THE 85260 MONTHLY MARKET REPORT

JANUARY 2022

JOIN THE DISCUSSION AT 85260 SCOTTSDALE GROUP

YOUR TOP REAL ESTATE TEAM IN 85260

9895 E KALIL DR, SCOTTSDALE, AZ 85260

5 BEDROOM | 3 BATH | 3,894 SQ FT | GUEST HOUSE | RV GARAGE WITH WORKSHOP

9993 E CHOLLA ST, SCOTTSDALE, AZ 85260

6 BEDROOM | 7½ BATH | 8,111 SQ FT | .99 ACRE LOT | GATED COMPOUND | 5 CAR GARAGE

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

480.227.2028

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PRSRT STD
ECRWSS
U.S. POSTAGE
PAID
EDDM RETAIL

Local
Postal Customer

DECEMBER 85260 RECENT SOLD MARKET ACTIVITY

ADDRESS	SQ FT	SOLD PRICE
9993 E CHOLLA ST	8,111	$4,650,000
8302 E GRAY RD	5,916	$3,999,999
9626 E KALIL DR	7,000	$3,275,000
24799 N 90TH WAY	4,565	$3,103,166
8575 E SHARON DR	4,299	$2,762,424
10228 E CORTEZ DR	5,204	$2,260,000
13214 N 76TH ST	3,806	$2,100,000
12115 N 102ND ST	3,703	$2,025,000
10011 E WINDROSE DR	3,693	$1,875,000
8645 E WOOD DR	4,305	$1,815,000
8865 E WETHERSFIELD RD	4,273	$1,600,000
7695 E WINDROSE DR	2,494	$1,475,000
9995 E CACTUS RD	4,360	$1,300,000
12788 N 78TH ST	3,273	$1,300,000
9505 E POINSETTIA DR	3,092	$1,250,000
9719 E CLINTON ST	2,700	$1,205,000
9133 E WETHERSFIELD RD	3,454	$1,175,000
9760 E CLINTON ST	2,312	$1,050,000
9060 E BLANCHE DR	2,544	$1,001,000
12169 N 80TH PL	3,100	$1,000,000
11802 N 86TH ST	2,084	$985,000
12511 N 76TH PL	3,039	$922,500
12027 N MILLER RD	2,279	$880,000
9103 E PARADISE DR	2,501	$855,000
9687 E LUDLOW DR	2,096	$775,000
9416 E WOOD DR	2,311	$772,000
9919 E DREYFUS AVE	2,229	$770,000
15203 N 91ST WAY	1,867	$768,000
14673 N 100TH PL	2,023	$750,000
9667 E SHEENA DR	2,096	$745,000
9050 E GRAY RD	2,071	$730,000
9375 E KALIL DR	1,980	$730,000
8820 E LUPINE AVE	2,068	$725,000
9365 E PERSHING AVE	2,119	$714,000
9077 E VOLTAIRE DR	2,628	$700,000
13420 N 103RD PL	2,090	$692,000
10323 E BECKER LN	2,164	$680,000
9032 E KAREN DR	2,218	$679,000
13574 N 88TH PL	1,777	$675,000
13493 N 88TH PL	2,628	$665,000
9089 E CAPTAIN DREYFUS AVE	1,704	$662,500
10179 E CONIESON RD	1,854	$660,000
9081 E SAHUARO DR	1,736	$652,000
9045 E ASTER DR	2,487	$648,750
9009 E ASTER DR	1,579	$635,000
9223 E CARIBBEAN LN	1,988	$630,000
13492 N 102ND PL	1,711	$629,000
9053 E CAPTAIN DREYFUS AVE	1,440	$600,000
9152 E JENAN DR	1,936	$595,000
13618 N 100TH PL	1,613	$525,000

*All single family homes sold in the last 30 days

OUR RECENT 85260 SOLD PROPERTIES

9760 E CLINTON ST. SCOTTSDALE, 85260

SOLD DURING COMING SOON!
FULL ASKING PRICE!

OUR 85260 ZIP CODE IS ON FIRE!

Our 85260 zip code is on fire, demand for homes in our neighborhood has dramatically increased in the short time since mid-December after the final FED meeting of 2021. If you have considered selling your home anytime soon, now is the time. With the FED stating they will be increasing interest rates 3x in 2022, people are trying to lock in these low rates now which has caused values in our neighborhood to skyrocket recently. To see how this specifically has effected your house value, please call us today!

DECEMBER 85260 PRICE PER SQ. FT.

	2020	2021			2020	2021	
Up to $500K	$270.03	→ $328.71	+20%	$1M - $2M	$329.56	→ $438.22	+28%
$500K- $1M	$296.55	→ $353.40	+17%	Over $2M+	$413.62	→ $569.67	+32%

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.

Appreciation year to date in 85260 currently stands at an increase of 23.8%!!!!!!!
FIND OUT NOW what your home is worth!
www.myhomevaluecalculator.com