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North Scottsdale Sold Lots 2014 - 85262 Postal Code

#	MLS#	COE Date	Subdivision	Lot	Acre	List Price	LP\$/AC	Sale Price	SP\$/AC	DOM
1	5131872	01/08/15	Desert Mountain	48	1.27	\$199,900	\$157,402	\$195,000	\$153,543	206
2	5146238	01/09/15	North Scottsdale	0	1.1	\$45,000	\$40,909	\$40,000	\$36,364	139
3	5197031	01/13/15	North Scottsdale	0	1.11	\$65,000	\$58,559	\$51,000	\$45,946	69
4	5195702	01/15/15	Desert Mountain	337	1.03	\$119,900	\$116,408	\$115,000	\$111,650	28
5	4975539	01/15/15	Privada	50	1.38	\$1,595,000	\$1,155,797	\$1,300,000	\$942,029	533
6	5130809	01/16/15	Estancia	257	0.7	\$325,000	\$464,286	\$315,000	\$450,000	213
7	5041189	01/22/15	Estancia	186	0.62	\$1,825,000	\$2,943,548	\$1,150,000	\$1,854,839	377
8	5041214	01/22/15	Estancia	187	0.61	\$1,875,000	\$3,073,770	\$1,150,000	\$1,885,246	377
9	5122173	01/23/15	RIO VERDE FOOTHILLS	0	3.92	\$100,000	\$25,510	\$95,000	\$24,235	240
10	5221111	01/28/15	North Scottsdale	0	5	\$319,000	\$63,800	\$260,000	\$52,000	3
11	5176214	01/29/15	Desert Mountain	46	0.89	\$149,000	\$167,416	\$140,000	\$157,303	127
12	5124751	01/30/15	Desert Mountain	8	0.06	\$349,000	\$5,816,667	\$300,000	\$5,000,000	211
13	5108539	01/30/15	Estancia	166	1.01	\$625,000	\$618,812	\$600,000	\$594,059	258
14	5046858	02/02/15	Estancia	147	0.68	\$690,000	\$1,014,706	\$550,000	\$808,824	349
15	5076317	02/02/15	Desert Mountain MS 89	89	0.86	\$750,000	\$872,093	\$480,000	\$558,140	328
16	5123311	02/04/15	METES AND BOUNDS	0	2.5	\$100,000	\$40,000	\$85,000	\$34,000	239
17	5140466	02/13/15	Desert Mountain	156	1	\$389,000	\$389,000	\$345,000	\$345,000	223
18	5007374	02/17/15	Estancia	221	1.09	\$1,750,000	\$1,605,505	\$1,650,000	\$1,513,761	458
19	5101691	02/17/15	North Scottsdale	0	4.92	\$164,900	\$33,516	\$145,000	\$29,472	275
20	5009986	02/19/15	Estancia	83	0.75	\$949,000	\$1,265,333	\$715,000	\$953,333	829
21	5062757	02/20/15	Desert Mountain	86	0.91	\$199,000	\$218,681	\$187,500	\$206,044	298
22	5134514	02/20/15	Rio Verde Foothills	0	1	\$75,000	\$75,000	\$70,000	\$70,000	245
23	5222591	02/20/15	North Scottsdale	0	1.09	\$120,000	\$110,092	\$75,000	\$68,807	192
24	5180638	02/20/15	North Scottsdale	0	1.12	\$99,900	\$89,196	\$87,500	\$78,125	146
25	5207289	02/23/15	Estancia	164	0.63	\$290,000	\$460,317	\$330,000	\$523,810	93
26	5184522	02/23/15	Desert Mountain	98	0.9	\$175,000	\$194,444	\$130,000	\$144,444	315
27	5189317	02/23/15	Desert Mountain	241	2.49	\$1,950,000	\$783,133	\$1,500,000	\$602,410	489
