

LUXURY HOMES & LAND IN NORTH  
**SCOTTSDALE**

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RANCH DESERT HIGHLANDS DESERT MOUNTAIN ESTANCIA GRAYHAWK LEGEND TRAIL MIRABEL SILVERLE




North Scottsdale - Sold Lots 2005 - 85255 Zip Code

#	MLS#	COE Date	Address	Lot	Acre	List Price	LP/AC	Sale Price	SP/AC	DOM
1	2072598	1/27/2005	10040 N HAPPY VALLEY RD	406	0.669	\$199,900	\$298,804	\$177,450	\$265,247	69
2	2103571	3/11/2005	27401 N 164TH ST		5	\$244,900	\$48,980	\$225,000	\$45,000	388
3	2264775	3/9/2005	25020 E 114th ST	88	0.53	\$300,000	\$566,038	\$300,000	\$566,038	15
4	2207775	6/9/2005	10040 N Happy Valley RD	247	0.74	\$315,000	\$425,676	\$380,000	\$513,514	196
5	2148250	1/30/2005	10040 N HAPPY VALLEY RD	264	0.54	\$319,000	\$590,741	\$382,000	\$707,407	303
6	2222246	3/5/2005	11263 N desert vista RD	72	0.8	\$340,000	\$425,000	\$340,000	\$425,000	100
7	2134917	4/4/2005	10040 N Happy Valley RD	241	0.74	\$345,000	\$466,216	\$330,000	\$445,946	290
8	2400029	12/20/2005	0 E 56th ST	2A	0.99	\$365,000	\$368,687	\$325,000	\$328,283	56
9	2285050	5/26/2005	27077 E 132nd ST	1	3.087	\$370,440	\$120,000	\$365,000	\$118,238	63
10	2110236	4/4/2005	11366 W MARIPOSA GRANDE DR	17	1.4	\$374,500	\$267,500	\$370,000	\$264,286	88
11	2306808	5/31/2005	11433 E Chama ST	32	0.33	\$375,000	\$1,136,364	\$375,000	\$1,136,364	6
12	2220922	1/31/2005	38 N Desert Troon DR	38	0.46	\$375,000	\$815,217	\$360,000	\$782,609	38
13	2267880	4/28/2005	25155 N 92ND ST	29	1.25	\$375,000	\$300,000	\$376,000	\$300,800	6
14	2198322	3/7/2005	26870 N 116th WY	81	1.6	\$377,110	\$235,694	\$377,110	\$235,694	29
15	2170360	1/7/2005	10040 N HAPPY VALLEY RD	277	0.5	\$388,000	\$776,000	\$464,000	\$928,000	110
16	2305979	7/8/2005	9422 N LA POSADA CR	35	0.507	\$395,000	\$779,093	\$375,000	\$739,645	34
17	2364291	9/28/2005	9413 N LA POSADA CR	36	0.6	\$395,000	\$658,333	\$388,000	\$646,667	8
18	2200576	8/23/2005	10040 N HAPPY VALLEY RD	680	0.581	\$395,000	\$679,862	\$467,500	\$804,647	348
19	2090011	2/15/2005	10040 N HAPPY VALLEY RD	305	0.762	\$420,000	\$551,181	\$385,000	\$505,249	398
20	2094246	3/16/2005	10040 N HAPPY VALLEY RD	611	0.81	\$425,000	\$524,691	\$400,000	\$493,827	318
21	2207023	4/7/2005	10040 N Happy Valley RD	276	0.647	\$425,000	\$656,878	\$400,000	\$618,238	78
22	2189863	1/31/2005	27800 N 164TH ST		5.58	\$430,000	\$77,061	\$415,000	\$74,373	75
23	2029051	8/1/2005	10040 N HAPPY VALLEY RD	1029	0.413	\$440,000	\$1,065,375	\$440,000	\$1,065,375	393
24	2397098	11/23/2005	10040 N Happy Valley RD	462	0.528	\$445,000	\$842,803	\$445,000	\$842,803	7
25	2272308	3/31/2005	11845 E Mariposa Grande DR	74	2	\$450,000	\$225,000	\$450,000	\$225,000	111
