



REAL ESTATE UPDATE  
FEBRUARY 2017

HOMES	—YTD SALES—		—LISTINGS—		HOMESITES	—YTD SALES—		—LISTINGS—	
	2017	2016	2017	2016		2017	2016	2017	2016
\$1M & Under	9	4	46	50	\$250K & Under	4	3	41	52
\$1M+ to \$1.5M	1	3	35	41	\$250K+ to \$500K	4	2	40	35
\$1.5M+ to \$2M	4	3	35	40	\$500K+ to \$750K	2	1	14	21
\$2M+ to \$3M	5	2	39	34	\$750K+ to \$1M	0	0	14	15
Above \$3M	0	0	39	33	Above \$1M	0	0	9	11
<b>Total</b>	<b>19</b>	<b>12</b>	<b>195</b>	<b>198</b>	<b>Total</b>	<b>10</b>	<b>6</b>	<b>118</b>	<b>134</b>

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**

FEBRUARY 2017

VILLAGE	LOT	BEDS/BATHS	LIST PRICE	SALE PRICE	SQ.FT.	CLOSE DATE
Apache Peak	26	3/3.5	\$1,989,000	—	4,697	UCB
Apache Peak	148	4/5	\$2,495,000	—	5,150	UCB
Chiricahua Villa	219	3/3.5	\$1,695,000	\$1,595,000	3,547	2/2/2017
<b>Chiricahua Villa – Represent Buyer</b>	<b>228</b>	<b>4/4.5</b>	<b>\$1,895,000</b>	<b>—</b>	<b>4,262</b>	<b>UCB</b>
<b>Cochise Ridge – Represent Seller</b>	<b>26</b>	<b>3/3.5</b>	<b>\$1,295,000</b>	<b>—</b>	<b>2,900</b>	<b>UCB</b>
<b>Cochise Ridge – Represent Buyer</b>	<b>26</b>	<b>3/3.5</b>	<b>\$1,295,000</b>	<b>—</b>	<b>2,900</b>	<b>UCB</b>
Desert Fairways	19	3/3.5	\$1,050,000	—	3,338	Pending
Desert Hills	7	3/3	\$809,000	—	3,296	UCB
Desert Hills	37	3/3.5	\$895,000	—	3,800	UCB
Desert Horizons	11	4/4.5	\$1,195,000	\$900,000	3,900	2/26/2017
Desert Horizons	45	3/3.5	\$998,000	—	3,596	UCB
Gambel Quail	107	4/5.5	\$1,450,000	—	5,496	Pending
Gambel Quail	188	4/4.5	\$1,695,000	—	4,287	Pending
Gambel Quail	189	5/5	\$999,900	—	4,313	UCB
Gambel Quail	205	5/4.5	\$899,000	—	4,356	UCB
Gambel Quail Preserve	230	3/3.5	\$2,195,000	\$2,100,000	4,547	2/28/2017
Hacienda	2	3/3.5	\$609,500	\$609,500	2,544	2/17/2017
<b>Hacienda – Represent Seller</b>	<b>26</b>	<b>4/4.5</b>	<b>\$999,000</b>	<b>—</b>	<b>3,248</b>	<b>UCB</b>
Lost Star	41	4/4.5	\$2,495,000	—	4,307	Pending
Mountain Skyline	18	4/4.5	\$2,495,000	\$2,140,000	5,148	2/9/2017
Painted Sky	6	3/3.5	\$2,145,000	—	4,452	UCB
Painted Sky	27	5/5.5	\$3,299,000	\$2,800,000	7,044	2/28/2017
Rose Quartz	52	4/4.5	\$2,495,000	—	4,338	Pending
<b>Saguaro Forest – Represent Seller</b>	<b>150</b>	<b>5/5.5</b>	<b>\$2,695,000</b>	<b>\$2,370,000</b>	<b>5,445</b>	<b>2/18/2017</b>
<b>Saguaro Forest – Represent Seller</b>	<b>238</b>	<b>4/5</b>	<b>\$3,495,000</b>	<b>—</b>	<b>6,929</b>	<b>UCB</b>
<b>Sonoran Cottage – Represent Seller</b>	<b>17</b>	<b>2/2.5</b>	<b>\$555,000</b>	<b>—</b>	<b>2,086</b>	<b>UCB</b>
Sunrise	333	4/4.5	\$1,695,000	\$1,585,000	4,145	2/28/2017
Turquoise Ridge	40	4/4	\$999,000	—	3,800	Pending

DESERT MOUNTAIN SALES ACTIVITY: **HOMESITES**

FEBRUARY 2017

VILLAGE	LOT	BLDG. ENV.	LIST PRICE	SALE PRICE	SQ.FT.	CLOSE DATE
Apache Peak	95	22,207	\$549,000	\$530,000	56,888	2/10/2017
Apache Peak	137	23,154	\$210,000	—	41,356	Pending
Apache Peak	156	25,000	\$499,000	—	68,000	UCB
Arrowhead	3	27,000	\$149,900	—	39,491	UCB
Grey Fox	34	17,050	\$325,000	\$272,500	27,643	2/22/2017
Grey Fox	103	16,198	\$62,000	\$52,000	27,178	2/24/2017
Rose Quartz	90	16,660	\$195,000	—	29,663	UCB
Saguaro Forest	132	20,932	\$649,000	\$574,000	40,095	2/26/2017

CAREFREE RANCH ACTIVITY: **HOMES & HOMESITES** FEBRUARY 2017

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   Building Envelope	CURRENT LIST PRICE
Hacienda	26	4   4.5   3,248	\$999,000
Sunrise	328/330	3   3.5   3,300	\$1,299,000
Renegade Trail	16	4   4.5   3,860	\$1,385,000
Gambel Quail	65	4   4.5   5,000	\$1,995,000
Saguaro Forest	139	4   4.5   4,912	\$2,095,000

VIEW ALL LISTINGS AT [DesertMountainPowerOf4.com](http://DesertMountainPowerOf4.com)

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