



# OCTOBER NEWSLETTER



## Luxury Market Snapshot (\$1M and up)

**1,007 Active Luxury Homes for Sale**

**\$2,788,984 Average Active List Price**

**818 Luxury Homes Under Contract**

**\$2,041,285 Average List Price Under Contract**

**447 Luxury Homes Sold in September**

**\$1,710,051 was the Average Sales Price.**

**55 Average Days on Market for Homes that Sold**

**\$430 Average \$/SQ FT for Those Sold**



We are honored to be named as one of the **TOP PRODUCERS** in Real Estate for 2021 by **PHOENIX MAGAZINE!** Thank you to all who have helped us achieve this!



*From all of us at The Grigg's Group!*

This is the best time of the year for here in The Valley. The temperatures finally fall below 100 degrees, the winter visitors (A.K.A. snowbirds) start to come back and it's the beginning of the holiday season. Look below for a year-to-year analysis of the housing market in Scottsdale and Paradise Valley. If you would like a housing market update specific to your location, contact The Grigg's Group!

### Paradise Valley Housing Market

In September 2021, Paradise Valley home prices were up 16.2% compared to last year, selling for a median price of \$2.1M. On average, homes in Paradise Valley sell after 45 days on the market compared to 68 days last year. There were 28 homes sold in September this year, down from 55 last year.

### Scottsdale Housing Market

In September 2021, Scottsdale home prices were up 19.1% compared to last year, selling for a median price of \$695K. On average, homes in Scottsdale sell after 34 days on the market compared to 43 days last year. There were 730 homes sold in September this year, down from 898 last year.



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As Seen On:



# Featured Listings



**MOVE-IN READY!**

## 37200 N Cave Creek Rd 1009, Scottsdale

Inside the world-class community of Seven Desert Mountain sits this distinctive "lock-n-leave" residence! Community is 24/7 guard-gated for privacy and security. This gorgeous single-level home features 3 bedrooms, 3 full bathrooms and 1 powder room along with a 3-car garage. Follow the pathway to a spectacular gated courtyard to welcome you into this estate. Behind the front door is the marvelous great room area with a modern linear-style built-in fireplace and glass walls for incredible views everywhere you look. The great room opens to the covered patio with a built-in BBQ, great for entertaining. The chef's kitchen is equipped with top-of-the-line SubZero, Wolf and Cove appliances, a large center island with eat-up bar seating and a huge walk-in pantry. Just off the kitchen is the formal dining area. The luxurious master bedroom offers a private exit to the back yard along with an immaculate en-suite master bathroom. Dual sink vanities in the bath, separate shower and soaking tub and a tremendous walk-in closet with built-ins. Included with this spacious laid out split floor plan is the perfect game/family room area just beside the additional bedrooms. The two guest bedrooms both include en-suite baths and walk-in closets. A large laundry room with extra storage space and a powder room for your guests top off this incredible home. Home is equipped with the latest smart-home technology with full house automation available. Energy efficient and lots of healthy home features also included.

**Offered at \$3,452,843**

## 20629 N 21st St, Phoenix

One-of-a-kind property in a one-of-a-kind neighborhood! Spectacular family compound featuring three separate buildings – the main house, guest house and an office! The main house offers 2,509 Sq Ft of accommodation, 3 bedrooms, 3 baths and a bonus room. The independent 1,465 Sq Ft guest house comprises 2 bedrooms, 2 bathrooms, kitchen and living room with the feel of a Sonoran Resort. The 194 Sq Ft detached studio/office workspace provides ample space, a storage closet and is plumbed with both hot and cold water. This really is an exceptional property - Incredible mountain views from almost anywhere. Two garages with parking for 4-5 vehicles, climate control and multiple workspace areas. A 2-car carport, RV pad with 220/240v outlet and cleanout and RV parking in a garage with 20' ceilings! Extra-large loft area for storage. A gated area for additional parking, outdoor space or horses! Gazebo, multiple covered patios, and outdoor areas with seating. Watering systems with timers help maintain the beautiful mature trees and plants. Each home has its own septic system and hot water heaters. This property offers horse privileges with the ability to ride off the property and on to the Mountain Preserve with miles of horse trails. Located in the highly desirable Cave Creek/Desert Ridge area; Sky Harbor and Downtown Phoenix are 20 minutes drive, with I-17, 51, 101 freeways easily accessible.

**Offered at \$1,325,000**



**JUST LISTED!**



**INVESTMENT OPPORTUNITY!**

## 22805 N 38th Pl, Phoenix

Tenant in place until January 2023 at \$6K/month. Great investment opportunity! A true trophy in the heart of Desert Ridge showcasing high-end features and impeccable finishes. Upon arrival, a large driveway lined with beautiful landscaping offers abundant parking space. Gated front entry, this popular Borrego model features several unrivaled living spaces with 5 bedrooms and 3.5 bathrooms. Exuding luxury, the impressive great room encompasses soaring ceilings, a fireplace, built-in media wall and large windows offering an abundance of natural light. Upgraded kitchen is outfitted with stainless steel, GE monogram appliances, a wine chiller, solid granite slab counters and an island with eat-up seating. Both a formal dining area and eat-in kitchen. Main level has 2 bedrooms with a bath and powder room. Master suite is complete with dual vanities, separate shower and tub, large walk-in closet and a bonus sitting room above. Perfect for an at-home office, workout space or lounging in privacy! An additional 2 bedrooms and bath also located on the upper level. Extra storage space in the laundry area with sink. The private backyard showcases an incredible, resort-style pool, spa and a large grassy area. Swim up to the bar and enjoy a drink from the sunken gazebo with a built-in BBQ and fridge or play a game of cornhole in the yard! Extended covered patio area that expands almost the entire length of the house. A 3-car garage with built-in cabinet space gives you plenty of storage. The community of Aviano has a plethora of amenities to offer, including an incredible community pool, tennis courts, basketball courts, walking and biking trails, children's playground area, just to name a few. Excellent schools nearby, and all within a short drive to Desert Ridge Marketplace, with all the shopping and restaurants that one can imagine! Seller financing available - ask for details.

**Offered at \$1,195,000**