



REAL ESTATE UPDATE
OCTOBER 2016

HOMES	—YTD SALES—		—LISTINGS—		HOMESITES	—YTD SALES—		—LISTINGS—	
	2015	2016	2015	2016		2015	2016	2015	2016
\$1M & Under	32	32	33	44	\$250K & Under	32	26	53	41
\$1M+ to \$1.5M	27	23	37	30	\$250K+ to \$500K	17	9	32	36
\$1.5M+ to \$2M	19	17	30	38	\$500K+ to \$750K	3	2	15	14
\$2M+ to \$3M	12	13	31	39	\$750K+ to \$1M	1	1	14	13
Above \$3M	7	6	31	33	Above \$1M	3	0	10	11
Total	97	91	162	184	Total	56	38	124	115

Only properties with price availability are reflected. Inventory changes a combination of sales, expirations, cancellations, new listings and price changes.
All information deemed to be accurate but not guaranteed.

DESERT MOUNTAIN SALES ACTIVITY: **HOMES**

OCTOBER 2016

VILLAGE	LOT	BEDS/BATHS	LIST PRICE	SALE PRICE	SQ.FT.	CLOSE DATE
Apache Cottage	6	3/3	\$885,000	—	2,454	UCB
Apache Cottage	36	3/3	\$875,000	—	2,296	UCB
Apache Peak – Represent Seller	62	4/4	\$1,478,500	—	3,800	Pending
Apache Peak – Represent Buyer	62	4/4	\$1,478,500	—	3,800	Pending
Apache Peak	126	4/6.5	\$1,750,000	—	6,366	UCB
Arrowhead	18	4/5.5	\$1,225,000	—	5,420	UCB
Cochise Ridge	91	2/2.5	\$650,000	—	2,576	Pending
Desert Hills – Represent Seller	17	3/3	\$739,000	—	3,000	UCB
Desert Hills – Represent Buyer	17	3/3	\$739,000	—	3,000	UCB
Desert Hills – Represent Buyer	22	5/5.5	\$1,295,000	—	4,451	UCB
Gambel Quail Preserve	241	3/3.5	\$1,375,000	—	3,560	UCB
Grey Fox	66	4/3.5	\$1,045,000	\$985,000	3,888	10/21/2016
Lone Mountain	28	4/4.5	\$1,850,000	—	5,329	Pending
Lost Star – Represent Seller	16	5/6.5	\$1,999,999	—	5,891	UCB
Mountain Skyline	16	3/3.5	\$1,995,000	\$1,925,000	5,249	10/12/2016
Mountain Skyline – Represent Seller	25	4/3.5	\$1,295,000	—	4,380	UCB
Mountain Skyline	81	4/4	\$1,149,000	—	4,200	Pending
Saguaro Forest – Represent Seller	5	4/5.5	\$3,495,000	—	7,588	UCB
Sunset Canyon – Represent Buyer	51	3/3.5	\$2,175,000	—	5,476	UCB
Sunset Canyon	52	4/4.5	\$1,725,000	—	5,498	UCB
Turquoise Ridge	12	5/5.5	\$2,728,000	—	7,139	UCB

DESERT MOUNTAIN SALES ACTIVITY: **HOMESITES**

OCTOBER 2016

VILLAGE	LOT	BLDG. ENV.	LIST PRICE	SALE PRICE	SQ.FT.	CLOSE DATE
Cochise Geronimo	27	15,300	\$ 549,000	—	44,431	UCB
Eagle Feather	367	20,298	\$ 139,000	—	39,015	Pending
Gambel Quail	178	21,278	\$ 129,900	—	51,400	Pending
Gambel Quail	199	21,278	\$ 175,000	—	43,560	UCB
Grey Fox	167	12,555	\$175,000	—	21,570	Pending
Sunset Canyon	42	16,011	\$ 695,000	\$600,000	39,098	10/8/2016
Sunrise	299	20,944	\$159,999	—	47,742	UCB

CAREFREE RANCH ACTIVITY: **HOMES & HOMESITES**

OCTOBER 2016

VILLAGE	LOT	MEMBERSHIP	LIST PRICE	SALE PRICE	SQ.FT.	CLOSE DATE
N/A	N/A	N/A	N/A	N/A	N/A	N/A

CALL TO SEE OUR NEW LISTINGS

VILLAGE	LOT	BEDS BATHS SF	CURRENT LIST PRICE
Turquoise Ridge	42	3 3 2,716	\$845,000
Desert Greens	68	3 3.5 3,351	\$1,149,000
Sunrise	278	3 4 5,000	\$1,249,000
Sunrise	242	3 3 4,226	\$1,395,000
Sunrise	212	4 4.5 4,580	\$1,475,000
Mountain Skyline	83	4 4.5 4,915	\$1,478,000
Grey Fox	125	4 4.5 4,749	\$1,595,000
Saguaro Forest	99	3 4.5 5,000	\$2,350,000
Carefree Ranch	13 & 14	2 2.5 3,992	\$2,798,000
Saguaro Forest	103	5 5.5 5,906	\$2,975,000
Seven Arrows	28	5 6 full & 3 half baths 8,500	\$6,249,000
Gambel Quail Preserve	258 & 259	4 5 6,294	\$4,999,000
Saguaro Forest	231	5 7.5 8,888	\$9,498,000
Saguaro Forest	244	5 7 full & 3 half baths 7,548	\$10,900,000

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