



Russ  
Lyon

**Sotheby's**  
INTERNATIONAL REALTY



## DESERT MOUNTAIN

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*Treating Clients Like Family*  
[www.DesertMountainHomesandLots.com](http://www.DesertMountainHomesandLots.com)

Please find below the Desert Mountain Market Overview for January 2015. You can view all currently listed Desert Mountain homes and lots at our website [www.desertmountainhomesandlots.com](http://www.desertmountainhomesandlots.com). Please do 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     |       |              |            |        | Agent          |
|---------|----------|-------|--------------|------------|--------|----------------|
|         | Listings | Homes | List Price   | Price/SqFt | SqFt   | Days On Market |
| Active  | 154      | Low   | \$ 649,000   | \$ 203     | 1,836  | 1              |
|         |          | Avg.  | \$ 2,346,144 | \$ 421     | 5,183  | 241            |
|         |          | High  | \$ 7,999,999 | \$ 1,045   | 11,800 | 2,344          |
| Pending | 17       | Low   | \$ 675,000   | \$ 242     | 2,206  | 28             |
|         |          | Avg.  | \$ 1,618,500 | \$ 350     | 4,509  | 194            |
|         |          | High  | \$ 3,170,000 | \$ 514     | 8,296  | 598            |

#### **Homes Sold - January 2015**

|      | #/Sold   |            |             | Sold        |        | Agent          |     |
|------|----------|------------|-------------|-------------|--------|----------------|-----|
|      | Listings | List Price | Sold Price  | \$/SqFt     | SqFt   | Days On Market |     |
| Sold | 9        | Low        | \$ 790,000  | \$ 717,000  | \$ 193 | 2,234          | 64  |
|      |          | Avg.       | \$2,063,111 | \$1,900,889 | \$ 356 | 4,039          | 296 |
|      |          | High       | \$3,595,000 | \$3,300,000 | \$ 568 | 7,559          | 812 |

### Homes Sold - January 2015 by Village

| MLS #   | Address            | SqFt  | \$/SqFt | Sold Date | List Price  | Sold Price  |
|---------|--------------------|-------|---------|-----------|-------------|-------------|
| 5052479 | Desert Hills 28    | 3,713 | 193     | 1/20      | \$ 790,000  | \$ 717,000  |
| 5183197 | Hacienda 29        | 2,544 | 338     | 1/16      | \$ 975,000  | \$ 860,000  |
| 5171741 | Desert Hills 9     | 4,255 | 240     | 1/09      | \$1,075,000 | \$1,020,000 |
| 4839205 | Gambel Quail 231   | 6,022 | 249     | 1/13      | \$1,650,000 | \$1,500,000 |
| 5183173 | Sunrise 263        | 4,442 | 371     | 1/15      | \$1,795,000 | \$1,650,000 |
| 5155865 | Sunset Canyon 12   | 6,076 | 391     | 1/30      | \$2,499,999 | \$2,375,000 |
| 5175622 | Saguaro Forest 160 | 7,061 | 347     | 1/28      | \$2,450,000 | \$2,450,000 |
| 5079848 | Saguaro Forest 67  | 5,700 | 568     | 1/06      | \$3,495,000 | \$3,236,000 |
| 5183396 | Saguaro Forest 191 | 6,551 | 504     | 1/27      | \$3,595,000 | \$3,330,000 |

### Lots

|         | # of<br>Lots       | Listings | List Price   | Apx.  |                | Agent |  |
|---------|--------------------|----------|--------------|-------|----------------|-------|--|
|         |                    |          |              | Acres | Days On Market |       |  |
| Active  | 142                | Low      | \$ 75,000    | .5    | 5              |       |  |
|         |                    | Avg.     | \$ 476,026   | 2     | 483            |       |  |
|         |                    | High     | \$ 1,795,000 | 12    | 2,935          |       |  |
| Pending | 13                 | Low      | \$ 126,000   | 1     | 32             |       |  |
|         |                    | Avg.     | \$ 412,917   | 1     | 378            |       |  |
|         |                    | High     | \$ 1,350,000 | .5    | 958            |       |  |
|         | #/Sold<br>Listings | Lots     | Sold Price   | Apx.  |                | Agent |  |
|         |                    |          |              | Acres | Days On Market |       |  |
| Sold    | 4                  | Low      | \$ 115,000   | .5    | 28             |       |  |
|         |                    | Avg.     | \$ 187,500   | 1     | 143            |       |  |
|         |                    | High     | \$ 300,000   | 1     | 211            |       |  |

### Lots Sold - January 2015 by Village

| MLS #   | Address             | List Price | Sold Price | Acres | COE   | DOM  |
|---------|---------------------|------------|------------|-------|-------|------|
| 5195702 | Eagle Feather 337   | \$ 119,900 | \$ 115,000 | 1.03  | 1/15  | 28   |
| 5176214 | Arrowhead 46        | \$ 149,000 | \$ 140,000 | .89   | 1/29  | 127  |
| 5131872 | Lone Mountain 48    | \$ 199,900 | \$ 195,000 | 1.27  | 1/08  | 206  |
| 5124751 | Sunset Canyon 11    | \$ 349,000 | \$ 300,000 | .60   | 1/16  | 211  |
| 4506337 | Mountain Skyline 90 | \$ 499,000 | \$ 475,000 | .90   | 12/17 | 1466 |

If you would like any additional information, please do call or email us. All data collected from the MLS Listing Service as of 2/2/2015. If you are currently working with another Broker please do not consider this a solicitation.



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