

GRIGG'S GROUP

Market Update

VOL. 21 | ISSUE 3



PRESENTED BY THE GRIGG'S GROUP



The Grigg's Group



Dear PV Homeowner...

Welcome to the winter issue of the Paradise Valley market update!

The winter chill is officially in the air as we kick off the holiday season and prepare to gather with family, friends, and colleagues to celebrate and reflect on another year! The holiday season is definitely a magical time with all of the decorations, traditions and festivities that abound all around us and contribute to why it's so wonderful and joyous to all of us.

Here at The Grigg's Group we have had another successful and record-breaking year, thanks to you, our loyal clients, partners, and business colleagues! As always, we appreciate your business and trust in our services. We are on pace this year to match our goal of \$200M in sales for 2022. The average sales price in Paradise Valley stands at \$3,200,000 and the days on market are trending higher, hovering at a median of 70 days. The average price per square foot is at \$774 and the average days on market are 112. The market remains constrained in terms of supply but could shift if inventory and interest rates continue to rise. However, keep in mind that Arizona continues to attract business growth and new residents, even with the latest market trends. It also remains a world-renowned destination for its great climate and many outdoor activities. In today's market it is more important than ever to price your home accordingly and choose the right Real Estate Agent that has proven experience as well as results. As a proud Paradise Valley resident, we are experts in the luxury market here as well as the entire Valley of the Sun and understand the unique demands of the luxury market.

We would like to wish each and every one of you a very joyful and warm holiday season. We appreciate you continuing to choose us. Here's to a wonderful next year, too. Happy Holidays from all of us at The Grigg's Group!



Scott Grigg

The Grigg's Group

Realty Executives | #1 Luxury Home Team

480.540.5479

Your Arizona Luxury Home Specialists

THE SUPERBOWL IS COMING TO ARIZONA IN FEBRUARY 2023,
and we have several luxury rental homes available in the Paradise Valley area!



- Average price for rental will be \$10K to \$20K per night
- Most homes are 5-7 bedroom, 5-7 bath, Avg. SQFT of 5,500
- High-end luxury homes, fully furnished, pool/spa, great views, etc.
- Also can add a use of several experiences to compliment your stay at such use of a Sprinter Van, Personal Chefs for cooking, and others.

Contact us today to book and lock in your place early!



ArizonaFineProperty.com



THE GRIGG'S GROUP

Paradise Valley HOME REPORT

PARADISE VALLEY SINGLE FAMILY HOMES (1M AND UP)

(September to November 2022)

