

# THE BROKERY

LOCAL REAL ESTATE BROKERS

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## PARADISE VALLEY MARKET UPDATE

MARCH 2026

*Prepared by Tucker Blalock + Oleg Bortman, Co-Founders*

[www.TheBrokery.com](http://www.TheBrokery.com) // 602.888.6375





# Just Listed Villa Maderos Del Cuenta

EXCEPTIONAL SPANISH INSPIRED HOME WITH ICONIC CAMELBACK VIEWS  
AND LOW MAINTENANCE LIFESTYLE



**4529 E MADEROS DEL CUENTA DR**

PARADISE VALLEY, AZ 85253

3 BED | 3.5 BATH | 3,725 SQ FT | 1 ACRE

# A Marine and a Jewish Ukranian immigrant walked into an open house...

*No capital. No shortcuts. No inherited advantage.*

Just two people from vastly different backgrounds that bonded over family, country, and work ethic. That was us fourteen years ago.

We didn't start with a vision of being the largest. We started with the simple belief that if we did the work the right way, the results would take care of themselves. Over time, that approach grew. One client referred us to another. One neighborhood led to the next. Today, that same philosophy supports our five office locations across the valley and the 130 agents that work under our care.

Together, we have represented more than \$2 Billion of residential sales.

**When you work with us, you just get us.**

**No handoffs, no templates, no excuses.**

*Tucker Blalock*



## THE BROKERY

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**REPRESENTED THE BUYER**

7050 N 39TH PL | PARADISE RESERVE

LISTED BY COMPASS

# Paradise Valley

FEBRUARY 2026  
SINGLE FAMILY HOME SALES

To search homes, view our current listings, recent sales, and more, visit [TheBrokery.com](https://www.TheBrokery.com)

220

HOMES  
FOR SALE

33

HOMES  
SOLD

83

AVERAGE  
DAYS ON MKT

\$6,873,436

AVERAGE  
SALES PRICE

## NOTABLE SALES

ADDRESS	BEDS   BATHS	LIST PRICE	SALES PRICE
5641 N Casa Blanca Dr	7 Bed   9 Bath	\$21,800,000	\$20,900,000
6109 E Maverick Rd	6 Bed   10 Bath	\$20,000,000	\$20,000,000
6215 N 61st Pl	6 Bed   9 Bath	\$15,995,000	\$15,700,000
7060 N 39th Pl	4 Bed   6 Bath	\$12,500,000	\$12,250,000
5120 N Casa Blanca Dr	5 Bed   6 Bath	\$10,995,000	\$10,600,000
5721 E Bar Z Ln	7 Bed   8 Bath	\$10,500,000	\$10,500,000
6674 E Judson Rd	5 Bed   7 Bath	\$9,750,000	\$9,750,000
5501 E San Miguel Ave	5 Bed   8 Bath	\$7,250,000	\$7,175,000
6725 E Belmont Ct	5 Bed   7 Bath	\$7,500,000	\$6,900,000
8660 N Morning Glory Rd	5 Bed   7 Bath	\$6,990,000	\$6,850,000
4717 E Arroyo Verde Dr	4 Bed   4 Bath	\$7,750,000	\$6,727,500
6200 E Naumann Dr	5 Bed   6 Bath	\$6,800,000	\$6,700,000
5719 E Starlight Way	4 Bed   4 Bath	\$7,250,000	\$6,500,000
6619 E Stallion Rd	4 Bed   9 Bath	\$5,795,000	\$6,200,000
7015 N Ironwood Dr	4 Bed   5 Bath	\$6,385,700	\$6,250,000
5747 E Caballo Dr	5 Bed   7 Bath	\$6,190,000	\$5,650,000
6565 E Stallion Rd	5 Bed   6.5 Bath	\$5,300,000	\$5,000,000
4219 E Sandy Mountain Rd	4 Bed   5 Bath	\$5,250,000	\$4,970,000
7120 E Paradise Ranch Rd	4 Bed   5 Bath	\$4,795,000	\$4,775,000
4636 E Moonlight Way	7 Bed   7 Bath	\$4,495,000	\$4,250,000
9479 N 55th St	6 Bed   7 Bath	\$4,395,000	\$4,200,000
6533 E Maverick Rd	5 Bed   4 Bath	\$4,200,000	\$3,700,000

All numbers are deemed reliable, but not guaranteed. Active/UCB Stats from 02/28/2026

