


THE 85260 MONTHLY MARKET REPORT

DECEMBER 2022

JOIN THE DISCUSSION AT 85260 SCOTTSDALE  GROUP

YOUR TOP REAL ESTATE TEAM IN 85260

NEW TO MARKET



9651 E CLINTON STREET, SCOTTSDALE, AZ 85260

4 BEDROOMS
3 BATHS
2,830 SQ.FT
5 GARAGE SPOTS



NO HOA! 3 CAR DETACHED GARAGE is fully air conditioned as well as an attached 2 car garage! BEAUTIFUL 4 bedroom, 3 bath home with an office and bonus room is awaiting its next family.

4 BEDROOMS
2 BATHS
1,922 SQ. FT.



Rare find in the highly sought-after North Scottsdale area! This beautiful single story 4 bed, 2 bath home features a 3 car garage and open floor plan! Private backyard with no neighbors behind you!!

AVAILABLE



8826 E PALM RIDGE DRIVE, SCOTTSDALE, AZ 85260



COOK & ASSOCIATES
REAL ESTATE ADVISORS

480.227.2028

info@cookandassociatesaz.com | www.cookandassociatesaz.com

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Enchant

The World's Largest Christmas Light Maze and Village
Location: Salt River Fields at Talking Stick

Escape to an incredible illuminated winter wonderland. Experience a world of adventure featuring over 4 million sparkling lights creating an immersive walk-thru, story-themed maze. Discover our charming Village offering ice-skating, live entertainment, dining, holiday shopping, Santa & Mrs. Claus, and much more.



St. Mary's Food Bank

Helping Fight Hunger in Our Community

At Cook & Associates we are passionate about helping others, that's why our Mission Statement is "Helping Others is Our Success." We don't just help clients buy and sell their homes, we also love helping our Community. That's why this holiday season we are asking you to make a donation to St. Mary's Food Bank. Feel free to bring your canned goods into the Cook & Associates Real Estate Advisors office or donate directly to St. Mary's Food Bank at FirstFoodBank.org/give! 'Tis the season of giving! Have a Happy and Healthy Holiday Season from Cook & Associates Real Estate Advisors.

NOVEMBER 85260 RECENT SOLD MARKET ACTIVITY

ADDRESS	SQ FT	SOLD PRICE
8529 E CHOLLA ST	6,553	\$3,900,000
8261 E CORRINE DR	4,595	\$3,000,000
9493 E SHANGRI LA RD	3,782	\$1,665,000
7508 E ANN WAY	2,884	\$1,471,000
12263 N 91ST WAY	3,605	\$1,300,000
7538 E LARKSPUR DR	2,726	\$1,225,000
12715 N 78TH ST	2,845	\$1,159,000
9060 E BLANCHE DR	2,544	\$1,150,000
8060 E KALIL DR	2,647	\$1,050,000
9034 E CAMINO DEL SANTO	3,009	\$1,015,000
9015 E ALTADENA AVE	2,773	\$995,000
9049 E CAMINO DEL SANTO DR	2,253	\$899,900
14823 N 92ND WAY	2,477	\$865,000
8417 E CACTUS RD	3,151	\$860,000
8262 E CORTEZ DR	2,032	\$845,000
10124 E FLORIADE DR	1,854	\$750,000
7740 E CLINTON ST	2,066	\$745,000
9430 E LARKSPUR DR	3,004	\$735,000
13310 N 95TH WAY	2,046	\$675,000
16600 N THOMPSON PEAK PKWY #2073	1,674	\$650,000
8813 E SHARON DR	2,092	\$620,000
16600 N THOMPSON PEAK PKWY #1007	1,890	\$605,000
10119 E CELTIC DR	1,514	\$581,000
13526 N 103RD WAY	1,644	\$550,000
8812 E RIVIERA DR	1,385	\$520,000
15252 N 100TH ST #1150	1,607	\$520,000
16420 N THOMPSON PEAK PKWY #1052	1,640	\$498,000
9365 E POINSETTIA DR	1,147	\$467,000
9451 E BECKER LN #1008	1,259	\$465,000
14000 N 94TH ST #3173	1,296	\$445,000
11515 N 91ST STREET #103	1,270	\$431,000
11798 N 93RD ST	1,097	\$425,000
9330 E JENAN DR	1,097	\$420,000
15050 N THOMPSON PEAK PKWY #1032	1,500	\$350,000
9455 E RAINTREE DR #1040	1,111	\$350,000
14145 N 92ND ST #2079	1,029	\$320,000
9450 E BECKER LN #2014	663	\$275,000
14145 N 92ND ST #1140	765	\$275,000

*All single family homes sold in the last 30 days

NOVEMBER 85260 PRICE PER SQ. FT.

	2021	2022		2021	2022
\$0-\$500K	\$298.53	\$309.79	+4%	\$1M-\$2M	\$376.38 → \$417.39
\$500K-\$1M	\$336.94	\$339.41	+1%	Over \$2M+	\$472.62 → \$618.95

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.

Our homes in 85260 have HUGE amounts of equity!
FIND OUT NOW what your home is worth!
www.myhomevaluecalculator.com