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From the Phoenix Business Journal:

<https://www.bizjournals.com/phoenix/news/2026/03/10/three-20-million-estates-close-paradise-valley.html>

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# Third estate this year closes for at least \$20M as wealthy buyers flock to Paradise Valley



Image: Aerobird Media

Listed for \$21.9 million in January 2025, this 17,250-square-foot estate just closed for \$20 million in cash.

AEROBIRD MEDIA



By [Angela Gonzales](#) – Senior Reporter, Phoenix Business Journal  
Mar 10, 2026

### Story Highlights

- Paradise Valley mansion sold for \$20M in cash on March 4
- Three estates have sold for at least \$20M in all-cash deals this year

- Paradise Valley attracted 10 luxury estates selling above \$10M in 2026

A Paradise Valley mansion with ponds and lush grounds spanning 4.1 acres has sold for \$20 million in cash.

Listed for \$21.95 million back in January 2025 by Joan Levinson of Realty One Group, the 17,265-square-foot estate boasts nine bedrooms and 12 bathrooms.

Six of those bedrooms are in the main house, while the rest are in three separate guest houses, Levinson said.

Bringing the buyer to the table were Catherine Lewis and Josh Shaver of Russ Lyon Sotheby's International Realty.

*Click on the gallery for a glimpse into the property:*



Image: Joan Levinson

Listed for \$21.95 million in January 2025, this 17,265-square-foot mansion in Paradise Valley sold for \$20 million.  
JOAN LEVINSON



The transaction closed March 4, marking the third estate to sell for at least \$20 million so far this year. All three were all-cash transactions.

Levinson closed on a separate \$20.9 million cash transaction on Feb. 26, selling a 2.5 acre property at 5641 N. Casa Blanca Drive in Paradise Valley.

The next day, on Feb. 27, an 11,832-square-foot home under construction at Silver Sky Development's luxury community sold for \$20 million.

That property is still under construction.

Katrina Barrett and Sabrina James of Local Luxury | Christie's International Real Estate represented Silver Sky Development on that transaction, while Kirk Linehan, founding and managing member of Apex residential, was the buyer's agent.

"What we're experiencing in the ultra luxury market over \$10 million is really unprecedented," Linehan said. "To have three houses over \$20 million close over the last 10 days – that's unprecedented. It really is incredible the amount of high net worth people we're seeing purchase property here."

It was enough that 10 Paradise Valley luxury estates closed for more than \$10 million so far in 2026, but to have three close for more than \$20 million takes the town's ultra luxury market to a new level.

Usually, the luxury market slows during the holidays but there was more activity than usual, Shaver said.

"It's been nonstop for us," he said.

Paradise Valley is attracting the attention of wealthy individuals from out of state, Lewis said.

"We're starting to be a foodie destination; we've got lots of great restaurants," she said. "Paradise Valley is such a great central location. Anything that you could possibly need is right there, including the airport."

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