THE 85260 MONTHLY MARKET REPORT

DECEMBER 2020

JOIN THE DISCUSSION AT 85260 SCOTTSDALE GROUP

YOUR TOP REAL ESTATE TEAM IN 85260

85260 IS ON FIRE!

LET US HELP YOU SELL YOUR HOUSE QUICKLY AND GET TOP DOLLAR!

11417 N MILLER RD.
UNDER CONTRACT IN 1 DAY!
Multiple Offers! Over Asking!

9939 E BECKER LANE
UNDER CONTRACT IN 1 DAY!
Multiple Offers! Over Asking!

9852 E PINE VALLEY RD – SOLD IN 1 DAY
OVER ASKING

14658 N 97TH PL – SOLD IN 2 DAYS
FULL ASKING PRICE

7420 E CORRINE DR – SOLD IN 1 DAY
FULL ASKING PRICE

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

480.227.2028

info@kellycookhomes.com | www.kellycookhomes.com

@kellycookrealestategroup
@kellycookrealestategroup
@kellycookrealestategroup

Kelly Cook & Family
480.227.2028

Kelly Cook Real Estate Group
"Helping others is our success"
www.KellyCookHomes.com

KELLERWILLIAMS ARIZONA REALTY

PRSRT STD
ECRWSS
U.S. POSTAGE
PAID
EDDM RETAIL

Local
Postal Customer

NOVEMBER 85260 RECENT SOLD MARKET ACTIVITY

ADDRESS	SQ FT	SOLD PRICE
9852 E CHARTER OAK RD	6,200	$2,850,000
9940 E DESERT COVE AVE	5,002	$2,000,000
10182 E CACTUS RD	5,520	$1,850,000
9672 E LARKSPUR DR	3,081	$1,285,000
9169 E CAROL WAY	3,964	$1,281,000
8476 E CACTUS RD	5,038	$1,210,000
10291 E DESERT COVE AVE	4,889	$1,188,500
12449 N 91ST WAY WAY	3,850	$1,060,000
10184 E SUNNYSIDE DR	3,438	$995,000
11601 N 85TH ST	3,246	$955,000
13210 N 72ND PL	3,163	$869,700
11899 N 80TH PL	2,634	$845,000
9716 E PRESIDIO RD	3,047	$793,800
8952 E WETHERSFIELD RD	3,029	$790,000
12331 N 86TH ST	2,820	$780,000
9630 E CELTIC DR	3,410	$745,500
8907 E KALIL DR	2,068	$739,000
9411 E LARKSPUR DR	3,050	$720,000
8369 E CHARTER OAK RD	2,762	$710,000
9144 E PERSHING AVE	2,969	$650,000
11225 N HAYDEN RD	1,596	$650,000
9112 E CARIBBEAN LN	2,218	$629,000
13127 N 104TH ST	2,302	$620,000
9360 E HILLERY WAY	2,062	$599,000

ADDRESS	SQ FT	SOLD PRICE
9851 E WINCHCOMB DR	2,129	$595,000
10171 E CLINTON ST	2,576	$590,000
10053 E EVANS DR	2,242	$590,000
10703 N 103RD WAY	2,560	$589,900
9479 E VOLTAIRE DR	2,253	$580,000
9031 E SHARON DR	1,777	$575,000
8861 E SUTTON DR	2,273	$557,000
14658 N 97TH PL	2,164	$552,000
9281 E PERSHING AVE	2,119	$549,900
9254 E WOOD DR	2,264	$542,000
14728 N 97TH ST	1,824	$530,000
8854 E SUTTON DR	2,628	$526,250
9458 E CAMINO DEL SANTO	1,736	$508,150
10229 E CELTIC DR	2,156	$505,000
9638 E FRIESS DR	1,632	$489,000
9157 E CORTEZ ST	1,936	$477,500
9257 E BLANCHE DR	1,800	$475,000
8918 E DAHLIA DR	1,675	$465,000
13050 N 95TH WAY	1,736	$460,000
9718 E GELDING DR	2,096	$425,000
12835 N 89TH PL	1,242	$400,000
8972 E ARIZONA PARK PL	1,446	$363,000
8879 E FRIESS DR	1,147	$325,000

*All single family homes sold in the last 30 days

Make Your Own Christmas Ornaments (not edible)

2 cups flour
1 cup of salt
1 cup cold water

Mix flour and salt and slowly add water until dough is smooth and easy to handle. Knead dough for 10 minutes and then let it rest for 20 minutes. Roll dough out on a floured surface ¼" thickness and use your favorite cookie cutters. Poke a hole in the top of the cookie to later add the ribbon to hang the ornament on the tree. Bake in a preheated oven (250 degrees) until dry and hard. Use acrylic paint to decorate. Once paint is dried spray with a sealer to preserve the ornaments for years to come. Ornaments pictured are over 10 years old.

As your neighbor and top 85260 real estate team, we are extremely grateful this Holiday season for the opportunity to serve you all and be your real estate resource. I personally feel a great responsibility to keep people informed of our local market, bring you timely information, and keep everyone in 85260 connected.

As mentioned in my last newsletter, although in AZ we are over 13 years from the last market cycle downturn, 2021 is shaping up to be a robust housing market with no imminent slowdown on the horizon… at least through Q1. Low interest rates and abnormally high demand are the primary factors fueling this.

If you ever thought about "cashing out" the amount of increased equity currently tied up in your home, there may not ever be a better time than now. We would be honored to assist you through the home selling process and help you get tip-top dollar! In fact, we have two families right now looking for homes in the "Corridor", ready to buy that we would love to match with a good property… and they are willing to fix-up and remodel themselves if needed. Please contact us today for a private consultation and assessment of your property value and home selling process!

Here whenever you're ready.
Kelly Cook

NOVEMBER 85260 PRICE PER SQ. FT.

	2019	2020			2019	2020	
Up to $500,000	$229.13	$270.03	+18%	$800K - $1M	$272.34	$296.55	+9%
$500K- $800K	$224.48	$261.41	+16%	Over $1M+	$304.14	$329.56	+8%

If you are currently working with an agent, this is not meant as a solicitation. This information is deemed reliable, but not guaranteed. Each office is independently owned and operated.

Request your **FREE** home evaluation with **NO STRINGS ATTACHED** at
www.myhomevaluecalculator.com