THE 85260 MONTHLY MARKET REPORT

JANUARY 2018

JOIN THE DISCUSSION AT 85260 SCOTTSDALE GROUP

8310 E. Nightingale Star Drive, Scottsdale AZ

Kelly Cook Real Estate Group
"Helping others is our success"

480-227-2028

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85260 Specific Recent Market Activity

ZIP Code 85260 Single Family Detached	TODAY 1/1/18	ST	LAST MTH 12/1/17	LAST QTR 10/1/17	LT	LAST YR 1/1/17	2 YRS AGO 1/1/16
Active Listings	109	↓	142	137	↓	153	157
Pending Listings	17	↓	28	18	↓	20	29
Sales per Month	42	↑	38	37	↓	43	46
Sales per Year	548	↓	549	571	↓	565	534
Days on Market - Monthly Sales	78	↓	96	104	↓	100	101
Days on Market - Active Listings	119	↑	107	122	↓	131	116
Days Inventory	73	↓	95	88	↓	99	108
Months Supply	2.6	↓	3.7	3.7	↓	3.6	3.4
Active Listings $/SF	$254	↑	$251	$232	–	$254	$231
Pending Listings $/SF	$229	↑	$214	$215	↑	$200	$198
Monthly Sales $/SF	$215	↓	$224	$212	↑	$214	$216
Annual Sales $/SF	$216	–	$216	$214	↑	$205	$203

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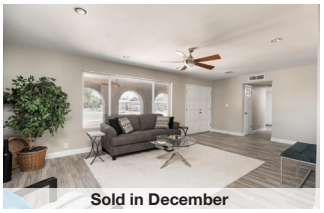
PRSRT STD
ECRWSS
U.S. POSTAGE
PAID
EDDM RETAIL

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

Local
Postal Customer

Sold in December

Sold in December


Sold in December

Sold in December

December	Price Per Sq Ft	
85260	Last Year	This Year
Up to $500,000	$204.00	$216.00
$500 - $750	$200.00	$212.00
$750 - $1M	$210.00	$222.00
Over $1M+	$268.00	$240.00

Values UP 5% year over year!
What is your home now worth?

85260 Recent SOLD Market Activity

ADDRESS	Sq Ft	Sold Price
15095 N THOMPSON PEAK PKWY 2113	1,147	$197,000
9443 E JENAN DR	1,097	$212,000
9906 E WOOD DR	1,882	$300,000
9795 E SUTTON DR	1,782	$307,100
9584 E WINDROSE DR	1,610	$319,000
10018 E FRIESS DR	1,763	$330,000
13956 N 102ND ST	1,879	$340,000
15168 N 100TH WAY	1,691	$350,000
9581 E CORRINE DR SW	1,610	$350,000
12868 N 95TH PL	2,106	$355,000
15031 N 100TH WAY	1,691	$359,300
15083 N 100TH PLACE	2,115	$371,500
14398 N 100TH PL	2,236	$379,000
10117 E DREYFUS AVE	2,071	$381,500
10179 E MEADOW HILL DR	1,879	$382,500

ADDRESS	Sq Ft	Sold Price
13309 N 93RD PL	2,348	$400,000
13122 N 101ST WAY	2,151	$400,000
10344 E SHARON DR	2,114	$400,000
10330 E CELTIC DR	2,156	$410,000
14995 N 100TH WAY	2,442	$441,500
14609 N 97TH PL	2,086	$469,000
14518 N 99TH ST	1,914	$470,000
9496 E POINSETTIA DR	2,440	$499,000
9460 E CORRINE DR	2,438	$535,000
10310 E SAHUARO DR	3,375	$549,000
9514 E DESERT TRL	2,900	$557,500
12004 N 95TH ST	2,949	$621,000
10603 N 100TH ST	2,904	$700,000
10148 E CORRINE DR	3,720	$755,000

Find Out Your Home's Value Right Now!
The market is changing, find out how much your home is worth today!

MyHomeValueCalculator.com