26	2269395	3/31/2005	9290 N Thompson PK	414	0.56	\$459,900	\$821,250	\$459,900	\$821,250	7
27	2377409	10/13/2005	11263 N Desert Vista RD	72	0.8	\$465,000	\$581,250	\$475,000	\$593,750	6
28	2244553	3/9/2005	24988 E 114th ST	505	0.56	\$465,000	\$830,357	\$455,000	\$812,500	65
29	2136578	6/1/2005	11946 N CALLE DE VALLE DR	28	1	\$469,000	\$469,000	\$469,000	\$469,000	271
30	2292558	5/15/2005	11922 N CALLE DE VALLE DR	27	1.75	\$495,000	\$282,857	\$470,000	\$268,571	352
31	2302391	6/14/2005	11307 N PINON DR	62	2.1	\$495,000	\$235,714	\$495,000	\$235,714	3
32	2314324	7/11/2005	25225 E Roping RD	39	1.08	\$495,000	\$458,333	\$480,000	\$444,444	25
33	2256063	3/9/2005	10728 N COTTONTAIL LN	122	0.71	\$495,000	\$697,183	\$495,000	\$697,183	48
34	2276868	7/1/2005	10902 E Tusayan TR	67	2.21	\$499,000	\$225,792	\$475,000	\$214,932	227
35	2162579	3/1/2005	24292 N 121ST PL	30	1.53	\$499,000	\$326,144	\$470,000	\$307,190	233
36	2162584	4/28/2005	24603 N 120TH PL	39	1.32	\$499,000	\$378,030	\$475,000	\$359,848	264
37	2408207	12/14/2005	0 N Bronco TR	3	2.49	\$500,000	\$200,803	\$500,000	\$200,803	50
38	2136607	6/15/2005	11929 N CALLE DE VALLE DR	25	1.5	\$515,000	\$343,333	\$515,000	\$343,333	414
39	2259762	9/21/2005	10040 N HAPPY VALLEY RD	14	1.25	\$520,000	\$416,000	\$595,000	\$476,000	134
40	2256542	5/23/2005	120000 E Redbird LN	14	3.1	\$525,000	\$169,355	\$400,000	\$129,032	66
41	2137408	4/29/2005	10801 N HAPPY VALLEY RD	78	0.49	\$545,000	\$1,112,245	\$545,000	\$1,112,245	337
42	2286345	7/1/2005	26870 N 116th WY	81	1.6	\$550,000	\$343,750	\$550,000	\$343,750	38
43	2344043	12/31/2005	26500 E 118th ST	D	1.7	\$550,000	\$323,529	\$500,000	\$294,118	26
44	2136618	4/10/2005	11941 N CALLE DE VALLE DR	24	2	\$550,000	\$275,000	\$550,000	\$275,000	348
45	2194795	2/1/2005	25000 N 118TH ST	#10	3.47	\$550,000	\$158,501	\$565,000	\$162,824	131
46	2194803	2/1/2005	25000 N 118TH ST	#9	3.07	\$550,000	\$179,153	\$565,000	\$184,039	131
47	2194809	2/1/2005	25000 N 118TH ST	#7	3.57	\$550,000	\$154,062	\$565,000	\$158,263	131
48	2194814	1/27/2005	25000 N 118TH ST	#8	2.74	\$550,000	\$200,730	\$575,000	\$209,854	115
49	2194822	2/1/2005	25000 N 118TH ST	#11	2.26	\$550,000	\$243,363	\$565,000	\$250,000	131
50	2242895	1/27/2005	9021 N DIAMOND RIM DR	87	1.526	\$550,000	\$360,419	\$545,000	\$357,143	14
51	2249087	1/31/2005	11659 N CAVEDALE DR	91	2.98	\$550,000	\$184,564	\$540,000	\$181,208	11
52	2232320	3/30/2005	12031 N CASITAS DEL RIO DR	21	1.75	\$560,000	\$320,000	\$550,000	\$314,286	118

#	MLS#	COE Date	Address	Lot	Acre	List Price	LP/AC	Sale Price	SP/AC	DOM
53	2260778	6/14/2005	10040 N Happy Valley RD	656	0.45	\$565,000	\$1,255,556	\$555,000	\$1,233,333	133
