



## Swing a Deal 4 You Newsletter

Fall 2011

Here we are again ready to start another wonderful season in Desert! I have some exciting news to report about the real estate market here. First we need to thank our friends north of the border for the upturn in our sales. Thanks to a strong Canadian dollar and a real estate market of opportunity and the best weather and golf in the United States we have a perfect storm of buyers.

I have compiled some interesting facts and statistics. If you compare them to my past newsletters you can see the market has definitely stabilized.

[Desert Area Past Six Months of Sales by City\(as reported in the Desert Area Multiple Listing Service\)](#)

**La Quinta**                      752 sales +10 Pending Sales.    55 sales over 1 million

**Indian Wells**                      139 sales +10 Pending Sales.    27 sales over 1 million

**Palm Desert**                      742 sales +92 Pending Sales    16 sales over 1 million

**Rancho Mirage**                      391 sales +38 Pending Sales    41 sales over 1 million

### [Featured La Quinta Communities Sales Data](#)

**Andalusia**                      17 homes on the market with the lowest priced at \$849,000 and the highest priced at \$2,025,000. There have been 5 sales in the last six months with an average price per sq ft of \$353

[The Citrus](#) 32 homes on the market with the lowest priced at \$450,000 and the highest priced at \$1,695,000. There have been 20 sales in the last six months with an average price per sq ft of \$226

[The Hideaway](#) 29 homes on the market with the lowest priced at \$1,049,000 and the highest priced at \$6,995,000. There have been 11 sales in the last six months + 4 pending sales. The average price per sq ft was \$464. Two of the highest sales in the desert were at the Hideaway at \$4,050,000 and \$4,900,000.

[Mountain View CC](#) 28 homes on the market with the lowest priced at \$299,000 and the highest priced at \$1,399,000. There have been 17 sales in the last six months with an average price per sq ft of \$223

[The Tradition](#) 18 homes on the market with the lowest priced at \$1,549,000 and the highest priced at \$7,999,000. There have been 9 sales in the last six months. The average price per sq ft was \$435. 5 homes sold were over \$2,000,000.

[Rancho La Quinta](#) 43 homes on the market with the lowest priced at \$379,000 and the highest priced at \$1,695,000. There have been 37 sales in the past six months with the lowest priced sold at \$375,000 and the highest priced at \$1,375,000. Average price per sq ft was \$278.

[PGA West](#) 122 homes on the market with the lowest priced at \$179,000 and the highest priced at \$2,395,000. There have been 87 sales in the last six months with 29 pending sales. The average price per sq ft is \$203. There have been 10 sales over \$1,000,000.

#### [Other Desert Community Sales Facts](#)

[Duna La Quinta](#) 4 sales at \$144 per sq ft

[La Quinta Fairways](#) 11 sales+2 pending Average price per sq ft was \$190

[Hidden Canyon](#) 8 sales+3 pending Average price per sq ft was \$220

[Painted Cove](#) 1 sale Average price per sq ft was \$211

[Heritage Palms CC](#) 15 sales+4 pending Average price per sq ft was \$159

[Desert Falls CC](#) 31 sales+6 pending Average price per sq ft was \$147

[The Springs CC](#) 28 sales+4 pending Average price per sq ft was \$151

[Toscana CC](#) 13 sales+2 pending Average price per sq ft was \$350. The highest price sold was \$2,300,000

[Indian Wells CC](#) 32 sales+5 pending Average price per sq ft was \$217. The highest price sold was \$1,725,000

[Big Horn](#) 7 sales+21 pending Average price per sq ft was \$650. The highest price sold was \$5,100,00

[Indian Ridge CC](#) 38 sales+11 pending Average price per sq ft was \$241. The highest price sold was \$1,300,000

[Mission Hills CC](#) 41 sales+3 pending Average price per sq ft was \$191. The lowest priced sale was \$94,000 and the highest price sold was \$1,250,000. 6 Sales over 1 million.

There has never been a better time to buy real estate in the Coachella Valley. For a winning experience call me and let me "Swing a Deal 4 you!"

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