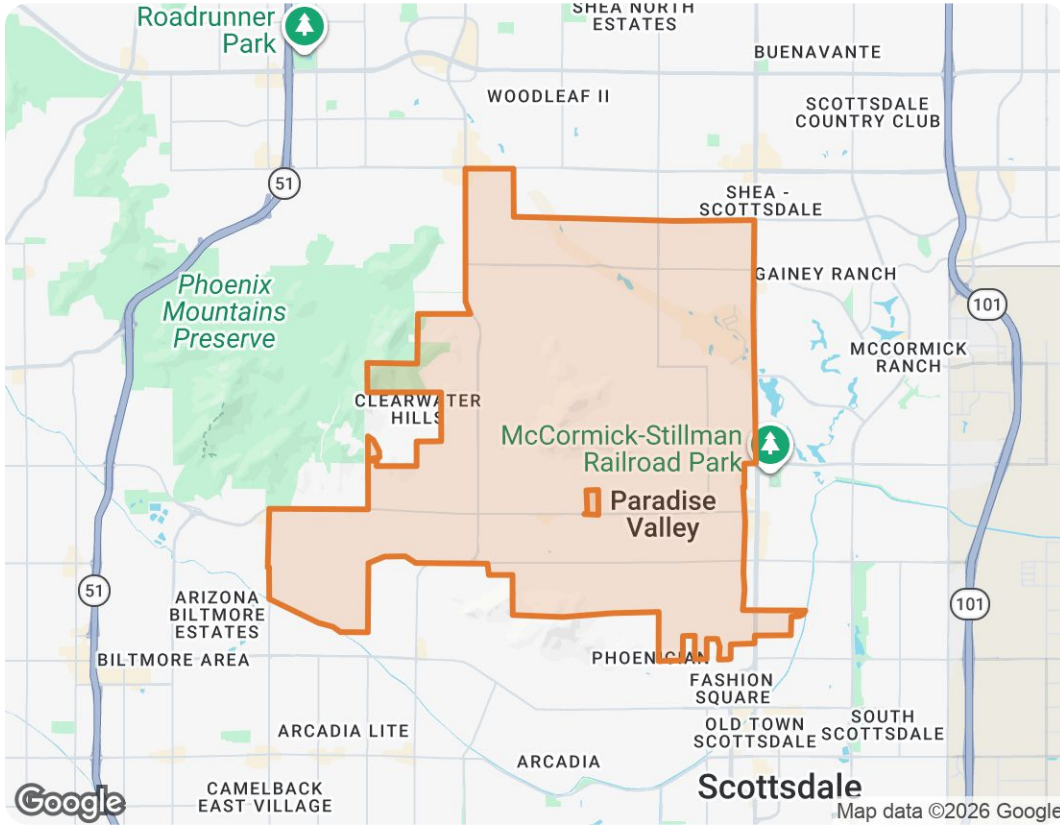


Paradise Valley, Arizona



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Market Trends

Market Trends for Paradise Valley, Arizona

Single Family + Condo/Townhouse/Apt.

April 2026

Market Type

Seller's
Market

Balanced
Market

Buyer's
Market

Key Details

<p>Months of Inventory</p> <p>9.38</p> <p>↑ 5.87% MoM</p>	<p>Sold to List Price %</p> <p>95.2%</p> <p>↑ 0.54% MoM</p>	<p>Median Days in RPR</p> <p>54</p> <p>↓ 23.94% MoM</p>	<p>Median Sold Price</p> <p>\$2,954,000</p> <p>↓ 30.08% MoM</p>
--	--	--	--

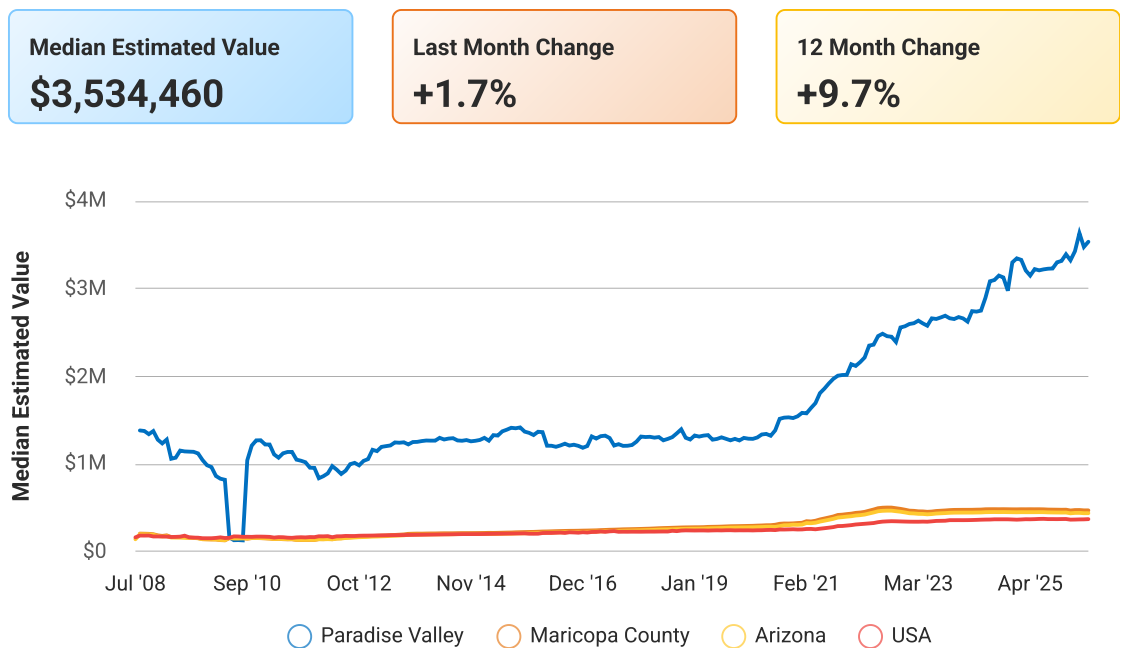
May 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



Paradise Valley, Arizona

April 2026 Active Listings

Paradise Valley, Arizona

Single Family + Condo/Townhouse/Apt.

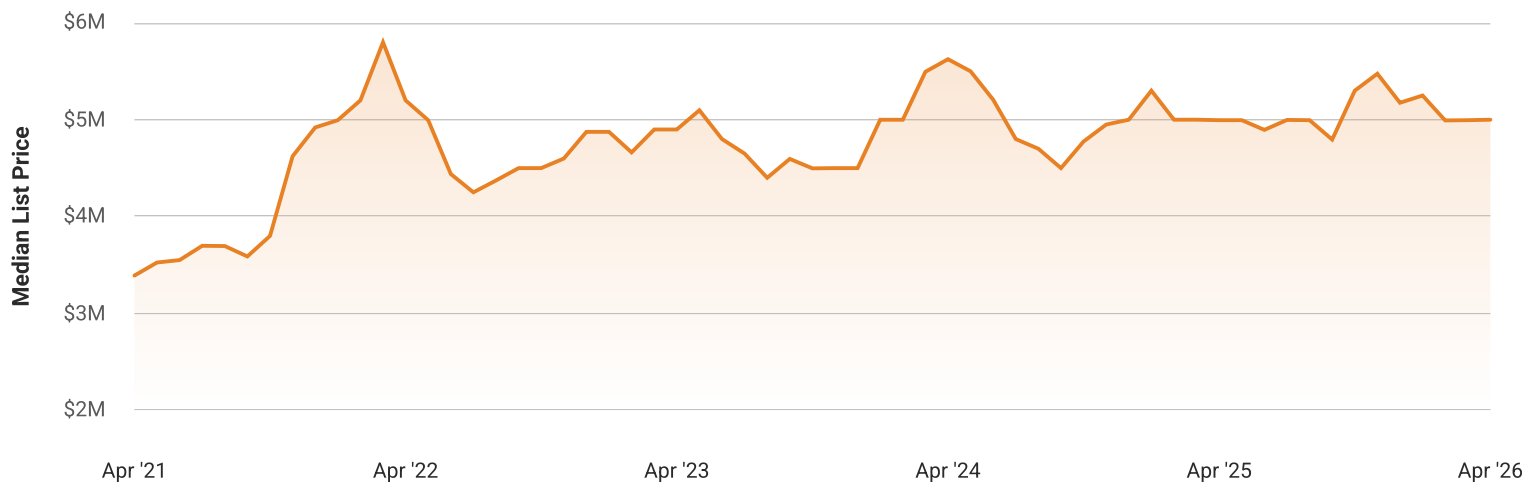
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$4,999,999

↑ 0.1% Month over Month



Paradise Valley, Arizona

April 2026 Sold Listings

Paradise Valley, Arizona

Single Family + Condo/Townhouse/Apt.

