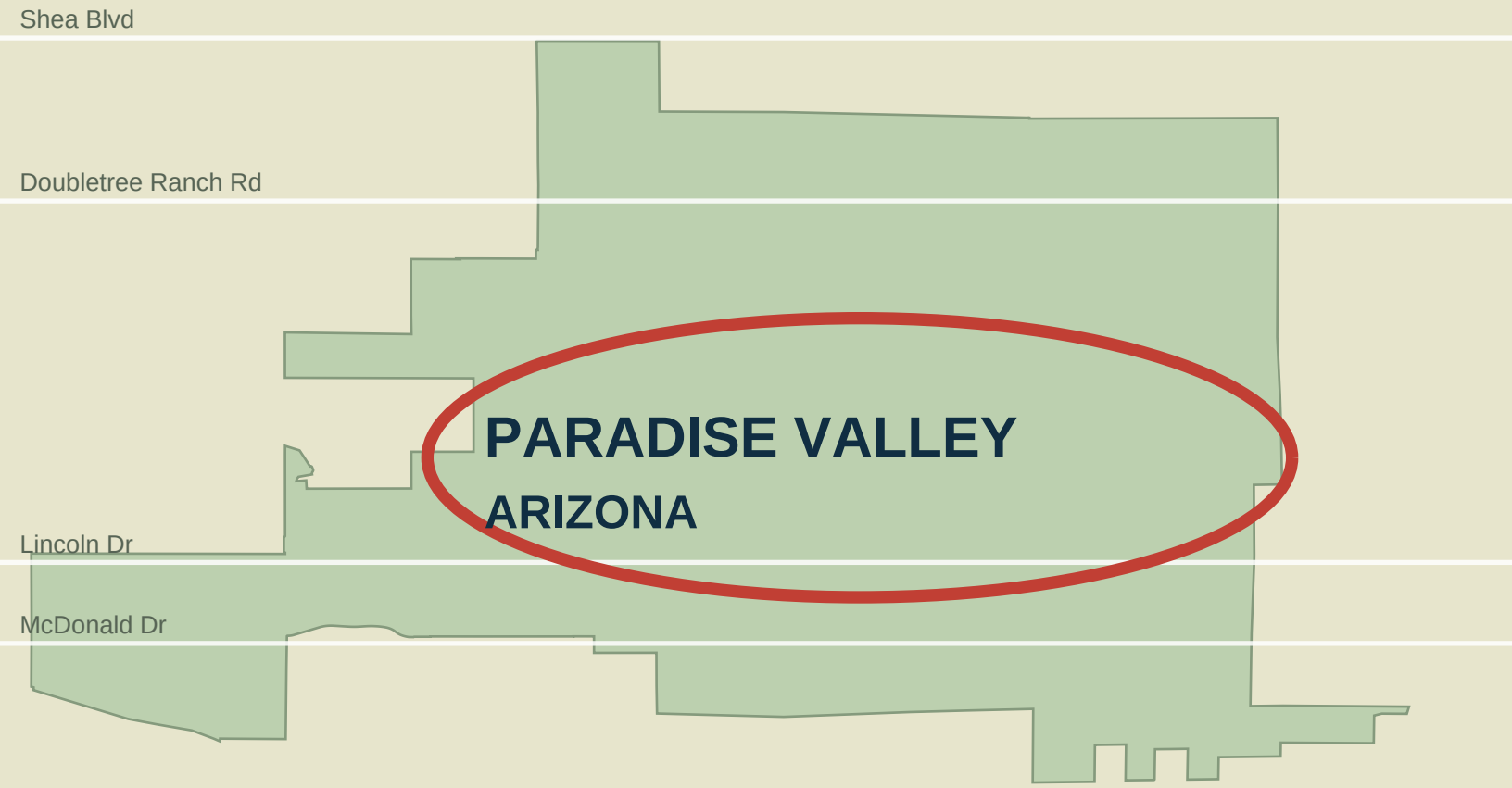
FREE BUYER REPORT

PARADISE VALLEY
HOUSE PRICE REPORT



Town boundary | Arizona geographic data

Single-family market snapshot | ZIP 85253

Data measured November 3, 2026

GLUCH GROUP | eXp Realty

Town outline is for orientation. Market figures cover ZIP 85253.

WHAT HOMES HAVE SOLD FOR

Start with the numbers.

Single-family detached homes in ZIP 85253. These figures describe the market as a whole, not the value of an individual home.

$4,300,000

Median sale price

Trailing 12 months

337

Closed sales

Trailing 12 months

175

Active listings

Excludes UCB / CCBS

21

Listings under contract

Point-in-time count

What this helps you do

Use the annual median to understand the center of the sales market. Compare homes like the one you want by location, size, condition and lot. A market median is not a price estimate for a specific house.

One date, two windows

The snapshot was measured November 3, 2026. Annual figures cover the preceding 12 months ending November 2. Inventory and under-contract counts are the November 3 snapshot.

Source: Cromford® Report - v2.cromfordreport.com. Chart ZS01, ZIP Code Market Snapshot, reference W114551-20677. ARMLS single-family detached. Figures quoted as reported. UCB: under contract accepting backups. CCBS: contract contingent on buyer sale.

ASKING PRICES AND SALE PRICES

Compare like with like.

Price per square foot is one way to compare homes. It is most useful when the homes have similar locations, condition, lot characteristics and usable space.

Median annual sale price per sq. ft.

$877.08

Median active asking price per sq. ft.

$1,047.04

These are different groups of homes.
The sales figure covers closed sales over 12 months. The asking figure describes homes still for sale on the snapshot date. Their difference is not an expected discount on any particular listing.

Look beyond the house size.
Compare the lot, condition, renovation history and intended work. Check zoning, hillside designation, drainage and permit records for the specific address.

Narrow it to the homes you want.
Tell us the kind of house you are looking for and the price range you have in mind. We can help you compare the options.

Questions? john@gluchgroup.com

Town maps and property research: paradisevalleyaz.gov/699/Public-GIS-Maps-Portal
Source: Cromford® Report - v2.cromfordreport.com. ZS01, measured November 3, 2026. ZIP 85253 is not an exact municipal-boundary selection. Map: Arizona Incorporated Places Boundaries; AZDOR is the authoritative boundary owner. Information is not guaranteed. Equal Housing Opportunity.