

LUXURY HOMES & LAND IN NORTH
SCOTTSDALE

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North Scottsdale - Sold Lots 2006 - 85255 Zip Code

#	MLS#	COE Date	Address	Lot	Acre	List Price	LP/AC	Sale Price	SP/AC	DOM
1	2570561	12/14/2006	11433 N CHAMA ST	32	0.33	\$489,000	\$1,481,818	\$450,000	\$1,363,636	284
2	2429949	2/10/2006	10040 N Happy Valley RD	445	0.8	\$515,000	\$643,750	\$480,000	\$600,000	74
3	1968964	5/25/2006	128 N PINNACLE PEAK RD	J	5	\$550,000	\$110,000	\$550,000	\$110,000	668
4	2381244	3/24/2006	26565 E 108TH WY	5	0.87	\$550,000	\$632,184	\$530,000	\$609,195	149
5	2260793	2/14/2006	10040 N Happy Valley RD	658	0.5	\$585,000	\$1,170,000	\$572,000	\$1,144,000	383
6	2402732	2/23/2006	11062 E Desert Troon LN	10	0.49	\$590,000	\$1,204,082	\$565,000	\$1,153,061	49
7	2395728	3/1/2006	12036 N CASITAS DEL RIO DR	6	0.67	\$595,000	\$888,060	\$550,000	\$820,896	120
8	2329450	2/7/2006	8102 N FOOTHILL DR	48	1	\$599,999	\$599,999	\$540,000	\$540,000	210
9	2525505	9/1/2006	25537 E 114th ST	61	0.57	\$600,000	\$1,052,632	\$565,000	\$991,228	27
10	2411690	1/15/2006	10040 N HAPPY VALLEY RD	277	0.5	\$625,000	\$1,250,000	\$610,000	\$1,220,000	76
11	2381608	1/17/2006	10040 N Happy Valley RD	390	1.42	\$650,000	\$457,746	\$625,000	\$440,141	97
12	2422687	2/21/2006	10040 N Happy Valley RD	606	0.83	\$650,000	\$783,133	\$625,000	\$753,012	108
13	2510836	8/25/2006	11340 N LA JUNTA RD	15	0.62	\$650,000	\$1,048,387	\$632,000	\$1,019,355	155
14	2444654	2/17/2006	25052 E 114TH ST	506	0.74	\$655,000	\$885,135	\$645,000	\$871,622	17
15	2485714	7/24/2006	12120 N CASITAS DEL RIO DR	10	0.69	\$672,000	\$973,913	\$650,000	\$942,029	0
16	2439540	6/1/2006	9793 E Legacy LN	3682	0.6	\$699,000	\$1,165,000	\$687,000	\$1,145,000	152
17	2414588	11/21/2006	26253 E 111th ST	171	1	\$720,000	\$720,000	\$716,000	\$716,000	382
18	2439865	4/21/2006	12800 E Blue Sky Drive ST	1,2	3.4	\$720,000	\$211,765	\$700,000	\$205,882	79
19	2423649	2/28/2006	10040 N Happy Valley RD	684	0.62	\$725,000	\$1,169,355	\$725,000	\$1,169,355	71
20	2436529	8/25/2006	10040 N Happy Valley RD #430	430	0.97	\$725,000	\$747,423	\$570,000	\$587,629	174
21	2597157	10/13/2006	9827 E Legacy LN	3680	0.59	\$730,000	\$1,237,288	\$695,000	\$1,177,966	325
22	2524804	8/8/2006	9904 E Tom's Thumb	3633	0.84	\$749,000	\$891,667	\$700,000	\$833,333	58
23	2476694	5/5/2006	25879 E 115TH PL	58	0.75	\$750,000	\$1,000,000	\$710,000	\$946,667	233
24	2363072	5/8/2006	9021 N Diamond Rim DR	87	1.6	\$819,000	\$511,875	\$815,000	\$509,375	206