28	5139102	02/25/15	North Scottsdale	1	2	\$59,900	\$29,950	\$50,000	\$25,000	160
29	4999438	02/25/15	Scottsdale	1	5	\$350,000	\$70,000	\$350,000	\$70,000	509
30	5215398	02/26/15	Desert Mountain	307	1.97	\$1,095,000	\$555,838	\$1,050,000	\$532,995	57
31	5048884	02/27/15	Sonoran Sanctuary	27	0.8	\$125,000	\$156,250	\$125,000	\$156,250	415
32	5042219	02/27/15	DESERT MOUNTAIN	159	0.6	\$122,900	\$204,833	\$125,000	\$208,333	129
33	5038882	02/27/15	Desert Mountain Phase 1, V	125	0.84	\$169,000	\$201,190	\$160,000	\$190,476	444
34	5185388	02/28/15	DESERT MOUNTAIN	303	0.92	\$149,900	\$162,935	\$125,000	\$135,870	111
35	4993015	02/28/15	North Scottsdale	1	3	\$150,000	\$50,000	\$143,000	\$47,667	443
36	5232443	03/10/15	North Scottsdale	1	4.5	\$425,000	\$94,444	\$225,000	\$50,000	55
37	5209863	03/12/15	Desert Mountain Phase 2 Ur	123	0.73	\$140,000	\$191,781	\$125,000	\$171,233	97
38	5203476	03/20/15	North Scottsdale	2, 3	2.5	\$230,000	\$92,000	\$195,000	\$78,000	120
39	5213192	03/20/15	Desert Mountain Ph 1 Unit :	103	1.01	\$179,000	\$177,228	\$165,000	\$163,366	63
40	5217959	03/23/15	SONORAN SANCTUARY	36	0.69	\$119,000	\$172,464	\$110,000	\$159,420	58
41	4771733	03/23/15	Desert Mountain	237	0.85	\$155,000	\$182,353	\$135,000	\$158,824	1011
42	5060497	03/23/15	Desert Mountain	82	0.5	\$140,000	\$280,000	\$124,950	\$249,900	264

43	5195463	03/24/15	Mirabel Club	260	0.95	\$339,000	\$356,842	\$320,000	\$336,842	142
44	5246631	03/24/15	North Scottsdale	0	20	\$829,000	\$41,450	\$550,000	\$27,500	12
45	5244774	03/26/15	Desert Mountain	30	0.85	\$170,000	\$200,000	\$150,000	\$176,471	11
46	5089952	03/31/15	W 205' of N2 SW4 SW4 NW- 030P	1.13	\$69,500	\$61,504	\$65,000	\$57,522	346	
47	5228655	04/01/15	RIO VERDE VACANT LAND	H	1.18	\$44,990	\$38,127	\$48,000	\$40,678	44
48	5190671	04/07/15	Rio Verde Foothills	0	4.7	\$150,000	\$31,915	\$139,900	\$29,766	166
49	5053999	04/13/15	Desert Mountain	51	1.15	\$350,000	\$304,348	\$300,000	\$260,870	435
50	4373447	04/13/15	North Scottsdale	0	4.9	\$187,500	\$38,265	\$185,000	\$37,755	1811
51	5248092	04/14/15	Mirabel Club	261	1.15	\$350,000	\$304,348	\$350,000	\$304,348	0
52	5118311	04/14/15	BOULDER HEIGHTS	10	0.8	\$144,750	\$180,938	\$140,000	\$175,000	330
53	5059910	04/17/15	Desert Mountain	375	0.99	\$155,000	\$156,566	\$147,500	\$148,990	423
54	5248463	04/22/15	LEGEND TRAIL	17	0.57	\$180,000	\$315,789	\$178,000	\$312,281	44
55	5201225	04/24/15	Desert Mountain	292	4.27	\$750,000	\$175,644	\$683,000	\$159,953	889
56	4471155	04/24/15	Desert Mountain	327	1.9	\$299,900	\$157,842	\$299,000	\$157,368	1663
