

THE WALBOT GROUP · REALTY ONE GROUP

The Paradise Valley Briefing — the town, on one page

Kept by Erik Walbot, The Walbot Group · October 2026

THE MARKET SPINE — LAST 12 MONTHS

Single-family closings **336** · average sold price **\$5,720,650** · **\$953.81** per sq ft · **104** average days on market

Attached homes — kept separate **78** closings · average sold price **\$1,216,444**

The eight-figure tier **44** closings over \$10M — against **16** the prior year · **\$637.9M** of eight-figure volume

THE RECORD LEDGER — TOP LINES

\$40,238,000	Mockingbird Lane · the Arizona record · closed Jul 2026 · all cash, over ask
\$33,500,000	Casa Blanca · closed Jan 2025 · privately reported, off-MLS
\$32,500,000	Saguaro Road · closed Apr 2026
\$32,388,888	Mockingbird Lane · closed Aug 2024
\$30,000,000	Saguaro Road · closed May 2025

ONE TOWN, THREE TERRAINS

The Slopes — Camelback and Mummy Mountain hillside: preserved ridgelines, Hillside Building Committee review, and views priced by the buildable envelope, not the panorama.

The Estate Floor — the flat acre ground: R-43, one house per acre, mostly ungated — the town code is the rulebook where no association exists.

The Gates — the guard-gated and gated enclaves on the town's own published list; inside them, each association keeps its own rules and its own record.

“I don't claim to have sold the most Paradise Valley. I maintain the record of it.”

— ERIK WALBOT

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Sources: FlexMLS pulls, Oct 30, 2026 · press as cited on the page's Record Ledger. Figures as of October 2026; segments kept separate by construction type, never blended. This sheet is market information, not an appraisal or a value opinion.