

May 1, 2026

Zero homesites went under contract last month, for the second month in a row. We are one behind last year's YTD activity.

YTD and Monthly homesite demand (contracts opened, but not necessarily closed yet):

Homesites	2022	2023	2024	2025	2025 vs. Avg. for Last Three Years	2026 (YTD)	2026 vs. Avg. for Last Three Years	2026 vs. Last Year/ vs. Last Year YTD
Total No. of Homesites:	<u>29</u>	<u>36</u>	<u>34</u>	<u>19</u>	58%	<u>5</u>	17%	26%/83%
January	<u>7</u>	<u>4</u>	<u>2</u>	--	0%	<u>2</u>	100%	0%/0%
February	<u>6</u>	--	<u>3</u>	<u>2</u>	67%	<u>3</u>	180%	150%/250%
March	<u>4</u>	<u>6</u>	<u>4</u>	<u>2</u>	43%	--	0%	0%/125%
April	<u>1</u>	<u>5</u>	<u>2</u>	<u>2</u>	75%	--	0%	0%/83%
May	<u>5</u>	<u>4</u>	<u>5</u>	<u>3</u>	64%	--	0%	0%/83%
June	<u>2</u>	<u>4</u>	<u>1</u>	<u>1</u>	43%	--	0%	0%/0%
July	<u>1</u>	<u>4</u>	<u>3</u>	--	0%	--	0%	0%/0%
August	--	<u>1</u>	<u>1</u>	--	0%	--	0%	0%/0%
September	<u>1</u>	<u>3</u>	<u>3</u>	<u>2</u>	86%	--	0%	0%/0%
October	--	<u>2</u>	<u>6</u>	<u>4</u>	150%	--	0%	0%/0%
November	--	<u>1</u>	<u>2</u>	<u>1</u>	100%	--	0%	0%/0%
December	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	100%	--	0%	0%/0%

On Homesite Demand, Supply and Pricing: As of the morning of May 1, there were twenty-six homesites for sale in Desert Mountain (+3 from last month). Of these, two were offered FGA (+1), Saguaro Forest 338 listed at \$2,495,000 (NC), and Grey Fox 140 listed at \$1,375,000 (N/C). The other twenty-four (+3)



The Davis Driver Group
Davis Driver, Ashley Hills, Ann Driver, Jeff Barchi

were offered with no access to any membership (NON). The list price range of these sites was from a low of \$524,900 (down from \$550,000) to a high of \$10,000,000 (NC, with three listed at this price). NOTE: These three lots are listed that high for fraud defense. Otherwise, the highest list price is \$7,000,000, for Lost Star 36; next is \$2,900,000, for Saguaro Forest 153 and 154 (each). The Days on Market for the FGA sites was 121, and 306 for the NON sites. No sites were offered with access to a Seven membership (“SEV”), or with access to a Lifestyle membership (“L”).

YTD and Monthly home demand (contracts opened for homes in “mainland” Desert Mountain, excluding any in Seven (“SEV”), but not necessarily closed yet:

Homes	2022	2023	2024	2025	2025 vs. Avg. for Last Three Years	2026 (YTD)	2026 vs. Avg. for Last Three Years	2026 vs. Last Year/ vs. Last Year YTD
Total No. of Homes:	114	146	146	114	84%	56	41%	49%/108%
January	5	10	9	18	225%	15	122%	83%/83%
February	20	13	17	13	78%	12	84%	92%/87%
March	19	16	23	11	57%	11	66%	100%/90%
April	12	20	14	10	65%	18	123%	180%/108%
May	15	20	12	9	57%	--	0%	0%/108%
June	8	15	12	8	69%	--	0%	0%/0%
July	8	8	5	8	114%	--	0%	0%/0%
August	2	11	7	7	105%	--	0%	0%/0%
September	5	8	11	3	38%	--	0%	0%/0%
October	4	9	16	9	93%	--	0%	0%/0%
November	6	8	12	11	127%	--	0%	0%/0%
December	10	8	8	7	81%	--	0%	0%/0%

Recent Home Demand: Eighteen non-Seven homes went under contract in April, seven more than March. Of these, fourteen (+3) were FGA listed from \$2,000,000 to \$11,750,000. None were offered L (NC). The other four (+3) were offered NON listed from \$1,295,000 to \$5,000,000. Four more homes have been spoken for in 2026 compared to the same period in 2025.

