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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 Country Club Real Estate News

Promising Start to 2017

This is the first time in years that we've been able to report good news for the local real estate market.

The number of single-family homes sold in the Pinetop Lakes/Pinetop Country Club area during 1st quarter of this year increased by 61% compared to the same period in 2016. The dollar volume increased by 92%.

There were 21 homes sold in the 1st quarter, compared to only 13 last year. The sales volume increased from \$2.76M to \$5.3M.

Other good news for

homeowners is the average price of the homes sold in the 1st quarter increased by 18%. The average price of the homes sold in the "Country Club" was \$252,447 compared to \$212,146 in 2015.

The inventory of homes for sale is also way down. The total number of Active listings was down 23% and the number of new listings was down 34%.

This is a very promising start for the real estate market in 2017. If demand continues to remain high throughout the year, we should continue to see an increase in property values.

Thinking of Selling Your Home?

If you've been considering selling your home for awhile but you've been waiting for the real estate market to improve, this might be the year to sell it, **but you need to get it on the market quickly!**

Unlike normal years, buyers have been actively looking for homes this winter, and the inventory of homes for sale is way down, even for this time of the year.

Don't wait until the market is flooded with new listings. Call us TODAY for a free, no obligation, market analysis of your home.

Last Mailing of These Newsletters

We started these newsletters over 10 years ago, and over the years we've increased the circulation to over 2,000 homeowners, but this is the last newsletter we will be mailing. We will still be writing the newsletters and there are two ways you can continue to get them:

On-Line: Visit www.HomesInPinetop.com. Click on "Newsletters" and click on the newsletter you want. You will not need to login and you will not have to enter any personal information.

By Email: Send an email to Newsletters@HomesInPinetop.com with Pinetop Lakes Real Estate News in the subject line. Include you name and email address in the body of the email.

Don't have access to the internet or email? We will make an exception and continue to mail the newsletters to you. Just send a note to Tom & Debbie Clancy, PO Box 4186, Pinetop, AZ 85935. Be sure to include your name and address and that you want the Pinetop Lakes Real Estate News.

Homes for Sale

1st Quarter Sales

Bear Run

2545/2547 Timber Ridge Lane
3,354 sq ft, Asking - \$520,000

Bent Oak

6194 Sitgreaves Circle
1,677 sq ft, Asking - \$369,000
6395 Bent Oak Dr
3,466 sq ft, Asking - \$650,000

Hidden Oak

5772 N Hidden Oak Dr
1,782 sq ft, Asking - \$323,000

Pinetop Country Club

6544 Tall Pine Dt
1,611 sq ft, Asking - \$237,000
8480 East Lane
1,500 sq ft, Asking - \$239,900
8318 Wild Horse Rd
2,400 sq ft, Asking - \$249,000
8450 Eagle Point Rd
1,758 sq ft, Asking - \$249,900
6734 Buck Springs Rd
1,803 sq ft, Asking - \$249,995
8578 Eagle Point Rd
2,985 sq ft, Asking - \$266,000
7366 Buck Spring Rd
1,672 sq ft, Asking - \$275,000

7765 White Oak Rd
2,631 sq ft, Asking - \$310,000
7350 White Oak Rd
2,107 sq ft, Asking - \$349,900
7140 Buck Springs Rd
2,347 sq ft, Asking - \$350,000
7845 Country Club Dr
3,288 sq ft, Asking - \$399,900

2440 Black Beaver Circle
2,135 sq ft, Asking - \$425,000
7658 Indian Bend Rd
1,982 sq ft, Asking - \$449,000
7774 Indian Bend Rd
2,180 sq ft, Asking - \$464,900
8273 Eagle Point Rd
3,062 sq ft, Asking - \$475,000

7756 Country Club Dr
3,857 sq ft, Asking - \$575,000
7120 Indian Bend Rd
2,827 sq ft, Asking - \$595,000
7228 Country Club Dr
3,035 sq ft, Asking - \$624,000

6831 Buck Springs Rd
2,964 sq ft, Asking - \$639,000

7721 Geronimo Rd
3,800 sq ft, Asking - \$729,000
7856 Tall Pine Dr
3,459 sq ft, Asking - \$795,000

3100 Lake View Dr
4,004 sq ft, Asking - \$795,000
3142 Lake View Dr
4,829 sq ft, \$1,150,000.00

Pinetop CC Vista

4301 Toboggan Lane
1,554 sq ft, Asking - \$269,850
4058 Mogollon Vista Dr
2,321 sq ft, Asking - \$325,000
4099 Skyline Terrace
4,425 sq ft, Asking - \$1,195,000

