

## DESERT MOUNTAIN REAL ESTATE UPDATE ⇒ ⇒ ⇒ MAY 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	2	5	2	1	\$250K+ to \$500K	1	9	1	2
\$1.5M+ to \$2M	7	16	16	6	\$500K+ to \$750K	1	1	0	4
\$2M+ to \$3M	15	24	33	28	\$750K+ to \$1M	0	1	5	2
Above \$3M	38	23	75	54	Above \$1M	6	1	13	13
<b>Total</b>	<b>62</b>	<b>68</b>	<b>126</b>	<b>89</b>	<b>Total</b>	<b>8</b>	<b>11</b>	<b>19</b>	<b>21</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.

## SALES ACTIVITY: HOMES

VILLAGE	LOT	BED/ BATH	LIST PRICE	SALE PRICE	SQ.FT.	CLOSE DATE
Apache Cottage	34	3/3	\$2,300,000	—	2,454	Under Contract
Apache Peak	9	4/4.5	\$3,999,977	—	7,227	Under Contract
Apache Peak	149	4/4.5	\$4,850,000	—	4,985	Under Contract
Camelot Villa at SEVEN	1035	3/3.5	\$3,300,000	\$3,000,000	2,851	5/30/25
<b>Cintarosa/Saguaro Forest - Rep. Buyer</b>	<b>325</b>	<b>4/5</b>	<b>\$9,500,000</b>	<b>\$9,000,000</b>	<b>7,083</b>	<b>5/28/25</b>
Cochise Ridge	42	2/2.5	\$1,350,000	\$1,300,000	2,922	5/6/25
Desert Fairways	18	3/3.5	\$2,125,000	—	2,990	Under Contract
Deseret Greens	53	4/4.5	\$2,100,000	—	3,900	Under Contract
Eagle Feather	404	5/5.5	\$8,800,000	—	8,251	Under Contract
Gambel Quail	62	3/3.5	\$2,795,000	\$2,525,000	2,778	5/30/2025
Gambel Quail	117	5/4.5	\$2,200,000	—	4,700	Under Contract
Gambel Quail	132	4/4.5	\$1,998,000	—	3,683	Under Contract
Gambel Quail	146	4/4.5	\$3,199,800	\$3,200,000	4,561	5/3/25
Gambel Quail	188	4/4.5	\$4,500,000	\$4,550,000	4,464	5/7/25
Gambel Quail	261	4 /5.5	\$5,500,000	\$5,475,000	4,257	5/7/25
Grey Fox	30	4/4.5	\$1,900,000	—	4,244	Under Contract
<b>Mountain Skyline -Rep. Seller</b>	<b>16</b>	<b>3/3.5</b>	<b>\$3,995,000</b>	<b>\$3,820,000</b>	<b>5,250</b>	<b>5/20/25</b>

Mountain Skyline	46	4/5	\$3,650,000	\$3,600,000	4,054	5/21/25
Painted Sky	83	4/4.5	\$3,200,000	\$2,900,000	6,326	5/27/25
Retreat at SEVEN	1111	4/4.5	\$2,397,900	\$2,497,900	2,631	5/4/25
Rose Quartz	1	4/4.5	\$2,400,000	—	4,163	Under Contract
<b>Saguaro Forest - Rep. Buyer</b>	<b>241</b>	<b>4/4.5</b>	<b>\$10,995,000</b>	<b>—</b>	<b>6,323</b>	<b>Under Contract</b>
Saguaro Forest	312	4/4.5	\$8,000,000	—	7,176	Under Contract
Sonoran Ridge	26	3/3	\$1,675,000	\$1,575,000	2,462	5/29/25
<b>Sunrise - Rep. Seller &amp; Buyer</b>	<b>236</b>	<b>3/3.5</b>	<b>\$3,548,000</b>	<b>\$3,300,000</b>	<b>4,556</b>	<b>5/14/25</b>
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	\$1,350,000	39,495	5/21/25
Cochise Geronimo	1	21,200	\$3,800,000	\$3,135,555	58,275	5/7/25
Eagle Feather	390	20,422	\$375,000	\$300,000	52,142	5/30/25
Lone Mountain	46	42,576	\$1,295,000	—	251,825	Under Contract
<b>Saguaro Forest Rep. Seller</b>	<b>153/154</b>	<b>20,913</b>	<b>\$2,350,000</b>	<b>\$2,050,000</b>	<b>82,107</b>	<b>5/20/25</b>

## 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	\$2,595,000
*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   3 G	\$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 74	4 BD   4.5 BA   4,996 SF   3 G	\$4,195,000
*Painted Sky 85	4 BD   4.5 BA   5,700 SF   4 G	\$4,950,000
*Saguaro Forest 271	4 BD   4.5 BA   6,590 SF   3 G	\$5,395,000
**Apache Peak 158	5 BD   4.5 BA   5,416 SF   3 G	\$5,500,000
*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 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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