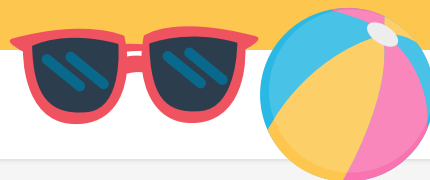




JULY NEWSLETTER

REALTY
EXECUTIVES



PARADISE VALLEY MARKET UPDATE

This week the median list price for Paradise Valley, AZ is \$4,999,999 with the market action index hovering around 36. This is about the same as last month's market action index of 36. Inventory has decreased to 93. 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.

With supply still constrained, we continue to see a strong demand in the market even with the summer heat having kicked into full gear. Give us a call today, and let us help you navigate the market with the best representation available at 480.540.5479!

REAL-TIME MARKET PROFILE

Never miss important changes in the Paradise Valley market.

Median List Price		\$4,999,999
Median Price of New Listings		\$2,780,000
Per Square Foot		\$893
Average Days on Market		151
Median Days on Market		77
Price Decreased		43%
Price Increased		2%
Relisted		8%
Inventory		93
Median Rent		\$15,000
Market Action		36

Slight Seller's Advantage



As noted in our previous newsletter in June, we are honored to have been voted #1 for 2023 Ranking Arizona's Real Estate Team! Please remember that **voting ends July 31st for 2024**. Please click the vote link above that will take you directly to the page so you can cast your **vote** for The Grigg's Group in **2024**!



CLICK HERE



We are thrilled to be featured by the Phoenix Business Journal. We recently closed a sale at 6467 E Maverick Rd., selling it for an impressive \$5,600,000. Thank you, Phoenix Business Journal, for showcasing our achievement. To view the full article click the link in above.

FEATURED LISTINGS

JUST REDUCED!



5816 W ABRAHAM LANE, GLENDALE | OFFERED AT \$825,000

This custom home is located in Arrowhead Lakes and boasts magnificent mountain views and backs to the lake with your own private boat dock. The inside features 3 bedrooms, 2.5 baths and 3,044 square feet as well as owned solar panels and a Tesla charger. Spacious and open layout with a gourmet kitchen that opens to the living area. Vaulted ceilings, lots of sliding glass doors providing tons of light that offer serene views from every angle!

[Click here for More Photos](#)



JUST REDUCED!



856 W QUAIL CIRCLE, QUEEN CREEK | OFFERED AT \$1,990,000

This custom 2-story estate spans an impressive 5,664 square feet with 5 bedrooms, 4 bathrooms and offers endless possibilities as it is situated on an over 2.5-acres of land. Remodeled in 2021 and boasts a gourmet kitchen, 2 laundry rooms, a 2,000 square foot garage with soaring ceilings, making storage a breeze. Within close proximity to renowned San Tan Mountain Regional Park with Incredible views!

[Click here for More Photos](#)



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FEATURED LISTINGS

JUST REDUCED!



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

This stunning 4 bedroom, 4.5 bath, 4,529 Sf custom home is nestled against the magnificent Troon Mountain Preserve with gorgeous 360-degree views. Located in the prestigious guard gated, country club community of Troon Village Estates. Contemporary Custom Glass doors, gourmet kitchen with stainless appliances and center island and sparkling Pebble Sheen pool. The community offers world class golf privileges and membership is available.

[Click here for More Photos](#) 

COMING SOON!



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

Backing to the 4th fairway of the Ambiente course at Camelback Golf Club is this spectacular 5 bedroom, 5 bathroom, 7,942 SF 2-story custom estate. Private gated courtyard entry, Chef's kitchen with gas range, contemporary features throughout, custom wet-bar, multiple fireplaces, soaring ceilings, a wall of windows with magnificent backyard views. Pool, Spa, water fountain and easy-care synthetic grass with view fencing overlooking the golf course.

[Click here for More Photos](#) 

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RECENT SOLDS



SOLD



5016 N ASCENT DR, SCOTTSDALE | SOLD FOR \$4,654,219

This beautiful guard gated 3-leven custom home, built exclusively by Cullum Homes is situated at the base of Camelback Mountain and adjacent to the iconic Phoenician® in Scottsdale. Featuring 4 bedrooms, 4.5 baths, a private office, 2-car garage and 4,394 SF of luxurious living space. Custom contemporary features throughout with a gourmet kitchen, great room plan with a glass wall of sliding doors leading to the covered patio with spectacular views!

[Click here for More Photos](#)

SOLD



35135 N 136TH ST, SCOTTSDALE | SOLD FOR \$1,385,000

Rare opportunity for this scenic desert home that sits on 3.6 acres and is across from the McDowell Sonoran Preserve for miles of hiking and horseback riding for those outdoor enthusiasts. Featuring 3 bedroom, 3 bathrooms with 3,456 SF and boasts an indoor and outdoor kitchen, perfect for entertaining. a 2,400 SF custom barn with 2-enclosed rooms and 3-5 stalls, as well as an unfenced arena for the equestrian lovers and an oversized garage.

[Click here for More Photos](#)

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RECENT SOLDS

SOLD



6467 E MAVERICK RD, PARADISE VALLEY | SOLD FOR \$5,600,000

This beautiful 5 bedroom, 6.5 bath home boasts 7,138 square feet and a private attached guest casita. The main home is filled with light and organic finishes. The gourmet kitchen features a 6-burner Wolf gas stove with 2 ovens, Sub-Zero refrigerator, multiple dishwashers and an oversized center island. Outside you'll find a n/s facing lot with 3 patios, a pool & spa, double sided fireplace, built-in bar with 2 kegerators, and a gas grill!

[Click here for More Photos](#) 

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