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Moon Valley Sold Homes - January 2026

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6953686	01/02/26	Villages at Moon Valley	1974	2212	\$700,000	\$316	\$715,000	\$323	30
2	6895109	01/02/26	Puerta Vieja	1977	2197	\$575,000	\$262	\$525,000	\$239	125
3	6913046	01/05/26	Lookout Mountain	1987	2867	\$839,900	\$293	\$839,900	\$293	128
4	6921671	01/06/26	Ridge at Lookout Mountain	2008	7818	\$3,190,000	\$408	\$2,700,000	\$345	90
5	6874807	01/06/26	Moon Valley Cluster Homes	1974	1985	\$724,500	\$365	\$720,000	\$363	207
6	6882684	01/07/26	Lookout Mountain Views	1986	2093	\$699,800	\$334	\$699,800	\$334	147
7	6924614	01/07/26	Lookout Mountain	1983	2154	\$729,000	\$338	\$729,000	\$338	44
8	6939834	01/12/26	Moon Valley	1984	1650	\$499,999	\$303	\$500,000	\$303	73
9	6951892	01/13/26	Gold Key Estates	1981	1586	\$544,000	\$343	\$560,000	\$353	9
10	6949905	01/15/26	Moon Valley Estates	1962	2008	\$739,000	\$368	\$732,000	\$365	28
11	6956820	01/15/26	Turtle Creek at Moon Valley	1984	1246	\$390,000	\$313	\$390,000	\$313	9
12	6932435	01/23/26	Cliffs at North Mountain	1987	581	\$179,000	\$308	\$173,000	\$298	95
13	6877612	01/23/26	Paradise View at Moon Valley	1996	1024	\$85,000	\$83	\$77,500	\$76	185
14	6903739	01/26/26	Regency Heights	1979	2066	\$559,900	\$271	\$550,100	\$266	96
15	6941679	01/28/26	Paradise Hills	1993	2691	\$690,000	\$256	\$680,000	\$253	40
16	6950232	01/28/26	Cliffs at North Mountain	1987	810	\$235,000	\$290	\$226,000	\$279	69
17	6962100	01/29/26	Pointe Mountainside	1994	2342	\$725,000	\$310	\$725,000	\$310	10
18	6894069	01/30/26	Pointe Mountainside	1995	3940	\$849,900	\$216	\$800,000	\$203	197
19	6891719	01/30/26	Greentrails at Moon Valley	1979	1802	\$542,500	\$301	\$520,000	\$289	189

OVERVIEW

Community/Area/City	Moon Valley / Phoenix
Sales Month / Year	January 2026 Sales
Homes Closed:	19
Average List Price (\$/SF):	\$298.89
Average Sale Price (\$/SF):	\$291.70
Average Days on Market:	93

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