\$645

Avg. Price / SQFT

\$3.2M

Avg. Sales Price

53

Number of Sales

4,614

Avg. SQ FT

65

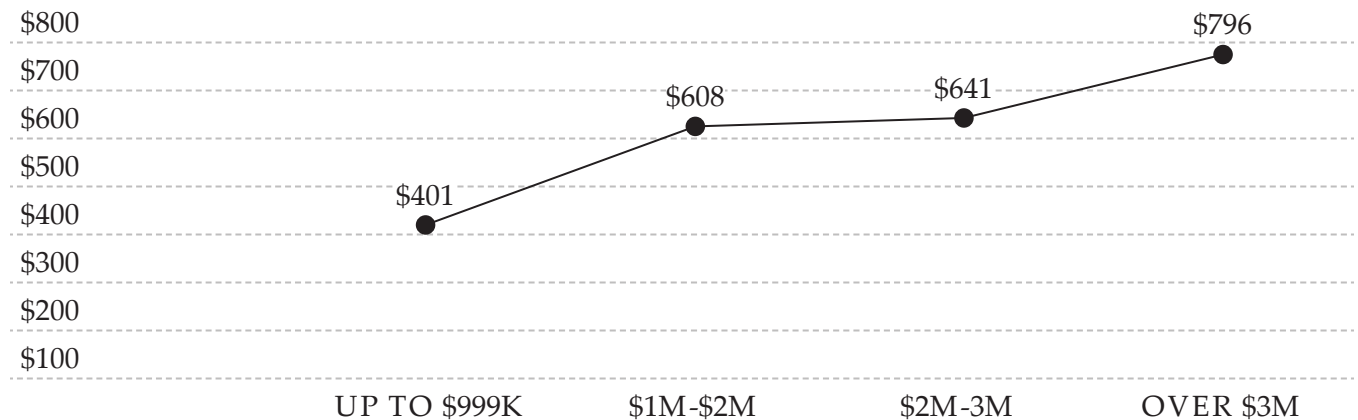
Avg. DOM

53

Total Closed

AVERAGE PRICE PER SQUARE FOOT

Paradise Valley (September to November 2022)



SIGNIFICANT CLOSED SALES

Paradise Valley (September to November 2022)

