



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

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 Lakes Real Estate News

Small Gain in Home Sales In the 1st Half, but Still a Buyer's Market

Sales of single-family homes listed for three years just to sell the homes in the Pinetop sale in the "Country Club" homes currently for sale, Lakes/Pinetop Country area this year, and 186 of not including any new listings Club area were up slightly these are new listings since listings that come on the market. in the first half of 2016, the beginning of the year.

compared to the same period last year. Year-to-date the number of homes sold has increased by 15%, from 40 to 46, and there are currently 26 under contract.

However, the total volume has only increased by 6%, from \$12.5M to \$13.3M, and the average price of the homes sold is down 7%, from \$312,929 to \$288,451.

There have been 275 single

homes listed for sale (including active listings and those under contract). Only 14% of these are under contract. This is an extremely low percentage and it's one indicator of a very strong buyers' market.

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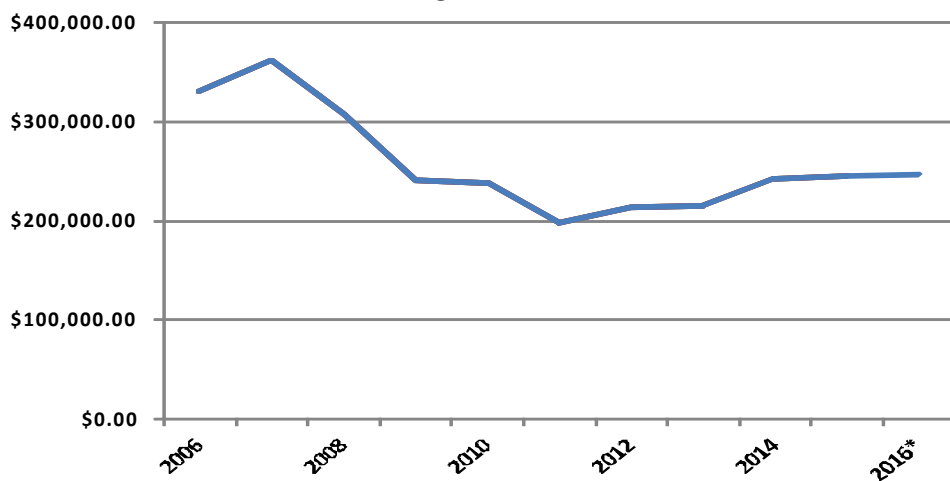
Another indicator of a strong buyers' market is in the first six months of 2016 there were 46 homes sold, or 7.7 per month. At this rate it will take almost

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If you are thinking of selling your home, but don't know what it's worth in today's market, call us TODAY for a free, no obligation, market analysis of your home.

