



# 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](http://www.desertmountainhomesandlots.com)

Please find below the Desert Mountain Market Overview for March 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 \$425 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 Listings	Homes	List Price	Price/SqFt	SqFt	Agent Days On Market
<b>Active</b>	149	Low	\$ 559,000	\$ 205	1,836	5
		Avg.	\$ 2,281,704	\$ 409	5,187	275
		High	\$ 7,888,000	\$ 1,045	12,500	2,876
<b>Under Contract Backups</b>	13	Low	\$ 650,000	\$ 187	2,086	27
		Avg.	\$ 1,106,300	\$ 294	3,716	335
		High	\$ 1,995,000	\$ 350	5,961	1,434
<b>Pending</b>	14	Low	\$ 625,000	\$ 215	1,836	5
		Avg.	\$ 1,711,314	\$ 337	4,905	258
		High	\$ 2,999,500	\$ 459	7,905	819

#### Homes Sold - March 2014

	#/Sold Listings	Homes	Sold Price	Sold \$/SqFt	SqFt	Agent Days On Market
<b>Sold</b>	9	Low	\$ 800,000	\$ 191	2,500	46
		Avg.	\$ 1,292,500	\$ 287	4,592	254
		High	\$ 2,250,000	\$ 390	6,997	700

## Homes Sold - March 2014 by Listing

MLS #	Address	Price per		Sold Date	List Price	Sold Price
		Apx. SqFt	Apx. \$ SqFt			
4826021	Desert Fairways 26	3,664	218	3/10	\$ 850,000	\$ 800,000
5051613	Mountain Skyline 80	3,954	225	3/19	\$1,095,000	\$ 890,000
5059413	Desert Greens 64	2,990	301	3/29	\$ 935,000	\$ 900,000
5003324	Apache Cottage 37	2,500	390	3/27	\$1,080,000	\$ 975,000
5047808	Desert Horizons 33	4,050	315	3/05	\$1,375,000	\$1,275,000
5024777	Gambel Quail 138	6,997	191	3/06	\$1,495,000	\$1,333,000
4908457	Desert Horizons 29	4,794	292	3/31	\$1,450,000	\$1,400,000
4727113	Apache Peak 40	5,823	311	3/31	\$1,869,000	\$1,809,500
4888793	Saguaro Forest 291	6,553	343	3/10	\$2,450,000	\$2,250,000

## Lots - Currently Listed

	Lots	# of Listings	List Price	Apx. Total Acres	Agent	
					Days On Market	
<b>Active</b>	154	Low	\$ 114,000	.5	17	
		Avg.	\$ 548,205	2	465	
		High	\$ 1,950,000	25	2,628	
<b>Under Contract Backups</b>	1	Low	\$ 139,000	1	197	
		Avg.	\$ 139,000	1	197	
		High	\$ 139,000	1	197	
<b>Pending</b>	2	Low	\$ 119,900	.5	75	
		Avg.	\$ 134,900	1	882	
		High	\$ 149,900	1	1,690	
<b>Sold</b>	#/Sold Listings	Lots	Sold Price	Apx. Total Acres	Agent	
					Days On Market	
	6	Low	\$ 115,000	1	0	
		Avg.	\$ 472,250	2	26	
		High	\$ 1,839,000	5	80	

## Lots Sold - March 2014 by Village

MLS #	Address	List Price	Sold Price	Apx. Acres	COE	DOM
5081019	Gambel Quail 102	\$ 127,500	\$ 115,000	1.08	3/28	8
5071040	Turquoise Ridge 55	\$ 115,000	\$ 120,500	.66	3/03	2
5072104	Grey Fox 50	\$ 149,000	\$ 149,000	1.26	3/31	43
5049063	Apache Peak 148	\$ 300,000	\$ 285,000	.83	3/03	23
5049739	Lone Mountain 37	\$ 350,000	\$ 325,000	4.82	3/31	80
5083259	Saguaro Forest 287	\$ 1,839,000	\$ 1,839,000	1.49	3/16	0

If you would like any additional information, please contact us for a consultation.

All data collected from the MLS Listing Service as of 04/01/2014

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



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