9147 N Kober Dr | \$7,750,000
6 BED | 9 BATH | 8,522 SQ FT

6512 N Desert Fairways Dr | \$12,000,000
6 BED | 7.5 BATH | 11,412 SQ FT

6480 E Arroyo Verde Dr | \$14,500,000
9 BED | 10 BATH | 15,435 SQ FT



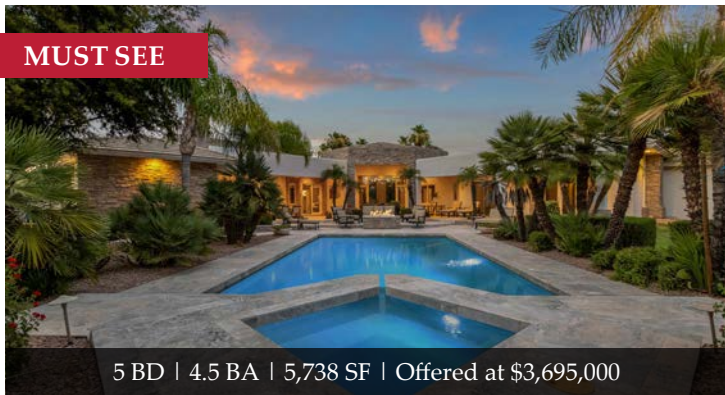
ArizonaFineProperty.com



THE GRIGG'S GROUP

Properties FOR SALE

MUST SEE



5 BD | 4.5 BA | 5,738 SF | Offered at \$3,695,000

6819 E FANOL DRIVE
PARADISE VALLEY, AZ 85253

- OVER ONE ACRE LOT
- MOVIE THEATER ROOM
- POOL & SPA
- PUTTING GREEN



SCAN FOR
ADDITIONAL
PHOTOS

JUST LISTED



5 BD | 7 BA | 4,825 SF | Offered at \$4,650,000

6321 N CAMELBACK MANOR DRIVE
PARADISE VALLEY, AZ 85253

- MODERN FINISHES
- CAMELBACK MOUNTAIN VIEWS
- RESORT-STYLE BACKYARD
- POOL & SPA



SCAN FOR
ADDITIONAL
PHOTOS

OFF-MARKET



4 BD | 4 BA | 4,165 SF | Offered at \$3,325,000

4330 E MCDONALD DRIVE
PARADISE VALLEY, AZ 85253

- PANORAMIC CAMELBACK MOUNTAIN VIEWS
- GOURMET KITCHEN
- CUSTOM FINISHES
- POOL & SPA



SCAN FOR
ADDITIONAL
PHOTOS

OFF-MARKET



6 BD | 8 BA | 12,097 SF | Offered at \$8,995,000

5030 E MOCKINGBIRD LANE
PARADISE VALLEY, AZ 85253

- CUSTOM, PRIVATELY OWNED GATED ESTATE
- MOVIE THEATER ROOM
- GUEST HOUSE
- POOL & LAZY RIVER



SCAN FOR
ADDITIONAL
PHOTOS



ArizonaFineProperty.com



THE GRIGG'S GROUP

Properties FOR SALE

COMING SOON



5 BD | 6 BA | 6,047 SF | Offered at \$5,499,000

5672 E VILLAGE DRIVE PARADISE VALLEY, AZ 85253

- GUARD GATED COMMUNITY
- CAR-BAR SHOWDOWN
- BASEMENT LEVEL WITH MOVIE THATER ROOM
- CAMELBACK MOUNTAIN VIEWS



SCAN FOR
ADDITIONAL
PHOTOS

COMING SOON



2.98 Acres | Offered at \$3,950,000

6800 N 39TH PLACE PARADISE VALLEY, AZ 85253

- HILLSIDE MOUNTAIN LOT
- LOT IS PREPPED AND READY FOR YOUR DREAM HOME!
- PLANS INCLUDED FOR 5,000 SQFT HOME
- GUARD GATED COMMUNITY

RENOVATED



3 BD | 3 BA | 2,444 SF | Offered at \$1,799,999

6840 E PARADISE PARKWAY SCOTTSDALE, AZ 85251

- RENOVATED IN 2017
- SPLIT FLOOR PLAN
- CUSTOM DESIGNER FINISHES
- GREAT LOCATION / NEAR OLD TOWN



SCAN FOR
ADDITIONAL
PHOTOS

JUST LISTED



3 BD | 5 BA | 4,532 SF | Offered at \$1,995,000

10040 E HAPPY VALLEY ROAD #1039 SCOTTSDALE, AZ 85255

- GUARD GATED
- GOLF COMMUNITY
- AMAZING MOUNTAIN VIEWS
- POOL & SPA



SCAN FOR
ADDITIONAL
PHOTOS



ArizonaFineProperty.com



THE GRIGG'S GROUP

Properties FOR SALE

JUST LISTED



5 BD | 4 BA | 3,197 SF | Offered at \$1,795,000

6135 E PERSHING AVENUE
SCOTTSDALE, AZ 85254

- OVERSIZED PRIVATE LOT
- CHEF'S KITCHEN
- WOOD LIKE PLAN FLOORING
- BACKYARD OASIS



SCAN FOR
ADDITIONAL
PHOTOS

MUST SEE



1 BD | 1 BA | 2,700 SF | Offered at \$1,250,000

7100 E CAVE CREEK ROAD #120
CAVE CREEK, AZ 85331

- RARE LIVE-WORK UNIT
- MODERN AUTOMATED AMENITIES
- CUSTOM FINISHES
- GOURMET KITCHEN



SCAN FOR
ADDITIONAL
PHOTOS

GREAT VIEWS



2 BD + DEN | 2.5 BA | 2,550 SF | Offered at \$1,395,000

13775 N PROSPECT TRAIL
FOUNTAIN HILLS, AZ 85268

- GATED COMMUNITY
- MOUNTAIN VIEWS
- GOURMET KITCHEN
- GREAT ROOM FLOOR PLAN



SCAN FOR
ADDITIONAL
PHOTOS

JUST LISTED



4 BD | 3.5 BA | 3,552 SF | Offered at \$1,299,999

3914 E RINGTAIL WAY
PHOENIX, AZ 85050

- FIRESIDE AT DESERT RIDGE
- UPSTAIRS MASTER WITH SITTING ROOM
- HEATED SALT WATER POOL AND SPA
- PREMIUM CORNER OVERSIZED LOT



