

# THE BROKERY

LOCAL REAL ESTATE BROKERS

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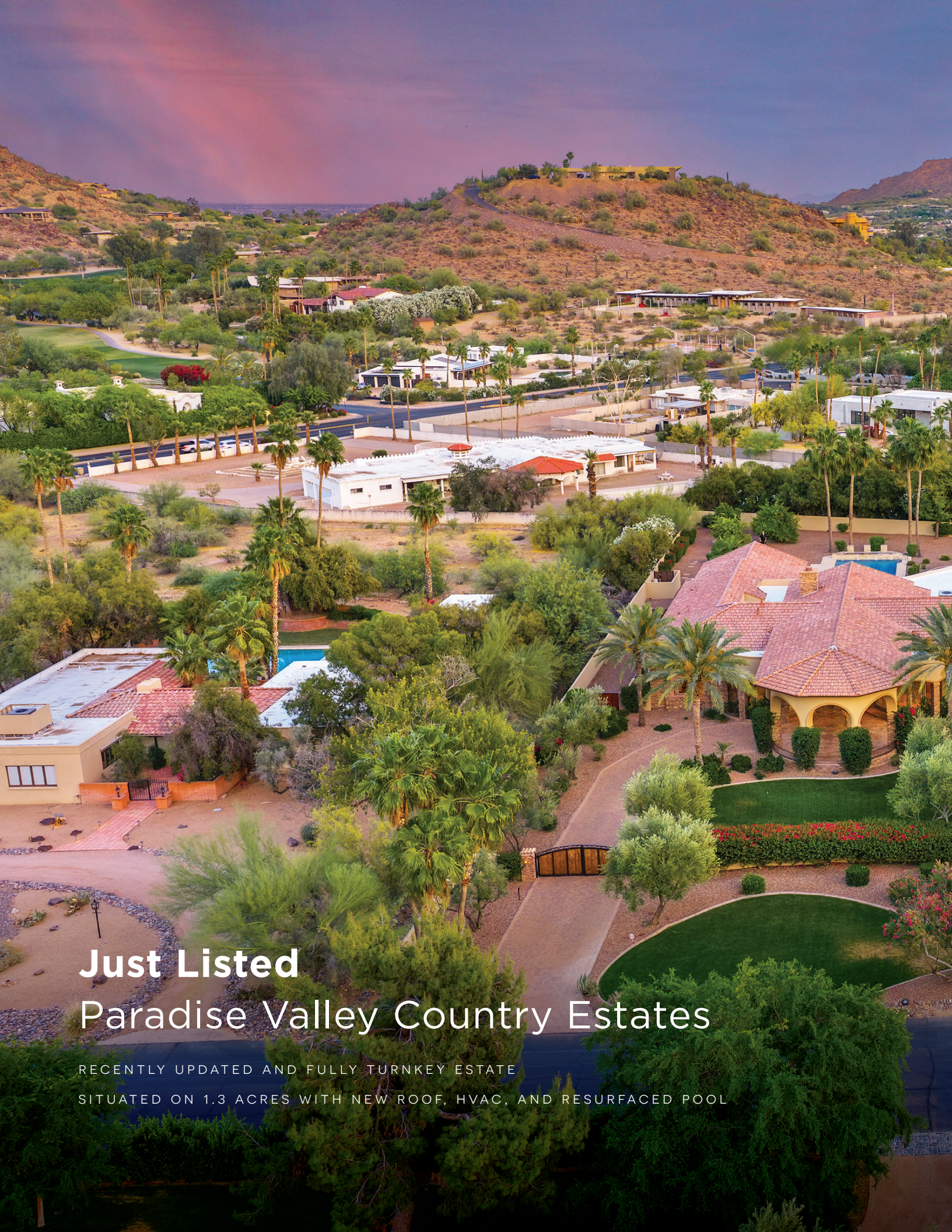
## PARADISE VALLEY MARKET UPDATE

