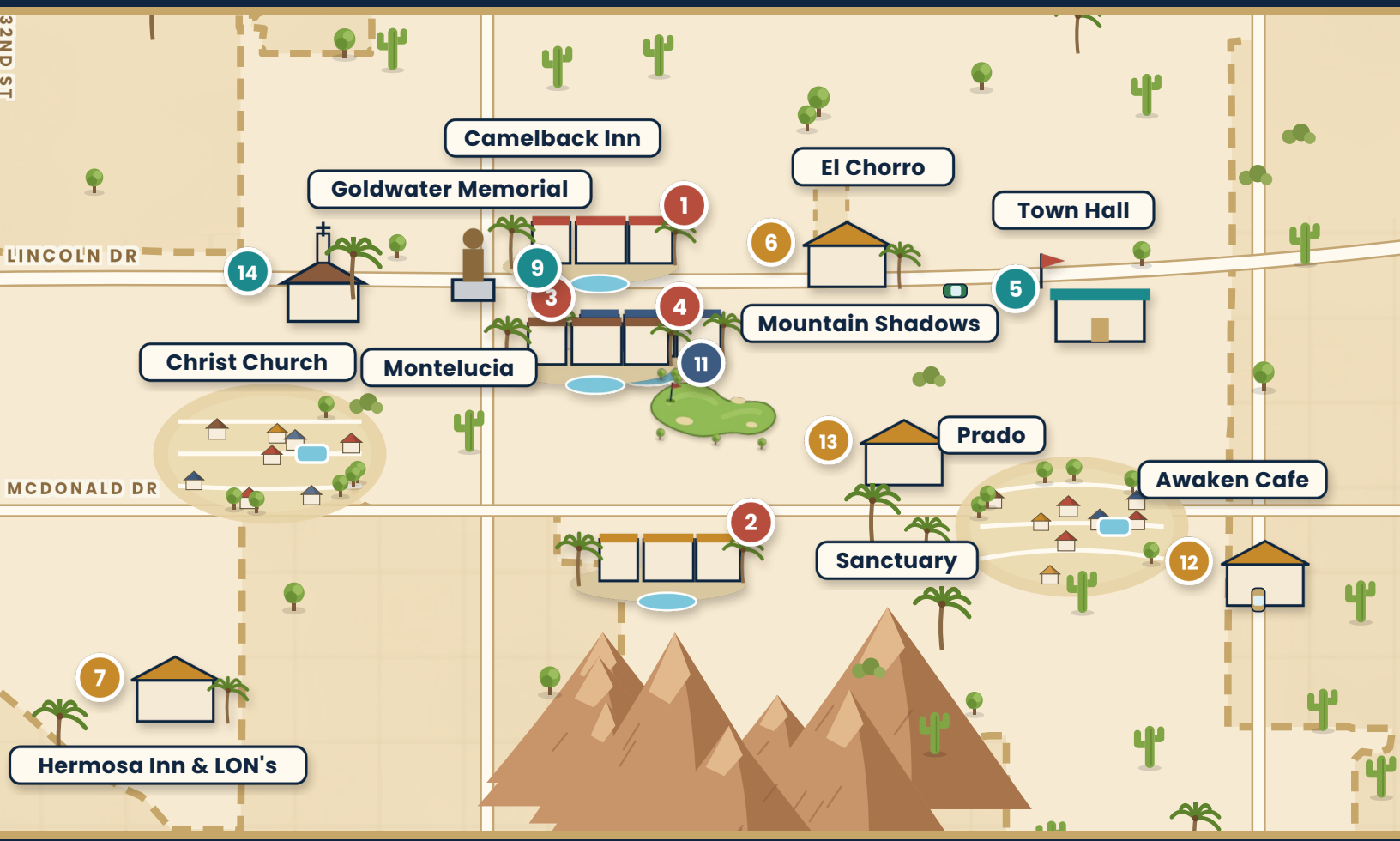
CITY GUIDE

Paradise Valley, AZ

Where to live, what homes cost, and what to know before you buy, from a local agent who works here every day.





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WELCOME

Thinking about Paradise Valley?

Paradise Valley is unlike anywhere else in the Valley: large lots, custom homes and mountain views in every direction, with some of Arizona's best-known resorts along Lincoln Drive. As a third-generation Phoenix native with 12+ years in Arizona real estate, I'd love to help you find your spot here.

