

PARADISE VALLEY
ARIZONA

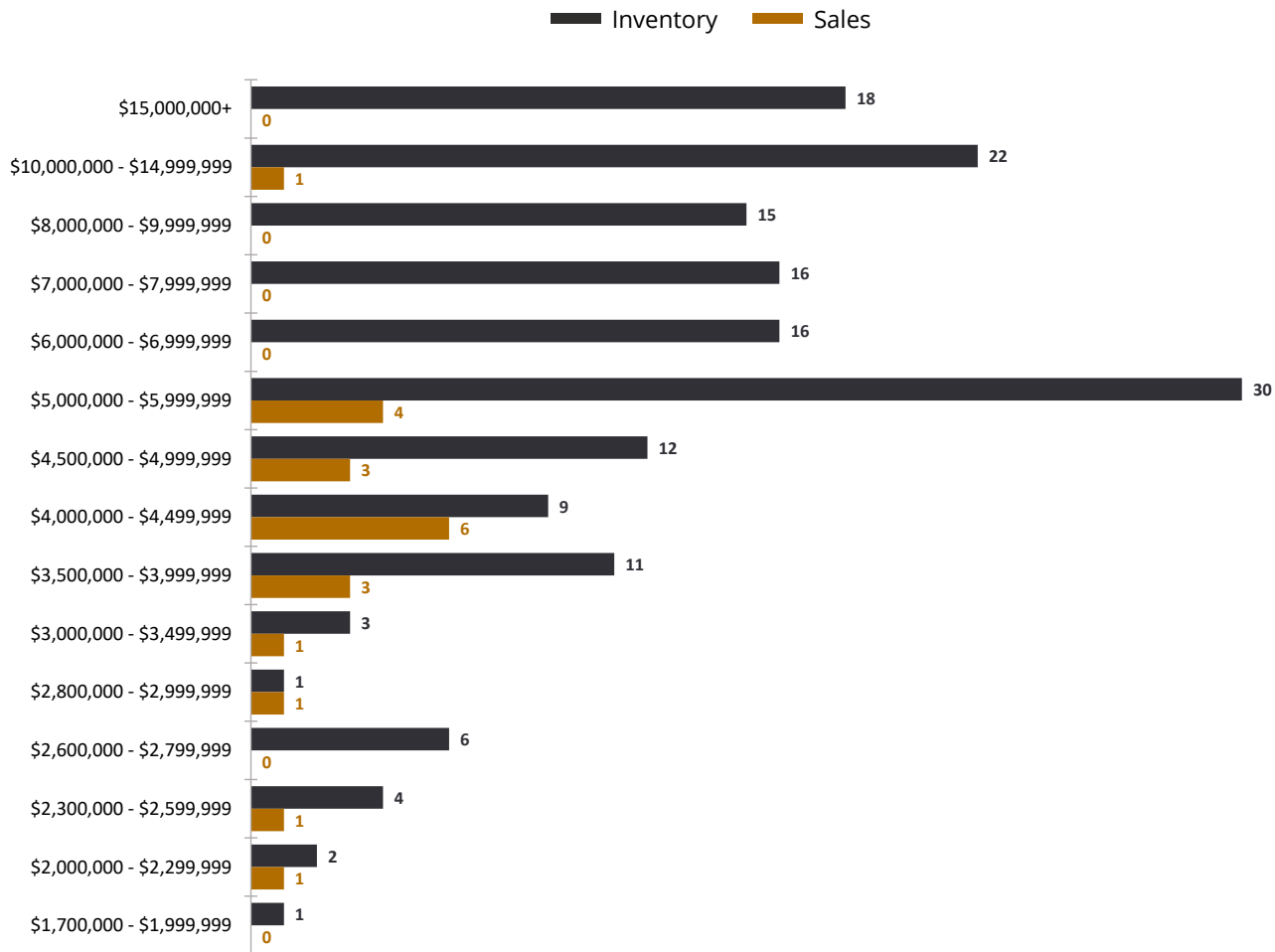
LUXURY INVENTORY VS. SALES | OCTOBER 2025