Home Sale Details: Of the **eighty-nine** resale/used, non-Seven homes that were *put under contract and closed* in the last 365 days (NC), sixty-two were offered FGA (+2), or 69.7%, and averaged 121 Days on Market (“DOM”) (+20); 4,628 square feet in size (“SF”), down from 4,679, and **\$750.23** on a Sale Price per Square Foot (“SPSF”) (up from \$746.06). Four were offered L (-1), or 4.5%; 64 DOM +10); 3,428 SF (down from 3,817); and \$659.13/SPSF (down from \$672.83). Twenty-three were offered NON (-1), or 25.8%; 114 DOM (+10); 4,129 SF (up from 4,025); and **\$650.69**/SPSF (down from \$658.00). None were offered with access to a Seven Membership (“SEV”) (NC).

Based on this data, **the actual premium paid for FGA vs. NON on a per square basis over the last year is \$750.23 – \$650.69 or \$99.54 (up from \$88.06). On a 4,000 s.f. house, this is equal to \$398,160 (up from \$352,240 last month). Based on the current initiation fee of \$250,000 for a Full Golf Membership, if the Wait List is three years, someone could pay themselves \$49,387 per year for buying an average priced NON house and going on the wait list, NET OF THE CURRENT COST OF THE MEMBERSHIP. That could pay for a few golf trips, or a lot of off-campus greens fees, to compensate for waiting to have a Full Golf Membership.**

Current Inventory: There were one hundred and thirty-five home listings in “mainland Desert Mountain (non-Seven) as of May 1st (-1). Ten were unstarted speculative homes (+1); one was an under construction

speculative home (-1); and one hundred and twenty-four were completed homes), eight of which were speculative homes (+2). So, there were **one hundred and sixteen** used resale listings (-3).

Breakdown by Membership Access Offered of the one hundred and sixteen used resale listings:

59 FGA (-5): Total Price Range \$1,700,000 to \$15,000,000 (vs. \$1,550,000 and \$18,900,000); Average Total List Price \$4,901,508 (down from \$5,188,359); Average List Price per Square Foot **\$871.23** (down from \$913.64; Average Days on Market 148 (+17).

45 NON (NC): Total Price Range \$1,295,000 (NC) to \$8,950,000 (down from \$9,950,000); Average Total List Price \$2,812,833 (down from \$2,885,233); Average List Price per Square Foot **\$697.54** (down from \$699.56; Average Days on Market 183 (+16).

9 L (+1): Total Price Range \$1,650,000 (NC) to \$5,300,000 (down from \$5,795,000); Average Total List Price \$3,662,222 (up from \$3,656,875); Average List Price Per Square Foot \$721.99 (down from \$745.13); Average Days on Market 157 (+4).

3 SEV (+1): Total Price Range \$2,097,000 (NC) to \$3,100,000 (up from \$2,750,000); Average Total List Price \$2,649,000 (up from \$2,423,500); Average List Price Per Square Foot \$833.01 (down from \$866.43); Average Days on Market 136 (down from 171).

Average LP/SF Premium FGA vs. NON: \$871.23 – \$697.54 = \$173.69, or \$694,760 over 4,000 s. f. (down from \$856,320).

On Housing Stock: Our *Housing Stock Analysis Report* shows: 161 custom homesites have no construction on them and are not owned by a neighbor to protect views or privacy; 94 other homesites are so owned by neighbors; and 69 have been merged with other homesites. We show 2,079 completed homes, including 550 semi-custom homes and eight completed specs; and 41 new homes under construction (with the most active villages being The Saguaro Forest with eight, Mountain Skyline with six, and Gambel Quail with seven). The one hundred and sixteen used resale homes on the market today represent 5.6% of the 2,071 finished, used home inventory. Ten percent is considered to be “balanced.”

