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Desert Ridge Sold Homes - July 2025

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6861935	07/01/25	Villages at Aviano Desert Ridge	2010	1589	\$485,000	\$305	\$485,000	\$305	58
2	6830123	07/01/25	Toscana at Desert Ridge	2008	1246	\$465,000	\$373	\$440,000	\$353	97
3	6841051	07/02/25	Talinn at Desert Ridge	2022	2190	\$965,000	\$441	\$955,000	\$436	77
4	6837156	07/03/25	Sky Crossing at Desert Ridge	2021	2611	\$839,900	\$322	\$815,000	\$312	100
5	6880854	07/03/25	Villages at Aviano Desert Ridge	2006	1535	\$485,000	\$316	\$483,500	\$315	216
6	6869790	07/07/25	Aviano at Desert Ridge	2006	2675	\$1,100,000	\$411	\$1,125,000	\$421	3
7	6812379	07/08/25	Desert Ridge	2009	2583	\$899,000	\$348	\$860,000	\$333	137
8	6866267	07/08/25	Desert Ridge	1998	2408	\$899,000	\$373	\$860,000	\$357	54
9	6861471	07/10/25	Sky Crossing at Desert Ridge	2020	4646	\$2,245,000	\$483	\$2,115,000	\$455	56
10	6860500	07/10/25	Desert Ridge	1996	1540	\$625,000	\$406	\$625,000	\$406	52
11	6848661	07/10/25	Fiesta at Desert Ridge	1999	1449	\$479,500	\$331	\$475,000	\$328	83
12	6874465	07/11/25	Desert Ridge	2007	1654	\$565,000	\$342	\$550,000	\$333	39
13	6870901	07/11/25	Sky Crossing at Desert Ridge	2020	2178	\$925,000	\$425	\$883,000	\$405	11
14	6863769	07/15/25	Paradise Peak West	2008	1566	\$260,000	\$166	\$250,000	\$160	42
15	6879641	07/18/25	Desert Ridge	1996	1963	\$724,900	\$369	\$712,950	\$363	36
16	6831652	07/18/25	Paradise Peak West	2003	1560	\$150,000	\$96	\$140,000	\$90	112
17	6769118	07/21/25	Paradise Peak West	1994	1400	\$205,000	\$146	\$175,000	\$125	291
18	6878448	07/23/25	Desert Ridge	1996	2035	\$775,000	\$381	\$755,750	\$371	37
19	6850426	07/24/25	Talinn at Desert Ridge	2025	1743	\$639,990	\$367	\$639,990	\$367	46
20	6837398	07/28/25	Sky Crossing at Desert Ridge	2020	4382	\$1,800,000	\$411	\$1,700,000	\$388	93
21	6790985	07/29/25	Bella Monte at Desert Ridge	2008	1843	\$580,000	\$315	\$555,000	\$301	224
22	6839143	07/29/25	Talinn at Desert Ridge	2025	1962	\$722,920	\$368	\$689,990	\$352	39
23	6877321	07/29/25	Talinn at Desert Ridge	2025	2120	\$709,990	\$335	\$709,990	\$335	17
24	6867657	07/29/25	Talinn at Desert Ridge	2025	1962	\$659,990	\$336	\$653,390	\$333	31
25	6756142	07/30/25	Bella Monte at Desert Ridge	2007	1843	\$589,900	\$320	\$570,000	\$309	322
26	6830397	07/30/25	Desert Ridge	2011	4227	\$1,249,000	\$295	\$1,230,000	\$291	144
27	6768541	07/31/25	Desert Ridge	2013	3552	\$1,119,000	\$315	\$1,095,000	\$308	292
28	6870856	07/31/25	Desert Ridge	1996	1662	\$765,000	\$460	\$765,000	\$460	69
29	6862206	07/31/25	Desert Ridge	2016	3867	\$1,495,000	\$387	\$1,435,000	\$371	86
30	6878560	07/31/25	Aviano at Desert Ridge	2006	3211	\$1,350,000	\$420	\$1,345,000	\$419	37
31	6833610	07/31/25	Talinn at Desert Ridge	2025	2120	\$699,990	\$330	\$692,991	\$327	87
32	6843055	07/31/25	Desert Ridge	1996	1519	\$647,500	\$426	\$647,500	\$426	75
33	6880056	07/31/25	Desert Ridge	2012	2415	\$910,000	\$377	\$895,000	\$371	12
34	6867624	07/31/25	Talinn at Desert Ridge	2025	1962	\$659,990	\$336	\$659,990	\$336	22
35	6863503	07/31/25	Desert Ridge	2016	4018	\$1,490,000	\$371	\$1,450,000	\$361	85

OVERVIEW

Community/Area/City	Desert Ridge / Phoenix
Sales Month / Year	July 2025 Sales
Homes Closed:	35
Average List Price (\$/SF):	\$348.72
Average Sale Price (\$/SF):	\$340.68
Average Days on Market:	91



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