

SUN LAKES HOMES RECENT SALES

Homes Sold in IronOaks Statistical Market Analysis April 2021

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	35	17,085,700	Low	335,000	359,900	1,508	165.91	163.03	0
			Avg	488,163	498,237	2,235	221.02	225.21	17
			High	1,050,000	1,051,000	3,900	289.93	289.93	64
Overall	35	17,085,700	Low	335,000		1,508	165.91		0
			Avg	488,163		2,235	221.02		17
			High	1,050,000		3,900	289.93		64

MLS #	Floor Plan	Address	Bed	Bth	SqFt	YR	LP	SP	COE	LP/SP/\$/SF
6207897	Palacia	10552 E Cedar Waxwing Dr	2	2	1,763	1991	359,900	359,900	04/30/2021	204.14 /204.14
6213198	Portofino	23809 S PLEASANT WAY	2	2	1,575	1997	375,000	375,000	04/30/2021	238.1 /238.1
6210800	Milano	10057 E EMERALD DR	2	2	1,997	2001	579,000	579,000	04/30/2021	289.93 /289.93
6203544	Solano	10627 E Cedar Waxwing Dr	2	2.5	1,888	1993	379,000	382,000	04/29/2021	200.74 /202.33
6198320	Agent omitted	5673 S AMBERWOOD DR	4	3.5	3,435	1994	570,000	560,000	04/29/2021	165.94 /163.03
6207364	Custom w/casita	9029 E CRYSTAL DR	4	3.5	3,900	2000	1,050,000	1,051,000	04/29/2021	269.23 /269.49
6213199	Trova	9319 E CHAMPAGNE DR	2	2	2,192	2002	445,000	445,000	04/28/2021	203.01 /203.01
6210413	Barcelona	9426 E CHAMPAGNE DR	3	2.5	2,261	1995	489,900	532,500	04/28/2021	216.67 /235.52
6186016	Palmera	9339 E STONEY VISTA DR	3	3	2,200	2006	510,000	490,500	04/27/2021	231.82 /222.95
6201117	Barcelona	9509 E ROCKY LAKE DR	3	3	2,283	1996	510,000	543,979	04/27/2021	223.39 /238.27
6215070	Oakmont	24734 S GOLFVIEW DR	2	2	1,566	2004	393,000	393,000	04/23/2021	250.96 /250.96
6206183	Trova	9910 E SUNRIDGE DR	2	2	2,204	2000	495,000	495,000	04/23/2021	224.59 /224.59
6204668	Galleria	24414 S PARKSIDE DR	3	2.5	3,166	1998	625,000	625,000	04/23/2021	197.41 /197.41
6212534	Trova	470 W ELMWOOD PL	2	2	2,204	1999	410,000	410,000	04/22/2021	186.03 /186.03
6211253	Agent omitted	9022 E NACOMA DR	2	2	1,950	1997	525,000	532,000	04/22/2021	269.23 /272.82
6211721	Agent omitted	9227 E CHAMPAGNE DR	2	2	2,200	2002	500,000	505,000	04/20/2021	227.27 /229.55
6203558	Coronado	9037 E NACOMA DR	2	2	2,500	1998	510,000	525,000	04/20/2021	204 / 210
6173971	Agent omitted	5362 S AMBERWOOD DR	4	2.5	3,435	1998	569,900	600,000	04/20/2021	165.91 /174.67
6202941	Palacia	25046 S Drifter DR	2	2	1,778	1993	335,000	378,000	04/15/2021	188.41 /212.6
6187131	Encanto	9030 E CRYSTAL DR	2	2	1,679	1998	399,900	397,900	04/15/2021	238.18 /236.99
6197091	Milano	24415 S LAKESTAR DR	2	2	1,997	2005	465,000	460,000	04/15/2021	232.85 /230.35
6210522	Palmera	9901 E SUNRIDGE DR	3	2	1,841	2000	400,000	410,000	04/14/2021	217.27 /222.71
6197472	Naples	23813 S PLEASANT WAY	3	2	1,781	1997	415,000	415,000	04/13/2021	233.02 /233.02
6196143	Cypress	10307 E COPPER DR	2	2	1,790	2006	399,000	405,200	04/12/2021	222.91 /226.37
6186842	Cortez extended	9318 E CRYSTAL DR	2	2	1,744	1996	369,900	375,900	04/09/2021	212.1 /215.54
6204310	Galleria	24625 S RIBBONWOODDR	3	2	2,846	1994	539,000	620,000	04/09/2021	189.39 /217.85
6198477	Marbella	10042 E EMERALD DR	3	2.5	3,166	2001	549,900	595,000	04/07/2021	173.69 /187.93
6204460	Agent omitted	9959 E EMERALD DR	3	3	2,300	2001	579,500	610,000	04/07/2021	251.96 /265.22
6195299	Oakmont	9831 E STONEY VISTA DR	2	2	1,566	2006	389,900	389,900	04/06/2021	248.98 /248.98
6202082	Sienna w/casita	10133 E COPPER DR	3	3	2,607	2005	685,000	713,500	04/06/2021	262.75 /273.69
6201363	Agent omitted	9843 E STONEY VISTA DR	2	2	1,790	2006	399,000	400,000	04/05/2021	222.91 /223.46
6202870	Galleria	23609 S Cactus Flower Ct	4	2.5	3,166	1997	659,000	659,000	04/05/2021	208.15 /208.15
6188100	Palmera	10021 E ELMWOOD CT	2	2	1,841	2000	415,000	415,000	04/02/2021	225.42 /225.42
6198879	Palacia Plus	24725 S STONEY LAKE DR	2	2	2,123	1995	440,000	430,000	04/01/2021	207.25 /202.54

