

# THE 85260 MONTHLY MARKET REPORT

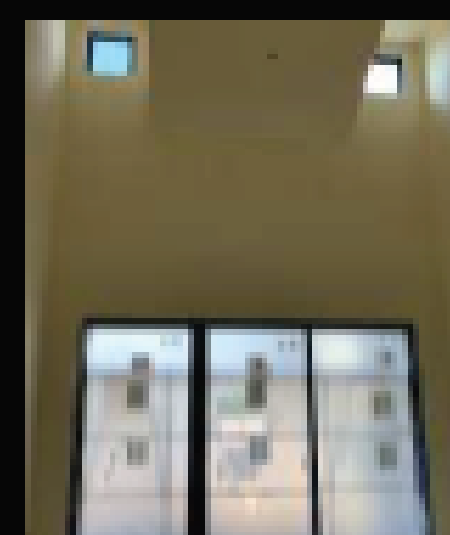
APRIL 2021

JOIN THE DISCUSSION AT 85260 SCOTTSDALE  GROUP

\*YOUR TOP REAL ESTATE TEAM IN 85260\*

*10002 E Shangri La Rd. Scottsdale, AZ 85260*

- PRE-SOLD! Under Contract before it was finished for over asking price!
- 1.1 Acre lot in the Cactus Corridor in the Heart of Scottsdale.
- Modern Farmhouse Design



# OUR RECENT 85260 CACTUS CORRIDOR ACTIVITY



9751 E Becker Lane  
 Scottsdale, AZ 85260  
**UNDER CONTRACT IN 4 DAYS!  
 OVER ASKING!**

*La Tierra Estates*



9702 E Voltaire  
 Scottsdale, AZ 85260  
**UNDER CONTRACT IN 4 DAYS!  
 OVER ASKING! MULTIPLE OFFERS!**

*Camelot Ranch*



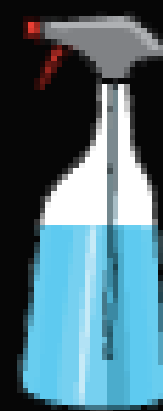
15550 N Frank Lloyd Wright Blvd, #1090  
 Scottsdale, AZ 85260  
**UNDER CONTRACT! MULTIPLE OFFERS!**

*Village at Frank Lloyd Wright*

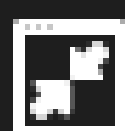
## Have You Started Your Spring Cleaning?

When someone mentions Spring Cleaning, it can seem very overwhelming, but if you do 2 tasks a day you will have the satisfaction of completing your Spring Cleaning checklist within a week.

- Dust/vacuum all blinds and curtains
- Grab a bucket with soapy water and a sponge and spot wash walls.
- Vacuum air ducts and change all the filters
- Disinfect all light switches, handles, doorknobs and remotes
- Change batteries in all smoke detectors
- Shampoo all carpets
- Dust ceiling fans
- Clean all baseboards
- Remove stains from upholstered furniture
- Organize your drawers (especially the kitchen drawers)
- Clean out your fridge and freezer
- Organize your pantry and discard expired food



/ 2



as you may wish to have

completed on your behalf. Call/Text us with any questions.



And the winner is...

**KAREN W!**

Kelly delivered a \$50 gift card to Oregano's to Karen for the closest guess!