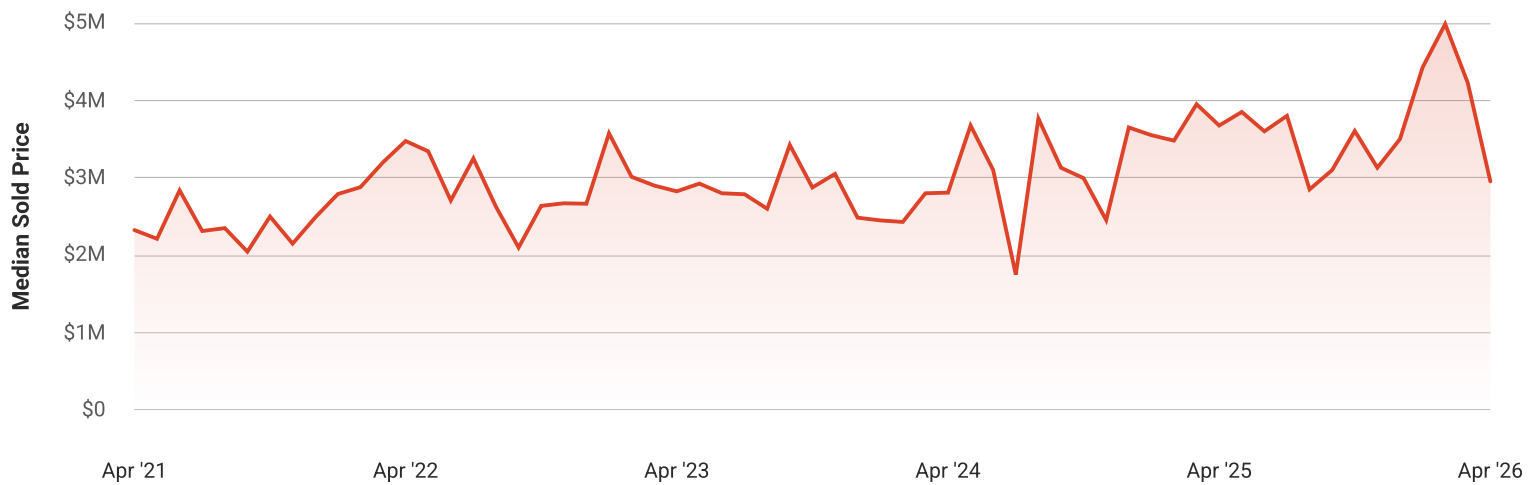
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$2,954,000

↓ 30.1% Month over Month



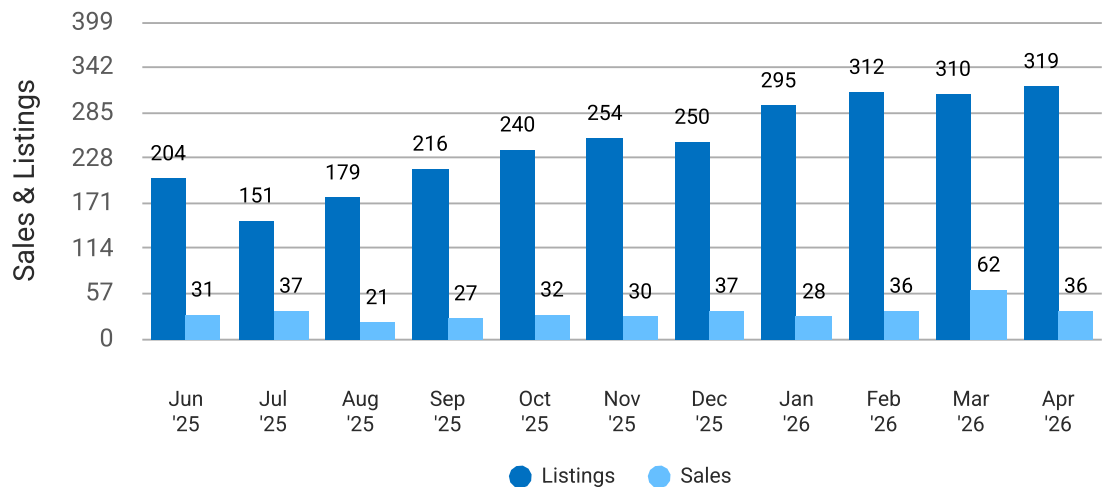
Total Sales and Active Listings in Paradise Valley, Arizona

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



Paradise Valley, Arizona

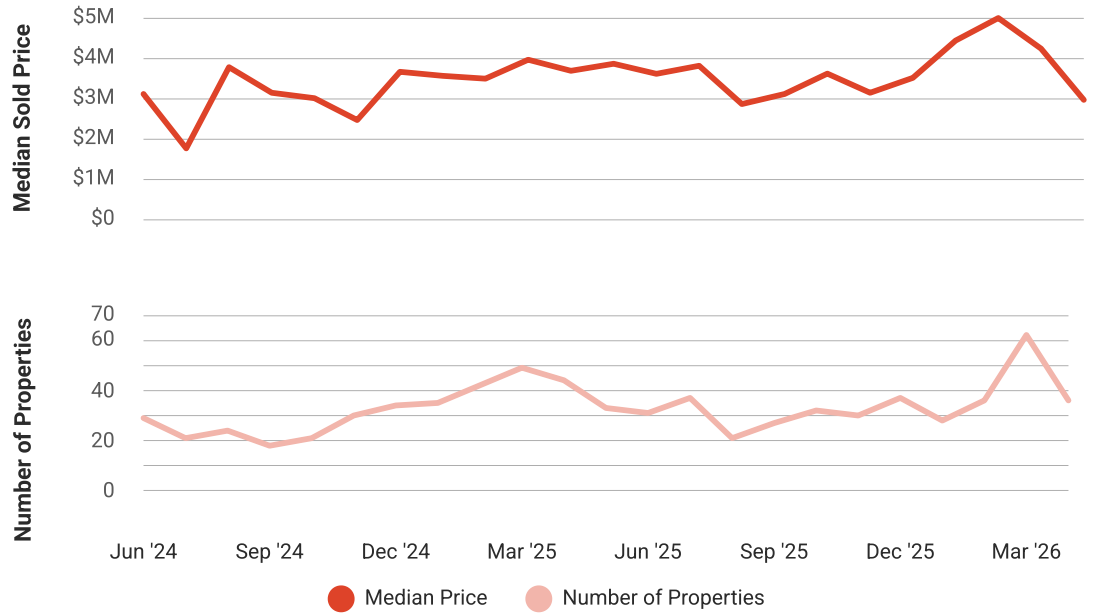
Median Sold Price vs Sold Listings in Paradise Valley, Arizona

