

GRIGG'S GROUP

Market Update

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PRESENTED BY THE GRIGG'S GROUP



The Grigg's Group



Dear PV Homeowner...

I hope everyone had fun and safe travels these past summer months. While the hot season is normally a slower time in the real estate industry, we had a very busy summer of sales, as you'll see throughout this Market Update!

The first half of 2021 was unlike any other in real estate! With over \$125 million in sales in under six months, The Grigg's Group was consistently ranked as the #1 Top Producer for Realty Executives. In fact, 2021 is already a record-breaking year for The Grigg's Group.

We thrive in a competitive, fast-paced, growing market and are well-prepared for any situation. Whether buying or selling, we will provide sound and trustworthy advice to help you achieve your real estate and financial goals. With our in-depth market knowledge, unmatched local and global resources and extensive marketing strategies, you can count on The Grigg's Group to guide you through even the toughest of real estate markets.

Make sure to check our website, www.ArizonaFineProperty.com, and follow @TheGriggsGroup on Instagram for all the latest updates!



Scott Grigg

The Grigg's Group

Realty Executives | #1 Luxury Home Team
480.540.5479

Your Arizona Luxury Home Specialists

Paradise Valley HOME REPORT

PARADISE VALLEY SINGLE FAMILY HOMES (1M AND UP)

(April – June 2021)

\$579.50

Avg. Price / SQFT

\$3.31M

Avg. Sales Price

205

Number of Sales

5,856

Avg. SQ FT

100

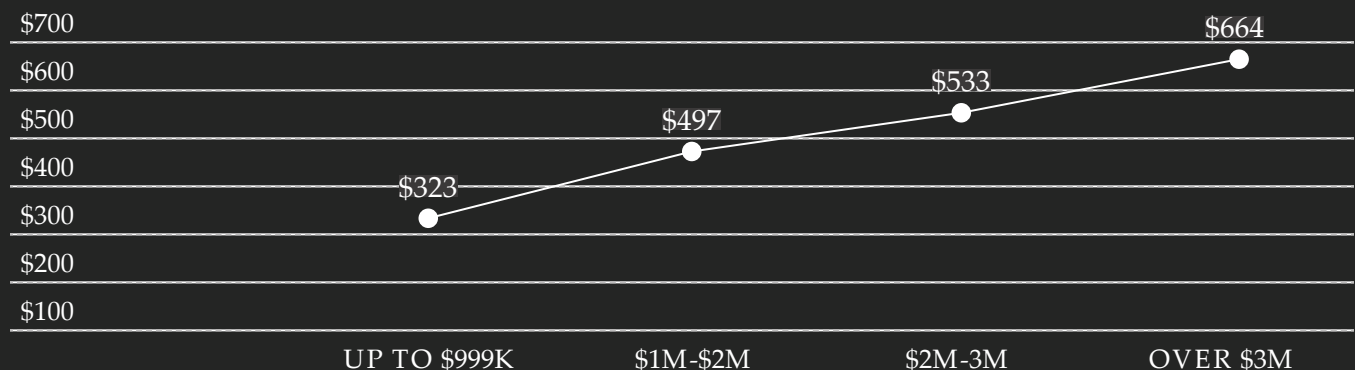
Avg. DOM

125

Active Listings

AVERAGE PRICE PER SQUARE FOOT

Paradise Valley (April – June 2021)





The newest in Cullum Homes distinctive collection of “Village” luxury lock-and-leave lifestyle residences is ready to tee off at the exclusive Desert Mountain community in Scottsdale, Arizona. Reflective of the custom design, high level of finish and attention to detail experienced in our luxurious Village communities, our residences at Seven Desert Mountain will range from 3,300 to 6,345 square feet. Both single and two-level homes are offered, as well as the option to add a “19th Hole” basement entertainment zone complete with indoor golf simulator, glass-enclosed collector car showroom, theater, wet bar, and other amenities.

Homeowners at Seven Desert Mountain will become either a lifestyle or equity golf member at Desert Mountain (subject to Desert Mountain membership approval), gaining access to its world-class amenities including the newly renovated Sonoran Spa and Fitness Center, tennis complex, miles of private hiking and biking trails, six additional par 72 private championship golf courses, luxurious clubhouses and restaurants.

