

SUN LAKES HOMES RECENT SALES

Homes Sold in IronOaks

Statistical Market Analysis March 2020

YR = Year home was built

LP = List Price

SP = Sales Price

COE = Close of Escrow Date



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	39	16,031,000	Low		299,500	295,000	1,540	126.21	126.21	0
			Avg		416,897	411,051	2,250	188.39	185.88	48
			High		637,000	625,000	3,435	266.45	264.62	160
Overall	39	16,031,000	Low		299,500		1,540	126.21		0
			Avg		416,897		2,250	188.39		48
			High		637,000		3,435	266.45		160
MLS #	Floor Plan	Address	Bed	Bth	SqFt	YR	LP	SP	COE	LP/SP\$/SF
6024660	Spyglass	24910 S GLENBURN DR	2	2	1,624	2004	299,500	295,000	03/31/2020	184.42 / 181.65
6054609	Agent Omitted	23804 S VACATION WAY	2	2	1,572	1999	349,000	349,000	03/31/2020	222.01 / 222.01
6044180	Spyglass	9812 E STONEY VISTA DR	2	2	1,624	2006	339,500	360,000	03/31/2020	209.05 / 221.67
6030283	Sienna	24223 S BRIAR WING DR	3	3	3,024	2005	570,000	570,000	03/31/2020	188.49 / 188.49
6039982	Sedona	9117 E DIAMOND DR	1	2	1,842	1998	339,000	339,000	03/30/2020	184.04 / 184.04
6035694	Agent Omitted	9042 E STONEY VISTA DR	2	2	1,870	1999	419,500	419,500	03/30/2020	224.33 / 224.33
5994413	Naples	9618 E ROCKY LAKE DR	2	2	1,774	2003	319,000	314,000	03/27/2020	179.82 / 177
6046830	Milano	9114 E ROCKY LAKE DR	2	2	1,997	2004	325,000	315,000	03/27/2020	162.74 / 157.74
6016052	Agent Omitted	24710 S STONEY PATH DR	2	2	1,763	1994	310,000	295,000	03/25/2020	175.84 / 167.33
6040186	Montera	9739 E SUNBURST CT	3	2	2,570	2001	459,900	455,000	03/24/2020	178.95 / 177.04
5979787	Marbella	9938 E DIAMOND DR	3	2.5	3,374	2002	637,000	625,000	03/24/2020	188.8 / 185.24
5988943	Lexia	9011 E CEDAR WAXWING DR	4	2.5	3,209	1998	405,000	405,000	03/23/2020	126.21 / 126.21
6034680	Palacia Plus	9216 E ROCKY LAKE DR	3	2	2,257	2003	420,000	410,000	03/23/2020	186.09 / 181.66
6037503	Palacia Plus	8905 E COOPERS HAWK CT	3	2	2,123	1998	438,000	438,000	03/23/2020	206.31 / 206.31
6047329	Barcelona	9030 E DIAMOND DR	3	3	2,300	1998	475,000	485,000	03/20/2020	206.52 / 210.87
6033390	Agent Omitted	24819 S SEDONA DR	3	2	1,864	2004	339,900	325,000	03/19/2020	182.35 / 174.36
6039414	Ext Palmera	23909 S SUNLAND CT	2	2	1,909	1997	369,900	375,000	03/19/2020	193.77 / 196.44