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



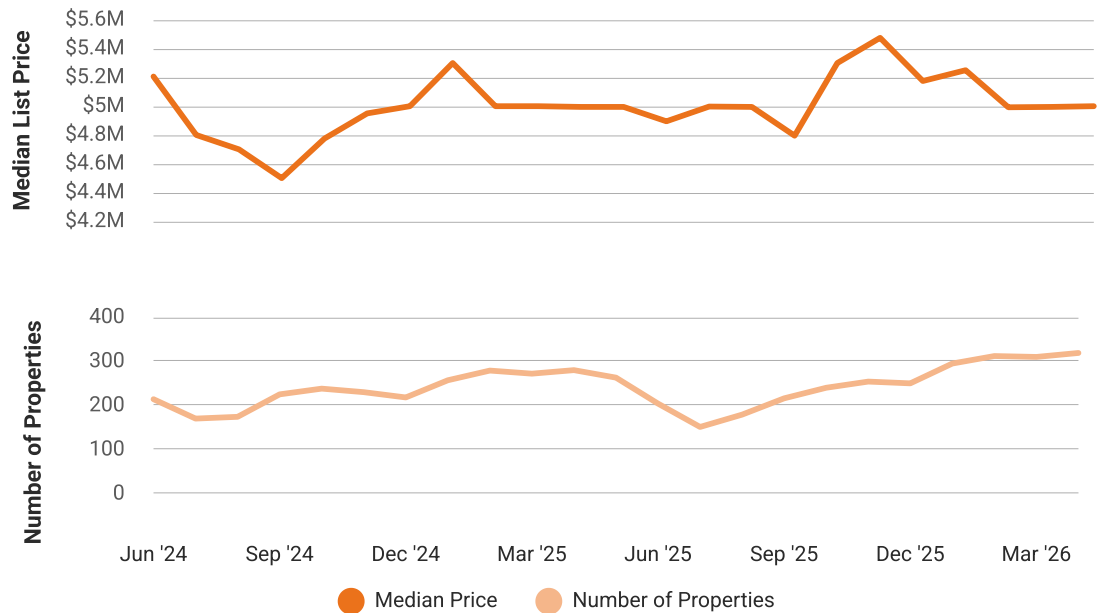
Median List Price vs Active Listings in Paradise Valley, Arizona

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 5/31/2026	\$3,534,460	\$3,475,100 +1.71%	\$3,426,360 +3.15%	\$3,222,200 +9.69%	\$2,748,850 +28.58%	\$2,576,810 +37.16%
Median Sold Price Last Updated: 4/30/2026	\$2,954,000	\$4,225,000 -30.08%	\$4,425,000 -33.24%	\$3,675,000 -19.62%	\$2,808,000 +5.2%	\$2,825,000 +4.57%
Median List Price Last Updated: 4/30/2026	\$4,999,999	\$4,995,000 +0.1%	\$5,250,000 -4.76%	\$4,995,000 +0.1%	\$5,625,000 -11.11%	\$4,899,000 +2.06%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market. Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

Sort Order: Date

Maximum Properties Per Change Type: 10

Change Types: New Listings, Pending, Closed, Distressed

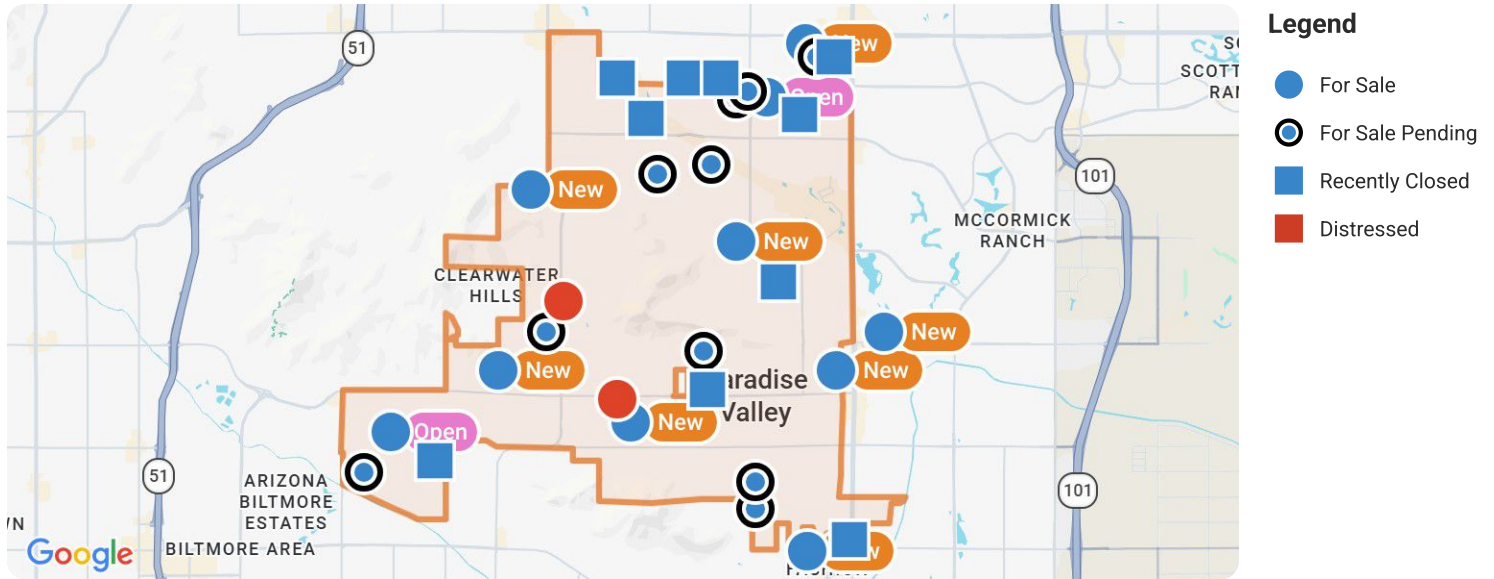
Property Types: Single Family, Condo/Townhouse/Apt

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Paradise Valley, Arizona

Summary

For Sale Activity in the Last 3 Months

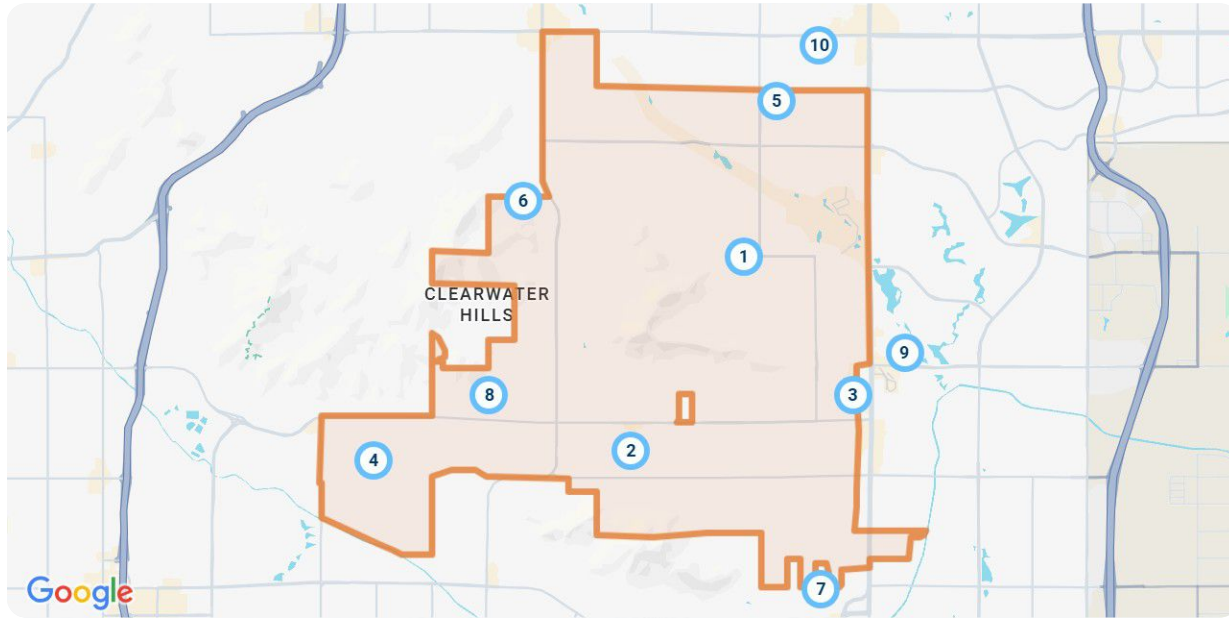


	New	Pending	Closed	Distressed
Number of Properties	10	10	10	1
Lowest Listing Price / Est.Value	\$390,000	\$282,500	\$2,075,000	\$4,900,000
Median Listing Price / Est.Value	\$5,600,000	\$2,745,000	\$3,975,000	\$4,900,000
Highest Listing Price / Est.Value	\$12,999,000	\$4,999,999	\$8,100,000	\$4,900,000
Average Price / sqft	\$1,013	\$625	\$807	\$1,032
Median Price / sqft	\$892	\$660	\$801	\$1,032
Average Days in RPR	5	137	84	-
Median Days in RPR	4	95	64	-
Total Volume	\$61,275,000	\$25,512,298	\$45,665,000	\$4,900,000
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