Sales are now happening! Contact us about our quick move-in opportunities. Call Scott today to schedule your private tour.

MODEL	LIVABLE SQUARE FOOTAGE	PRICING
Ocotillo	3,085 SF	<i>Starting at</i> \$2,043,400
Acacia	3,304 SF	<i>Starting at</i> \$2,140,900
Mesquite	3,425 SF	<i>Starting at</i> \$2,201,400
Desert Willow	3,489 SF	<i>Starting at</i> \$2,233,400
Palo Verde	4,228 SF	<i>Starting at</i> \$2,602,900

*Basement and second story options available. 3-car and 4-car garage and car bar options available on certain lots. Detached casita option available on certain lots. Contact your sales representative for more information. Subject to change without notice. Subdivision Report has been received and will be provided upon request.

MOVE-IN READY



37200 N Cave Creek Rd 1009 | Scottsdale 85262
3 BD | 3.5 BA | 4,556 SF | Offered at \$3,452,843

MOVE-IN READY



37200 N Cave Creek Rd 1020 | Scottsdale 85262
3 BD | 3.5 BA | 3,714 SF | Offered at \$2,997,900

AVAILABLE FULLY FURNISHED



37200 N Cave Creek Rd 1031 | Scottsdale 85262
4 BD | 5 BA | 9,628 SF | Offered at \$6,995,500

JUST COMPLETED



37200 N Cave Creek Rd 1015 | Scottsdale 85262
4 BD | 4.5 BA | 4,874 SF | Offered at \$3,524,991



Ascent at the Phoenician®

ASCENT

AT THE PHOENICIAN®



Tucked into the base of Camelback Mountain, Cullum Homes' neighborhood of residences within the Ascent community consists of 51 elevated home sites that boast expansive views and an adjacent world-famous luxury resort. This new collection of custom homes, to be built exclusively by Cullum Homes, offers one, two and three-level residences that reflect a timeless modern design and look out over the beautiful Phoenician Golf Course.

All plans are fully customizable, and options include 2-5 bedrooms, a casita, an office, and a 3 to 6-car garage.

BASE PRICING STRUCTURE

MODEL	BASE SQUARE FOOTAGE	PRICING
Cirrus A	3,035 SF	<i>Starting at \$2,783,400</i>
Cirrus B	4,312 SF	<i>Starting at \$3,518,400</i>
Cirrus C	4,394 SF	<i>Starting at \$3,563,400</i>
Stratus A	2,952 SF	<i>Starting at \$3,265,000</i>
Stratus B	2,954 SF	<i>Starting at \$3,275,000</i>
Stratus C	2,965 SF	<i>Starting at \$3,339,000</i>

Subject to change without notice.

The residential project described herein (the "Residential Project") and the residential units within the Residential Project (the "Residential Units") are not owned, developed, or sold by Host Camelback I LLC or its affiliates, and Host Camelback I LLC does not make any representations, warranties or guarantees whatsoever with respect to the Residential Units, the Residential Project or any part thereof. PHCN LandCo LLC uses the Phoenician® brand name and certain Phoenician® trademarks (collectively, the "Trademarks") in connection with the sales and marketing of the Residential Units in the Residential Project under a limited, non-exclusive license from Host Camelback I LLC. The foregoing license may be terminated or may expire without renewal, in which case neither the Residential Units nor the Residential Project will be identified as a Phoenician® branded project or have any rights to use the Trademarks.

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Other Paradise Valley NEW HOME COMMUNITIES

PARADISE RESERVE

Tucked away in the high-desert mountain foothills above Phoenix, Paradise Reserve is one of the last luxury gated and guarded communities bordering the Phoenix Mountain Preserve. For those who cherish nature and appreciate luxury, Paradise Reserve offers a truly elevated lifestyle. Each distinctive homesite showcases views of Phoenix's legendary mountains including the renowned Camelback Mountain. A serene desert retreat in the heart of the city, this enclave offers the best that high-desert refined living and big-city life have to offer.

Sold out at The Estates. Only One Remaining Lot in The Village!



7190 E IRONWOOD DR

4 BD | 4.5 BA | 4,334 SF | Offered at \$3,895,500



IRONWOOD GOLF VILLAS

50% sold out!

