



REAL-TIME MARKET PROFILE

Never miss important changes in the Paradise Valley market.

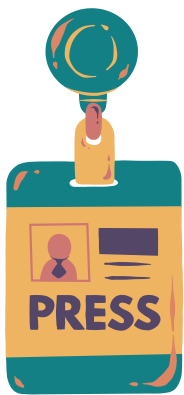
Median List Price		\$4,880,000
Median Price of New Listings		\$5,500,000
Per Square Foot		\$838
Average Days on Market		127
Median Days on Market		74
Price Decreased		45%
Price Increased		2%
Relisted		8%
Inventory		114
Median Rent		\$17,600
Market Action		34

Slight Seller's Advantage

Paradise Valley Market Update

This week the median list price for Paradise Valley, AZ is \$4,880,000 with the market action index hovering around 34. This is about the same as last month's market action index of 34. Inventory has decreased to 114. 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.

Check This Out!



The Phoenix Business Journal recently published an article about the appraisal process in various submarkets in Paradise Valley! Phoenix appraiser's research reveals land value price differences within Paradise Valley. To read the full article, click on the logo below.



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FEATURED PROPERTIES



Click on the above picture to view more information

Set in the coveted community, The Village at Mountain Shadows, lies this esteemed estate, offering 5 bedrooms, 6 baths and complete basement level with a theater room, lounge area, car showroom, glass enclosed wine cellar and wet bar. 6,306 SF of luxurious features and contemporary design. Spacious great room area accented with a modern fireplace and motorized pocket doors leading leading out to the patio area. Curated for entertainment, a separate, built-in dining area offering indoor and outdoor bar seating. Incredible kitchen outfitted with a center island, eat-at bar, Subzero side-by-side fridge/freezer, Wold gas 8-burner range, walk-in pantry and a butler's pantry.

5672 E Village Dr ~ Paradise Valley

SOLD! for \$5,150,000

This beautifully remodeled 4 bedroom, 3 bath home located in Arcadia Lite sits on a cul-de-sac lot with a large grassy front yard. This unique home offers a contemporary feeling with an open concept floor plan, perfect for entertaining! The chef's kitchen with gourmet appliances boasts a built-in fridge, convection/micro, six burner gas range, dual zone wine fridge, honed deep grey natural stone covering an expansive island with waterfall edges and designer pendant lighting. The owner's suite boasts a walk-in closet & an immaculate ensuite w/dual sinks, a soaking tub and a glass-enclosed shower. 3 secondary bedrooms and bathrooms with custom tile complete this dream home!

4607 E Pinchot Ave ~ Phoenix

SOLD! for \$1,422,000



Click on the above picture to view more information

Gorgeous brand new build by Cullum Homes in the exclusive Ascent at The Phoenician - The Estates. This 2-story home features 4 bedrooms, 4.5 baths and a 3-car garage. This floor plan boasts two ensuite bedrooms, private office, additional powder room, formal dining area, open concept kitchen, additional powder room and a great room area with pocket doors that open all the way up. Spacious kitchen with island, eat-at bar and walk-in pantry. Owner's suite with walk-in closet, double sink vanity, separate toilet room, tub and walk-in shower. Additional bedrooms all have en-suite bath and walk-in closets. Upstairs loft area and a large rear deck providing gorgeous views of The Phoenician Golf Course!

5063 N Ascent Dr ~ Scottsdale

SOLD! for \$5,574,009



Click on the above picture to view more information

**Just Listed!
Lake Home**



Click on the above picture to view more information

**5816 W ABRAHAM LN - GLENDALE
OFFERED AT \$850,000**

This custom 3 bedroom, 2.5 bath home is located in desirable Arrowhead Lakes and boasts magnificent mountain views and backs to a serene lake with your own private, custom fishing and boat dock! A double door entry leads you to the formal living room with a fireplace that is adjacent to the formal dining room. The family room features elegant, soaring cathedral ceilings. Outside you will find a covered patio with Saltillo tile and a spa with cascading rock accents. The custom wood deck fishing dock has plenty of room to create a cozy seating area and leads to a nearby staircase to your own, private boat dock. If you are looking for a peaceful retreat with views from every single room!

