



REAL ESTATE UPDATE
January 2018

HOMES	—YTD SALES—		—LISTINGS—		HOMESITES	—YTD SALES—		—LISTINGS—	
	2018	2017	2018	2017		2018	2017	2018	2017
\$1M & Under	8	7	46	40	\$250K & Under	4	3	35	41
\$1M+ to \$1.5M	3	1	37	34	\$250K+ to \$500K	1	3	35	40
\$1.5M+ to \$2M	5	2	38	36	\$500K+ to \$750K	0	0	7	16
\$2M+ to \$3M	2	1	34	36	\$750K+ to \$1M	0	0	13	14
Above \$3M	2	0	33	39	Above \$1M	0	0	3	9
Total	20	11	188	185	Total	5	6	93	120

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**

January 2018

VILLAGE	LOT	BEDS/BATHS	LIST PRICE	SALE PRICE	SQ.FT.	CLOSE DATE
Arrowhead	23	3/4	\$805,600	—	3,909	UCB
Apache Peak	116	4/4.5	\$1,785,000	\$1,687,500	5,366	1/29/2017
Cochise Ridge	3	2/2	\$649,000	\$610,000	2,577	1/26/2018
Cochise Ridge	61	3/3.5	\$895,900	\$895,000	2,915	1/25/2017
Desert Fairways	4	4/4.5	\$1,199,000	\$1,175,000	4,166	1/23/2018
Desert Hills	23	4/4.5	\$870,000	\$850,000	3,901	1/18/2018
Desert Hills	28	4/4	\$819,000	—	3,713	UCB
Desert Horizons	47	4/4.5	\$1,450,000	\$1,300,000	4,050	1/16/2018
Eagle Feather – Represent Seller	372	4/4.5	\$1,149,000	\$1,100,000	3,550	1/4/2018
Gambel Quail	48	4/6	\$1,950,000	\$1,875,000	6,128	1/29/2018
Gambel Quail	137	4/4.5	\$1,965,000	—	4,448	Pending
Gambel Quail	189	5/5	\$950,000	—	4,313	UCB
Gambel Quail Preserve	259	4/5	\$4,495,000	\$3,700,000	6,294	1/18/2018
Grey Fox – Represent Seller	76	4/4.5	\$1,899,000	\$1,875,000	4,380	1/22/2018
Grey Fox	12	3/3.5	\$1,599,000	—	5,011	UCB
Grey Fox	129	3/3.5	\$725,000	\$650,000	3,224	1/16/2018
Hacienda	18	3/3.5	\$825,000	—	2,901	UCB
Lost Star	31	4/4.5	\$3,200,000	\$3,100,000	5,150	1/11/2018
Mountain Skyline	20	4/5	\$1,295,000	—	4,770	UCB
Mountain Skyline	67	5/4.5	\$1,895,000	\$1,750,000	4,737	1/2/2018
Painted Sky	8	4/5.5	\$2,549,000	—	5,500	Pending
Rose Quartz	88	4/4.5	\$1,495,000	—	4,390	UCB
Saguaro Forest	9	4/4	\$1,575,000	—	4,017	UCB
Saguaro Forest – Rep. Seller & Buyer	99	3/4.5	\$1,995,000	\$1,900,000	5,000	1/12/2018
Saguaro Forest	129	5/6.5	\$2,495,000	—	5,986	UCB
Saguaro Forest – Represent Seller	131	4/5.5	\$2,895,000	—	6,249	UCB

Saguaro Forest – Represent Seller	189	5/5.5	\$2,998,000	\$2,860,000	5,000	1/22/2018
Sonoran Cottage	5	3/2.5	\$765,000	\$765,000	2,292	1/17/2018
Sonoran Ridge – Represent Buyer	13	3/3.5	\$799,000	\$750,000	2,490	1/29/2018
Sonoran Ridge	11	2/2.5	\$655,000	\$575,000	2,316	1/3/2018
Sonoran Ridge	14	3/3.5	\$999,000	\$960,000	2,526	1/22/2018
Sonoran Ridge	30	3/3.5	\$925,000	—	2,489	UCB
Sunrise – Represent Seller	278	3/4	\$1,195,000	—	4,244	UCB
Sunrise – Represent Seller & Buyer	281	3/3.5	\$875,000	—	3,267	Pending
Sunset Canyon – Represent Seller	28	4/3.75	\$2,400,000	\$2,225,000	6,082	1/4/2018

DESERT MOUNTAIN SALES ACTIVITY: **HOMESITES**

January 2018

VILLAGE	LOT	BLDG. ENV.	LIST PRICE	SALE PRICE	SQ.FT.	CLOSE DATE
Arrowhead	25	26,100	#318,900	—	46,047	UCB
Eagle Feather	360	21,744	\$74,950	—	42,261	Pending
Gambel Quail – Represent Buyer	12	21,092	\$225,000	—	44,238	UCB
Gambel Quail	160	22,295	\$487,000	—	43,111	UCB
Grey Fox	114	17,825	\$229,900	—	38,169	Pending
Grey Fox – Represent Buyer	56	12,478	\$105,000	\$96,000	19,275	1/12/2018
Lost Star	49	17,609	\$399,999	—	34,872	UCB
Mountain Skyline	112	21,465	\$95,000	\$88,000	35,947	1/3/2018
Painted Sky – Represent Seller & Buyer	49	24,720	\$443,500	—	38,155	UCB
Rose Quartz	41	13,100	\$159,000	—	20,484	UCB
Saguaro Forest	135	17,660	\$795,000	—	32,135	UCB
Saguaro Forest	178	21,801	\$525,000	\$485,000	104,778	1/22/2018
Saguaro Forest	337	37,543	\$445,000	—	24 acres	UCB
Sunrise	250	20,144	\$179,000	\$166,000	44,122	1/22/2018
Sunrise	287	20,320	\$237,000	\$200,000	40,515	1/10/2018

CALL TO SEE OUR NEW LISTINGS

VILLAGE	LOT	BEDS BATHS SF Building Envelope	CURRENT LIST PRICE
Saguaro Forest	345	4 4.5 4,900	\$2,998,000
Sunrise	281	3 3.5 3,267	\$875,000
Sunrise - Lot	299	43,569 SF 21,278 BE	\$165,000

VIEW ALL LISTINGS AT DesertMountainPowerOf4.com



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Lyon

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