



DESERT MOUNTAIN REAL ESTATE UPDATE ⇒ ⇒ ⇒ **OCTOBER 2025**

HOMES	—YTD SALES—		—LISTINGS—		HOMESITES	—YTD SALES—		—LISTINGS—	
	2025	2024	2025	2024		2025	2024	2025	2024
\$1M - \$2 M	18	46	20	15	Up to \$500	1	2	1	1
\$2+M to \$4 M	46	73	50	42	\$500K+ to \$1M	4	20	2	3
\$4+M to \$6M	32	21	32	21	\$1+M to \$2M	4	4	8	8
Above \$6M	11	8	17	15	\$2+M	3	0	6	3
Total	107	148	119	93	Total	12	26	17	15

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	52	3/3	\$1,599,000	—	2,476	Under Contract
Apache Cottage	55	3/3	\$1,900,000	—	2,476	Under Contract
Apache Peak	66	4/4.5	\$1,999,000	—	6,217	Under Contract
Cochise Ridge	83	4/4.5	\$1,695,000	—	3,325	Under Contract
Cullum Homes - SEVEN	1009	3/3.5	\$3,450,000	—	4,556	Under Contract
Desert Hills	11	4/4.5	\$2,150,000	\$2,100,000	3,901	10/28/25
Gambel Quail	42	3/5	\$2,795,000	—	3,776	Under Contract
Gambel Quail	99	5/4.5	\$4,100,000	—	4,352	Under Contract
Gambel Quail	148	4/4.5	\$2,395,000	—	4,244	Under Contract
Gambel Quail	184	4/4	\$2,000,000	—	3,890	Under Contract
Grey Fox	12	4/3.5	\$4,000,000	\$3,875,000	5,011	10/29/25
Grey Fox	28	4/4	\$1,995,000	—	3,412	Under Contract
Lone Mountain	89	4/4	\$3,600,000	—	4,400	Under Contract
Retreat - SEVEN	1125	3/3.5	\$2,095,000	—	2,414	Under Contract
Retreat - SEVEN	2127	3/3.5	\$2,595,000	—	2,721	Under Contract
Sonoran Ridge	35	2/2.5	\$1,285,000	—	2,045	Under Contract
Sunrise	293	4/4	\$1,999,000	—	4,362	Under Contract
Sunrise	301	3/3.5	\$2,300,000	—	5,000	Under Contract

SALES ACTIVITY: HOMESITES

VILLAGE	LOT	BLDG. ENV.	LIST PRICE	SALE PRICE	SQ.FT.	CLOSE DATE
Gambel Quail	94	21,254	\$775,000	\$695,000	43,663	10/31/25
Mountain Skyline	9	16,510	\$969,000	—	29,158	Under Contract
Mountain Skyline	47	19,083	\$800,000	—	33,696	Under Contract
Saguaro Forest	346	30,886	\$1,395,000	—	120,604	Under Contract

CALL TO SEE OUR ACTIVE HOME LISTINGS!

VILLAGE & LOT	BEDS BATHS SF GARAGE	PRICE
**Hacienda 10 - <i>New Price</i>	4 BD 4.5 BA 3,250 SF 2 G	\$1,650,000
Rio Mountain Estates	3 BD 3.5 BA 4,571 SF 4 G	\$1,692,000
Lookout Ridge 1- <i>New Price</i>	3 BD 3 BA 2,960 SF 2 G	\$1,995,000
*Lookout Ridge 34 - <i>New Price</i>	3 BD 3 BA 2960 SF 2 G	\$1,995,000
***SEVEN - Retreat 1122	3 BD 3 BA 2,453 SF 2.5 G	\$2,100,000
**Sunrise 252 - <i>New Listing</i>	3 BD 3.5 BA 3,885 SF 4 G	\$2,750,000
*Turquoise Ridge 28	3 BD 3.5 BA 4,160 SF 3 G	\$2,995,000
**SEVEN - Camelot 1061	3 BD 3.5 BA 3,169 SF 3 G	\$3,195,000
Sunrise 297 - <i>New Price</i>	5 BD 5.5 BA 4,600 SF 3 G	\$3,799,000
*Painted Sky 74 - <i>New Price</i>	4 BD 4.5 BA 4,996 SF 3 G	\$3,975,000
Gambel Quail 81	5 BD 5.5 BA 4,900 SF 3 G	\$3,995,000
*Apache Peak 151- <i>New Price</i>	4 BD 4.5 BA 5,293 SF 4 G	\$4,100,000
**Apache Peak 158 - <i>New Price</i>	5 BD 4.5 BA 5,416 SF 3 G	\$4,850,000
*Saguaro Forest 271	4 BD 4.5 BA 6,590 SF 3 G	\$5,395,000
*Saguaro Forest 108	4 BD 4.5 BA 5,533 SF 4G	\$5,595,000
Cintarosa Ranch 358	5 BD 5.5 BA 4,965 SF 8 G	\$5,600,000
*Saguaro Forest 147	3 BD 4 BA 7,951 SF 3 G	\$5,995,000
Seven Sister Estates - <i>New Price</i>	5 BD 6.5 BA 8,845 SF 7 G	\$5,995,000
*Saguaro Forest 156 - <i>New Listing</i>	4 BD 4.5 BA 5,991 SF 4 G	\$6,995,000
*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

CALL TO SEE OUR ACTIVE LOT LISTINGS!

VILLAGE	LOT	BLD. ENV.	PRICE	SQ. FT.
Apache Peak	94	20,913	\$1,485,000	70,524

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