

# Village at Market Street - DC Ranch North Scottsdale



- | **SqFt:** 1,298
- | **Taxes:** approx. \$2,000/yr.
- | **HOA fees:** approx. \$375/mo.
- | **Rents:** \$1,000 to \$1,625 /mo.

## 2 Bed/2 Bath Condos

**\$185,000 to \$300,000**

20801 N 90TH PL Scottsdale, AZ 85255

Great Second Home location in upscale north Scottsdale, DC Ranch. Walk to shopping & restaurants. Golf near by, Great mountain views!.

## Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Approx \$/GFT	List Price Per Approx \$/GFT	Sold Price Per Approx \$/GFT	Agent Days On Market	Cumulative Days On Market
Active	3	709,000	0	Low	185,000	0	0.00	1,298	142.53	0.00	77	75
				Avg	236,333	0	0.00	1,298	182.07	0.00	177	254
				High	299,000	0	0.00	1,298	230.35	0.00	362	593
Closed	6	1,296,700	1,222,900	Low	175,000	175,000	0.90	1,298	134.82	134.82	9	9
				Avg	216,117	203,817	0.95	1,298	166.50	157.02	42	65
				High	239,900	225,000	1.00	1,298	184.82	173.34	122	129
Overall	9	2,006,700	1,222,900	Low	175,000			1,288	134.82		8	8
				Avg	222,868			1,288	171.89		87	128
				High	289,000			1,288	230.36		382	683

### Active Listings

MLS #	Address	FE	Bed	Bth	SqFt	YR	OLP	LP	SP	COE	LP/SP/1/8F	ADOM	CDOM
4344544	20801 N 90TH PL 285	22RPS1C	2	2	1,298	2000	239,000	185,000	0		142.53 / NA	94	94
4312440	20801 N 90TH PL 129	22RT1G	2	2	1,298	2000	225,000	225,000	0		173.34 / NA	77	75
4270601	20801 N 90TH PL 123	22RO1G	2	2	1,298	2000	299,000	299,000	0		230.35 / NA	362	593

### Closed Listings

MLS #	Address	FE	Bed	Bth	SqFt	YR	OLP	LP	SP	COE	LP/SP/1/8F	ADOM	CDOM
4313471	20801 N 90TH PL 221	22R1C	2	2	1,298	2000	239,000	239,000	215,000	2/19/2010	184.13 / 185.64	9	9
4288490	20801 N 90TH PL 284	22R	2	2	1,298	2000	175,000	175,000	175,000	2/10/2010	134.82 / 134.82	31	129
4272834	20801 N 90TH PL 258	22R1G	2	2	1,298	2000	207,900	207,900	197,900	12/8/2009	160.17 / 152.47	28	68
4265568	20801 N 90TH PL 280	22R1G	2	2	1,298	2000	239,900	239,900	225,000	11/17/2009	184.82 / 173.34	18	18
4251626	20801 N 90TH PL 107	22R1C	2	2	1,298	2000	234,900	209,900	205,000	11/16/2009	161.71 / 157.94	48	48
4182121	20801 N 90TH PL 122	22R1G	2	2	1,298	2000	275,000	225,000	205,000	9/29/2009	173.34 / 157.94	122	122

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