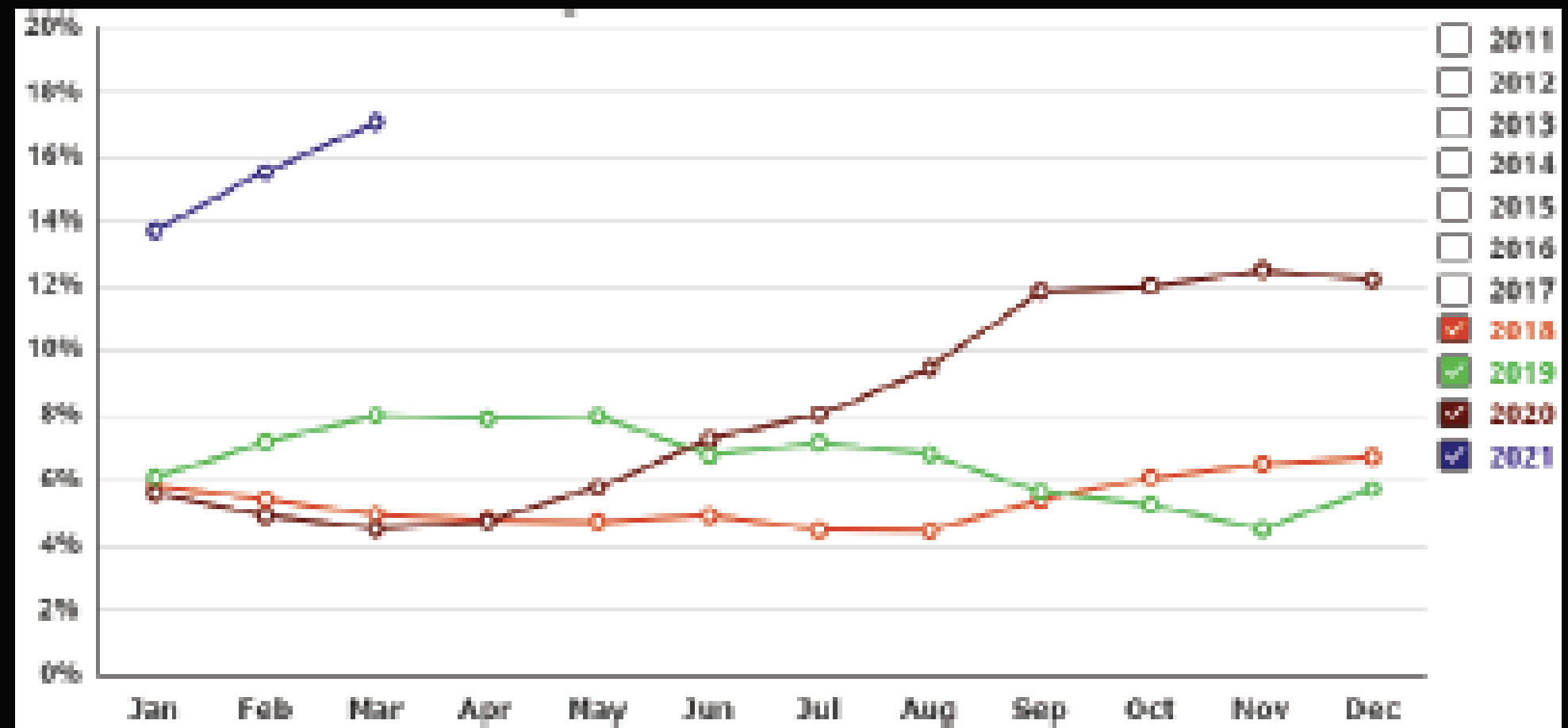


# 2021 - Q2 Market Update

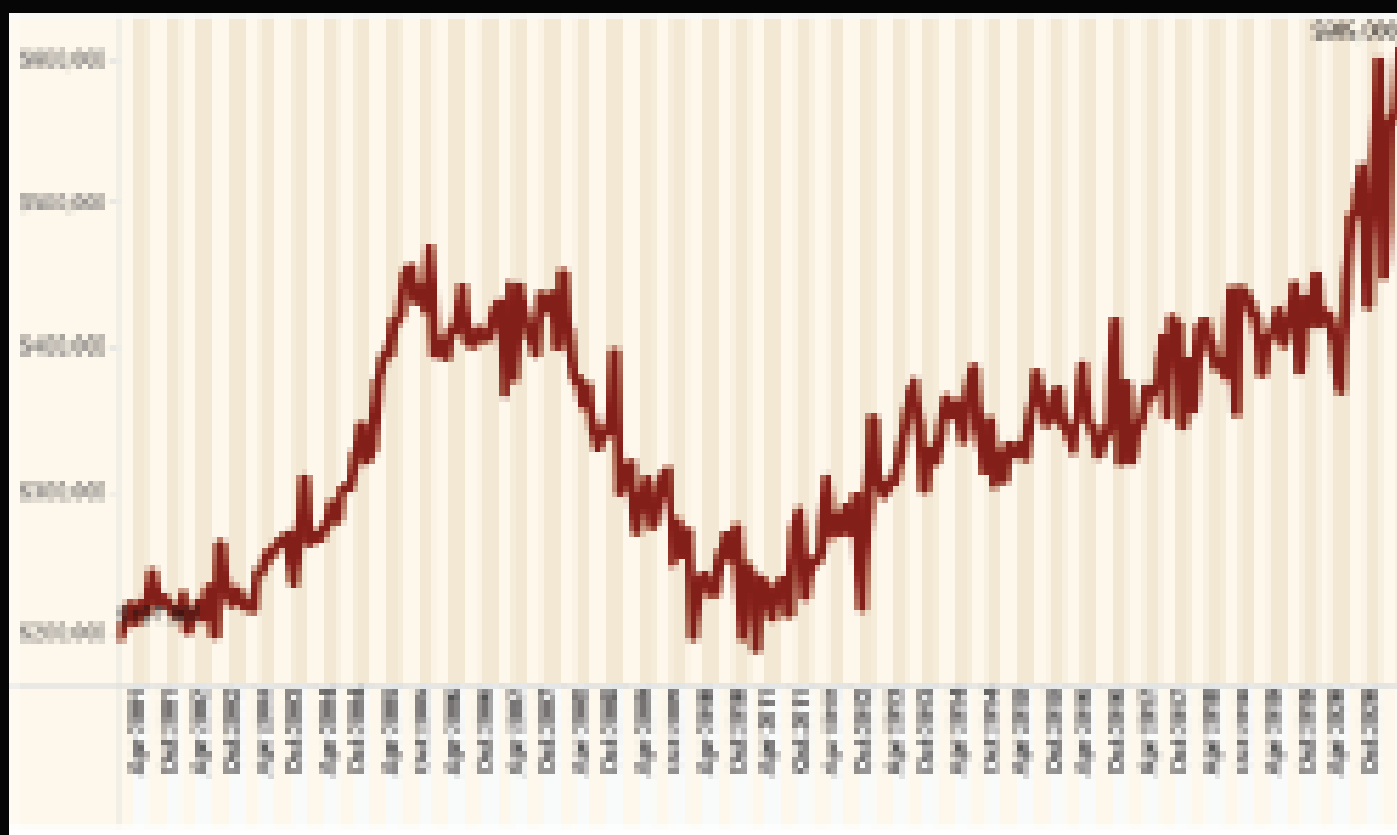
## 85260 Market Snapshot

Category	Count	YTD	Q1	Q2	Q3	Q4	YTD
Single Family Detached	45	10	10	10	10	10	10
Active Listings	10	10	10	10	10	10	10
Under Contract	10	10	10	10	10	10	10
Sold	10	10	10	10	10	10	10
Days on Market	10	10	10	10	10	10	10
Price per Sq Ft	10	10	10	10	10	10	10
Inventory	10	10	10	10	10	10	10
Median Price	10	10	10	10	10	10	10
Annual Appreciation	10	10	10	10	10	10	10
Market to Buy	10	10	10	10	10	10	10
Market to Sell	10	10	10	10	10	10	10
Market to Rent	10	10	10	10	10	10	10
Market to Lease	10	10	10	10	10	10	10
Market to Finance	10	10	10	10	10	10	10
Market to Invest	10	10	10	10	10	10	10
Market to Buy	10	10	10	10	10	10	10
Market to Sell	10	10	10	10	10	10	10
Market to Rent	10	10	10	10	10	10	10
Market to Lease	10	10	10	10	10	10	10
Market to Finance	10	10	10	10	10	10	10
Market to Invest	10	10	10	10	10	10	10
Market to Buy	10	10	10	10	10	10	10
Market to Sell	10	10	10	10	10	10	10
Market to Rent	10	10	10	10	10	10	10
Market to Lease	10	10	10	10	10	10	10
Market to Finance	10	10	10	10	10	10	10
Market to Invest	10	10	10	10	10	10	10