57	5179794	04/27/15	North Scottsdale	0	2.5	\$268,000	\$107,200	\$240,000	\$96,000	208
58	5209026	04/27/15	Carefree Ranch Homesteads	2	7.64	\$175,000	\$22,906	\$125,000	\$16,361	790
59	5129608	04/30/15	Meets and Bounds	0	2.5	\$135,000	\$54,000	\$115,000	\$46,000	232
60	5144391	04/30/15	Ranch Highlands, Carefree R	33	5.09	\$230,000	\$45,187	\$180,000	\$35,363	239
61	5174454	04/30/15	Mirabel Club	90	1.78	\$500,000	\$280,899	\$450,000	\$252,809	192
62	5236352	04/30/15	RIO MOUNTAIN ESTATES UN	20	1.16	\$79,000	\$68,103	\$79,000	\$68,103	54
63	5241495	04/30/15	Encellia/Sonoran Sanctuary	30	1.48	\$215,000	\$145,270	\$195,000	\$131,757	62
64	5046217	05/01/15	North Scottsdale	0	1.2	\$45,900	\$38,250	\$45,900	\$38,250	451
65	5225721	05/04/15	TALUS AT TROON NORTH	6	1.03	\$275,000	\$266,990	\$265,000	\$257,282	103
66	4861577	05/07/15	Desert Mountain	332	4.16	\$570,000	\$137,019	\$400,000	\$96,154	864
67	5237340	05/07/15	DESERT MOUNTAIN	45	0.79	\$169,000	\$213,924	\$155,000	\$196,203	47
68	5121298	05/07/15	Desert Mountain	41	1.25	\$219,000	\$175,200	\$205,000	\$164,000	214
69	5253374	05/08/15	North Scottsdale	0	1.31	\$49,900	\$38,092	\$49,900	\$38,092	39
70	5174463	05/11/15	Desert Mountain	134	0.98	\$399,000	\$407,143	\$314,000	\$320,408	226
71	5230830	05/13/15	Desert Mountain	3	0.86	\$99,000	\$115,116	\$75,000	\$87,209	77
72	5046544	05/15/15	Desert Mountain	102	6.43	\$199,000	\$30,949	\$195,000	\$30,327	503
73	5209330	05/15/15	North Scottsdale	3	2.3	\$105,000	\$45,652	\$105,000	\$45,652	51
74	5139567	05/18/15	Monument at Troon North	10	0.42	\$149,000	\$354,762	\$135,000	\$321,429	359
75	5180741	05/22/15	Mirabel Club	272	0.74	\$259,000	\$350,000	\$205,000	\$277,027	217
76	5275476	05/22/15	North Scottsdale	42	40	\$2,400,000	\$60,000	\$2,225,000	\$55,625	1
77	5255117	05/22/15	RIO MOUNTAIN ESTATES UN	30	1	\$119,900	\$119,900	\$109,000	\$109,000	77
78	5146864	05/23/15	North Scottsdale	0	3.29	\$129,000	\$39,210	\$120,000	\$36,474	305
79	5204434	05/26/15	ESTANCIA	60	0.79	\$429,000	\$543,038	\$405,000	\$512,658	182
80	5176646	05/27/15	Desert Mountain	98	0.97	\$275,000	\$284,385	\$270,000	\$279,214	271
81	5249985	05/28/15	DESERT MOUNTAIN PHASE :	257	1.12	\$385,000	\$343,750	\$345,000	\$308,036	576
82	5236576	05/28/15	Sunrise Desert Vistas	0	5	\$275,000	\$55,000	\$240,000	\$48,000	31
83	5236579	05/28/15	Sunrise Desert Vistas	7	5	\$225,000	\$45,000	\$240,000	\$48,000	31
84	5236567	05/28/15	Sunrise Desert Vistas	0	5	\$275,000	\$55,000	\$240,000	\$48,000	31
85	5228530	05/29/15	Desert Mountain	157	1	\$475,000	\$475,000	\$400,000	\$400,000	512
