

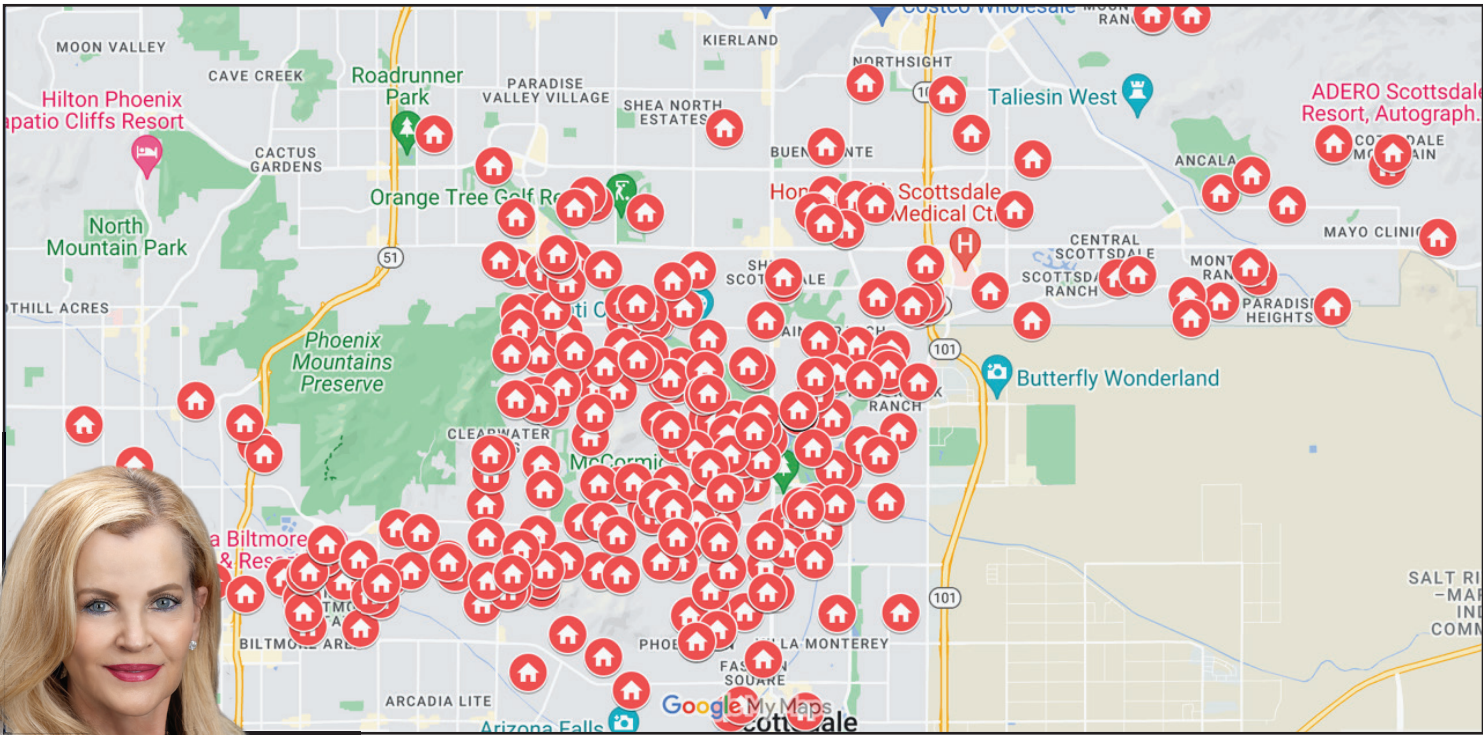
THE BROKERY
LOCAL REAL ESTATE BROKERS

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

If your property is currently listed with a REALTOR®, please disregard this notice. It is not our intention to solicit the offerings of other Brokers.

