



APRIL NEWSLETTER



REAL-TIME MARKET PROFILE

Never miss important changes in the Paradise Valley market.

Median List Price		\$4,995,000
Median Price of New Listings		\$5,744,950
Per Square Foot		\$829
Average Days on Market		140
Median Days on Market		63
Price Decreased		39%
Price Increased		4%
Relisted		12%
Inventory		117
Median Rent		\$15,000
Market Action		34

Slight Seller's Advantage

INVENTORY REMAINS CONSTRAINED IN PARADISE VALLEY

This week the median list price for Paradise Valley, AZ is \$4,995,000 with the market action index hovering around 34. This is an increase over last month's market action index of 33. Inventory has decreased to 117. In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

This is the best time of year to list your home. Give The Grigg's Group a call to help with all of your real estate needs. Let our team provide you with the best representation available! 480-540-5479.



We'd like to congratulate our team leader, Scott Grigg for his latest feature in Phoenix Agent Magazine!

Scott has built and maintained a reputation of providing exceptional service to a variety of clientele, including developers, professional athletes, entertainers, CEOs and business owners. Referrals are a big part of The Grigg's Group and always will be. "I always believe in doing the best for our clients the first time, and the referrals will come."



Scott Grigg



Kevin Petruska



Andrew Speedling



Caren Pereira



Joel Chacko



Adrianna Baum



Melissa Wells



Cathy Speech



Sal Shkrel

FEATURED LISTINGS

JUST LISTED!



2448 W SHINNECOCK CT, PHOENIX

OFFERED AT \$1,699,000

This extensively updated 3 bedroom + den, 3.5 bath, 3,736 SF home backs to the Daisy Mountain Preserve with stunning views and is located in the highly desired gated community of Anthem Golf & Country Club. This home features brand new stacked stone accents, garage doors and has a freshly painted exterior, offering wonderful curb appeal. As you enter the foyer through the brand-new designer front glass entry door, you are greeted with a curved wall of windows with spectacular mountain views that give this home an immediate wow factor! No detail has been spared with brand new luxury vinyl flooring, carpeting and tile flooring throughout the home. The dining room boasts a gorgeous electric fireplace with tile surround and mantle. The chef's kitchen features stainless steel appliances, natural matte finish quartz countertops and tile backsplash, a new sink & microwave, a 6-burner gas range, dual ovens and a butler's pantry with glass door cabinetry, quartz counters and tile backsplash. The neutral wood cabinetry compliments the oversized center island with pendant lighting and ample eat-up bar seating. The outside is an entertainer's oasis, starting with the travertine tiled covered patio that extends into and surrounds the gorgeous, heated pool with a baja shelf. A custom outdoor kitchen boasts a built-in BBQ, gas stove burners and a mini fridge, perfect for the outdoor grill enthusiast. Off the outdoor kitchen you will find extensive easy-care synthetic grass and a built-in gas firepit with a cozy seating area. A custom hot tub with built-in stairs is located near the pool for relaxing and unwinding, along with a view fence to enjoy the spectacular 360-degree views of the Daisy Mountain Preserve that surrounds this incredible property that feels like a 5-star resort!

www.ArizonaFineProperty.com

FEATURED LISTINGS

SPECTACULAR VIEWS!



24972 N 114TH ST, SCOTTSDALE
OFFERED AT \$2,995,500

This stunning 4 bedroom, 4.5 baths, 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 custom contemporary glass door entry into the foyer seating area greets you into both the spacious and open great room and the formal dining room where you will find travertine flooring. 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.

This beautiful 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. The inside features 4 bedrooms, 4.5 baths and 3,552 square feet. The front courtyard entry has pavers and a private gated entry. The inside features carpet, tile, and wood flooring. The gourmet kitchen boasts granite countertops with a custom backsplash, GE Monogram stainless steel appliances, a 5-burner gas cooktop, dual ovens, a built-in refrigerator, and a walk-in pantry as well as a breakfast nook. T 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!

SPARKLING POOL!



3914 E RINGTAIL WAY, PHOENIX
OFFERED AT \$1,299,999

This beautifully updated 5 bedroom, 4 bath, 3,197 square feet Santa Fe style single story home sits on an oversized lot with over a half an acre of land to enjoy and offers great curb appeal with decorative stacked stone pillars and a circular paver stone driveway. Inside you'll find an updated open great room floor plan with tile wood-like plank flooring throughout the main living areas as well as tons of crown molding. The gourmet kitchen features quartz counters, a 5-burner gas range, a microwave drawer, stainless appliances and a large center island with eat-up bar seating. Outside you'll find a backyard oasis with an extensive travertine patio, a heated Pebble Tec pool with a Baja shelf, a pool slide, and a gorgeous waterfall grotto controlled via Wi-Fi app for all your summer fun!

JUST REDUCED!



6135 E PERSHING AVE, SCOTTSDALE
OFFERED AT \$1,650,000