


THE 85260 MONTHLY MARKET REPORT

FEBRUARY 2021

JOIN THE DISCUSSION AT 85260 SCOTTSDALE  GROUP

YOUR TOP REAL ESTATE TEAM IN 85260

LET'S PLAY A GAME...

kw ARIZONA
KELLERWILLIAMS REALTY

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REAL ESTATE GROUP

480.227.2028

kellycookhomes.com

**GUESS THE
PRICE**



OUR NEWEST CATCUS CORRIDOR PROPERTY COMING TO MARKET!

Send us your best guess of the list price by March 5th via email to info@kellycookhomes.com for a chance to WIN a \$50 gift card to Oregono's. Winner to be announced in the March newsletter.

6,545 sq ft | 5 bedroom | 5 ½ bath | Modern style
Pool | .87 acre lot | Cactus Corridor






Is this you?

Are you thinking of Selling? We have a Buyer need—A family is looking for a ¾ acre lot or larger in the cactus corridor to build or a full renovation project. If this is you, please email us at info@kellycookhomes.com



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Kelly Cook & Family
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KC Kelly Cook
Real Estate Group
"Helping others is our success"
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ARIZONA REALTY

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ECRWSS
U.S. POSTAGE
PAID
EDDM RETAIL

Local
Postal Customer

JANUARY 85260 RECENT SOLD MARKET ACTIVITY

ADDRESS	SQ FT	SOLD PRICE
10380 E DESERT COVE AVE	5,804	\$3,400,000
8604 E CORRINE DR	4,214	\$1,350,000
13250 N 78TH ST	3,105	\$1,250,000
13056 N 76TH ST	3,800	\$1,222,500
9939 EBECKER LN	3,220	\$985,000
10360 E PARADISE DR	3,788	\$975,000
8739 E SHARON DR	3,425	\$963,000
11936 N 81ST ST	2,899	\$940,000
7523 E WINDROSE DR	2,867	\$935,000
11417 N MILLER RD	2,860	\$935,000
8014 E SHARON DR	3,516	\$899,000
8699 E WINDROSE DR	3,390	\$860,000
12682 N 80TH PL	2,780	\$850,000
13600 N 80TH PL	2,562	\$775,000
7536 E WINDROSE DR	2,449	\$755,000
9927 E ACACIA DR	3,374	\$750,000
9174 E CAMINO DEL SANTO	3,561	\$740,000
7678 E WINDROSE DR	3,022	\$730,000
12027 N MILLER RD	2,279	\$725,000
10377 E WOOD DR	2,590	\$710,000
9028 E MEADOW HILL DR	2,613	\$705,000
15180 N 90TH PL	2,526	\$700,000
8192 E CORTEZ DR	2,197	\$675,000
9816 E BAHIA DR	3,374	\$650,000
11060 N 77TH ST	2,066	\$650,000
14856 N 93RD ST	1,713	\$615,000
7922 E GAIL RD	1,896	\$610,000
9852 E GELDING DR	1,914	\$585,000
10309 E BECKER LN	2,164	\$537,000
10177 E FLORIADE DR	1,879	\$535,000
9069 E LUDLOW DR	2,068	\$525,500
9280 E BLANCHE DR	1,374	\$475,000
16420 N THOMPSON PEAK PKWY, #2098	1,659	\$465,000
8858 E SUNNYSIDE DR	1,258	\$450,000
10137 E MEADOW HILL DR	1,879	\$449,000

ADDRESS	SQ FT	SOLD PRICE
13735 N 103RD WAY	1,574	\$441,000
8807 E DAHLIA DR	1,613	\$439,000
11000 N 77TH PL, #2060	1,651	\$429,900
16420 N THOMPSON PEAK PKWY, #1069	1,640	\$427,500
9065 E GARY RD, #140	1,161	\$420,000
16420 N THOMPSON PEAK PKWY, #1074	1,640	\$390,000
8245 E BELL RD, #240	1,819	\$390,000
13557 N 102ND PL	1,591	\$375,000
9455 E RAINTREE DR, #1009	1,298	\$310,000
9555 E RAINTREE DR, #2030	1,509	\$300,000
9455 E RAINTREE DR, #2009	1,298	\$275,000

*All single family homes sold in the last 30 days

OUR RECENT CACTUS CORRIDOR CLOSINGS

JUST CLOSED

11417 N MILLER RD. SCOTTSDALE 85260
2,860 SQ FT, 0.82 ACRES

JUST CLOSED

9939 E BECKER LANE SCOTTSDALE 85260
3,220 SQ FT, 0.86 ACRES

JANUARY 85260 PRICE PER SQ. FT.	Up to \$500,000 \$500K- \$800K	2020	2021	\$800K - \$1M	2020	2021		
		\$242.38	\$304.21		+26%	\$235.69	\$290.21	+23%
		\$242.30	\$289.20	+19%	Over \$1M+	\$281.24	\$426.79	+52%

If you are currently working with an agent, this is not meant as a solicitation. This information is deemed reliable, but not guaranteed. Each office is independently owned and operated.



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www.myhomevaluecalculator.com

