



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 April 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!

Kirk & Keith Marshall - The Marshall Brothers

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
Active	143	Low	\$ 589,817	\$ 205	1,836	3
		Avg.	\$ 2,369,815	\$ 417	5,314	275
		High	\$ 7,999,000	\$ 1,045	12,500	2,907
Under Contract Backups	14	Low	\$ 599,000	\$ 213	1,836	3
		Avg.	\$ 1,176,214	\$ 308	3,739	202
		High	\$ 2,775,000	\$ 492	5,961	588
Pending	15	Low	\$ 560,000	\$ 271	2,070	21
		Avg.	\$ 1,304,867	\$ 319	3,937	320
		High	\$ 2,995,000	\$ 411	7,292	1,513

Homes Sold - April 2014

	#/Sold Listings	Homes	Sold Price	Sold \$/SqFt	SqFt	Agent Days On Market
Sold	15	Low	\$ 550,000	\$ 179	1,836	17
		Avg.	\$ 1,325,417	\$ 296	4,342	399
		High	\$ 2,900,000	\$ 474	7,905	1,464

Homes Sold - April 2014 by Listing

MLS #	Address	Price per		Sold Date	List Price	Sold Price
		Apx. SqFt	Apx. \$ SqFt			
5042760	Sonoran Cottage Encl. 47	1,836	300	4/01	\$ 625,000	\$ 550,000
5016252	Sonoran Cottage Encl. 29	2,086	280	4/15	\$ 650,000	\$ 585,000
4960657	Gambel Quail 2	3,745	179	4/21	\$ 699,000	\$ 670,000
4382722	Cochise Ridge 52	2,922	231	4/30	\$ 685,000	\$ 675,000
5005616	Haciendas 35	3,248	265	4/15	\$ 925,000	\$ 860,000
5002246	Cochise Ridge 5	3,534	269	4/30	\$1,049,000	\$ 950,000
5055588	Gambel Quail 193	3,530	273	4/11	\$1,049,000	\$ 962,500
4751037	Village of Sunrise 325	3,945	262	4/30	\$1,250,000	\$1,035,000
5027601	Gambel Quail 265	5,412	231	4/01	\$1,295,000	\$1,250,000
5057798	Eagle Feather 447	4,582	300	4/18	\$1,350,000	\$1,375,000
4892629	Arrowhead 13	4,913	304	4/29	\$1,600,000	\$1,493,750
4699806	Gambel Quail 168	7,905	253	4/02	\$2,450,000	\$2,000,000
4458036	Seven Arrows 9	4,800	474	4/30	\$2,395,000	\$2,275,000
5046788	Apache Peak 146	5,963	386	4/01	\$2,450,000	\$2,300,000
5029679	Gambel Quail Preserve 253	6,704	433	4/08	\$2,900,000	\$2,900,000

Lots - Currently Listed

	Lots	# of Listings	List Price	Apx. Total	Agent
				Acres	Days On Market
Active	151	Low	\$ 85,999	.5	2
		Avg.	\$ 554,245	2	471
		High	\$ 1,950,000	25	2,662
Under Contract Backups	5	Low	\$ 147,000	1	137
		Avg.	\$ 294,280	1	346
		High	\$ 750,000	2	479
Pending	4	Low	\$ 115,000	1	4
		Avg.	\$ 207,558	1	263
		High	\$ 373,333	1	701
Sold	#/Sold Listings	Lots	Sold Price	Apx. Total	Agent
				Acres	Days On Market
Sold	5	Low	\$ 114,500	.8	18
		Avg.	\$ 121,900	1	541
		High	\$ 145,000	1	1,690

Lots Sold - April 2014 by Village

MLS #	Address	List Price	Sold Price	Apx. Acres	COE	DOM
4219805	Grey Fox 58	\$ 119,900	\$ 114,500	.50	4/07	1,690
4999557	Eagle Feather 422	\$ 139,000	\$ 115,000	.84	4/04	200
4754092	Grey Fox 22	\$ 124,900	\$ 115,000	.68	4/18	726
5094992	Gambel Quail 50	\$ 122,000	\$ 120,000	.90	4/21	18
5058102	Painted Sky 84	\$ 149,900	\$ 145,000	1.21	4/30	75

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

All data collected from the MLS Listing Service as of 05/02/2014

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



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