Pinetop Lakes

6892 Mark Twain Dr
1,441 sq ft, Asking - \$244,750
6313 Appaloosa Circle
1,100 sq ft, Asking - \$250,000
7161 Moon Creek Circle
1,718 sq ft, Asking - \$269,900
6417 Tonto Circle
3,466 sq ft, Asking - \$397,000

Pinetop Lakes CC

3168 Cutthroat Circle
1,806 sq ft, Asking - \$249,000
3011 Soaring Eagle Way
1,860 sq ft, Asking - \$255,000
4651 Buck Springs Rd
1,232 sq ft, Asking - \$299,777
3296 Cutthroat Circle
1,704 sq ft, Asking - \$309,900
5113 Charro Way
2,000 sq ft, Asking - \$319,000

3329 Soaring Eagle Way
2,127 sq ft, Asking - \$388,850
3268 Blue Moon Circle
2,261 sq ft, Asking - \$429,900
5358 Branding Iron Loop
3,212 sq ft, Asking - \$449,400

3215 Viking Trail
2,931 sq ft, Asking - \$459,000
3328 Soaring Eagle Way
2,658 sq ft, Asking - \$469,000
4927 Night Hawk Loop
1,750 sq ft, Asking - \$475,000

4251 Clear Sky Circle
2,942 sq ft, Asking - \$498,850

Pinetop Lakes Equestrian

5301 Saddle Strap Way
2,571 sq ft, Asking - \$384,500

Pinetop Lakes Mtn Homes

3821 Turkey Track Rd
1,430 sq ft, Asking - \$194,850
5973 Mule Deer Way
1,239 sq ft, Asking - \$234,900
3756 E Bermuda Circle
2,216 sq ft, Asking - \$324,000
3343 Blacksmith Trail
2,274 sq ft, Asking - \$488,000

Pinetop Lakes Plaza

2603 Crossman Court
2,200 sq ft, Asking - \$309,000
7212 Moon Creek Circle
2,638 sq ft, Asking - \$359,000

Starwood Estates

8492 Buck Springs Rd
2,771 sq ft, Asking - \$598,000

Pending Sales

Pinetop Lakes

6453 Christmas Tree Circle
1,565 sq ft, Asking - \$239,000
6561 Christmas Tree Circle
1,769 sq ft, Asking - \$269,900

Pinetop Lakes CC

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

Pinetop Lakes Mtn Homes

4068 Bucking Horse Trail
1,095 sq ft, Asking - \$158,500
6048 Pitch Fork Lane
1,036 sq ft, Asking - \$159,900
3427 Bay Run Circle
1,352 sq ft, Asking - \$179,900
3346 Turkey Track Rd
1,539 sq ft, Asking - \$245,000

Starwood Estates

8488 Skywood Dr
2,484 sq ft, Asking - \$595,000

Bear Run

2792 Timber Ridge Lane
1,988 sq ft, Sold - \$267,900

Cinder Mountain

6687 Cinder Mountain Dr
2,037 sq ft, Sold - \$290,000

Pinetop Country Club

8508 Hiawatha Trail
1,060 sq ft, Sold - \$135,000
6647 Tall Pine Dr
1,707 sq ft, Sold - \$184,000
8437 Wild Horse Rd
1,676 sq ft, Sold - \$210,00
7130 Geronimo Rd
1,919 sq ft, Sold - \$255,000
7888 Tall Pine Dr
1,970 sq ft, Sold - \$312,000
7020 Tall Pine Dr
2,374 sq ft, Sold - \$376,485

Pinetop Lakes

6883 Buckaroo Lane
3,418 sq ft, Sold - \$335,000

Pinetop Lakes CC

3196 Drift Fence Circle
1,120 sq ft, Sold - \$170,000
5243 Drifting Snow Loop
1,296 sq ft, Sold - \$208,000
4640 Branding Iron Loop
1,420 sq ft, Sold - \$240,000
3955 Latigo Way
1,879 sq ft, Sold - \$245,500
5256 Drifting Snow Loop
2,927 sq ft, Sold - \$314,000

Pinetop Lakes Equestrian

5237 Saddle Strap Way
2,155 sq ft, Sold - \$325,000

Pinetop Lakes Mtn Homes

5978 N Whistle Stop Loop
1,076 sq ft, Sold - \$145,000
4038 Bridle Path Loop
1,658 sq ft, Sold - \$205,000
5988 Forty Niner Way
1,467 sq ft, Sold - \$258,000

Pinetop Lakes Plaza

2693 Blue Lake Circle
2,341 sq ft, Sold - \$360,000



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.