



Market Update

The Marshall Brothers
Treating Clients Like Family!
Russ Lyon Sotheby's International Realty
Desert Mountain
Kirk (602) 882-2112 Keith (602) 809-4100
www.desertmountainhomesandlots.com

Please find below the Desert Mountain Market Overview for February 2014.

If you are interested in selling your property or would like an opinion of value or a market analysis on your property, please contact us today. Our business philosophy is simple - we stick to the basics - show up on time, answer our phones, reply to emails in a timely manner and.....

We Treat our Clients like Family!

Desert Mountain

Real Estate Market Update

With our extensive knowledge of 24 years combined experience at Desert Mountain and over \$420 million in Sales since 2000, we are confident that we can help you sell your property. Our ability to market and present your property with integrity and honesty is our top priority.

Homes - Currently Listed

	# of		List Price	Price/SqFt	SqFt	Agent
	Listings	Homes				Days On Market
Active	156	Low	\$ 560,000	\$ 187	2,045	4
		Avg.	\$ 2,216,785	\$ 405	5,069	277
		High	\$ 8,888,000	\$ 1,045	12,500	2,849
Under Contract Backups	4	Low	\$ 935,000	\$ 217	2,990	15
		Avg.	\$ 1,466,375	\$ 273	5,443	244
		High	\$ 2,450,000	\$ 313	7,905	798
Pending	5	Low	\$ 625,000	\$ 239	1,836	53
		Avg.	\$ 1,192,800	\$ 322	3,905	219
		High	\$ 1,869,000	\$ 432	5,823	700

Homes Sold - February 2014

	#/Sold		Sold Price	Sold \$/SqFt	SqFt	Agent
	Listings	Homes				Days On Market
Sold	7	Low	\$ 550,000	\$ 211	2,085	1
		Avg.	\$ 1,330,714	\$ 324	3,979	377
		High	\$ 2,310,000	\$ 536	5,041	1,195

Homes Sold - February 2014 by Listing

MLS #	Address	Price per		Sold Date	List Price	Sold Price
		Apx. SqFt	Apx. \$			
5002656	Sonoran Cottage Enclave 41	2,086	264	2/11	\$ 585,000	\$ 550,000
4890865	Desert Fairways 25	3,514	211	2/27	\$ 775,000	\$ 740,000
4856055	Desert Fairways 16	3,664	239	2/28	\$ 895,000	\$ 875,000
4840433	Rose Quartz 33	4,544	275	2/20	\$1,495,000	\$1,250,000
5049941	Eagle Feather 406	5,041	315	2/18	\$1,590,000	\$1,590,000
4476436	Saguaro Forest 161	4,700	426	2/07	\$2,299,000	\$2,000,000
5018790	Lost Star 41	4,307	536	2/19	\$2,450,000	\$2,310,000

Lots - Currently Listed

	Lots	# of Listings	List Price	Apx. Total Acres	Agent Days On Market
		Avg.	\$ 542,438	2	442
		High	\$ 1,950,000	25	2,601
Under Contract Backups	2	Low	\$ 119,900	.5	16
		Avg.	\$ 134,450	1	840
		High	\$ 149,000	1	1,664

	#/Sold Listings	Lots	Sold Price	Apx. Total Acres	Agent Days On Market
		Avg.	\$ 174,000	1	548
		High	\$ 225,000	1	767

Lots Sold - February 2014 by Village

MLS #	Address	List Price	Sold Price	Apx. Acres	COE	DOM
4704896	Grey Fox 175	\$ 135,000	\$ 123,000	.5	2/25	767
4915508	Sunrise 258	\$ 249,900	\$ 225,000	1	2/28	330

If you would like any additional information, please contact us for a consultation.
All data collected from the MLS Listing Service as of 02/04/2014

If you are currently working with another Broker please do not consider this a solicitation.



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