

LUXURY HOMES & LAND IN NORTH  
**SCOTTSDALE**

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**North Scottsdale - Sold Lots 2007 - 85255 Zip Code**

#	MLS#	COE Date	Address	Lot	Acre	List Price	LP/AC	Sale Price	SP/AC	DOM
1	2641288	1/3/2007	10500 E Lost Canyon DR	23	6.09	\$1,600,000	\$262,726	\$1,400,000	\$229,885	41
2	2595659	1/11/2007	19254 N 98th PL	3615	0.5	\$925,000	\$1,850,000	\$865,000	\$1,730,000	108
3	2520528	1/12/2007	9245 E HAVASUPAI DR	50	1.6	\$929,000	\$580,625	\$870,000	\$543,750	180
4	2439782	1/15/2007	26477 N 111th WAY	19	0.956	\$559,000	\$584,728	\$495,000	\$517,782	333
5	2543740	1/22/2007	10971 E Tusayan TER	60	0.93	\$650,000	\$698,925	\$620,000	\$666,667	384
6	2673514	1/22/2007	19232 N 101st ST	3216	1.03	\$1,140,000	\$1,106,796	\$1,140,000	\$1,106,796	0
7	2664146	1/25/2007	11509 E Penstamin DR	87	1.1	\$900,000	\$818,182	\$900,000	\$818,182	21
8	2673510	1/31/2007	10086 E Siesta LN	3217	1.08	\$1,153,393	\$1,067,956	\$1,153,393	\$1,067,956	0
9	2636740	2/1/2007	34211 N 86th PL	NA	1.09	\$450,000	\$412,844	\$427,500	\$392,202	73
10	2676232	2/14/2007	10163 E Hualapai DR	2917	0.84	\$1,345,000	\$1,601,190	\$1,345,000	\$1,601,190	0
11	2686139	2/21/2007	19550 N 107 ST	2401	2.75	\$3,566,000	\$1,296,727	\$3,250,000	\$1,181,818	0
12	2553990	2/25/2007	24000 N 128TH ST	NA	20	\$3,600,000	\$180,000	\$2,700,000	\$135,000	162
13	2614112	2/26/2007	21009 N 109th PL	1617	2.09	\$2,095,000	\$1,002,392	\$1,700,000	\$813,397	127
14	2614140	2/26/2007	20961 N 109th PL	1618	3.69	\$2,095,000	\$567,751	\$1,700,000	\$460,705	127
15	2696697	2/26/2007	10296 E Hualapai DR	2906	1.6	\$1,700,000	\$1,062,500	\$1,700,000	\$1,062,500	0
16	2605960	3/7/2007	19019 N 98 WAY	3690	0.57	\$775,000	\$1,359,649	\$750,000	\$1,315,789	140
17	2646574	3/7/2007	10500 E LOST CANYON DR	11	7.33	\$1,695,000	\$231,241	\$1,300,000	\$177,353	123
18	2389624	3/15/2007	10801 E Happy Valley RD	108	1.163	\$1,050,000	\$902,837	\$870,000	\$748,065	499
19	2627772	3/15/2007	10284 E Mountain Spring RD	1240	0.89	\$1,395,000	\$1,567,416	\$1,310,000	\$1,471,910	132
20	2711785	3/20/2007	19301 N 100th WAY	3215	1.04	\$1,200,000	\$1,153,846	\$1,200,000	\$1,153,846	0
21	2673528	3/30/2007	11290 E Whistling Wind WAY	1856	1.28	\$1,884,042	\$1,471,908	\$1,884,042	\$1,471,908	0
22	2673523	3/30/2007	10936 E Canyon Cross WAY	1956	3.98	\$2,054,880	\$516,302	\$2,054,880	\$516,302	0
23	2587348	4/5/2007	11386 E Hedgehog PL	3	5.33	\$925,000	\$173,546	\$875,000	\$164,165	379
24	2204239	4/9/2007	9300 E Desert Vista TRL	1	4.69	\$1,750,000	\$373,134	\$1,625,000	\$346,482	717
25	2681848	4/19/2007	19487 N 104th ST	2201	3	\$2,950,000	\$983,333	\$2,650,000	\$883,333	321
