

SUN LAKES HOMES RECENT SALES

Homes Sold in IronOaks Statistical Market Analysis May 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	26	12,815,506	Low	339,500	339,500	1,508	168.83	171.89	1
			Avg	483,900	492,904	2,111	231.10	235.18	22
			High	710,000	710,000	3,306	292.49	293.17	111
Overall	26	12,815,506	Low	339,500		1,508	168.83		1
			Avg	483,900		2,111	231.10		22
			High	710,000		3,306	292.49		111

MLS #	Floor Plan	Address	Bed	Bth	SqFt	YR	LP	SP	COE	LP/SP/\$/SF
6242111	Agent omitted	23744 S VACATION WAY	2	2	1,781	1998	405,000	420,000	05/31/2021	227.4 / 235.82
6230142	Agent omitted	9430 E JADECREST DR	2	1.75	1,859	1996	499,999	545,000	05/27/2021	268.96 / 293.17
6221498	Barcelona	5653 S AMBERWOOD DR	3	3	2,283	1996	599,900	606,606	05/27/2021	262.77 / 265.71
6205515	Coronado	10637 E COOPERS HAWKDR	2	2	1,910	1992	389,000	389,000	05/26/2021	203.66 / 203.66
6230775	Trova	10046 E COPPER DR	2	2	2,204	2001	510,000	520,500	05/26/2021	231.4 / 236.16
6221339	Bellagio	9105 E ROCKY LAKE DR	2	2.5	2,792	2005	700,000	706,000	05/25/2021	250.72 / 252.87
6226524	Sienna	10061 E COOPERS HAWKDR	2	2	2,302	2006	497,500	512,500	05/24/2021	216.12 / 222.63
6225398	Agent omitted	8909 E COPPER DR	2	2.5	2,151	1998	505,000	530,000	05/24/2021	234.77 / 246.4
6229758	Coronado	24641 S Augusta CT	2	2	1,910	1991	539,900	539,900	05/24/2021	282.67 / 282.67
6220761	Agent omitted	24302 S STARCREST DR	2	2	1,997	2002	475,000	495,000	05/21/2021	237.86 / 247.87
6212200	Palacia Plus	10227 E LAMBERT DR	2	2	2,123	1996	435,000	435,000	05/14/2021	204.9 / 204.9
6181368	Naples	9621 E ARROWVALE DR	3	2	1,774	2003	419,900	415,000	05/13/2021	236.7 / 233.93
6211994	Marbella	23820 S BRONZE DR	3	2	2,846	2004	515,000	510,000	05/13/2021	180.96 / 179.2
6216694	Palacia	9521 E ARROWVALE DR 32	2	2	1,763	1995	379,900	375,000	05/11/2021	215.48 / 212.71
6183601	Hermosa	10624 E HALLEY DR	2	2	2,023	1994	415,000	400,000	05/07/2021	205.14 / 197.73
6218547	Ext Palmera	10142 E LAMBERT DR	3	2	2,125	1999	554,900	568,500	05/07/2021	261.13 / 267.53
6201417	Agent omitted	9417 E JADECREST DR	2	2	1,540	1996	349,999	365,000	05/06/2021	227.27 / 237.01
6209605	Marbella	10060 E EMERALD DR	3	3	3,306	2001	710,000	710,000	05/05/2021	214.76 / 214.76
6213242	Palacia	10609 E VOAX DR	2	2	1,778	1993	395,000	395,000	05/04/2021	222.16 / 222.16
6204007	Barcelona	411 W BEECHNUT PL	3	2	2,250	1998	529,000	600,000	05/04/2021	235.11 / 266.67
6180371	Agent omitted	9764 E TRANQUILITY WAY	2	2	1,508	1998	339,500	339,500	05/03/2021	225.13 / 225.13
6195557	Cortez	24818 S STONEY PATH DR	2	2	1,640	1995	394,000	391,000	05/03/2021	240.24 / 238.41
6211720	Agent omitted	10633 E NACOMA DR	2	3	2,618	1994	442,000	450,000	05/03/2021	168.83 / 171.89
6204097	Agent omitted	25011 S GOLFVIEW DR	3	2	1,624	2006	475,000	450,000	05/03/2021	292.49 / 277.09
6194242	Barcelona	9434 E JADECREST DR	3	3	2,283	1996	512,900	515,000	05/03/2021	224.66 / 225.58
6221848	Sonoma	5853 S AMBERWOOD DR	2	3	2,499	1998	593,000	632,000	05/03/2021	237.29 / 252.9

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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 Cottonwood/Palo Verde
Statistical Market Analysis May 2021

YR = Year home was built
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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	21	8,217,700	Low	280,000	280,000	1,060	173.95	176.30	0
			Avg	387,638	391,319	1,747	224.96	227.41	19
			High	618,000	620,000	2,668	314.15	311.32	42
Overall	21	8,217,700	Low	280,000		1,060	173.95		0
			Avg	387,638		1,747	224.96		19
			High	618,000		2,668	314.15		42