Prepared by The KOLB Team through ARMLS

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS and FBS - ARMLS® 2020

For more information, contact The Kolb Team at 480-809-5759.

www.thekolbteam.com

SUN LAKES HOMES RECENT SALES

Homes Sold in Cottonwood/Palo Verde Statistical Market Analysis April 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	30	11,293,968	Low	252,000	262,000	1,032	167.81	173.86	1
			Avg	376,466	382,147	1,764	215.90	219.24	21
			High	604,968	601,000	2,846	285.85	295.54	65
Overall	30	11,293,968	Low	252,000		1,032	167.81		1
			Avg	376,466		1,764	215.90		21
			High	604,968		2,846	285.85		65

MLS #	Floor Plan	Address	Bed	Bth	SqFt	YR	LP	SP	COE	LP/SP/\$/SF
6208437	Agent omitted	10421 E SILVERTREE DR	3	2	1,823	1983	344,900	350,000	04/30/2021	189.19 / 191.99
6200416	Agent omitted	26010 S NEW TOWN DR	2	2	1,717	1983	349,900	370,000	04/30/2021	203.79 / 215.49
6223388	Coronado	10424 E ELMHURST DR	2	2	1,910	1991	377,000	390,000	04/30/2021	197.38 / 204.19
6209957	Alameda	25664 S HOWARD DR	3	2	1,823	1984	420,000	430,000	04/30/2021	230.39 / 235.87
6223489	Shawnee	9609 E GLENSIDE CT	2	2	1,708	1986	429,900	435,000	04/30/2021	251.7 / 254.68
6182013	Townhome	25250 S SADDLETREE DR	2	2	1,626	1984	319,000	319,000	04/28/2021	196.19 / 196.19
6212320	Agent omitted	26241 S LAKEMONT DR	3	2	1,815	1981	385,000	350,000	04/28/2021	212.12 / 192.84
6204126	Augusta custom	25236 S BERRY BROOK DR	2	2	1,668	1981	279,900	290,000	04/27/2021	167.81 / 173.86
6222670	Agent omitted	9911 E Watford WAY	2	2	1,725	1983	320,000	325,000	04/27/2021	185.51 / 188.41
6208051	Cust Valencia ext	26608 S SADDLETREE DR	2	2	1,750	1991	349,900	349,900	04/27/2021	199.94 / 199.94
6218608	Ext Cimarron	26209 S CLOVERLAND DR	2	2	2,088	1987	429,000	459,000	04/27/2021	205.46 / 219.83
6208680	Toltec	26214 S BOXWOOD DR	2	2	1,224	1984	252,000	262,000	04/23/2021	205.88 / 214.05
6206290	Agent omitted	26026 S SADDLETREE DR	2	2	1,323	1991	325,000	335,000	04/23/2021	245.65 / 253.21
6203004	Alameda	26025 S BEECH CREEK DR	3	2	2,135	1987	410,000	415,000	04/23/2021	192.04 / 194.38
6203032	Augusta	25243 S GLENBURN DR	2	2	1,558	1981	285,000	285,000	04/22/2021	182.93 / 182.93
