



PARADISE VALLEY  
ARIZONA

# PARADISE VALLEY

SINGLE-FAMILY HOMES

Luxury Benchmark Price<sup>1</sup>: **\$1,700,000**

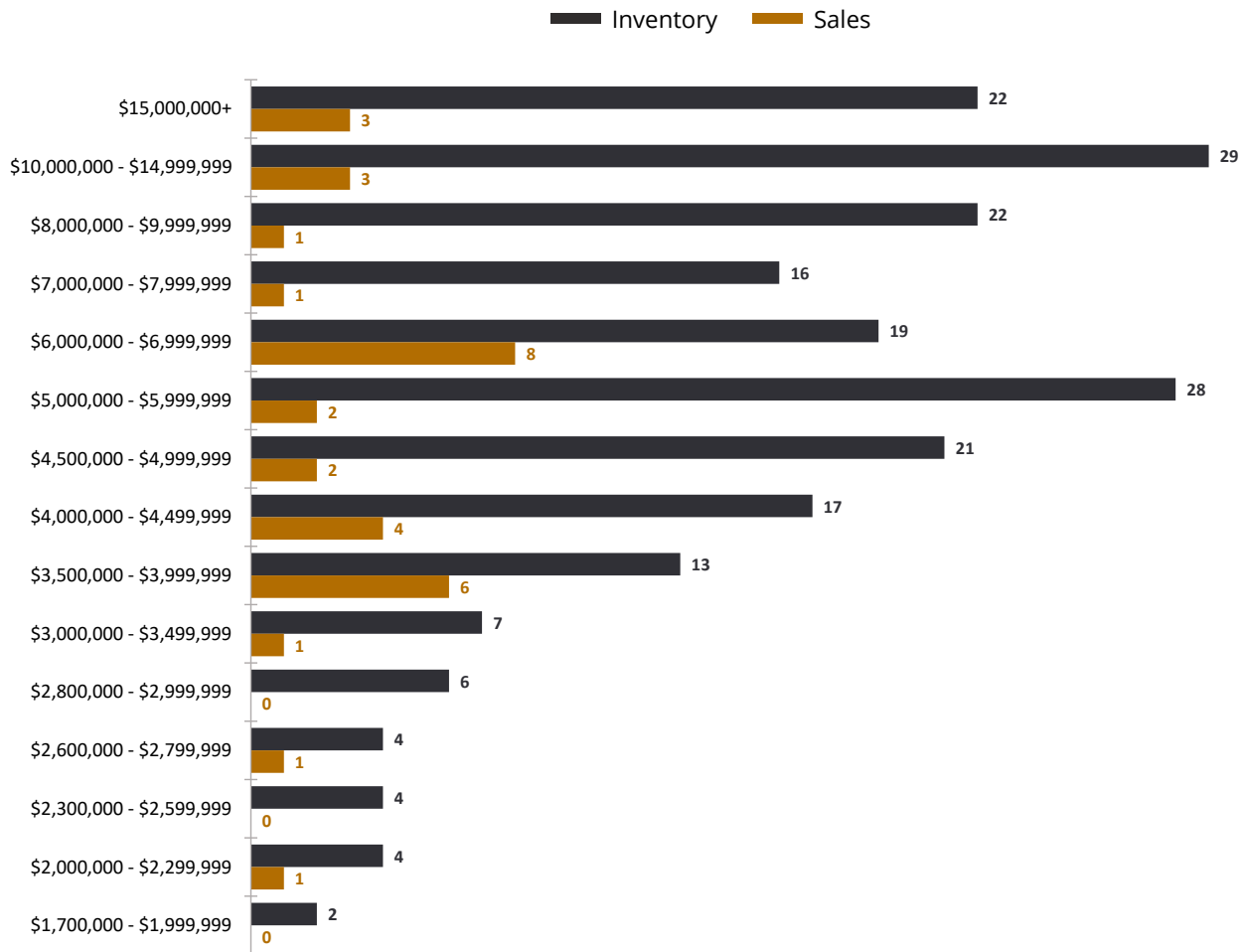
## LUXURY INVENTORY VS. SALES | FEBRUARY 2026

