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**North Scottsdale Sold Lots 2014 - 85255 Postal Code**

#	MLS#	COE Date	Subdivision	Lot	Acre	List Price	LP\$/AC	Sale Price	SP\$/AC	DOM
1	4982346	01/28/14	Silverleaf at DC Ranch	1534	3.84	\$1,290,000	\$335,938	\$1,175,000	\$305,990	161
2	5008735	01/31/14	Silverleaf	1866	1.54	\$1,345,000	\$873,377	\$1,175,000	\$762,987	96
3	4328046	02/05/14	Pinnacle Peak Place	42	0.74	\$295,000	\$398,649	\$180,000	\$243,243	653
4	4328086	02/05/14	Pinnacle Peak Place	58	1.71	\$195,000	\$114,035	\$170,000	\$99,415	653
5	5033639	02/13/14	Silverleaf	1411	1.45	\$1,005,000	\$693,103	\$1,000,000	\$689,655	49
6	5030389	02/20/14	Silverleaf	2101	1	\$1,850,000	\$1,850,000	\$1,725,000	\$1,725,000	101
7	4980513	02/21/14	Silverleaf	1513	1.59	\$1,295,000	\$814,465	\$1,200,000	\$754,717	198
8	5061304	02/27/14	Silverleaf at DC Ranch	3220	0.77	\$429,000	\$557,143	\$412,000	\$535,065	182
9	4928014	02/28/14	Silverleaf	2401	2.76	\$2,375,000	\$860,507	\$2,300,000	\$833,333	252
10	4991154	03/03/14	Silverleaf	1706	4.42	\$1,595,000	\$360,860	\$1,547,150	\$350,034	175
11	5018722	03/05/14	Silverleaf at DC Ranch	1490	1.39	\$1,295,000	\$931,655	\$1,200,000	\$863,309	101
12	4862155	03/07/14	Silverleaf at DC Ranch	1724	4.03	\$1,650,000	\$409,429	\$1,650,000	\$409,429	444
13	5072267	03/12/14	Silverleaf	3201	1.14	\$1,195,000	\$1,048,246	\$1,100,000	\$964,912	13
14	5015832	03/13/14	Silverleaf	2414	2.22	\$1,750,000	\$788,288	\$1,700,000	\$765,766	127
15	5027158	03/17/14	Estates at Miramonte	7	2.39	\$799,000	\$334,310	\$799,000	\$334,310	0
16	4564208	03/21/14	LADERA VISTA	8	2.31	\$784,000	\$339,394	\$680,000	\$294,372	1063
17	4991616	03/25/14	Silverleaf at DC Ranch	3648	0.59	\$515,000	\$872,881	\$515,000	\$872,881	172
18	5044603	03/28/14	Silverleaf	1653	2.41	\$1,375,000	\$570,539	\$1,300,000	\$539,419	77
19	4852938	04/02/14	TROON RIDGE ESTATES	4	0.87	\$360,000	\$413,793	\$350,000	\$402,299	461
20	4935884	04/02/14	DC Ranch	428	1	\$425,000	\$425,000	\$375,000	\$375,000	301
21	5017130	04/07/14	Silverleaf at DC Ranch	1608	2.09	\$1,600,000	\$765,550	\$1,450,000	\$693,780	164
22	5063412	04/16/14	Silverleaf	1804	4.73	\$2,750,000	\$581,395	\$2,350,000	\$496,829	64
23	4978416	04/17/14	Silverleaf	2201	2.81	\$2,395,000	\$852,313	\$2,125,000	\$756,228	212
24	4328037	04/23/14	Pinnacle Peak Place	40	0.74	\$295,000	\$398,649	\$200,000	\$270,270	653
25	5050357	04/23/14	Silverleaf	1241	0.86	\$1,145,000	\$1,331,395	\$1,050,000	\$1,220,930	93
26	4977517	05/02/14	TROON HIGHLANDS ESTATE	10	0.69	\$498,000	\$721,739	\$400,000	\$579,710	271
27	4328074	05/05/14	Pinnacle Peak Place	49	0.84	\$225,000	\$267,857	\$180,000	\$214,286	653
28	5088454	05/13/14	SILVERLEAF AT DC RANCH	3615	0.5	\$699,000	\$1,398,000	\$650,000	\$1,300,000	54
29	4984425	05/15/14	Desert Highlands	389	1.17	\$250,000	\$213,675	\$250,000	\$213,675	209
30	5099553	05/20/14	Silverleaf at DC Ranch	3204	1.05	\$1,100,000	\$1,047,619	\$1,000,000	\$952,381	0
31	5099557	05/20/14	Silverleaf at DC Ranch	3205	1.08	\$1,100,000	\$1,018,519	\$1,000,000	\$925,926	0
32	5099565	05/20/14	Silverleaf at DC Ranch	3206	1.13	\$1,100,000	\$973,451	\$1,000,000	\$884,956	0
33	5075254	05/21/14	Troon Village	2	0.46	\$274,800	\$597,391	\$245,000	\$532,609	73
34	4997332	05/30/14	DC Ranch	414	0.58	\$395,000	\$681,034	\$358,000	\$617,241	229
35	4328028	06/03/14	Pinnacle Peak Place	38	0.85	\$295,000	\$347,059	\$200,000	\$235,294	653
36	4328135	06/03/14	Pinnacle Peak Place	80	0.87	\$445,000	\$511,494	\$250,000	\$287,356	653
37	4827113	06/12/14	Silverleaf	1496	2.02	\$1,195,000	\$591,584	\$1,062,000	\$525,743	613
38	4977844	06/16/14	DESERT HIGHLANDS	361	0.54	\$250,000	\$462,963	\$200,000	\$370,370	305
39	4261549	06/25/14	Sonoran Highlands	25D	1	\$315,000	\$315,000	\$287,500	\$287,500	1735
40	4327653	06/26/14	Pinnacle Peak Place	7	1.32	\$520,000	\$393,939	\$490,000	\$371,212	1562
41	5007640	06/26/14	Tusayan Trail	65	0.7	\$575,000	\$821,429	\$520,000	\$742,857	209
42	4323780	06/30/14	Pinnacle Peak Place	3	1.6	\$610,000	\$381,250	\$580,000	\$362,500	1561