86	5230990	05/29/15	Desert Mountain	357	1.47	\$99,000	\$67,347	\$75,000	\$51,020	77
87	5219118	05/29/15	Rio Verde Foothills	2	1.31	\$95,000	\$72,519	\$92,500	\$70,611	141
88	5265795	05/30/15	North Scottsdale	0	1.01	\$57,500	\$56,931	\$51,500	\$50,990	37
89	5207895	06/01/15	Pinnacle Ridge at Troon Nor	80	0.28	\$279,000	\$996,429	\$255,000	\$910,714	170
90	5182185	06/01/15	Rio Verde Foothills	L	1.01	\$89,900	\$89,010	\$78,000	\$77,228	204
91	5268454	06/04/15	CANDLEWOOD ESTATES	26	0.33	\$135,000	\$409,091	\$135,000	\$409,091	35
92	4530252	06/08/15	Desert Mountain	319	2.72	\$449,000	\$165,074	\$425,000	\$156,250	1561
93	5277098	06/10/15	Desert Mountain	45	0.75	\$369,000	\$492,000	\$350,000	\$466,667	2
94	5008992	06/12/15	Troon Verde	12	0.84	\$243,000	\$289,286	\$220,000	\$261,905	559
95	5163637	06/12/15	RIO VERDE	0	1.25	\$99,900	\$79,920	\$77,500	\$62,000	268
96	5219122	06/15/15	Rio Verde Foothills	3	1.31	\$95,000	\$72,519	\$92,500	\$70,611	157
97	2642727	06/15/15	Desert Mountain	85	0.4	\$175,000	\$437,500	\$145,000	\$362,500	3047
98	5210900	06/16/15	Privada	42	0.42	\$1,095,000	\$2,607,143	\$730,000	\$1,738,095	181
99	5047049	06/19/15	Privada	44	0.67	\$1,495,000	\$2,231,343	\$1,140,000	\$1,701,493	536
100	5229794	06/23/15	DESERT MOUNTAIN	80	1.02	\$145,000	\$142,157	\$130,000	\$127,451	167

101	5152968	06/25/15	Desert Mountain	90	1.36	\$165,000	\$121,324	\$160,000	\$117,647	332
102	4613549	06/25/15	DESERT MOUNTAIN	54	0.59	\$185,000	\$313,559	\$172,500	\$292,373	1376
103	5196776	06/25/15	North of Desert Highlands	0	5	\$450,000	\$90,000	\$432,500	\$86,500	410
104	4887007	06/29/15	Desert Mountain	7	0.87	\$399,000	\$458,621	\$309,000	\$355,172	875
105	5272018	06/29/15	North Scottsdale	1	1	\$50,000	\$50,000	\$45,000	\$45,000	29
106	5223317	06/29/15	Mirabel Club	251	0.9	\$399,000	\$443,333	\$380,000	\$422,222	168
107	5236265	06/30/15	DESERT MOUNTAIN	187	1.13	\$395,000	\$349,558	\$375,000	\$331,858	138
108	5253196	06/30/15	North Scottsdale	0	1.87	\$89,000	\$47,594	\$82,000	\$43,850	73
109	5089551	07/02/15	Estancia	201	0.7	\$595,000	\$850,000	\$585,000	\$835,714	423
110	4902230	07/02/15	Sonoran Sanctuary	41	0.88	\$149,999	\$170,453	\$120,000	\$136,364	822
111	5274804	07/10/15	Estancia	220	0.85	\$1,850,000	\$2,176,471	\$1,525,000	\$1,794,118	56
112	5165765	07/16/15	Mirabel Club	216	0.92	\$575,000	\$625,000	\$525,000	\$570,652	207
113	5240210	07/21/15	Desert Mountain	110, 11:	1.85	\$988,000	\$534,054	\$860,000	\$464,865	145
114	5219344	07/30/15	Desert Mountain	153	1.45	\$249,900	\$172,345	\$200,000	\$137,931	203