MAY 2026



*Prepared by Tucker Blalock + Oleg Bortman, Co-Founders*  
[www.TheBrokery.com](http://www.TheBrokery.com) // 602.888.6375

*Pictured: The Backyard View from 4529 E Maderos Del Cuenta Dr (See Pages 14 & 15)*



# Just Listed Paradise Valley Country Estates

RECENTLY UPDATED AND FULLY TURNKEY ESTATE

SITUATED ON 1.3 ACRES WITH NEW ROOF, HVAC, AND RESURFACED POOL



**4807 E CRYSTAL LANE**

PARADISE VALLEY, AZ 85253

5 BED | 5.5 BATH | 6,517 SQ FT | 4 CAR GARAGE

# Inside Paradise Valley's \$900M Start to 2026

*Paradise Valley Emerges as a National Leader in Ultra-Luxury Real Estate*

2026 is shaping up to be a defining year for Paradise Valley real estate.

***Not just locally, but on the national stage.***

Already this year, Paradise Valley has seen **four home sales surpass the \$20 million mark**, alongside **21 transactions north of \$10 million**. These early year numbers are setting records and reinforcing the town's position as Arizona's undisputed epicenter of ultra-luxury living. To date, **over \$900,000,000 of real estate has transacted** in 85253.

What makes this surge even more notable is the broader backdrop. Across the country, traditional housing segments have faced affordability pressures and slower transaction volume. Yet the ultra-luxury tier has moved in the opposite direction, with **\$10M+ sales rising sharply nationwide** and expanding into markets like Phoenix.

Paradise Valley is clearly at the forefront of that shift as we continue to see buyers from California and Washington pouring into the state. These buyers appreciate the tax benefits and relative affordability compared to their home states. As 2026 plays out, **we believe our market will remain in demand**.

**In many cases, our clients' homes are worth more than they think.**

Give us a call anytime at **602-888-6375** to learn more about the current market and how to get **top dollar for your home**.

*Tucker Blalock*



## THE BROKERY

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602.561.0445 | Tucker@TheBrokery.com

**Oleg Bortman** Associate Broker, Co-Founder  
602.402.2296 | Oleg@TheBrokery.com

**JUST LISTED IN BILTMORE GREENS 3**

3158 E ROSE LN, PHOENIX, AZ 85016

3 BED | 2 BATH | 2,208 SQ FT



# Paradise Valley

APRIL 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

27

HOMES  
SOLD

96

AVERAGE  
DAYS ON MKT

\$5,401,963

AVERAGE  
SALES PRICE

## NOTABLE SALES

ADDRESS	BEDS   BATHS	LIST PRICE	SALES PRICE
5815 N Saguaro Rd	15 Bed   16 Bath	\$35,000,000	\$32,500,000
6025 E Cholla Ln	5 Bed   7 Bath	\$19,250,000	\$19,250,000
5611 N Wilkinson Rd	4 Bed   5 Bath	\$11,450,000	\$10,000,000
6748 E Bermil Ln	5 Bed   6 Bath	\$6,995,000	\$6,000,000
9148 N 66th Pl	5 Bed   7 Bath	\$6,395,000	\$5,900,000
8243 N Mockingbird Ln	5 Bed   7 Bath	\$5,875,000	\$5,725,000
3900 E Bethany Home Rd	4 Bed   5 Bath	\$5,000,000	\$4,650,000
4441 E Maderos Del Cuenta Dr	5 Bed   5 Bath	\$4,749,000	\$4,500,000
6602 E Cholla Dr	7 Bed   8 Bath	\$4,300,000	\$4,300,000
6129 E Turquoise Ave	4 Bed   5 Bath	\$4,695,000	\$4,695,000
3842 E San Miguel Ave	6 Bed   5 Bath	\$4,495,000	\$4,100,000
5338 E Saguaro Pl	5 Bed   5 Bath	\$4,100,000	\$3,950,000
5532 E Sanna St	3 Bed   4 Bath	\$3,895,000	\$3,825,000
8560 N Canta Bello Dr	4 Bed   5 Bath	\$3,700,000	\$3,650,000
6301 N Camelback Manor Dr	4 Bed   4 Bath	\$3,500,000	\$3,300,000
7019 E Vista Dr	4 Bed   4 Bath	\$3,299,000	\$3,040,000
6524 N 61st St	4 Bed   3 Bath	\$3,300,000	\$3,000,000
5454 E Royal Palm Rd	4 Bed   4 Bath	\$3,000,000	\$2,908,000
9814 N 53rd Pl	4 Bed   4 Bath	\$2,675,000	\$2,500,000
5801 E Mountain View Rd	5 Bed   3 Bath	\$2,650,000	\$2,525,000
4800 E Clearwater Pkwy	4 Bed   3 Bath	\$2,375,000	\$2,295,000
4825 E Onyx Ave	4 Bed   3 Bath	\$2,299,000	\$2,275,000