25	2490958	6/26/2006	9882 N Tom's Thumb	3632	1.1	\$819,000	\$744,545	\$700,000	\$636,364	61
26	2459648	5/9/2006	9290 N Thompson Peak	423	0.65	\$825,000	\$1,269,231	\$825,000	\$1,269,231	39
27	2504275	6/27/2006	9925 E Kemper WY	3648	0.59	\$825,000	\$1,398,305	\$825,000	\$1,398,305	0
28	2504290	6/27/2006	9908 E Kemper WY	3645	0.69	\$825,000	\$1,195,652	\$825,000	\$1,195,652	0
29	2489188	6/29/2006	26125 E 116 ST	9	3.78	\$839,000	\$221,958	\$830,000	\$219,577	59
30	2506848	5/12/2006	26125 N 116TH ST	1	3.8	\$839,000	\$220,789	\$830,000	\$218,421	2
31	2442124	2/13/2006	9820 E Thompson Peak #810	810	0.96	\$840,000	\$875,000	\$825,000	\$859,375	27
32	2500079	6/15/2006	23801 E 85th ST	24	1.9	\$849,900	\$447,316	\$700,000	\$368,421	281
33	2416875	6/30/2006	35 N BUCKSKIN TR	35	0.71	\$860,000	\$1,211,268	\$850,000	\$1,197,183	181
34	2414037	4/25/2006	29536 N 106TH PL	97	1.56	\$875,000	\$560,897	\$835,000	\$535,256	137
35	2503894	6/12/2006	24001 E 85TH ST	21	2.365	\$875,000	\$369,979	\$800,000	\$338,266	26
36	2544387	10/31/2006	10105 N Calle De Las Brisas ST	35	1.6	\$875,000	\$546,875	\$820,000	\$512,500	534
37	2207719	5/15/2006	9820 E Thompson Peak #829	829	1.1	\$899,000	\$817,273	\$899,000	\$817,273	390
38	2472106	5/30/2006	8868 N DIAMOND RIM DR	64	1.5	\$899,900	\$599,933	\$825,000	\$550,000	68
39	2451378	2/28/2006	9785 E Parkside LN	3655	0.53	\$900,000	\$1,698,113	\$905,000	\$1,707,547	3
40	2496057	4/18/2006	9290 E Thompson Peak #428	428	1	\$950,000	\$950,000	\$950,000	\$950,000	52
41	2403858	2/16/2006	15757 N 115th WY	59	1.6	\$995,000	\$621,875	\$862,500	\$539,063	88
42	2518049	10/19/2006	27--- N 93RD ST	0	5	\$995,000	\$199,000	\$900,000	\$180,000	161
43	2438288	4/19/2006	27944 N 90 WY	8	3.58	\$1,175,000	\$328,212	\$1,100,000	\$307,263	48
44	2346816	3/15/2006	278-- N 91ST ST	9	3.27	\$1,200,000	\$366,972	\$1,100,000	\$336,391	151
45	2321268	6/1/2006	10102 E Hualapai DR	2925	0.9	\$1,250,000	\$1,388,889	\$1,225,000	\$1,361,111	290
46	2414125	6/15/2006	10500 E Lost Canyon DR	12	7.82	\$1,295,000	\$165,601	\$1,195,000	\$152,813	224
47	2386544	1/31/2006	9104 N Pinnacle Peak RD	1	4.397	\$1,300,000	\$295,656	\$1,225,000	\$278,599	0
48	2633911	12/26/2006	10744 E Wingspan WY	1665	2.14	\$1,300,000	\$607,477	\$1,275,000	\$595,794	9
49	2479246	5/17/2006	9290 E Thompson Peak #495	495	2.11	\$1,375,000	\$651,659	\$1,200,000	\$568,720	72
50	2383062	5/26/2006	19042 N 102nd ST	2912	1.3	\$1,425,000	\$1,096,154	\$1,295,000	\$996,154	214
51	2146469	1/20/2006	11564 N Paradise LN	100	2.29	\$1,495,000	\$652,838	\$1,225,000	\$534,934	593

