



PARADISE VALLEY
ARIZONA

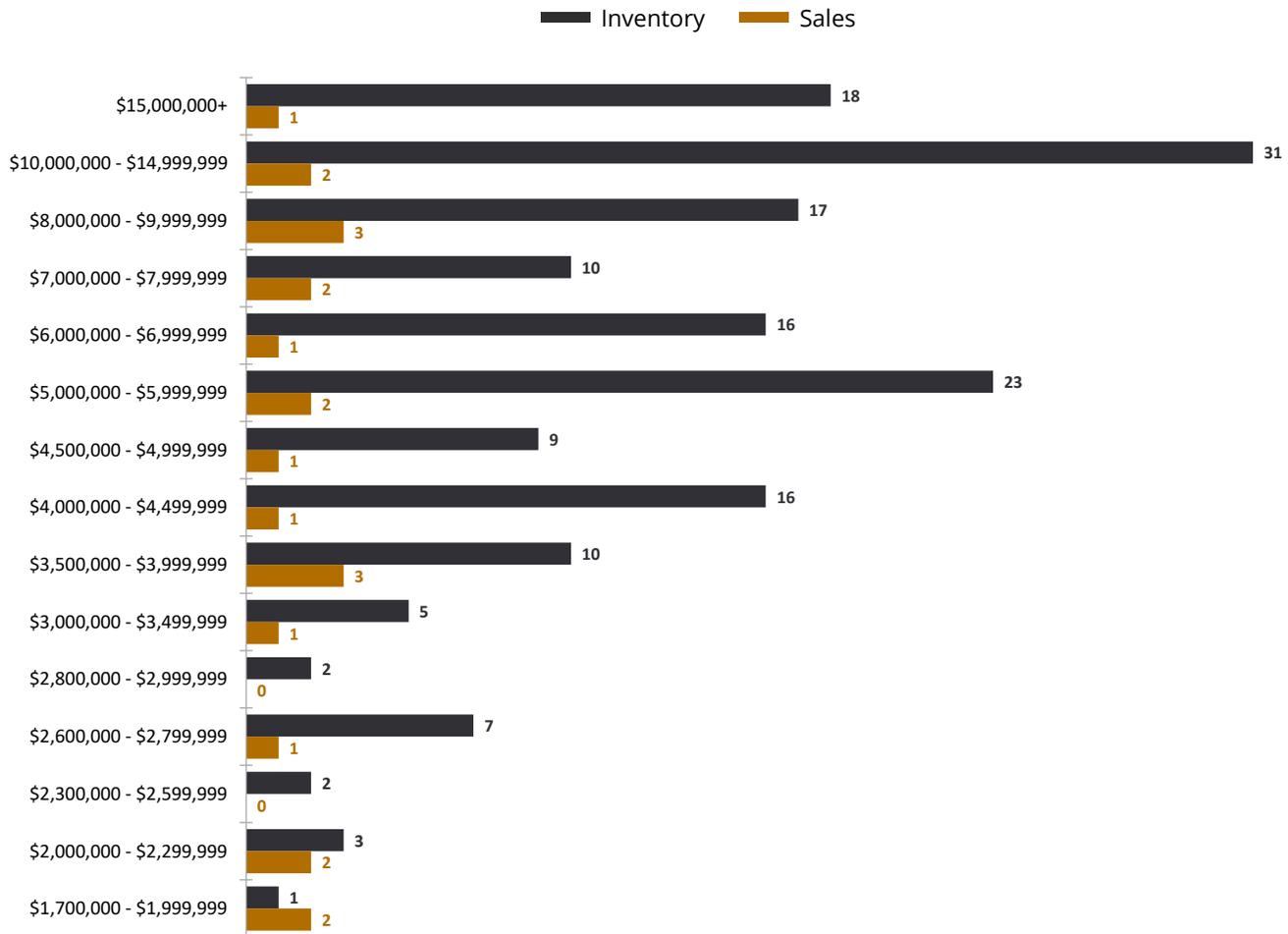
LUXURY INVENTORY VS. SALES | DECEMBER 2025

Total Inventory: **170**

Total Sales: **22**

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	\$2,475,000	4	3	6	24	25%
4,000 - 4,999	\$3,891,000	4	4	5	19	26%
5,000 - 5,999	\$5,325,000	5	6	2	21	10%
6,000 - 6,999	NA	NA	NA	0	25	0%
7,000 - 7,999	\$7,862,500	5	6	4	27	15%
8,000+	\$9,000,000	5	7	5	54	9%

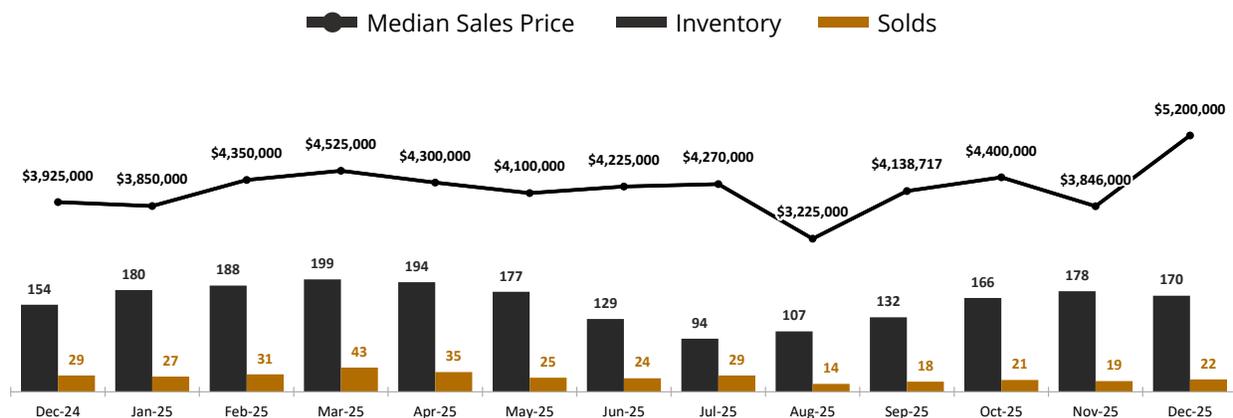
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS[®] data reported previous month's sales exceeded current inventory.

PARADISE VALLEY

SINGLE-FAMILY HOMES

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

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | DECEMBER

TOTAL INVENTORY

Dec. 2024 Dec. 2025
154 170

VARIANCE: **10%**

TOTAL SOLDS

Dec. 2024 Dec. 2025
29 22

VARIANCE: **-24%**

SALES PRICE

Dec. 2024 Dec. 2025
\$3.93m \$5.20m

VARIANCE: **32%**

SALE PRICE PER SQFT.

Dec. 2024 Dec. 2025
\$823 \$957

VARIANCE: **16%**

SALE TO LIST PRICE RATIO

Dec. 2024 Dec. 2025
97.60% 94.96%

VARIANCE: **-3%**

DAYS ON MARKET

Dec. 2024 Dec. 2025
63 71

VARIANCE: **13%**

PARADISE VALLEY MARKET SUMMARY | DECEMBER 2025

- The single-family luxury market is a **Balanced Market** with a **13% Sales Ratio**.
- Homes sold for a median of **94.96% of list price** in December 2025.
- The most active price band is **\$1,700,000-\$1,999,999**, where the sales ratio is **200%**.
- The median luxury sales price for single-family homes is **\$5,200,000**.
- The median days on market for December 2025 was **71** days, up from **63** in December 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.