

THE BROKERY

LOCAL REAL ESTATE BROKERS

PARADISE VALLEY MARKET UPDATE

SEPTEMBER 2026

Prepared by Tucker Blalock + Oleg Bortman, Co-Founders

www.TheBrokery.com // 602.888.6375





The Desert Chalet Designed by Kaitlyn Wolfe

A ONE-OF-A-KIND MODERN SCANDINAVIAN MASTERPIECE
WHERE ARCHITECTURAL INNOVATION MEETS LUXURY LIVING



PARADISE VALLEY

5 BED | 5.5 BATH | 5,870 SQ FT | .4 ACRES

Welcome Back, Paradise Valley!

This summer, my family and I traded the Arizona heat for a couple of weeks in La Jolla, CA and Sunriver, Oregon. If you are looking for a summer vacation spot in the Northwest I highly recommend Sunriver. It's a tight community of 4,000 homes and sits just 20 minutes south of Bend. It has endless trails, rivers, golf, and more for the whole family to enjoy amongst the pines.

As beautiful as those places are, I always love coming back home to our neighborhood. There are very few places that offer the lifestyle, charm, and sense of community that we enjoy every day with all of the amenities we could ask for within a few miles.

That same desirability continues to show up in our real estate market especially as places like Washington and California impose more taxes on their residents.

One thing I continue to see is that many homeowners have no idea what their home is actually worth. Over the past several years, values have climbed significantly, and many properties are worth far more than their owners realize.

Even if you have no intention of selling, it's important to understand what you own. Your home is likely your largest financial asset, and keeping up with its value is good knowledge for financial and estate planning.

Whether it's with me or someone else, I would highly recommend that you have someone put together a broker price opinion or appraisal for you and your counsel to review.

Enjoy the rest of your summer, and I'll see you around the neighborhood!

Tucker Blalock



THE BROKERY

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Paradise Valley

AUGUST 2026
SINGLE FAMILY HOME SALES

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

122

HOMES
FOR SALE

25

HOMES
SOLD

93

AVERAGE
DAYS ON MKT

\$4,940,681

AVERAGE
SALES PRICE

NOTABLE SALES

ADDRESS	BEDS BATHS	LIST PRICE	SALES PRICE
6126 E Maverick Rd	5 Bed 5 Bath	\$14,100,000	\$14,100,000
6450 E El Maro Cir	6 Bed 11 Bath	\$19,000,000	\$14,000,000
5717 E Via Los Ranchos	6 Bed 8 Bath	\$12,999,000	\$11,200,000
4901 E Berneil Dr	6 Bed 7 Bath	\$8,920,000	\$8,600,000
8060 N Mummy Mountain Rd	4 Bed 5 Bath	\$7,800,000	\$7,500,000
6900 N Mummy Mountain Rd	5 Bed 5 Bath	\$5,995,000	\$5,995,000
6723 N Desert Fairways Dr	3 Bed 4 Bath	\$5,990,000	\$5,685,000
6230 E Cheney Dr	4 Bed 5 Bath	\$5,995,000	\$5,600,000
4529 E Maderos Del Cuenta Dr	4 Bed 4 Bath	\$4,850,000	\$4,700,000
7035 E Berneil Dr	6 Bed 6 Bath	\$4,800,000	\$4,655,000
6500 E Fanfol Dr	5 Bed 6 Bath	\$4,299,000	\$3,971,000
5635 E Lincoln Dr #10	3 Bed 4 Bath	\$3,850,000	\$3,650,000
3400 E Palo Verde Dr	4 Bed 5 Bath	\$3,950,000	\$3,534,028
4339 E Spring Ln	3 Bed 5 Bath	\$3,500,000	\$3,500,000
5461 E Via Buena Vis	4 Bed 4 Bath	\$3,450,000	\$3,450,000
5434 E Lincoln Dr #67	4 Bed 4 Bath	\$3,495,000	\$3,350,000
7101 E Bronco Dr	4 Bed 3 Bath	\$2,900,000	\$2,925,000
5535 E Beryl Ave	3 Bed 4 Bath	\$2,800,000	\$2,800,000
7816 N 47th St	4 Bed 6 Bath	\$3,100,000	\$2,750,000
9829 N 49th Pl	6 Bed 5 Bath	\$2,750,000	\$2,650,000
4836 E Moonlight Way	5 Bed 4 Bath	\$2,695,000	\$2,585,000
5434 E Lincoln Dr #72	3 Bed 4 Bath	\$2,350,000	\$2,275,000

All numbers are deemed reliable, but not guaranteed. Active/UCB Stats from 09/01/2026