Average Price of Homes Sold in Pinetop Lakes Through June 2016



Homes for Sale

Bent Oak

6395 Bent Oak Dr
3,466 sq ft, Asking - \$650,000

Pinetop Lakes

2866 Wild Rose Trail
1,250 sq ft, Asking - \$185,000

2748 Beaver Dam
1,388 sq ft, Asking - 199,000

2661 Black Bear Lane
1,361 sq ft, Asking - \$214,000

6503 Palomino Dr
1,616 sq ft, Asking - \$229,850

6801 Mark Twain Dr
1,654 sq ft, Asking - \$231,500

7341 Mark Twain Dr
1,738 sq ft, Asking - \$239,000

6236 Grey Fox Lane
1,860 sq ft, Asking - \$269,000

2631 Elk
2,906 sq ft, Asking - \$269,000

7065 Moon Creek Circle
1,900 sq ft, Asking - \$275,000

2924 Blue Lake Dr
2,543 sq ft, Asking - \$278,900

7140 Palomino Dr
1,614 sq ft, Asking - \$282,900

6326 Wild Cat Way
2,362 sq ft, Asking - \$289,000

2689 Beaver Dam
1,800 sq ft, Asking - \$289,900

6561 Christmas Tree Circle
1,769 sq ft, Asking - \$299,900

2775 Roan Circle
1,948 sq ft, Asking - \$370,000

6417 Tonto Circle
3,466 sq ft, Asking - \$449,000

Pinetop Lakes CC

5123 Drifting Snow Loop
1,123 sq ft, Asking - \$159,900

5253 Drifting Snow Loop
1,265 sq ft, Asking - \$189,000

3263 Cutthroat Circle
1,608 sq ft, Asking - \$215,000

4621 Buck Springs Rd
1,232 sq ft, Asking - \$215,000

3011 Soaring Eagle Way
1,860 sq ft, Asking - \$265,000

3713 Deep Forest Dr
1,329 sq ft, Asking - \$279,000

6940 Buck Springs Rd
1,924 sq ft, Asking - \$279,000

3547 Soaring Eagle Way
1,688 sq ft, Asking - \$280,000

4936 Black Panther Loop
1,812 sq ft, Asking - \$285,000

5179 Drifting Snow Loop
1,714 sq ft, Asking - \$289,000

5354 Branding Iron Loop
1,697 sq ft, Asking - \$289,000

3195 Bison Circle
1,799 sq ft, Asking - \$295,000

4961 Cardinal Court
1,798 sq ft, Asking - \$299,850

4964 Mallard Circle
2,465 sq ft, Asking - \$329,000

5113 Charro Way
1,751 sq ft, Asking - \$329,900

4283 Diamond Creek Circle
2,492 sq ft, Asking - \$330,000

5256 Drifting Snow Loop
2,927 sq ft, Asking - \$334,600

4840 Drifting Snow Loop
2,406 sq ft, Asking - \$389,000

4691 Sweeping Vista
2,694 sq ft, Asking - \$398,000

3329 Soaring Eagle Way
2,127 sq ft, Asking - \$398,850

3572 Roaring Fork Dr
1,979 sq ft, Asking - \$399,000

3328 Soaring Eagle Way
2,658 sq ft, Asking - \$469,000

4927 Night Hawk Loop
1,750 sq ft, Asking - \$475,000

4053 Deep Forest Dr
2,634 sq ft, Asking - \$648,850

Pinetop Lakes Equestrian
5220 Bridle Trail Circle

2,486 sq ft, Asking - \$299,500

5237 Saddle Strap Way
2,155 sq ft, Asking - \$338,800

5301 Saddle Strap Way
2,571 sq ft, Asking - \$374,500

Pinetop Lakes Mtn Homes
5978 N Whistle Stop Loop

1,076 sq ft, Asking - \$157,900

6048 Pitch Fork Lane
1,036 sq ft, Asking - \$169,000

5748 Whistle Stop Loop
1,151 sq ft, Asking - \$179,000

3189 Turkey Track Road
1,152 sq ft, Asking - \$179,500

5903 N Whistle Stop Loop
1,788 sq ft, Asking - \$189,900

6015 Pitch Fork Lane
1,318 sq ft, Asking - \$195,000

3737 Blacksmith Trail

1,047 sq ft, Asking - \$199,000

5828 Bermuda Circle
1,352 sq ft, Asking - \$209,000

4038 Bridle Path Loop
1,658 sq ft, Asking - \$228,500

3324 Turkey Track Road
1,872 sq ft, Asking - \$239,900

4257 Bridle Path Loop
2,072 sq ft, Asking - \$259,000

3756 E Bermuda Circle
2,216 sq ft, Asking - \$299,000

Pinetop Lakes Plaza

2603 Crossman Court
1,868 sq ft, Asking - \$349,000

7212 Moon Creek Circle
2,638 sq ft, Asking - \$394,900

2693 Blue Lake Circle
2,341 sq ft, Asking - \$399,500

Pending Sales

Pinetop Lakes

6147 Wild Rose Trail
1,040 sq ft, Asking - \$179,500

6367 Christmas Tree Circle
1,284 sq ft, Asking - \$198,000

2412 Lupine Circle
1,788 sq ft, Asking - \$265,000

6232 Grey Fox Lane
2,023 sq ft, Asking - \$325,000

Pinetop Lakes CC

5261 Drifting Snow Loop
2,360 sq ft, Asking - \$268,800

7021 Buck Springs Rd
1,666 sq ft, Asking - \$315,000

Pinetop Lakes Mtn Homes
3632 W Bermuda Circle

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

3830 Turkey Track Rd
1,435 sq ft, Asking - \$159,900

5909 Bermuda Circle
1,463 sq ft, Asking - \$228,000

3366 Blacksmith Trail
1,842 sq ft, Asking - \$235,000

3948 Bridle Path Loop
1,496 sq ft, Asking - \$238,850

5722 Mule Deer Way
1,766 sq ft, Asking - \$254,777

Recent Sales

Bent Oak

3830 Pine Tree Lane
1,635 sq ft, Sold - \$283,000

Pinetop Lakes

6069 Mark Twain Dr
1,600 sq ft, Sold - \$228,000

6808 Palomino Dr
2,158 sq ft, Sold - \$262,000

7125 Mark Twain Dr
2,220 sq ft, Sold - \$267,000

2900 Blue Lake Circle
1,710 sq ft, Sold - \$274,500

Pinetop Lakes CC

4338 Branding Iron Loop
1,091 sq ft, Sold - \$140,000

6126 Bobolink Way
1,355 sq ft, Sold - \$172,500

5059 Night Hawk Loop
1,093 sq ft, Sold - \$187,750

3232 Cutthroat Circle
1,551 sq ft, Sold - \$215,000

5225 Drifting Snow Loop
1,524 sq ft, Sold - \$235,000

6127 Bobolink Way
1,865 sq ft, Sold - \$249,500

5160 Black Panther Loop
1,615 sq ft, Sold - \$259,000

5065 Night Hawk Loop
2,200 sq ft, Sold - \$294,000

4769 Sweeping Vista
2,426 sq ft, Sold - \$329,000

4223 Deep Forest Dr
1,977 sq ft, Sold - \$345,000

4728 Sunfish Circle
3,556 sq ft, Sold - \$465,700

Pinetop Lakes Equestrian
5288 Saddle Strap Way

1,824 sq ft, Sold - \$144,900

Pinetop Lakes Mtn Homes
3919 E Bermuda Circle

1,008 sq ft, Sold - \$140,000

5926 Anvil Circle
2,629 sq ft, Sold - \$180,000

3558 W Bermuda Circle
1,300 sq ft, Sold - \$198,000

Pinetop Lakes Plaza
2837 Blue Lake Circle

2,391 sq ft, Sold - \$330,000

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.



White Mountains

