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Desert Ridge Sold Homes - January 2025

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6777915	01/06/25	Desert Ridge	2007	4044	\$1,375,000	\$340	\$1,350,000	\$334	65
2	6787170	01/07/25	Desert Ridge	1996	1828	\$750,000	\$410	\$720,000	\$394	46
3	6781855	01/07/25	Toscana at Desert Ridge	2008	797	\$329,000	\$413	\$315,000	\$395	29
4	6781344	01/09/25	Desert Ridge	2022	3505	\$1,645,000	\$469	\$1,614,000	\$460	19
5	6785142	01/09/25	Talinn at Desert Ridge	2024	1962	\$655,990	\$334	\$655,990	\$334	23
6	6756958	01/09/25	Talinn at Desert Ridge	2024	1962	\$645,990	\$329	\$645,990	\$329	74
7	6778913	01/10/25	Bella Monte at Desert Ridge	2008	1697	\$695,000	\$410	\$676,000	\$398	63
8	6789102	01/10/25	Desert Ridge	2011	2236	\$950,000	\$425	\$925,000	\$414	45
9	6787248	01/10/25	Desert Ridge	1996	1834	\$708,000	\$386	\$700,000	\$382	47
10	6791629	01/13/25	Desert Ridge	2002	4376	\$1,750,000	\$400	\$1,745,000	\$399	25
11	6793303	01/13/25	Talinn at Desert Ridge	2024	1962	\$665,990	\$339	\$665,990	\$339	5
12	6783351	01/14/25	Sky Crossing at Desert Ridge	2019	2875	\$1,350,000	\$470	\$1,300,000	\$452	36
13	6651544	01/15/25	Toscana at Desert Ridge	2023	2177	\$1,395,745	\$641	\$1,395,745	\$641	364
14	6748243	01/15/25	Desert Ridge	2008	4302	\$1,299,000	\$302	\$1,244,000	\$289	83
15	6789506	01/15/25	Fiesta at Desert Ridge	1998	1449	\$524,900	\$362	\$520,000	\$359	47
16	6780600	01/15/25	Toscana at Desert Ridge	2012	2446	\$995,000	\$407	\$975,000	\$399	56
17	6713904	01/17/25	Talinn at Desert Ridge	2022	3505	\$1,395,000	\$398	\$1,335,000	\$381	229
18	6785224	01/17/25	Sky Crossing at Desert Ridge	2019	2875	\$1,200,000	\$417	\$1,185,000	\$412	24
19	6780939	01/17/25	Desert Ridge	2024	2120	\$677,990	\$320	\$677,990	\$320	165
20	6768116	01/21/25	Toscana at Desert Ridge	2008	1392	\$479,000	\$344	\$461,500	\$332	110
21	6779836	01/23/25	Desert Ridge	2024	1743	\$599,990	\$344	\$599,990	\$344	20
22	6773142	01/27/25	Aviano at Desert Ridge	2006	3677	\$1,150,000	\$313	\$1,150,000	\$313	69
23	6793894	01/27/25	Toscana at Desert Ridge	2008	1464	\$589,000	\$402	\$569,000	\$389	37
24	6772852	01/27/25	Bella Monte at Desert Ridge	2010	1408	\$524,900	\$373	\$515,000	\$366	98
25	6796791	01/29/25	Aviano at Desert Ridge	2006	3795	\$1,400,000	\$369	\$1,315,000	\$347	43
26	6793879	01/29/25	Toscana at Desert Ridge	2009	1464	\$548,500	\$375	\$548,500	\$375	38
27	6796243	01/30/25	Desert Ridge	2011	4317	\$1,649,999	\$382	\$1,500,000	\$347	26
28	6725412	01/31/25	Desert Ridge	2024	2120	\$682,990	\$322	\$682,990	\$322	177
29	6801926	01/31/25	Villages at Aviano Desert Ridge	2006	1940	\$499,000	\$257	\$482,500	\$249	49
30	6761515	01/31/25	Wildcat Ridge at Desert Ridge	2000	2041	\$700,000	\$343	\$680,000	\$333	92
31	6717035	01/31/25	Desert Ridge	2012	3039	\$915,000	\$301	\$900,000	\$296	232
32	6777737	01/31/25	Sky Crossing at Desert Ridge	2021	1973	\$895,000	\$454	\$870,000	\$441	79
33	6796566	01/31/25	Wildcat Ridge at Desert Ridge	2000	1407	\$568,000	\$404	\$515,000	\$366	43
34	6793383	01/31/25	Talinn at Desert Ridge	2024	1743	\$599,990	\$344	\$599,990	\$344	10
35	6757378	01/31/25	Talinn at Desert Ridge	2024	1743	\$629,990	\$361	\$619,990	\$356	63
36	6726698	01/31/25	Toscana at Desert Ridge	2012	2265	\$975,000	\$430	\$875,000	\$386	183
37	6781936	01/31/25	Talinn at Desert Ridge	2024	2120	\$682,990	\$322	\$682,990	\$322	57
38	6793618	01/31/25	Villages at Aviano Desert Ridge	2006	1386	\$485,000	\$350	\$477,500	\$345	53
39	6789096	01/31/25	Wildcat Ridge at Desert Ridge	2001	1670	\$595,000	\$356	\$595,000	\$356	52

OVERVIEW

Community/Area/City
Sales Month / Year

Desert Ridge / Phoenix
January 2025 Sales

Homes Closed:	39
Average List Price (\$/SF):	\$377.44
Average Sale Price (\$/SF):	\$368.20
Average Days on Market:	76



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