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PARADISE VALLEY MARKET UPDATE

NOVEMBER 2026

Prepared by Tucker Blalock + Oleg Bortman, Co-Founders

www.TheBrokery.com // 602.888.6375



Offered for Sale for the First Time Ever

Custom built in 2018 and privately held by its original owners, this extraordinary mountainside estate sits on 1.3 acres, offering unobstructed views of Camelback and Mummy Mountain.



PARADISE VALLEY COUNTRY ESTATES

5 BED | 5.5 BATH | 6,217 SQ FT | 1.32 ACRES

Paradise Valley Real Estate is Booming Despite 7% Interest Rates

Mortgage rates are hovering around 7%, so why hasn't the Paradise Valley housing market fallen apart? On paper, you might expect the real estate market to fail but Paradise Valley isn't the typical housing market. In fact, 2026 is already shaping up to be a record-breaking year for luxury sales, with 44 homes selling above $10 million so far, compared to just 21 throughout all of 2025.

After watching billions of dollars in 85253 real estate trade over the past decade, I've become convinced that interest rates matter here far less than most people assume.

So far in 2026, approximately 53% of Paradise Valley transactions have closed with cash.

Think about that for a moment. Five out of every ten buyers aren't taking out a mortgage at all. For those buyers, the difference between a 3% mortgage rate and a 7% mortgage rate is exactly zero.

Even among the remaining buyers who do finance their purchase, many are coming into the transaction with significant equity from another property, substantial down payments, or the financial flexibility to refinance later if rates decline.

That makes Paradise Valley fundamentally different from markets where a buyer's purchasing power is largely determined by the monthly payment. For example, across Phoenix we have seen a significant slow down in price ranges between $600,000 - $2,000,000 where home sales have slowed with the tick up in rates.

We expect interest rates to remain higher for longer, but Paradise Valley should remain resilient given buyer liquidity and demand. If you have any further questions about the current environment, please do not hesitate to reach out anytime at 602-561-0445.

-Tucker Blalock



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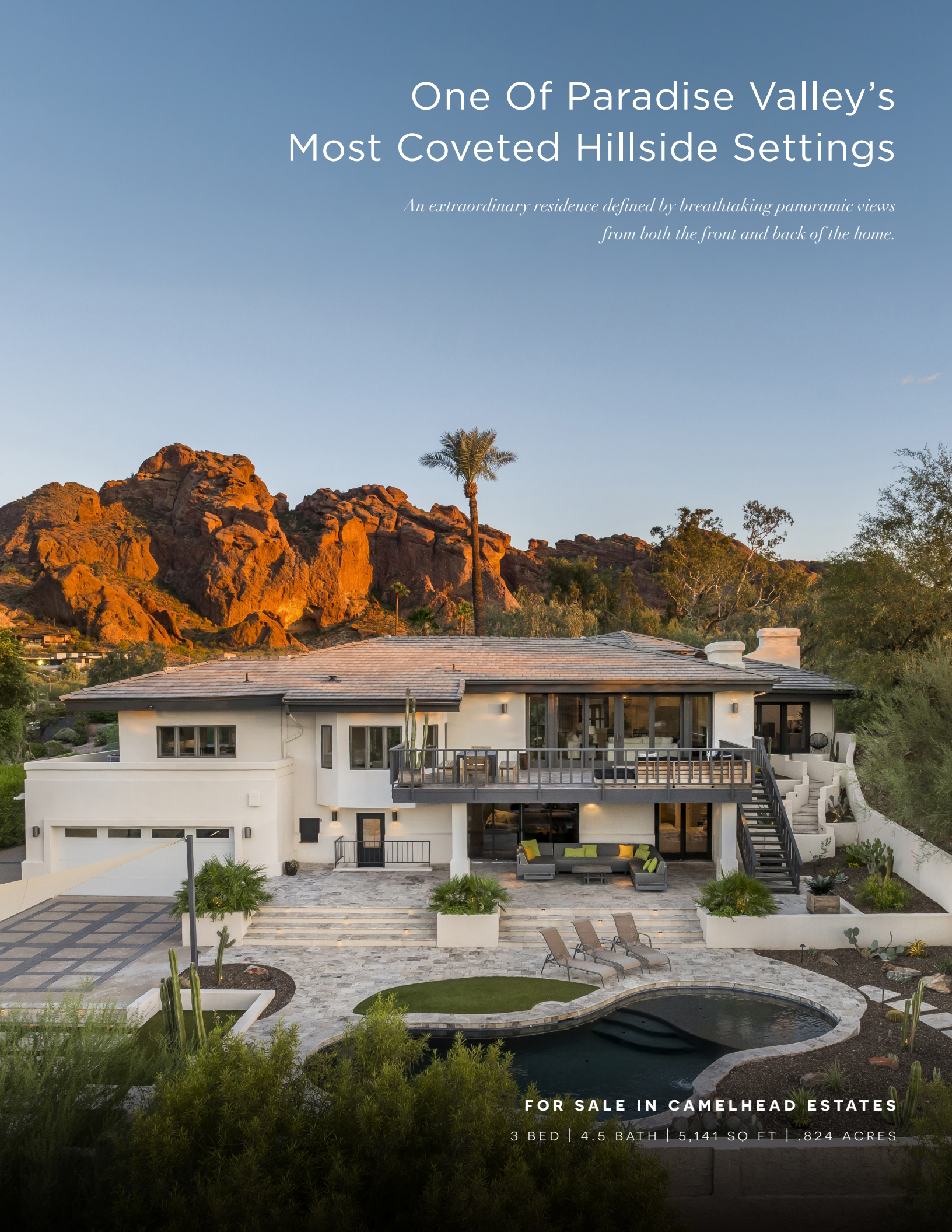
One Of Paradise Valley's Most Coveted Hillside Settings