Market Activity Breakdown

New

Source: Listings



Legend

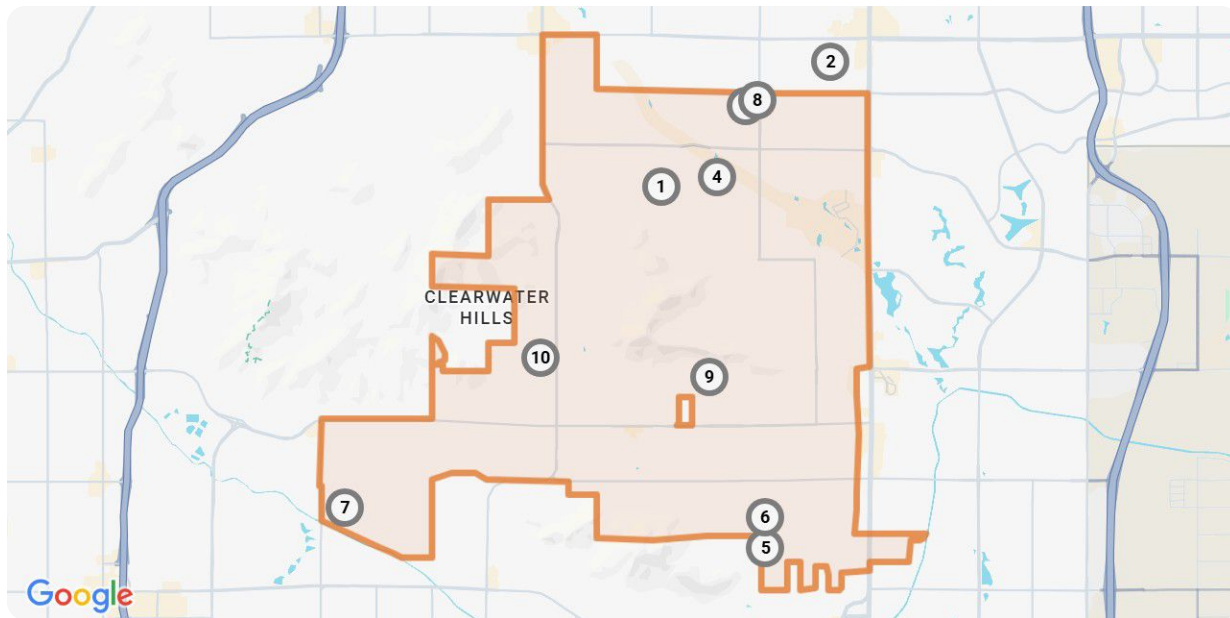
● Active For Sale

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>6202 E Turquoise Ave Paradise Valley, AZ 85253 MLS ID: 7037489 ● Active / For Sale</p> <p><i>Listing Courtesy of Homesmart</i></p>	Single Family	4/7	6,145	0.8 acres	2011	6/4/2026 1 day	\$5,200,000 \$846/sq ft
2	 <p>6318 N 52nd Pl Paradise Valley, AZ 85253 MLS ID: 7036997 ● Active / For Sale</p> <p><i>Listing Courtesy of Engel & Voelkers Scottsdale</i></p>	Single Family	4/4	4,053	0.8 acres	1949	6/3/2026 2 days	\$4,300,000 \$1,061/sq ft
3	 <p>6385 E Royal Palm Rd Paradise Valley, AZ 85253 MLS ID: 7036580 ● Active / For Sale</p> <p><i>Listing Courtesy of Homesmart</i></p>	Single Family	5/7	9,889	1.71 acres	2006	6/3/2026 2 days	\$8,900,000 \$900/sq ft
4	 <p>7825 N Invergordon Pl Paradise Valley, AZ 85253 MLS ID: 7036294 ● Active / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	6/7	7,810	1 acre	2026	6/2/2026 3 days	\$12,491,000 \$1,599/sq ft
5	 <p>4602 E Mockingbird Ln Paradise Valley, AZ 85253 MLS ID: 7036314 ● Active / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	3/4	3,960	0.99 acres	2017	6/2/2026 3 days	\$3,250,000 \$821/sq ft

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6	<p>5427 E Berneil Dr Paradise Valley, AZ 85253 MLS ID: 7035786 ● Active / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	5/6	7,389	1.05 acres	1998	5/31/2026 5 days	\$6,000,000 \$812/sq ft
7	<p>6940 E Cochise Rd, Unit 1044 Paradise Valley, AZ 85253 MLS ID: 7035294 ● Active / For Sale</p> <p><i>Listing Courtesy of The Agency</i></p>	Condo/Townhouse/Apt.	2/2	1,046	750 sqft	2008	5/30/2026 6 days	\$390,000 \$373/sq ft
8	<p>7101 E Belmont Ave Paradise Valley, AZ 85253 MLS ID: 7035088 ● Active / For Sale</p> <p><i>Listing Courtesy of My Home Group Real Estate</i></p>	Single Family	5/5	5,009	0.62 acres	1995	5/29/2026 7 days	\$6,150,000 \$1,228/sq ft
9	<p>6208 E Maverick Rd Paradise Valley, AZ 85253 MLS ID: 7034283 ● Active / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	6/7	8,092	1.17 acres	2026	5/28/2026 8 days	\$12,999,000 \$1,606/sq ft
10	<p>5031 N 69th Pl Paradise Valley, AZ 85253 MLS ID: 7033399 ● Active / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	4/2	1,805	0.36 acres	1960	5/26/2026 10 days	\$1,595,000 \$884/sq ft