# Paradise Valley

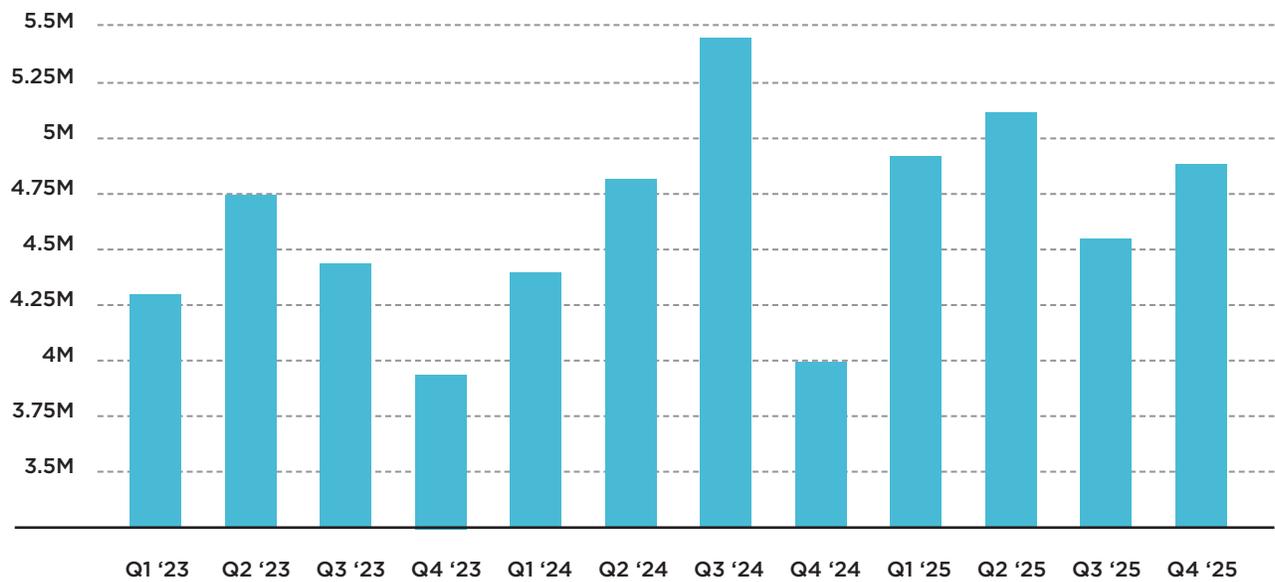
FEBRUARY 2026  
MARKET ACTIVITY

To search homes, view our current listings, recent sales, and more, visit [TheBrokery.com](https://TheBrokery.com)

## NOTABLE SALES

ADDRESS	BEDS   BATHS	LIST PRICE	SALES PRICE
6417 N 52nd Pl	4 Bed   4 Bath	\$3,790,000	\$3,700,000
8577 N 48th Pl	4 Bed   4 Bath	\$4,175,000	\$3,800,000
4761 E Marston Dr	4 Bed   4 Bath	\$3,995,900	\$3,995,900
4949 E Lincoln Dr 11	4 Bed   5 Bath	\$3,900,000	\$3,680,000
3965 E Sierra Vista Dr	5 Bed   5 Bath	\$3,225,000	\$3,000,000
5802 N Palo Cristi Rd	3 Bed   2 Bath	\$2,200,000	\$2,200,000

## Average Sales Price Over The Last 12 Quarters



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**ECHO CANYON**

SOLD | REPRESENTED THE SELLER

5800 N ECHO CANYON LN | PHOENIX, AZ 85018



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# New Listings + Recent Sales



4725 N Launfal Ave, Phoenix, AZ 85018  
5 Bed | 6.5 Bath | Detached Casita



4416 N 37th Way, Phoenix, AZ 85018  
4 Bed | 5.5 Bath | 4,371 Sq Ft



**JUST SOLD**

7050 N 39th Pl, Paradise Valley, AZ 85253  
Represented the Buyer | Listed by Compass



**UNDER CONTRACT**

4647 E Calle Del Norte, Phoenix, AZ 85018  
5 Bed | 6 Bath | 5,750 Sq Ft



**JUST SOLD**

3186 E Stella Ln, Phoenix, AZ 85016  
Represented the Seller | Record Breaking Sale



3821 E Devonshire Ave, Phoenix, AZ 85018  
5 Bed | 3.5 Bath | 3,571 Sq Ft



**UNDER CONTRACT**

3116 E Rose Ln, Phoenix, AZ 85016  
3 Bed | 2.5 Bath | Biltmore Greens



**JUST LISTED**

4408 N 37th Way, Phoenix, AZ 85018  
4 Bed | 4.5 Bath | 3,090 Sq Ft

# New Listings + Recent Sales



**UNDER CONTRACT**

87 Biltmore Est, Phoenix, AZ 85016  
5 Bed | 4.5 Bath | 5,300 Sq Ft



**JUST LISTED**

2626 E Arizona Biltmore Cir #40, Phoenix, AZ 85016  
3 Bed | 3 Bath | Biltmore Square



3122 E Rose Ln, Phoenix, AZ 85016  
4 Bed | 2.5 Bath | Biltmore Greens



**JUST LISTED**

5513 E Verde Ln, Phoenix, AZ 85018  
5 Bed | 5 Bath | 3,066 Sq Ft



**JUST LISTED**

6106 N 28th St, Phoenix AZ 85016  
2 Bed | 2 Bath | Biltmore Courts



**JUST LISTED**

3247 E Sells Dr, Phoenix, AZ 85018  
4 Bed | 3 Bath | 2,514 Sq Ft



**JUST LISTED**

24020 N 123rd Pl, Scottsdale, AZ 85255  
6 Bed | 6 Full Bath | 3.7 Acres in Sereno Canyon



**JUST SOLD**

5517 E Mariposa St, Phoenix, AZ 85018  
Represented the Seller | Sold Prior to Market





**PARADISE RESERVE**

7050 N 39TH PL, PARADISE VALLEY, AZ 85253

**SOLD** REPRESENTED THE SELLER LISTED BY COMPASS

# THE BROKERY

LOCAL REAL ESTATE BROKERS



Arcadia: 4546 N. 40th St. | Phoenix, AZ 85018

If you are currently working with a Realtor, please disregard this notice. This is not an attempt to solicit a listing.

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