All numbers are deemed reliable, but not guaranteed. Active/UCB Stats from 05/01/2026

# Paradise Valley

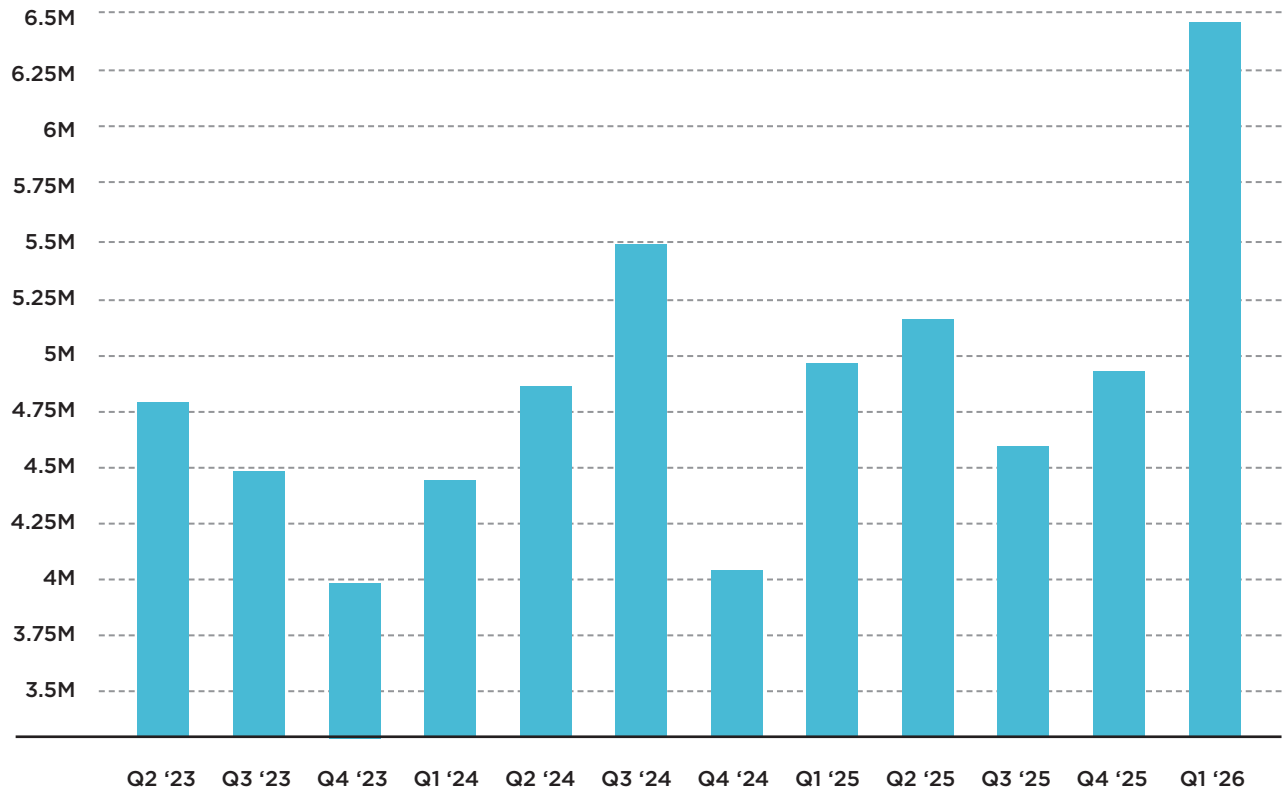
APRIL 2026  
MARKET ACTIVITY

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
5868 E Onyx Ave	4 Bed   3 Bath	\$2,099,000	\$2,050,000
4002 E Mcdonald Dr	3 Bed   3 Bath	\$1,795,000	\$1,650,000
5854 E Onyx Ave	5 Bed   3 Bath	\$1,375,000	\$1,365,000
5028 N Scottsdale Rd	3 Bed   2 Bath	\$1,299,000	\$1,200,000

## 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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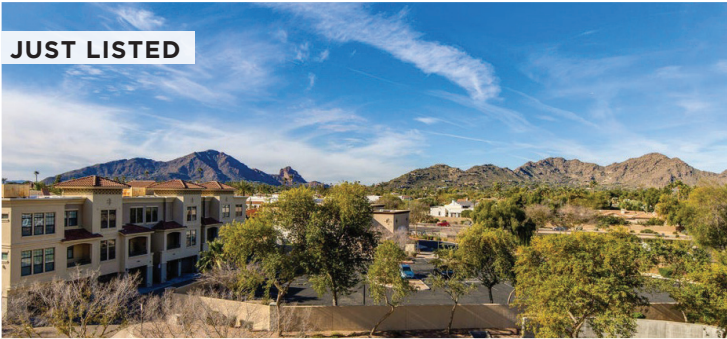
**Let's Connect**

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# New Listings + Recent Sales

**JUST LISTED**



7291 N Scottsdale Rd 4002, Paradise Valley, AZ 85253  
2 Bed | 2 Bath | Artesia Condominiums



6236 N 29th Pl, Phoenix, AZ 85016  
3 Bed | 3 Bath | Colony Biltmore

**JUST SOLD**



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



4408 N 37th Way, Phoenix, AZ 85018  
4 Bed | 4.5 Bath | The Sycamore Arcadia

**JUST LISTED**



10040 E Happy Valley Rd 477, Scottsdale, AZ 85255  
4 Bed | 4 Full Bath | 2 Half Bath | 5,690 Sq Ft

**JUST LISTED**



6414 N 29th St, Phoenix, AZ 85016  
Under Contract in 5 Days

**JUST SOLD**



3116 E Rose Ln, Phoenix, AZ 85016  
Represented the Seller

**JUST LISTED**



3312 E Glenrosa Ave, Phoenix, AZ 85018  
3 Bed | 3 Bath | 2,574 Sq Ft

# New Listings + Recent Sales



**JUST SOLD**

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



**JUST LISTED**

3158 E Rose Ln, Phoenix, AZ 85016  
3 Bed | 2 Bath | Biltmore Greens



**UNDER CONTRACT**

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



4529 E Maderos Del Cuenta Dr, Paradise Valley, AZ 85253  
3 Bed | 3.5 Bath | 3,725 Sq Ft



2737 E AZB Circle 2, Phoenix, AZ 85016  
3 Bed | 2.5 Bath | Biltmore Gates



**UNDER CONTRACT**

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



**UNDER CONTRACT**

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



**JUST LISTED**

4807 E Crystal Ln, Paradise Valley, AZ 85253  
5 Bed | 5.5 Bath | 6,517 Sq Ft



# 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

# THE BROKERY

LOCAL REAL ESTATE BROKERS



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

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