



REAL ESTATE UPDATE

August 2017

HOMES	—YTD SALES—		—LISTINGS—		HOMESITES	—YTD SALES—		—LISTINGS—	
	2017	2016	2017	2016		2017	2016	2017	2016
\$1M & Under	37	29	25	34	\$250K & Under	22	23	40	42
\$1M+ to \$1.5M	20	21	24	30	\$250K+ to \$500K	12	9	31	34
\$1.5M+ to \$2M	13	16	39	24	\$500K+ to \$750K	3	1	9	13
\$2M+ to \$3M	17	12	24	27	\$750K+ to \$1M	3	0	11	14
Above \$3M	4	5	22	26	Above \$1M	2	0	3	10
<b>Total</b>	<b>91</b>	<b>83</b>	<b>134</b>	<b>141</b>	<b>Total</b>	<b>42</b>	<b>33</b>	<b>94</b>	<b>113</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**

August 2017

VILLAGE	LOT	BEDS/BATHS	LIST PRICE	SALE PRICE	SQ.FT.	CLOSE DATE
Apache Cottage – Represent Seller	31	3/3	\$850,000	—	2,454	UCB
Apache Peak – Represent Seller	136/137	4/4.5	\$2,649,000	—	4,960	Pending
Arrowhead	23	3/3.5	\$739,000	—	3,960	UCB
Cochise Ridge	53	2/2.5	\$699,000	\$660,000	2,922	8/31/2017
Desert Fairways	19	3/3.5	\$1,050,000	—	3,338	Pending
Desert Hills	40	3/3.5	\$899,000	\$860,000	3,307	\$899,000
Desert Horizons	11	4/4.5	\$1,500,000	—	3,900	UCB
Gambel Quail	49	4/4.5	\$760,000	\$670,000	3,700	8/18/2017
Gambel Quail Preserve – Rep. Buyer	256	4/4.5	\$2,297,700	—	5,044	UCB
Hacienda – Represent Seller	8	3/3.5	\$699,000	—	2,901	UCB
Haciendas	36	3/3.5	\$750,000	—	2,901	UCB
Lone Mountain II	56	4/5.5	\$2,300,000	—	5,849	Pending
Lookout Ridge – Represent Buyer	13	3/3.5	\$1,375,000	—	3,382	Pending
Lookout Ridge	51	3/3.5	\$850,000	—	3,125	Pending
Mountain Skyline	99	4/4.5	\$1,299,000	\$1,200,000	4,015	8/25/2017
Painted Sky	8	4/5.5	\$2,549,000	—	5,500	Pending
Saguaro Forest – Represent Buyer	54	3/4.5	\$3,888,888	—	4,653	Pending
Saguaro Forest	92	4/4.5	\$2,249,000	\$1,995,000	5,280	8/22/2017
Saguaro Forest	274	5/6	\$2,475,000	\$2,195,000	8,010	8/22/2017
Saguaro Forest	290	6/6.5	\$1,999,000	\$1,875,000	7,292	8/28/2017
Seven Arrows	13	4/6	\$1,785,000	\$1,600,000	7,515	8/30/2017
Sonoran Cottage Enclave	49	3/3	\$750,000	—	2,292	Pending

# DESERT MOUNTAIN SALES ACTIVITY: HOMESITES

August 2017

VILLAGE	LOT	BLDG. ENV.	LIST PRICE	SALE PRICE	SQ.FT.	CLOSE DATE
Apache Peak	137	23,154	\$210,000	—	41,356	Pending
Arrowhead	22	21,000	\$178,000	—	30,526	UCB
Gambel Quail	190	21,526	\$188,900	—	44,097	Pending
Gambel Quail Preserve	267	18,395	\$1,245,000	—	105,91	UCB
Grey Fox	81	15,733	\$112,000	\$105,000	28,563	8/25/2017
Grey Fox	102	13,000	\$55,000	\$60,000	30,370	8/25/2017
Grey Fox	173	12,090	\$109,000	\$82,000	20,559	8/28/2017
Saguaro Forest	107	22,421	\$795,000	—	55,100	UCB
<b>Saguaro Forest – Represent Seller</b>	<b>245</b>	<b>31,000</b>	<b>\$995,000</b>	<b>\$910,000</b>	<b>369,595</b>	<b>8/18/2017</b>
<b>Saguaro Forest – Represent Buyer</b>	<b>245</b>	<b>31,000</b>	<b>\$995,000</b>	<b>\$910,000</b>	<b>369,595</b>	<b>8/18/2017</b>
Sunrise	225	20,000	\$200,000	—	44,930	UCB
Sunset Canyon	41	17,399	\$475,000	—	35,672	Pending

# CAREFREE RANCH ACTIVITY: HOMES & HOMESITES

August 2017

VILLAGE	LOT	BEDS/BATHS	LIST PRICE	SALE PRICE	SQ.FT.	CLOSE DATE
Carefree Ranch Homesteads – Lot	5C	N/A	\$300,000	—	612,075	Pending
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
Sunrise	308	3   3 full & 2 half   4,264	\$1,499,000

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



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