SUN LAKES HOMES RECENT SALES

Homes Sold in IronOaks

Statistical Market Analysis October 2019

YR = Year home was built
LP = List Price
SP = Sales Price
COE = Close of Escrow Date

kw INTEGRITY FIRST REALTY KELLERWILLIAMS.

The Kolb Team
Arizona's Active Adult Communities Experts

Status	# Listings	Sold Volume		List Price	Sold Price	Approx SQFT	List Price Per App.SQFT	Sold Price Per Approx SQFT	Agent Days On Market
Closed	24	9,254,500	Low	290,000	289,000	1,566	127.87	122.23	2
			Avg	392,671	385,604	2,160	185.99	182.74	46
			High	575,000	556,500	3,166	256.65	256.65	183
Overall	24	9,254,500	Low	290,000		1,566	127.87		2
			Avg	392,671		2,160	185.99		46
			High	575,000		3,166	256.65		183

MLS #	Floor Plan	Address	Bed	Bth	SqFt	YR	LP	SP	COE	LP/SP/$/SF
5922531	Oakmont	25030 S MOHAWK DR	2	2	1,566	2006	304,900	300,000	10/31/2019	194.7 / 191.57
5981006	Naples	23729 S VACATION WAY	3	2	1,781	1997	343,000	330,000	10/31/2019	192.59 / 185.29
5988087	Palacia Plus	9011 E DIAMOND DR	2	2	2,123	1998	380,000	380,000	10/31/2019	178.99 / 178.99
5992797	Barcelona	8913 E EMERALD DR	3	3	2,286	2004	575,000	556,500	10/30/2019	251.53 / 243.44
5982883	Agent Omitted	24118 S LAKEWAY CIR NE	3	3	2,646	2003	484,900	480,000	10/29/2019	183.26 / 181.41
5974108	Agent Omitted	10332 E NACOMA DR	2	2	1,676	1995	290,000	289,000	10/28/2019	173.03 / 172.43
5905400	Trova	10329 E SUNRIDGE DR	2	2	2,204	2000	345,000	327,000	10/25/2019	156.53 / 148.37
5962973	Montera	9325 E TEAKWOOD DR	2	2	2,028	2002	419,900	395,000	10/25/2019	207.05 / 194.77
5968805	Sonoma	9854 E Cedar Waxwing Dr	3	2	2,414	2001	439,500	440,000	10/25/2019	182.06 / 182.27
5977367	Ext Galleria	10215 E ARROWVALE DR	3	2.5	2,940	2000	485,000	475,000	10/24/2019	164.97 / 161.56
5981445	Palacia Plus	10302 E Coopers Hawk Dr	2	2	2,123	1996	365,000	365,000	10/21/2019	171.93 / 171.93
5977300	Agent Omitted	443 W TEAKWOOD DR	3	2.5	3,166	1995	409,000	400,000	10/18/2019	129.19 / 126.34
5973486	Portofino	9614 E NACOMA DR	2	2	1,575	2005	349,000	340,000	10/16/2019	221.59 / 215.87
5979023	Oakmont	24807 S GOLFVIEW DR	2	2	1,617	2004	415,000	415,000	10/15/2019	256.65 / 256.65
5927892	Milano	23728 S STONEY LAKE DR	3	2	1,997	2002	425,000	420,000	10/15/2019	212.82 / 210.32
5974197	Barcelona w/casita	9040 E COOPERS HAWK DR	3	3	2,580	1998	449,000	449,000	10/15/2019	174.03 / 174.03
5965537	Marbella	25102 S LAKEWAY DR	3	2.5	3,166	2006	444,000	429,000	10/10/2019	140.24 / 135.5
5966208	Naples	9609 E CHAMPAGNE DR	2	2	1,774	2005	349,000	349,000	10/09/2019	196.73 / 196.73
5967117	Agent Omitted	412 W CHAMPAGNE DR	3	2	2,123	1997	429,000	420,000	10/08/2019	202.07 / 197.83
5973472	Barcelona w/casita	10709 E ARROWVALE DR	3	3	2,283	1991	460,000	455,000	10/07/2019	201.49 / 199.3
5935411	Oakmont	9831 E STONEY VISTA DR	2	2	1,566	2006	308,000	295,000	10/04/2019	196.68 / 188.38
5975240	Agent Omitted	10421 E LAMBERT DR	2	2	1,661	1987	295,000	295,000	10/03/2019	177.6 / 177.6
5953902	Agent Omitted	370 W CHERRYWOOD DR	2	2	1,879	1998	319,900	325,000	10/03/2019	170.25 / 172.96
5978289	Agent Omitted	10618 E Coopers Hawk DR	2	2	2,659	1993	340,000	325,000	10/02/2019	127.87 / 122.23

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SUN LAKES HOMES RECENT SALES

Homes Sold in Cottonwood/Palo Verde

Statistical Market Analysis October 2019

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Status	# Listings	Sold Volume		List Price	Sold Price	Approx SQFT	List Price Per App.SQFT	Sold Price Per Approx SQFT	Agent Days On Market
Closed	24	7,141,200	Low	224,000	220,000	1,347	112.00	110.00	0
			Avg	302,267	297,550	1,855	163.68	161.02	61
			High	469,900	468,000	2,300	221.76	221.18	233
Overall	24	7,141,200	Low	224,000		1,347	112.00		0
			Avg	302,267		1,855	163.68		61
			High	469,900		2,300	221.76		233

