



# AUGUST NEWSLETTER

Let's dive in and take a look at some market statistics and information as we head into the tail end of our hot Arizona summer!

According to Realtor.com, in July 2022, the median listing home price in Paradise Valley, AZ was \$3.8M, trending up 25.2% year-over-year. The median listing home price per square foot was \$750. The median home sold price was \$3.3M.

On the top right chart, you can see the YTD stats from MLS for the Paradise Valley market. the average median days on market are still quite low at 43 days.

The bottom right chart illustrates the current and still low supply of homes compared to 2007 & 2008 years.

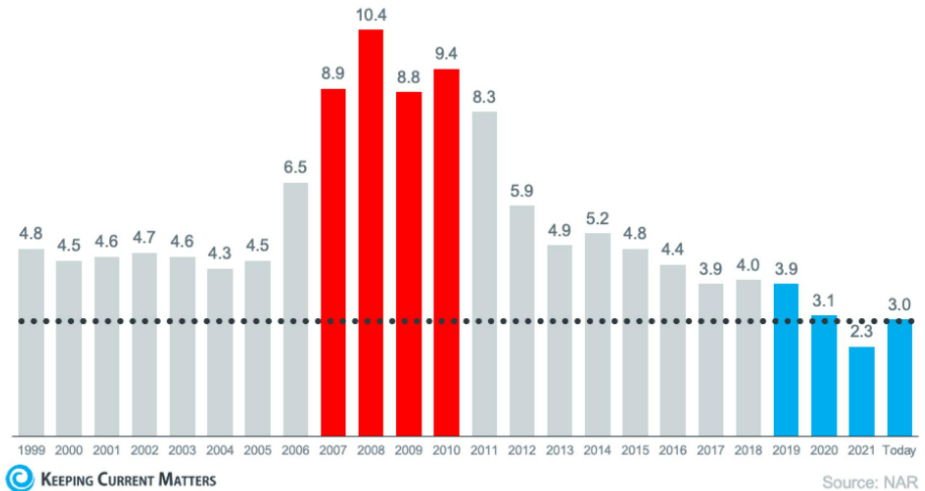
If you're thinking of buying or selling, contact us today to help you navigate today's real estate market with the best representation available!

## Summary Statistics

	2022 YTD
Absorption Rate	1.82
Average List Price	\$5,146,113
Median List Price	\$3,910,250
Average Sale Price	\$3,561,853
Median Sale Price	\$2,925,000
Average CDOM	74
Median CDOM	43

## Supply of Homes Is Nothing Like Last Time

Annual Average of Months' Supply for 1999-2021



## Coming Soon to Carefree, AZ



### Experience Luxury Mountainside Living at Sanctuary on Black Mountain

Situated on the southwest side of Black Mountain in the town of Carefree, Sanctuary on Black Mountain consists of seven hillside home sites with panoramic city light views. This gated community is located close to downtown Carefree and is just minutes to Loop 101 and the Scottsdale Airport. Sanctuary on Black Mountain is an exclusive community for those wanting privacy and temperatures a few degrees cooler than the Valley. The lots range from two to seven acres and each home will reflect unique customized architecture and finishes. Cullum Homes will be the exclusive builder for this community.

Contact us today to be placed on the interest list.



The Grigg's Group | Realty Executives

480.540.5479 | azfineproperties@cox.net | www.ArizonaFineProperty.com



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# Monthly Featured Properties

**JUST REDUCED**



This beautiful 4BR/4BTH/4,165SF Paradise Valley hillside property is situated on over 1 acre with unobstructed views of Camelback Mountain and panoramic views of the Phoenix skyline! With all entertainment needs in mind, the home underwent a stunning interior and exterior remodel in 2021, and now features upgraded contemporary finishes, modern fixtures, and smart home technology. Upon entry through a full glass front door, guests are greeted with an open floor plan. The oversized great room offers soaring 16-foot-tall ceilings and multi-level glass windows displaying endless views of Camelback Mountain. *Click on the photos to view a video tour.*

**4330 E MCDONALD DR, PARADISE VALLEY | OFFERED AT \$3,325,000**

**SOLD**



Brand new construction by Cullum Homes, located in the beautiful Ascent at The Phoenician - The Estates! This is the Stratus A floor plan, a single-level home featuring 2 bedrooms and an office plus 2.5 bathrooms and a 3-car garage. Great room with built-in fireplace and pocket doors that open all the way up to the covered patio providing you with that indoor/outdoor living. Kitchen with all top-of-the-line stainless steel appliances, center island with eat-up bar seating and a walk-in pantry. Formal dining area with an all glass wine display. The owner's suite features an elegant fireplace and a walk-in closet. *Click on the photos to view more information.*

**5107 N ASCENT DR, SCOTTSDALE | SOLD FOR \$5,311,914**

**JUST REDUCED**



Located in coveted Paradise Valley is this beautiful residence with wonderful curb appeal featuring a wrap around driveway with a covered patio that leads you to the custom glass entry doorway into contemporary luxury. This home boasts 5BR/4.5BTH/5,738 SF, concrete flooring, coffered ceilings, custom wet bar, kitchen with center island and custom refrigerator, multiple fireplaces, a movie theater room and a sparkling pool and spa surrounded by lush landscaping and a putting green for putting and chipping practice! *Click on the photos to view the virtual tour.*

**6819 E FANFOL DRIVE, PARADISE VALLEY | OFFERED AT \$3,895,000**

View these properties and all of our listings and sales at [www.ArizonaFineProperties.com](http://www.ArizonaFineProperties.com)