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Pinetop and Lakeside Condominium & Townhome Real Estate News

Signs of Improvement for 2015?

The local real estate market got off to a very slow start in 2015, especially the condo and townhome sales. At the end of May and townhome sales in Pinetop-Lakeside were down 44% compared to the same period last year. However, sales were up in June and July of this year and at the end of July sales were only down 21% from last year.

It looks like August sales might be down slightly this year, but there are currently 13 homes in escrow, so September sales should be strong.

Home values remain virtually unchanged from last

year, with the average price of the homes sold only up 1%. With the large inventory of homes for sale we probably won't see much, if any, of an increase in home values. As long as the inventory of homes for sale exceeds the demand, home values will remain flat or decline. Currently there are 67 condos and townhomes for sale and only 31 sold in the first 8 months, so most of the homes listed for sale will not sell this year.

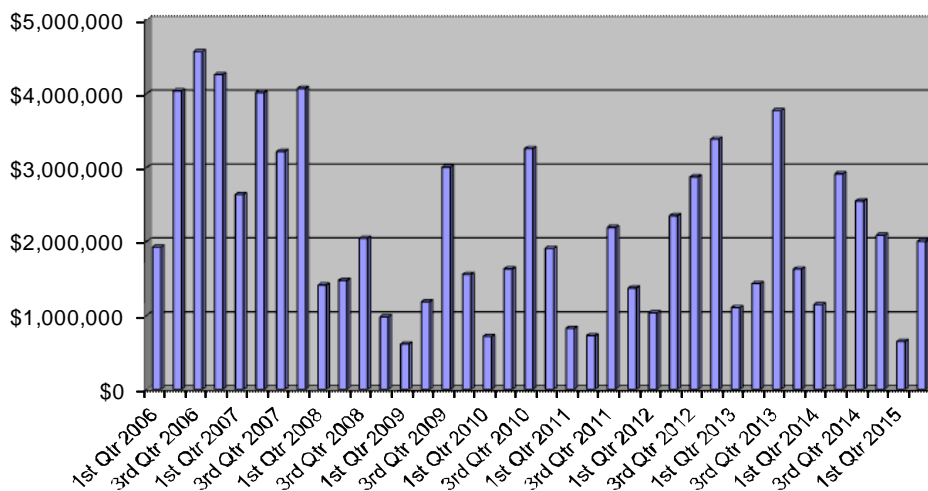
Sales of the higher end properties have been especially slow. Of the 31 condos and townhomes sold this year, only 10 sold for

more than \$150,000, and 5 of these sold for over \$200,000. Of the 13 homes in escrow, 5 have asking prices above \$150K, and 4 of these have asking prices over \$200K.

What started out as a dismal year might turn out to be about the same, or even a little better than last year. Anybody trying to sell their home will need to price it aggressively because of all the competition they face.

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



White Mountains

1413 E White Mountain Blvd
 Pinetop, AZ 85935

Each office independently owned and operated



Pinetop-Lakeside Condo & Townhome Real Estate Activity

Homes for Sale

Country Pines, 1,111 sq ft, Country Pines, 1,377 sq ft, Country Pines, 1,402 sq ft,	Lot 33 Price - \$120,000 Lot 72 Price - \$121,900 Lot 29 Price - \$139,500	Quality Hill Phase I, 1,620 sq ft, Quality Hill Phase I, 1,811 sq ft, Quality Hill Phase I, 1,695 sq ft, Quality Hill Phase I, 1,625 sq ft, Quality Hill Phase I, 2,007 sq ft, Quality Hill Phase I, 2,271 sq ft, Quality Hill Phase I, 2,271 sq ft,	Unit 24 Price - \$165,000 Unit 17 Price - \$184,900 Unit 24A Price - \$219,000 Unit 8A Price - \$240,000 Unit 19 Price - \$285,000 Unit 2 Price - \$348,800 Unit 1 Price - \$349,000 Unit 42A Price - \$108,900 Unit 30A Price - \$114,900 Unit 20 Price - \$118,900 Unit 49A Price - \$119,500 Unit 3A Price - \$119,900 Unit 51A Price - \$119,900 Unit 38 Price - \$123,000 Unit 41A Price - \$124,000 Unit 66A Price - \$124,500 Unit 35 Price - \$125,000 Unit 6A Price - \$125,000 Unit 29 Price - \$125,500 Unit 45A Price - \$134,500 Unit 8A Price - \$134,850 Unit 23 Price - \$137,000 Unit 1 Price - \$138,900 Unit 19 Price - \$139,900 Unit 27 Price - \$174,850 Lot 72 Price - \$134,500 Lot 30 Price - \$144,850 Unit 12 Price - \$144,900 Lot 3 Price - \$175,000
High Country Village, 1,790 sq ft, High Country Village, 1,790 sq ft, High Country Village, 1,790 sq ft, High Country Village, 1,790 sq ft, High Country Village, 1,790 sq ft,	Unit 11 Price - \$229,000 Unit 17 Price - \$234,000 Unit 14 Price - \$239,000 Unit 8 Price - \$239,900 Unit 9 Price - \$249,000	Sports Village Phase 3, 1,515 sq ft, Sports Village Phase 2, 1,215 sq ft, Sports Village Phase 2, 1,215 sq ft, Sports Village Phase 3, 1,515 sq ft, Sports Village Phase 1, 1,215 sq ft, Sports Village Phase 3, 1,515 sq ft, Sports Village Phase 3, 1,515 sq ft, Sports Village Phase 3, 1,515 sq ft, Sports Village Phase 3, 1,515 sq ft, Sports Village Phase 4, 1,565 sq ft, Sports Village Phase 2, 1,215 sq ft, Sports Village Phase 3, 1,515 sq ft, Sports Village Phase 1, 1,215 sq ft, Sports Village Phase 2, 1,215 sq ft, Sports Village Phase 4, 1,594 sq ft, Sports Village Phase 4, 1,576 sq ft, Sports Village Phase 4, 1,573 sq ft,	
Mountain Pines Est 1, 2,061 sq ft, Mountain Pines Est 1, 2,040 sq ft, Mountain Pines Est 2, 1,985 sq ft, Mountain Pines Est 2, 2,214 sq ft, Mountain Pines Est 2, 2,179 sq ft, Mountain Pines Est 2, 2,179 sq ft, Mountain Pines Est 2, 2,179 sq ft,	Lot 10 Price - \$173,900 Lot 12 Price - \$195,000 Lot 44 Price - \$199,999 Lot 26 Price - \$224,850 Lot 61 Price - \$234,850 Lot 75 Price - \$245,000 Lot 67 Price - \$245,000		
Pine Creek Condos, 698 sq ft, Pine Creek Condos, 720 sq ft, Pine Creek Condos, 1,288 sq ft, Pine Creek Condos, 1,424 sq ft,	Unit 319 Price - \$67,900 Unit 214 Price - \$68,500 Unit 44 Price - \$159,000 Unit 42 Price - \$175,000		
Pine Lake Meadows, 1,589 sq ft, Pine Lake Meadows, 2,082 sq ft,	Lot 67 Price - \$189,500 Lot 94 Price - \$239,900		
Pinetop CC Village, 1,731 sq ft, Pinetop CC Village, 1,057 sq ft, Pinetop CC Village, 1,677 sq ft, Pinetop CC Village, 1,731 sq ft,	Lot 14 Price - \$129,900 Lot 36 Price - \$135,900 Lot 32 Price - \$138,000 Lot 13 Price - \$169,900		
Pinetop Crossing, 1,904 sq ft, Pinetop Crossing, 2,097 sq ft, Pinetop Crossing, 2,333 sq ft,	Lot 68 Price - \$245,000 Lot 40 Price - \$252,500 Lot 26 Price - \$255,000		