115	5293357	07/31/15	CANDLEWOOD ESTATES AT	99	0.53	\$300,000	\$566,038	\$300,000	\$566,038	2
116	5314633	08/03/15	North Scottsdale	16C	7.52	\$290,000	\$38,564	\$180,000	\$23,936	234
117	5320850	08/05/15	MIRABEL CLUB	304	0.81	\$675,000	\$833,333	\$607,500	\$750,000	30
118	5027503	08/14/15	Desert Mountain	383	0.75	\$75,000	\$100,000	\$65,000	\$86,667	637
119	5177229	08/20/15	Desert Mountain	45	0.52	\$249,000	\$478,846	\$190,000	\$365,385	329
120	5005112	08/20/15	Desert Summit Estates	25	1.98	\$295,000	\$148,990	\$290,000	\$146,465	690
121	5012271	08/25/15	Estancia	248	1.07	\$699,000	\$653,271	\$595,000	\$556,075	667
122	5254851	08/26/15	North Scottsdale	0	4.53	\$99,400	\$21,943	\$85,000	\$18,764	129
123	5127748	08/26/15	Pinnacle Canyon	37	0.92	\$410,000	\$445,652	\$370,000	\$402,174	1390
124	5257603	08/27/15	North Scottsdale	3	1.07	\$92,700	\$86,636	\$89,900	\$84,019	151
125	5246980	08/27/15	DESERT MOUNTAIN PHASE :	88	1.66	\$175,000	\$105,422	\$160,000	\$96,386	163
126	5251196	08/28/15	North Scottsdale	0	1.15	\$45,000	\$39,130	\$40,000	\$34,783	164
127	5050873	08/31/15	North Scottsdale	1	3	\$160,000	\$53,333	\$145,000	\$48,333	600
128	5329028	08/31/15	DESERT MOUNTAIN	86	2.34	\$1,100,000	\$470,085	\$1,100,000	\$470,085	5
129	5316690	09/09/15	DESERT MOUNTAIN PHASE :	87	1.06	\$99,000	\$93,396	\$99,000	\$93,396	12
130	5048276	09/09/15	Mirabel Club	116	0.84	\$750,000	\$892,857	\$650,000	\$773,810	587
131	5163757	09/11/15	Desert Mountain	359	1.08	\$75,000	\$69,444	\$70,000	\$64,815	385
132	5199176	09/17/15	Pinnacle Canyon	18	0.67	\$299,000	\$446,269	\$290,030	\$432,881	638
133	5301243	09/23/15	METES AND BOUNDS	264A	5	\$159,900	\$31,980	\$115,000	\$23,000	55
134	5036105	09/24/15	Desert Mountain	10	0.96	\$395,000	\$411,458	\$377,500	\$393,229	667
135	5231222	09/25/15	Desert Mountain	47	2.25	\$650,000	\$288,889	\$595,000	\$264,444	236
136	5318656	09/25/15	North Scottsdale	0	10	\$675,000	\$67,500	\$625,000	\$62,500	6
137	5282889	09/29/15	North Scottsdale	0	1.52	\$99,000	\$65,132	\$55,000	\$36,184	122
138	5072627	09/29/15	Desert Mountain	317	5.25	\$599,000	\$114,095	\$495,000	\$94,286	588
139	5289290	10/01/15	Carefree Ranch	9	5.01	\$324,900	\$64,850	\$300,000	\$59,880	91
140	5100941	10/02/15	North Scottsdale	0	1	\$49,900	\$49,900	\$47,900	\$47,900	516
141	5330109	10/03/15	North Scottsdale	0	2.5	\$65,000	\$26,000	\$50,000	\$20,000	37
142	5190915	10/07/15	Talus at Troon North	96	1.45	\$475,000	\$327,586	\$450,000	\$310,345	351
143	5055210	10/07/15	Mirabel	19	1.04	\$499,000	\$479,808	\$400,000	\$384,615	630
