



# MAY NEWSLETTER

## Paradise Valley Market Snapshot - \$1M and up

- 110 Active Luxury Homes for Sale
- \$1,295,000 Low Active List Price
- \$6,970,379 Average Active List Price
- \$24,000,000 High Active List Price
- 17 Luxury Homes Sold Thus Far - May
- 50 Average Days on Market for Sold's
- \$989.55 Average \$/sq ft for those Listed
- \$808.12 Average \$/sq Ft for those Sold

The real estate market in **Paradise Valley** continues to set record levels based on price-per-square-foot reaching nearly \$808.12 per square foot. Continued pressures from record levels of inflation and supply chain shortages have led to high demand, limited building supplies and services, and limited supply on inventory - especially for modern updated homes in the area. Give us a call today to help you navigate our current real estate market and let us put our many years of expertise to work for you!

*Congrats!*

**JOEL CHACKO &  
SAL SHKRELI**

We would like to congratulate 2 of our very own team members, Joel Chacko & Sal Shkreli. Two of the Scottsdale REALTORS® 40 Under 40 Award Recipients for 2022!

SCOTTSDALE AREA ASSOCIATION OF REALTORS®  
**FORTY UNDER 40**



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As Seen On:



# Monthly Featured Properties

**JUST SOLD**

Located in the highly coveted Arcadia neighborhood, just minutes from downtown Phoenix, Old Town Scottsdale, and Biltmore Fashion Park. This single level home includes 2 master bedrooms, 3 guest bedrooms, private office, 5 full bathrooms, 1 powder room and a 4-car garage. With spectacular views of Camelback Mountain, what better place to call home! The residence boasts stone floors throughout, custom steel windows and doors, a private pool and outdoor veranda with a built-in BBQ.

**4544 E Oregon Ave, Phoenix | Sold for \$4,200,000**



**JUST SOLD**

A new private guard gated residential community with a coveted location at the base of Camelback Mountain adjacent to the iconic Phoenician® in Scottsdale. This collection of custom homes to be built exclusively by Cullum Homes offers, one, two and three level residences. Introducing the Stratus C floor plan, a two-level home featuring 4 bedrooms, 4.5 bathrooms and a 4-car garage. This home boasts four en-suite bedrooms, formal dining area, private office, open concept kitchen. A glass wall leads you to the covered patio off the great room where gorgeous views await you!

**4855 N Ascent Dr, Scottsdale | Sold for \$5,031,640**



**JUST LISTED**

Welcome to the gated community of Tatum Foothills! Nestled near the foothills of the mountain is this gorgeous 5 bed, 4.5 bath home with 4,954 SF of luxurious living space. Enter through the double-stained glass doors to see all of the magnificent features of this home. Travertine tile T/O all main living areas. Kitchen with induction cooktop, double ovens, large center island with eat-up bar seating, double farm sinks and dishwashers on each end. Outside you'll find a fenced-in pool with diving board, waterfall feature and plenty of additional deck space, perfect of entertaining!

**4618 E Caron St, Phoenix | Offered at \$2,500,000**



To View These Properties and all of our Inventory, Please Visit  
**[www.ArizonaFineProperty.com](http://www.ArizonaFineProperty.com)**