6209042	Valencia	9602 E MINNESOTA AVE	2	1.75	1,455	1994	299,900	325,900	04/22/2021	206.12 / 223.99
6214328	Agent omitted	25849 S CLOVERLAND DR	2	2	1,791	1990	389,900	375,000	04/22/2021	217.7 / 209.38
6209704	Agent omitted	26422 S BOXWOOD DR	2	2	1,763	1991	350,000	375,000	04/21/2021	198.53 / 212.71
6198776	Alameda	26034 S EASTLAKE DR	3	2	1,913	1983	435,000	450,000	04/21/2021	227.39 / 235.23
6208795	Exp Shawnee	26010 S LA CITE DR	2	2	1,700	1983	375,000	370,000	04/20/2021	220.59 / 217.65
6204864	Palacia	26202 S LAKEWOOD DR	2	2	2,123	1994	425,000	425,000	04/20/2021	200.19 / 200.19
6199061	Hermosa	25435 S NOTTINGHAM DR	2	2	2,050	1992	449,000	449,000	04/16/2021	219.02 / 219.02
6215825	Agent omitted	25240 S FOXGLENN DR	2	2.5	2,119	1990	569,900	597,500	04/16/2021	268.95 / 281.97
6202988	Cochise	9814 E NAVAJO PL	2	2	1,116	1982	299,900	305,000	04/15/2021	268.73 / 273.3
6202915	Macayo extended	10417 E CHESTNUT DR	2	2	1,912	1984	439,900	443,100	04/15/2021	230.07 / 231.75
6183967	Galleria	25805 S RIBBONWOOD DR	2	2.5	2,846	1994	604,968	601,000	04/15/2021	212.57 / 211.17
6209508	Posada	26049 S SADDLETREE DR	2	2	2,534	1984	489,000	500,000	04/13/2021	192.98 / 197.32
6206707	Agent omitted	10321 E NAVAJO PL	2	2	1,032	1993	295,000	305,000	04/09/2021	285.85 / 295.54
6208112	Shawnee	9618 E NAVAJO PL	2	1.75	1,545	1984	285,000	272,000	04/08/2021	184.47 / 176.05
6190249	Agent omitted	26414 S DARTFORD DR	2	2	1,116	1982	344,900	350,000	04/30/2021	189.19 / 191.99

Prepared by The KOLB Team through ARMLS

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS and FBS - ARMLS® 2020

For more information, contact The Kolb Team at 480-809-5759.

www.thekolbteam.com

SUN LAKES HOMES RECENT SALES

Homes Sold in Sun Lakes Country Club Statistical Market Analysis April 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	24	6,392,750	Low	169,900	160,000	1,048	103.91	97.86	2
			Avg	268,879	266,365	1,532	177.22	176.16	22
			High	379,000	380,000	1,950	263.35	263.35	76
Overall	24	6,392,750	Low	169,900		1,048	103.91		2
			Avg	268,879		1,532	177.22		22
			High	379,000		1,950	263.35		76