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Jan's Sales Verified

Homes Sold In Central Scottsdale & Paradise Valley

Local Knowledge - Over \$567,000,000 Sold

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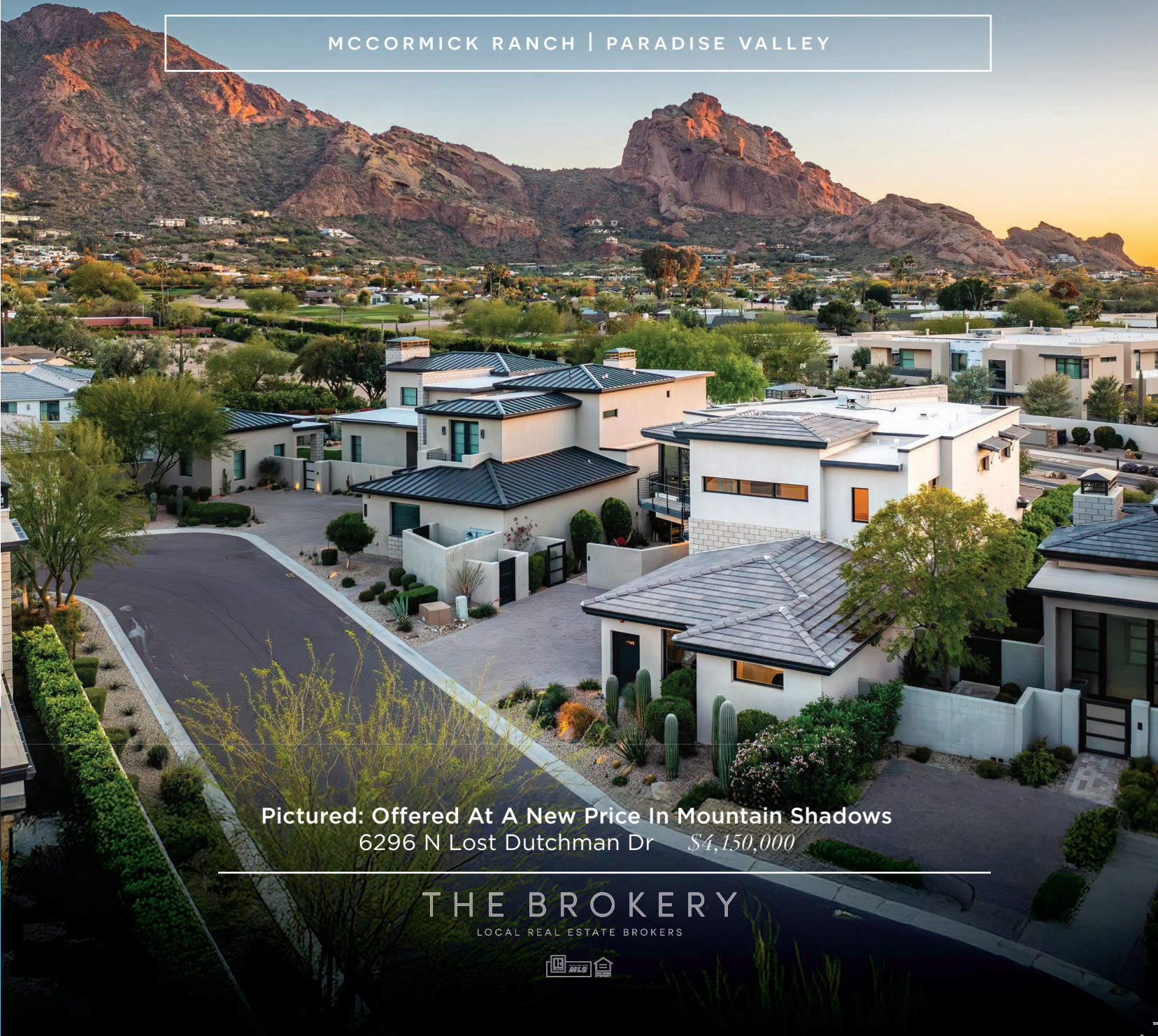
Interested in learning how to best position your home for the market?
Reach out anytime and let's develop a strategy
that gets you top dollar for your most valuable investment.



