THE 85260 MONTHLY MARKET REPORT

FEBRUARY 2018

JOIN THE DISCUSSION AT 85260 SCOTTSDALE GROUP

27830 N. 91st Street, Scottsdale, AZ

Kelly Cook Real Estate Group
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480-227-2028

info@kellycookhomes.com • www.kellycookhomes.com

85260 Specific Recent Market Activity

ZIP Code 85260 Single Family Detached	TODAY 2/1/18	ST	LAST MTH 1/1/18	LAST QTR 11/1/17	LT	LAST YR 2/1/17	2 YRS AGO 2/1/16
Active Listings	131	↑	109	147	↓	156	202
Pending Listings	25	↑	17	19	↓	33	23
Sales per Month	31	↓	43	40	–	31	30
Sales per Year	549	–	549	552	↓	566	533
Days on Market - Monthly Sales	110	↑	78	89	↑	62	95
Days on Market - Active Listings	119	–	119	119	↓	139	109
Days Inventory	87	↑	73	97	↓	101	139
Months Supply	4.2	↑	2.5	3.7	↓	5.0	6.7
Active Listings $/SF	$252	↓	$254	$244	↓	$256	$232
Pending Listings $/SF	$218	↓	$229	$236	↑	$216	$208
Monthly Sales $/SF	$242	↑	$214	$208	↑	$211	$195
Annual Sales $/SF	$218	↑	$216	$215	↑	$206	$202

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PRSRT STD
ECRWSS
U.S. POSTAGE
PAID
EDDM RETAIL

**********ECRWSS****

Local
Postal Customer

January	Price Per Sq Ft	
85260	Last Year	This Year
Up to $500,000	$197.00	$219.00
$500 - $750	$219.00	$258.00
$750 - $1M	$224.00	$224.00
Over $1M+	$255.00	$313.00

That's an increase of 12% in property values from last year!

85260 Recent SOLD Market Activity

Address	Sq. Ft.	Sold Price
15050 N THOMPSON PEAK PKWY 2050	1,500	$275,000
14447 N 91st PL	1,090	$280,000
9634 E CAMINO DEL SANTO ST	1,417	$285,000
15252 N 100TH ST 1168	1,302	$290,000
13599 N 92ND WAY	1,012	$298,800
9070 E GARY RD 156	1,247	$305,000
15550 N FRANK LLOYD WRIGHT BLVD 1058	1,473	$318,000
16600 N THOMPSON PEAK PKWY 1004	1,892	$320,000
15550 N FRANK LLOYD WRIGHT BLVD 1082	1,473	$320,000
8848 E SUNNYSIDE DR	1,258	$330,000
14203 N 101ST ST	1,863	$345,000
8180 E SHEA BLVD 1081	1,695	$350,000
8970 E MEADOW HILL DR	1,591	$365,000
9167 E POINSETTIA DR	1,760	$370,205
8879 E ASTER DR	1,675	$370,500
10757 N 74TH ST 2003	2,011	$374,000
10050 E EVANS DR	2,242	$385,000
11000 N 77TH PL 1049	1,422	$393,900
9658 E PALM RIDGE DR	1,632	$405,000
10240 E CELTIC DR	2,156	$407,000
9626 E PINE VALLEY RD	2,006	$414,000
13193 N 98TH PL	2,095	$435,000
13314 N 100TH PL	1,951	$438,000
14933 N 97TH PL	2,780	$443,000
9779 E WOOD DR	2,229	$445,000

Address	Sq. Ft.	Sold Price
9439 E Camino Del Santo DR	1,736	$445,230
10066 E FRIESS DR	2,031	$445,500
15156 N 100TH WAY	2,113	$453,000
9011 E SHARON DR	2,628	$455,000
7802 E ASTER DR	2,198	$458,760
9406 E DREYFUS PL	2,311	$478,000
9249 E PINE VALLEY RD	2,477	$492,000
9302 E WINDROSE DR	2,322	$497,000
9851 E WINCHCOMB DR	2,129	$501,000
11438 N 78TH ST	1,813	$524,000
11382 N 78TH ST	1,861	$530,000
8619 E CORTEZ ST	2,006	$550,000
8855 E Camino del Santo	2,432	$566,000
9753 E CELTIC DR	3,402	$589,500
9643 E DESERT TRL	2,322	$592,000
11617 N SUNDOWN DR	3,535	$710,000
8111 E CAROL WAY	2,614	$735,000
8685 E ASTER DR	3,908	$767,500
7668 E WOOD DR	3,648	$787,500
12622 N 80TH PL	3,399	$820,000
8241 E KALIL DR	4,231	$835,000
8157 E SUNNYSIDE DR	4,280	$900,000
10268 E CORTEZ DR	3,810	$930,000
7303 E PARADISE DR	3,680	$1,200,000
9441 E BLOOMFIELD RD	5,100	$1,575,000

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