ArizonaFineProperty.com



THE GRIGG'S GROUP

Recently SOLD

7484 E Monterra Way | Scottsdale 85266
5 BD | 4.5 BA | 5,246 SF | \$1,995,000



SOLD

8100 N 54th St | PV 85253
5 BD | 6 BA | 6,767 SF | \$3,450,000



SOLD

37200 N Cave Creek Rd 1008 | Scottsdale 85262
3 BD + DEN | 3.5 BA | 3,713 SF | \$3,495,000



SOLD

5673 E Village Dr | PV, 85253
6 BD | 7 BA | 6,554 SF | \$4,600,000



SOLD

37200 N Cave Creek Rd 1026 | Scottsdale 85262
3 BD + DEN | 3.5 BA | 3,713 SF | \$3,800,000



SOLD

6560 N 39th Way | PV 85253
3 BD + DEN | 3.5 BA | 3,501 SF | \$2,500,000



SOLD

5012 N Ascent Dr | Scottsdale 85251
4 BD + DEN | 6 BA | 4,394 SF | \$4,479,924



SOLD

12375 E Black Rock Rd | Scottsdale 85255
3 BD | 3.5 BA | 2,810 SF | \$1,501,027



SOLD

7190 E Ironwood Dr | PV 85253
4 BD | 4.5 BA | 4,334 SF | \$4,146,566



SOLD



ArizonaFineProperty.com



THE GRIGG'S GROUP

Seven Desert Mountain™

MODEL HOME HOURS

Monday - Saturday: 11AM - 5PM
Sunday: 12PM - 5PM

The newest in Cullum Homes distinctive collection of “Village” luxury lock-and-leave lifestyle residences is ready to tee off at the exclusive Desert Mountain community in Scottsdale, Arizona. Reflective of the custom design, high level of finish and attention to detail experienced in our luxurious Village communities, our residences at Seven Desert Mountain will range from 3,300 to 6,345 square feet. Both single and two-level homes are offered, as well as the option to add a “19th Hole” basement entertainment zone complete with indoor golf simulator, glass-enclosed collector car showroom, theater, wet bar, and other amenities.

Homeowners at Seven Desert Mountain will become either a lifestyle or equity golf member at Desert Mountain (subject to Desert Mountain membership approval), gaining access to its world-class amenities including the newly renovated Sonoran Spa and Fitness Center, tennis complex, miles of private hiking and biking trails, six additional par 72 private championship golf courses, luxurious clubhouses and restaurants.

Sales are now happening! Contact us about our quick move-in opportunities. Call Scott today to schedule your private tour.

MODEL	BASE SQUARE FOOTAGE	PRICING
Ocotillo	3,085 SF	<i>Starting at</i> \$2,649,156
Acacia	3,304 SF	<i>Starting at</i> \$2,769,662
Mesquite	3,425 SF	<i>Starting at</i> \$2,844,437
Desert Willow	3,489 SF	<i>Starting at</i> \$2,883,988
Palo Verde	4,228 SF	<i>Starting at</i> \$3,340,675

*Basement and second story options available. 3-car and 4-car garage and car bar options available on certain lots. Detached casita option available on certain lots. Contact your sales representative for more information. Builder/Developer reserves the right to change without notice. Prices are subject to change. See Purchase Agreement for details. Square footage and dimensions are estimates and may vary in actual construction. A signed and executed Purchase Agreement will be the final instrument of Agreement between the Builder and the Home Buyer. Subdivision Report has been received and will be provided upon request. Sales and Marketing exclusively provided by The Grigg's Group of Realty Executives. All photos/renderings are copyrighted. ROC #092024



SALES MODEL OPENS SPRING OF 2023

Ascent at the Phoenician®

STARTING JANUARY 1ST

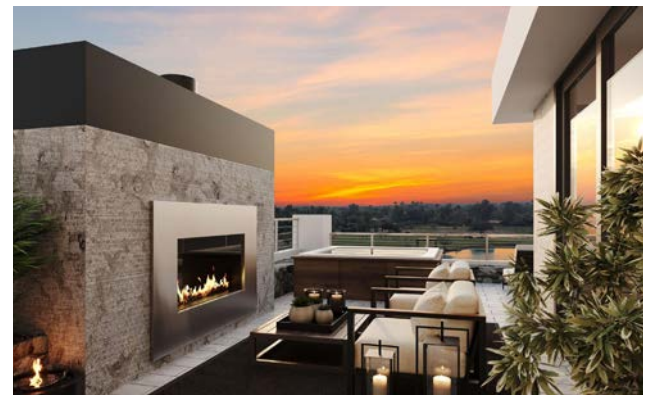
On-Site Sales Hours: 11AM - 5PM, Everyday

