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



White Mountains

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Pinetop Lakes Real Estate News

Home Sales Slow in 1st Half of 2015

After a terrible 1st quarter, Country Club area, and side and Show Low home sales in the Pinetop there have only been 48 (excluding Torreón) all Lakes/Pinetop Country Club homes sold so far this year. area saw some improvement in the 2nd quarter, but sales were still down compared to last year. The number of single-family homes sold was down 29% but the total sales volume was only down 19%, but this number is skewed because one home sold for \$1.75M. The average price of the homes sold was up 13%, but this also includes the \$1.75M sale.

This year there have been 203 **NEW** listings of single-family homes for sale in the Pinetop Lakes/Pinetop

With the large supply of available homes and the low demand, we could see a decline in home values.

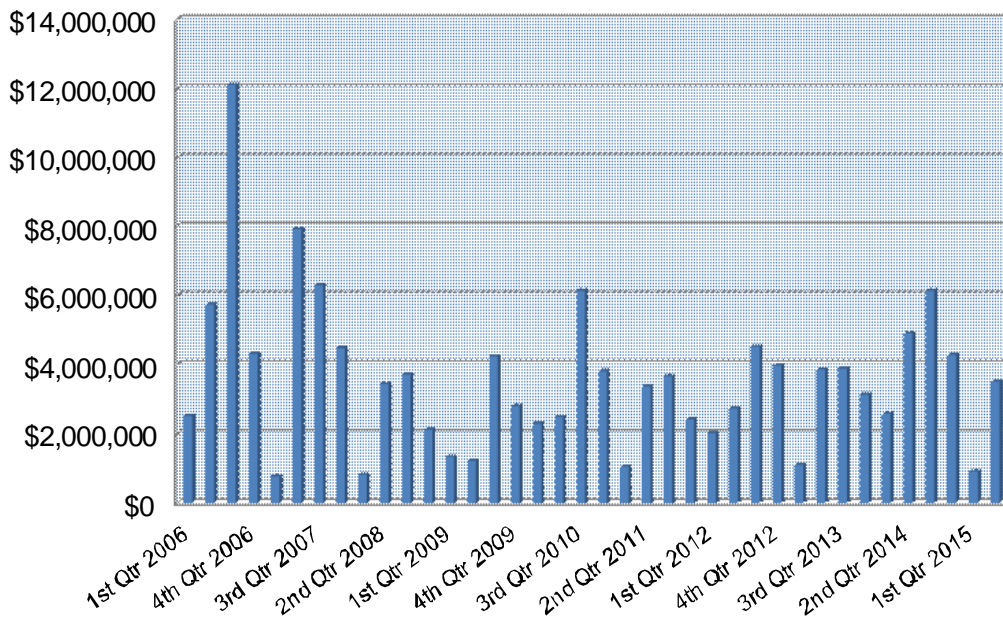
In 2014 there were 346 listings for single-family homes for sale in the Country Club area, but only 120 homes sold. 65% of the homes listed for sale did not sell last year. It appears we might see similar numbers this year.

An interesting statistic is Pinetop (excluding the Country Club area), Lake-

showed increases this year in the number of homes sold, the sold volume, and the average price of homes sold. The only areas that had decreases in these numbers were the Pinetop Lakes/Pinetop Country Club area and Torreón. These two areas are predominately made up of higher-end second homes.

