



REAL ESTATE UPDATE  
July 2017

HOMES	—YTD SALES—		—LISTINGS—		HOMESITES	—YTD SALES—		—LISTINGS—	
	2017	2016	2017	2016		2017	2016	2017	2016
\$1M & Under	34	23	25	33	\$250K & Under	19	19	44	41
\$1M+ to \$1.5M	19	18	20	28	\$250K+ to \$500K	12	8	31	32
\$1.5M+ to \$2M	10	15	37	27	\$500K+ to \$750K	3	1	9	14
\$2M+ to \$3M	16	12	26	21	\$750K+ to \$1M	2	0	11	13
Above \$3M	4	5	23	25	Above \$1M	2	0	4	11
<b>Total</b>	<b>83</b>	<b>73</b>	<b>131</b>	<b>134</b>	<b>Total</b>	<b>38</b>	<b>28</b>	<b>99</b>	<b>111</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**

July 2017

VILLAGE	LOT	BEDS/BATHS	LIST PRICE	SALE PRICE	SQ.FT.	CLOSE DATE
Apache Peak	105	5/5.5	\$2,250,000	\$2,000,000	5,802	7/25/2017
<b>Apache Peak – Represent Seller</b>	<b>136/137</b>	<b>4/4.5</b>	<b>\$2,649,000</b>	<b>—</b>	<b>4,960</b>	<b>Pending</b>
Arrowhead	23	3/3.5	\$739,000	—	3,960	UCB
<b>Cochise Ridge – Represent Seller</b>	<b>26</b>	<b>3/3.5</b>	<b>\$1,295,000</b>	<b>\$1,117,500</b>	<b>2,900</b>	<b>7/31/2017</b>
<b>Cochise Ridge – Represent Buyer</b>	<b>26</b>	<b>3/3.5</b>	<b>\$1,295,000</b>	<b>\$1,117,500</b>	<b>2,900</b>	<b>7/31/2017</b>
Desert Fairways	19	3/3.5	\$1,050,000	—	3,338	Pending
<b>Desert Greens – Represent Buyer</b>	<b>63</b>	<b>3/3.5</b>	<b>\$699,000</b>	<b>\$640,000</b>	<b>2,990</b>	<b>7/10/2017</b>
Desert Hills	40	3/3.5	\$899,000	—	3,307	UCB
Desert Hills	43	4/4.5	\$849,000	\$840,000	3,901	7/13/2017
Desert Horizons	26	3/3.5	\$795,000	745,825	3,916	7/26/2017
Haciendas	36	3/3.5	\$750,000	—	2,901	UCB
<b>Lookout Ridge – Represent Buyer</b>	<b>13</b>	<b>3/3.5</b>	<b>\$1,375,000</b>	<b>—</b>	<b>3,382</b>	<b>Pending</b>
Lookout Ridge	51	3/3.5	\$850,000	—	3,125	Pending
Mountain Skyline	99	4/4.5	\$1,299,000	—	4,015	UCB
Painted Sky	8	4/5.5	\$2,549,000	—	5,500	Pending
<b>Saguaro Forest – Represent Buyer</b>	<b>54</b>	<b>3/4.5</b>	<b>\$3,888,888</b>	<b>—</b>	<b>4,653</b>	<b>Pending</b>
Saguaro Forest	92	4/4.5	\$2,249,000	—	5,280	UCB
Saguaro Forest	274	5/6	\$2,475,000	—	8,010	Pending
Saguaro Forest	290	6/6.5	\$1,999,000	—	7,292	UCB
Sonoran Cottage	18	2/2.5	\$565,000	\$550,000	1,836	7/5/2017
Sunrise	335	4/4.5	\$1,595,000	\$1,475,000	4,158	7/20/2017
<b>Sunset Canyon – Represent Seller</b>	<b>32</b>	<b>5/5.5</b>	<b>\$1,795,000</b>	<b>—</b>	<b>4,569</b>	<b>UCB</b>
<b>Turquoise Ridge – Represent Buyer</b>	<b>34</b>	<b>4/4.5</b>	<b>\$1,695,000</b>	<b>1,600,000</b>	<b>4,953</b>	<b>7/10/2017</b>

DESERT MOUNTAIN SALES ACTIVITY: **HOMESITES**

July 2017

VILLAGE	LOT	BLDG. ENV.	LIST PRICE	SALE PRICE	SQ.FT.	CLOSE DATE
Apache Peak	137	23,154	\$210,000	—	41,356	Pending
Gambel Quail	10	21,563	\$199,000	\$180,000	55,580	7/26/2017
Gambel Quail	190	21,526	\$188,900	—	44,097	UCB
Grey Fox	24	17,438	\$199,000	\$172,500	49,711	7/10/2017
Saguaro Forest	107	22,421	\$795,000	—	55,100	UCB
Saguaro Forest	118	21,401	\$1,250,000	\$1,050,000	96,235	7/5/2017
<b>Saguaro Forest – Represent Seller</b>	<b>245</b>	<b>31,000</b>	<b>\$995,000</b>	<b>—</b>	<b>369,595</b>	<b>Pending</b>
<b>Saguaro Forest – Represent Buyer</b>	<b>245</b>	<b>31,000</b>	<b>\$995,000</b>	<b>—</b>	<b>369,595</b>	<b>Pending</b>
Saguaro Forest	319	21,654	\$450,000	\$415,000	118,363	7/5/2017
Saguaro Forest	308	20,952	\$1,050,000	\$1,000,000	170,695	7/13/2017

## CAREFREE RANCH ACTIVITY: HOMES & HOMESITES July 2017

VILLAGE	LOT	BEDS/BATHS	LIST PRICE	SALE PRICE	SQ.FT.	CLOSE DATE
Carefree Ranch Homesteads – Lot	5C	N/A	\$300,000	—	612,075	UCB
Carefree Ranch Homesteads	7B	4/3.5	\$1,100,000	—	4,523	UCB

## CALL TO SEE OUR NEW LISTINGS

VILLAGE	LOT	BEDS   BATHS   SF   Building Envelope	CURRENT LIST PRICE
Saguaro Forest	122	5   6.5   10,000	\$5,500,000

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



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