



MARCH NEWSLETTER

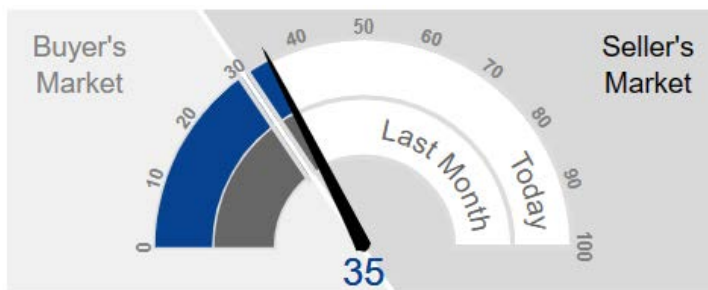


This week the median list price for Paradise Valley, AZ is \$4,750,000 with the market action index hovering around 35. This is about the same as last month's market action index of 35. Inventory has increased to 127.

The chart on the top right from the MLS shows that valley wide inventory is hovering at 3.61 months' supply. While the number has inched slowly higher, we are still at historically low inventory levels. The chart on the bottom right shows the market continues to slightly favor sellers.

Spring is the absolute BEST time to sell your home. Call us today and let us help you navigate the changing market by putting our years of experience to work for you! 480-540-5479

	Active Listings	New Listings	Sold Listings	Months Inventory
Feb - 2023	20,536	7,661	5,690	3.61
Jan - 2023	20,588	7,932	4,357	4.73
Dec - 2022	22,258	4,975	5,138	4.33
Nov - 2022	24,628	6,326	4,928	5.00
Oct - 2022	25,430	8,125	5,423	4.69
Sep - 2022	25,128	9,397	6,463	3.89
Aug - 2022	24,526	10,386	6,320	3.88
Jul - 2022	22,459	11,582	6,192	3.63
Jun - 2022	18,485	13,209	8,113	2.28
May - 2022	14,598	12,404	8,726	1.67
Apr - 2022	12,518	11,208	9,285	1.35
Mar - 2022	11,600	10,984	10,144	1.14
Feb - 2022	11,823	9,135	7,993	1.48
Jan - 2022	11,632	9,080	7,102	1.64
Dec - 2021	12,915	7,098	9,269	1.39
Nov - 2021	14,715	8,761	8,963	1.64
Oct - 2021	15,176	10,276	8,777	1.73
Sep - 2021	14,807	10,571	9,383	1.58
Aug - 2021	14,231	11,152	9,054	1.57
Jul - 2021	13,621	11,200	9,142	1.49
Jun - 2021	12,887	11,035	10,186	1.27
May - 2021	12,549	10,570	9,666	1.30
Apr - 2021	12,382	11,397	10,205	1.21
Mar - 2021	12,035	11,112	10,407	1.16



Brand New Model Home Now Open at The Ascent at The Phoenician! Open Daily From 11am to 5pm

A new private residential community with a coveted location at the base of Camelback Mountain adjacent to the iconic Phoenician® Resort. This collection of custom homes is being built exclusively by Cullum Homes and offers one, two and three-level residences that reflect a timeless modern design and look out over the beautiful Phoenician Golf Course!



Scott Grigg



Kevin Petruska



Andrew Speedling



Caren Pereira



Joel Chacko



Adrianna Baum



Melissa Wells



Cathy Speech



Sal Shkreli

FEATURED LISTINGS



7423 N 62ND ST, PARADISE VALLEY

OFFERED AT \$3,895,000

This extensively updated home sits on a cul-de-sac lot with a private driveway entry and magnificent views, right in the heart of Mummy Park Neighborhood. 3 bedrooms with en-suite baths and 2 powder rooms in the main house along with a 1 bed/bath guest house. The covered patio area has a built-in BBQ, travertine pavers and a sparkling saltwater pool that also has travertine surround. A large easy-care synthetic grassy area all surrounded with beautiful desert landscaping surrounded by great views.



23825 N 63RD DR, GLENDALE

OFFERED AT \$2,950,000

This magnificent 6 bedroom, 6.5 bath home is located in the gated Softwind Estates community and features a circular driveway and a stunning 3-tier water fountain at the front of the home. The extensive outside covered patio wraps around the back of this home and overlooks all of the beautiful mature trees and landscaping, with many of the palm trees imported! Just off the covered patio with misters is a sparkling pool and a majestic rock waterfall and water features plus your own spa to enjoy.

To View These Properties and all of our Inventory, Please Visit
www.ArizonaFineProperty.com

FEATURED LISTINGS

JUST LISTED!



3914 E RINGTAIL WAY, PHOENIX

OFFERED AT \$1,299,999

This beautiful 4 bedroom, 3.5 bath home is located in the community of Fireside and sits on an oversized corner lot with N/S exposure and features an open concept great room floor plan. Outside you'll find a covered patio, a built-in BBQ area with pavers and easy-care synthetic grass. A heated saltwater sparkling pool & spa with a serene rock waterfall complete the backyard space, perfect for entertaining your friends and family!

SOLD!



6307 E SAGE DR, PARADISE VALLEY

SOLD FOR \$3,300,000

This incredible 4 bedroom, 4.5 bath mid century modern home boasts great architecture and sits on an acre and a half of land in Paradise Valley! The home features walnut flooring, a contemporary metal roof, Fleetwood windows and doors, raised ceilings, all bedrooms with en-suite baths and a gourmet kitchen with Sub-Zero appliances. Best of all are the spectacular Camelback Mountain views from every angle of this home to enjoy the Arizona desert lifestyle!

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