



## DESERT MOUNTAIN REAL ESTATE UPDATE ⇒ ⇒ ⇒ FEBRUARY 2026

| HOMES          | —YTD SALES— |           | —LISTINGS— |           | HOMESITES       | —YTD SALES— |          | —LISTINGS— |           |
|----------------|-------------|-----------|------------|-----------|-----------------|-------------|----------|------------|-----------|
|                | 2026        | 2025      | 2026       | 2025      |                 | 2026        | 2025     | 2026       | 2025      |
| \$1M - \$2 M   | 6           | 5         | 19         | 14        | Up to \$500     | 1           | 0        | 0          | 1         |
| \$2+M to \$4 M | 12          | 9         | 65         | 45        | \$500K+ to \$1M | 2           | 0        | 2          | 6         |
| \$4+M to \$6M  | 0           | 7         | 38         | 26        | \$1+M to \$2M   | 0           | 0        | 9          | 9         |
| Above \$6M     | 2           | 1         | 19         | 13        | \$2+M           | 0           | 1        | 6          | 4         |
| <b>Total</b>   | <b>20</b>   | <b>22</b> | <b>141</b> | <b>98</b> | <b>Total</b>    | <b>3</b>    | <b>1</b> | <b>17</b>  | <b>20</b> |

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.

Highlighted in bold are properties Power+ represented

### SALES ACTIVITY: HOMES

| VILLAGE                               | LOT        | BED/<br>BATH | LIST<br>PRICE       | SALE PRICE         | SQ.FT.       | CLOSE DATE            |
|---------------------------------------|------------|--------------|---------------------|--------------------|--------------|-----------------------|
| Apache Cottage                        | 15         | 3/3          | \$1,900,000         | \$1,835,000        | 2,393        | 2/10/26               |
| Apache Peak                           | 87         | 5/5.5        | \$5,250,000         | —                  | 7,527        | Under Contract        |
| Arrowhead                             | 68         | 7/7.5        | \$3,475,000         | \$3,225,000        | 6,910        | 2/25/26               |
| Camelot                               | 1082       | 4/4.5        | \$4,395,000         | —                  | 4,376        | Under Contract        |
| <b>*Chiricahua Villa - Rep. Buyer</b> | <b>214</b> | <b>3/3.5</b> | <b>\$2,850,000</b>  | <b>\$2,725,000</b> | <b>3,861</b> | <b>2/25/26</b>        |
| <b>*Cochise Geronimo - Rep. Buyer</b> | <b>18</b>  | <b>5/5.5</b> | <b>\$12,500,000</b> | <b>—</b>           | <b>7,858</b> | <b>Under Contract</b> |
| Cochise Ridge                         | 51         | 3/3.5        | \$1,749,000         | \$1,715,000        | 3,325        | 2/26/26               |
| Cullum Home - SEVEN                   | 1002       | 4/4.5        | \$4,397,200         | —                  | 4,873        | Under Contract        |
| Cullum Home - SEVEN                   | 1017       | 4/5          | \$5,750,000         | —                  | 6,297        | Under Contract        |
| Desert Greens                         | 42         | 3/3.5        | \$1,975,000         | \$1,925,000        | 2,990        | 2/9/26                |
| Desert Horizon                        | 47         | 4/ 4.5       | \$2,995,000         | \$2,900,000        | 4,050        | 2/10/26               |
| Eagle Feather                         | 411        | 4/4.5        | \$3,249,000         | —                  | 4,128        | Under Contract        |

|                                                  |                |               |                    |                    |              |                       |
|--------------------------------------------------|----------------|---------------|--------------------|--------------------|--------------|-----------------------|
| Gambel Quail                                     | 26             | 3 /4.5        | \$2,895,000        | —                  | 3,867        | Under Contract        |
| Gambel Quail                                     | 120            | 3/4           | \$3,500,000        | —                  | 4,303        | Under Contract        |
| Gambel Quail                                     | 154            | 5/5.5         | \$4,595,000        | —                  | 5,283        | Under Contract        |
| Gambel Quail                                     | 135            | 4/4.5         | \$5,100,000        | —                  | 4,698        | Under Contract        |
| Gambel Quail                                     | 242            | 4 /5.5        | \$5,795,000        | —                  | 6,175        | Under Contract        |
| Grey Fox                                         | 137            | 4/3.5         | \$4,488,000        | —                  | 4,362        | Under Contract        |
| <b>Hacienda - Rep. Buyer</b>                     | <b>3</b>       | <b>4/4.5</b>  | <b>\$1,395,000</b> | <b>—</b>           | <b>2,544</b> | <b>Under Contract</b> |
| Lookout Ridge                                    | 15             | 3/3.5         | \$3,150,000        | \$3,060,000        | 3,482        | 2/27/26               |
| Painted Sky                                      | 66             | 3/3.5         | \$2,700,000        | —                  | 4,136        | Under Contract        |
| Retreat - SEVEN                                  | 1119           | 3/3.5         | \$1,995,000        | —                  | 2,453        | Under Contract        |
| Rose Quartz                                      | 2              | 4/4.5         | \$4,995,000        | —                  | 4,270        | Under Contract        |
| Saguaro Forest                                   | 61             | 4/4           | \$3,195,000        | —                  | 4,960        | Under Contract        |
| Saguaro Forest                                   | 103            | 4/4.5         | \$4,000,000        | —                  | 5,906        | Under Contract        |
| <b>*Saguaro Forest - Rep. Seller &amp; Buyer</b> | <b>147</b>     | <b>3/4</b>    | <b>\$5,995,000</b> | <b>—</b>           | <b>7,951</b> | <b>Under Contract</b> |
| <b>*Saguaro Forest - Rep. Seller</b>             | <b>156</b>     | <b>4/4.5</b>  | <b>\$6,995,000</b> | <b>—</b>           | <b>5,991</b> | <b>Under Contract</b> |
| Saguaro Forest                                   | 297            | 5/5.5         | \$5,000,000        | —                  | 6,242        | Under Contract        |
| Saguaro Forest                                   | 312            | 4 /5.5        | \$7,500,000        | \$7,000,000        | 7,176        | 2/24/26               |
| Sonoran Ridge                                    | 30             | 3/3.5         | \$1,785,000        | —                  | 2,288        | Under Contract        |
| <b>Sunrise - Rep. Seller</b>                     | <b>267/268</b> | <b>4/4.5</b>  | <b>\$2,695,000</b> | <b>—</b>           | <b>4,498</b> | <b>Under Contract</b> |
| <b>*Sunrise - Rep. Seller</b>                    | <b>257</b>     | <b>4 /5.5</b> | <b>\$3,495,000</b> | <b>\$3,450,000</b> | <b>4,486</b> | <b>2/23/26</b>        |
| Sunrise                                          | 306            | 5/4.5         | \$2,395,000        | \$2,250,000        | 4,260        | 2/26/26               |
| <b>*Turquoise Ridge - Rep. Seller</b>            | <b>28</b>      | <b>3/3.5</b>  | <b>\$2,995,000</b> | <b>—</b>           | <b>4,160</b> | <b>Under Contract</b> |
| Turquoise Ridge                                  | 15             | 3/3.5         | \$2,095,000        | —                  | 3,124        | Under Contract        |

