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Committed to providing you outstanding customer service for all your real estate needs.



White Mountains

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Each office independently owned and operated



Pinetop Lakes HOA Real Estate News

A Look at 2014 & What's Ahead in 2015

Single family homes sales in the Pinetop Lakes/Pinetop Country Club area increased by 12% last year compared to 2014. Sales volume went from \$28.9M to \$32.7M and the number of homes sold went from 106 to 119.

While the volume of homes increased, the average price of the homes sold was unchanged from 2014. The average price started out higher, but it decreased during the 2nd half of the year. In the spring of 2014 the number of homes for sale was low, but by mid-summer the number had

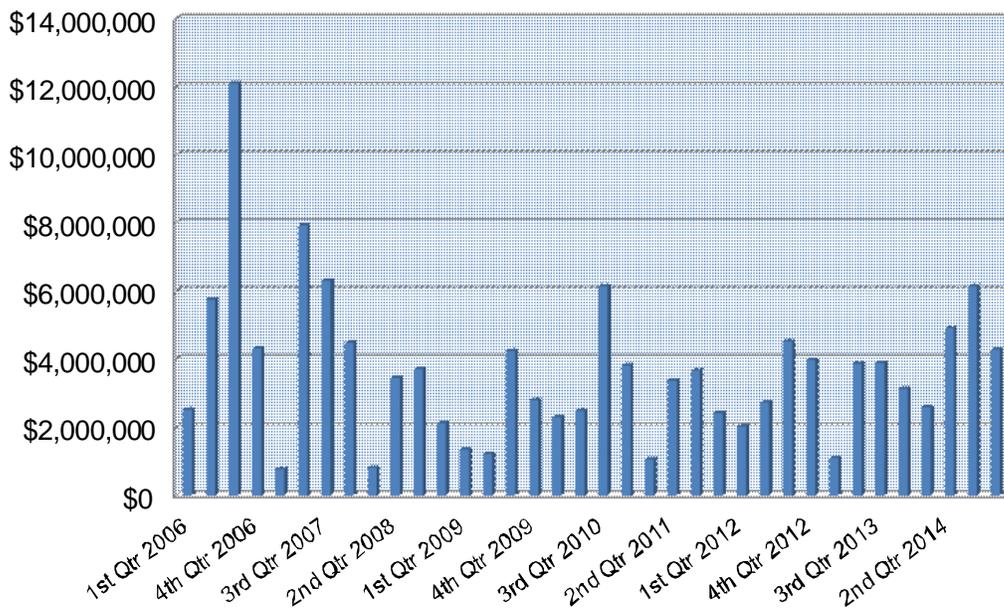
increased to a point that it became more of a buyer's market.

In the Pinetop Lakes/Pinetop Country Club area there was a total of 346 active listings last year. However, there were only 119 sold, and at this time there are only 68 active listings. The remainder of the homes that didn't sell were either taken off the market or the listings expired. It's probably safe to assume that most of these homeowners still want to sell their homes and will probably put them back on the market sometime before summer.

The current inventory of homes for sale in the Country Club area is extremely low. There were about 4 times more homes for sale last summer than there are now, and in all of the Pinetop Lakes subdivisions there are only 20 homes for sale.

If you are considering selling your home this year, now is the time to start the process. Don't wait until summer when the inventory has already increased. Take advantage of the limited competition and contact us now for a free, no obligation, market analysis of your home.

Total Sales in Pinetop Lakes by Quarter



Homes for Sale**Pending Sales****3rd & 4th Qtr Sales****Bent Oak**

6395 Bent Oak Dr
3,466 sq ft, Price - \$698,850

Pinetop Lakes

6100 Mark Twain Dr
1,578 sq ft, Price - \$244,000
6653 Palomino Dr
1,533 sq ft, Price - \$295,850

Pinetop Lakes CC

5163 Black Panther Loop
2,135 sq ft, Price - \$249,900
5269 Apache Trail
1,715 sq ft, Price - \$320,000
4273 Branding Iron Loop
2,280 sq ft, Price - \$455,550
3089 Deep Forest Dr
5,201 sq ft, Price - \$695,000

Pinetop Lakes Equestrian

5141 Bridle Trail
1,739 sq ft, Price - \$225,000
5361 Branding Iron Loop
1,673 sq ft, Price - \$249,000
5380 Branding Iron Loop
1,529 sq ft, Price - \$249,900
5288 Saddle Strap Way
1,824 sq ft, Price - \$249,900

Pinetop Lakes Mtn Homes

3632 W Bermuda Circle
1,159 sq ft, Price - \$159,000
3346 Turkey Track
1,553 sq ft, Price - \$195,000
3514 W Bermuda Circle
1,795 sq ft, Price - \$224,900
5840 Bermuda Circle
2,051 sq ft, Price - \$244,000
5909 Bermuda Circle
1,463 sq ft, Price - \$290,000
3322 Blacksmith Trail
2,840 sq ft, Price - \$297,900

