



APRIL NEWSLETTER

PARADISE VALLEY LUXURY MARKET REPORT



SINGLE FAMILY HOMES
in **Paradise Valley**:

66 Average Days on Market

\$4,523,320
Median Sales Price

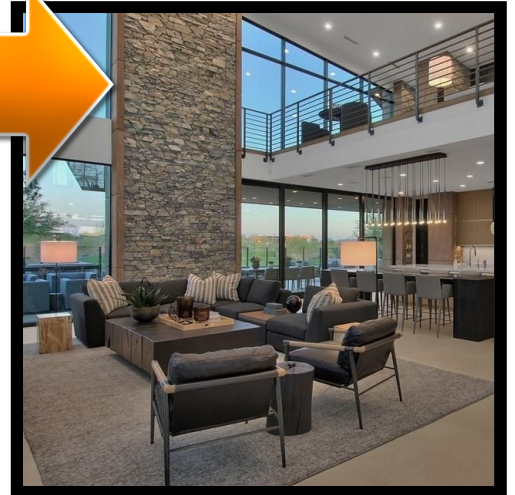
46 Homes Sold

Let's take a look at the monthly statistics for the Phoenix Metro area based on the month of March 2022 from the ARMLS. So far sales are up +26.0% month-over-month. New inventory has a month-over-month increase of 22.1%. And the average list prices are up +21.2% year-over year.

If you're thinking of buying or selling, contact us today to help you navigate today's real estate market with the best representation available!



We would like to congratulate **Cullum Homes** for winning Custom Home of the Year from The Home Builders Association of Central Arizona 2022 Mame Awards for our beautiful showcase model at Seven Desert Mountain!



Scott
Grigg



Kevin
Petruska



Andrew
Speedling



Caren
Pereira



Joel
Chacko



Adrianna
Baum



Cathy
Speech



Sal
Shkreli



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As Seen On:



PENDING

[Click here to view virtual tour](#)



This stunning single-level custom home in the highly desired Arcadia Vista Manor with an open split room floor plan offers 5 bedrooms, 5.5 baths and 6,618 square feet of luxurious living space! attention to the finest details are notated everywhere, with expert craftsmanship from the builder. Kitchen has an oversized center island with quartz counters, eat-up seating, pendant lighting, Sub-Zero Wolf and Asko appliances. Outside you'll find a resort-style backyard with Pebble-Tec pool, raised spa, travertine decking and a covered cabana with a wet-bar. A sports court complete with tennis and pickleball courts and basketball hoops. This home is truly an entertainer's paradise!

5215 N 69TH PLACE, PARADISE VALLEY | OFFERED AT \$7,485,000

SOLD

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Rare opportunity! Construction on this home is underway! Hillside approval, city approval, site work started, retaining walls done, architectural contemporary designed 5,500 SQ FT home. take over this lot, plans and finish the build! This distinctive estate homesite combines high-desert luxury and big-city lifestyle. Three acres of wide-open space. This home is tucked in the saddle of the Phoenix nature preserve. The views from this lot of the entire Paradise Valley, Camelback Mountain, nature preserve and downtown Phoenix are incredible!

6750 N 39TH PLACE 4, PARADISE VALLEY | SOLD FOR \$2,980,600

JUST REDUCED

[Click here to view on virtual tour](#)



Nested 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 and Built by Culum Homes! This beautiful 2-story home offers 3 bedrooms, 3 full bath, 1 powder room and 4,000 square feet of living space. Behind the steel framed glass door, solid hardwood flooring guides you to the expansive living room area and dining room showcasing a floor to ceiling brick fireplace and retractable glass walls, effortlessly capturing indoor and outdoor living. The kitchen boasts wolf stainless steel appliances, Sub-Zero refrigerator and a waterfall edge quartz center island. 24/7 guard gated community.

6335 N LOST DUTCHMAN DRIVE, PARADISE VALLEY | OFFERED AT \$3,325,000

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