Sold with \*Golf, \*\*Lifestyle,\*\*\* 7-Golf

## SALES ACTIVITY: HOMESITES

| VILLAGE                      | LOT        | BLDG. ENV.    | LIST PRICE       | SALE PRICE | SQ.FT.        | CLOSE DATE            |
|------------------------------|------------|---------------|------------------|------------|---------------|-----------------------|
| Eagle Feather                | 387        | 20,708        | \$399,000        | \$380,000  | 42,154        | 2/20/26               |
| Gambel Quail                 | 257        | 21,936        | \$1,300,000      | —          | 44,400        | Under Contract        |
| <b>Sunrise - Rep. Seller</b> | <b>253</b> | <b>20,040</b> | <b>\$895,000</b> | <b>—</b>   | <b>50,111</b> | <b>Under Contract</b> |
| Sunset Canyon                | 50         | 18,080        | \$3,000,000      | —          | 57,600        | Under Contract        |

## CALL TO SEE OUR ACTIVE HOME LISTINGS!

| VILLAGE & LOT                            | BEDS   BATHS   SF   GARAGE     | PRICE              |
|------------------------------------------|--------------------------------|--------------------|
| **Hacienda 10                            | 4 BD   4.5 BA   3,250 SF   2 G | \$1,650,000        |
| *SEVEN - Retreat 1108                    | 3 BD   3.5   2,453 SF   2 G    | \$1,975,000        |
| ***SEVEN-Retreat 1122 - <i>New Price</i> | 3 BD   3 BA   2,453 SF   2.5 G | <b>\$1,995,000</b> |
| *Lookout Ridge 1                         | 3 BD   3 BA   2,960 SF   2 G   | \$2,395,000        |
| **Sunrise 252                            | 3 BD   3.5 BA   3,885 SF   4 G | \$2,750,000        |
| Lookout Ridge 24 - <i>New Price</i>      | 3 BD   3.5 BA   3,067   2 G    | <b>\$3,195,000</b> |
| *Apache Peak 57 - <i>New Price</i>       | 4 BD   5.5 BA   6,496 SF   4 G | <b>\$3,490,000</b> |
| Sunrise 297                              | 5 BD   5.5 BA   4,600 SF   3 G | \$3,595,000        |
| Gambel Quail 81                          | 5 BD   5.5 BA   4,900 SF   3 G | \$3,995,000        |
| **Apache Peak 158                        | 5 BD   4.5 BA   5,416 SF   3 G | \$4,295,000        |
| *Saguaro Forest 271                      | 4 BD   4.5 BA   6,590 SF   3 G | \$4,999,000        |
| *Saguaro Forest 108                      | 4 BD   4.5 BA   5,533 SF   4 G | \$5,595,000        |
| Cintarosa Ranch 358                      | 5 BD   5.5 BA   4,965 SF   8 G | \$5,600,000        |
| Seven Sister Estates, Cave Creek         | 5 BD   6.5 BA   8,845 SF   7 G | \$5,995,000        |
| *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.

\*\*\* 7-Golf Membership is available with this home, with buyer approval by the club.

Full Golf Membership can be downgraded to a Lifestyle Membership at time of closing

## CALL TO SEE OUR ACTIVE LOT LISTINGS!

| VILLAGE        | LOT | BLD. ENV. | PRICE       | SQ. FT. |
|----------------|-----|-----------|-------------|---------|
| Apache Peak    | 94  | 20,913    | \$1,485,000 | 70,524  |
| Lone Mountain  | 29A | 24,168    | \$1,750,000 | 222,504 |
| Saguaro Forest | 273 | 17,309    | \$1,250,000 | 40,028  |

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