

SEPTEMBER NEWSLETTER

REAL-TIME MARKET PROFILE Never miss important changes in the Paradise Valley market. Median List Price \$4.050.000 Median Price of New Listings \$4,397,500 Per Square Foot \$770 Average Days on Market 101 Median Days on Market 70 Price Decreased 42% Price Increased 1% 9% Relisted 92 Inventory Median Rent \$15,000 Market Action Slight Seller's Advantage

Mon Sep 12 2022

This week the median list price for Paradise Valley, AZ is \$4,050,000 with the market action index hovering around 36. This is less than last month's market action index of 39. Inventory has increased to 92.

The market has been cooling off a bit in recent weeks, as more homes are available and demand is less. We're already seeing prices move lower as a result, though the market is still in the Seller's zone. Expect this trend to continue especially if the index falls to the Buyer's zone. Watch for a persistent up-turn in Market Action to signal prices rising again.























Wells







Sal Shkreli



FEATURED LISTINGS



6840 E Paradise Parkway, Scottsdale

This home was completely renovated in 2017 by award winning builder, Cullum Homes. Great room split plan with wood flooring & contemporary finishes throughout. 3 bedrooms, 3 baths and a 3 car-garage. Viking stainless steel appliances, spacious kitchen island with eat-up bar seating. Built-in fireplace in living room. Great location near Old Town Scottdale!

Offered at \$1,999,000



6560 N 39th Way, Paradise Valley

This home features 3 bedrooms, 3.5 bathrooms and 3,504 SF and is located in the prestigious guard gated community of The Village at Paradise Reserve.

Contemporary open concept floor plan with a gourmet kitchen with a huge center island with eat-up bar seating, multiple fireplaces, private pool & spa and spectacular mountain views!

Offered at \$3,255,000



Contemporary

- Pool & Spa
- 5 Bedroom
- 4.5 Bathroom
- 5,738 SF

Offered at \$3,750,000



13775 N PROSPECT TRL FOUNTAIN HILLS

- Great Views
- Open Concept
- 2 Bed + Den
- 2.5 Bathroom
- 2,550 SF

Offered at \$1,525,000



5673 E VILLAGE DR PARADISE VALLEY

- Mountain Views
- Designer Finishes
- 6 Bedroom
- 7 Bathroom
- 6,554 SF

Offered at \$4,700,000