



JUNE

NEWSLETTER



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Luxury Market Summary Update

The Luxury Market (\$1M on up) continues to stay at a steady, strong pace for this year, with current listings staying relatively the same with 1955 active homes for sale, as has the average list price at \$2.28M. Homes that went under contract continued to increase again to 390 homes but the average price under contract did decrease to \$1.87M. Sold homes stayed the same at 240 but the average sales price did increase a little again to \$1.8M. Average price per sq ft decreased to \$360/SF. Average days on market (DOM) for the homes that did sell rose a little to 174 days. Months of inventory available decreased again to 8.14, which is a good sign. This doesn't include all the new home communities. Make sure you contact Scott to get the best representation out there.

New Listings - Trailing 4 Weeks	Zip Code / Area Geography						Total
	85016	85253	85018 & 85251	85255	85259 & 85260*	85258*	
05/26/2019 - 06/22/2019	Biltmore	Paradise Valley	Arcadia	Pinnacle Peak	Scottsdale"North"	Scottsdale"South"	
\$750,000	5	4	22	20	23	12	86
\$1,000,000	3	11	11	7	6	3	41
\$1,500,000	0	6	8	10	3	0	27
\$2,000,000	0	11	4	2	1	0	18
\$2,500,000	0	2	3	2	4	0	11
\$3,000,000	0	4	0	0	0	1	5
\$4,000,000	0	1	0	0	0	0	1
\$5,000,000	0	1	0	0	0	0	1
up	0	1	0	0	0	0	1
Total	8	40	48	41	37	16	190
Average "List Price"	\$934,031	\$2,184,657	\$1,324,130	\$1,304,173	\$1,236,389	\$1,105,156	\$1,449,036

Closed Escrows - Trailing 4 Weeks	Zip Code / Area Geography						Total
	85016	85253	85018 & 85251	85255	85259 & 85260*	85258*	
05/26/2019 - 06/22/2019	Biltmore	Paradise Valley	Arcadia	Pinnacle Peak	Scottsdale"North"	Scottsdale"South"	
\$750,000	5	5	15	27	17	4	73
\$1,000,000	6	14	15	10	15	1	61
\$1,500,000	0	7	3	3	4	0	17
\$2,000,000	1	2	2	3	1	0	9
\$2,500,000	0	5	2	1	0	0	8
\$3,000,000	0	4	1	1	0	1	7
\$4,000,000	0	1	1	2	1	0	5
\$5,000,000	0	4	0	1	0	0	5
up	0	4	0	1	0	0	5
Total	12	42	39	48	38	6	185
Average "Sales Price"	\$1,122,542	\$2,331,378	\$1,399,990	\$1,451,608	\$1,247,638	\$1,377,833	\$1,574,824
Percent List Price vs Sales Price	93%	95%	96%	96%	96%	98%	96%
Average Price Per Square Foot	\$325	\$429	\$366	\$313	\$277	\$314	\$344
Average "Days on Market"	166	191	98	168	153	51	151

Featured Monthly Properties for The Grigg's Group

Off-Market Listing

Privately gated contemporary masterpiece with spectacular unobstructed views of Camelback Mountain from head to toe. This 8,128 SF home, designed and built 2010, has everything a buyer could want! Main house is 4 bed, 5 1/2 bath with a Guest house of 2 bed, 2 bath, with its own kitchenette. Fully finished basement with theater room. 4-car garage. Home is entirely green certified with all solar, pure air system, heap filters and a metal cool roof to reduce heat absorption. Brand new control 4 system just installed - all lighting, cameras, and audio/video equipment on system. Contemporary custom finishing's throughout the entire home. Very spacious open kitchen with all top-of-the line appliances. Incredible Master suite. Infinity Edge pool designed by Mossman Brothers with outdoor fire bowl displays overlooking Camelback Mountain. 2-acre plus cul-de-sac lot.

6817 N 46th Pl - Offered at \$5,795,000



Brand New Construction

To be built home is this spaciouly laid out 7,140 SF floor plan. 6 bedrooms, 5 full bathrooms and 2 powder baths with a full finished basement. Intricately designed to take advantage of the site's location, with each room providing head-to-tail views of Camelback Mountain! Separate formal living and dining areas. Open great room with pocket doors that open all the way up to the patio area. Spacious kitchen with top-of-the-line stainless steel appliances, dual kitchen islands with eat-up bar area, walk-in pantry. Full entertaining wet bar area with buffet window. Split floor plan with an owner's suite completely on the one end of the home. Double exits on both sides of the suite can take you either to the back yard or your own private patio area. Master bath with walk-in closet, private soaking tub and a shower garden. Office/den just off the master with two additional bedrooms in the main area of the home. A 6-car garage connects the main living area of the home to a 2 bed/2 bath guest quarters. Large-size swimming pool and beautifully landscaped all around.

6022 N 59th Pl - Offered at \$6,295,000



8 Acres of Land

Development opportunity for one of the last few available parcels in Paradise Valley. Create your own hidden paradise or subdivision to do your own luxury community. Conveniently located within the three C's. Great views of Piestewa Peak and the Phoenix Mountains. Just minutes from both downtown Phoenix and Scottsdale with all the best shopping, golf, art galleries, restaurants, and other local amenities.

4801 E Doubletree Ranch Rd - Offered at \$6,450,000



View these properties and all of our listings and sales at www.ArizonaFineProperty.com