3.5 bathroom home custom built by Cullum Homes showcases views of Phoenix's prestigious mountains. Former model home, never been lived in! Modern inside look with gourmet kitchen including stainless steel Viking appliances, granite countertops, Rysso Peters cabinetry, and spacious walk-in pantry. Owner's suite with large walk-in closet, double sink vanity, separate shower and tub. Best energy efficient building systems using the new green built standards. An unparalleled lifestyle with breathtaking sunsets and unspoiled desert ambiance awaits for you. Guard gated community 24/7 for security and privacy.

**6620 N 39th Way - Paradise Valley**  
**Offered at \$10,000/month lease**



## **JUST LISTED!**



### **Camelback Mountain Views**

Ready for Move-In! Two-story plus fully-finished basement home with one of the largest back yards in the community. 5 bedrooms, 5.5 bathrooms. Owners suite takes up the entire upper level with your own private office. Spaciously laid out floor plan. Lower level with lounge area and full-size wet bar makes a great entertaining night! Open kitchen area with walk-in pantry, eat-at bar area, kitchen island, buffet windows that open up to the covered patio area. All top of the line stainless steel appliances. Pocket doors that open all the way up from the great room to the covered patio. Fireplace sculpture and built-in BBQ area in the back yard along with great views of Camelback Mountain. Enjoy all the amenities that come with living at The Village at Mountain Shadows! Guard gated community 24/7.

**6312 Lost Dutchman Dr - Paradise Valley**  
**Offered at \$2,750,000**

## **COMING SOON!**

### **Entertainer's Back Yard**

Custom built by Cullum Homes is this 3 bed, 4 bath plus 1 bed/ bath is located on one of the best lots in the community! Spaciously designed with numerous luxuries one has to offer in a home. Private front courtyard area great for entertaining outdoors with built-in BBQ area. Detached guest casita perfect for overnight guests or in-laws. Chef's-size kitchen area with tons of storage space, kitchen island with eat-up bar seating, all premier stainless steel appliances. Wet bar just off the great room are with eat-up bar seating, full-size walk-in wine fridge. Master suite on the main level with private fireplace and separate exit. Additional bedrooms with full en-suite baths on upper level and private balconies providing some impeccable views! Energy efficient home that includes and Echo Solar PVT system, central vacuum, system, Savant Home Automation system, plus much more. Guard gated community 24/7 for security and privacy.

**6535 N 39th Way - Paradise Valley**  
**Offered at \$2,795,000**



**View these properties and all of our listings and sales at [www.ArizonaFineProperty.com](http://www.ArizonaFineProperty.com)**

# RANKING

*The Best of Arizona Business*

# ARIZONA™

Vote for **Scott Grigg** as your favorite ***Real Estate Agent*** and  
**The Grigg's Group** as your favorite ***Real Estate Team***

## VOTING IS EASY!

1. Go to <http://azbigmedia.com/vote-ranking-arizona>
2. Register/Login using your *Email Address* (don't worry - they won't sell your info)
3. Select Category: "**Real Estate - Residential**"
4. Click on "**Real Estate Agents**"
5. Select "**Scott Grigg**" to cast your vote.
6. Click on "**Real Estate Teams**"
7. Select "**The Grigg's Group - Realty Executives**" to cast your vote.

You are allowed to vote once every hour for each category!

*We LOVE what we do and we cannot do it without you so THANK YOU!*