


# THE 85260 MONTHLY MARKET REPORT

JULY/AUGUST 2022

JOIN THE DISCUSSION AT 85260 SCOTTSDALE  GROUP

YOUR TOP REAL ESTATE TEAM IN 85260

## NEW TO MARKET



7617 E THUNDERBIRD RD, SCOTTSDALE, AZ 85260

HUGE SINGLE LEVEL ESTATE!

11 BEDROOM  
8 BATHROOMS  
7,637 SQ.FT

Estate Compound. Potential for FIVE SEPARATE living quarters within just one property! Lush gardens, tennis & basketball court on acreage and more, in this highly sought after North Scottsdale neighborhood!

3 BEDROOM  
2.75 BATHROOM  
2,014 SQ.FT

Large lot! Modern kitchen! Salt water pool and outdoor kitchen creates an inviting outdoor living space!

CALL US TO SEE BOTH OF  
OUR PROPERTIES!

## AVAILABLE



9055 E RIVIERA DR, SCOTTSDALE, AZ 85260



Kelly Cook & Family  
480.227.2028

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## SUMMER FRIDAYS AT SCOTTSDALE QUARTER PRICE - FREE!

Celebrate this summer and kids being out of school with summer Fridays at Scottsdale Quarter! Bring the whole family and enjoy a variety of events to cool you off such as...

- Sharktastic Friday - happening July 8th
- Quack, Quack, Quad - happening July 15th
- Splish-Splash Mermaid Bash - happening July 22nd
- Beach Ballin' - happening July 29th
- Aloha Friday - happening August 5th
- Wild and Free - happening August 12th

Don't miss this opportunity that comes once a year.

For more information: <https://scottsdalequarter.com/events-event/2022/06/10/default-calendar/summer-fridays-2022>



### DID YOU KNOW...

Does this tall blue pointy structure look familiar?

The Frank Lloyd Wright spire was originally designed in 1957 to be a part of Arizona's new state capitol in Papago Park. In 2004, the Promenade Scottsdale wanted a focal point for their shopping center and eventually placed it on the corner of Frank Lloyd Wright and Scottsdale Rd. Did you know the tower weighs a total of 75,000 lbs?

## JUNE 85260 RECENT SOLD MARKET ACTIVITY

ADDRESS	SQ FT	SOLD PRICE
8307 E GARY RD	5,533	\$4,800,000.00
10197 E SWEETWATER AVE	5,293	\$3,200,000.00
10315 E SHANGRI LA RD	6,593	\$3,150,000.00
9790 E CHARTER OAK RD	4,051	\$2,350,000.00
12285 N 90TH WAY	5,634	\$2,252,000.00
9149 E WETHERSFIELD RD	3,349	\$2,199,999.00
9556 E CORTEZ ST	3,875	\$2,150,000.00
7843 E ASTER DR	4,235	\$1,850,000.00
12402 N 74TH PL	3,339	\$1,820,000.00
9762 E LARKSPUR DR	3,260	\$1,500,000.00
13616 N HAYDEN RD	2,653	\$1,500,000.00
8515 E CHOLLA ST	2,330	\$1,499,999.00
8675 E CHARTER OAK DR	2,528	\$1,395,000.00
12075 N 76TH CT	3,600	\$1,200,000.00
11603 N 86TH ST	2,082	\$1,075,000.00
10274 E PERSHING AVE	2,662	\$1,050,000.00
12271 N 74TH ST	2,149	\$1,050,000.00
8897 E PERSHING AVE	2,854	\$1,009,000.00
13193 N 98TH PL	2,100	\$1,000,000.00
9062 E JANICE WAY	2,526	\$1,000,000.00
10382 E SAHUARO DR	2,815	\$1,000,000.00
13413 N 76TH ST	2,828	\$995,000.00
7226 E CORTEZ RD	3,078	\$950,000.00
9052 E MEADOW HILL DR	2,632	\$930,000.00
9903 E ACACIA DR	2,349	\$890,000.00
9984 E BAHIA DR	2,349	\$869,000.00
8819 E CORTEZ ST	2,068	\$850,000.00
14807 N 97TH PL	2,585	\$820,000.00
13693 N 91ST WAY	2,001	\$785,000.00
13466 N 91ST PL	1,686	\$730,000.00
9610 E PINE VALLEY RD	1,677	\$726,000.00
13460 N 103RD PL	1,747	\$717,500.00
12784 N 89TH PL	2,130	\$685,000.00
13270 N 90TH WAY	1,440	\$670,000.00
8944 E ASTER DR	1,686	\$650,000.00
9046 E SHEENA DR	1,369	\$650,000.00
12926 N 95TH WAY	1,791	\$620,000.00
15550 N FRANK LLOYD WRIGHT BLVD 1098	1,656	\$600,000.00
11233 N 89TH WAY	1,365	\$590,000.00
11743 N 91ST WAY	1,218	\$565,000.00
8929 E YUCCA ST	1,611	\$555,000.00

### JUNE 85260 PRICE PER SQ. FT.

	2021	2022		2021	2022
\$0-\$500K	\$299.45	\$371.59	+22%	\$427.82	\$461.45
\$500K-\$1M	\$318.65	\$379.87	+18%	\$542.10	\$605.85
					+11%
					+8%
					+11%

\*All single family homes sold in the last 30 days

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.

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