



JUNE NEWSLETTER

**REALTY
EXECUTIVES**



As we ease into the summer heat here in the Valley, we'd like to provide you with another up-to-date **Paradise Valley market update.**

This week the median list price for Paradise Valley, AZ is \$5,000,000 with the market action index hovering around 36. This is an increase over last month's market action index of 34. Inventory has decreased to 99. Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

Contact us for all your real estate needs, to ensure you are getting the best representation there is!

REAL-TIME MARKET PROFILE

Never miss important changes in the Paradise Valley market.

Median List Price		\$5,000,000
Median Price of New Listings		\$4,250,000
Per Square Foot		\$893
Average Days on Market		142
Median Days on Market		77
Price Decreased		41%
Price Increased		1%
Relisted		5%
Inventory		99
Median Rent		\$15,900
Market Action		36

Slight Seller's Advantage



Voted #1 Ranking Arizona's Real Estate Team 2023!

We'd like to Thank Everyone who voted for us #1 for 2023 Ranking Arizona's Real Estate Team! ☺ We couldn't have done it without you! It is an honor to serve our community and to assist you with all of your real estate needs and goals. Call us today at 480.540.5479! Click the link on the right to view this year's digital issue.

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FEATURED PROPERTIES

SOLD!



6420 E MONTE CRISTO AVE - SCOTTSDALE

SOLD FOR \$1,288,000

This magnificent 5 bedroom, 3 bath, 3,432 SF move in ready 5-bedroom home in Kierland's magic zip code of 85254 offers luxury living and ample storage space for your family's needs. The sparkling pool and relaxing spa are just steps away from a spacious park and golf course, providing plenty of outdoor activities for you to enjoy. Located near Kierland and The Scottsdale Quarter, offering shopping, dining and entertainment!

Click on the photo to view more information

SOLD!



5016 N ASCENT DR - SCOTTSDALE

SOLD FOR \$4,654,219

A new private residential community with a coveted location at the base of Camelback Mountain, adjacent to the iconic Phoenician in Scottsdale. Only a short distance to Fashion Square and Old Town Scottsdale. This Cirrus C floor plan, built exclusively by Cullum Homes, is a 3-level home featuring 4 bedrooms, 4.5 bathrooms, a private office and a 2-car garage. Open concept great room plan and views await!

Click on the photo to view more information

SOLD!



6110 E ALTA HACIENDA DR - SCOTTSDALE

SOLD FOR \$3,900,000

Enjoy resort living at its finest in the newest community at the Phoenician Resort. This new construction home offers unparalleled mountain views & premium golf course lot. The spacious and elegant interior features 3 bed, 3.5 bath in the main house, 1 bed/1 bath in the Casita, and 2 separate living areas. High-end designer finishes throughout. Outside you'll find a heated plunge pool, built-in BBQ and a firepit.

Click on the photo to view more information

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FEATURED PROPERTIES

JUST LISTED!



856 W QUAIL CIR - QUEEN CREEK OFFERED AT \$2,261,200

Welcome to your dream home! Featuring 5 bedrooms, 4 bathrooms and 5,654 square feet of luxurious living space in this 2-story estate. Nestled in a private cul-de-sac, this residence boasts exclusivity with no HOA restrictions. Recently remodeled down to the studs in 2021 with top-of-the-line appliances and abundant designer finishes throughout. Lots of space on over 2.5 acres of land and a 2,000 SF of garage space for the car enthusiast!

Click on the photo to view more information

REDUCED!



6800 N 39TH PL - PARADISE VALLEY OFFERED AT \$3,500,000

Just Reduced \$450K for Quick Sale! Great opportunity for an investor/builder! Hillside estate lot in the exclusive Estates at Paradise Reserve. 2.98 acres of high-desert luxury combined with big-city lifestyle. All plans approved and included for an 8127 SF contemporary home. Guard gated community with incredible views of Paradise Valley and the surrounding mountains. Best priced finished lot with PAD on the market today!

Click on the photo to view more information

REDUCED!



24972 N 114TH ST - SCOTTSDALE OFFERED AT \$2,785,000

This stunning 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. Spaciously laid out floor plan with 4 bed, 4.5 bath. Private pool with a cascading waterfall and stunning Pinnacle Peak Mountain views!

Click on the photo to view more information

FEATURED PROPERTIES

FULLY FURNISHED!



4129 E SAN MIGUEL AVE - PHOENIX OFFERD AT \$6,000 PER MONTH

This charming 3 bedroom, 2 bath, 2,475 SF home is located in Marion Estates near the base of Camelback Mountain and close to the Biltmore area with lots of restaurants and shops to enjoy. Fully furnished and originally designed by a Frank Lloyd Wright apprentice and sits on over a half an acre of land with a large circular driveway. A large, sparkling pool and lush landscaping complete this oasis built for entertaining!

Click on the photo to view more information

REDUCED!



3914 E RINGTAIL WAY - PHOENIX OFFERED AT \$1,225,000

This beautiful 4 bedroom, 3.5 bath, 3,552 SF 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 front courtyard entry has pavers and a private gated entry. The inside features carpet, tile, and wood flooring. The backyard features a heated saltwater pool, built-in BBQ and large synthetic grassy area.

Click on the photo to view more information

COMING SOON!



8601 N SENDERO TRES M - PARADISE VALLEY OFFERED AT \$4,550,000

Backing to the 4th fairway of the Ambiente course at Camelback Golf Club is this magnificent 2-story custom estate! 7,942 SF with 5 bedrooms, 5 baths and a 3.5 car garage located in a privately gated community. Gorgeous high ceilings, spacious floor plan, guest casita, backyard built for entertaining, private home gym, craft room and custom wet bar. The upper level offers viewing balconies with serene golf course views! Large corner lot.

Click on the photo to view more information

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