Pinetop Lakes Plaza

7144 Moon Creek Circle
1,238 sq ft, Price - \$149,900
6274 Christmas Tree Circle
1,837 sq ft, Price - \$290,000
6474 Christmas Tree Circle
1,575 sq ft, Price - \$305,000

Pinetop Lakes CC

4662 Branding Iron Loop
1,511 sq ft, Asking - \$149,000
4585 Branding Iron Loop

1,543 sq ft, Asking - \$249,500
5256 Drifting Snow Loop
2,927 sq ft, Asking - \$298,000

Pinetop Lakes Mtn Homes

4220 Bridle Path Loop
1,459 sq ft, Price - \$234,000

Bent Oak

3765 Pinetree Lane
1,896 sq ft, Price - \$291,500

Pinetop Lakes

6437 Wildcat Way
1,260 sq ft, Price - \$134,800
6412 Mark Twain Dr
1,328 sq ft, Price - \$152,000

6444 Wildcat Way

1,745 sq ft, Price - \$221,000
2931 Chestnut Circle
1,536 sq ft, Price - \$222,850
6589 Palomino Dr
2,123 sq ft, Price - \$240,000

2809 Blue Lake Dr

1,925 sq ft, Price - \$244,000

6385 Palomino Dr

1,905 sq ft, Price - \$245,000

6577 Mark Twain Dr
1,587 sq ft, Price - \$249,900

6993 Moon Creek Circle

1,536 sq ft, Price - \$277,000

7076 Palomino Dr
2,160 sq ft, Price - \$315,000

2401 Lupine Circle

2,300 sq ft, Price - \$317,000

6979 Palomino Dr
2,335 sq ft, Price - \$380,000

Pinetop Lakes CC

2603 Elk Rd
1,300 sq ft, Price - \$155,500

3219 Drift Fence Circle

1,146 sq ft, Price - \$158,000

4460 Deep Forest Dr
1,392 sq ft, Price - \$159,000

5038 Sweeping Vista

1,655 sq ft, Price - \$223,000

4639 Branding Iron Loop

1,635 sq ft, Price - \$252,000

4949 Night Hawk Loop

3,003 sq ft, Price - \$255,000

4955 Charro Way
2,000 sq ft, Price - \$275,000

3045 Deep Forest Dr
2,259 sq ft, Price - \$279,000

4869 Black Panther Loop
2,498 sq ft, Price - \$299,900

4191 Deep Forest Dr
1,728 sq ft, Price - \$315,000

4004 Deep Forest Dr
2,286 sq ft, Price - \$344,000

3417 Roaring Fork
3,584 sq ft, Price - \$424,900

3318 Blue Moon Circle
2,386 sq ft, Price - \$469,000

Pinetop Lakes Equestrian

5186 Buck Springs Rd
1,388 sq ft, Price - \$185,000

5130 Charro Way
1,410 sq ft, Price - \$219,200

Pinetop Lakes Mtn Homes**5811 Mule Deer Way**

1,108 sq ft, Price - \$115,000

5978 N Whistle Stop Loop
1,076 sq ft, Price - \$129,000

5928 Mule Deer Way

870 sq ft, Price - \$141,900

3709 W Bermuda Circle
1,299 sq ft, Price - \$157,000

3219 Mark Twain Dr
1,148 sq ft, Price - \$161,000

5915 Mule Deer Way
1,218 sq ft, Price - \$162,000

3638 Blacksmith Trail
1,790 sq ft, Price - \$173,000

3236 Turkey Track
1,357 sq ft, Price - \$175,000

3631 W Bermuda Circle
1,149 sq ft, Price - \$176,900

3988 Bucking Horse Trail
1,610 sq ft, Price - \$179,000

3512 W Bermuda Circle
1,372 sq ft, Price - \$210,000

3756 E Bermuda Circle
2,216 sq ft, Price - \$217,500

3508 Blacksmith Trail
1,342 sq ft, Price - \$220,000

3722 E Bermuda Circle
1,489 sq ft, Price - \$227,500

5990 N Whistle Stop Loop
1,522 sq ft, Price - \$235,000

Pinetop Lakes Plaza

7036 Moon Creek Circle
1,112 sq ft, Price - \$210,000

7176 Moon Creek Circle
1,764 sq ft, Price - \$247,500



White Mountains



The White Mountain Association of REALTORS® is the source for the data used in this newsletter. This information is deemed reliable but not guaranteed.

The properties in **bold** were listed or sold by Realty Executives White Mountains. The other properties included in this newsletter were listed and sold by other brokers. Listings included in "For Sale" and "Pending Sales" are included in the Internet Data Exchange and this information is available to the general public on many internet web sites.