

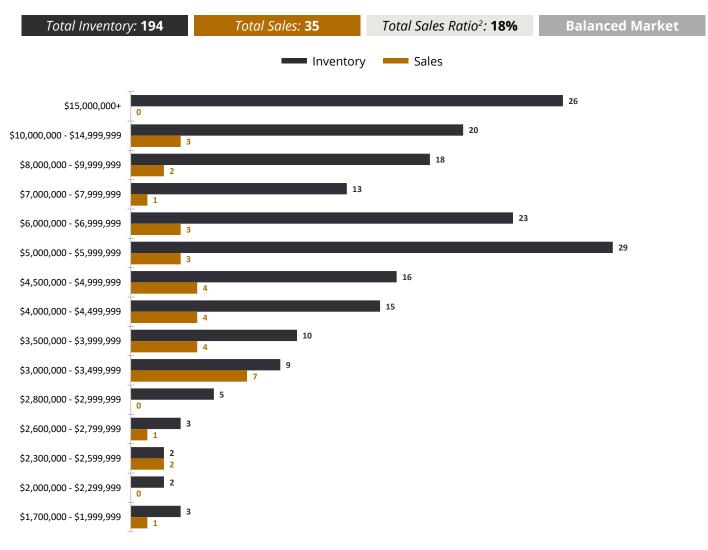
MAY 2025

PARADISE VALLE ARIZONA

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PARADISE VALLEY

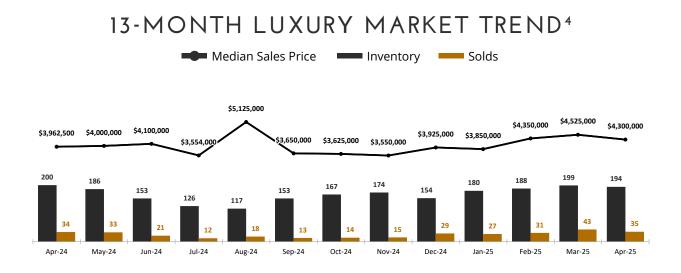
LUXURY INVENTORY VS. SALES | APRIL 2025



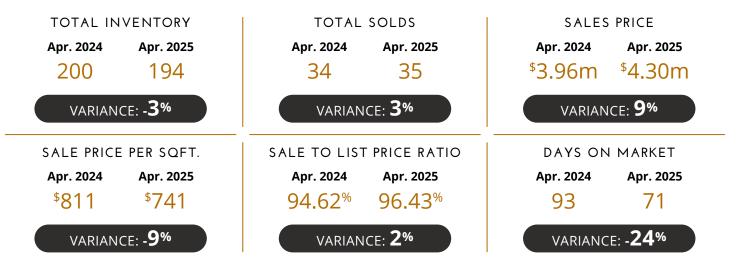
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 3,999	\$2,890,000	4	4	6	19	32%
4,000 - 4,999	\$3,972,500	4	4	2	30	7%
5,000 - 5,999	\$3,700,000	5	5	9	32	28%
6,000 - 6,999	\$3,950,000	5	6	6	30	20%
7,000 - 7,999	\$5,575,000	6	8	2	26	8%
8,000+	\$8,350,000	5	7	10	57	18%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS[®] data reported previous month's sales exceeded current inventory.

PARADISE VALLEY



MEDIAN DATA REVIEW | APRIL



PARADISE VALLEY MARKET SUMMARY | APRIL 2025

- The single-family luxury market is a **Balanced Market** with an **18% Sales Ratio**.
- Homes sold for a median of 96.43% of list price in April 2025.
- The most active price band is **\$2,300,000-\$2,599,999**, where the sales ratio is **100%**.
- The median luxury sales price for single-family homes is \$4,300,000.
- The median days on market for April 2025 was **71** days, down from **93** in April 2024.