

THE 85260 MONTHLY MARKET REPORT

MARCH 2018

JOIN THE DISCUSSION AT 85260 SCOTTSDALE  GROUP



7740 E. Gainey Ranch, Unit # 55, 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 3/1/18	ST	LAST MTH 2/1/18	LAST QTR 12/1/17	LT	LAST YR 3/1/17	2 YRS AGO 3/1/16
Active Listings	125	↓	131	142	↓	155	228
Pending Listings	34	↑	25	28	↓	39	30
Sales per Month	35	↑	31	38	↓	38	26
Sales per Year	546	↓	549	549	↓	578	521
Days on Market - Monthly Sales	79	↓	110	96	↓	123	106
Days on Market - Active Listings	105	↓	119	107	↓	130	107
Days Inventory	84	↓	87	95	↓	98	160
Months Supply	3.6	↓	4.2	3.7	↓	4.1	8.8
Active Listings \$/SF	\$263	↑	\$252	\$251	↑	\$255	\$231
Pending Listings \$/SF	\$223	↑	\$218	\$214	↑	\$210	\$215
Monthly Sales \$/SF	\$207	↓	\$242	\$224	↓	\$214	\$209
Annual Sales \$/SF	\$218	↔	\$218	\$216	↑	\$206	\$204



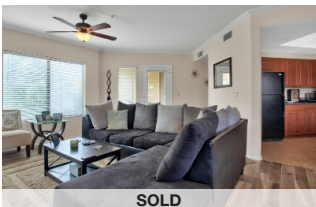
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PRSR STD
ECRWSS
U.S. POSTAGE
PAID
EDDM RETAIL

*****ECRWSS****
Local
Postal Customer



February	Price Per Sq Ft	
85260	Last Year	This Year
Up to \$500,000	\$203.00	\$204.00
\$500 - \$750	\$205.00	\$211.00
\$750 - \$1M	NO SALES	\$227.00
Over \$1M+	\$299.00	NO SALES

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

85260 Recent SOLD Market Activity

ADDRESS	Sq Ft	Sold Price
9851 E WINCHCOMB DR	2,129	501,000
9367 E DESERT TRL	3,081	500,000
9249 E PINE VALLEY RD	2,477	492,000
9136 E VOLTAIRE DR	2,628	485,000
13073 N 98TH PL	2,229	483,000
9276 E ASTER DR	2,022	477,000
11221 N 75th ST	2,161	475,000
8988 E DAHLIA DR	2,929	474,000
9217 E PERSHING AVE	2,264	445,000
14933 N 97TH PL	2,780	443,000
9362 E WINDROSE DR	1,780	442,000
9208 E KAREN DR	2,394	439,000
9010 E PALM RIDGE DR	2,331	435,000
7234 E JENAN DR	2,856	425,000
9065 E GARY RD 135	1,703	420,000
9097 E GRAY RD	2,071	420,000
8938 E DAVENPORT DR	2,001	418,000
11046 N 86TH PL	2,331	417,000
10240 E CELTIC DR	2,156	407,000
14852 N 92ND PL	1,844	395,000
10050 E EVANS DR	2,242	385,000
9273 E PERSHING AVE	2,119	385,000
8939 E GAIL RD	1,484	385,000
10365 E SUTTON DR	1,747	382,000
9277 E CORTEZ ST	1,643	372,500

ADDRESS	Sq Ft	Sold Price
11222 N 73RD ST	3,905	1,250,000
11802 N 74TH PL	3,673	1,140,000
11433 N SUNDOWN DR	6,750	1,125,000
8494 E CHARTER OAK DR	4,000	927,500
7386 E PARADISE DR	3,507	895,000
8130 E ASTER DR	3,533	893,000
13247 N 80TH PL	3,851	862,000
7372 E KALIL DR	3,651	855,000
7668 E WOOD DR	3,648	787,500
10065 E CHARTER OAK RD	3,705	777,700
8685 E ASTER DR	3,908	767,500
9138 E CHARTER OAK DR	3,644	755,000
10121 E ASTER DR	3,845	750,000
8972 E SURREY AVE	3,283	709,000
9646 E VOLTAIRE DR	3,047	650,000
9643 E DESERT TRL	2,322	592,000
9753 E CELTIC DR	3,402	589,500
7320 E DREYFUS AVE	2,290	573,000
16510 N 92ND ST 1017	2,073	571,000
8855 E CAMINO DEL SANTO	2,432	566,000
10014 E BELL RD	2,235	550,000
10437 E WOOD DR	2,484	545,000
13355 N 100TH PL	2,438	530,000
9531 E DESERT TRL	2,328	520,000
10612 N SUNDOWN DR	4,000	510,000

Find Out Your Home's Value Right Now!

The market is changing, find out how much your home is worth today!

www.scottsdalerealestatestore.com