Welcome to Ironwood Golf Villas! This exclusive community of only eight custom home sites offers one a highly desirable in-town location with abundant room for a customized estate home. Lot sizes average half an acre. Prices starting at \$2,695,000, with custom homes ranging from 3,000 to 7,000 SF. A basement option is also available. This exclusive development offers views of Camelback Golf Country Club and views of the surrounding mountains. The community will be gated for privacy and security.



THE VILLAGE AT MOUNTAIN SHADOWS

Nestled at the base of the Valley's most iconic natural landmark, Camelback Mountain, The Village at Mountain Shadows is situated in the heart of Paradise Valley. This exclusive guard gated "lock and leave" resort-style community is comprised of 40 residences, and is within walking distance of two magnificent hiking trails, landmark restaurants, and resorts. Scottsdale's best shopping, golf, art galleries, and other local amenities including Phoenix's Sky Harbor Airport are all within close proximity.

Only 2 opportunities remain!



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Featured HOMES

UNSPOILED CAMELBACK MOUNTAIN VIEWS

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. 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. 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. A new generation of home with trademark elegant lines - striking richness with beautifully proportioned spaces abound.

7046 N 59TH PLACE



7 BD | 13 BA | 17,703 SF | Offered at \$12,800,000



SCAN FOR
ADDITIONAL
PHOTOS



4525 E LAFAYETTE BLVD



5 BD | 4.5 BA | 5,602 SF | Offered at \$4,100,000



SCAN FOR
ADDITIONAL
PHOTOS



SCAN FOR
ADDITIONAL
PHOTOS

7100 E CAVE CREEK RD 117 & 120



1 BD | 1 BA | 2,700 SF | Offered at \$1,272,000

ARCADIA FARMHOUSE ESTATE

Located on the highly desirable Lafayette Blvd, this estate has captivating curb appeal that will win you over instantly! 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 for your electric car. 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 showerhead, 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! An entertainer's dream!! An extended paver driveway provides ample parking space. Even the most discriminating of buyers will appreciate this arcadia estate.

DIAMOND IN THE DESERT! UNIQUE LIVE, WORK, PLAY UNIT.

New construction, one-of-a-kind in the area, highly sought-after modern trend with lavish, all natural, custom finishes – live like NY, SF, Seattle, Dallas in AZ. With advantages of rare live to work, mixed-use zoning, eco build and modern custom automated amenities. Beautiful knotty alder doors at front entry welcome you inside this incredible 1 bed, 1 bath with custom tile in herringbone pattern throughout. Sensational and sleek dining area with a state-of-the-art kitchen featuring a Cove dishwasher, 5-star gas range & grill, commercial hood, large side-by-side Dacor fridge and freezer, custom made cabinets, granite countertops, and a huge custom granite island with an incredibly unique, hard-to-find custom onyx in the middle that lights up and eat-at seating to accommodate up to 20 guests. Envisioned around the art of entertaining, spaces flow effortlessly from one to the next. The spectacular master suite hosts a seating area and an expansive bathroom. An impressive floor to ceiling, natural marble, walk-in shower with dual massage heads, rain shower, hand-held spray nozzle and floating marble benches. A rare opportunity to own a property that borders miles of accessible national forest and regional parks and located in a premier business district in popular historic downtown Cave Creek.



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Recently SOLD

6817 N 46th Pl | \$4,950,000
REPRESENTED SELLER



5119 N Ascent Dr | \$6,023,700
REPRESENTED SELLER



5037 N Ascent Dr | \$5,485,306
REPRESENTED SELLER



5659 N Camelback Canyon Dr | \$3,100,000
REPRESENTED SELLER



37200 N Cave Creek Rd 1007 | \$3,683,300
REPRESENTED SELLER



6248 E Palo Verde Ln | \$5,300,000
REPRESENTED BUYER



6344 N Lost Dutchman Dr | \$3,675,000
REPRESENTED SELLER



6180 N Las Brisas Dr | \$3,295,000
REPRESENTED SELLER



10002 E Shangri La Rd | \$3,350,000
REPRESENTED BUYER



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Realty Executives #1 LUXURY TEAM

We service the entire Valley and surrounding areas with superior service, friendly knowledgeable agents, and quality you should expect from your Realtor.



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As seen on:



*If Opportunity Doesn't Knock,
Build a Door.*

Milton Berle

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