Pending

Source: Listings



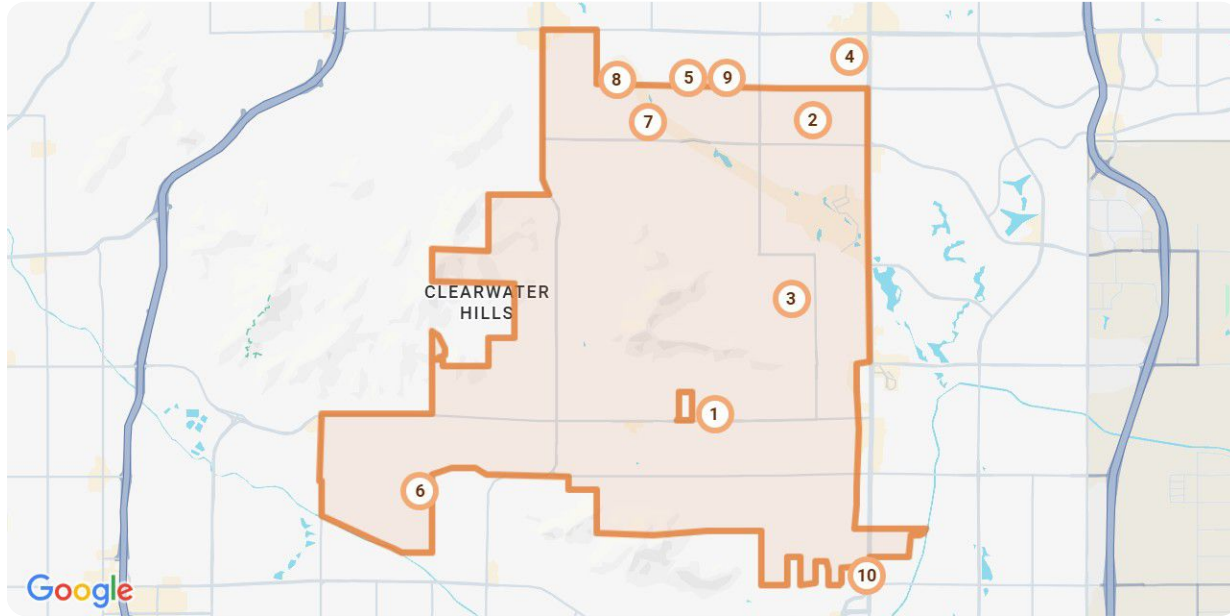
Legend

● Pending

Pending: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1	<p>7310 N Highcliff Dr Paradise Valley, AZ 85253 MLS ID: 6962461 Pending / For Sale</p> <p><i>Listing Courtesy of Berkshire Hathaway Homeservices Arizona Properties</i></p>	Single Family	4/4	4,500	2.32 acres 1974	1/1/2026	\$3,795,000 \$843/sq ft	6/4/2026 154 days
2	<p>7008 E Gold Dust Ave, Apt 241 Paradise Valley, AZ 85253 MLS ID: 7032588 Pending / For Sale</p> <p><i>Listing Courtesy of Homesmart</i></p>	Single Family	1/1	638	640 sqft 1989	5/23/2026	\$282,500 \$443/sq ft	6/3/2026 11 days
3	<p>5838 E Berneil Ln Paradise Valley, AZ 85253 MLS ID: 6911240 Pending / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	4/4	4,694	0.98 acres 1984	8/27/2025	\$3,750,000 \$799/sq ft	6/2/2026 279 days
4	<p>5434 E Lincoln Dr, #36 Paradise Valley, AZ 85253 MLS ID: 6991909 Pending / For Sale</p> <p><i>Listing Courtesy of Fathom Realty Elite</i></p>	Single Family	3/4	3,344	10,562 sqft 1967	3/2/2026	\$2,900,000 \$867/sq ft	6/2/2026 92 days
5	<p>7111 E Buena Terra Way Paradise Valley, AZ 85253 MLS ID: 6986285 Pending / For Sale</p> <p><i>Listing Courtesy of Arizona Best Real Estate</i></p>	Condo/Townhouse/Apt.	3/3	2,145	3,179 sqft 1975	2/18/2026	\$795,299 \$371/sq ft	5/27/2026 98 days
6	<p>8312 N 50th St Paradise Valley, AZ 85253 MLS ID: 6796258 Pending / For Sale</p> <p><i>Listing Courtesy of Realty One Group</i></p>	Single Family	8/9	10,094	1.63 acres 1995	12/19/2024	\$4,999,999 \$495/sq ft	5/13/2026 510 days
7	<p>5124 E Desert Park Ln Paradise Valley, AZ 85253 MLS ID: 6996136 Pending / For Sale</p> <p><i>Listing Courtesy of Realty One Group</i></p>	Single Family	5/6	4,631	0.93 acres 1968	3/10/2026	\$3,500,000 \$756/sq ft	5/13/2026 64 days
8	<p>6133 E Mountain View Rd Paradise Valley, AZ 85253 MLS ID: 7013880 Pending / For Sale</p> <p><i>Listing Courtesy of West Usa Realty</i></p>	Single Family	4/4	3,172	1.22 acres 1976	4/14/2026	\$2,590,000 \$817/sq ft	5/8/2026 24 days
9	<p>6900 E Gold Dust Ave, Unit 151 Paradise Valley, AZ 85253 MLS ID: 6964379 Pending / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Condo/Townhouse/Apt.	2/2	1,336	80 sqft 1985	1/6/2026	\$399,500 \$299/sq ft	5/1/2026 115 days
10	<p>9790 N Invergordon Rd Paradise Valley, AZ 85253 MLS ID: 7008567 Pending / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	5/4	4,438	1.01 acres 1984	4/3/2026	\$2,500,000 \$563/sq ft	4/27/2026 24 days

Closed

Source: Public Records and Listings



Legend

● Closed

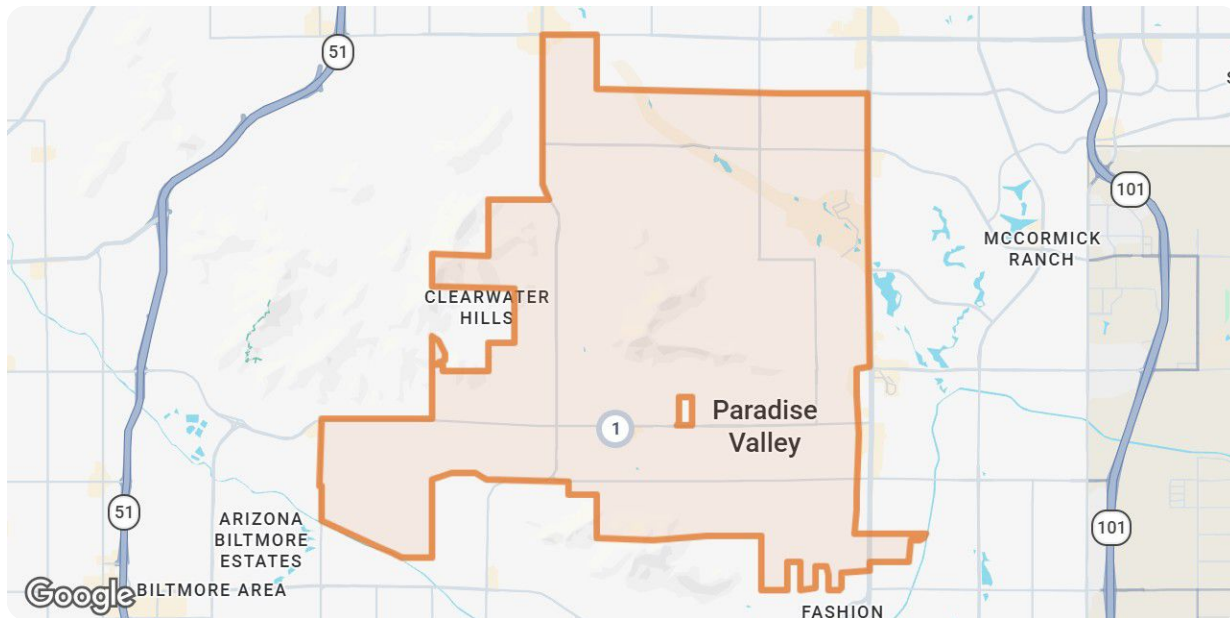
Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 <p>6301 E Huntress Dr Paradise Valley, AZ 85253 MLS ID: 6986122 ■ Closed / For Sale <i>Courtesy of Compass</i></p>	Single Family	4/6	7,961	1.09 acres 1991	6/1/2026 8 days	\$5,100,000 \$641/sq ft	↓ 7.19%
2	 <p>3905 E Sierra Vista Dr Paradise Valley, AZ 85253 MLS ID: 6955797 ■ Closed / For Sale <i>Courtesy of Compass</i></p>	Single Family	3/4	4,363	0.29 acres 2012	6/1/2026 168 days	\$2,200,000 \$504/sq ft	↓ 15.22%
3	 <p>6633 E Solano Dr Paradise Valley, AZ 85253 MLS ID: 7012973 ■ Closed / For Sale <i>Courtesy of Compass</i></p>	Single Family	4/4	3,672	1.02 acres 1978	6/1/2026 - days	\$3,750,000 \$1,021/sq ft	↓ 8.54%
4	 <p>5512 N 67th Pl Paradise Valley, AZ 85253 MLS ID: 6983906 ■ Closed / For Sale <i>Courtesy of Realty One Group</i></p>	Single Family	4/4	4,274	1.03 acres 1978	5/29/2026 64 days	\$3,250,000 \$760/sq ft	↓ 7.14%
5	 <p>6750 E Fanfol Dr Paradise Valley, AZ 85253 MLS ID: 6991483 ■ Closed / For Sale <i>Courtesy of Exp Realty</i></p>	Single Family	5/5	4,975	0.99 acres 1993	5/29/2026 57 days	\$3,200,000 \$643/sq ft	↓ 1.54%