An extraordinary residence defined by breathtaking panoramic views from both the front and back of the home.



FOR SALE IN CAMELHEAD ESTATES

3 BED | 4.5 BATH | 5,141 SQ FT | .824 ACRES

Paradise Valley

OCTOBER 2026
SINGLE FAMILY HOME SALES

To search homes, view our current listings, recent sales, and more, visit **TheBrokery.com**

$14.1M	17	85	$6,195,529
TOP SALE	HOMES SOLD	AVERAGE DAYS ON MKT	AVERAGE SALES PRICE

NOTABLE SALES

ADDRESS	BEDS | BATHS	LIST PRICE	SALES PRICE
6001 N 37th Pl	6 Bed | 7 Bath	$14,500,000	$14,100,000
6541 N 48th St	4 Bed | 7 Bath	$13,450,000	$13,100,000
5441 E Via Buena Vis	6 Bed | 8 Bath	$11,495,000	$11,495,000
5909 E Sanina St	4 Bed | 7 Bath	$9,995,000	$9,750,000
6210 E Keim Dr	6 Bed | 8 Bath	$9,675,000	$9,500,000
7970 N Ironwood Dr	5 Bed | 7 Bath	$7,250,000	$6,800,000
6506 E Mountain View Rd	5 Bed | 6 Bath	$6,895,000	$6,700,000
6840 E Horseshoe Rd	4 Bed | 5 Bath	$5,999,999	$5,850,000
6427 E Horseshoe Rd	6 Bed | 8 Bath	$5,850,000	$5,300,000
6893 E Cactus Wren Rd	3 Bed | 5 Bath	$4,890,000	$4,700,000
7180 E Belmont Ave	5 Bed | 5 Bath	$4,500,000	$4,234,000
6021 E Sage Dr	4 Bed | 5 Bath	$3,595,000	$3,200,000
5134 E Beryl Ave	5 Bed | 4 Bath	$2,500,000	$2,400,000
9827 N 65th Pl	5 Bed | 3 Bath	$2,549,900	$2,345,000
6402 E Fanfold Dr	4 Bed | 3 Bath	$2,450,000	$2,300,000
5434 E Lincoln Dr 33	3 Bed | 2 Bath	$2,395,000	$2,200,000
5510 E Cannon Dr	4 Bed | 3 Bath	$1,450,000	$1,450,000

All numbers are deemed reliable, but not guaranteed. Active/UCB Stats from 10/31/2026

