

PARADISE VALLEY
ARIZONA

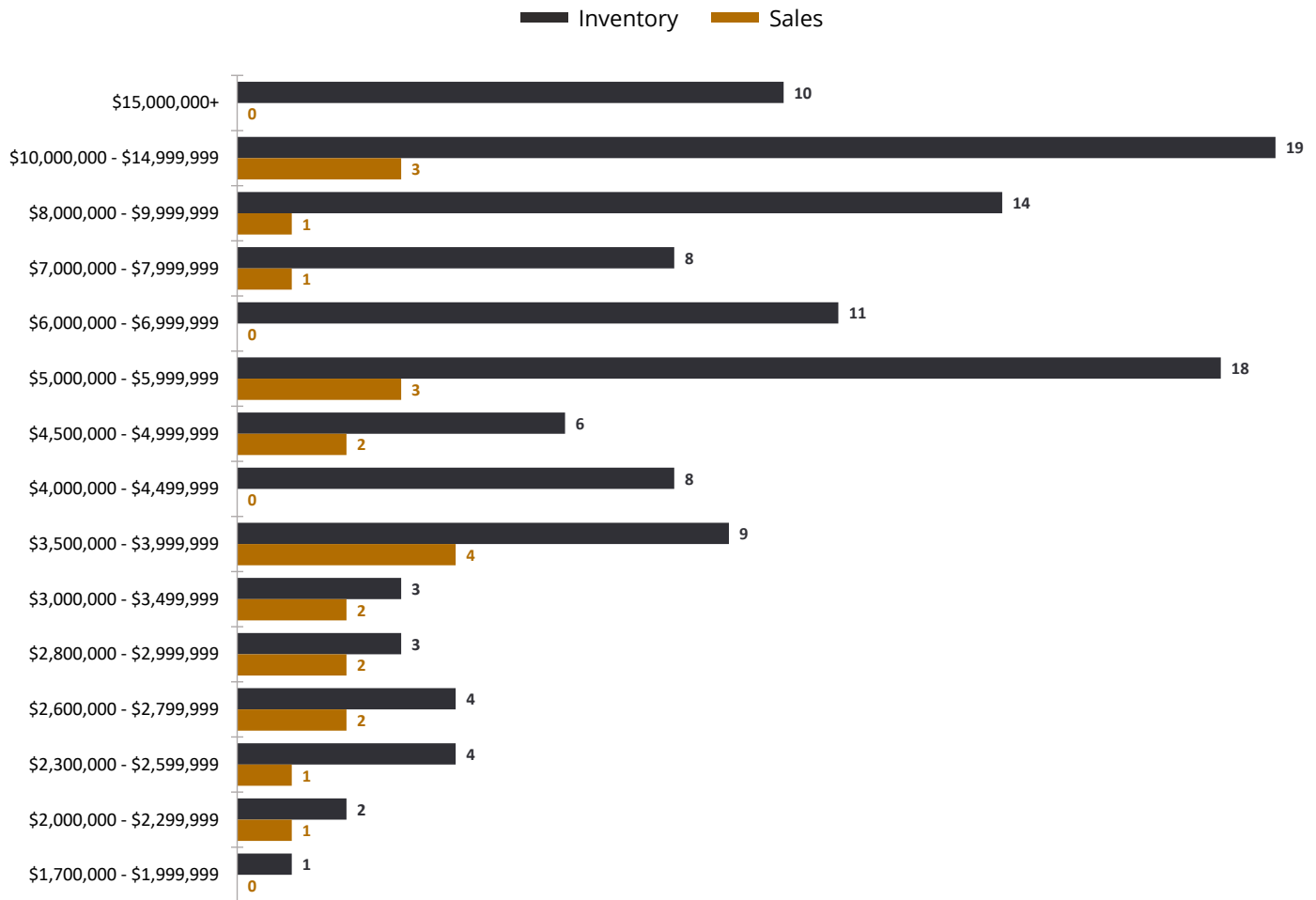
LUXURY INVENTORY VS. SALES | AUGUST 2026

Total Inventory: **120**

Total Sales: **22**

Total Sales Ratio²: **18%**

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	\$3,350,000	4	4	9	19	47%
4,000 - 4,999	\$3,534,028	4	5	3	12	25%
5,000 - 5,999	\$4,372,500	5	6	2	17	12%
6,000 - 6,999	\$4,785,500	5	6	2	20	10%
7,000 - 7,999	\$7,500,000	6	6	3	13	23%
8,000+	\$14,000,000	6	8	3	39	8%

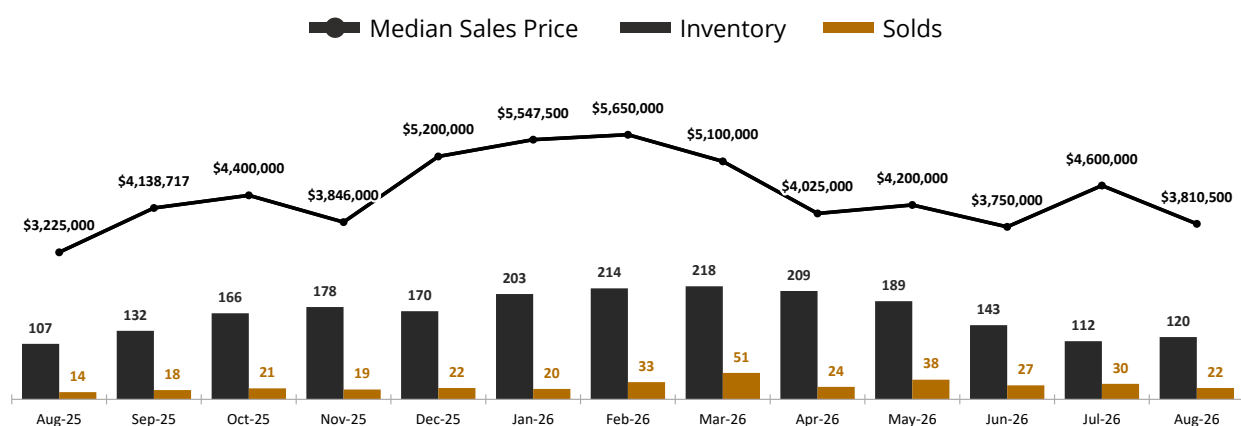
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

PARADISE VALLEY

SINGLE-FAMILY HOMES

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

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | AUGUST

TOTAL INVENTORY

Aug. 2025: 107
Aug. 2026: 120

VARIANCE: **12%**

TOTAL SOLDs

Aug. 2025: 14
Aug. 2026: 22

VARIANCE: **57%**

SALES PRICE

Aug. 2025: \$3.23m
Aug. 2026: \$3.81m

VARIANCE: **18%**

SALE PRICE PER SQFT.

Aug. 2025: \$727
Aug. 2026: \$930

VARIANCE: **28%**

SALE TO LIST PRICE RATIO

Aug. 2025: 94.13%
Aug. 2026: 96.26%

VARIANCE: **2%**

DAYS ON MARKET

Aug. 2025: 112
Aug. 2026: 102

VARIANCE: **-9%**

PARADISE VALLEY MARKET SUMMARY | AUGUST 2026

- The single-family luxury market is a **Balanced Market** with an **18% Sales Ratio**.
- Homes sold for a median of **96.26% of list price** in August 2026.
- The most active price bands are **\$2,800,000-\$2,999,999** and **\$3,000,000-\$3,499,999**, where the sales ratio is **67%**.
- The median luxury sales price for single-family homes is **\$3,810,500**.
- The median days on market for August 2026 was **102** days, down from **112** in August 2025.

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.