A new private residential community with a coveted location at the base of Camelback Mountain adjacent to the iconic Phoenician® in Scottsdale, Arizona. Only a short distance to Fashion Square and Old Town Scottsdale. This collection of custom homes to be built exclusively by Cullum Homes offers one, two and three-level residences that reflect a timeless modern design and look out over the beautiful Phoenician Golf Course. All plans are fully customizable, and some options include 2 to 5 bedrooms, a casita, an office, and a 3-car garage. Community amenities include a private gate and guard house, private pool, and fitness center available exclusively to residence owners and their guests, resort golf at the new Phoenician® golf course. All homeowners will have the option to join The Phoenician Amenity Access Program providing access and discounts to the new athletic club, a 38,000 SF spa, tennis facility and pools.

Sales are now happening! Call Scott today to schedule your private tour.

MODEL	BASE SQUARE FOOTAGE	PRICING
Cirrus A	3,035 SF	<i>Starting at</i> \$3,354,620
Cirrus B	4,312 SF	<i>Starting at</i> \$4,348,601
Cirrus C	4,394 SF	<i>Starting at</i> \$4,404,219
Stratus A	2,952 SF	<i>Starting at</i> \$4,035,409
Stratus B	2,954 SF	<i>Starting at</i> \$4,047,769
Stratus C	2,965 SF	<i>Starting at</i> \$4,126,870

Builder/Developer reserves the right to change without notice. Prices are subject to change. See Purchase Agreement for details. Square footage and dimensions are estimates and may vary in actual construction. A signed and executed Purchase Agreement will be the final instrument of Agreement between the Builder and the Home Buyer. Subdivision Report has been received and will be provided upon request. Sales and Marketing exclusively provided by The Grigg's Group of Realty Executives. All photos/renderings are copyrighted. ROC #092024



ArizonaFineProperty.com



THE GRIGG'S GROUP

Other NEW HOME COMMUNITIES

7153 E IRONWOOD DR



4 BD | 4.5 BA | 4CG | 4,712 SF
Contact for Pricing



IRONWOOD GOLF VILLAS

Only 3 Lots Remaining!

Open Thursday – Sunday | 11am - 4pm

Welcome to Ironwood Golf Villas! This exclusive community of only eight custom home sites offers a highly desirable in-town location with abundant room for a customized estate home. Lot sizes average half an acre, with all homes being customized to fit any lot to ensure that all of your living and lifestyle needs are met. A basement option is also available. This exclusive development offers views of Camelback Golf Country Club and views of the surrounding mountains, and is gated for your privacy and security.

THE VILLAGE AT MOUNTAIN SHADOWS

Nestled 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. This exclusive guard gated "lock and leave" resort-style community is comprised of 40 residences, and is within walking distance of two magnificent hiking trails, landmark restaurants, and resorts. Scottsdale's best shopping, golf, art galleries, and other local amenities including Phoenix's Sky Harbor Airport are all within close proximity.



Currently Under Construction:

5733 E VILLAGE DRIVE

5 BD | 5.5 BA | 5,177 SF | CONTACT FOR PRICING

6431 N LOST DUTCHAN DRIVE

4 BD | 4.5 BA | 4,492 SF | CONTACT FOR PRICING



ArizonaFineProperty.com



THE GRIGG'S GROUP

Other NEW HOME COMMUNITIES



THE VILLAGE AT PARADISE RESERVE

Tucked away in the high-desert mountain foothills above Phoenix, Paradise Reserve is one of the last luxury gated and guarded communities bordering the Phoenix Mountain Preserve. For those who cherish nature and appreciate luxury, Paradise Reserve offers a truly elevated lifestyle. Each distinctive homesite showcases views of Phoenix's legendary mountains including the renowned Camelback Mountain. A serene desert retreat in the heart of the city, this enclave offers the best that high-desert refined living and big-city life have to offer.