**3221 N 37TH ST #18 - PHOENIX
OFFERED AT \$489,000**

This spacious townhome features an open great room floor plan and is located in gated Desert Palm Villas. Inside you'll find a light and bright great room with French doors leading to an outdoor patio. Newer tile flooring throughout the entire unit makes maintenance a breeze. 2 master suites, one located on the lower level and 2.5 baths. The kitchen opens to the great room and boasts stainless steel appliances, refinished light gray cabinetry, quartz countertops, a skylight and recessed lighting. A large center island with eat-up bar seating opens to the great room. The unit is also conveniently located near the community pool, BBQ area and large grassy area. Located just minutes to Biltmore Fashion Park.

**Just Listed!
Gated Community**



Click on the above picture to view more information

**Just Listed!
Arcadia**



Click on the above picture to view more information

**4551 N 52ND PL - PHOENIX
OFFERED AT \$1,599,000**

This spacious 2-story, 3bed, 2.5 bath townhome is located in gated La Montana Camelback and sits in a community of only 12 homes, offering privacy in a quiet community with a community pool and in the heart of Arcadia. Walking distance to Royal Palms Resort, within minutes to Scottsdale Fashion Square, dining, shopping and AJ's Fine Foods! The outside offers great curb appeal with synthetic grass in the front yard and a charming courtyard with a private gated entry. A private patio with plenty of room for entertaining completes this home with its unbeatable location and is the perfect lock and leave opportunity, making this home a great choice for any discerning buyer seeking a sophisticated urban lifestyle!

**Just Listed!
Brand New Build**



Click on the above picture to view more information

14514 N VALENCIA DR - FOUNTAIN HILLS OFFERED AT \$1,965,000

This luxury 4br/4bth residence is located in the prestigious gated Adero Canyon community and surrounded by incredible mountain views in a serene desert setting. This home is sure to impress starting with its contemporary exterior architecture featuring a glass garage door. Upon entering through the designer glass door, you'll be greeted by the great room floor plan features majestic mountain views from every angle. The warm, inviting ambiance of its wood flooring. The pristine backyard has a covered patio with a built-in BBQ area. A contemporary pool and raised spa with tile surround features an impressive built-in outdoor firepit. A large easy-care synthetic grassy area and view fencing complete the backyard!

4552 N 52ND PL - PHOENIX OFFERED AT \$1,750,000

This stunning remodeled 3 bed, 2bath, 2-story townhome is located in the heart of Arcadia in the gated La Montana Camelback neighborhood with only 12 homes, offering secluded privacy. The inside has been extensively remodeled with the finest finishes. As you walk into the circular foyer you are greeted with a grand wrought iron staircase that flows all the way into the loft area of the upstairs, creating a spacious feeling with soaring ceilings. The living room boasts a modern fireplace anchoring the space. Wood flooring throughout all the main living areas and wood cathedral ceilings. This home is sure to impress. Don't miss out on this incredible opportunity to own a piece of paradise in the heart of town!



**Just Listed!
Remodeled**

Click on the above picture to view more information

UNDER CONTRACT IN ONE DAY!



Click on the above picture to view more information

9831 W CEDAR DR - SUN CITY

This wonderful single level home is situated in an active adult community and boasts plenty of amenities for residents to enjoy. With 2 bedrooms, 2 baths and a 2-car garage, it is the perfect size for those who are looking for a spacious yet manageable living space. As you step inside, you'll find a large foyer with a tiled entry leading to the living room and dining room, both featuring plantation shutters. Another highlight of this home is the large yard, which provides ample space for gardening, or simply relaxing in the sunshine. The Arizona room to enjoy the beautiful weather while still being protected from the elements makes for a great sitting area that is surrounded by windows and provides a comfortable living space!

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