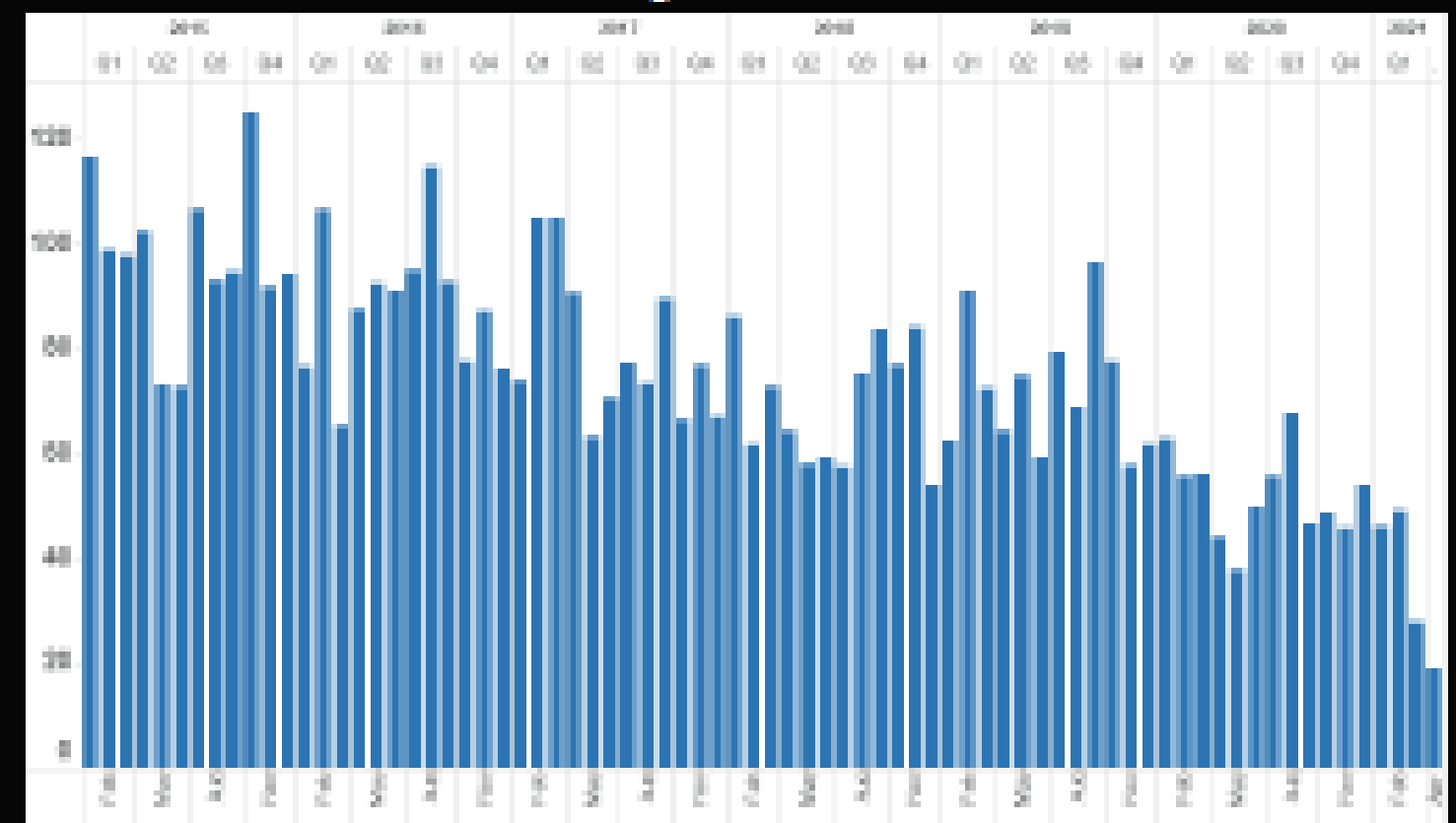
## 85260 Annual Appreciation



## 85260 Median Price



## 85260 Days on Market



## A Word from Kelly Cook...

Hello 85260 Neighbors,

This is a Housing Market that we haven't seen in quite some time. In fact, we would have to add about 24,000 active listings on the market to get back to a normal level. In 85260, currently, we only have two weeks of housing supply overall on the market, which is actually a small increase believe it or not. The median price in our zip code has swelled to \$605,000! Remember the median is the middle number meaning half of the properties are worth above this number, and the other half of all properties are below this number. This number is a little lower than neighboring zip codes due to the large amount condos located within 85260. The Annual Appreciation rate YTD is 18% and its only April!!! That is simply amazing! Yet... is it sustainable?

