



## Tom & Debbie Clancy

GRI, ABR, REALTORS®

Phone: (800) 688-6630  
 Tom: (928) 242-1075  
 Debbie: (928) 242-1074

E-mail:  
 Tom@HomesInPinetop.com  
 Debbie@HomesInPinetop.com

Web Site:  
[www.HomesInPinetop.com](http://www.HomesInPinetop.com)

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



White Mountains

1413 E White Mountain Blvd  
 Pinetop, AZ 85935

Each office independently owned and operated



# Pinetop and Lakeside Condominium & Townhome Real Estate News

## Slow 1st Quarter of 2015

The first quarter of 2015 was the worst quarter for condo and townhome sales in Pinetop-Lakeside in six years. There were only four homes sold in the first quarter for a total of \$647,500. This compares to a total of over \$1.1M during the first quarter of last year.

We saw an improvement in April with five homes sold for a total of \$890,000. With only a few days left in May, it's not shaping up to be a good month with only two homes sold for a total of \$254,400. Currently there are six homes in escrow with a total asking price of \$912,700.

The second quarter of last year was the best quarter for condo and townhome sales since 2007, with almost \$3M in sales. It doesn't look like we'll even come close to that this quarter.

There have been 93 condos and townhomes listed for sale this year, and 46 of these were new listings this year.

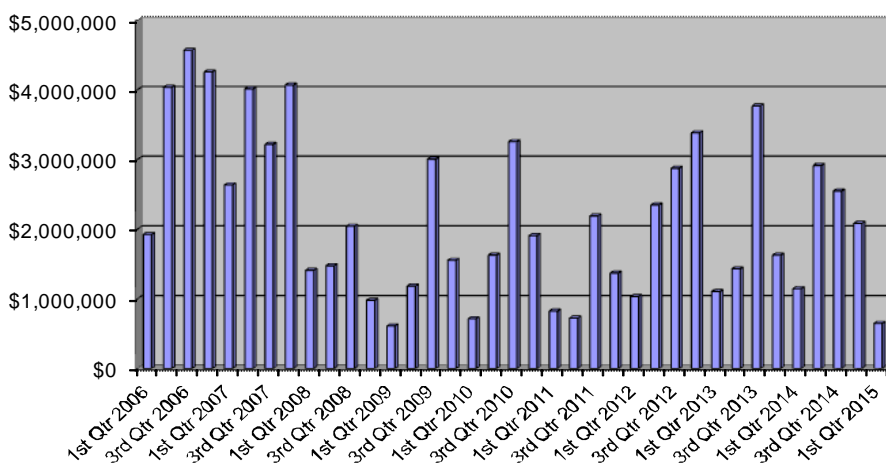
In 2014 there were 140 condos and townhomes listed for sale (a 25% increase over 2013) and only 41% of these listings sold in 2014. Total sales of condos and townhomes were up about 10% over 2013.

The slow start this year has not been limited to condos and townhome sales. Single-family home sales in the Pinetop Country Club area are down about 40% this year. Sales in this area are down more than almost anywhere else in the White Mountains.

We are just entering our busy season for real estate sales, so these numbers don't mean that much and could reverse in a very short time.

*Are you thinking of selling your home, but don't know what it's worth? Call us TODAY for a free, no obligation, market analysis of your home.*