54	2139290	1/31/2005	10801 N HAPPY VALLEY 108 RD	108	1.163	\$575,000	\$494,411	\$539,500	\$463,887	276
55	2200503	2/8/2005	10040 N HAPPY VALLEY RD	596	0.837	\$575,000	\$686,977	\$550,000	\$657,109	138
56	2224922	4/30/2005	9550 N BUCKSKIN TR	R	2.147	\$575,000	\$267,816	\$590,000	\$274,802	177
57	2224929	4/30/2005	9530 N BUCKSKIN TR	R	2.455	\$575,000	\$234,216	\$590,000	\$240,326	177
58	2264995	5/5/2005	26125 E 116TH ST	15	2.36	\$577,000	\$244,492	\$520,000	\$220,339	84
59	2252818	3/30/2005	0 E 107TH WY	37	1.3	\$590,000	\$453,846	\$590,000	\$453,846	72
60	2325329	8/16/2005	8520 N VIA MONTOYA DR	45	1.14	\$595,000	\$521,930	\$595,000	\$521,930	39
61	2363348	9/16/2005	8540 N Via Montoya DR	47	1.05	\$595,000	\$566,667	\$595,000	\$566,667	3
62	2194893	1/12/2005	10938 E Tusayan TR	65	0.7	\$595,000	\$850,000	\$580,000	\$828,571	126
63	2214493	1/7/2005	9290 N Thompson Peak PK #451	451	1.4	\$595,000	\$425,000	\$610,000	\$435,714	5
64	2296104	6/17/2005	9290 N Thompson Peak PK	414	0.56	\$599,000	\$1,069,643	\$599,000	\$1,069,643	73
65	2203616	2/28/2005	26125 E 116th ST	9	3.78	\$599,000	\$158,466	\$558,000	\$147,619	156
66	2263659	7/25/2005	27640 N 78th ST	-	2.5	\$599,000	\$239,600	\$599,000	\$239,600	147
67	2271219	4/8/2005	11904 E Hackamore DR	4	3	\$599,800	\$199,933	\$575,000	\$191,667	151
68	2242782	4/8/2005	11946 E Hackamore DR	5	2.24	\$599,800	\$267,768	\$575,000	\$256,696	73
69	2242824	4/8/2005	11982 E Hackamore DR	6	2.24	\$599,800	\$267,768	\$575,000	\$256,696	74
70	2328906	10/3/2005	10040 N Happy Valley RD	487	0.7	\$599,900	\$857,000	\$585,000	\$835,714	83
71	2351439	11/22/2005	122 E Redbird RD	14	3.01	\$600,000	\$199,336	\$560,000	\$186,047	64
72	2233060	3/1/2005	12164 N Chama RD	4	2.24	\$600,000	\$267,857	\$520,000	\$232,143	116
73	2250985	2/10/2005	10552 N Cinder Cone TR	88	1	\$600,000	\$600,000	\$600,000	\$600,000	4
74	2136595	3/2/2005	11917 N CALLE DE VALLE DR	26	1.5	\$625,000	\$416,667	\$575,000	\$383,333	289
75	2175580	4/30/2005	10040 N HAPPY VALLEY RD	671	0.591	\$625,000	\$1,057,530	\$575,000	\$972,927	296
76	2305152	6/9/2005	10653 N Blue Sky DR	85	0.5	\$635,000	\$1,270,000	\$625,000	\$1,250,000	7
77	2275521	3/7/2005	9245 N HAVASUPAI DR	50	1.7	\$640,000	\$376,471	\$640,000	\$376,471	0
78	2278053	8/10/2005	10040 N Happy Valley RD	413	1.7	\$645,000	\$379,412	\$645,000	\$379,412	156
79	2206974	2/15/2005	27887 E 91ST ST	12	3.655	\$645,000	\$176,471	\$645,000	\$176,471	50
80	2312945	7/20/2005	9 N 107TH WY	9	0.33	\$650,000	\$1,969,697	\$600,000	\$1,818,182	460
81	2317217	9/20/2005	9830 N THOMPSON PEAK PK	910	0.59	\$650,000	\$1,101,695	\$645,000	\$1,093,220	118
82	2217392	2/15/2005	9910 N FOOTHILLS DR	39	2	\$650,000	\$325,000	\$625,000	\$312,500	56