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

Total Sales in Pinetop Lakes by Quarter



Homes for Sale

Bent Oak

3894 Pinetree Lane
2,387 sq ft, Price - \$389,000
6395 Bent Oak Dr
3,466 sq ft, Price - \$650,000

Pinetop Lakes

2816 Blue Lake Dr
1,180 sq ft, Price - \$165,000

2748 Beaver Dam

1,388 sq ft, Price - \$204,500

7132 Mark Twain Dr

1,404 sq ft, Price - \$221,000

6100 Mark Twain Dr

1,578 sq ft, Price - \$234,000

6865 Mark Twain Dr

1,949 sq ft, Price - \$234,000

7060 Mark Twain Dr

1,330 sq ft, Price - \$249,900

2870 Blue Lake Dr

1,820 sq ft, Price - \$269,900

2924 Blue Lake Dr

2,653 sq ft, Price - \$280,000

2900 Blue Lake

1,710 sq ft, Price - \$289,000

7125 Mark Twain Dr

2,220 sq ft, Price - \$294,900

2631 Elk

2,906 sq ft, Price - \$297,000

6808 Palomino Dr

2,158 sq ft, Price - \$299,900

2689 Beaver Dam

1,800 sq ft, Price - \$310,000

6561 Christmas Tree Circle

1,769 sq ft, Price - \$319,000

6489 Christmas Tree Circle

1,784 sq ft, Price - \$324,900

6700 Mark Twain Dr

2,762 sq ft, Price - \$359,000

6705 Mark Twain Dr

3,322 sq ft, Price - \$399,850

2412 Black Bear Lane

3,056 sq ft, Price - \$449,000

Pinetop Lakes CC

5064 Black Panther Loop

1,438 sq ft, Price - \$179,000

6126 Bobolink Way

1,355 sq ft, Price - \$220,000

5109 Black Panther Loop

2,050 sq ft, Price - \$247,500

5175 Branding Iron Loop

1,745 sq ft, Price - \$249,900

5160 Black Panther Loop

1,615 sq ft, Price - \$249,900

3168 Cutthroat Circle
1,806 sq ft, Price - \$279,900

3011 Soaring Eagle Way

1,860 sq ft, Price - \$280,000

4936 Black Panther Loop

1,812 sq ft, Price - \$285,000

3955 Latigo Way

1,879 sq ft, Price - \$299,000

5269 Apache Trail

1,715 sq ft, Price - \$305,000

4121 Hurricane Lake Circle

1,999 sq ft, Price - \$315,000

3195 Bison Circle

1,799 sq ft, Price - \$319,000

3418 Roaring Fork Dr

2,222 sq ft, Price - \$324,900

5065 Night Hawk Loop

2,200 sq ft, Price - \$329,000

3618 Roaring Fork Dr

2,000 sq ft, Price - \$340,000

4769 Sweeping Vista

2,426 sq ft, Price - \$349,850

3572 Roaring Fork Dr

1,979 sq ft, Price - \$419,850

4159 Deep Forest Dr

1,877 sq ft, Price - \$435,000

4273 Branding Iron Loop

2,280 sq ft, Price - \$455,550

3218 Deep Forest Dr

4,167 sq ft, Price - \$535,000

Pinetop Lakes Equestrian

5360 Branding Iron Loop

1,491 sq ft, Price - \$189,900

5288 Saddle Strap Way

1,824 sq ft, Price - \$199,900

5141 Bridle Trail Circle

1,739 sq ft, Price - \$220,000

5237 Saddle Strap Way

2,155 sq ft, Price - \$324,500

5183 Saddle Strap Way

2,672 sq ft, Price - \$337,000

5217 Bridle Trail

2,795 sq ft, Price - \$560,000

Pinetop Lakes Mtn Homes

5978 N Whistle Stop Loop

1,076 sq ft, Price - \$153,900

3632 W Bermuda Circle

1,159 sq ft, Price - \$159,000

5810 Bermuda Circle

1,121 sq ft, Price - \$167,500

3821 Turkey Track Rd

1,430 sq ft, Price - \$168,850

3830 Turkey Track Rd

1,435 sq ft, Price - \$169,900

3226 Turkey Track Rd

1,607 sq ft, Price - \$205,000

3367 Turkey Track Rd

1,565 sq ft, Price - \$235,000

4038 Bridle Path Loop

1,658 sq ft, Price - \$248,850

6029 Mule Deer Way

1,507 sq ft, Price - \$249,900

3344 Blacksmith Trail

1,987 sq ft, Price - \$259,000

3462 Bay Run Circle

1,610 sq ft, Price - \$269,900

5909 Bermuda Circle

1,463 sq ft, Price - \$270,000

Pinetop Lakes Plaza

6378 Christmas Tree Circle

2,504 sq ft, Price - \$285,000

6474 Christmas Tree Circle

1,575 sq ft, Price - \$305,000

2861 Blue Lake Circle

2,391 sq ft, Price - \$348,000

2603 Crossman Court

2,318 sq ft, Price - \$369,000

Pending Sales

Pinetop Lakes CC

4968 Drifting Snow Loop

1,056 sq ft, Asking - \$138,850

3250 Deep Forest Dr

1,229 sq ft Asking - \$169,000

4962 Cardinal Court

1,519 sq ft Asking - \$219,850

4875 Mallard Circle

1,527 sq ft, Asking - \$246,500

3218 Blue Moon Circle

5,610 sq ft, Asking - \$925,000

Pinetop Lakes Mtn Homes

4089 Bucking Horse Trail

1,162 sq ft, Asking - \$159,700

3380 Turkey Track Rd

1,392 sq ft, Asking - \$169,500

3837 Turkey Track Rd

1,635 sq ft, Asking - \$279,000

Recent Sales

Pinetop Lakes

5980 Mark Twain Dr

1,700 sq ft, Price - \$240,000

6735 Sunset Trail

1,595 sq ft, Price - \$269,000

6529 Pinto Circle

1,845 sq ft, Price - \$350,000

Pinetop Lakes CC

4783 Drifting Snow Loop

1,424 sq ft, Price - \$177,000

3902 Snow Circle

1,763 sq ft, Price - \$219,000

5163 Black Panther Loop

2,135 sq ft, Price - \$220,000

5201 Drifting Snow Loop

1,614 sq ft, Price - \$230,000

6087 Bobolink Way

1,581 sq ft, Price - \$238,000

3790 Wild Berry Circle

1,915 sq ft, Price - \$242,000

4971 Night Hawk Loop

1,939 sq ft, Price - \$278,000

5067 Night Hawk Loop

1,911 sq ft, Price - \$299,900

3674 Roaring Fork Dr

2,415 sq ft, Price - \$395,000

3089 Deep Forest Dr

5,201 sq ft, Price - \$570,000

Pinetop Lakes Equestrian

5361 Branding Iron Loop

1,673 sq ft, Price - \$218,000

Pinetop Lakes Mtn Homes

5786 Mule Deer Way

1,067 sq ft, Price - \$155,000

3747 E Bermuda Circle

1,519 sq ft, Price - \$165,000

3514 W Bermuda Circle

1,795 sq ft, Price - \$198,000

5840 Bermuda Circle

2,051 sq ft, Price - \$205,000

3322 Blacksmith Trail

2,840 sq ft, Price - \$222,000



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.