There were many homeowners who chose the route of a mortgage forbearance in 2020. Once these borrowers start to emerge from forbearance, we may see some degree of improvement to the extremely low shortage of supply. However, all indications from the lending industry suggest that any increase in supply will be tiny compared with the flood of distressed homes that hit the market between 2007-2013. Something else to watch are the Covid restrictions in other states. If they continue to ease, that could slow some of the population migration. Look to see price rises slowing down a little after June 2021, but there are no indications that a complete change in the direction of those prices is likely.

As always, if you have any questions about our micro-niche housing market here in 85260, or in regards to the housing market in general, please do not hesitate to call me!

Your Neighbor & Realtor,  
Kelly Cook

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.

Request your FREE home evaluation with NO STRINGS ATTACHED at  
[www.myhomevaluecalculator.com](http://www.myhomevaluecalculator.com)





**Kelly Cook & Family**  
480.227.2028



PRSR STD  
ECRWSS  
U.S. POSTAGE  
PAID  
EDDM RETAIL

Local  
Postal Customer

### MARCH 85260 RECENT SOLD MARKET ACTIVITY

ADDRESS	SUBDIVISION	SQ.FT.	PRICE
8220 E SHARON DR	DESERT WIND	4,293	\$2,400,000
30125 E CORTES DR		4,080	\$2,100,000
8529 E CHARTER OAK RD	STONERIDGE ESTATES	4,346	\$1,885,000
7714 E SUTTON DR	PARADISE VALLEY RANCHOS	3,761	\$1,875,000
8698 E SWEETWATER AVE	SUNDOWN MANOR	4,044	\$1,850,000
32002 N HAYDEN RD	SUNDOWN RANCH ESTATES	7,715	\$1,800,000
32328 N 76TH ST	BUENAVANTE	5,002	\$1,464,000
8715 E VOLTAIRE AVE	MCDOWELL SHADOW ESTATES	5,218	\$1,850,000
7840 E CAMINO SANTO	SWEETWATER STREET	3,288	\$1,840,000
8615 E CHARTER OAK DR	GREENSTONE	3,300	\$1,295,000
32458 N 82ND ST	STONERIDGE ESTATES	4,087	\$1,280,000
8874 E CELTIC DR	MADRID	4,218	\$1,248,700
35257 N 76TH ST	PARADISE VALLEY RANCHOS	5,117	\$1,200,000
9136 E TARANTINI LN	TARANTINI ESTATES	3,844	\$1,200,000
8079 E MERCER LN	VILLA TIERRA	3,998	\$1,150,000
30187 E DESERT COVE AVE	MONT TREE	3,482	\$1,150,000
8025 E GARDL WAY	SCOTTSDALE MOUNTAIN VIEW ESTATES	3,849	\$1,100,000
30015 E CORRIENE DR	POWDERHORN RANCH	4,859	\$1,037,500
8225 E VOLTAIRE AVE	DESERT WIND	3,304	\$1,000,000
35420 N 80TH PL	DESERT WIND	3,027	\$895,300
32474 N 76TH ST	BUENAVANTE	2,991	\$892,300
31617 N 84TH ST	DESERT HILLS NORTH	3,007	\$875,000
7871 E WETHERSFIELD RD	BUENAVANTE	3,734	\$872,000
32414 N 80TH PL	STONERIDGE ESTATES	2,446	\$830,000
7671 E SUTTON DR	PARADISE VALLEY RANCHOS	3,454	\$824,300
32993 N 99TH ST	SWEETWATER RANCH ESTATES	2,303	\$815,000
9902 E ACACIA DR	TRAILS NORTH AT HORSEMAN'S PARK	3,074	\$810,000
31842 N MILLER RD	SUNDOWN GARDENS	2,864	\$780,000
