



Russ
Lyon

Sotheby's
INTERNATIONAL REALTY



602-708-7300

DesertMountainPowerof4.com



DESERT MOUNTAIN REAL ESTATE UPDATE // FEBRUARY 2023

HOMES	—YTD SALES—		—LISTINGS—		HOMESITES	—YTD SALES—		—LISTINGS—	
	2023	2022	2023	2022		2023	2022	2023	2022
\$1M & Under	0	0	1	1	\$250K & Under	0	0	0	0
\$1M+ to \$1.5M	2	1	7	3	\$250K+ to \$500K	2	2	5	3
\$1.5M+ to \$2M	4	2	12	0	\$500K+ to \$750K	3	2	10	7
\$2M+ to \$3M	4	8	25	18	\$750K+ to \$1M	0	1	6	5
Above \$3M	6	8	55	35	Above \$1M	0	4	19	9
Total	16	19	100	59	Total	5	9	40	24

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

February 2023

VILLAGE	LOT	BED/BATH	LIST PRICE	SALE PRICE	SQ.FT.	CLOSE DATE
Apache Cottage	12	3/3	\$1,600,000	—	2,393	Under Contract
Apache Cottage	53	3/3	\$1,400,000	—	2,454	Under Contract
Arrowhead	68	7/7.5	\$3,095,000	—	6,910	Under Contract
Cochise Ridge	84	3/2.5	\$1,181,000	—	2,970	Under Contract
Desert Fairways	30	4/4.5	\$3,150,000	\$2,900,000	3,664	2/27/23
Desert Greens	57	3/3.5	\$1,500,000	—	3,350	Under Contract
Desert Hills	14	4/4.5	\$2,075,000	—	3,901	Under Contract
Eagle Feather	375	5/4.5	\$3,199,000	—	4,576	Under Contract
Eagle Feather	379	4/4.5	\$3,499,000	—	4,289	Under Contract
Eagle Feather	382	3/3	\$1,965,000	\$1,622,500	4,434	2/24/23
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	30	3/3.5	\$2,950,000	—	4,761	Under Contract
Gambel Quail - Rep. Seller	80	5/5.5	\$3,395,000	—	4,600	Under Contract
Gambel Quail - Rep. Seller & Buyer	111	4/4.5	\$3,495,000	—	4,435	Under Contract
Gambel Quail	146	4/4.5	\$2,200,000	\$2,000,000	4,561	2/28/23
Grey Fox	124	4/4.5	\$2,375,000	—	4,257	Under Contract
Grey Fox	160	4/4	\$3,385,000	—	3,917	Under Contract
Mountain Skyline	50	4/4.5	\$2,770,000	\$2,670,000	4,332	2/17/23
Mountain Skyline	80	4/4.5	\$1,799,000	—	3,954	Under Contract
Mountain Skyline	94	5/4.5	\$2,695,000	—	4,697	Under Contract

Painted Sky	40	4/6	\$6,500,000	\$7,100,000	5,150	2/27/23
Painted Sky - Rep. Seller	86	4/4.5	\$4,495,000	—	5,330	Under Contract
Painted Sky	92	4/5	\$3,975,000	\$3,650,000	4,797	2/15/23
Saguaro Forest	83	4/4.5	\$4,199,000	\$3,925,000	5,983	2/9/23
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	201	4 / 5.5	\$6,500,000	—	6,979	Under Contract
Saguaro Forest - Rep. Seller	238	4/4.5	\$7,299,000	—	6,929	Under Contract
Saguaro Forest	264	5/5.5	\$5,477,000	—	6,125	Under Contract
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 - Rep. Seller	1123	3/3.5	\$1,895,000	—	2,453	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	\$1,100,000	1,836	2/1/23
Sunset Canyon - Rep. Seller	63	4 / 5.5	\$4,199,000	—	5,784	Under Contract

DESERT MOUNTAIN SALES ACTIVITY: **HOMESITES** February 2023

VILLAGE	LOT	BLDG. ENV.	LIST PRICE	SALE PRICE	SQ.FT.	CLOSE DATE
Arrowhead	28	22,500	\$599,000	—	47,654	Under Contract
Mountain Skyline	44	22,305	\$795,000	\$650,000	39,246	2/28/23
Painted Sky	88	31,845	\$395,000	\$380,000	72,300	2/6/23

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	\$1,790,000
*Seven Retreat 1126	3 BD 3.5 BA 2,453 SF	\$1,859,000
Grey Fox 136	5 BD 5.5 BA 4,967 SF	\$2,295,000
*Grey Fox 110	4 BD 4.5 BA 4,597 SF	\$2,250,000
**Sunrise 264	4 BD 3.5 BA 4,027 SF	\$2,795,000
*Painted Sky 69	4 BD 3.5 BA 5,584 SF	\$3,375,000
*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
*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
*Saguaro Forest 79	4 BD 4.5 BA 4,900 SF	\$3,995,000
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
*Cintarosa Ranch 366	5 BD 5.5 BA 6,504 SF	\$5,975,000
*Saguaro Forest 162	4 BD 5.5 BA 7,328 SF	\$5,995,000
*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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