



**inVIVO realty Arizona Real Estate - (480) 788-6473**

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### Desert Ridge Sold Homes - February 2025

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6790648	02/03/25	Sky Crossing at Desert Ridge	2019	4752	\$1,850,000	\$389	\$1,750,000	\$368	32
2	6795089	02/04/25	Aviano at Desert Ridge	2006	3170	\$1,250,000	\$394	\$1,228,000	\$387	29
3	6776447	02/06/25	Desert Ridge	1996	1962	\$775,000	\$395	\$760,000	\$387	50
4	6803135	02/06/25	Bella Monte at Desert Ridge	2007	1884	\$700,000	\$372	\$700,000	\$372	25
5	6782363	02/06/25	Desert Ridge	1996	2035	\$784,900	\$386	\$770,000	\$378	86
6	6796460	02/07/25	Talinn at Desert Ridge	2024	2054	\$970,000	\$472	\$950,000	\$463	44
7	6798506	02/10/25	Desert Ridge	2017	1981	\$895,000	\$452	\$867,500	\$438	33
8	6803722	02/11/25	Talinn at Desert Ridge	2025	2120	\$682,990	\$322	\$682,990	\$322	6
9	6793432	02/12/25	Talinn at Desert Ridge	2024	1962	\$665,990	\$339	\$662,990	\$338	37
10	6772645	02/13/25	Desert Ridge	2012	2236	\$795,000	\$356	\$795,000	\$356	120
11	6803787	02/13/25	Talinn at Desert Ridge	2025	1962	\$679,990	\$347	\$678,990	\$346	6
12	6803342	02/13/25	Talinn at Desert Ridge	2025	1962	\$665,990	\$339	\$665,990	\$339	9
13	6727120	02/17/25	Talinn at Desert Ridge	2024	3487	\$1,040,805	\$298	\$1,040,805	\$298	3
14	6811111	02/18/25	Toscana at Desert Ridge	2008	1468	\$524,900	\$358	\$505,000	\$344	9
15	6765569	02/19/25	Villages at Aviano Desert Ridge	2006	1535	\$449,900	\$293	\$430,000	\$280	141
16	6781662	02/19/25	Talinn at Desert Ridge	2024	3221	\$1,010,595	\$314	\$1,010,595	\$314	1
17	6791761	02/20/25	Desert Ridge	1996	1963	\$849,000	\$433	\$820,000	\$418	27
18	6784225	02/20/25	Aviano at Desert Ridge	2006	4507	\$1,410,000	\$313	\$1,250,000	\$277	77
19	6793278	02/20/25	Desert Ridge	1998	2116	\$849,000	\$401	\$822,000	\$388	71
20	6800244	02/20/25	Aviano at Desert Ridge	2008	3565	\$1,140,000	\$320	\$1,140,000	\$320	2
21	6803752	02/21/25	Aviano at Desert Ridge	2005	3466	\$1,350,000	\$389	\$1,200,000	\$346	41
22	6808008	02/21/25	Desert Ridge	2011	3812	\$1,650,000	\$433	\$1,650,000	\$433	30
23	6802728	02/21/25	Bella Monte at Desert Ridge	2007	1843	\$745,000	\$404	\$720,000	\$391	19
24	6788727	02/21/25	Desert Ridge	1996	1540	\$587,900	\$382	\$570,000	\$370	54
25	6759387	02/21/25	Toscana at Desert Ridge	2010	1343	\$440,000	\$328	\$402,000	\$299	142
26	6745205	02/24/25	Villages at Aviano Desert Ridge	2006	1490	\$469,999	\$315	\$469,000	\$315	113
27	6807597	02/24/25	Villages at Aviano Desert Ridge	2010	2063	\$550,000	\$267	\$540,000	\$262	37
28	6794611	02/24/25	Wildcat Ridge at Desert Ridge	2000	2215	\$650,000	\$293	\$670,000	\$302	39
29	6806734	02/25/25	Sky Crossing at Desert Ridge	2021	2907	\$1,350,000	\$464	\$1,350,000	\$464	3
30	6758668	02/25/25	Toscana at Desert Ridge	2014	1246	\$429,000	\$344	\$429,000	\$344	162
31	6795712	02/25/25	Talinn at Desert Ridge	2024	1962	\$665,990	\$339	\$665,990	\$339	34
32	6809301	02/26/25	Sky Crossing at Desert Ridge	2020	2779	\$1,425,000	\$513	\$1,430,000	\$515	35
33	6814340	02/27/25	Wildcat Ridge	2000	1519	\$524,500	\$345	\$535,000	\$352	20
34	6803624	02/27/25	Talinn at Desert Ridge	2025	1743	\$645,990	\$371	\$645,990	\$371	10
35	6812370	02/28/25	Desert Ridge	2013	3557	\$1,125,000	\$316	\$1,106,500	\$311	17
36	6810238	02/28/25	Toscana at Desert Ridge	2024	1645	\$1,302,000	\$791	\$1,302,000	\$791	36
37	6814465	02/28/25	Desert Ridge	1997	2248	\$899,900	\$400	\$875,000	\$389	18
38	6781654	02/28/25	Desert Ridge	2024	3221	\$1,074,950	\$334	\$1,073,950	\$333	1

#### OVERVIEW

Community/Area/City

Desert Ridge / Phoenix

Sales Month / Year

February 2025 Sales

Homes Closed:

38

Average List Price (\$/SF):	\$376.91
Average Sale Price (\$/SF):	\$370.08
Average Days on Market:	43



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