Paradise Valley, Arizona

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
6	 <p>6207 E Indian Bend Rd Paradise Valley, AZ 85253 MLS ID: 6915192 Closed / For Sale</p> <p><i>Courtesy of Russ Lyon Sotheby's International Realty</i></p>	Single Family	4/6	7,001	1.15 acres / 2001	5/29/2026 / 131 days	\$6,240,000 / \$891/sq ft	↓ 3.85%
7	 <p>7101 N 47th St Paradise Valley, AZ 85253 MLS ID: 6984231 Closed / For Sale</p> <p><i>Courtesy of Realty One Group</i></p>	Single Family	5/7	7,065	1.04 acres / 2026	5/28/2026 / 71 days	\$8,100,000 / \$1,146/sq ft	↓ 4.71%
8	 <p>6737 N 60th St Paradise Valley, AZ 85253 MLS ID: 7017013 Closed / For Sale</p> <p><i>Courtesy of Keller Williams Realty Sonoran Living</i></p>	Single Family	5/5	4,990	1.3 acres / 1970	5/28/2026 / 5 days	\$4,200,000 / \$842/sq ft	-
9	 <p>5857 E Onyx Ave Paradise Valley, AZ 85253 MLS ID: 7007494 Closed / For Sale</p> <p><i>Courtesy of Russ Lyon Sotheby's International Realty</i></p>	Single Family	4/3	3,039	0.47 acres / 1978	5/28/2026 / 31 days	\$2,075,000 / \$683/sq ft	↓ 7.74%
10	 <p>8436 N Golf Dr Paradise Valley, AZ 85253 MLS ID: 6227061 Closed / For Sale</p> <p><i>Courtesy of Compass</i></p>	Single Family	5/7	8,029	1.12 acres / 2022	5/27/2026 / 220 days	\$7,550,000 / \$940/sq ft	↑ 3.5%

Distressed

Source: Public Records and Listings




Legend

- Off Market, Hold, Withdrawn, Expired, or Canceled

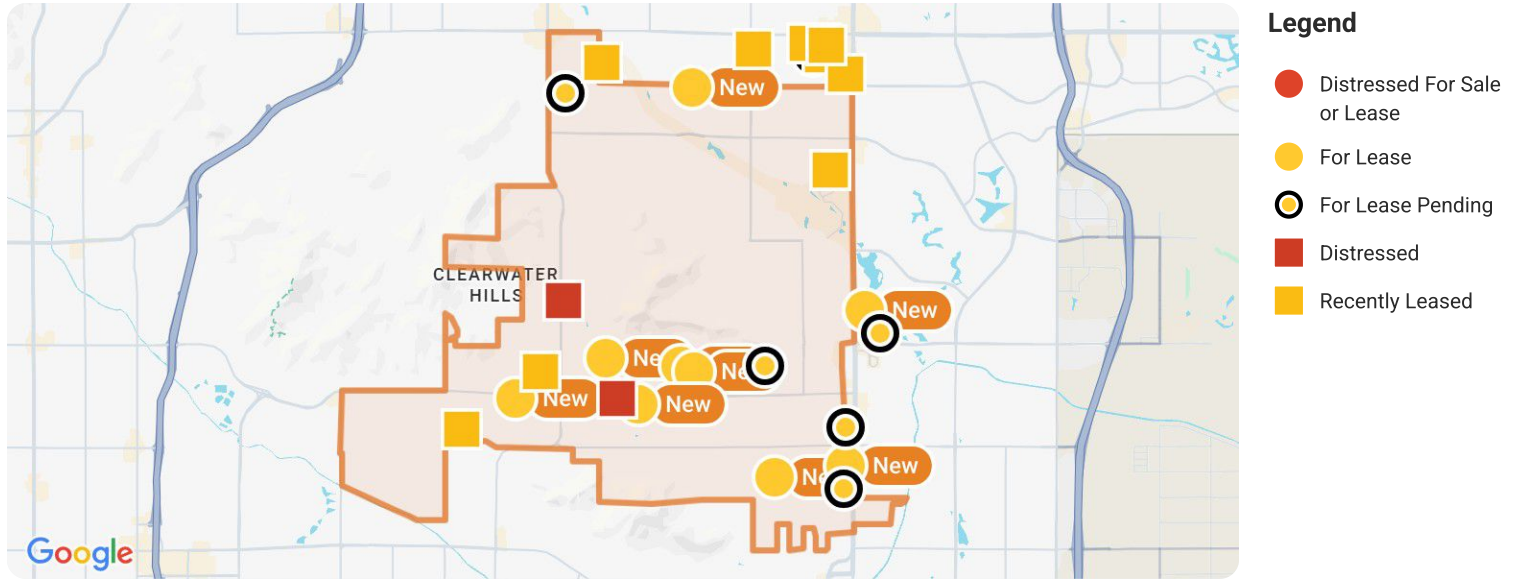


Paradise Valley, Arizona

Distressed: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 <p>6321 N Camelback Manor Dr Paradise Valley, AZ 85253</p> <p>Off Market / Public Record</p>	Single Family	-/7	4,746	0.53 acres 2019	- - days	- \$1,032/sq ft	3/31/2026 Notice of Trustee Sale

Summary

For Lease Activity in the Last 3 Months



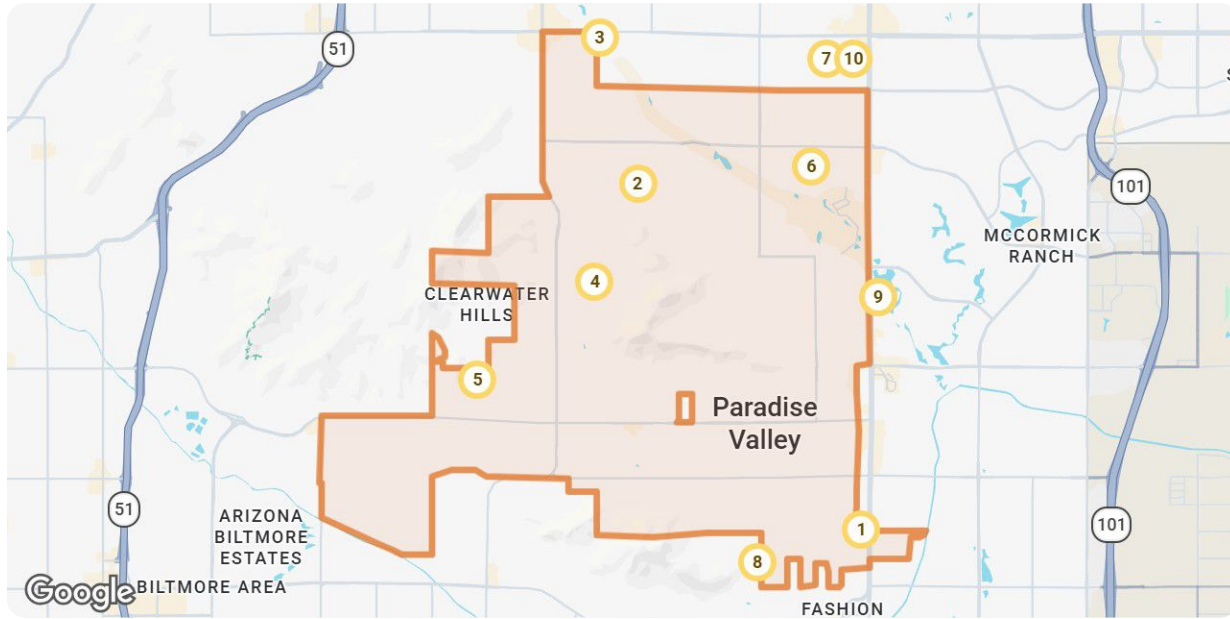
	New	Pending	Closed	Distressed
Number of Properties	10	3	10	1
Lowest Listing Price / Est.Value	\$1,800	\$1,500	\$2,074	\$4,900,000
Median Listing Price / Est.Value	\$7,748	\$9,900	\$3,700	\$4,900,000
Highest Listing Price / Est.Value	\$75,000	\$13,495	\$25,000	\$4,900,000
Average Price / sqft	\$3	\$3	\$3	\$1,032
Median Price / sqft	\$2	\$2	\$2	\$1,032
Average Days in RPR	12	24	47	-
Median Days in RPR	12	27	43	-
Total Volume	\$159,685	\$24,895	\$81,224	\$4,900,000
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