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52	2606335	9/2/2006	10500 N Lost Canyon DR #16	16	10.27	\$1,500,000	\$146,056	\$1,500,000	\$146,056	0
53	2613026	10/3/2006	9820 E Thompson Peak	731	1.2	\$1,530,000	\$1,275,000	\$1,500,000	\$1,250,000	9
54	2438171	3/16/2006	10338 E Mountain Spring RD	1243	0.79	\$1,650,000	\$2,088,608	\$1,640,000	\$2,075,949	54
55	2252871	1/16/2006	10760 E Wingspan WY	1666	2.55	\$1,695,000	\$664,706	\$1,660,000	\$650,980	273
56	2437134	4/21/2006	10784 N Pinnacle Peak RD	3	3.053	\$1,695,000	\$555,192	\$1,400,000	\$458,565	108
57	2614189	12/4/2006	20913 N 109th PL	1619	1.96	\$1,695,000	\$864,796	\$1,595,000	\$813,776	55
58	2470485	4/21/2006	9820 E Thompson Peak	624	0.9	\$1,699,000	\$1,887,778	\$1,525,000	\$1,694,444	282
59	2347384	3/30/2006	11102 E Saguaro Canyon TR	1529	1.69	\$1,795,000	\$1,062,130	\$1,795,000	\$1,062,130	140
60	2146318	2/28/2006	9820 N Thompson Peak	626	3.7	\$1,800,000	\$486,486	\$1,530,000	\$413,514	350
61	2394164	7/28/2006	11173 E Feathersong LN	1704	1.21	\$1,849,000	\$1,528,099	\$1,700,000	\$1,404,959	283
62	2506150	5/2/2006	24162 E 90th WY	17	4.364	\$1,995,900	\$457,356	\$1,750,000	\$401,008	4
63	2390317	1/19/2006	24067 E 91st ST	7	4.365	\$2,000,000	\$458,190	\$2,000,000	\$458,190	0
64	2591232	10/11/2006	9820 N Thompson Peak #628	628	2.3	\$2,150,000	\$934,783	\$1,995,000	\$867,391	547
65	2507355	11/15/2006	10776 E Wingspan WY (1667)	1667	8.06	\$2,395,000	\$297,146	\$2,195,000	\$272,333	181
66	2283934	6/1/2006	21114 N 112th (Lot 1724) ST	1724	4.03	\$2,500,000	\$620,347	\$2,250,000	\$558,313	392
67	2272820	5/31/2006	11998 E Whistling Wind WY	1851	1.97	\$2,550,000	\$1,294,416	\$2,485,000	\$1,261,421	421
68	2412455	3/9/2006	19147 N 102nd ST	2902	1.55	\$2,575,000	\$1,661,290	\$2,525,000	\$1,629,032	105
69	2340889	4/25/2006	11242 E Whistling Wind WY	1855	2.87	\$2,700,000	\$940,767	\$2,650,000	\$923,345	263
70	2289569	3/21/2006	10451 E Rob's Camp RD	1477	4.79	\$2,795,000	\$583,507	\$2,700,000	\$563,674	324
71	2307128	5/18/2006	10231 N Happy Valley RD	0	9.58	\$3,950,000	\$412,317	\$1,250,000	\$130,480	381
72	2388082	1/23/2006	23400 E 122 ST	15	20	\$4,500,000	\$225,000	\$4,400,000	\$220,000	205
73	2415531	1/6/2006	118 N Jomax RD	12	40.23	\$4,995,000	\$124,161	\$5,010,000	\$124,534	65

OVERVIEW

Sales Year:	2006
Zip Code:	85255
Lots Closed:	73
Average List Price (\$/AC):	\$806,915
Average Sale Price (\$/AC):	\$765,393
Average Days on Market:	168



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