Paradise Valley

OCTOBER 2026
MARKET ACTIVITY

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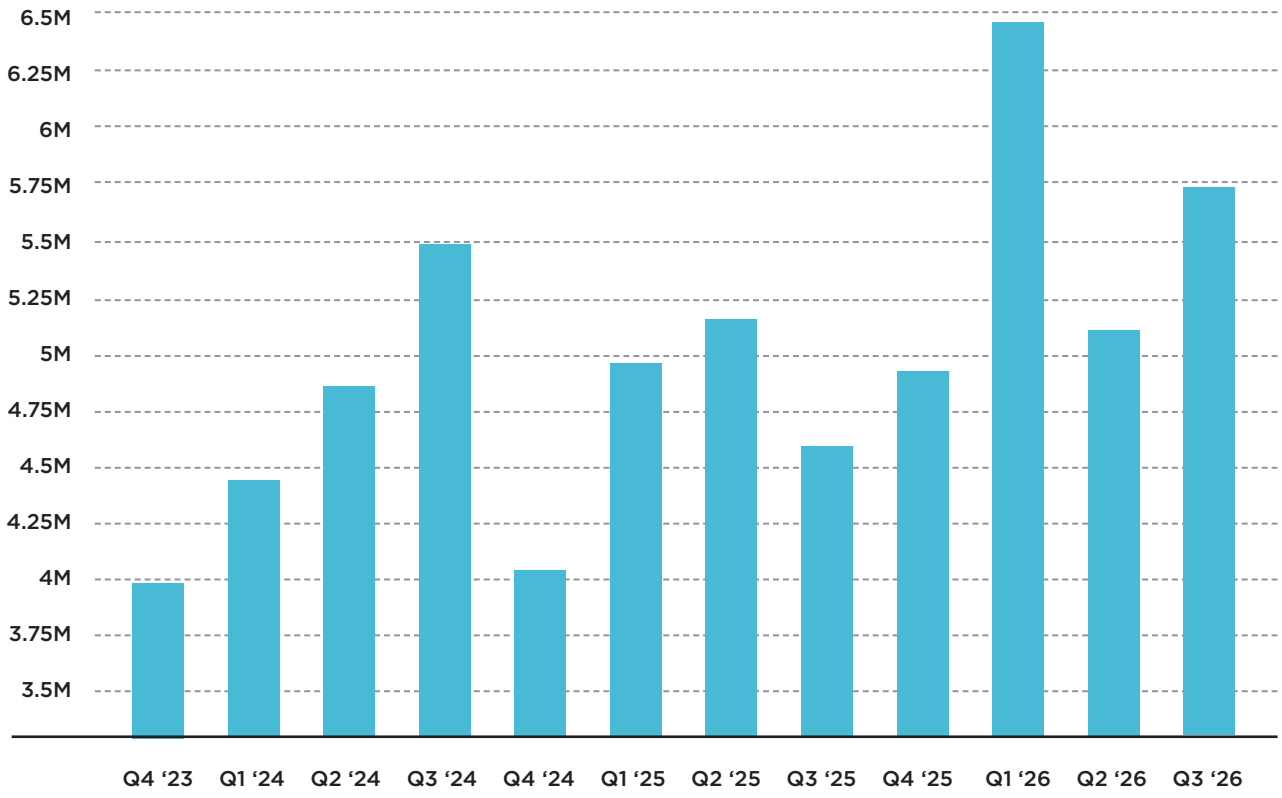
176
HOMES FOR SALE

11
UNDER CONTRACT
$2.995 – 22.5M

11
PENDING
$2.695 – 30.6M

$8,214,715
AVERAGE LIST PRICE
$1.5 – 30.0M

Average Sales Price Over The Last 12 Quarters



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FOR SALE IN PARADISE VALLEY COUNTRY ESTATES

5 BED | 5.5 BATH | 6,517 SQ FT | 1.295 ACRES

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New Listings + Recent Sales



CAMELBACK MOUNTAIN
4 Bed | 4.5 Bath | 4,664 Sq Ft | New Build



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



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



PARADISE VALLEY COUNTRY ESTATES
5 Bed | 5.5 Bath | 6,217 Sq Ft



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



CAMELHEAD ESTATES
3 Bed | 4.5 Bath | 5,141 Sq Ft



PARADISE VALLEY
4 Bed | 4.5 Bath | 4,188 Sq Ft



PARADISE VALLEY
Represented the Seller

New Listings + Recent Sales



ARCADIA LITE
4 Bed | 2.5 Bath | 3,188 Sq Ft



COLONY BILTMORE
3 Bed | 3 Bath | 2,113 Sq Ft



PARADISE VALLEY COUNTRY ESTATES
5 Bed | 5.5 Bath | 6,517 Sq Ft



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



COLONY BILTMORE
3 Bed | 2 Bath | 2,167 Sq Ft



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



ARCADIA PROPER
Represented the Buyer Listed by Local Luxury Christie's Real Estate



CAMELBACK MOUNTAIN
7 Bed | 7 Full Bath | 2 Half Bath | 10,035 Sq Ft



Timeless Santa Barbara Elegance Meets Effortless Indoor-Outdoor Living



FOR SALE IN DEB-LIN ESTATES

4 BED | 4.5 BATH | 4,188 SQ FT | .947 ACRES

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

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