Paradise Valley, Arizona

Market Activity Breakdown

New

Source: Listings



Legend

● Active For Lease

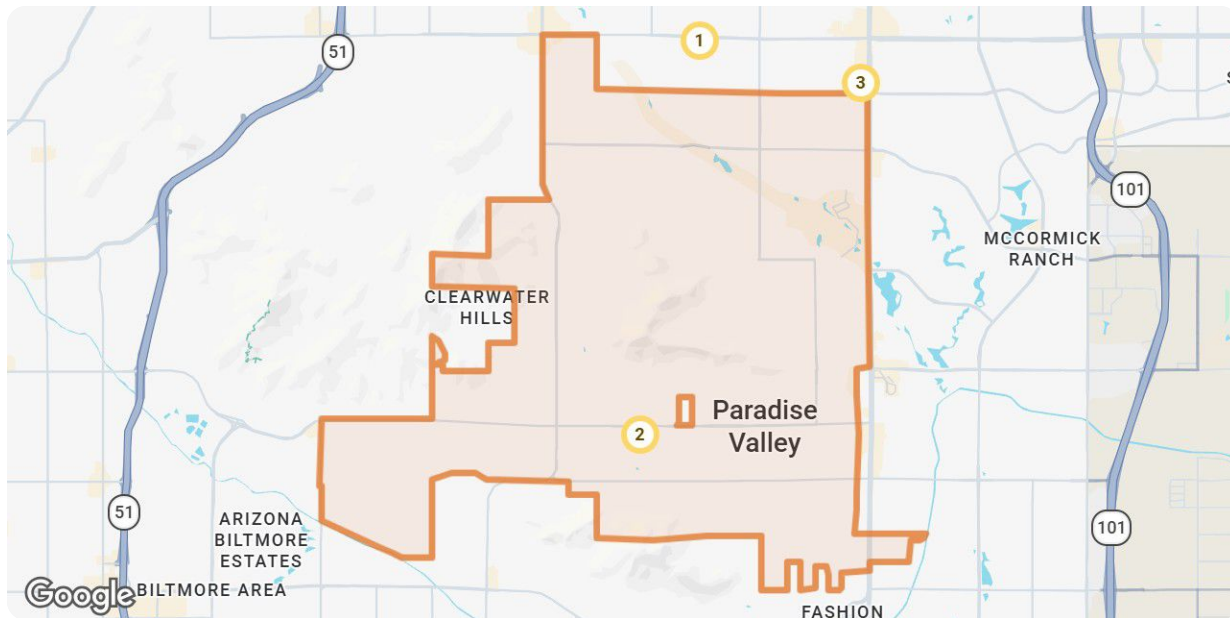
New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>7113 E Arlington Rd Paradise Valley, AZ 85253 MLS ID: 7035999 ● Active / For Lease <i>Courtesy of Mmre Advisors</i></p>	Condo/Townhouse/Apt.	2/2	1,532	3,540 sqft	1975	6/1/2026 4 days	\$3,495 mo. \$2/sq ft
2	 <p>5441 E Via Buena Vis Paradise Valley, AZ 85253 MLS ID: 7036335 ● Active / For Lease <i>Courtesy of Grigg's Group Powered By The Altman Brothers</i></p>	Single Family	6/8	8,492	1.05 acres	2023	6/1/2026 4 days	\$75,000 mo. \$9/sq ft
3	 <p>10401 N 52nd St, Unit 105 Paradise Valley, AZ 85253 MLS ID: 7034855 ● Active / For Lease <i>Courtesy of Homesmart</i></p>	Condo/Townhouse/Apt.	2/2	1,054	625 sqft	1995	5/29/2026 7 days	\$2,200 mo. \$2/sq ft
4	 <p>5136 E Roadrunner Rd Paradise Valley, AZ 85253 MLS ID: 7034497 ● Active / For Lease <i>Courtesy of Local Luxury Christie's International Real Estate</i></p>	Single Family	5/6	5,301	0.92 acres	1964	5/28/2026 8 days	\$12,000 mo. \$2/sq ft
5	 <p>6900 N Highlands Dr Paradise Valley, AZ 85253 MLS ID: 7033296 ● Active / For Lease <i>Courtesy of Compass</i></p>	Single Family	5/4	3,880	1.01 acres	1966	5/26/2026 10 days	\$18,000 mo. \$5/sq ft



New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6	<p>6730 E Sunnyvale Rd Paradise Valley, AZ 85253 MLS ID: 7032384 ● Active / For Lease</p> <p><i>Courtesy of Mmre Advisors</i></p>	Single Family	6/7	9,517	1.03 acres	2008	5/22/2026 14 days	\$24,995 mo. \$3/sq ft
7	<p>6885 E Cochise Rd, Apt 229 Paradise Valley, AZ 85253 MLS ID: 7030780 ● Active / For Lease</p> <p><i>Courtesy of Compass</i></p>	Single Family	2/2	1,258	-	1988	5/20/2026 16 days	\$2,200 mo. \$2/sq ft
8	<p>6352 E Vista Dr Paradise Valley, AZ 85253 MLS ID: 7030804 ● Active / For Lease</p> <p><i>Courtesy of Denman Realty Group, L.L.c</i></p>	Single Family	4/5	5,213	0.41 acres	1984	5/20/2026 16 days	\$16,995 mo. \$3/sq ft
9	<p>7401 N Scottsdale Rd, Unit 3 Paradise Valley, AZ 85253 MLS ID: 7029649 ● Active / For Lease</p> <p><i>Courtesy of Taylor Street Property Mgmt</i></p>	Condo/Townhouse/Apt.	3/3	2,351	-	1975	5/17/2026 19 days	\$3,000 mo. \$1/sq ft
10	<p>7008 E Gold Dust Ave, Apt 103 Paradise Valley, AZ 85253 MLS ID: 7029460 ● Active / For Lease</p> <p><i>Courtesy of West Usa Realty</i></p>	Single Family	2/2	920	927 sqft	1989	5/16/2026 20 days	\$1,800 mo. \$2/sq ft