Paradise Valley

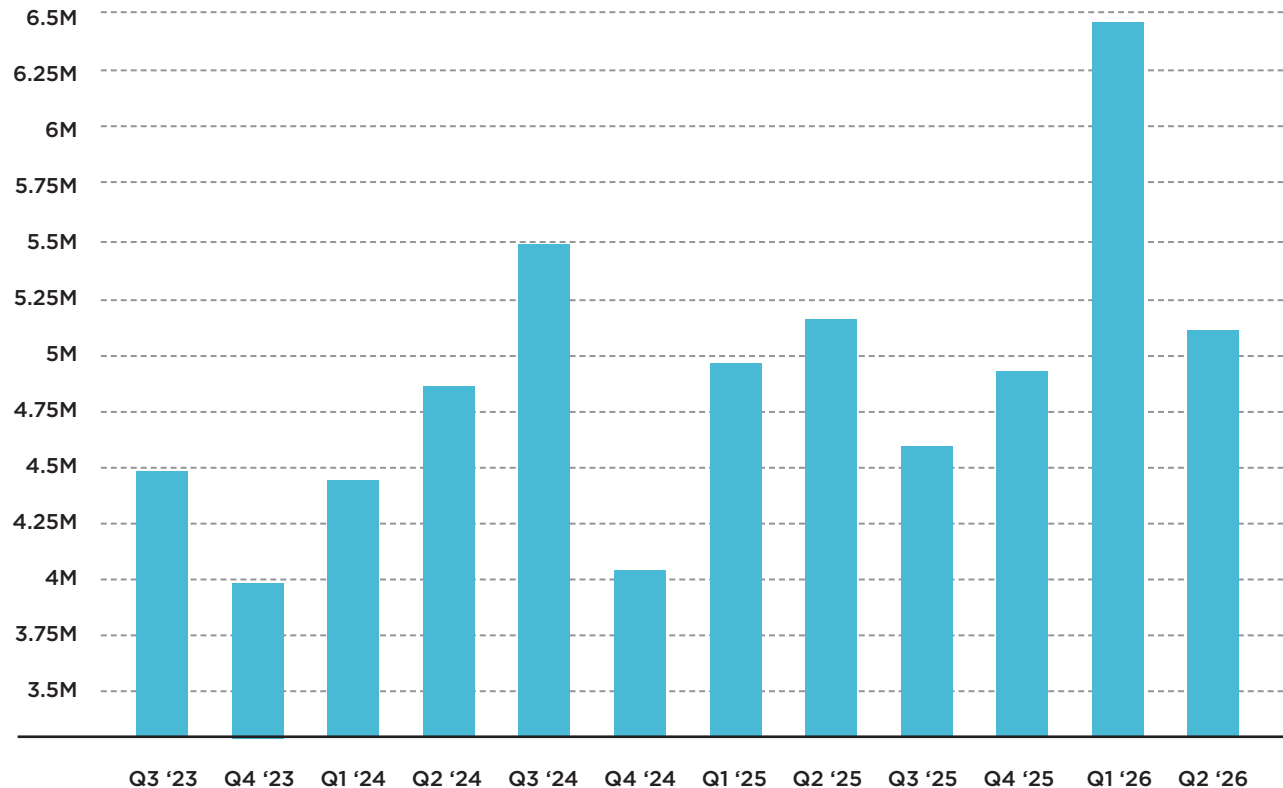
AUGUST 2026
MARKET ACTIVITY

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

NOTABLE SALES

ADDRESS	BEDS BATHS	LIST PRICE	SALES PRICE
6915 E Pasadena Ave	4 Bed 2 Bath	\$1,749,000	\$1,675,000
5924 E North Ln	4 Bed 2 Bath	\$1,350,000	\$1,282,000
7036 E Chaparral Rd	3 Bed 2 Bath	\$1,075,000	\$1,085,000

Average Sales Price Over The Last 12 Quarters



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REPRESENTED THE SELLER

4 BED | 4.5 BATH | 7,875 SQ FT | 4.9 ACRES

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New Listings + Recent Sales



ARCADIA LITE
4 Bed | 4.5 Bath | 3,090 Sq Ft



BILTMORE HILLSIDE VILLAS
3 Bed | 3 Bath | 3,315 Sq Ft



BILTMORE GREENS
3 Bed | 3.5 Bath | 2,725 Sq Ft



NORTH CENTRAL
5 Bed | 3.5 Bath | 3,235 Sq Ft



JUST LISTED

CAMELBACK MOUNTAIN
5 Bed | 3 Full Bath | 2 Half Bath | 3,987 Sq Ft | .89 Acres



BILTMORE SQUARE
3 Bed | 2.5 Bath | 2,754 Sq Ft



JUST LISTED

PARADISE VALLEY
5 Bed | 5.5 Bath | 5,870 Sq Ft



JUST SOLD

ARCADIA PROPER
Represented the Seller

New Listings + Recent Sales



ARCADIA LITE
4 Bed | 3.5 Bath | 3,048 Sq Ft



BILTMORE VILLAS 2
3 Bed | 3 Bath | 1,965 Sq Ft



ARCADIA LITE
5 Bed | 5.5 Bath | 3,380 Sq Ft



BILTMORE HILLSIDE VILLAS 2
4 Bed | 3.5 Bath | 3,248 Sq Ft



UNDER CONTRACT

BILTMORE GREENS 3
3 Bed | 2.5 Bath | 3,109 Sq Ft



JUST LISTED

TALIVERDE
5 Bed | 4 Bath | 4,256 Sq Ft



JUST LISTED

BILTMORE COURTS
2 Bed | 2 Bath | 1,185 Sq Ft



JUST SOLD

ARCADIA PROPER
Represented the Seller



Just Sold Under Contract in 24 Hours

REPRESENTED THE SELLER

COMPLETELY REBUILT FROM THE GROUND UP



PARADISE VALLEY

VILLA MADEROS DEL CUENTA

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

THE BROKERY

LOCAL REAL ESTATE BROKERS



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

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