MLS #	Floor Plan	Address	Bed	Bth	SqFt	YR	LP	SP	COE	LP/SP/\$/SF
6208235	Agent omitted	9039 E CITRUS LN S	2	2	1,153	1983	189,900	196,500	04/30/2021	164.7 / 170.42
6212943	Mfg Home	8957 E MICHIGAN AVE	2	2	1,501	1973	219,900	214,000	04/30/2021	146.5 / 142.57
6197336	Agent omitted	9012 E CACTUS LN S	2	2	1,345	1978	229,000	215,000	04/29/2021	170.26 / 159.85
6200318	Agent omitted	26603 S PAPAGO PL	2	2	1,681	1983	259,900	255,000	04/28/2021	154.61 / 151.7
6207349	Maya	26026 S PARKSIDE DR	2	1.75	1,649	1979	349,000	355,000	04/26/2021	211.64 / 215.28
6210134	Mfg Home	9065 E OLIVE LN N	2	2	1,177	1973	217,900	225,000	04/23/2021	185.13 / 191.16
6201306	Mfg Home	9130 E CITRUS LN S	3	2	1,680	1995	294,900	300,000	04/23/2021	175.54 / 178.57
6211947	Agent omitted	9329 E Parkside DR	2	2	1,649	1980	379,000	380,000	04/23/2021	229.84 / 230.44
6216257	Agent omitted	9465 E SUN LAKES BLVD	2	2	1,248	1979	210,000	210,000	04/21/2021	168.27 / 168.27
6192164	Mfg Home	9050 E OLIVE LN	2	2	1,617	1972	230,000	223,650	04/21/2021	142.24 / 138.31
6207322	Agent omitted	26602 S HOGAN DR	2	2	1,950	1987	340,000	335,000	04/20/2021	174.36 / 171.79
6203545	Agent omitted	9101 E COUNTRY CLUB DR	3	2	1,823	1979	210,000	198,500	04/16/2021	115.19 / 108.89
6207710	Mfg. Home	9108 E CACTUS LN S	2	2	1,635	1974	169,900	160,000	04/15/2021	103.91 / 97.86
6203092	Agent omitted	8932 E SUN LAKES BLVD S	2	2	1,248	1979	255,000	263,000	04/15/2021	204.33 / 210.74
6205583	Agent omitted	25832 S PARKSIDE DR	3	2	1,665	1978	325,000	312,100	04/15/2021	195.2 / 187.45
6207521	Agent omitted	26447 S HOGAN DR	2	2	1,777	1980	340,000	350,000	04/15/2021	191.33 / 196.96
6199042	Agent omitted	26253 S CHOLLA CT	2	2	1,440	1977	229,900	235,000	04/13/2021	159.65 / 163.19
6203166	Agent omitted	9314 E SUN LAKES BLVD N	2	2	1,649	1978	339,900	290,000	04/12/2021	206.12 / 175.86
6199304	Agent omitted	8938 E COUNTRY CLUB DR	2	2	1,561	1974	234,000	210,000	04/09/2021	149.9 / 134.53
6199933	Carmel	8918 E INDIANA AVE	2	1.75	1,048	2002	249,900	270,000	04/07/2021	238.45 / 257.63
6197577	Extended Tovar	9325 E FAIRWAY BLVD	2	2	1,348	1979	355,000	355,000	04/07/2021	263.35 / 263.35
6182458	Agent omitted	26247 S LAKESIDE DR	2	2	1,837	1979	280,000	280,000	04/06/2021	152.42 / 152.42
6204333	Agent omitted	26445 S NICKLAUS DR	3	2	1,658	1979	335,000	338,000	04/05/2021	202.05 / 203.86
6198319	Agent omitted	9309 E NAVAJO PL	2	2	1,417	1980	210,000	222,000	04/01/2021	148.2 / 156.67

Prepared by The KOLB Team through ARMLS

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS and FBS - ARMLS® 2020

For more information, contact The Kolb Team at 480-809-5759.

www.thekolbteam.com