Rebecca Medrano

PARADISE VALLEY AT A GLANCE

$4.3M
Median sale price, June to August 2026 (Redfin, small sample)

104 days
Median time on market, June to August 2026 (Redfin)

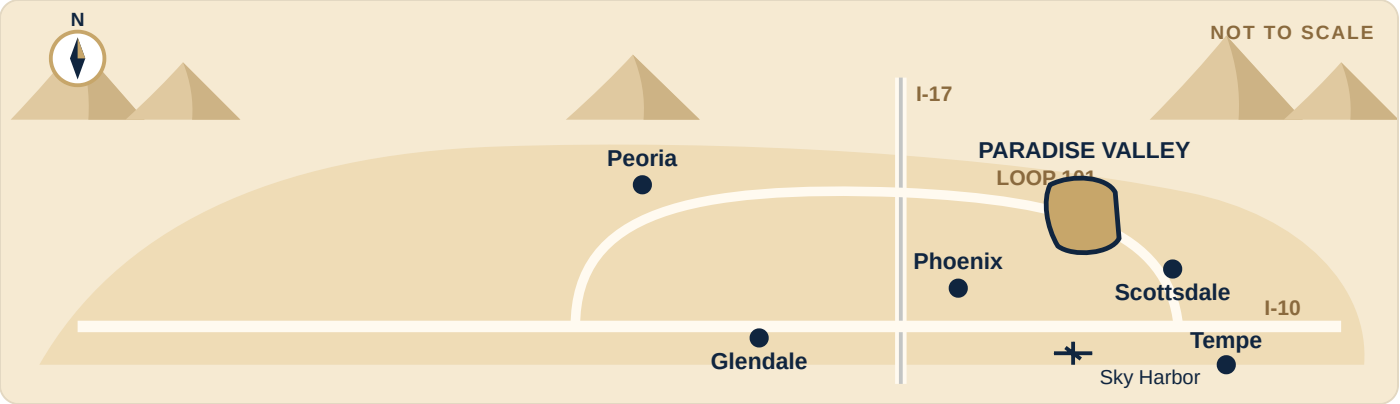
12,658
Residents at the 2020 Census

1961
The year Paradise Valley incorporated as a town

1 acre
Typical minimum lot size under the town's R-43 zoning

14 places
On the illustrated Paradise Valley map on page 5

WHERE PARADISE VALLEY SITS IN THE VALLEY



South Paradise Valley: Camelback Mountain's north slope and the resorts along Lincoln Drive: Camelback Inn, Mountain Shadows, Montelucia and Sanctuary, plus Christ Church of the Ascension to the west.

North Paradise Valley: Estate streets around Mummy Mountain, Cosanti and Camelback Golf Club, with Town Hall and Awaken Cafe toward Scottsdale Road.

WHERE TO LIVE

Living in Paradise Valley

Paradise Valley is a town of custom homes rather than master-planned communities. Here's what that means when you buy.

Estate lots

R-43 ZONING



Custom homes **Large lots** **Privacy**

- Most of the town is zoned R-43, which sets a minimum lot size of about one acre for a single-family home.
- Homes are mostly one-of-a-kind custom builds, from mid-century ranch houses to new contemporary estates.
- There's no freeway through town; Lincoln Drive, Tatum Boulevard and Scottsdale Road carry most of the traffic.

Hillside homes

CAMELBACK AND MUMMY MOUNTAIN



Views **Hillside rules**

- Lots on the mountain slopes have the biggest views.
- Building on the hillsides comes with extra town review, so ask before you plan a remodel.

Resort living

ALONG LINCOLN DRIVE



Resorts **Dining**

- The town's best-known resorts sit along Lincoln Drive, between Camelback and Mummy Mountain.
- Resort restaurants, spas and the public Short Course at Mountain Shadows are open to locals.

Touring a community? Ask these questions

- Are there deed restrictions or an HOA on this street?
- What setbacks and lot-coverage limits apply to this lot?
- Is the home on sewer or septic?
- Is the lot in a hillside area with extra building review?
- Is any new building planned nearby?
- Which schools are assigned to this address?

Sources: Town of Paradise Valley, U.S. Census Bureau, ARMLS. Confirm zoning and building rules with the Town.

THE MARKET

What homes cost right now



Paradise Valley had only 75 sales in August, so treat these numbers as a rough guide rather than a trend.