83	2253852	4/12/2005	115 N Oberlin WY	1	5	\$650,000	\$130,000	\$640,000	\$128,000	41
84	2305520	6/15/2005	10040 N Happy Valley RD	223	0.9	\$659,000	\$732,222	\$640,000	\$711,111	193
85	2140194	1/31/2005	10124 N Foothills DR	33	2.42	\$674,000	\$278,512	\$674,000	\$278,512	272
86	2217518	9/16/2005	24200 N Alma School RD	37	0.69	\$675,000	\$978,261	\$650,000	\$942,029	191
87	2374012	12/14/2005	10695 N YEARLING DR	113	0.655	\$680,000	\$1,038,168	\$659,500	\$1,006,870	109
88	2216803	1/15/2005	28055 N 91ST ST	16	4.12	\$695,000	\$168,689	\$685,000	\$166,262	90
89	2371211	10/20/2005	10040 N Happy Valley RD	224	0.67	\$699,000	\$1,043,284	\$650,000	\$970,149	45
90	2169055	4/15/2005	10516 N YEARLING DR	61	1	\$699,000	\$699,000	\$675,000	\$675,000	285
91	2254465	4/14/2005	9820 N Thompson Peak PK	812	1	\$699,900	\$699,900	\$680,000	\$680,000	58
92	2242074	8/15/2005	24093 E 113TH	69	5.26	\$700,000	\$133,080	\$695,000	\$132,129	209
93	2351187	10/29/2005	10653 E BLUE SKY DR	85	0.5	\$729,000	\$1,458,000	\$705,000	\$1,410,000	20
94	2286458	5/4/2005	12225 N Whispering Ridge WY	7	5.22	\$749,000	\$143,487	\$749,000	\$143,487	10
95	2301107	10/28/2005	27728 E 113RD PL	1	3.92	\$750,000	\$191,327	\$720,000	\$183,673	101
96	2367035	10/16/2005	28268 N 104th WY	34	1.2	\$750,000	\$625,000	\$725,000	\$604,167	306
97	2138592	1/4/2005	20288 E 103rd WY	1247	0.68	\$750,000	\$1,102,941	\$725,000	\$1,066,176	256
98	2197141	5/12/2005	11275 N WHISPERING RIDGE WY	6	5.94	\$775,000	\$130,471	\$775,000	\$130,471	251
99	2280077	6/1/2005	16410 E 113TH WY	107	1.907	\$795,000	\$416,885	\$755,000	\$395,910	80
100	1973589	2/16/2005	10500 N Lost Canyon DR	23	6.09	\$799,000	\$131,199	\$749,000	\$122,989	638
101	2082210	4/8/2005	10500 N Lost Canyon DR	26	9.05	\$799,500	\$88,343	\$799,000	\$88,287	412
102	2412533	11/17/2005	11869 E Buckskin TR	1	3.4	\$800,000	\$235,294	\$775,000	\$227,941	5
103	2039469	1/7/2005	25900 E Hayden RD	16	16	\$800,000	\$50,000	\$800,000	\$50,000	334
104	2357319	11/15/2005	9855 N Legacy LN	3678	0.53	\$815,000	\$1,537,736	\$775,000	\$1,462,264	43
105	2246118	7/29/2005	10040 N HAPPY VALLEY RD	788	0.995	\$829,000	\$833,166	\$775,000	\$778,894	779
106	2353417	12/2/2005	0 N North 97th Place	3719	0.5	\$845,500	\$1,691,000	\$765,000	\$1,530,000	63
107	2295693	5/31/2005	10061 E Sonoran Vista CR	3	1.5	\$849,000	\$566,000	\$815,000	\$543,333	218
108	2298645	10/15/2005	25153 E 114TH ST	52	1.03	\$850,000	\$825,243	\$795,000	\$771,845	105
109	2209135	1/28/2005	9770 E HAPPY VALLEY RD	-	4.58	\$850,000	\$185,590	\$760,000	\$165,939	122
110	2301164	11/1/2005	27643 E 113RD PL	4	3.81	\$875,000	\$229,659	\$840,000	\$220,472	148