26	2626267	4/20/2007	18750 N 97th WAY	3720	0.55	\$849,900	\$1,545,273	\$725,000	\$1,318,182	162
27	2709148	4/23/2007	10040 E Happy Valley RD	637	0.909	\$750,000	\$825,083	\$750,000	\$825,083	19
28	2605589	4/23/2007	10114 E Hualapai DR	2924	0.72	\$1,295,000	\$1,798,611	\$1,115,000	\$1,548,611	159
29	2681908	4/24/2007	12024 E CASITAS DEL RIO DR	5	0.69	\$649,000	\$940,580	\$575,000	\$833,333	72
30	2671284	4/24/2007	8868 E DIAMOND RIM DR	64	1.5	\$825,000	\$550,000	\$760,000	\$506,667	87
31	2681918	4/27/2007	11161 E Whistling Wind WAY	1890	3.07	\$2,595,000	\$845,277	\$2,550,000	\$830,619	360
32	2601716	5/1/2007	8038 E Happy Valley RD. RD	2	1.03	\$529,900	\$514,466	\$500,000	\$485,437	211
33	2751926	5/7/2007	9820 E Thompson Peak PKWY	827	1.07	\$1,185,000	\$1,107,477	\$1,100,000	\$1,028,037	14
34	2615003	5/10/2007	10275 E JOURNEY LN	1358	0.863	\$1,495,000	\$1,732,329	\$1,460,000	\$1,691,773	359
35	2713430	5/11/2007	10641 E BLUE SKY DR	84	0.54	\$775,000	\$1,435,185	\$750,000	\$1,388,889	84
36	2696693	5/11/2007	10649 E Wingspan WAY	1657	1.97	\$1,580,000	\$802,030	\$1,580,000	\$802,030	0
37	2750460	5/17/2007	9820 E Thompson Peak PKWY	831	1.06	\$1,190,000	\$1,122,642	\$1,100,000	\$1,037,736	16
38	2670553	5/23/2007	21175 N 110th WAY	1805	1.78	\$2,000,000	\$1,123,596	\$1,950,000	\$1,095,506	102
39	2742480	5/24/2007	11355 E Hideaway LN	1862	1.12	\$1,995,000	\$1,781,250	\$1,995,000	\$1,781,250	0
40	2638036	5/30/2007	22727 N 95th ST	57	1.75	\$825,000	\$471,429	\$775,000	\$442,857	151
41	2781411	6/4/2007	19364 N 101st ST	3208	1.02	\$937,884	\$919,494	\$937,884	\$919,494	0
42	2675768	6/6/2007	11204 E Moonlight Canyon DR	1721	1.93	\$2,199,000	\$1,139,378	\$2,100,000	\$1,088,083	343
43	2605929	6/8/2007	10235 E Chino RD	1142	0.78	\$2,000,000	\$2,564,103	\$1,600,000	\$2,051,282	271
44	2742555	6/12/2007	11386 E Whistling Wind WAY	1858	1.63	\$2,080,633	\$1,276,462	\$2,080,633	\$1,276,462	0
45	2630512	6/20/2007	10667 E Yearling DR	113	0.65	\$549,900	\$846,000	\$539,000	\$829,231	327
46	2670317	6/20/2007	19225 N 98th PL	3657	0.52	\$899,900	\$1,730,577	\$850,000	\$1,634,615	154
47	2440682	6/28/2007	10756 E YEARLING DR	43	0.937	\$1,050,000	\$1,120,598	\$1,000,000	\$1,067,236	366
48	2712900	7/2/2007	11029 E Feathersong LN	1701	5.63	\$1,999,000	\$355,062	\$1,900,000	\$337,478	118
49	2745946	7/5/2007	12132 E CASITAS DEL RIO DR	11	0.65	\$649,000	\$998,462	\$612,500	\$942,308	53
50	2684687	7/6/2007	10801 E Happy Valley RD	89	0.68	\$850,000	\$1,250,000	\$800,000	\$1,176,471	156
51	2647912	7/7/2007	10500 E LOST CANYON DR	33	9.1	\$1,095,000	\$120,330	\$1,070,000	\$117,582	1100

