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Sotheby's
INTERNATIONAL REALTY



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DesertMountainPowerof4.com



DESERT MOUNTAIN REAL ESTATE UPDATE // JANUARY 2023

HOMES	—YTD SALES—		—LISTINGS—		HOMESITES	—YTD SALES—		—LISTINGS—	
	2023	2022	2023	2022		2023	2022	2023	2022
\$1M & Under	0	0	0	0	\$250K & Under	0	0	0	0
\$1M+ to \$1.5M	1	0	8	0	\$250K+ to \$500K	1	2	5	3
\$1.5M+ to \$2M	2	1	14	0	\$500K+ to \$750K	2	1	8	6
\$2M+ to \$3M	2	6	26	13	\$750K+ to \$1M	0	1	6	3
Above \$3M	3	6	52	32	Above \$1M	0	3	20	8
Total	8	13	100	45	Total	3	7	39	20

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

DESERT MOUNTAIN SALES ACTIVITY: HOMES

January 2023

VILLAGE	LOT	BED/BATH	LIST PRICE	SALE PRICE	SQ.FT.	CLOSE DATE
Apache Cottage	15	3/3	\$1,599,000	\$1,525,000	2,472	1/13/23
Eagle Feather	363	4/4	\$2,995,000	\$2,995,000	4,210	1/17/23
Eagle Feather	389	4/4.5	\$2,995,000	—	4,726	Under Contract
Eagle Feather	423	3/3.5	\$2,850,000	—	3,832	Under Contract
Gambel Quail - Rep. Seller	80	5/5.5	\$3,395,000	—	4,600	Under Contract
Gambel Quail	85	4/4.5	\$3,075,000	\$3,025,000	4,148	1/25/23
Gambel Quail - Rep. Seller & Buyer	111	4/4.5	\$3,495,000	—	4,435	Under Contract
Grey Fox	77	5/4.5	\$2,295,000	\$2,140,000	5,494	1/19/23
Grey Fox	160	4/4	\$3,385,000	—	3,917	Under Contract
Mountain Skyline	10	4/3.5	\$1,999,000	\$1,835,000	4,192	1/31/23
Mountain Skyline	50	4/4.5	\$2,770,000	—	4,332	Under Contract
Lone Mountain - Rep. Buyer	29/30	3/3.5	\$8,900,000	\$6,700,000	8,258	1/20/23
Painted Sky	92	4/5	\$3,975,000	—	4,797	Under Contract
Saguaro Forest	83	4/4.5	\$4,199,000	—	5,983	Under Contract
Saguaro Forest	122	5/7	\$6,999,000	—	9,712	Under Contract
Saguaro Forest	131	4/4.5	\$4,440,000	—	6,249	Under Contract
Saguaro Forest	264	5/5.5	\$5,477,000	—	6,125	Under Contract
Saguaro Forest - Rep. Buyer	300	4/4.5	\$4,500,000	\$4,450,000	6,000	1/30/23
Saguaro Forest Cintarosa Ranch	349	3/3.5	\$2,995,000	—	4,415	Under Contract
Seven Camelot Homes - Rep. Buyer	1035	3/3.5	\$2,278,674	—	2,768	Under Contract
Seven Camelot Homes	1063	3/3.5	\$2,685,000	—	2,911	Under Contract

Seven Camelot Homes	1055	4/4.5	\$1,928,900	—	3,042	Under Contract
Seven Camelot Homes	1056	3/3.5	\$1,929,900	—	3,042	Under Contract
Seven Retreat Condos Rep. Buyer	2111	3/3.5	\$1,935,900	—	2,716	Under Contract
Sonoran Cottage	2	2/2.5	\$1,200,000	—	1,836	Under Contract
Sonoran Ridge	29	2/2.5	\$1,475,000	\$1,425,000	2,045	1/20/23
Sunset Canyon - Rep. Seller	63	4 /5.5	\$4,199,000	—	5,784	Under Contract

DESERT MOUNTAIN SALES ACTIVITY: **HOMESITES**

January 2023

VILLAGE	LOT	BLDG. ENV.	LIST PRICE	SALE PRICE	SQ.FT.	CLOSE DATE
Arrowhead	28	22,500	\$599,000	—	47,654	Under Contract
Gambel Quail	147	17,558	\$450,000	\$425,000	33,484	1/24/23
Gambel Quail	147	17,558	\$625,000	\$615,000	33,484	1/25/23
Grey Fox	63	17,283	\$700,000	\$575,000	30,825	1/5/23
Mountain Skyline	44	22,305	\$795,000	—	39,246	Under Contract
Painted Sky	88	31,845	\$395,000	—	72,300	Under Contract

CALL TO SEE OUR ACTIVE HOME LISTINGS!

VILLAGE & LOT	BEDS BATHS SF	PRICE
Sonoran Cottage 29	2 BD 2.5 BA 2,086 SF	\$1,125,000
Sonoran Ridge 10	2 BD 2.5 BA 2,234 SF	\$1,395,000
Desert Greens 51	4 BD 4.5 BA 2,990 SF	\$1,699,000
**Cochise Ridge 19	3 BD 3.5 BA 3,394 SF	\$1,975,000
*Seven Retreat 1123	3 BD 3.5 BA 2,453 SF	\$1,895,000
*Seven Retreat 1126	3 BD 3.5 BA 2,453 SF	\$1,895,000
*Grey Fox 110	4 BD 4.5 BA 4,597 SF	\$2,399,000
**Sunrise 264	4 BD 3.5 BA 4,027 SF	\$2,795,000
*Turquoise Ridge 23	4 BD 4.5 BA 4,380 SF	\$3,495,000
Sunrise 297	5 BD 5.5 BA 4,600 SF	\$3,595,000
*Painted Sky 69	4 BD 3.5 BA 5,584 SF	\$3,375,000
Saguaro Forest 76	3 BD 3.5 BA 5,024 SF	\$3,795,000
Gambel Quail 81	5 BD 5.5 BA 4,900 SF	\$3,895,000
Stagecoach Pass	3 BD 4 BA 3,898 SF	\$3,950,000
Gambel Quail 12	5 BD 5.5 BA 5,450 SF	\$4,295,000
*Sunset Canyon 11	4 BD 4.5 BA 5,807 SF	\$4,175,000
*Painted Sky 86	4 BD 4.5 BA 5,330 SF	\$4,495,000
*Saguaro Forest 162	4 BD 5.5 BA 7,328 SF	\$5,995,000
*Cintarosa Ranch 366	5 BD 5.5 BA 6,504 SF	\$6,075,000
Saguaro Forest 238	4 BD 4.5 BA 6,929 SF	\$7,299,000
*Apache Peak 86	4 BD 5.5 BA 8,685 SF	\$13,750,000

*Golf Membership is available with this home, with Buyer approval by the club.

**Lifestyle Membership available with this home, with Buyer approval by the club.

CALL TO SEE OUR ACTIVE LOT LISTINGS!

VILLAGE	LOT	BLD. ENV.	PRICE	SQ. FT.
Apache Peak Preserve	94	20,913	\$2,195,000	70,524
Lost Star	13	23,000	\$2,500,000	54,289

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