111	2301169	6/29/2005	27524 E 113RD PL	5	3.48	\$875,000	\$251,437	\$850,000	\$244,253	43
112	2297926	6/30/2005	9650 N Happy Valley RD	-	4.58	\$879,000	\$191,921	\$975,000	\$212,882	64
113	2254091	3/4/2005	16495 N 113th WY	109	1.53	\$895,000	\$584,967	\$825,000	\$539,216	42
114	2265567	3/31/2005	9820 E Thompson Peak PK #817	817	1.24	\$910,000	\$733,871	\$910,000	\$733,871	48
115	2267635	3/10/2005	9820 E Thompson Peak PK	820	1.06	\$915,000	\$863,208	\$916,000	\$864,151	22

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116	2270786	5/16/2005	10127 E Hualapai DR	2914	0.52	\$950,000	\$1,826,923	\$949,888	\$1,826,708	6
117	2356820	9/20/2005	10193 E Mountain Spring RD	1218	0.39	\$950,000	\$2,435,897	\$925,000	\$2,371,795	6
118	2119401	3/10/2005	25300 E PIMA RD		8.75	\$950,000	\$108,571	\$950,000	\$108,571	221
119	2194903	1/10/2005	10920 E Tusayan TR	66	3.59	\$975,000	\$271,588	\$825,000	\$229,805	57
120	2235506	4/30/2005	22031 N CHURCH RD	5	5.74	\$975,000	\$169,861	\$957,900	\$166,882	95
121	2260163	3/25/2005	10234 E Journey LN	1353	0.74	\$980,000	\$1,324,324	\$965,000	\$1,304,054	52
122	2276604	5/27/2005	10283 E Mountain Spring RD	1237	0.58	\$989,000	\$1,705,172	\$960,000	\$1,655,172	23
123	2245806	7/6/2005	10500 E LOST CANYON DR	32	8.2	\$1,075,000	\$131,098	\$1,025,000	\$125,000	660
124	2264191	4/5/2005	0 E Hualapai DR	2919	1.2	\$1,150,000	\$958,333	\$1,130,000	\$941,667	11
125	2285838	10/7/2005	10500 N LOST CANYON DR	1	4.01	\$1,195,000	\$298,005	\$1,050,000	\$261,845	158
126	2202643	1/11/2005	9701 N Happy Valley RD	20	4.43	\$1,195,000	\$269,752	\$1,200,000	\$270,880	201
127	2304657	10/28/2005	9199 N Whispering Wind DR	1	4.8	\$1,200,000	\$250,000	\$1,100,000	\$229,167	161
128	2332565	6/23/2005	23583 E 91ST ST	2	4.367	\$1,225,000	\$280,513	\$1,225,000	\$280,513	0
129	2286987	8/19/2005	26981 N 102nd ST	241	0.75	\$1,250,000	\$1,666,667	\$1,150,000	\$1,533,333	112
130	2170964	4/22/2005	10732 N Pinnacle Peak RD	2	3.05	\$1,250,000	\$409,836	\$1,225,000	\$401,639	283
131	2243929	1/20/2005	10016 N CALLE DE LAS BRISAS ST	21	2.004	\$1,250,000	\$623,752	\$1,070,000	\$533,932	0
132	2249958	7/27/2005	10500 E LOST CANYON RD	31	7.3	\$1,275,000	\$174,658	\$1,060,000	\$145,205	139
133	2210625	2/15/2005	24162 E 90TH WY	17	4.364	\$1,295,000	\$296,746	\$1,175,000	\$269,248	133
134	2354742	10/7/2005	9245 N HAVASUPAI DR	50	1.69	\$1,349,000	\$798,225	\$809,900	\$479,231	36
135	2204227	6/30/2005	9300 E Desert Vista RD	2	4.69	\$1,350,000	\$287,846	\$1,250,000	\$266,525	163
136	2182952	2/17/2005	10275 E Journey LN	1358	0.86	\$1,395,000	\$1,622,093	\$1,375,000	\$1,598,837	176
137	2290210	11/7/2005	28013 E 91ST ST	15	5.383	\$1,450,000	\$269,367	\$1,200,000	\$222,924	160
