

DESERT MOUNTAIN REAL ESTATE UPDATE ⇒ ⇒ ⇒ **APRIL 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	1	3	2	1	\$250K+ to \$500K	0	0	2	2
\$1.5M+ to \$2M	6	10	17	5	\$500K+ to \$750K	1	7	0	6
\$2M+ to \$3M	12	19	35	25	\$750K+ to \$1M	0	1	6	3
Above \$3M	29	18	76	63	Above \$1M	3	1	11	11
Total	47	50	130	94	Total	4	9	19	22

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	\$1,640,000	2,454	4/23/25
Apache Peak	9	4/4.5	\$3,999,977	—	7,227	Under Contract
Apache Peak	42	5/5.5	\$3,250,000	—	5,163	Under Contract
Apache Peak	81	5 /6.5	\$8,900,000	\$7,800,000	9,148	4/3/25
Apache Peak	149	4/4.5	\$4,850,000	—	4,985	Under Contract
Cintarosa/Saguaro Forest - Rep. Buyer	325	4/5	\$9,500,000	—	7,083	Under Contract
Cintarosa Ranch	341	5/7	\$9,500,000	\$8,500,000	7,718	4/28/25
Cochise Ridge	40	3/3.5	\$1,749,000	—	3,500	Under Contract
Cochise Ridge	42	2/2.5	\$1,350,000	—	2,922	Under Contract
Eagle Feather	347	6/5.5	\$6,999,000	\$6,250,000	5,814	4/2/25
Gambel Quail	62	3/3.5	\$2,795,000	—	2,778	Under Contract
Gambel Quail - Rep. Seller	88	4/4.5	\$4,300,000	\$4,200,000	4,987	4/17/25
Gambel Quail	146	4/4.5	\$3,199,800	—	4,561	Under Contract
Gambel Quail	188	4/4.5	\$4,500,000	—	4,464	Under Contract
Gambel Quail	261	4 /5.5	\$5,500,000	—	4,257	Under Contract
Lone Mountain - Rep Buyer	57	4/5	\$4,995,000	\$5,200,000	4,600	4/1/25
Lost Star	30	4 /5.5	\$5,000,000	\$5,000,000	6,546	4/23/25

Mountain Skyline - Rep. Seller	16	3/3.5	\$3,995,000	—	5,250	Under Contract
Mountain Skyline	46	4/5	\$3,650,000	—	4,054	Under Contract
Painted Sky	83	4/4.5	\$3,200,000	—	6,326	Under Contract
Retreat at SEVEN	1111	4/4.5	\$2,397,900	—	2,631	Under Contract
Saguaro Forest	118	5/3.5	\$8,250,000	\$7,500,000	5,400	4/28/25
Saguaro Forest	224	4/4.5	\$4,100,000	\$4,100,000	4,359	4/23/25
Sonoran Ridge - Rep. Seller	10	2/2.5	\$1,435,000	\$1,410,000	2,234	4/1/25
Sonoran Ridge	26	3/3	\$1,675,000	—	2,462	Under Contract
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	71	15,541	\$950,000	—	30,062	Under Contract
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	107	22,421	\$1,900,000	\$1,843,000	55,098	4/29/25
Saguaro Forest	153/154	20,913	\$2,350,000	—	82,107	Under Contract
Sunrise	258	20,384	\$775,000	\$715,000	43,560	4/7/25
Sunset Canyon	40	15,281	\$1,750,000	—	36,211	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	\$2,095,000
*Retreat 2127 at SEVEN	3 BD 3.5 BA 2,721 SF 2 G	\$2,495,000
*Turquoise Ridge 28	3 BD 3.5 BA 4,160 SF 3 G	\$2,975,000
Grey Fox 136	5 BD 5.5 BA 4,967 SF 3G	\$2,995,000
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
*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
*Saguaro Forest 289	4 BD 5.5 BA 8,352 SF 3 G	\$9,495,000
*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	\$1,485,000	70,524

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