Our main website, www.propertiesofdesertmountain.com, highlights our proprietary market research tools (as this article does) and the vastly superior performance we gain for our clients in using those tools in selling or buying homes in Desert Mountain compared to our logical competition. If you would like to have this article emailed to you on the 1st of each month, please let me know.

Sincerely,



Davis Driver

Sold Homes Analysis Report

Custom & Semi-Custom, Used, Resale & Developer

Included Features: Guest House, Exercise Room, Game/Billiards Room, Home Theatre Media Room, No interior steps, On a Golf Course, Wet bar

5/1/2021 to 4/30/2026

640 Homes Sold

Sold For	Any Size	10,000 SF or more	7,500 - 9,999 SF	5,000 - 7,499 SF	2,500 - 4,999 SF	Under 2,500 SF	✓ Guest House	✓ Exercise Room	✓ Game/Billiards Room	✓ Home Theatre Media Room	✓ No interior steps	✓ On a Golf Course	✓ Wet bar
\$8,000,000 & up	1.56% (10)	0.31% (2)	0.78% (5)	0.47% (3)	--	--	0.94% (6)	0.62% (4)	0.62% (4)	0.94% (6)	0.16% (1)	--	1.56% (10)
\$7,000,000 - \$7,999,999	2.34% (15)	0.31% (2)	0.47% (3)	1.41% (9)	0.16% (1)	--	1.88% (12)	1.09% (7)	0.47% (3)	0.94% (6)	0.62% (4)	0.16% (1)	2.19% (14)
\$6,000,000 - \$6,999,999	2.34% (15)	--	0.94% (6)	1.41% (9)	--	--	1.56% (10)	1.41% (9)	0.62% (4)	0.78% (5)	1.09% (7)	--	1.88% (12)
\$5,000,000 - \$5,999,999	4.69% (30)	0.16% (1)	0.62% (4)	3.28% (21)	0.62% (4)	--	3.28% (21)	1.41% (9)	1.25% (8)	1.09% (7)	1.41% (9)	0.16% (1)	2.97% (19)
\$4,000,000 - \$4,999,999	8.44% (54)	--	0.94% (6)	5.16% (33)	2.34% (15)	--	3.91% (25)	2.34% (15)	1.25% (8)	2.50% (16)	2.66% (17)	0.16% (1)	5.78% (37)
\$3,000,000 - \$3,999,999	19.69% (126)	--	0.47% (3)	8.75% (56)	10.47% (67)	--	9.06% (58)	3.59% (23)	2.34% (15)	2.50% (16)	4.22% (27)	0.16% (1)	12.19% (78)
\$2,000,000 - \$2,999,999	29.06% (186)	--	--	3.59% (23)	25.16% (161)	0.31% (2)	7.81% (50)	2.19% (14)	1.09% (7)	2.66% (17)	4.84% (31)	0.47% (3)	15.47% (99)
\$1,000,000 - \$1,999,999	29.22% (187)	--	0.16% (1)	0.94% (6)	20.31% (130)	7.81% (50)	5.94% (38)	0.47% (3)	0.47% (3)	0.62% (4)	9.06% (58)	0.31% (2)	14.53% (93)
\$500,000 - \$999,999	2.03% (13)	--	--	--	0.31% (2)	1.72% (11)	0.16% (1)	--	--	--	1.09% (7)	--	0.62% (4)
Under \$500,000	0.62% (4)	--	--	0.31% (2)	0.31% (2)	--	--	--	--	--	0.16% (1)	--	0.16% (1)