138	2248843	5/13/2005	23041 E Via Ventosa DR	2	11.77	\$1,475,000	\$125,319	\$1,400,000	\$118,946	124
139	2189703	4/15/2005	21598 N 110 th PL	1828	1.91	\$1,495,000	\$782,723	\$1,400,000	\$732,984	184
140	2309520	12/5/2005	9820 N THOMPSON PEAK PK	725	1.2	\$1,500,000	\$1,250,000	\$1,280,000	\$1,066,667	142
141	2332577	6/23/2005	24162 E 90TH WY	17	4.364	\$1,500,000	\$343,721	\$1,500,000	\$343,721	0
142	2243914	1/20/2005	10791 N PINNACLE PEAK RD	4	3.05	\$1,500,000	\$491,803	\$1,400,000	\$459,016	24
143	2259501	3/30/2005	10952 E Windgate Pass DR	1533	2.94	\$1,645,000	\$559,524	\$1,622,000	\$551,701	21
144	2272691	5/3/2005	11039 E Saguaro Canyon TR	1522	2.15	\$1,650,000	\$767,442	\$1,650,000	\$767,442	1
145	2222124	3/10/2005	21056 N 109th PL	1615	2	\$1,700,000	\$850,000	\$1,680,000	\$840,000	94
146	2272683	6/30/2005	20867 N 103RD PL	1495	1.91	\$1,750,000	\$916,230	\$1,750,000	\$916,230	0
147	2244449	11/10/2005	9287 N MARIPOSA GRANDE DR	3	4.85	\$1,750,000	\$360,825	\$1,350,000	\$278,351	303
148	2252757	4/8/2005	11125 E Feathersong LN	1703	1.58	\$1,750,000	\$1,107,595	\$1,700,000	\$1,075,949	108
149	2285694	4/24/2005	21009 N 104th ST	1490	1.39	\$1,795,000	\$1,291,367	\$1,775,000	\$1,276,978	0
150	2147229	3/15/2005	10782 N Heritage CT	1609	2.24	\$1,850,000	\$825,893	\$1,750,000	\$781,250	265
151	2247478	3/7/2005	10776 E Wingspan WY	1667	8.06	\$1,850,000	\$229,529	\$1,825,000	\$226,427	2
152	2240222	2/1/2005	11199 E Saguaro Canyon TR	1527	1.96	\$1,940,000	\$989,796	\$1,875,000	\$956,633	3
153	2146322	3/8/2005	9820 N Thompson Peak PK	628	2.3	\$1,950,000	\$847,826	\$1,950,000	\$847,826	273
154	2203851	1/19/2005	21297 E 110th WY	1806	2.12	\$1,950,000	\$919,811	\$1,824,000	\$860,377	82
155	2265176	4/5/2005	20880 N 112th ST	1727	2.06	\$2,000,000	\$970,874	\$1,950,000	\$946,602	11
156	2146144	2/16/2005	9820 N Thompson Peak PK	625	3.98	\$2,100,000	\$527,638	\$2,100,000	\$527,638	274
157	2273446	4/21/2005	10891 N FEATHERSONG LN	1603	1.967	\$2,195,000	\$1,115,913	\$2,150,000	\$1,093,035	51
158	2296946	8/16/2005	10947 E Mountain Spring RD	1509	2.01	\$2,395,000	\$1,191,542	\$2,350,000	\$1,169,154	60
159	2272162	7/15/2005	9820 E THOMPSON PEAK PK	625	3.98	\$2,495,000	\$626,884	\$2,400,000	\$603,015	129
160	2138894	4/25/2005	21376 E 110th PL	1825	1.89	\$2,500,000	\$1,322,751	\$2,475,000	\$1,309,524	333
161	2301412	6/29/2005	23400 E 122 ST	15	20	\$3,150,000	\$157,500	\$3,150,000	\$157,500	17

#### OVERVIEW

Sales Year:	2005
Zip Code:	85255
Lots Closed:	161
Average List Price (\$/AC):	\$584,551.09
Average Sale Price (\$/AC):	\$566,953.92
Average Days on Market:	135



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