



Russ Lyon | Sotheby's  
INTERNATIONAL REALTY



# DESERT MOUNTAIN

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**Treating Clients Like Family**

[www.DesertMountain.properties](http://www.DesertMountain.properties)

Please find below the Desert Mountain Market Overview for January 2018. 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	188	Low	\$ 535,000	\$ 164	1,836	1
		Avg.	\$ 2,225,415	\$ 415	4,905	290
		High	\$12,500,000	\$ 1,219	12,415	1,581
Pending	3	Low	\$ 875,000	\$ 225	2,292	7
		Avg.	\$ 1,796,333	\$ 397	4,266	287
		High	\$ 2,549,000	\$ 714	6,294	833

### Homes Sold January 2018

	#/Sold Listings	List Price	Sold Price	Sold \$/SqFt	SqFt	Days On Market
Sold	20	Low	\$ 649,000	\$ 575,000	\$ 202	2,292
		Avg.	\$ 1,638,645	\$ 1,530,125	\$ 353	4,107
		High	\$ 4,495,000	\$ 3,700,000	\$ 602	6,294

## Homes Sold - January 2018 by Village

MLS #	Address	SqFt	Apx. \$/SqFt	Sold Date	List Price	Sold Price
5681844	Sonoran Ridge 11	2,316	248	01/03	\$ 655,000	\$ 575,000
5683767	Cochise Ridge 3	2,577	237	01/26	\$ 649,000	\$ 610,000
5331648	Grey Fox 129	3,224	202	01/16	\$ 725,000	\$ 650,000
5350828	Sonoran Ridge 13	2,490	301	01/29	\$ 799,000	\$ 750,000
5694768	Sonoran Cottage 5	2,292	334	01/17	\$ 765,000	\$ 765,000
5575370	Desert Hills 23	3,901	218	01/18	\$ 870,000	\$ 850,000
5699636	Cochise Ridge 61	2,915	307	01/25	\$ 895,900	\$ 895,000
5462254	Sonoran Ridge 14	2,526	380	01/22	\$ 999,000	\$ 960,000
5520323	Eagle Feather 372	3,550	310	01/04	\$1,149,000	\$1,100,000
5686808	Desert Fairways 4	4,166	282	01/23	\$1,199,000	\$1,175,000
5686845	Desert Horizons 47	4,050	321	01/16	\$1,450,000	\$1,300,000
5372749	Apache Peak 116	5,366	314	01/29	\$1,785,000	\$1,687,500
5554009	Mountain Skyline 67	4,737	369	01/02	\$1,895,000	\$1,750,000
5692377	Grey Fox 76	4,380	428	01/22	\$1,899,000	\$1,875,000
5587488	Gambel Quail 48	6,128	306	01/29	\$1,950,000	\$1,875,000
5503861	Saguaro Forest 99	5,000	380	01/12	\$1,995,000	\$1,900,000
5676578	Sunset Canyon 28	6,082	366	01/04	\$2,400,000	\$2,225,000
5485814	Saguaro Forest 189	5,000	572	01/22	\$2,998,000	\$2,860,000
5671075	Lost Star 31	5,150	602	01/11	\$3,200,000	\$3,100,000
5667737	Gambel Quail Preserve 259	6,294	588	01/18	\$4,495,000	\$3,700,000

## Lots

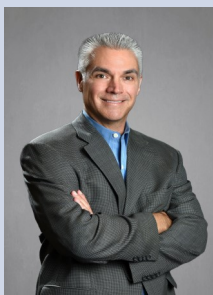
	# of Lots	# of Listings		
		Listings	List Price	Days On Market
Active	92	Low	\$ 95,000	5
		Avg.	\$ 430,399	776
		High	\$ 1,595,000	4,268
Pending	2	Low	\$ 74,950	124
		Avg.	\$ 152,425	161
		High	\$ 229,900	199
Sold	#/Sold Lots	Apx. Days On Market		
		Listings	Sold Price	Acres
Sold	5	Low	\$ 88,000	.84
		Avg.	\$ 207,000	.91
		High	\$ 485,000	.93

## Lots Sold - January 2018 by Village

MLS #	Address	List Price	Sold Price	Apx. Acres	COE	DOM
5686866	Mountain Skyline 112	\$ 95,000	\$ 88,000	0.83	01/03	49
5677793	Grey Fox 56	\$105,000	\$ 96,000	0.44	01/12	84
5550238	Sunrise 250	\$179,000	\$166,000	1.01	01/22	367
5688472	Sunrise 287	\$237,000	\$200,000	0.93	01/10	56
5207072	Saguaro Forest 178	\$525,000	\$485,000	0.24	01/22	1080

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

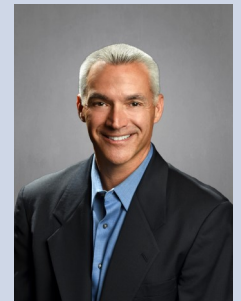
To view our website please click on any area of the Market Update.



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