Pending

Source: Listings



Legend

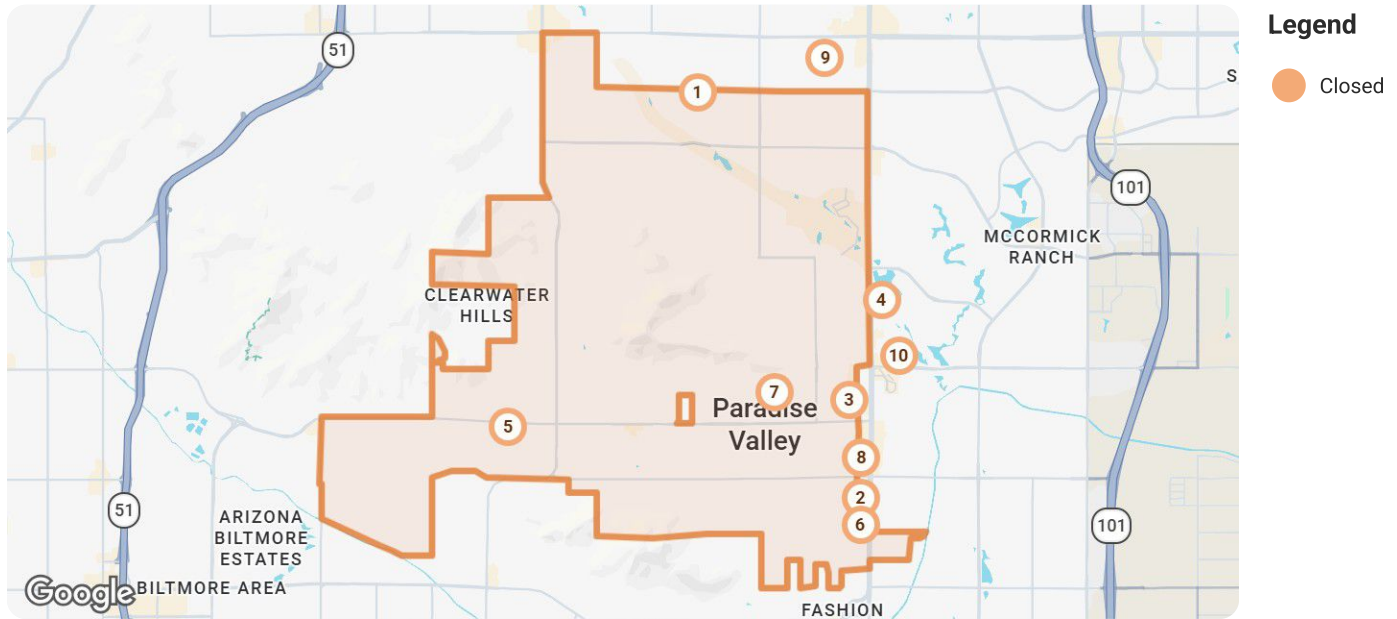
● Active For Lease











Pending: 3 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
	5927 E North Ln Paradise Valley, AZ 85253 MLS ID: 7028747 Pending / For Lease <i>Courtesy of Mmre Advisors</i>	Single Family	5/5	5,400	0.39 acres / 1970	5/15/2026	\$13,495 mo. / \$2/sq ft	6/1/2026 / 17 days
	5455 E Lincoln Dr, #1010 Paradise Valley, AZ 85253 MLS ID: 7015736 Pending / For Lease <i>Courtesy of Compass</i>	Single Family	2/3	1,702	- / 2017	4/17/2026	\$9,900 mo. / \$6/sq ft	5/14/2026 / 27 days
	9990 N Scottsdale Rd, Apt 102: Paradise Valley, AZ 85253 MLS ID: 7011481 Pending / For Lease <i>Courtesy of Homesmart</i>	Single Family	1/1	700	717 sqft / 1994	4/9/2026	\$1,500 mo. / \$2/sq ft	5/6/2026 / 27 days

Closed

Source: Public Records and Listings



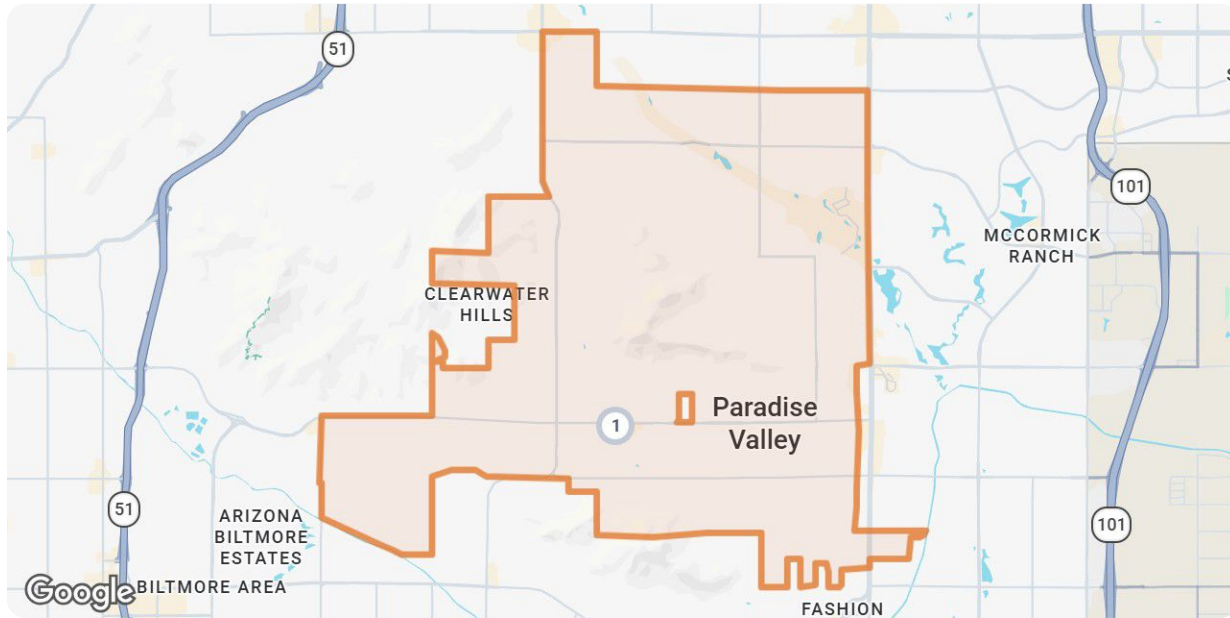
Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
	5901 E Mountain View Rd Paradise Valley, AZ 85253 MLS ID: 7016723 Closed / For Lease <i>Courtesy of Russ Lyon Sotheby's International Realty</i>	Single Family	5/5	5,765	0.98 acres / 2004	6/3/2026 / 21 days	- / \$3/sq ft	-
	5770 N Scottsdale Rd Paradise Valley, AZ 85253 MLS ID: 7017645 Closed / For Lease <i>Courtesy of West Usa Realty</i>	Condo/Townhouse e/Apt.	3/3	1,921	4,724 sqft / 1972	5/29/2026 / 27 days	- / \$2/sq ft	-

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3	 <p>6587 N Palmeraie Blvd, Unit 20 Paradise Valley, AZ 85253 MLS ID: 7007914 Closed / For Lease</p> <p><i>Courtesy of Williams Luxury Homes</i></p>	Single Family	2/3	2,100	1,889 sqft 2020	5/27/2026 49 days	- \$6/sq ft	-
4	 <p>7401 N Scottsdale Rd, Unit 7 Paradise Valley, AZ 85253 MLS ID: 7009764 Closed / For Lease</p> <p><i>Courtesy of Homesmart</i></p>	Condo/Townhouse/Apt.	3/3	2,351	1,707 sqft 1975	5/23/2026 44 days	- \$1/sq ft	-
5	 <p>4544 E Pebble Ridge Rd Paradise Valley, AZ 85253 MLS ID: 7021872 Closed / For Lease</p> <p><i>Courtesy of World Class Properties</i></p>	Single Family	5/4	4,414	- 1977	5/18/2026 15 days	- \$2/sq ft	-
6	 <p>5537 N 71st St Paradise Valley, AZ 85253 MLS ID: 6963420 Closed / For Lease</p> <p><i>Courtesy of Homesmart</i></p>	Condo/Townhouse/Apt.	3/2	2,139	4,275 sqft 1975	5/15/2026 130 days	- \$2/sq ft	-
7	 <p>6500 E Cactus Wren Rd Paradise Valley, AZ 85253 MLS ID: 7009656 Closed / For Lease</p> <p><i>Courtesy of Realty One Group</i></p>	Single Family	6/9	6,974	1.07 acres 2025	5/15/2026 45 days	- \$4/sq ft	-
8	 <p>6150 N Scottsdale Rd, Unit 42 Paradise Valley, AZ 85253 MLS ID: 7001797 Closed / For Lease</p> <p><i>Courtesy of Gregory Real Estate And Mgmt</i></p>	Condo/Townhouse/Apt.	2/3	1,356	63 sqft 1979	5/15/2026 42 days	- \$2/sq ft	-
9	 <p>6885 E Cochise Rd, Apt 132 Paradise Valley, AZ 85253 MLS ID: 6994229 Closed / For Lease</p> <p><i>Courtesy of Russ Lyon Sotheby's International Realty</i></p>	Condo/Townhouse/Apt.	2/2	1,049	105 sqft 1988	5/7/2026 62 days	- \$2/sq ft	-
10	 <p>7027 N Scottsdale Rd, Unit 224 Paradise Valley, AZ 85253 MLS ID: 7006947 Closed / For Lease</p> <p><i>Courtesy of Keller Williams Realty Sonoran Living</i></p>	Single Family	2/2	1,233	122 sqft 2004	5/2/2026 31 days	- \$2/sq ft	-

Paradise Valley, Arizona


Distressed

Source: Public Records and Listings



Legend

● Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 <p>6321 N Camelback Manor Dr Paradise Valley, AZ 85253</p> <p>Off Market / Public Record</p>	Single Family	-/7	4,746	0.53 acres 2019	- - days	- \$1,032/sq ft	3/31/2026 Notice of Trustee Sale

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