



# OCTOBER NEWSLETTER

## Luxury Market Snapshot (\$1M+)

- \$4,250,000 MEDIAN LIST PRICE
- \$776 PRICE PER SQUARE FOOT
- 103 AVERAGE DAYS ON MARKET
- 63 MEDIAN DAYS ON MARKET
- 39% PRICE DECREASED
- 1% PRICE INCREASED
- 109 ACTIVE LISTINGS
- \$15,925 MEDIAN RENT



Happy  
Halloween



## Paradise Valley Housing Market

For the 1st week of October, the median list price for Paradise Valley, AZ is \$4,250,000 with the market action index hovering around 34. This is less than last month's market action index of 36. Inventory has increased to 109.

The market has been cooling over time and prices have recently flattened. Despite the consistent decrease in Market Action Index (MAI), we're in a Seller's Market (where significant demand leaves little inventory available). If the MAI begins to climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.



## The Grigg's Group Fall Market Report Update



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# FEATURED LISTINGS



**6819 E FANFOL DR  
PARADISE VALLEY**

This beautiful contemporary home features 5 bedrooms, 4.5 bathrooms and 5,738 square feet and boasts multiple fireplaces, a pool & spa, an outdoor putting green, custom wet bar, concrete flooring, gourmet kitchen and a movie theater room!

**OFFERED AT \$3,695,000**



**6560 N 39TH WAY  
PARADISE VALLEY**

This modern chic 3 bedroom, 3.5 bath home with 3,504 square feet is located in the prestigious community of The Village at Paradise Reserve. Featuring an open floor plan with a gourmet kitchen, pool, spa and spectacular mountain views!

**OFFERED AT \$3,105,000**

**REDUCED**



**13775 N PROSPECT TRAIL  
FOUNTAIN HILLS**

- Offered at \$1,395,000
- 2 Bedroom + Den
- 2.5 Bathroom
- 2,550 Square Feet



**6840 E PARADISE PKWY  
SCOTTSDALE**

- Offered at \$1,799,999
- 3 Bedroom
- 3 Bathroom
- 2,444 Square Feet



**PENDING**



**37200 N CAVE CREEK RD 1008  
SCOTTSDALE**

- Offered at \$3,495,680
- 3 Bedroom + Den
- 3.5 Bathroom
- 3,713 Square Feet



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