Any Price	100.00% (640)	0.78% (5)	4.38% (28)	25.31% (162)	59.69% (382)	9.84% (63)	34.53% (221)	13.12% (84)	8.12% (52)	12.03% (77)	25.31% (162)	1.41% (9)	57.34% (367)
2 Bedrooms	4.53% (29)	--	--	--	1.25% (8)	3.28% (21)	--	--	--	--	1.72% (11)	--	1.56% (10)
2 Bdrms and a Den	6.09% (39)	--	--	0.16% (1)	3.28% (21)	2.66% (17)	--	0.16% (1)	--	0.16% (1)	1.88% (12)	0.16% (1)	1.72% (11)
2 Bdrms and a Gst Hse	2.19% (14)	--	0.16% (1)	0.31% (2)	1.72% (11)	--	2.19% (14)	0.16% (1)	--	--	1.09% (7)	--	1.41% (9)
2 Bdrms, a Den and a Gst Hse	1.56% (10)	--	--	0.31% (2)	1.25% (8)	--	1.56% (10)	--	--	--	0.16% (1)	--	0.78% (5)
3 Bedrooms	14.37% (92)	--	--	--	10.47% (67)	3.91% (25)	--	--	--	0.16% (1)	4.69% (30)	--	7.19% (46)
3 Bdrms and a Den	13.91% (89)	--	0.31% (2)	2.19% (14)	11.41% (73)	--	--	1.56% (10)	0.94% (6)	1.56% (10)	2.97% (19)	0.78% (5)	7.03% (45)
3 Bdrms and a Gst Hse	7.03% (45)	--	--	0.78% (5)	6.25% (40)	--	7.03% (45)	--	0.16% (1)	0.16% (1)	2.03% (13)	--	5.16% (33)
3 Bdrms, a Den and a Gst Hse	13.59% (87)	--	1.41% (9)	6.56% (42)	5.62% (36)	--	13.59% (87)	3.59% (23)	1.56% (10)	3.44% (22)	2.66% (17)	0.16% (1)	9.22% (59)
4 Bedrooms	9.69% (62)	--	--	0.94% (6)	8.75% (56)	--	--	0.62% (4)	--	--	2.19% (14)	--	5.62% (36)
4 Bdrms and a Den	13.28% (85)	--	0.78% (5)	6.25% (40)	6.25% (40)	--	--	3.75% (24)	1.72% (11)	2.34% (15)	2.66% (17)	0.31% (2)	9.38% (60)
4 Bdrms and a Gst Hse	2.66% (17)	--	0.16% (1)	1.41% (9)	1.09% (7)	--	2.66% (17)	0.31% (2)	0.16% (1)	0.31% (2)	0.78% (5)	--	1.41% (9)
4 Bdrms, a Den and a Gst Hse	5.94% (38)	0.62% (4)	1.25% (8)	3.59% (23)	0.47% (3)	--	5.94% (38)	2.34% (15)	2.66% (17)	2.66% (17)	1.56% (10)	--	4.06% (26)
5 Bedrooms	1.41% (9)	--	--	0.62% (4)	0.78% (5)	--	--	0.16% (1)	--	0.16% (1)	0.78% (5)	--	0.62% (4)
5 Bdrms and a Den	1.25% (8)	--	0.16% (1)	0.47% (3)	0.62% (4)	--	--	0.16% (1)	--	0.62% (4)	--	--	0.62% (4)
5 Bdrms and a Gst Hse	0.16% (1)	--	--	0.16% (1)	--	--	0.16% (1)	--	--	--	--	--	0.16% (1)
5 Bdrms, a Den and a Gst Hse	0.94% (6)	0.16% (1)	--	0.78% (5)	--	--	0.94% (6)	0.31% (2)	0.47% (3)	0.16% (1)	--	--	0.78% (5)
6 Bedrooms	0.16% (1)	--	0.16% (1)	--	--	--	--	--	--	--	--	--	0.16% (1)
6 Bdrms and a Den	--	--	--	--	--	--	--	--	--	--	--	--	--
6 Bdrms and a Gst Hse	--	--	--	--	--	--	--	--	--	--	--	--	--
6 Bdrms, a Den and a Gst Hse	--	--	--	--	--	--	--	--	--	--	--	--	--