$4.3M
Median sale price
Small sample: 75 in August

$910
Median price per sq. ft.
No reliable year-over-year

104
Median days on market
About three and a half months

75
homes sold in August

4.7
months of supply

About 4.7 months of supply means it would take about five months to sell every home now listed, if no new homes came on the market.

Redfin, Paradise Valley, AZ, June to August 2026. Small sample; Redfin did not report a reliable year-over-year change.

How Paradise Valley compares: median price per square foot

Paradise Valley	**$869.43**
Scottsdale	**$463.14**
Carefree	**$437.79**
Fountain Hills	**$361.11**
Cave Creek	**$360.30**
Phoenix	**$281.54**

The Cromford Report, single-family detached homes, October 2026. Paradise Valley ranks 1st of 41 Valley cities and is up 7.9% year over year. Prices fell in 34 of those 41 cities over the same period.

If you're buying

- With homes taking several months to sell, there's usually room to compare and negotiate.
- Get pre-approved first so you know your real budget before you tour.
- Every home here is different, so I'll pull the closest true comparables for any home you're serious about.

If you're selling

- With so few sales, pricing takes careful comparables, not an average.
- Professional photography and a clean, well-prepped home stand out.
- I'll give you a real number based on what just sold nearby, not an algorithm.

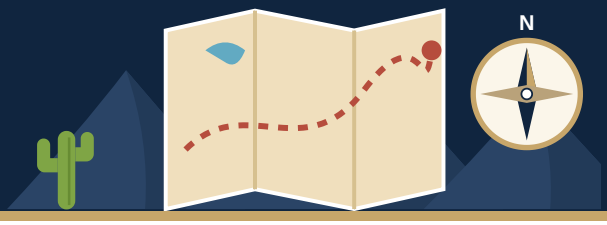
Want the numbers for one specific home?

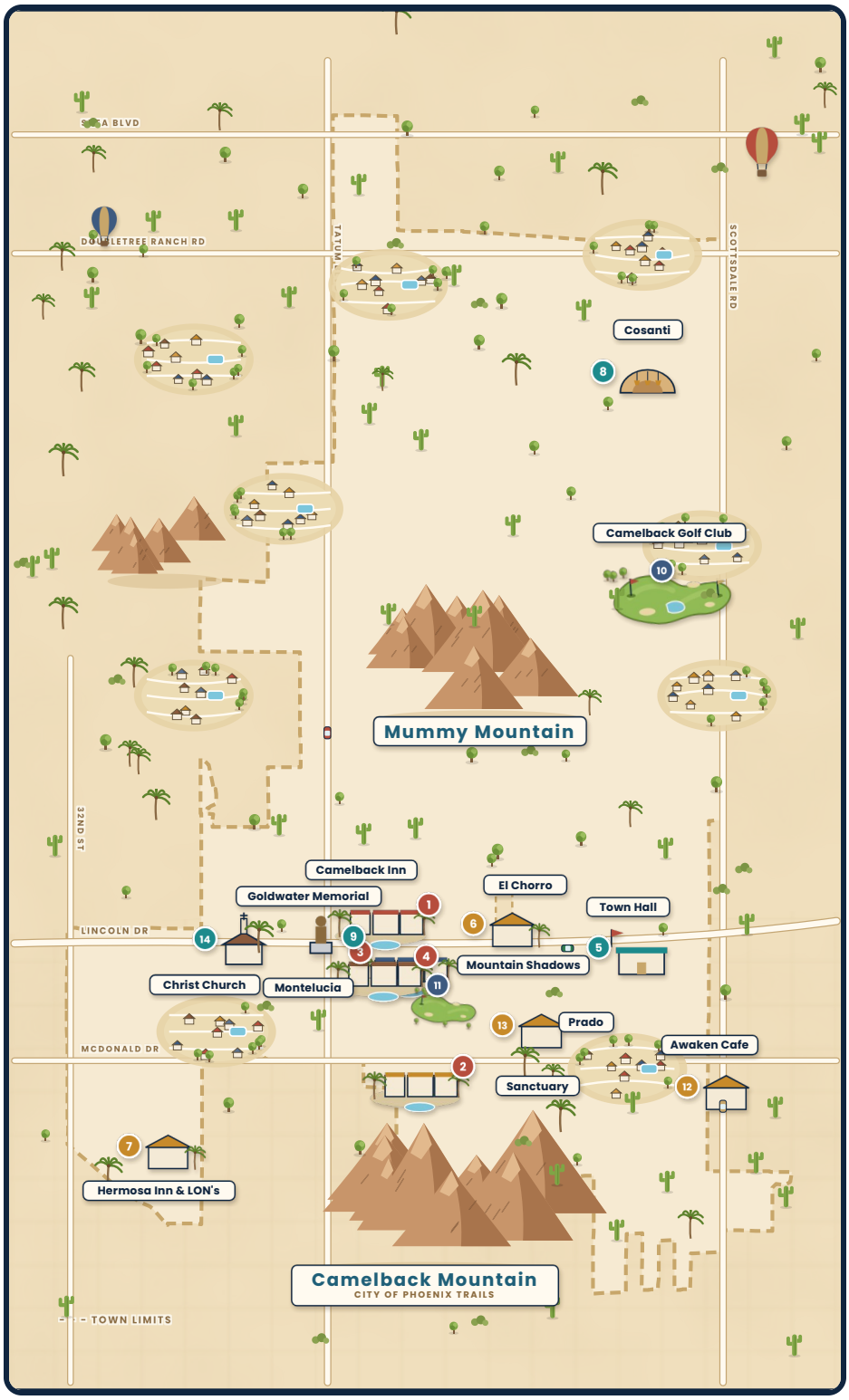
Whether you're eyeing a listing or wondering what yours would sell for, I'll pull the recent sales nearby and walk you through them.