JAN KABBANI
LUXURY HOMES

Real Estate *Market Update*

MCCORMICK RANCH | PARADISE VALLEY



Pictured: Offered At A New Price In Mountain Shadows
6296 N Lost Dutchman Dr *\$4,150,000*

THE BROKERY
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What Do the Los Angeles Fires Mean for Our Real Estate Market?

Over the past few weeks, myself as well as other professionals I work with alongside The Brokery, have had several emotional conversations with families from Los Angeles who have been directly impacted by the devastating fires. These calls are raw and heartbreaking—husbands and wives trying to figure out the next best step for their families after losing their homes, schools, and communities in what feels like an instant.

What I’m hearing from most of them is that they’re not coming here blindly. Many already have friends, family, or fond memories tied to the Valley—and they’re hoping to find a sense of peace and stability in a familiar place. Most are looking to rent first, giving themselves time to get settled, navigate insurance, and explore schools before making any long-term decisions. For many, this is a time of regrouping, not rushing.

While some may ultimately decide to purchase a home, this initial wave is largely focused on temporary housing and getting grounded. I don’t expect this to shift the market dramatically just yet, but one thing is certain—demand for luxury rentals is already rising, and we’ll likely feel it even more in the weeks ahead. Our schools and neighborhoods may also see increased enrollment and activity as these families find their footing here.

I wanted to share this perspective in case you’ve been wondering how this might affect the market or heard about increased demand. It’s a situation that continues to evolve, and I’ll do my best to keep you informed as things develop.

In the meantime, my heart is with those who have been affected. I hope Arizona can offer them a sense of comfort and community as they begin to rebuild.

Jan



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NEIGHBORHOOD SPOTLIGHT

MCCORMICK RANCH			
Coming Soon	0 Listings	Closed	90 Sales
Active	169 Listings	Avg Sold Price	\$1,109,361
Under Contract/Pending	28 Contracts	Avg Days on Market (DOM)	70 Days
NOTABLE SALES:			
10006 N 79th Place.....		7459 E Butler Drive.....	
\$3,700,000		\$2,995,000	
7780 E Vacquero Drive.....		7878 E Gainey Ranch Rd #3.....	
\$3,500,000		\$2,350,000	
		8526 N 82nd Street.....	
		\$2,350,000	

PARADISE VALLEY			
Coming Soon	0 Listings	Closed	11 Sales
Active	207 Listings	Avg Sold Price	\$5,134,536
Under Contract/Pending	33 Contracts	Avg Days on Market (DOM)	99 Days
NOTABLE SALES			
6638 N 66th Place.....		5016 E Butler Dr.....	
\$9,625,000		\$6,450,000	
7000 E Horseshoe Rd.....		6630 E Stallion Dr.....	
\$6,950,000		\$6,315,000	
		6516 E Gold Dust Ave.....	
		\$6,300,000	

Numbers deemed reliable but not guaranteed. Sales Metrics for March 2025. Active data from April 3, 2025.
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FEATURED LISTINGS + RECENT SALES



7500 E McCormick Pkwy #32, Scottsdale, AZ 85254
2 Bed + Office | 2 Bath | 2,230 Sq Ft | \$1,785,000



7500 E McCormick Pkwy #19, Scottsdale, AZ 85254
3 Bed + Office | 2.5 Bath | 3,981 Sq Ft | Golf Course Lot | \$1,795,000



7500 E McCormick Pkwy #78, Scottsdale, AZ 85254
3 Bed + Office/Loft | 3.5 Bath | 3,629 Sq Ft | \$1,875,000



SOLD 7500 E McCormick Pkwy #63, Scottsdale, AZ 85254
Represented the Seller for \$1,900,000