Total Inventory: 166

Total Sales: 21

Total Sales Ratio²: 13%

Balanced Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 3,999	\$3,852,500	4	3	4	19	21%
4,000 - 4,999	\$3,426,250	5	4	6	24	25%
5,000 - 5,999	\$4,375,000	5	7	4	20	20%
6,000 - 6,999	\$5,800,000	6	6	1	29	3%
7,000 - 7,999	\$5,300,000	5	7	3	24	13%
8,000+	\$4,850,000	6	7	3	50	6%

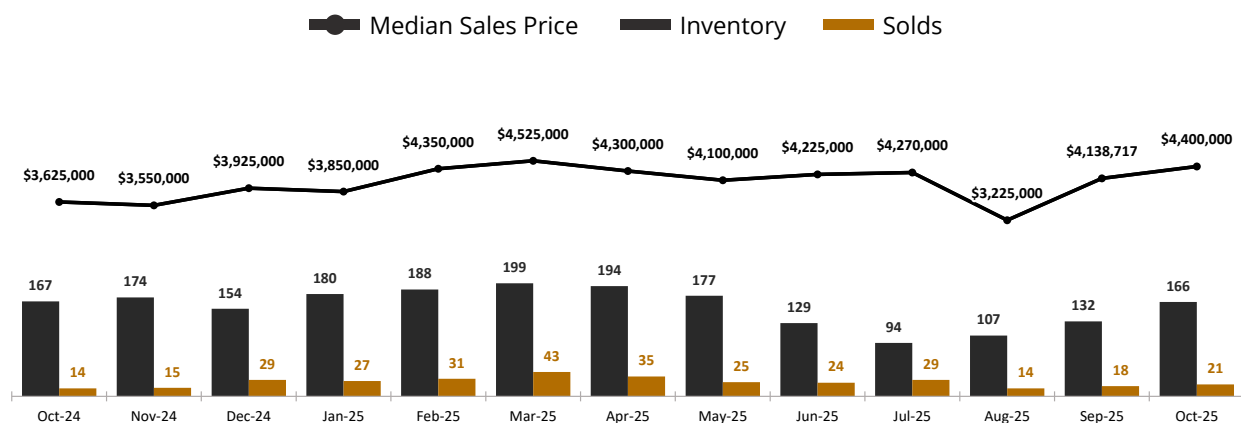
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

PARADISE VALLEY

SINGLE-FAMILY HOMES

Luxury Benchmark Price¹: **\$1,700,000**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | OCTOBER

TOTAL INVENTORY

Oct. 2024: 167
Oct. 2025: 166

VARIANCE: **-1%**

TOTAL SOLDs

Oct. 2024: 14
Oct. 2025: 21

VARIANCE: **50%**

SALES PRICE

Oct. 2024: \$3.63m
Oct. 2025: \$4.40m

VARIANCE: **21%**

SALE PRICE PER SQFT.

Oct. 2024: \$737
Oct. 2025: \$755

VARIANCE: **2%**

SALE TO LIST PRICE RATIO

Oct. 2024: 95.93%
Oct. 2025: 95.60%

VARIANCE: **0%**

DAYS ON MARKET

Oct. 2024: 51
Oct. 2025: 47

VARIANCE: **-8%**

PARADISE VALLEY MARKET SUMMARY | OCTOBER 2025

- The single-family luxury market is a **Balanced Market** with a **13% Sales Ratio**.
- Homes sold for a median of **95.60% of list price** in October 2025.
- The most active price band is **\$2,800,000-\$2,999,999**, where the sales ratio is **100%**.
- The median luxury sales price for single-family homes is **\$4,400,000**.
- The median days on market for October 2025 was **47** days, down from **51** in October 2024.

³Square foot table does not account for listings and solds where square foot data is not disclosed.

⁴Data reported includes Active and Sold properties and does not include Pending properties.