144	5241202	10/08/15	North Scottsdale	0	9.11	\$509,900	\$55,971	\$490,000	\$53,787	206
145	5316403	10/13/15	DESERT MOUNTAIN PHASE	284	2.5	\$429,900	\$171,960	\$429,900	\$171,960	71
146	5245551	10/28/15	Desert Mountain	347	1.36	\$130,000	\$95,588	\$130,000	\$95,588	571
147	5324847	10/28/15	CANDLEWOOD ESTATES	118	0.29	\$175,000	\$603,448	\$160,000	\$551,724	37
148	5335264	10/28/15	North Scottsdale	0	1.12	\$99,000	\$88,393	\$80,000	\$71,429	28
149	5326005	10/28/15	DESERT MOUNTAIN	188	1.12	\$124,000	\$110,714	\$145,000	\$129,464	45
150	5332958	10/30/15	DESERT MOUNTAIN PHASE :	248	2.9	\$599,900	\$206,862	\$675,000	\$232,759	6
151	5347033	10/30/15	DESERT MOUNTAIN	280	0.93	\$135,000	\$145,161	\$135,000	\$145,161	6
152	5335038	11/17/15	DESERT MOUNTAIN PHASE :	26	0.78	\$209,000	\$267,949	\$189,000	\$242,308	45
153	5313404	11/19/15	DESERT MOUNTAIN	61	0.71	\$180,000	\$253,521	\$150,000	\$211,268	39
154	5332595	11/20/15	DESERT MOUNTAIN PHASE :	29	1.18	\$149,000	\$126,271	\$135,525	\$114,852	63
155	5310040	11/24/15	SUNRISE DESERT VISTAS	1	1.66	\$153,000	\$92,169	\$133,000	\$80,120	113
156	5215300	11/24/15	Desert Mountain	254	0.92	\$290,000	\$315,217	\$250,000	\$271,739	330
157	5241179	11/25/15	Desert Mountain	256	0.83	\$269,000	\$324,096	\$264,000	\$318,072	275
158	5125314	11/25/15	DESERT MOUNTAIN	244	1	\$179,000	\$179,000	\$135,000	\$135,000	771

159	5188140	11/30/15	Desert Mountain	105	1.09	\$700,000	\$642,202	\$520,000	\$477,064	407
160	5269784	12/04/15	Rio Verde Foothills	0	1	\$55,000	\$55,000	\$55,000	\$55,000	226
161	5351406	12/08/15	Mirabel Village 4	129	0.83	\$170,000	\$204,819	\$160,000	\$192,771	7
162	5335469	12/10/15	RIO VERDE FOOTHILLS AREA	0	1.25	\$99,000	\$79,200	\$30,000	\$24,000	542
163	5014194	12/17/15	Desert Mountain	182	1.54	\$599,000	\$388,961	\$598,000	\$388,312	787
164	5013909	12/23/15	Desert Mountain	42	0.6	\$239,000	\$398,333	\$135,000	\$225,000	783
165	5335213	12/30/15	North Scottsdale	1	1.96	\$295,000	\$150,510	\$275,000	\$140,306	64
166	5238393	12/31/15	North Scottsdale	0	4.46	\$550,000	\$123,318	\$250,000	\$56,054	320
167	4819501	12/31/15	Merit Crossing	10	3.17	\$479,000	\$151,104	\$440,000	\$138,801	1140
168	5170350	12/31/15	Candlewood Estates	166	0.33	\$215,000	\$651,515	\$200,000	\$606,061	359

OVERVIEW

Community/Area/City	North Scottsdale 85262
Sales Year	2014
Lots Closed:	168
Average List Price (\$/Acre):	\$355,464.05
Average Sale Price (\$/Acre):	\$298,924.87
Average Days on Market:	323

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