43	5053135	07/01/14	Silverleaf	2303	2.91	\$2,795,000	\$960,481	\$2,739,000	\$941,237	61
44	4979179	07/01/14	DESERT HIGHLANDS	45	0.61	\$450,000	\$737,705	\$435,000	\$713,115	300
45	5019392	07/03/14	Silverleaf at DC Ranch	1962	4.42	\$825,000	\$186,652	\$600,000	\$135,747	253
46	5004105	07/08/14	None	0	5	\$895,000	\$179,000	\$785,000	\$157,000	226
47	5119577	07/31/14	Pinnacle Peak Place	10	1.6	\$435,000	\$271,875	\$415,000	\$259,375	6
48	5106543	08/18/14	Pima Acres	78	1.69	\$495,000	\$292,899	\$450,000	\$266,272	117
49	4990114	08/30/14	Pima Acres	61	1.4	\$375,000	\$267,857	\$318,500	\$227,500	243
50	5111445	09/03/14	PINNACLE PEAK ESTATES UN	170	1.08	\$387,500	\$358,796	\$310,000	\$287,037	79
51	5112481	09/15/14	TROON HIGHLANDS ESTATE	27	1.85	\$395,000	\$213,514	\$365,000	\$197,297	130
52	5019400	09/22/14	TRES CASAS	1	3.13	\$400,000	\$127,796	\$370,000	\$118,211	323
53	4327640	09/23/14	Pinnacle Peak Place	6	1.21	\$520,000	\$429,752	\$460,000	\$380,165	1608
54	4327961	09/30/14	Pinnacle Peak Place	30	1.22	\$495,000	\$405,738	\$475,000	\$389,344	1601
55	5131216	10/06/14	Metes and Bounds	0	5	\$749,000	\$149,800	\$690,000	\$138,000	99
56	5189614	10/24/14	Silverleaf	3206	1.13	\$1,500,000	\$1,327,434	\$1,500,000	\$1,327,434	0
57	4799630	11/07/14	Prado Estates	14	4.42	\$1,100,000	\$248,869	\$920,000	\$208,145	821
58	5101545	11/12/14	SONORAN HIGHLANDS PHA:	3	1.57	\$699,000	\$445,223	\$500,000	\$318,471	178
59	5097098	11/13/14	Casas De Pasas	5	4.64	\$700,000	\$150,862	\$670,000	\$144,397	179
60	5033714	11/19/14	Silverleaf at DC Ranch	3673	0.61	\$565,000	\$926,230	\$550,000	\$901,639	230
61	5018786	12/09/14	Pima Acres	69	1.9	\$520,000	\$273,684	\$510,000	\$268,421	407
62	5145253	12/12/14	Silverleaf at DC Ranch	1962	4.52	\$769,900	\$170,332	\$770,000	\$170,354	149
63	4801851	12/12/14	Silverleaf at DC Ranch	1873	3.96	\$949,000	\$239,646	\$900,000	\$227,273	813
64	5196069	12/19/14	Silverleaf	2419	9.34	\$1,550,000	\$165,953	\$1,400,000	\$149,893	0
65	5135250	12/24/14	Silverleaf at DC Ranch	3635	0.67	\$525,000	\$783,582	\$485,000	\$723,881	185
66	5083459	12/29/14	Silverleaf at DC Ranch	2926	0.66	\$895,000	\$1,356,061	\$815,000	\$1,234,848	258
67	5189781	12/31/14	Sonoran Crest	31	1.31	\$387,500	\$295,802	\$370,000	\$282,443	54

#### OVERVIEW

Community/Area/City	North Scottsdale 85255
Sales Year	2014
Lots Closed:	67
Average List Price (\$/Acre):	\$576,574.03
Average Sale Price (\$/Acre):	\$524,332.68
Average Days on Market:	352



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