

## DESERT MOUNTAIN REAL ESTATE UPDATE ⇒ ⇒ ⇒ JULY 2025

| HOMES          | —YTD SALES— |           | —LISTINGS— |           | HOMESITES       | —YTD SALES— |           | —LISTINGS— |           |
|----------------|-------------|-----------|------------|-----------|-----------------|-------------|-----------|------------|-----------|
|                | 2025        | 2024      | 2025       | 2024      |                 | 2025        | 2024      | 2025       | 2024      |
| \$1M - \$2 M   | 14          | 24        | 14         | 8         | Up to \$500     | 1           | 0         | 0          | 1         |
| \$2+M to \$4 M | 33          | 51        | 36         | 28        | \$500K+ to \$1M | 2           | 13        | 5          | 8         |
| \$4+M to \$6M  | 28          | 14        | 17         | 20        | \$1+M to \$2M   | 4           | 2         | 8          | 11        |
| Above \$6M     | 10          | 5         | 10         | 12        | \$2+M           | 3           | 0         | 3          | 2         |
| <b>Total</b>   | <b>85</b>   | <b>94</b> | <b>77</b>  | <b>68</b> | <b>Total</b>    | <b>10</b>   | <b>15</b> | <b>16</b>  | <b>22</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/<br>BATH | LIST PRICE         | SALE PRICE  | SQ.FT.       | CLOSE DATE            |
|----------------------|------------|--------------|--------------------|-------------|--------------|-----------------------|
| Apache Cottage       | 34         | 3/3          | \$2,300,000        | \$2,160,000 | 2,454        | 7/24/25               |
| Apache Cottage       | 52         | 3/3          | \$1,599,000        | —           | 2,476        | Under Contract        |
| Apache Peak          | 118        | 4/4.5        | \$5,700,000        | —           | 5,330        | Under Contract        |
| Cochise Ridge        | 107        | 2/3          | \$1,800,000        | —           | 3,120        | Under Contract        |
| Desert Fairways      | 13         | 3/3.5        | \$3,450,000        | —           | 3,363        | Under Contract        |
| Desert Fairways      | 18         | 3/3.5        | \$2,125,000        | \$1,800,000 | 2,990        | 7/1/25                |
| Desert Greens        | 66         | 4/4.5        | \$2,100,000        | —           | 3,664        | Under Contract        |
| Eagle Feather        | 383        | 3/5          | \$2,250,000        | —           | 3,850        | Under Contract        |
| Gambel Quail         | 60         | 4/4          | \$3,900,000        | —           | 4,135        | Under Contract        |
| Gambel Quail         | 132        | 4/4.5        | \$1,998,000        | \$1,900,000 | 3,683        | 7/8/25                |
| Grey Fox             | 30         | 4/4.5        | \$1,900,000        | \$1,800,000 | 4,244        | 7/15/25               |
| <b>Grey Fox</b>      | <b>136</b> | <b>5/5.5</b> | <b>\$2,995,000</b> | <b>—</b>    | <b>4,967</b> | <b>Under Contract</b> |
| Grey Fox             | 176        | 4/5          | \$2,500,000        | —           | 4,472        | Under Contract        |
| Rose Quartz          | 2          | 4/4.5        | \$4,595,000        | —           | 4,268        | Under Contract        |
| Rose Quartz          | 3,4&5      | 3 /4.5       | \$3,000,000        | \$2,300,000 | 5,804        | 7/10/25               |
| Rose Quartz          | 39         | 4/4.5        | \$2,995,000        | —           | 4,333        | Under Contract        |
| Saguaro Forest       | 155        | 5/8          | \$4,995,000        | \$4,500,000 | 5,817        | 7/29/25               |
| SEVEN - Cullum Homes | 1005       | 4/4.5        | \$3,995,000        | \$3,995,000 | 3,934        | 7/22/25               |

|                      |            |              |                    |             |              |                       |
|----------------------|------------|--------------|--------------------|-------------|--------------|-----------------------|
| SEVEN - Cullum Homes | 1023       | 4/4.5        | \$4,315,985        | \$4,200,000 | 3,951        | 7/10/25               |
| SEVEN - Retreat      | 1126       | 3/3.5        | \$2,250,000        | —           | 2,453        | Under Contract        |
| Sonoran Ridge        | 23         | 2/2.5        | \$1,750,000        | —           | 2,234        | Under Contract        |
| <b>Sunrise</b>       | <b>209</b> | <b>4/4.5</b> | <b>\$3,985,000</b> | <b>—</b>    | <b>4,638</b> | <b>Under Contract</b> |
| Sunrise              | 318        | 4/4.5        | \$6,075,000        | \$6,075,000 | 5,750        | 7/1/25                |
| Sunset Canyon        | 55         | 4/5          | \$3,495,000        | \$3,350,000 | 5,050        | 7/22/25               |

## SALES ACTIVITY: HOMESITES

| VILLAGE       | LOT | BLDG. ENV. | LIST PRICE  | SALE PRICE  | SQ.FT. | CLOSE DATE |
|---------------|-----|------------|-------------|-------------|--------|------------|
| Apache Peak   | 71  | 15,541     | \$950,000   | \$900,000   | 30,062 | 6/30       |
| Sunset Canyon | 40  | 15,281     | \$1,750,000 | \$1,067,000 | 36,211 | 7/3/25     |

## CALL TO SEE OUR ACTIVE HOME LISTINGS!

| VILLAGE & LOT                       | BEDS   BATHS   SF   GARAGE     | 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  |
| <b>**</b> 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  |
| <b>*</b> Retreat 2127 at SEVEN      | 3 BD   3.5 BA   2,721 SF   2 G | \$2,595,000  |
| <b>*</b> Turquoise Ridge 28         | 3 BD   3.5 BA   4,160 SF   3 G | \$2,975,000  |
| Gambel Quail 81                     | 5 BD   5.5 BA   4,900 SF   3 G | \$3,995,000  |
| Sunrise 297 - <b>Just Completed</b> | 5 BD   5.5 BA   4,600 SF   3 G | \$3,995,000  |
| <b>*</b> Painted Sky 74             | 4 BD   4.5 BA   4,996 SF   3 G | \$4,195,000  |
| <b>*</b> Apache Peak 151            | 4 BD   4.5 BA   5,293 SF   4 G | \$4,825,000  |
| <b>*</b> Saguaro Forest 271         | 4 BD   4.5 BA   6,590 SF   3 G | \$5,395,000  |
| <b>**</b> Apache Peak 158           | 5 BD   4.5 BA   5,416 SF   3 G | \$5,500,000  |
| <b>*</b> 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  |
| <b>*</b> Saguaro Forest 289         | 4 BD   5.5 BA   8,352 SF   3 G | \$9,495,000  |
| <b>*</b> 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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