635 Homes of the 640 Homes Sold That Have an Architectural Style

Architectural Style	Any Size	10,000 SF or more	7,500 - 9,999 SF	5,000 - 7,499 SF	2,500 - 4,999 SF	Under 2,500 SF
Contemporary	25.78% (165)	0.31% (2)	0.78% (5)	7.34% (47)	17.03% (109)	0.31% (2)
Contemporary Ranch	0.31% (2)	--	--	0.16% (1)	0.16% (1)	--
Italian Rural Farmhouse	0.16% (1)	--	--	0.16% (1)	--	--
Mediterranean	1.09% (7)	--	--	0.62% (4)	0.47% (3)	--
Mexican Contemporary	0.31% (2)	--	0.16% (1)	0.16% (1)	--	--
Mexican Territorial	4.69% (30)	--	--	0.31% (2)	4.38% (28)	--
Organic Southwest	0.16% (1)	--	0.16% (1)	--	--	--
Pueblo/Santa Fe	7.66% (49)	--	0.16% (1)	1.41% (9)	5.62% (36)	0.47% (3)
Spanish Colonial	1.72% (11)	--	0.16% (1)	0.47% (3)	1.09% (7)	--
Spanish Contemporary	0.16% (1)	0.16% (1)	--	--	--	--
SW Contemporary	35.47% (227)	--	0.78% (5)	6.72% (43)	19.38% (124)	8.59% (55)
Territorial	9.69% (62)	--	0.31% (2)	1.56% (10)	7.34% (47)	0.47% (3)
Tuscan	12.03% (77)	0.31% (2)	1.88% (12)	6.25% (40)	3.59% (23)	--

640 Homes of the 640 Homes Sold That Have a Membership

Full Golf Available from Seller	48.28% (309)
Lifestyle Available from Seller	6.09% (39)
Membership Not Included	44.84% (287)
Seven Membership	0.78% (5)

615 Homes of the 640 Homes Sold That Have a Value for Floor Plan

Great Room	49.69% (318)
Kitchen/Family Room	29.06% (186)
Kitchen By Itself	17.34% (111)

635 Homes of the 640 Homes Sold That Have a Value for Direction Home Faces

E	3.12% (20)
N	9.53% (61)
NE	1.88% (12)
NW	12.03% (77)
S	29.38% (188)
SE	10.00% (64)
SW	22.03% (141)
W	11.25% (72)