Recent Sales

Stone Pine Estates I, 1,783 sq ft, Stone Pine Estates I, 1,730 sq ft, Stone Pine Estates I, 1,783 sq ft, The Village, 1,726 sq ft, The Village, 1,750 sq ft, The Village, 1,726 sq ft, The Village, 1,716 sq ft, The Village, 1,726 sq ft, The Village, 1,725 sq ft, The Village, 1,726 sq ft,	Lot 5 Price - \$199,500 Lot 27 Price - \$223,900 Lot 35 Price - \$223,900 Unit 9 Price - \$187,000 Unit 11 Price - \$199,900 Unit 4 Price - \$219,000 Unit 32 Price - \$225,000 Unit 13 Price - \$225,000 Unit 22 Price - \$225,000 Unit 31 Price - \$225,000	Country Pines, 1,377 sq ft, Country Pines, 1,377 sq ft, Country Pines, 1,370 sq ft, Mountain Pines Est 2, 2,272 sq ft, Mountain Pines Est 1, 2,200 sq ft, Pine Creek Condos, 850 sq ft, Pinetop CC Village, 1,724 sq ft, Quality Hill Phase III, 1,697 sq ft,	Lot 73 Price - \$103,000 Lot 62 Price - \$116,000 Lot 71 Price - \$124,900 Lot 38 Price - \$185,000 Lot 9 Price - \$230,000 Unit 212 Price - \$83,500 Lot 31 Price - \$151,000 Unit 65 Price - \$248,500
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Pending Sales

High Country Village, 1,790 sq ft, Pine Creek Condos, 603 sq ft, Pinetop CC Village, 1,595 sq ft, Pinetop Crossing, 2,097 sq ft, Sports Village Phase 3, 1,515 sq ft, Sports Village Phase 3, 1,515 sq ft, Sports Village Phase 3, 1,515 sq ft, Sports Village Phase 1, 1,215 sq ft, Sports Village Phase 1, 1,215 sq ft, Sports Village Phase 1, 1,215 sq ft, Sports Village Phase 3, 1,515 sq ft,	Unit 12 Asking - \$247,000 Unit 223 Asking - \$69,000 Lot 35 Asking - \$125,000 Lot 5 Asking - \$289,000 Unit 50 Asking - \$98,400 Unit 7 Asking - \$99,000 Unit 53 Asking - \$109,900 Unit 13 Asking - \$124,500 Unit 15A Asking - \$135,000 Unit 42 Asking - \$139,500 Lot 3 Price - \$299,000	Sports Village Phase 3, 1,515 sq ft, Sports Village Phase 3, 1,515 sq ft, Sports Village Phase 2, Unit 27A 1,215 sq ft, Price - \$115,000 Unit 14 Price - \$115,000 Unit 56A Price - \$118,000 Unit 57 Price - \$119,900 Unit 57A Price - \$128,000 Unit 15 Price - \$128,500 Unit 26 Price - \$144,000 Lot 63 Price - \$131,000 Lot 61 Price - \$137,000 Lot 69 Price - \$137,500 Unit 1 Price - \$173,000
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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.