Text or call: **(602) 509-1099**
Home value: **medranoaz.com/sell.html**

THE MAP

Paradise Valley, illustrated





RESORTS

1. Camelback Inn
2. Sanctuary Camelback Mountain
3. Omni Montelucia
4. Mountain Shadows

DINING

6. El Chorro
7. Hermosa Inn & LON's
12. Awaken Cafe
13. Prado at Omni Montelucia

CULTURE & HISTORY

8. Cosanti
9. Barry Goldwater Memorial
5. Paradise Valley Town Hall
14. Christ Church of the Ascension

GOLF

10. Camelback Golf Club
11. The Short Course

Map not to scale. Places shown in their general locations.

THINGS TO DO

Weekends in Paradise Valley



Camelback Mountain



Echo Canyon and Cholla, the mountain's two trails, start just outside town and are run by the City of Phoenix. Both are steep; go early.

Cosanti



Paolo Soleri's studio, where artisans pour his bronze wind-bells. The gallery is open to visitors.

Resort spas



Camelback Inn, Sanctuary and Montelucia all have full-service spas.

Golf



Camelback Golf Club's two public courses, plus the par-3 Short Course at Mountain Shadows.

Dining



El Chorro on Lincoln Drive, LON's at the Hermosa Inn, Prado at Montelucia, and Awaken Cafe on McDonald Drive.

Barry Goldwater Memorial



A statue honoring the Arizona senator at the corner of Tatum and Lincoln.

Sources: Town of Paradise Valley, Cosanti Foundation, Experience Scottsdale, the resorts' own sites. Check hours and reservations before you go.

BEFORE YOU BUY

Know before you buy in Paradise Valley



Lot and zoning rules

Most lots are zoned R-43. Before you plan a pool, guest house or addition, check the Town's setbacks and lot-coverage limits.

Hillside homes

Homes on the mountain slopes face extra Town review for new building and remodels. Ask me what that means for a specific lot.

Schools

Paradise Valley is served by more than one school district. Confirm the assigned schools for any address with the district.

Getting around

There's no freeway in town. Downtown Phoenix and Sky Harbor are around 20 to 25 minutes away on average, longer at rush hour.

Older homes

Many homes date from the 1950s to the '80s. Have your inspector look closely at the roof, plumbing, electrical and, if there is one, the septic system.

Arizona summers

During inspection, pay close attention to the age of the A/C system and, if there is one, the pool equipment. Both are expensive to replace.

Wondering whether Paradise Valley fits you?

Tell me your budget and what matters most, and I'll point you to the communities worth a look. No pressure, no obligation.

Rebecca Medrano

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Market data from Redfin and The Cromford Report as dated above. Information is deemed reliable but not guaranteed; verify independently. Arizona and federal fair housing law prohibit steering buyers toward or away from any area based on race, color, religion, sex, disability, familial status or national origin.