



Russ Lyon | Sotheby's
INTERNATIONAL REALTY



DESERT MOUNTAIN

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Treating Clients Like Family

www.DesertMountain.properties

Please find below the Desert Mountain Market Overview for December 2017. You can view all currently listed Desert Mountain homes and lots very easily on our “quick search” map at our website DesertMountain.Properties. Simply click on the Desert Mountain community located on the Scottsdale Map in the middle of the home page. Additionally... see what has sold in the last year. Please call or email with any questions.

Our business philosophy is simple - we stick to the basics, show up on time, answer our phones, deliver what we promise and.....***We Treat our Clients like Family!***

Kirk & Keith Marshall - The Marshall Brothers

Desert Mountain Real Estate Market Update

Homes

	# of Listings	Homes	List Price	Price/SqFt	SqFt	Days On Market
Active	178	Low	\$ 535,000	\$ 176	1,836	1
		Avg.	\$ 1,797,355	\$ 393	4,966	303
		High	\$12,500,000	\$ 1,219	12,415	1,552
Pending	21	Low	\$ 655,000	\$ 225	2,292	7
		Avg.	\$ 2,009,900	\$ 397	4,266	257
		High	\$ 4,495,000	\$ 714	6,294	816

Homes Sold December 2017

	#/Sold Listings	List Price	Sold Price	Sold \$/SqFt	SqFt	Days On Market
Sold	16	Low	\$ 599,000	\$ 535,000	\$ 217	2,066
		Avg.	\$ 1,880,037	\$ 1,752,637	\$ 376	4,277
		High	\$ 6,950,000	\$ 6,100,000	\$ 1,011	6,465

Homes Sold - December 2017 by Village

MLS #	Address	SqFt	Apx. \$/SqFt	Sold Date	List Price	Sold Price
5655731	Sonoran Cottage 38	2,086	256	12/15	\$599,000	\$535,000
5667968	Sonoran Cottage 27	2,292	275	12/26	\$650,000	\$630,000
5680810	Sonoran Ridge 28	2,490	281	12/29	\$775,000	\$700,000
5371307	Grey Fox 121	3,027	248	12/10	\$839,000	\$750,000
5666778	Desert Fairways 35	2,990	268	12/02	\$850,000	\$800,000
5665315	Desert Hills 3	3,901	217	12/30	\$899,000	\$845,000
5590678	Sunrise Village 246	4,341	323	12/20	\$1,595,000	\$1,400,000
5563443	Painted Sky 50	5,060	296	12/15	\$1,690,000	\$1,500,000
5486554	Mountain Skyline 94	4,697	319	12/27	\$1,598,888	\$1,500,000
5636196	Sunset Canyon 32	4,569	374	12/15	\$1,795,000	\$1,710,000
5506309	Mountain Skyline 86	4,358	400	12/14	\$1,795,000	\$1,745,000
5562040	Gambel Quail 87	5,741	327	12/07	\$1,950,000	\$1,875,000
5641784	Gambel Quail Preserve	5,044	486	12/07	\$2,297,700	\$2,452,190
5688584	Gambel Quail Preserve 254	5,342	473	12/28	\$2,597,000	\$2,525,000
5351394	Apache Peak Reserve 73	6,465	460	12/21	\$3,200,000	\$2,975,000
5418506	Saguaro Forest 234	6,033	1,011	12/20	\$6,950,000	\$6,100,000

Lots

	# of Lots	# of Listings		
		Listings	List Price	Days On Market
Active	98	Low	\$ 74,950	13
		Avg.	\$ 424,097	733
		High	\$ 1,595,000	4,239
Pending	6	Low	\$ 95,000	48
		Avg.	\$ 244,750	677
		High	\$ 525,000	1,087
Sold	#/Sold Lots	#/Sold Listings		
		Listings	Sold Price	Apx. Acres
Sold	5	Low	\$ 188,900	.78
		Avg.	\$ 299,140	.89
		High	\$ 499,000	.97
				Days On Market
				67
				463
				1,241

Lots Sold - December 2017 by Village

MLS #	Address	List Price	Sold Price	Apx. Acres	COE	DOM
5468121	Painted Sky 84	\$190,000	\$175,000	1.21	12/31	514
5145386	Gambel Quail 190	\$188,900	\$180,000	1.00	12/07	1,242
5595720	Mountain Skyline 85	\$192,800	\$180,000	.84	12/14	199
5571792	Saguaro Forest 187	\$425,000	\$340,000	1.14	12/29	297
5673379	Apache Peak 133	\$499,000	\$460,000	1.03	12/08	67

If you would like any additional information, please do call or email us. All data collected from the MLS Listing Service as of 1/2/2018. If you are currently working with another Broker please do not consider this a solicitation.

To view our website please click on any area of the Market Update.



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