Total Inventory: **214**

Total Sales: **33**

Total Sales Ratio<sup>2</sup>: **15%**

Balanced Market



Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 3,999	\$3,500,000	4	4	5	30	17%
4,000 - 4,999	\$3,800,000	4	4	7	29	24%
5,000 - 5,999	\$4,482,950	4	5	4	31	13%
6,000 - 6,999	\$6,350,000	5	7	7	35	20%
7,000 - 7,999	\$9,750,000	5	7	3	29	10%
8,000+	\$10,500,000	6	9	7	60	12%

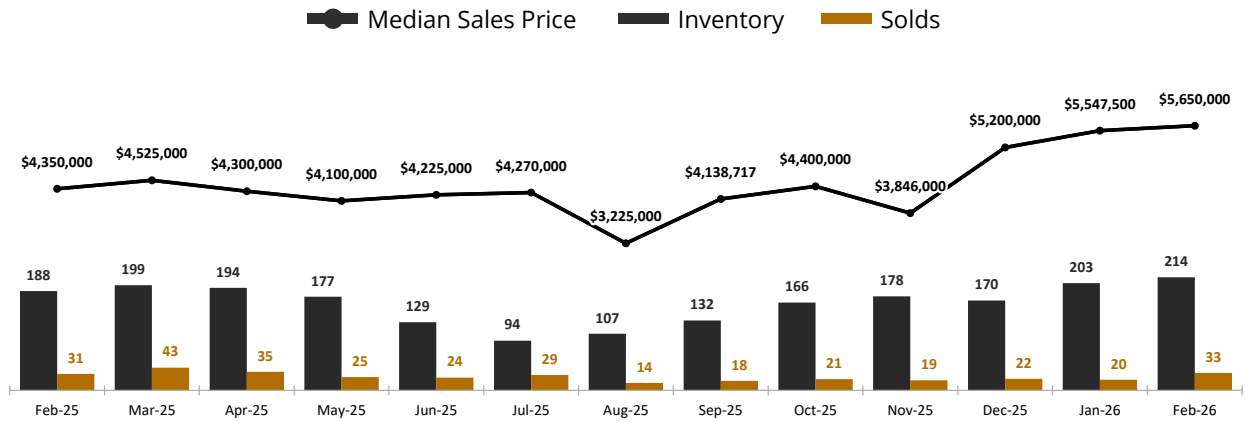
<sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup> Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

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## 13-MONTH LUXURY MARKET TREND<sup>4</sup>



## MEDIAN DATA REVIEW | FEBRUARY

### TOTAL INVENTORY

Feb. 2025: 188  
Feb. 2026: 214

VARIANCE: **14%**

### TOTAL SOLDS

Feb. 2025: 31  
Feb. 2026: 33

VARIANCE: **6%**

### SALES PRICE

Feb. 2025: \$4.35m  
Feb. 2026: \$5.65m

VARIANCE: **30%**

### SALE PRICE PER SQFT.

Feb. 2025: \$871  
Feb. 2026: \$928

VARIANCE: **7%**

### SALE TO LIST PRICE RATIO

Feb. 2025: 96.93%  
Feb. 2026: 97.87%

VARIANCE: **1%**

### DAYS ON MARKET

Feb. 2025: 63  
Feb. 2026: 36

VARIANCE: **-43%**

## PARADISE VALLEY MARKET SUMMARY | FEBRUARY 2026

- The single-family luxury market is a **Balanced Market** with a **15% Sales Ratio**.
- Homes sold for a median of **97.87% of list price** in February 2026.
- The most active price band is **\$3,500,000-\$3,999,999**, where the sales ratio is **46%**.
- The median luxury sales price for single-family homes is **\$5,650,000**.
- The median days on market for February 2026 was **36** days, down from **63** in February 2025.

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

<sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.