



PARADISE VALLEY  
ARIZONA

# PARADISE VALLEY

SINGLE-FAMILY HOMES

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

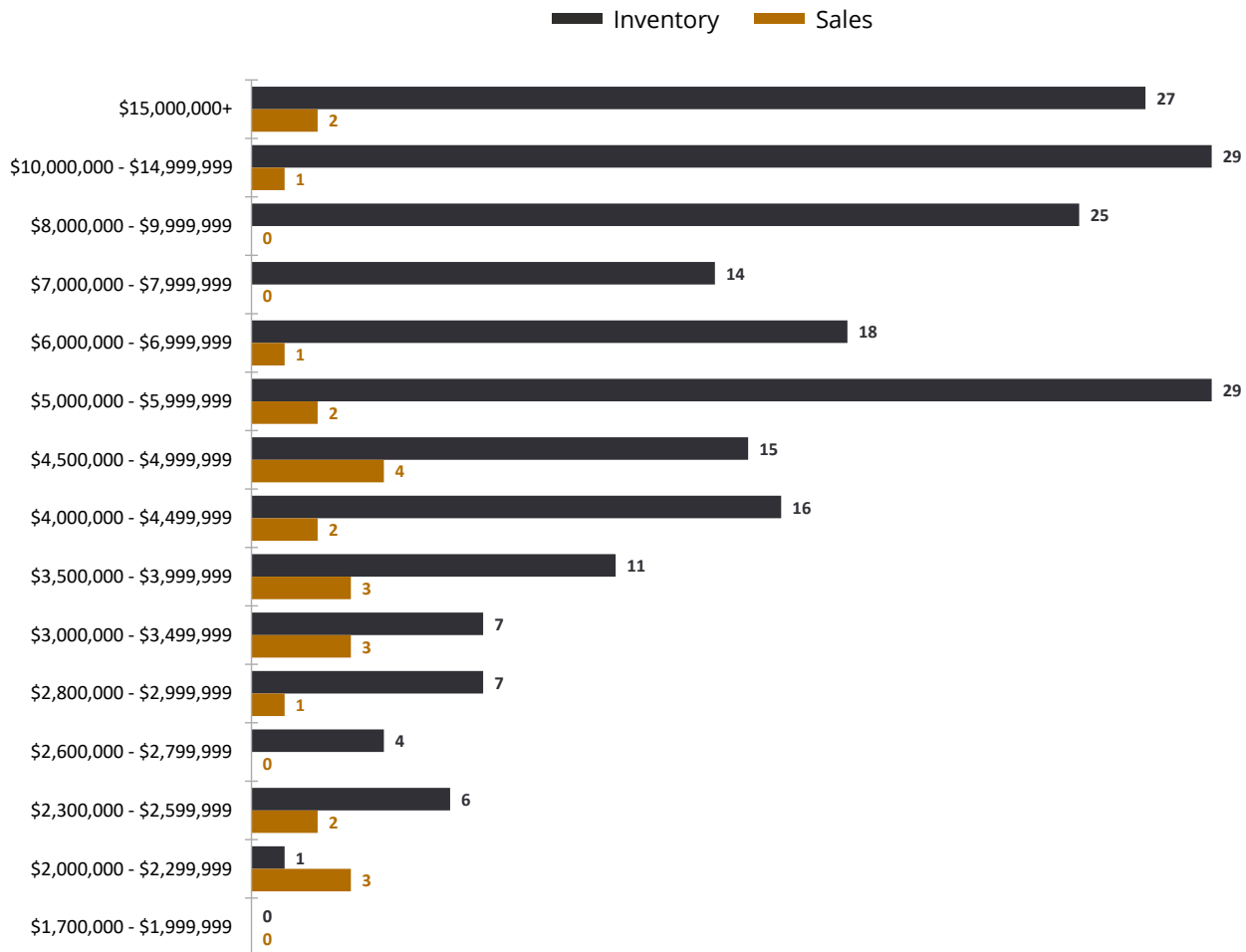
## LUXURY INVENTORY VS. SALES | APRIL 2026

Total Inventory: **209**

Total Sales: **24**

Total Sales Ratio<sup>2</sup>: **11%**

Buyer's 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	\$2,716,500	4	3	8	27	30%
4,000 - 4,999	\$3,162,500	4	4	2	28	7%
5,000 - 5,999	\$4,300,000	5	5	5	25	20%
6,000 - 6,999	\$4,700,000	4	5	5	32	16%
7,000 - 7,999	\$5,862,500	5	7	2	27	7%
8,000+	\$25,875,000	10	12	2	70	3%

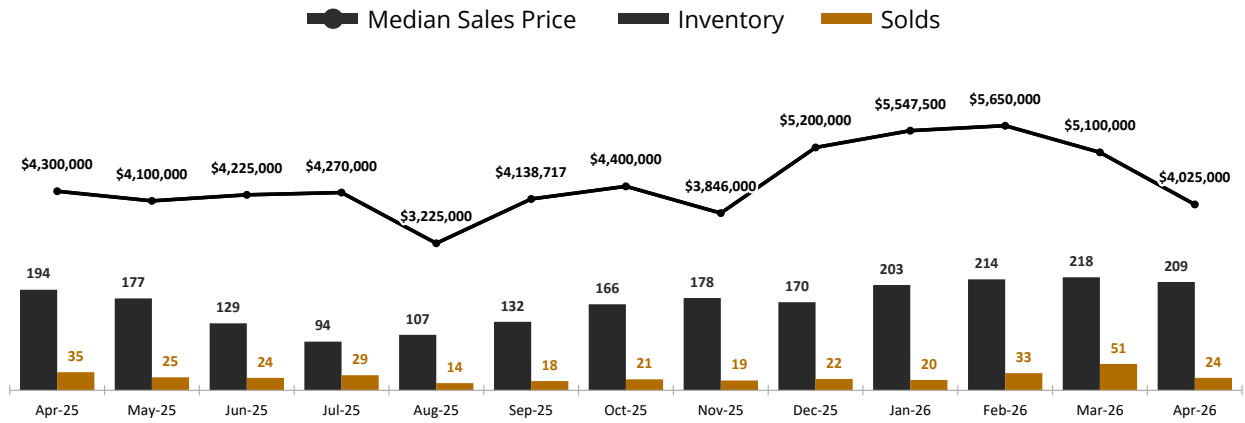
<sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup>Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

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



## MEDIAN DATA REVIEW | APRIL

### TOTAL INVENTORY

Apr. 2025      Apr. 2026  
194              209

VARIANCE: **8%**

### TOTAL SOLD

Apr. 2025      Apr. 2026  
35                24

VARIANCE: **-31%**

### SALES PRICE

Apr. 2025      Apr. 2026  
\$4.30m        \$4.03m

VARIANCE: **-6%**

### SALE PRICE PER SQFT.

Apr. 2025      Apr. 2026  
\$741            \$802

VARIANCE: **8%**

### SALE TO LIST PRICE RATIO

Apr. 2025      Apr. 2026  
96.43%        95.60%

VARIANCE: **-1%**

### DAYS ON MARKET

Apr. 2025      Apr. 2026  
71                63

VARIANCE: **-11%**

## PARADISE VALLEY MARKET SUMMARY | APRIL 2026

- The single-family luxury market is a **Buyer's Market** with a **11% Sales Ratio**.
- Homes sold for a median of **95.60% of list price** in April 2026.
- The most active price band is **\$2,000,000-\$2,299,999**, where the sales ratio is **300%**.
- The median luxury sales price for single-family homes is **\$4,025,000**.
- The median days on market for April 2026 was **63** days, down from **71** in April 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.