Total Sales of Condos & Townhomes by Quarter



# Pinetop-Lakeside Condo & Townhome Real Estate Activity

## Homes for Sale

<b>Country Pines,</b> <b>1,377 sq ft,</b>	<b>Lot 72</b> <b>Price - \$121,900</b>	<b>Pinetop CC Village,</b> <b>1,677 sq ft,</b>	<b>Lot 32</b> <b>Price - \$138,000</b>	<b>Sports Village Phase 2,</b> <b>1,215 sq ft,</b>	<b>Unit 29</b> <b>Price - \$128,500</b>
Country Pines, 1,377 sq ft,	Lot 62 Price - \$124,900	Pinetop CC Village, 1,044 sq ft,	Lot 3 Price - \$139,900	Sports Village Phase 3, 1,515 sq ft,	Unit 66A Price - \$129,000
Country Pines, 1,402 sq ft,	Lot 29 Price - \$139,500	<b>Pinetop CC Village,</b> <b>1,731 sq ft,</b>	<b>Lot 14</b> <b>Price - \$140,000</b>	Sports Village Phase 4, 1,565 sq ft,	Unit 6A Price - \$129,900
High Country Village, 1,790 sq ft,	Unit 11 Price - \$229,000	<b>Pinetop CC Village,</b> <b>1,595 sq ft,</b>	<b>Lot 35</b> <b>Price - \$150,000</b>	Sports Village Phase 3, 1,515 sq ft,	Unit 57A Price - \$132,900
High Country Village, 1,790 sq ft,	Unit 12 Price - \$247,000	Pinetop CC Village, 1,724 sq ft,	Lot 31 Price - \$167,000	<b>Sports Village Phase 3,</b> <b>1,515 sq ft,</b>	<b>Unit 45A</b> <b>Price - \$134,500</b>
High Country Village, 1,790 sq ft,	Unit 8 Price - \$249,000	Pinetop CC Village, 1,264 sq ft,	Lot 16 Price - \$171,000	Sports Village Phase 1, 1,215 sq ft,	Unit 8 Price - \$134,850
High Country Village, 1,790 sq ft,	Unit 9 Price - \$249,000	<b>Pinetop CC Village,</b> <b>1,731 sq ft,</b>	<b>Lot 13</b> <b>Price - \$179,900</b>	<b>Sports Village Phase 1,</b> <b>1,215 sq ft,</b>	<b>Unit 15A</b> <b>Price - \$135,000</b>
High Country Village, 1,790 sq ft,	Unit 17 Price - \$249,000	Pinetop Crossing, 2,333 sq ft,	Lot 26 Price - \$259,900	<b>Sports Village Phase 2,</b> <b>1,215 sq ft,</b>	<b>Unit 23</b> <b>Price - \$137,000</b>
Mountain Pines Est 2, 2,272 sq ft,	Lot 38 Price - \$192,900	Pinetop Crossing, 2,097 sq ft,	Lot 5 Price - \$289,000	Sports Village Phase 1, 1,247 sq ft,	Unit 15 Price - \$138,900
<b>Mountain Pines Est 1,</b> <b>2,040 sq ft,</b>	<b>Lot 12</b> <b>Price - \$199,000</b>	Quality Hill Phase I, 1,620 sq ft,	Unit 24 Price - \$170,000	Sports Village Phase 4, 1,575 sq ft,	Unit 10 Price - \$139,000
Mountain Pines Est 1, 2,061 sq ft,	Lot 10 Price - \$203,900	Quality Hill Phase I, 1,811 sq ft,	Unit 17 Price - \$184,900	Sports Village Phase 3, 1,515 sq ft,	Unit 42 Price - \$139,500
Mountain Pines Est 2, 2,214 sq ft,	Lot 26 Price - \$224,850	Quality Hill Phase I, 1,625 sq ft,	Unit 8A Price - \$240,000	Sports Village Phase 3, 1,515 sq ft,	Unit 38 Price - \$139,500
Mountain Pines Est 2, 2,179 sq ft,	Lot 61 Price - \$234,850	<b>Quality Hill Phase I,</b> <b>1,695 sq ft,</b>	<b>Unit 4A</b> <b>Price - \$269,000</b>	Sports Village Phase 4, 1,576 sq ft,	Unit 19 Price - \$139,900
Mountain Pines Est 2, 2,179 sq ft,	Lot 67 Price - \$245,000	<b>Quality Hill Phase I,</b> <b>2,007 sq ft,</b>	<b>Unit 19</b> <b>Price - \$285,000</b>	Sports Village Phase 4, 1,573 sq ft,	Unit 27 Price - \$174,850
Mountain Pines Est 2, 2,179 sq ft,	Lot 75 Price - \$249,000	Quality Hill Phase I, 2,271 sq ft,	Unit 1 Price - \$349,000	Starlight Ridge Est #1, 1,481 sq ft,	Lot 69 Price - \$145,900
Pine Creek Condos, 720 sq ft,	Unit 214 Price - \$72,000	Quality Hill Phase I, 2,271 sq ft,	Unit 2 Price - \$375,000	Stone Pine Estates I, 1,783 sq ft,	Lot 3 Price - \$180,000
Pine Creek Condos, 850 sq ft,	Unit 212 Price - \$89,500	Sports Village Phase 3, 1,515 sq ft,	Unit 7 Price - \$104,000	Stone Pine Estates I, 1,672 sq ft,	Lot 5 Price - \$219,900
Pine Creek Condos, 1,424 sq ft,	Unit 42 Price - \$175,000	<b>Sports Village Phase 3,</b> <b>1,515 sq ft,</b>	<b>Unit 42A</b> <b>Price - \$108,900</b>	Stone Pine Estates I, 1,730 sq ft,	Lot 27 Price - \$235,000
Pine Creek Condos, 1,886 sq ft,	Unit 37 Price - \$185,000	Sports Village Phase 3, 1,515 sq ft,	Unit 49A Price - \$119,500	<b>The Village,</b> <b>1,716 sq ft,</b>	<b>Unit 1</b> <b>Price - \$190,000</b>
<b>Pine Lake Meadows,</b> <b>1,589 sq ft,</b>	<b>Lot 67</b> <b>Price - \$198,500</b>	Sports Village Phase 1, 1,215 sq ft,	Unit 14 Price - \$120,000	The Village, 1,726 sq ft,	Unit 4 Price - \$219,000
Pine Lake Meadows, 2,082 sq ft,	Lot 94 Price - \$244,900	Sports Village Phase 2, 1,215 sq ft,	Unit 20 Price - \$120,000	The Village, 1,716 sq ft,	Unit 32 Price - \$225,000
Pinetop CC Village, 1,057 sq ft,	Lot 36 Price - \$135,900	Sports Village Phase 1, 1,215 sq ft,	Unit 13 Price - \$124,500	The Village, 1,725 sq ft,	Unit 22 Price - \$225,000
		Sports Village Phase 3, 1,515 sq ft,	Unit 51A Price - \$126,900	The Village, 1,726 sq ft,	Unit 31 Price - \$225,000