MLS #	Floor Plan	Address	Bed	Bth	SqFt	YR	LP	SP	COE	LP/SP/\$/SF
6213330	Toltec	10514 E ELMHURST DR	2	2	1,348	1988	315,000	320,000	05/28/2021	233.68 /237.39
6216881	Agent omitted	10222 E MICHIGAN AVE	2	2	1,626	1985	344,900	350,000	05/28/2021	212.12//215.25
6218657	Toltec	9613 E NAVAJO PL	2	2	1,224	1983	294,500	310,000	05/26/2021	240.6 / 253.27
6222742	Toltec	26430 S GREENCASTLE DR	2	2	1,224	1982	289,900	289,900	05/25/2021	236.85 /236.85
6226431	Pinnacle	26426 S EASTLAKE DR	1	2	1,060	1991	333,000	330,000	05/25/2021	314.15 / 311.32
6221305	Santa Fe	10525 E SUNNYDALE DR	2	2.5	1,850	1985	420,000	425,000	05/25/2021	227.03 /229.73
6226671	Agent omitted	25603 S SPRING CREEKRD	2	2	1,545	1986	450,000	465,000	05/25/2021	291.26 /300.97
6232144	Borgata	10505 E MICHIGAN AVE	2	2.5	2,668	1992	618,000	620,000	05/21/2021	231.63 /232.38
6216605	Agent omitted	9848 E MINNESOTA AVE	2	1.75	1,380	1982	280,000	280,000	05/20/2021	202.9 / 202.9
6224457	Agent omitted	26425 S HOWARD DR	3	2	1,823	1983	379,900	379,900	05/20/2021	208.39 /208.39
6218548	Alameda	10417 E TWILIGHT DR	3	2	1,823	1987	368,000	380,000	05/18/2021	201.87 /208.45
6196479	Extended Maya	9641 E PALOMINO PL	2	2	1,706	1979	333,000	329,000	05/17/2021	195.19 /192.85
6216879	Agent omitted	26408 S Lakewood DR	2	1.75	1,900	1985	365,000	365,000	05/14/2021	192.11 / 192.11
6211675	Monterey	10509 E ELMHURST DR	2	2	1,676	1991	349,900	349,900	05/12/2021	208.77 /208.77
6215972	Expanded Zuni	26614 S RIBBONWOOD DR	2	2	2,156	1988	435,500	420,000	05/12/2021	201.99 /194.81
6172114	Agent omitted	26005 S New Town DR	2	2	1,545	1984	394,900	389,000	05/10/2021	255.6 / 251.78
6211860	Alameda	10609 E ELMHURST DR	2	2	1,991	1987	409,000	420,000	05/10/2021	205.42 /210.95
6216575	Palmera	25438 S TRURO DR	2	2	1,841	1997	425,000	425,000	05/07/2021	230.85 /230.85
6222994	Agent omitted	26413 S BEECH CREEK DR	2	2.5	1,803	1987	399,900	460,000	05/07/2021	221.8 / 255.13
6212385	Alameda	26601 S EASTLAKE DR	2	2	2,127	1984	370,000	375,000	05/06/2021	173.95 / 176.3
6203177	Kachina	10605 E MINNESOTA AVE	3	2	2,375	1987	565,000	535,000	05/06/2021	237.89 /225.26

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SUN LAKES HOMES RECENT SALES

Homes Sold in Sun Lakes Country Club Statistical Market Analysis May 2021



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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	14	3,663,890	Low	189,700	175,000	1,012	140.89	137.76	4
			Avg	263,903	261,706	1,428	187.77	185.96	27
			High	359,900	364,900	1,728	266.70	266.80	69
Overall	14	3,663,890	Low	189,700		1,012	140.89		4
			Avg	263,903		1,428	187.77		27
			High	359,900		1,728	266.70		69

MLS #	Floor Plan	Address	Bed	Bth	SqFt	YR	LP	SP	COE	LP/SP/\$/SF
6229222	Agent omitted	9341 E NAVAJO PL	3	2	1,431	1989	204,567	204,567	05/28/2021	142.95 / 142.95
6209238	Agent omitted	9220 E Parkside DR	2	2	1,640	1978	359,900	352,500	05/28/2021	219.45 / 214.94
6228335	Agent omitted	25819 S TEXAS CT	2	2	1,544	1979	347,900	364,900	05/28/2021	225.32 / 236.33
6221465	Agent omitted	25403 S WYOMING AVE	2	2	1,597	1974	224,999	220,000	05/27/2021	140.89 / 137.76
6209690	Agent omitted	8956 E FAIRWAY BLVD	2	2	1,345	1982	235,000	232,024	05/26/2021	174.72 / 172.51
6211970	Sun Haven	26251 S LAKESIDE DR	2	2	1,345	1980	249,900	249,900	05/26/2021	185.8 / 185.8
6216684	Tovar	26421 S NICKLAUS DR	2	2	1,348	1980	315,000	305,000	05/26/2021	233.68 / 226.26
6204786	Agent omitted	9246 E CITRUS LN S	2	2	1,248	1975	189,700	175,000	05/24/2021	152 / 140.22
6231254	Agent omitted	8925 E SUN LAKES BLVD	2	2	1,240	1974	249,876	237,000	05/24/2021	201.51 / 191.13
6220347	Agent omitted	26443 S MARICOPA PL	2	2	1,457	1983	232,999	232,999	05/19/2021	159.92 / 159.92
6219305	Carmel	8931 E COPPER VALLEY LN	2	2	1,012	2002	269,900	270,000	05/17/2021	266.7 / 266.8
6200792	Agent omitted	25214 S KANSAS AVE	3	2	1,354	1987	325,000	325,000	05/12/2021	240.03 / 240.03
6221412	Agent omitted	25850 S MONTANA AVE	3	2	1,700	1978	239,900	250,000	05/07/2021	141.12 / 147.06
6212064	Agent omitted	8926 E UTAH AVE	3	3	1,728	1981	250,000	245,000	05/04/2021	144.68 / 141.78

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