6023077	Galleria	24525 S CEDARCREST DR	2	2.5	2,846	2000	550,000	535,000	03/19/2020	193.25 / 187.98
6039005	Palacia	23613 S ILLINOIS AVE	2	3	2,086	2003	550,000	552,000	03/19/2020	263.66 / 264.62
6034570	Agent Omitted	10331 E CHERRYWOOD DR	2	2	1,624	2006	325,000	325,000	03/18/2020	200.12 / 200.12
6034055	Palmera	8917 E STONEY VISTA DR	2	2	2,003	2006	359,900	359,900	03/18/2020	179.68 / 179.68
6017883	Palmera	24410 S AGATE DR	2	2	1,959	2000	375,000	365,000	03/18/2020	191.42 / 186.32
6029137	Milano w/addition	25030 S ANGORA CT	2	2	2,458	2000	459,500	459,500	03/17/2020	186.94 / 186.94
6007808	Galleria	9242 E COOPERS HAWK DR	2	2.5	2,958	1997	489,000	480,100	03/16/2020	165.31 / 162.31
6027619	Palacia	9015 E DIAMOND DR	2	2	1,987	1998	349,000	335,000	03/14/2020	175.64 / 168.6
6028545	Trova	25021 S RANGEWOOD DR	3	2	2,374	2006	400,000	383,000	03/13/2020	168.49 / 161.33
5990343	Agent Omitted	24717 S ONTARIO DR	3	2.5	2,846	1995	479,000	474,000	03/13/2020	168.31 / 166.55
6019676	Ext Palmera	23904 S STONEY PATH DR	3	3	2,158	2004	575,000	540,000	03/13/2020	266.45 / 250.23
6009402	Agent Omitted	10618 E COOPERS HAWK DR	2	2.5	2,659	1993	449,000	442,000	03/12/2020	168.86 / 166.23
6015182	Marbella	9405 E SUNRIDGE DR	4	2.5	3,435	2005	535,000	525,000	03/12/2020	155.75 / 152.84
6025771	Spyglass	9643 E VILLA PARK ST	2	2	1,624	2005	340,000	340,000	03/11/2020	209.36 / 209.36
6026180	Borgata	9221 E DIAMOND DR	2	2.5	2,618	1997	404,500	404,500	03/11/2020	154.51 / 154.51
6009684	Agent Omitted	9122 E CRYSTAL DR	2	2	1,540	1998	344,900	335,000	03/10/2020	223.96 / 217.53
5999828	Borgata	9450 E DESERT LAKE DR	3	2	2,631	1995	479,000	469,000	03/10/2020	182.06 / 178.26
5991138	Marbella	10004 E NACOMA CT	3	2.5	3,191	2004	499,000	480,000	03/10/2020	156.38 / 150.42
6030829	Monterey	9018 E STONEY VISTA DR	2	2	1,676	1998	335,000	328,000	03/09/2020	199.88 / 195.7
6026015	Paloma	23613 S DESERT MOON CT	2	2.5	2,151	1996	382,000	378,000	03/04/2020	177.59 / 175.73
6014599	Agent Omitted	23606 S ROSECREST DR	2	2	2,123	1997	369,000	351,500	03/03/2020	173.81 / 165.57
6018558	Palacia Plus	10610 E NACOMA DR	3	2	2,123	1993	395,000	395,000	03/02/2020	186.06 / 186.06

