



# SUN LAKES HOMES RECENT SALES

## Homes Sold in Cottonwood/Palo Verde Statistical Market Analysis January 2021

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



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	25	9,458,700	Low	270,000	273,000	1,015	169.50	164.56	0
			Avg	381,632	378,348	1,812	213.60	211.87	31
			High	574,900	565,000	2,786	285.87	285.87	188
Overall	25	9,458,700	Low	270,000		1,015	169.50		0
			Avg	381,632		1,812	213.60		31
			High	574,900		2,786	285.87		188

MLS #	Floor Plan	Address	Bed	Bth	SqFt	YR	LP	SP	COE	LP/SP/\$/SF
6171791	Agent Omitted	25402 S GLENBURN DR	2	2	1,015	2002	270,000	273,000	01/29/2021	266.01 / 268.97
6172083	Agent Omitted	10513 E WATFORD WAY	2	2	1,224	1985	349,900	349,900	01/29/2021	285.87 / 285.87
6175153	Zuni	26001 S GREENCASTLE DR	2	2	1,922	1982	344,900	345,000	01/28/2021	179.45 / 179.5
6164270	Palacia Plus	10401 E CHESTNUT DR	2	2	2,123	1994	389,900	380,000	01/26/2021	183.66 / 178.99
6173875	Rio Grande	10705 E MICHIGAN AVE	3	3.5	1,805	1989	429,000	380,000	01/26/2021	237.67 / 210.53
6164207	Custom Palacia	26012 S FLAME TREE DR	2	2	1,763	1992	459,000	457,500	01/26/2021	260.35 / 259.5
6173642	Shawnee extended	26421 S BEECH CREEK DR	2	2	1,698	1982	340,000	340,000	01/25/2021	200.24 / 200.24
6165057	Hermosa	10925 E SUNNYDALE DR	2	2	2,018	1993	369,000	369,000	01/25/2021	182.85 / 182.85
6168781	Shawnee expanded	26421 S SHERBROOK DR	2	2	1,655	1987	309,000	308,000	01/22/2021	186.71 / 186.1
6172142	Agent Omitted	25851 S GREENCASTLE DR	3	2	1,823	1982	309,000	300,000	01/20/2021	169.5 / 164.56
6177610	Valencia	25222 S BOXWOOD DR	2	2	1,323	1995	325,000	325,000	01/15/2021	245.65 / 245.65
6172227	Agent Omitted	25243 S SADDLETREE DR	2	2	1,743	1985	335,000	335,000	01/15/2021	192.2 / 192.2
6160476	Agent Omitted	25842 S RIBBONWOOD DR	2	2	1,910	1992	490,000	470,000	01/15/2021	256.54 / 246.07
6160607	Barcelona extended	25236 S DRIFTER DR	3	3	2,786	1991	509,000	494,000	01/15/2021	182.7 / 177.32
6166254	Toltec	26418 S BEECH CREEK DR	2	2	1,323	1983	299,900	299,900	01/12/2021	226.68 / 226.68
6167058	Solano extended	25209 S Flame Tree DR	2	2	1,821	1992	399,500	385,000	01/12/2021	219.38 / 211.42
6169143	Palacia	26637 S MOONSHADOW DR	2	2	1,763	1992	374,000	380,000	01/11/2021	212.14 / 215.54
6151131	Alameda	10101 E MICHIGAN AVE	2	2	2,002	1985	439,000	439,000	01/11/2021	219.28 / 219.28
6165141	Alameda	26011 S LANCEWOOD CT	3	2	1,950	1983	379,900	411,000	01/08/2021	194.82 / 210.77
6156520	Posada	25647 S HOWARD DR	2	2.5	2,539	1984	574,900	565,000	01/08/2021	226.43 / 222.53
6165548	Shawnee extended	9901 E WATFORD WAY	2	2	1,594	1985	292,000	292,500	01/06/2021	183.19 / 183.5
6098437	Shawnee	25468 S TRURO DR	2	2	1,545	1987	318,000	295,000	01/06/2021	205.83 / 190.94
6164096	Paloma	11116 E STARFLOWER CT	3	2.5	2,122	1994	399,999	415,000	01/05/2021	188.5 / 195.57
6168844	Zuni	10422 E SPRING CREEK RD	2	2	1,922	1984	395,000	410,000	01/04/2021	205.52 / 213.32
6165946	Zuni	26001 S Ashwood DR	2	2.5	1,922	1983	439,900	439,900	01/04/2021	228.88 / 228.88

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**For more information, contact The Kolb Team at 480-809-5759.**  
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# SUN LAKES HOMES RECENT SALES

## Homes Sold in Sun Lakes Country Club Statistical Market Analysis January 2021

YR = Year home was built  
LP = List Price  
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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	12	2,955,300	Low	159,900	163,000	1,384	110.96	113.12	2	
			Avg	249,292	246,275	1,586	158.67	156.75	37	
			High	365,000	357,500	1,849	263.54	258.12	94	
Overall	12	2,955,300	Low	159,900		1,384	110.96		2	
			Avg	249,292		1,586	158.67		37	
			High	365,000		1,849	263.54		94	
MLS #	Floor Plan	Address	Bed	Bth	SqFt	YR	LP	SP	COE	LP/SP/\$/SF
6180877	Agent Omitted	9445 E OLIVE LN S	2	2	1,441	1976	179,900	185,000	01/29/2021	124.84 / 128.38
6147086	Custom	26453 S PIMA PL	3	2	1,849	1991	240,000	240,000	01/26/2021	129.8 / 129.8
6169995	Agent Omitted	9255 E CACTUS LN S	2	2	1,760	1980	214,900	214,900	01/22/2021	122.1 / 122.1
6175789	Agent Omitted	9203 E OLIVE LN N	2	2	1,642	1978	285,000	255,000	01/21/2021	173.57 / 155.3
6171016	Agent Omitted	25816 S TEXAS CT	3	2	1,818	1979	329,000	330,000	01/21/2021	180.97 / 181.52
6148434	Agent Omitted	8916 E OHIO AVE	3	2	1,701	1985	224,900	224,900	01/20/2021	132.22 / 132.22
6170063	Toltec	25254 S PIMA PL	2	2	1,385	1983	365,000	357,500	01/20/2021	263.54 / 258.12
6160359	San Simeon	9015 E CITRUS LN N	2	2	1,440	1978	210,000	205,000	01/15/2021	145.83 / 142.36
6141863	Agent Omitted	8902 E UTAH AVE	2	2	1,518	1984	228,900	220,000	01/15/2021	150.79 / 144.93
6168820	Agent Omitted	9357 E Fairway BLVD	2	2	1,384	1979	289,000	290,000	01/13/2021	208.82 / 209.54
6171242	Agent Omitted	8945 E SUN LAKES BLVD S	3	2	1,441	1983	159,900	163,000	01/08/2021	110.96 / 113.12
6163505	Agent Omitted	9513 E FAIRWAY BLVD	2	2	1,650	1978	265,000	270,000	01/06/2021	160.61 / 163.64

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