SAG-312	\$7,500,000	\$7,000,000	\$1,045.15	\$975.47	12.50%	6.67%	7,176	3	1	3	4	2	5	Yes	Yes	CNTP	No	2026-02-24	320	SW	1	4	5	3	10/11/2007
<p>Features: Air Conditioned Garage, Bidet in Master Bathroom, Cul-de-sac, Elevator, Exercise Room, Free Standing, Grass Yard, Home Theatre Media Room, On a Wash, Overhead heaters on back patio, Pool (Play Pool), Sauna Room, Solar panels, Spa, Wet bar, Wine Cellar - 501-1000 bottles, Workstation in laundry room</p> <p>Remodels: 2022: Floor Yr Updated: 2022; Floor Partial/Full: Full; Plmbg Yr Updated: 2022; Plmbg Partial/Full: Full; Roof Yr Updated: 2022; Roof Partial/Full: Partial; Kitchen Yr Updated: 2022; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2022; Bath(s) Partial/Full: Full; Rm Adtn Yr Updated: 2022; Rm Adtn Partial/Full: Full</p>																									
EF -404	\$8,750,000	\$7,700,000	\$1,060.48	\$933.22	22.61%	12.00%	8,251	3	3	3	1	2	3	Yes	Yes	CNTP	Yes	2024-04-30	150	SW	3	3		4	05/03/2007
<p>Features: Bidet in Master Bathroom, Cul-de-sac, Desk in kitchen, Entry courtyard, Exercise Room, Extended length garage, Free Standing, Furnished, Home Theatre Media Room, Master Bedroom Sitting Room, On a Golf Course, Pool (Play Pool), Sauna Room, Spa, Storage room in garage, Wet bar, Wine Cellar - 500 bottles or less</p> <p>Remodels: 2023: Floor Yr Updated: 2023; Floor Partial/Full: Partial; Plmbg Yr Updated: 2023; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2018; Ht/Cool Partial/Full: Full; Kitchen Yr Updated: 2023; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2018; Bath(s) Partial/Full: Partial; Rm Adtn Yr Updated: 2018; Rm Adtn Partial/Full: Partial; Pool Yr Updated: 2023; Pool Partial/Full: Full</p>																									
EF -404	\$8,800,000	\$7,567,000	\$1,066.54	\$917.10	14.98%	14.01%	8,251	3	3	3	1	2	3	Yes	Yes	CNTP	No	2025-06-02	106	SW	3	3		4	05/03/2007
<p>Features: Bidet in Master Bathroom, Cul-de-sac, Desk in kitchen, Entry courtyard, Exercise Room, Extended length garage, Free Standing, Home Theatre Media Room, Master Bedroom Sitting Room, On a Golf Course, Pool (Play Pool), Sauna Room, Spa, Storage room in garage, Wet bar, Wine Cellar - 500 bottles or less</p> <p>Remodels: 2023: Floor Yr Updated: 2023; Floor Partial/Full: Partial; Plmbg Yr Updated: 2023; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2018; Ht/Cool Partial/Full: Full; Kitchen Yr Updated: 2023; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2018; Bath(s) Partial/Full: Partial; Rm Adtn Yr Updated: 2018; Rm Adtn Partial/Full: Partial; Pool Yr Updated: 2023; Pool Partial/Full: Full</p>																									
GQP-272	\$7,500,000	\$6,864,835	\$960.92	\$879.54	--	8.47%	7,805	3	2	3	1	2	4	Yes	Yes	TUSC	No	2024-09-10	150	S	1	5	5	2	03/01/2007
<p>Features: Bidet in Master Bathroom, Bonus room, Butler's Pantry, Cul-de-sac, Exercise Room, Free Standing, Furnishings Available Separately, Game/Billiards Room, Home Theatre Media Room, Master Bathroom Toilet Facilities Separate, Master Bedroom Closets Separate, Multiple Fireplaces, No interior steps, On a Wash, Pool (Play Pool), Shared driveway, Spa, Wet bar, Wine Cellar - 501-1000 bottles</p> <p>Remodels: 2023: Floor Yr Updated: 2023; Floor Partial/Full: Partial; Ht/Cool Yr Updated: 2020; Ht/Cool Partial/Full: Partial; Roof Yr Updated: 2024; Roof Partial/Full: Partial; Kitchen Yr Updated: 2024; Kitchen Partial/Full: Partial</p>																									
AP - 81	\$8,900,000	\$7,800,000	\$972.89	\$852.65	--	12.36%	9,148	4	2	4	1	0	4	Yes	Yes	TUSC	No	2025-04-03	18	S	1	3	5	1	02/15/2009
<p>Features: Bidet in Master Bathroom, Butler's Pantry, Cul-de-sac, Double Master Bathrooms, Exercise Room, Free Standing, Home Theatre Media Room, Master Bathroom Toilet Facilities Separate, Master Bedroom Closets Separate, Master Bedroom Sitting Room, Pool (Play Pool), Spa, Steam Shower, Urinal in Master Bathroom, Wet bar, Wine Cellar - 501-1000 bottles</p> <p>Remodels: [none listed]</p>																									
LS - 20	\$7,000,000	\$6,325,000	\$897.78	\$811.21	--	9.64%	7,797	4	2	4	2	1	3	Yes	Yes	CNTP	Yes	2022-07-28	37	S	2	5	5		12/16/2004
<p>Features: Cul-de-sac, Exercise Room, Free Standing, Furnished, Home Theatre Media Room, On a Wash, Pool (Play Pool), Shared driveway, Spa</p> <p>Remodels: 2017: Ht/Cool Yr Updated: 2017; Ht/Cool Partial/Full: Full</p>																									

LS - 26	\$6,500,000	\$6,385,000	\$811.99	\$797.63	--	1.77%	8,005	4	0	4	1	2	3	Yes	Yes	TERR	No	2024-11-04	21	SW	5	5	5	09/26/2006
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Features:
Butler's Pantry, Cul-de-sac, Entry courtyard, Exercise Room, Free Standing, Game/Billiards Room, Master Bedroom Closets Separate, Pool (Play Pool), Spa, Wet bar