MLS #	Floor Plan	Address	Bed	Bth	SqFt	YR	LP	SP	COE	LP/SP/$/SF
5982212	Cochise Ext	25240 S PINEWOOD DR	2	2	1,596	1984	235,000	233,000	10/31/2019	147.24 / 145.99
5971791	Palacia	9734 E SHERWOOD WAY	2	2	1,883	2004	335,000	350,000	10/31/2019	177.91 / 185.87
5978746	Alameda	10823 E FLINTLOCK DR	3	2	1,823	1987	324,000	324,000	10/30/2019	177.73 / 177.73
5974982	Seapines	10023 E MINNESOTA AVE	2	2	1,458	1983	267,000	257,000	10/29/2019	183.13 / 176.27
5988916	Agent Omitted	26233 S GLENBURN DR	2	2	1,687	1982	265,000	250,000	10/28/2019	157.08 / 148.19
5909379	Shawnee Exp	26673 S HOWARD DR	2	2	2,044	1983	295,000	295,000	10/25/2019	144.32 / 144.32
5974102	Coronado	26017 S HOLLYGREEN DR	2	2	1,910	1989	298,000	303,000	10/25/2019	156.02 / 158.64
5949413	Barcelona w/casita	10825 E SILVERTREE DR	3	2	2,300	1991	393,000	385,000	10/25/2019	170.87 / 167.39
5980302	Maya	9629 E MINNESOTA AVE	2	2	1,754	1979	269,900	265,900	10/23/2019	153.88 / 151.6
5952691	Agent Omitted	26433 S SEDONA DR	2	2	2,070	1981	274,900	272,900	10/23/2019	132.8 / 131.84
5957627	Agent Omitted	26010 S LANCEWOOD CT	2	2	2,025	1982	362,900	355,500	10/22/2019	179.21 / 175.56
5982100	Customized Hopi	26222 S RIBBONWOOD DR	3	3	2,246	1987	385,000	385,000	10/22/2019	171.42 / 171.42
5989135	Cimarron	25227 S CLOVERLAND DR	2	2	1,948	1988	279,900	270,000	10/21/2019	143.69 / 138.6
5912713	Zuni	25672 S HOWARD DR	2	2	1,922	1981	265,000	260,000	10/18/2019	137.88 / 135.28
5977255	Monterey	10415 E SUNNYDALE DR	2	2	2,061	1999	295,000	290,000	10/18/2019	143.13 / 140.71
5954641	Pinewood	10324 E MICHIGAN AVE	2	2	1,626	1986	299,000	292,000	10/16/2019	183.89 / 179.58
5940585	Agent Omitted	9617 E EDDYSTONE CT	2	2	1,922	1986	289,000	272,000	10/15/2019	150.36 / 141.52
5932229	Cimarron	10401 E EAST DR	2	2	1,948	1986	310,000	295,000	10/15/2019	159.14 / 151.44
5975161	Hopi	26422 S FLAME TREE DR	2	2	1,582	1988	349,900	349,900	10/09/2019	221.18 / 221.18
5974796	Agent Omitted	25214 S ANGORA CT	2	2	1,626	1983	237,000	233,000	10/08/2019	145.76 / 143.3
5979342	Shawnee Ext	10406 E EAST DR	2	2	2,000	1985	224,000	220,000	10/07/2019	112 / 110
5975828	Agent Omitted	25205 S BERRY BROOK DR	2	2	1,626	1981	284,000	275,000	10/04/2019	174.66 / 169.13
5883334	Paloma	26039 S NOTTINGHAM DR	2	2.5	2,119	1989	469,900	468,000	10/04/2019	221.76 / 220.86
5957007	Agent Omitted	26210 S BOXWOOD DR	2	2	1,347	1984	247,000	240,000	10/01/2019	183.37 / 178.17

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SUN LAKES HOMES RECENT SALES

Homes Sold in Sun Lakes Country Club

Statistical Market Analysis October 2019

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Status	# Listings	Sold Volume		List Price	Sold Price	Approx SQFT	List Price Per App.SQFT	Sold Price Per Approx SQFT	Agent Days On Market
Closed	8	1,481,100	Low	134,888	138,000	1,201	92.81	91.79	1
			Avg	188,698	185,138	1,543	122.98	121.04	25
			High	250,000	255,100	1,961	168.85	172.36	77
Overall	8	1,481,100	Low	134.888		1,201	92.81		1
			Avg	188,698		1,543	122.98		25
			High	250,000		1,961	122.98		77

MLS #	Floor Plan	Address	Bed	Bth	SqFt	YR	LP	SP	COE	LP/SP/$/SF
5966319	Cortez	26617 S NICKLAUS DR	2	2	1,498	1979	229,900	225,000	10/31/2019	153.47 / 150.2
5968862	Agent Omitted	25448 S MONTANA AVE	3	2	1,680	1976	159,900	155,000	10/30/2019	95.18 / 92.26
5984876	Custom	25617 S ONTARIO DR	2	2	1,480	1987	249,900	255,100	10/30/2019	168.85 / 172.36
5984734	Mfg	9216 E SUN LAKES BLVD S	2	2	1,961	1984	182,000	180,000	10/24/2019	92.81 / 91.79
5967131	Agent Omitted	25438 S MONTANA AVE	2	2	1,346	1980	143,000	143,000	10/18/2019	106.24 / 106.24
5978056	Custom	9025 E PALMER DR	2	2	1,737	1987	250,000	225,000	10/18/2019	143.93 / 129.53
5980394	Agent Omitted	9037 E OLIVE LN N	2	2	1,441	1978	160,000	160,000	10/17/2019	111.03 / 111.03
5958774	Sahara	26440 S MARICOPA PL	2	2	1,201	1979	134,888	138,000	10/01/2019	112.31 / 114.9

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