Prepared by Becky Kolb, The KOLB Team through ARMLS

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SUN LAKES HOMES RECENT SALES

Homes Sold in Cottonwood/Palo Verde Statistical Market Analysis March 2020

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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	32	10,165,460	Low	225,000	220,000	1,116	134.76	138.57	0	
			Avg	323,080	317,671	1,830	179.13	176.14	57	
			High	475,000	463,000	3,166	224.16	218.50	231	
Overall	32	10,165,460	Low	225,000		1,116	134.76		0	
			Avg	323,080		1,830	179.13		57	
			High	475,000		3,166	224.16		231	
MLS #	Floor Plan	Address	Bed	Bth	SqFt	YR	LP	SP	COE	LP/SP/\$/SF
6038555	Agent Omitted	26006 S DARTFORD DR	2	2	1,586	1980	276,000	276,000	03/31/2020	174.02 / 174.02
6032497	Alameda	10233 E NAVAJO PL	3	2	1,823	1986	299,900	299,600	03/31/2020	164.51 / 164.34
6021629	Zuni Custom	26026 S BRENTWOOD DR	2	2	2,119	1987	449,900	435,000	03/31/2020	212.32 / 205.29
6031295	Agent Omitted	10216 E MICHIGAN AVE	2	2	1,458	1985	255,000	242,000	03/30/2020	174.9 / 165.98
6037647	Agent Omitted	10837 E WATFORD DR	3	2	1,959	1989	325,360	325,360	03/26/2020	166.08 / 166.08
6025582	Agent Omitted	25825 S BRENTWOOD DR	2	2	1,936	1982	295,000	281,000	03/24/2020	152.38 / 145.14
6037083	Ext Cimarron	10406 E CHESTNUT DR	2	2	2,182	1986	315,000	321,000	03/24/2020	144.36 / 147.11
6037705	Toltec	10526 E NAVAJO PL	2	2	1,224	1985	225,000	225,000	03/20/2020	183.82 / 183.82
6025294	Single-Story	26634 S HOWARD DR	2	2	1,116	1983	245,000	235,000	03/20/2020	219.53 / 210.57
6027600	Agent Omitted	25861 S NEW TOWN DR	2	2	1,545	1985	309,500	294,500	03/20/2020	200.32 / 190.61
6032159	Alameda	25438 S SEDONA DR	3	2	1,823	1984	364,900	345,000	03/20/2020	200.16 / 189.25
6025246	Posada	26237 S LAKEMONT DR	2	2	2,534	1986	449,900	445,000	03/20/2020	177.55 / 175.61
6026207	1890 Palacia-B	25227 S BUTTONWOOD DR	2	2	1,909	1992	425,000	410,000	03/19/2020	222.63 / 214.77
6030986	Custom	25414 S Glenburn DR	2	2	1,590	1979	270,000	270,000	03/18/2020	169.81 / 169.81
5980475	Kachina	26417 S MOONSHADOW DR	3	2	2,096	1987	427,800	409,000	03/18/2020	204.1 / 195.13
6028742	Agent Omitted	26613 S SEDONA DR	2	2	1,224	1981	225,000	220,000	03/13/2020	183.82 / 179.74
6037415	Valencia	26615 S MOONSHADOW DR	2	2	1,323	1990	259,000	255,000	03/13/2020	195.77 / 192.74
6034804	Zuni	26210 S EASTLAKE DR	2	2	1,922	1988	259,000	269,000	03/12/2020	134.76 / 139.96
6027333	Posada	10825 E WATFORD DR	3	2	2,534	1987	375,000	368,000	03/12/2020	147.99 / 145.22
6012489	Palacia - Ext	25231 S BUTTONWOOD DR	2	2	1,820	1993	395,000	385,000	03/12/2020	217.03 / 211.54
6035908	Agent Omitted	26006 S NEW TOWN DR	2	2	1,116	1982	229,900	240,000	03/11/2020	206 / 215.05
6034358	Alameda	26418 S GREENCASTLE DR	3	2	1,823	1984	265,000	275,000	03/11/2020	145.36 / 150.85
5983997	Alameda	10309 E SILVERTREE CT	3	2	2,111	1987	310,000	310,000	03/11/2020	146.85/ 146.85
6025759	Hermosa	10926 E REGAL DR	2	2	2,050	1990	389,000	375,000	03/11/2020	189.76/ 182.93
5995666	Galleria	10808 E SILVERTREE DR	3	2.5	3,166	1993	449,740	440,000	03/11/2020	142.05/ 138.98
6028168	Alameda	25664 S HOWARD DR	3	2	1,823	1984	300,000	300,000	03/10/2020	164.56/ 164.56
6021157	Ventana	26226 S EASTLAKE DR	2	2	1,833	1990	264,900	254,000	03/09/2020	144.52/ 138.57
6011327	Agent Omitted	10329 E SILVERTREE CT	2	2	1,545	1984	269,900	265,000	03/05/2020	174.69/ 171.52
6028998	Paloma	10915 E TWILIGHT DR	2	2.5	2,119	1989	380,000	380,000	03/04/2020	179.33/ 179.33
5954634	Agent Omitted	25431 S SPRING CREEK RD	2	2.5	2,119	1992	475,000	463,000	03/04/2020	224.16/ 218.5
5970686	Agent Omitted	26606 S Sedona DR	2	2	1,212	1984	235,900	243,000	03/02/2020	209.49/ 200.5
6033102	Exp Valencia	26422 S SADDLETREE DR	2	2	1,911	1991	304,950	310,000	03/02/2020	159.58/ 162.22

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