



FEBRUARY NEWSLETTER



PARADISE VALLEY MARKET

UPDATE

For the week of February 10th, 2023, the median list price for Paradise Valley, AZ is \$4,999,995 with the market action index hovering around 34. This is an increase over last month's market action index of 32. Inventory has increased to 105. The market continues to get hotter. More sales demand and fewer homes listed have contributed to a relatively long run of increasing prices. Current supply and demand levels show no sign of prices changing from their current trend.

Did you know the spring selling season is the best time to list your home?

homes listed in March and April not only sell the fastest, but they also sell for the most money. If we had to narrow it down to the best possible month to list your home, April reigns supreme.

Call us today and let our years of experience provide you with sound and trustworthy advice to help you achieve your real estate and financial goals. With our in-depth market knowledge, unmatched local and global resources and extensive marketing strategies, you can count on The Grigg's Group as your go-to Arizona realtors!



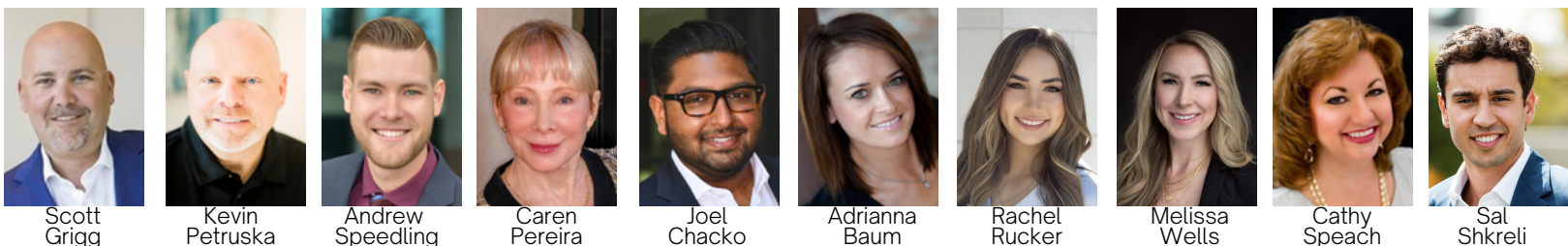
We'd like to congratulate our very own Scott Grigg for winning the "Best Agent Website" award from Phoenix Agent Magazine this year! To check out the full article and a link to our website click the link below!

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FEATURED PROPERTIES

**JUST
LISTED!**



Located in coveted Paradise Valley is this beautiful 5 bedroom, 4.5 baths and 5,738 SF 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. Concrete flooring greets you as you walk into the formal living room with soaring coffered ceilings and a wall of windows bringing the outside in. The outside is an entertainer's dream with an extended patio with stacked stone columns and a spacious outdoor seating area overlooking the entire backyard. Also, on the covered patio you will find a separate dining area with a gas fireplace with stacked stone surround and a built-in BBQ bar area nearby. A gorgeous pool and spa surrounded by travertine pavers and fruit trees. An outdoor putting green for putting and chipping practice completes this backyard retreat.

6819 E FANFOL DR, PARADISE VALLEY

OFFERED AT \$3,550,000

**JUST
LISTED!**



This stunning 4 bedroom, 4.5 bath, 4,529 SF custom home is nestled against the magnificent Troon Mountain Preserve with gorgeous 360-degree mountain views. Located in the prestigious guard gated, country club community of Troon Village Estates. An extended driveway leads you to the private gated courtyard entry with a serene water fountain and stacked stone pillars under a covered entry. The stunning outdoor oasis features multiple covered patios and a sparkling Pebble Sheen pool with a stacked stone cascading rock waterfall. All surrounded by Troon Mountain Preserve views. The community offers world class golf privileges and membership is available. This home is located near Troon Golf and Country Club, The Four Seasons Resort, Hiking at Pinnacle Peak Summit, Tom's Thumb and the McDowell Sonoran Preserve Gateway Trail.

24972 N 114TH ST, SCOTTSDALE

OFFERED AT \$2,995,500

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www.ArizonaFineProperty.com

FEATURED PROPERTIES

**JUST
LISTED!**



This beautiful recently renovated 4 bedroom, 3.5 bath, 4,051 SF home sits on a half-acre lot, located in the exclusive gated community of Tatum Foothills and offers stunning architectural details with a soft contemporary design! The newly remodeled kitchen boasts all top-of-the-line stainless steel appliances, dual ovens, glass door cabinetry, recessed lighting and a spacious center island and breakfast bar with eat-up bar seating. The outside offers a sparkling pool & spa, tons of lush green grass and landscaping and a wonderful fully covered ramada outdoor kitchen with a built-in BBQ and mini fridge! Views of the Phoenix Mountain Preserve are in the background, and you'll have direct access to the Phoenix Mountain Preserve trails. Private and quite location with just an easy drive to nearby shops and restaurants.

9041 N 46TH ST, PHOENIX

OFFERED AT \$2,125,000

SOLD!



Brand new construction is this single-level 4 bedroom + den, 4.5 bath, 4,334 SF home, designed and built by Cullum Homes. Ironwood Golf Villas is an exclusive community of only eight custom home sites. A very spacious open floor plan with contemporary upgraded features and design throughout, as well as top-of-the-line stainless steel appliances in the gourmet kitchen. Each site offers one a highly desirable in-town location with abundant room for a customized estate home. This particular site offers you sweeping views of The Camelback Country Club Golf Course, as well as views of the surrounding mountains. The community is gated for extra privacy and security. Located just minutes away from Old Town Scottsdale, Paradise Valley and Fashion Square Mall, offering plenty of options for shopping, restaurants and entertainment!

7190 E IRONWOOD DR, PARADISE VALLEY

SOLD FOR \$4,146,566

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