32254 N 76TH PL	PARADISE VALLEY RANCHOS	2,340	\$720,000
36157 N 99TH WAY	HORSEMAN'S PARK	2,929	\$718,300
30493 E DREYFUS AVE	MOUNTAINVIEW RANCH UNIT	2,302	\$700,000
30058 E BELL RD	VILLAS ALTOZANÓ CONDOMINIUM	2,773	\$690,000
30274 E POSCHING AVE	MOUNTAINVIEW RANCH	2,362	\$690,000
9784 E DREYFUS AVE	SWEETWATER RANCH FOOTHILLS	2,229	\$680,000
8845 E WINDROSE DR	PIMA VISTA	2,173	\$680,000
9930 E SUTTON DR	SWEETWATER RANCH FOOTHILLS	2,229	\$675,000
35124 N 94TH PL	SWEETWATER RANCH	2,123	\$660,000
8895 E SHEENA DR	VISTA DEL RINCÓN	2,098	\$659,000
30128 E DREYFUS AVE	MOUNTAINVIEW RANCH	1,978	\$657,000
8832 E CORTES DR	SCOTTSDALE COUNTRY CLUB EAST	1,819	\$635,300
34982 N 90TH PL	DESERT ROSE	2,714	\$635,000
8842 E CAMINO DEL SANTO	SWEETWATER RANCH FOOTHILLS	1,782	\$630,000
38310 N 92ND ST, #1002	SÓHO SCOTTSDALE CONDOMINIUM	2,248	\$610,000
9970 E SUTTON DR	SWEETWATER RANCH FOOTHILLS	1,782	\$605,000
9722 E DREYFUS AVE	SWEETWATER RANCH FOOTHILLS	1,782	\$600,000
34627 N 97TH PL	SCOTTSDALE HORIZON	1,824	\$600,000
38909 N 103ND ST	SCOTTSDALE STONEBROOK	2,440	\$585,000
9497 E SUTTON DR	SWEETWATER RANCH MANOR	1,768	\$582,500
31025 N 79TH PL	SCOTTSDALE COUNTRY CLUB FOUR	1,599	\$575,000
9815 E DREYFUS PL	DESERT SHADOWS	1,800	\$575,000
7500 E BECKER LN	BRIARWOOD NORTH	2,498	\$545,300
38420 N THOMPSON PEAK PKWY, #1014	CACHET AT MCDOWELL MOUNTAIN RANCH	1,640	\$540,000
8815 E SHARON DR	VILLA PEQUENA	2,092	\$535,000
30005 E FRIESS DR	AWABA	1,910	\$525,000
8838 E OAHUA DR	PIMA VISTA	2,349	\$518,300
9048 E JENAH DR	TRAILSIDE AT MANZANITA RANCH	1,906	\$515,000
38084 N 92ND PL	DESERT SHADOWS	1,942	\$505,000
38420 N THOMPSON PEAK PKWY, #1087	CACHET AT MCDOWELL MOUNTAIN RANCH	1,787	\$505,000
38320 N 92ND PL	SCOTTSDALE HILLS	1,745	\$498,000
8971 E GAIL RD	MARLBORO COURT	2,088	\$489,000
8980 E GAIL RD	MARLBORO COURT	1,651	\$487,300
9335 E CAROLLEAN LN	DESERT SAGE	1,284	\$475,000
8245 E BELL RD, #280	MONTANA DEL SOL	1,487	\$450,000
38348 N 92ND WAY	SCOTTSDALE HILLS	1,471	\$450,000
38308 N 92ND PL	SCOTTSDALE HILLS	1,471	\$457,000
9015 E WINCHCOMB DR	SCOTTSDALE VISTA NORTH	1,484	\$428,300
8908 E SHANGRI LA RD	ARIZONA PARK PLACE	1,611	\$425,300
9418 E RIVERA DR	SCOTTSDALE VISTA TOWNHOMES	1,192	\$395,000
38493 N 92ND PL	SCOTTLAND HILLS	1,215	\$395,000
8180 E SHEA BLVD, #1012	VINTAGE CONDOMINIUM	1,323	\$380,000
34000 N 94TH ST, #1027	BELLA VISTA A BEAUTIFUL VIEW	1,441	\$365,000
34000 N 94TH ST, #1070	BELLA VISTA A BEAUTIFUL VIEW	1,214	\$365,300
31955 N 92ND ST, #3064	MISSION DEL ARROYOS CONDOMINIUM	1,128	\$321,000
9435 E RAINTREE DR, #3005	LADERA VISTA	1,298	\$315,000

MARCH 85260 PRICE PER SQ. FT.	Up to \$500,000 \$500K- \$800K	2020	2021	\$800K - \$1M	2020	2021
		\$253.02	\$306.94 <span>+19%</span>		\$227.73	\$337.95 <span>+39%</span>
		\$251.69	\$295.17 <span>+16%</span>	Over \$1M+	\$296.67	\$316.11 <span>+5%</span>