3955 E Sierra Vista Drive
4 BD | 4.5 BA | 3,819 SF

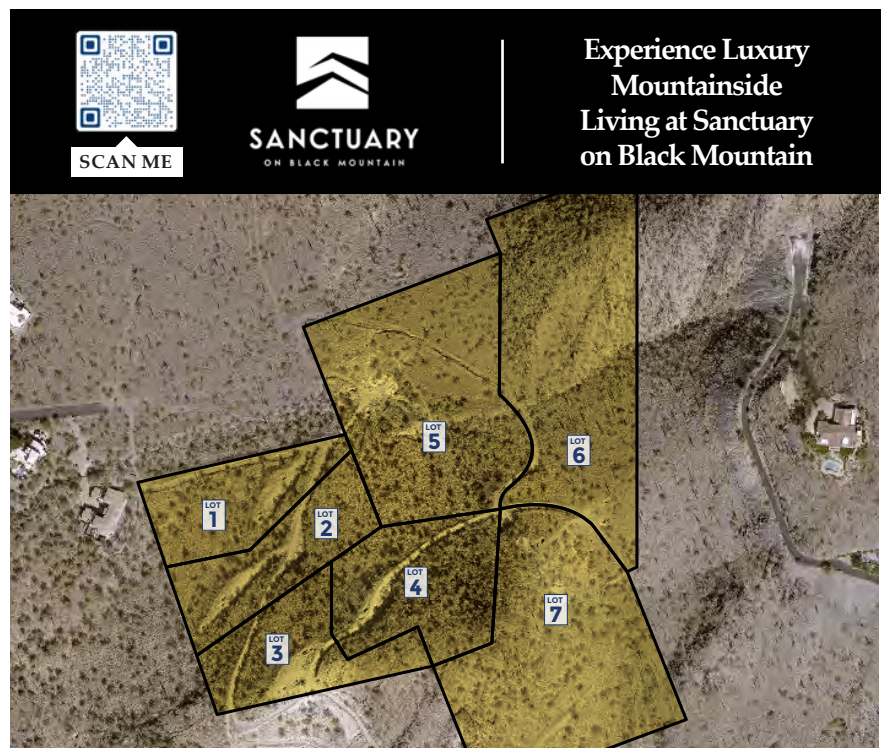


SANCTUARY ON BLACK MOUNTAIN

COMING SOON!

Situated on the southwest side of Black Mountain in the town of Carefree, Sanctuary on Black Mountain consists of 7 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.

No offer in this community may be made to purchase until a Public Subdivision Report has been received by the Arizona Department of Real Estate.



ArizonaFineProperty.com



THE GRIGG'S GROUP



We service the entire Valley and surrounding areas with superior service, friendly knowledgeable agents, and quality you should expect from your Realtor.



Scott Grigg
480.540.5479



Kevin Petruska
602.821.1547



Andrew Speedling
480.369.0699



Adrianna Baum
480.721.0702



Cathy Speech
815.236.9691



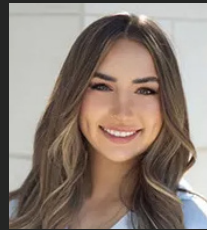
Joel Chacko
480.474.7351



Sal Shkreli
586.292.9028



Caren Pereira
602.312.3177



Rachel Rucker
559.999.6039



Melissa Wells
480.329.9900

As seen on:



✉ azfineproperties@cox.net 🖥 ArizonaFineProperty.com



Approach the New Year with resolve to find the opportunities hidden in each new day.

Michael Josephson



PREMIER TITLE AGENCY

Experience the **PREMIER** difference.

602.491.9660 | PTAnow.com