## Pending Sales

<b>Country Pines,</b> <b>1,377 sq ft,</b>	<b>Lot 73</b> <b>Asking - \$103,000</b>
Mountain Pines Est 1, 2,200 sq ft,	Lot 9 Asking - \$229,000
Sports Village Phase 3, 1,515 sq ft,	Unit 63A Asking - \$105,000
<b>Starlight Ridge Est #1,</b> <b>1,481 sq ft,</b>	<b>Lot 63</b> <b>Asking - \$139,900</b>
Starlight Ridge Est #1, 1,481 sq ft,	Lot 61 Asking - \$142,900

## 2015 Sales

Country Pines, 1,381 sq ft,	Lot 13 Price - \$114,000
<b>Country Pines,</b> <b>1,370 sq ft,</b>	<b>Lot 71</b> <b>Price - \$124,900</b>
<b>High Country Village,</b> <b>1,778 sq ft,</b>	<b>Unit 3</b> <b>Price - \$226,500</b>
Pinetop Crossing, 2,097 sq ft,	Lot 17 Price - \$260,000
Quality Hill Phase I, 1,846 sq ft,	Unit 21 Price - \$163,000
Sports Village Phase 4, 1,583 sq ft,	Unit 2 Price - \$90,000
Sports Village Phase 3, 1,515 sq ft,	Unit 9A Price - \$113,500
<b>Sports Village Phase 4,</b> <b>1,575 sq ft,</b>	<b>Unit 21A</b> <b>Price - \$141,000</b>
Starlight Ridge Est #1, 1,481 sq ft,	Lot 20 Price - \$129,000
<b>Stone Pine Estates I,</b> <b>1,783 sq ft,</b>	<b>Lot 36</b> <b>Price - \$230,000</b>
The Village, 1,726 sq ft,	Unit 34 Price - \$199,900



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 various 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.