Remodels:
2016: Ht/Cool Yr Updated: 2017; Rm Adtn Yr Updated: 2016

AP - 87	\$5,250,000	\$4,780,000	\$697.49	\$635.05	37.11%	8.95%	7,527	3	3	4	2	1	3	Yes	Yes	SWCN	No	2026-04-27	450	SW	5	5	5	07/01/1998
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Features:
Air Conditioned Garage, Butler's Pantry, Cedar closet, Cul-de-sac, Elevator, Entry courtyard, Extraordinary rock outcroppings, Free Standing, Furnishings Available Separately, Game/Billiards Room, Home Theatre Media Room, Multiple Fireplaces, Pool (Play Pool), Spa, Wet bar, Wine Cellar - Capacity Unknown

Remodels:
[none listed]

Records 1 to 13 of 13

Summary					
FGA (13)					
	SF	SP	Disc.	SP/SF	DOM
Largest	11,272	\$14,000,000	14.01%	\$1,393.21	491
Smallest	7,176	\$4,780,000	1.75%	\$635.05	0
Average	8,282	\$8,243,987	8.12%	\$983.22	163

VIEWS

Desert Mountain lies on sloping ground well above the valley floor, in and on a number of small mountains. As a result, there are several specific 'views' available. We have utilized a grading system of 0 to 5 as a way to conservatively estimate how good the long-term (i.e., after any nearby future construction is completed) view in a given direction or toward a given object will be. The grades are based on the expected view from a main floor of a future home, not a second story window or patio, or a rooftop observation deck. Every effort has been made to be conservative in these grade assessments, but a prospective purchaser should independently confirm these assessments for themselves.

ABBREVIATIONS

Villages

AC	Apache Cottages	EF	Eagle Feather	RT	Renegade Trail
AH	Arrowhead	GF	Grey Fox	SAG	Saguaro Forest
AP	Apache Peak	GQ	Gambel Quail	SAG	Chiricahua Villas
CGV	Cochise/Geronimo Village	GQP	Gambel Quail Preserve	SC	Sonoran Cottages
CR	Cochise Ridge	HAC	Haciendas	SEV	Seven Arrows
CTR	Cintarosa Ranch	LM	Lone Mountain	SOR	Sonoran Ridge
DF	Desert Fairways	LOR	Lookout Ridge	SR	Sunrise
DG	Desert Greens	LS	Lost Star	SUN	Sunset Canyon
DH	Desert Horizons	MS	Mountain Skyline	TR	Turquoise Ridge
DHS	Desert Hills	PS	Painted Sky		
DR	Deer Run	RQ	Rose Quartz		

Physical Statuses

F	Finished
I	In Design Review
U	Under Construction

Architectural Styles

AND	Andalusian
CNRN	Contemporary Ranch
CNTP	Contemporary
DMOD	Desert Modern
IRF	Italian Rural Farmhouse
ITAR	Italian Ranch
MDTN	Mediterranean
MXCN	Mexican Contemporary
MXTR	Mexican Territorial
ORSW	Organic Southwest
PBSF	Pueblo/Santa Fe
RNCH	Ranch
SPCO	Spanish Colonial
SPCON	Spanish Contemporary
SWCN	SW Contemporary
TERR	Territorial
TUSC	Tuscan

Memberships

FGA	Full Golf Available from Seller
L	Lifestyle Available from Seller
NON	Membership Not Included
SEV	Seven Membership

This information is presented to you from Davis Driver and is coming from a proprietary residential community software system created by Driver Software Systems LLC called the RCD9 System. Data courtesy of Atlas, provided by The Arizona Regional Multiple Listing Service, Inc. For further information on this System, call Davis Driver at 602 399 0116.

Home prices, type of membership available, and other information provided above is based on the best information available as of publication (including the latest Multiple Listing Service information), but cannot be guaranteed accurate.

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