#	MLS#	COE Date	Address	Lot	Acre	List Price	LP/AC	Sale Price	SP/AC	DOM
52	2723142	7/11/2007	45 N 107th WAY	45	0.41	\$699,000	\$1,704,878	\$699,000	\$1,704,878	119
53	2607053	7/11/2007	18967 N 97th PL	3713	0.5	\$799,000	\$1,598,000	\$779,100	\$1,558,200	158
54	2711736	7/11/2007	10355 E Rob's Camp RD	1474	2.23	\$2,495,000	\$1,118,834	\$2,425,000	\$1,087,444	15
55	2403676	7/23/2007	10162 E Hualapai DR	2920	1.06	\$1,395,000	\$1,316,038	\$1,300,000	\$1,226,415	723
56	2644755	8/16/2007	23583 N 91st ST	2	4.367	\$1,499,900	\$343,462	\$1,450,000	\$332,036	485
57	2756515	8/28/2007	19602 N 103rd ST	2114	0.47	\$940,000	\$2,000,000	\$920,000	\$1,957,447	15
58	2760173	9/18/2007	9849 E LEGACY LN	3679	0.56	\$749,000	\$1,337,500	\$670,000	\$1,196,429	114
59	2824980	9/20/2007	8120 E Camino Adele	20	1.06	\$400,000	\$377,358	\$403,520	\$380,679	2
60	2593140	9/23/2007	18893 N 97th PL	3715	0.56	\$799,000	\$1,426,786	\$792,500	\$1,415,179	690
61	2684479	10/29/2007	10301 E Mountain Spring RD	1236	0.51	\$895,000	\$1,754,902	\$775,000	\$1,519,608	267
62	2808898	10/30/2007	19587 N 103rd ST	2103	1.36	\$1,995,000	\$1,466,912	\$1,725,000	\$1,268,382	84
63	2801336	10/31/2007	19233 N 101st ST	3204	1.05	\$1,500,000	\$1,428,571	\$1,500,000	\$1,428,571	17
64	2642468	11/1/2007	10040 E Happy Valley RD	264	0.54	\$695,000	\$1,287,037	\$710,000	\$1,314,815	178
65	2875098	11/6/2007	10802 E Wingspan WAY	1668	2.16	\$1,990,000	\$921,296	\$1,870,000	\$865,741	0
66	2890451	11/19/2007	19291 N 101st ST	3205	1.08	\$1,500,000	\$1,388,889	\$1,500,000	\$1,388,889	0
67	2890456	11/19/2007	19349 N 101st ST	3206	1.13	\$1,500,000	\$1,327,434	\$1,500,000	\$1,327,434	0
68	2619433	11/29/2007	24258 N 91st ST	14	4.417	\$1,750,000	\$396,197	\$1,675,000	\$379,217	421
69	2731562	12/4/2007	9450 E Via Montoya DR	206	1.04	\$725,000	\$697,115	\$615,000	\$591,346	214
70	2634942	12/10/2007	9290 E Thompson Peak PKWY	495	2.1	\$1,195,000	\$569,048	\$1,100,000	\$523,810	399
71	2813304	12/12/2007	9820 E Thompson Peak PKWY	626	3.7	\$1,975,000	\$533,784	\$1,750,000	\$472,973	349
72	2874911	12/31/2007	10863 E Mountain Spring RD	1506	1.84	\$1,700,000	\$923,913	\$1,600,000	\$869,565	0

#### OVERVIEW

Sales Year:	2007
Zip Code:	85255
Lots Closed:	72
Average List Price (\$/AC):	\$1,036,947
Average Sale Price (\$/AC):	\$978,365
Average Days on Market:	178



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