



Russ
Lyon

Sotheby's
INTERNATIONAL REALTY

DESERT MOUNTAIN REAL ESTATE UPDATE ⇒ ⇒ ⇒ February 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 | 2 | \$250K+ to \$500K | 0 | 0 | 1 | 3 |
| \$1.5M+ to \$2M | 5 | 5 | 11 | 7 | \$500K+ to \$750K | 0 | 1 | 2 | 9 |
| \$2M+ to \$3M | 7 | 8 | 26 | 24 | \$750K+ to \$1M | 0 | 1 | 4 | 5 |
| Above \$3M | 9 | 6 | 61 | 62 | Above \$1M | 1 | 0 | 13 | 13 |
| Total | 21 | 21 | 99 | 95 | Total | 1 | 2 | 20 | 30 |

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 |
|-----------------------------------|----------------|---------------|--------------------|--------------------|--------------|-----------------------|
| Camelot Villa at SEVEN | 1055 | 4/4.5 | \$2,800,000 | — | 3,041 | Under Contract |
| Camelot Villa at SEVEN | 1072 | 3/3.5 | \$3,400,000 | — | 3,136 | Under Contract |
| Cintarosa Ranch | 341 | 5/7 | \$9,500,000 | — | 7,718 | Under Contract |
| Cullum Homes at SEVEN | 1017 | 4/ 5.5 | \$5,900,000 | \$5,700,000 | 6,297 | 2/21/25 |
| Desert Fairways | 20 | 3/3.5 | \$1,975,000 | \$1,950,000 | 2,290 | 2/25/25 |
| Desert Fairways | 30 | 4/4.5 | \$4,100,000 | — | 4,188 | Under Contract |
| Desert Greens | 54 | 4/4.5 | \$2,200,000 | — | 4,033 | Under Contract |
| Desert Hills | 41 | 5/5.5 | \$2,997,000 | — | 4,401 | Under Contract |
| Eagle Feather | 440 | 3/3 | \$2,300,000 | \$1,700,000 | 4,088 | 2/20/25 |
| Gambel Quail | 52 | 4/4.5 | \$4,565,000 | — | 5,056 | Under Contract |
| Gambel Quail | 62 | 3/3.5 | \$2,795,000 | — | 2,778 | Under Contract |
| Gambel Quail | 83 | 4/ 5.5 | \$2,350,000 | \$2,277,600 | 4,325 | 2/13/25 |
| Gambel Quail - Rep. Seller | 88 | 4/4.5 | \$4,300,000 | — | 4,987 | Under Contract |
| Gambel Quail - Rep. Buyer | 126 | 4/4.5 | \$5,250,000 | \$5,225,000 | 5,305 | 2/28/25 |
| Gambel Quail - Rep. Buyer | 178 | 4/4.5 | \$4,600,000 | \$4,500,000 | 4,788 | 2/25/25 |
| Gambel Quail | 230 | 3/3.5 | \$4,495,000 | — | 4,547 | Under Contract |
| Grey Fox - Rep. Buyer | 134/135 | 4 /5.5 | \$5,000,000 | — | 7,080 | Under Contract |
| Hacienda - Rep. Seller | 4 | 4/4.5 | \$2,150,000 | — | 3,248 | Under Contract |
| Hacienda | 11 | 3/3.5 | \$1,750,000 | \$1,640,000 | 2,544 | 2/21/25 |
| Hacienda | 33 | 3/3.5 | \$2,200,000 | \$2,070,000 | 2,544 | 2/20/25 |
| Lone Mountain | 71 | 5/5.5 | \$4,495,000 | — | 7,974 | Under Contract |

| | | | | | | |
|--|------------|--------------|---------------------|-------------|--------------|-----------------------|
| Lone Mountain - Rep Buyer | 57 | 4/5 | \$4,995,000 | — | 4,600 | Under Contract |
| Lookout Ridge | 44 | 3/3.5 | \$2,575,000 | \$2,575,000 | 3,067 | 2/25/25 |
| Lookout Ridge | 46 | 3/3.5 | \$2,200,000 | — | 3,382 | Under Contract |
| Lost Star - Rep Seller | 22 | 5/5 | \$11,995,000 | — | 4,600 | Under Contract |
| Lost Star | 30 | 4 /5.5 | \$5,000,000 | — | 6,546 | Under Contract |
| Mountain Skyline | 44 | 4/4.5 | \$4,885,000 | — | 4,495 | Under Contract |
| Retreat at SEVEN | 1111 | 4/4.5 | \$2,397,900 | — | 2,631 | Under Contract |
| Rose Quartz | 21 | 4/4.5 | \$4,685,000 | — | 5,260 | Under Contract |
| Saguaro Forest | 9 | 4/4 | \$2,995,000 | \$2,775,000 | 4,017 | 2/3/25 |
| Saguaro Forest - Rep Seller | 158 | 4/4.5 | \$3,995,000 | — | 6,758 | Under Contract |
| Seven Arrows - Rep Seller & Buyer | 25 | 4/4.5 | \$4,650,000 | — | 7,227 | Under Contract |
| Sonoran Ridge - Rep. Seller | 10 | 2/2.5 | \$1,435,000 | — | 2,234 | Under Contract |
| Sunrise | 227 | 5/5.5 | \$4,975,000 | — | 5,830 | Under Contract |
| Sunrise | 280 | 5 /6.5 | \$4,950,000 | \$4,900,000 | 5,750 | 2/11/25 |
| 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 |
|----------------|-----|------------|-------------|-------------|---------|----------------|
| Saguaro Forest | 65 | 21,011 | \$1,800,000 | — | 43,683 | Under Contract |
| Saguaro Forest | 117 | 22,332 | \$2,495,000 | \$2,125,000 | 112,662 | 2/19/25 |
| 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 |
| **Trilogy 1209 - Rio Verde | 3 BD 3.5 BA 3,004 SF 3 G | \$1,800,000 |
| **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 |
| *Sunrise 236 | 3 BD 3.5 BA 4,556 SF 3 G | \$3,548,000 |
| Gambel Quail 81 | 5 BD 5.5 BA 4,900 SF 3 G | \$3,995,000 |
| Sunrise 297 | 5 BD 5.5 BA 4,600 SF 3 G | \$3,995,000 |
| **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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