

Paradise Valley 85253

ZIP code · AZ · Arizona > Maricopa County > Paradise Valley

SELLER'S MARKET

\$3.6M

MEDIAN SALE PRICE

-1.4%

1-YR CHANGE

497

SALES (12 MO)

\$3.6M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



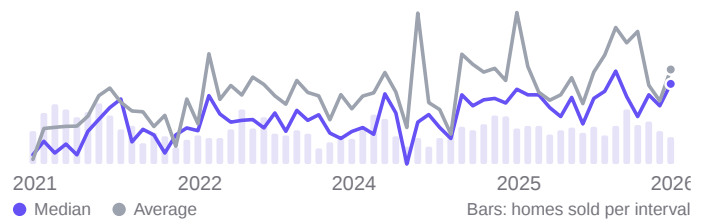
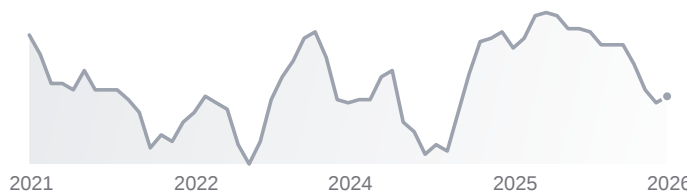
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$3.9M · Average \$4.3M

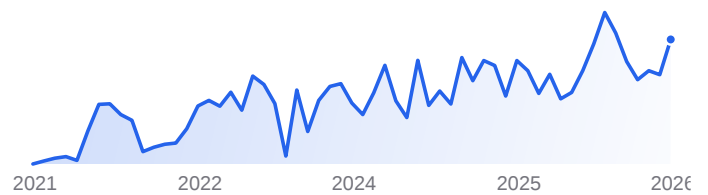
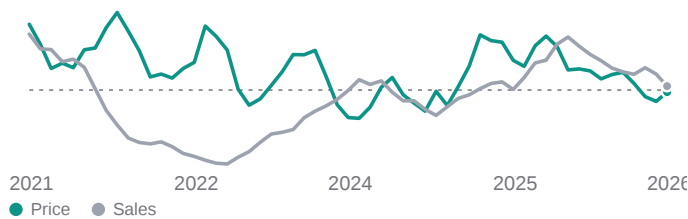


Growth (year over year)

Price -1.4% · Sales +2.7%

Price per square foot

\$948/ft²

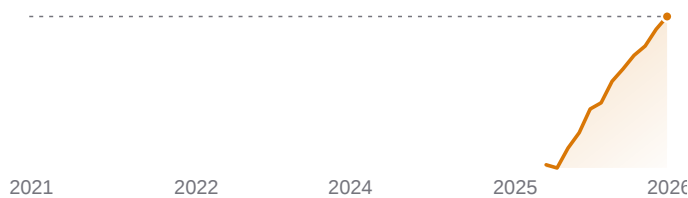


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

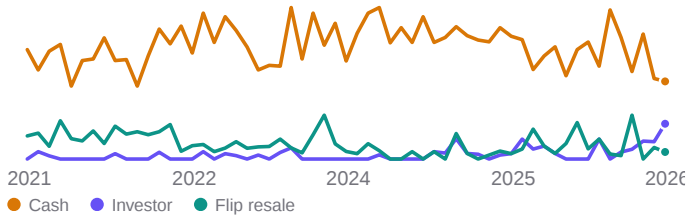
5.9%



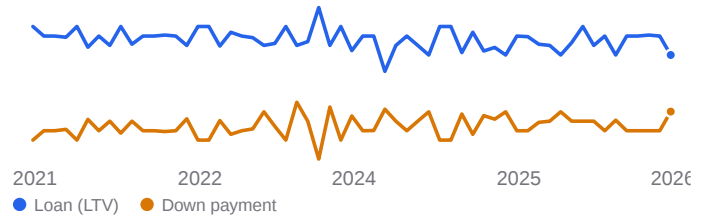
BUYERS & OUTCOMES

Buyer mix

Cash 35% · Investor 16% · Flip resale 3.2%

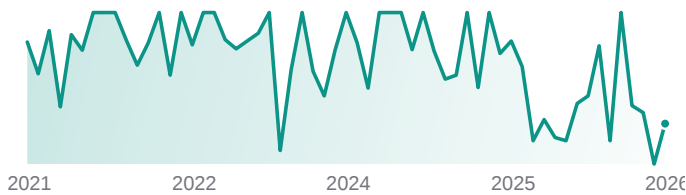


Financing (share of purchase price) Loan (LTV) 65% · Down payment 35%



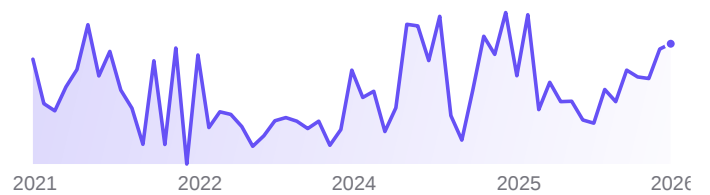
Sellers who sold at a gain

89%



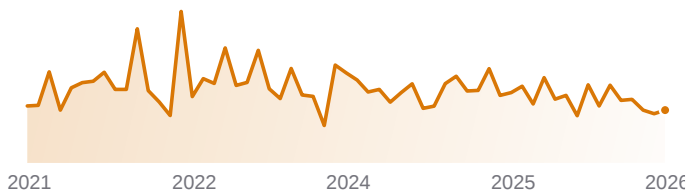
Typical hold before selling

6.5 yrs



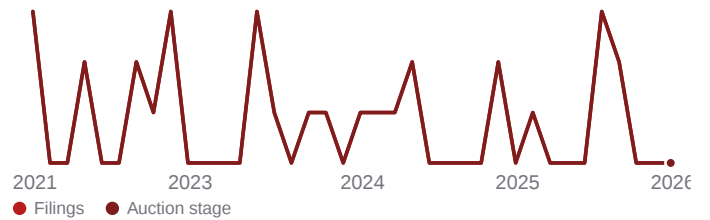
Median annualized return at resale

+6.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,423
Median value (AVM)	\$3.6M
Median size	4,131 ft²
Median bedrooms	4
Median year built	1987
Single family	81%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	1.1%
Owner occupied	66%
Company owned	53%
Median loan-to-value	21%

Typical ownership tenure

8.5 yrs

COMMUNITY

Population	18,454
Density	1,028 / mi²
Median household income	\$184K
Average household income	\$277K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	46
Homes occupied	84%
Bachelor's or higher	38%
Poverty rate	4.7%
Unemployment	1.0%
Average temp	71°F
Annual precip	10 in
Sunshine	86%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.