



# 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 May 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 \$430 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>	134	Low	\$ 590,000	\$ 205	1,836	18
		Avg.	\$ 2,387,565	\$ 419	5,293	266
		High	\$ 7,999,000	\$ 1,045	12,500	2,099
<b>Under Contract Backups</b>	8	Low	\$ 559,000	\$ 213	2,292	52
		Avg.	\$ 1,224,750	\$ 308	3,883	194
		High	\$ 1,850,000	\$ 456	5,280	595
<b>Pending</b>	13	Low	\$ 589,817	\$ 244	1,836	1
		Avg.	\$ 1,715,486	\$ 362	4,480	434
		High	\$ 3,495,000	\$ 565	7,292	2,927

### Homes Sold - May 2014

	#/Sold Listings	Homes	Sold Price	Sold \$/SqFt	SqFt	Agent Days On Market
<b>Sold</b>	15	Low	\$ 535,000	\$ 211	2,070	25
		Avg.	\$ 1,018,033	\$ 289	3,518	343
		High	\$ 1,875,000	\$ 367	5,961	1,513

## Homes Sold - May 2014 by Listing

MLS #	Address	Price per		Sold Date	List Price	Sold Price
		Apx. SqFt	Apx. \$ SqFt			
5048410	Sonoran Ridge 2	2,070	258	5/09	\$ 560,000	\$ 535,000
4936482	Apache Cottage 21	2,454	265	5/07	\$ 695,000	\$ 650,000
5015114	Sonoran Ridge 24	2,070	323	5/09	\$ 675,000	\$ 668,000
4822403	Apache Cottages 25	2,476	285	5/08	\$ 749,000	\$ 705,000
5035095	Cochise Ridge 66	2,960	267	5/13	\$ 875,000	\$ 790,000
4900035	Gambel Quail 83	4,000	211	5/23	\$ 875,000	\$ 842,500
5006755	Lookout Ridge 48	3,382	251	5/07	\$ 915,000	\$ 850,000
4345713	Gambel Quail 53	4,160	260	5/22	\$1,275,000	\$1,080,000
5058502	Grey Fox 168	4,225	278	5/12	\$1,330,000	\$1,175,000
5099996	Sunrise 328/330	3,200	367	5/23	\$1,225,000	\$1,175,000
4577485	Apache Peak 62	3,566	337	5/28	\$1,249,000	\$1,200,000
4993116	Desert Horizons 9	4,050	298	5/15	\$1,325,000	\$1,205,000
5066731	Grey Fox 118	4,125	303	5/15	\$1,349,000	\$1,250,000
5093547	Arrowhead 67	4,068	312	5/30	\$1,375,000	\$1,270,000
5083195	Painted Sky 18	5,961	315	5/15	\$1,995,000	\$1,875,000

## Lots - Currently Listed

	Lots	# of Listings	List Price	Apx. Total Acres	Agent Days On Market
		Avg.	\$ 559,732	2	479
		High	\$ 1,950,000	25	2,690
<b>Under Contract Backups</b>	8	Low	\$ 129,000	1	165
		Avg.	\$ 290,675	1	413
		High	\$ 825,000	1	628
<b>Pending</b>	5	Low	\$ 99,999	1	7
		Avg.	\$ 199,046	1	221
		High	\$ 373,333	1	701
<b>Sold</b>	#/Sold Listings	Lots	Sold Price	Apx. Total Acres	Agent Days On Market
		Avg.	\$ 325,900	1	337
		High	\$ 710,000	2	936

## Lots Sold - May 2014 by Village

MLS #	Address	List Price	Sold Price	Apx. Acres	COE	DOM
5105187	Grey Fox 102	\$ 115,000	\$ 110,000	.70	05/09	629
5000468	Sunrise 225	\$ 219,000	\$ 214,500	1.03	05/28	220
5107356	Gambel Quail 262	\$ 297,900	\$ 245,000	1.08	05/30	32
4669176	Deer Run 15	\$ 395,000	\$ 350,000	.87	05/23	932
4878607	Arrowhead 42	\$ 750,000	\$ 710,000	2.03	05/28	1,857

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

All data collected from the MLS Listing Service as of 06/02/2014

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



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Lyon

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Sotheby's  
INTERNATIONAL REALTY

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