



# SEPTEMBER NEWSLETTER

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

**972 Active Luxury Homes for Sale**

**\$2,699,000 Average Active List Price**

**724 Luxury Homes Under Contract**

**\$1,996,000 Average List Price Under Contract**

**442 Luxury Homes Sold in August**

**\$1,772,000 was the Average Sales Price.**

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

**\$419 Average \$/SQ FT for Those Sold**

View our Latest  
Market Update  
[HERE.](#)

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## Paradise Valley Housing Market

In August 2021, Paradise Valley home prices were up 83.5% compared to last year, selling for a median price of \$2.5M. On average, homes in Paradise Valley sell after 57 days on the market compared to 131 days last year. There were 37 homes sold in August this year, down from 55 last year.

## Scottsdale Housing Market

In August 2021, Scottsdale home prices were up 26.1% compared to last year, selling for a median price of \$718K. On average, homes in Scottsdale sell after 35 days on the market compared to 51 days last year. There were 770 homes sold in August this year, down from 888 last year.

**Contact The Grigg's Group for a  
free housing market update  
specific to your zip code!**



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As Seen On:



# Featured Listings

**JUST LISTED!**

Offered at \$1,225,000



## 6975 N 39th Pl 14, Paradise Valley

BORDERING THE PHOENIX MOUNTAIN PRESERVE, THIS DISTINCTIVE ESTATE HOMESITE COMBINES HIGH-DESERT LUXURY AND BIG-CITY LIFESTYLE. 1.67 ACRES OF WIDE-OPEN SPACE FOR THE REALIZATION OF YOUR PERSONAL ARIZONA ESTATE. BREATHTAKING MOUNTAIN VIEWS INCLUDING VANTAGES OF PHOENIX'S IMPRESSIVE CAMELBACK MOUNTAIN AND THE PRAYING MONK. TAKE ADVANTAGE OF THE RARE OPPORTUNITY TO LIVE IN AN ENVIRONMENT OF UNSPOILED BEAUTY, IN HARMONY WITH NATURE. ENJOY ALL THE PLEASURES AND SOPHISTICATION OF LIVING IN THE HEART OF A MAJOR METROPOLITAN AREA WITH THE FINEST CULTURAL AND COSMOPOLITAN ATTRACTIONS JUST MINUTES AWAY. GUARD GATED 24/7 FOR PRIVACY AND SECURITY.

**REDUCED!**

Now Offered at \$3,995,000



## 4525 E Lafayette Blvd, Phoenix

DON'T MISS THIS CUSTOM, MODERN ARCADIA FARMHOUSE OFFERING UNOBSTRUCTED VIEWS OF CAMELBACK MOUNTAIN, LUSH LANDSCAPING, AN EXPANSIVE BACKYARD GRASS AREA, PRIVATE POOL, 5 BEDROOMS, 4.5 BATHROOMS, AND A 3-GARAGE WITH A CHARGING STATION. THE OUTDOOR FIREPLACE IS THE PERFECT SETTING TO ENJOY A BEAUTIFUL ARIZONA SUNSET. SOARING CEILINGS IN THE GREAT ROOM, LARGE BRICK WALL GAS FIREPLACE AND AN IMPRESSIVE WOOD BEAM THAT SPANS THE LENGTH OF THE ROOM. HUGE MARBLE ISLAND IN THE KITCHEN ALONG WITH TOP-OF-THE-LINE APPLIANCES, POT FILLER, CUSTOM WHITE CABINETS, WINE COOLER, CONCEALED REFRIGERATOR FOR A SEAMLESS DESIGN, 6-BURNER GAS RANGE WITH HOOD, AND EAT-UP SEATING. THE FORMAL DINING ROOM AND PRIVATE OFFICE HAVE SPECTACULAR VIEWS OF CAMELBACK MOUNTAIN. SET APART FROM THE OTHER BEDROOMS, THE TREMENDOUS OWNER'S SUITE BOASTS A COZY FIREPLACE AND PRIVATE ACCESS TO THE BACK YARD. THE MASTER BATHROOM OFFERS EVERYTHING AN OWNER COULD WANT. WALK-IN DUAL SHOWER WITH WATERFALL SHOWER HEAD, STAND ALONE TUB, CENTER ISLAND, DUAL VANITY, HUGE WALK-IN CLOSET AND PRIVATE TOILET ROOM. OPEN THE EXPANDING DOORS TO THE BACK-YARD AREA, COMPLETE WITH A COVERED PATIO, BUILT-IN BBQ STATION, SPARKLING POOL, LARGE GRASS AREA AND WELCOMING COURTYARD! EVEN THE MOST DISCRIMINATING OF BUYERS WILL APPRECIATE THIS ARCADIA ESTATE.

**UNDER CONTRACT!**

Listed at \$12,800,000



**Click Here to View Fox10's Cool House Segment that aired last week on this listing!**

## 7046 N 59th Pl, Paradise Valley

PERCHED HIGH ON THE SOUTH SIDE OF MUMMY MOUNTAIN LIES ONE OF PARADISE VALLEY'S MOST LUXURIOUS RESIDENCES. OFFERING A UNIQUE INDOOR/OUTDOOR LIVING EXPERIENCE. CUSTOM BUILT IN 2014 WITH A GRACIOUS FLOOR PLAN, HIGH CEILINGS AND OVER 17,000 SF, THIS HIGHLY DESIRABLE ESTATE OFFERS 7 GRAND BEDROOM SUITES, 13 BATHROOMS AND UNMATCHED VIEWS OF CAMELBACK MOUNTAIN. EXQUISITE DETAIL THROUGHOUT THIS TREMENDOUS ESTATE. FROM THE EXTRAVAGANT CLASSIC EUROPEAN FAÇADE TO THE HAND LAID CHEVRON WOOD FLOORING AND CUSTOM METAL WORK. THROUGH THE ELABORATE GLASS AND IRON FRONT DOORS, THE LARGE OPEN PLAN FORMAL LIVING SPACE INCLUDES THE LIVING ROOM, DINING ROOM AND GAME ROOM WITH A FULL BAR. FLOOR PLAN FLOWS INTO THE KITCHEN, FAMILY ROOM AND CASUAL DINING AREA. KITCHEN DELIVERS EXCEPTIONAL CAPACITY TO CATER. LARGE DOORS FROM THE DINING AREA LEAD YOU TO THE BALCONY WHERE YOU EXPERIENCE THE LUXURY SCALE AND FACILITIES OF A FIVE-STAR HOTEL. STEPS LEAD TO A PATIO WITH A BEAUTIFUL SPA AND VIEWS SPANNING THE EAST VALLEY TO DOWNTOWN PHOENIX. CONTINUE DOWN TO THE LAWN AREA WHERE YOU'LL FIND SPACE FOR ENTERTAINING AND A PRIVATE SWIMMING POOL. AN EXPANSIVE, BRIGHT MASTER SUITE HOSTS A SPA-INSPIRED BATH, HUGE WALK-IN CLOSET, HIS AND HERS BATHROOMS, A CHARMING SEATING AREA, FIREPLACE, AND EXERCISE ROOM. LOWER LEVEL INCLUDES A LARGE WINE CELLAR AND A LAVISH SPACE TO ENTERTAIN GUESTS.