



Russ
Lyon

Sotheby's
INTERNATIONAL REALTY

DESERT MOUNTAIN REAL ESTATE UPDATE ⇒ ⇒ ⇒ MARCH 2025

HOMES	—YTD SALES—		—LISTINGS—		HOMESITES	—YTD SALES—		—LISTINGS—	
	2025	2024	2025	2024		2025	2024	2025	2024
\$1M & Under	0	0	0	0	\$250K & Under	0	0	0	0
\$1M+ to \$1.5M	0	2	2	1	\$250K+ to \$500K	0	0	2	2
\$1.5M+ to \$2M	5	6	12	5	\$500K+ to \$750K	0	1	0	7
\$2M+ to \$3M	12	11	27	23	\$750K+ to \$1M	0	1	6	4
Above \$3M	21	10	65	61	Above \$1M	2	0	15	13
Total	38	29	106	90	Total	2	2	23	26

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.

SALES ACTIVITY: HOMES

VILLAGE	LOT	BED/ BATH	LIST PRICE	SALE PRICE	SQ.FT.	CLOSE DATE
Apache Cottage	31	3/3	\$1,799,000	—	2,454	Under Contract
Apache Peak	9	4/4.5	\$3,999,977	—	7,227	Under Contract
Apache Peak	81	5 /6.5	\$8,900,000	—	9,148	Under Contract
Camelot Villa at SEVEN	1055	4/4.5	\$2,800,000	\$2,700,000	3,041	3/20/25
Camelot Villa at SEVEN	1072	3/3.5	\$3,400,000	\$3,386,295	3,136	3/7/25
Cintarosa Ranch	341	5/7	\$9,500,000	—	7,718	Under Contract
Cochise Ridge	40	3/3.5	\$1,749,000	—	3,500	Under Contract
Desert Fairways	30	4/4.5	\$4,100,000	\$4,100,000	4,188	3/7/25
Desert Greens	54	4/4.5	\$2,200,000	\$2,075,000	4,033	3/3/25
Desert Hills	41	5/5.5	\$2,997,000	\$2,750,000	4,401	3/10/25
Eagle Feather	337	5/4.5	\$3,500,000	—	4,240	Under Contract
Eagle Feather	347	6/5.5	\$6,999,000	—	5,814	Under Contract
Gambel Quail	52	4/4.5	\$4,565,000	\$4,565,000	5,056	3/12/25
Gambel Quail	62	3/3.5	\$2,795,000	—	2,778	Under Contract
Gambel Quail - Rep. Seller	88	4/4.5	\$4,300,000	—	4,987	Under Contract
Gambel Quail	146	4/4.5	\$3,199,800	—	4,561	Under Contract
Gambel Quail	230	3/3.5	\$4,495,000	\$4,150,000	4,547	3/20/25
Gambel Quail	261	4 /5.5	\$5,500,000	—	4,257	Under Contract
Grey Fox - Rep. Buyer	134/135	4 /5.5	\$5,000,000	\$5,000,000	7,080	3/13/25
Grey Fox	157	3/3	\$1,895,000	—	3,224	Under Contract
Hacienda - Rep. Seller	4	4/4.5	\$2,150,000	\$2,050,000	3,248	3/20/25

Lone Mountain	43	6/8	\$4,750,000	—	6,130	Under Contract
Lone Mountain	71	5/5.5	\$4,495,000	\$4,375,000	7,974	3/27/25
Lone Mountain - Rep Buyer	57	4/5	\$4,995,000	—	4,600	Under Contract
Lookout Ridge	46	3/3.5	\$2,200,000	\$2,200,000	3,382	3/4/25
Lost Star - Rep Seller	22	5/5	\$11,995,000	\$11,000,000	4,600	3/14/25†
Lost Star	30	4 /5.5	\$5,000,000	—	6,546	Under Contract
Mountain Skyline	44	4/4.5	\$4,885,000	\$4,885,000	4,495	3/18/25
Painted Sky	35	4/4.5	\$4,195,000	\$3,850,000	6,300	3/27/25
Retreat at SEVEN	1111	4/4.5	\$2,397,900	—	2,631	Under Contract
Rose Quartz	21	4/4.5	\$4,685,000	\$4,500,000	5,260	3/10/25
Saguaro Forest	118	5/3.5	\$8,250,000	—	5,400	Under Contract
Saguaro Forest - Rep Seller	158	4/4.5	\$3,995,000	\$	6,758	3/1/25
Saguaro Forest	224	4/4.5	\$4,100,000	—	4,359	Under Contract
Seven Arrows - Rep Seller & Buyer	25	4/4.5	\$4,650,000	\$4,400,000	7,227	3/28/25
Sonoran Ridge - Rep. Seller	10	2/2.5	\$1,435,000	—	2,234	Under Contract
Sunrise	227	5/5.5	\$4,975,000	\$4,675,000	5,830	3/14/25
Sunrise - Rep. Seller & Buyer	236	3/3.5	\$3,548,000	—	4,556	Under Contract
Sunrise	307	3/3.5	\$2,795,000	—	3,440	Under Contract

SALES ACTIVITY: HOMESITES

VILLAGE	LOT	BLDG. ENV.	LIST PRICE	SALE PRICE	SQ.FT.	CLOSE DATE
Apache Peak	140	23,978	\$1,500,000	—	39,495	Under Contract
Cochise Geronimo	1	21,200	\$3,800,000	—	58,275	Under Contract
Saguaro Forest	65	21,011	\$1,800,000	\$1,500,000	43,683	3/24/25
Saguaro Forest	107	22,421	\$1,900,000	—	55,098	Under Contract
Sunrise	258	20,384	\$775,000	—	43,560	Under Contract

CALL TO SEE OUR ACTIVE HOME LISTINGS!

VILLAGE & LOT	BEDS BATHS SF	PRICE
Sonoran Cottage 26	2 BD 2.5 BA 1,836 SF 2 G	\$1,100,000
Rio Mountain Estates	3 BD 3.5 BA 4,571 SF 4 G	\$1,692,000
**Hacienda 10	4 BD 4.5 BA 3,250 SF 2 G	\$1,825,000
Lookout Ridge 1	3 BD 3 BA 2,960 SF 2 G	\$2,195,000
*Retreat 2127 at SEVEN	3 BD 3.5 BA 2,721 SF 2 G	\$2,690,000
*Turquoise Ridge 28	3 BD 3.5 BA 4,160 SF 3 G	\$3,195,000
Gambel Quail 81	5 BD 5.5 BA 4,900 SF 3 G	\$3,995,000
**Mountain Skyline 16	3 BD 3.5 BA 5,250 4 G	\$3,995,000

Sunrise 297	5 BD 5.5 BA 4,600 SF 3 G	\$3,995,000
*Painted Sky 85	4 BD 4.5 BA 5,700 SF 4 G	\$4,950,000
**Apache Peak 158	5 BD 4.5 BA 5,416 SF 3 G	\$5,500,000
Carefree Ranch 22B	3 BD 4 BA 6,028 SF 9+ G	\$5,995,000
*Saguaro Forest 147	3 BD 4 BA 7,951 SF 3 G	\$5,995,000
Seven Sister Estates - Cave Creek	5 BD 6.5 BA 8,845 SF 7 G	\$6,500,000
Saguaro Forest 177	6 BD 5.5 BA 7,342 SF 4 G	\$7,349,000
*Apache Peak 86	4 BD 5.5 BA 8,685 SF 4 G	\$12,500,000

*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	94	20,913	\$1,495,000	70,524
Saguaro Forest	153 & 154	20,913	\$2,350,000	82,107

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