

SUN LAKES HOMES RECENT SALES

Homes Sold in IronOaks
Statistical Market Analysis July 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	23	12,094,813	Low	340,000	350,000	1,333	176.77	169.04	0
			Avg	518,857	525,861	2,183	241.94	245.86	16
			High	771,000	850,000	3,366	341.00	375.94	68
Overall	23	12,094,813	Low	340,000		1,333	176.77		0
			Avg	518,857		2,183	241.94		16
			High	771,000		3,366	341.00		68

MLS #	Floor Plan	Address	Bed	Bth	SqFt	YR	LP	SP	COE	LP/SP/\$/SF
6257945	Palmera w/ casita	24512 S Lakewood DR	3	3	2,129	2004	510,000	510,913	07/30/2021	239.55 / 239.98
6249108	Galleria	23602 S Cactus Flower Ct	2	2.5	2,606	1998	600,000	600,000	07/30/2021	230.24 / 230.24
6246326	Solano	9518 E CHAMPAGNE DR	2	2.5	1,810	1995	389,000	405,000	07/29/2021	214.92 / 223.76
6242699	Barcelona	9522 E SUNRIDGE DR	2	2	2,581	1998	595,000	575,000	07/29/2021	230.53 / 222.78
6250712	Palmera	24406 S STARCREST DR	3	3	2,203	2003	499,000	505,000	07/28/2021	226.51 / 229.23
6251426	Barcelona	9406 E SUNRIDGE DR	3	3	2,283	1998	535,000	535,000	07/28/2021	234.34 / 234.34
6242627	Barcelona	503 W CHAMPAGNE DR	3	3	2,283	1994	699,000	680,000	07/28/2021	306.18 / 297.85
6238541	Pinnacle	24408 S BOXWOOD DR	2	2	1,333	1992	340,000	350,000	07/27/2021	255.06 / 262.57
6245750	Palmera	24223 S BRIARCREST DR	3	2	1,841	2004	495,000	530,000	07/23/2021	268.88 / 287.89
6241302	Agent omitted	23709 S VACATION WAY	2	2	1,575	1997	400,000	400,000	07/22/2021	253.97 / 253.97
6258218	Palacia Plus	24904 S LAKESTAR DR	3	2	2,579	1998	549,900	571,000	07/22/2021	213.22 / 221.4
6258776	Hermosa	10226 E HERCULES DR	2	2	2,023	1994	425,000	430,000	07/19/2021	210.08 / 212.56
6248517	Oakmont	10313 E CHERRYWOOD DR	2	2	1,566	2006	439,000	450,000	07/19/2021	280.33 / 287.36
6219383	Agent omitted	25011 S LAKESTAR DR	2	2	2,845	1998	580,000	550,000	07/19/2021	203.87 / 193.32
6248180	Cypress	24839 S GOLFVIEW DR	2	2	1,790	2004	599,900	599,900	07/15/2021	335.14 / 335.14
6252035	Agent omitted	451 W CEDAR DR	2	2	2,250	1995	604,900	605,000	07/14/2021	268.84 / 268.89
6255833	Hermosa	10601 E CHAMPAGNE DR	2	2	2,050	1991	389,000	400,500	07/12/2021	189.76 / 195.37
6227652	Agent omitted	9021 E STONEY VISTA DR	3	2.5	3,366	2006	595,000	569,000	07/12/2021	176.77 / 169.04
6246174	Agent omitted	25003 S BRIARCREST DR	2	2.5	2,130	1999	510,000	510,000	07/09/2021	239.44 / 239.44
6245728	Sienna	10004 E Diamond DR	2	2	2,261	2005	771,000	850,000	07/09/2021	341 / 375.94
6237974	Galleria	10210 E HERCULES DR	3	2.5	3,166	1994	598,000	623,500	07/08/2021	188.88 / 196.94
6242111	Agent omitted	23744 S VACATION WAY	2	2	1,781	1998	405,000	420,000	07/01/2021	227.4 / 235.82
6247804	Palacia	9521 E ARROWVALE DR 32	2	2	1,763	1995	405,000	425,000	07/01/2021	229.72 / 241.07

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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 July 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	14	6,760,221	Low	319,900	323,000	1,116	172.73	171.72	3
			Avg	475,559	482,873	1,941	249.71	254.65	30
			High	719,900	740,000	2,668	344.98	349.91	55
Overall	14	6,760,221	Low	319,900		1,116	172.73		3
			Avg	475,559		1,941	249.71		30
			High	719,900		2,668	344.98		55

MLS #	Floor Plan	Address	Bed	Bth	SqFt	YR	LP	SP	COE	LP/SP/\$/SF
6232454	Barcelona	10714 E BURGESS CT	3	3	2,273	1993	699,000	657,500	07/30/2021	699,000
6244378	Alameda expanded	25817 S SHERBROOK DR	3	2	1,900	1987	375,000	375,000	07/29/2021	375,000
6249678	Agent omitted	26442 S SADDLETREE DR	2	2	1,116	1987	319,900	335,000	07/26/2021	319,900
6245489	Hopi	25227 S BOXWOOD DR	2	2	1,484	1986	420,000	485,000	07/23/2021	420,000
6201361	Agent omitted	26037 S Hollygreen DR	2	2	1,881	1984	324,900	323,000	07/21/2021	324,900
6256861	Agent omitted	26634 S HOWARD DR	2	2	1,116	1983	385,000	390,500	07/21/2021	385,000
6246710	Agent omitted	10433 E MINNESOTA AVE	2	2.5	2,119	1991	461,000	501,000	07/20/2021	461,000
6248408	Borgata	10439 E MICHIGAN AVE	2	2.5	2,668	1989	719,900	740,000	07/20/2021	719,900
6244504	Barcelona	26233 S FLAME TREE DR	3	3	2,548	1994	549,900	549,900	07/15/2021	549,900
6228979	Cimarron	25826 S HOWARD DR	2	2	1,948	1989	389,900	390,000	07/08/2021	389,900
6228590	Palacia	10503 E ELMHURST DR	2	2	1,763	1991	414,000	404,000	07/08/2021	414,000
6242173	Borgata	25634 S RIBBONWOOD DR	2	2.5	2,668	1989	604,321	604,321	07/08/2021	604,321
6227908	Ventana	26023 S EASTLAKE DR	2	2	1,833	2020	500,000	500,000	07/05/2021	500,000
6229748	Coronado	26629 S QUEEN PALM CT	2	2	1,859	1995	495,000	505,000	07/02/2021	495,000

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SUN LAKES HOMES RECENT SALES

Homes Sold in Sun Lakes Country Club Statistical Market Analysis July 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	14	4,259,726	Low	232,000	225,000	1,005	139.42	135.22	2
			Avg	303,936	304,266	1,497	206.90	207.36	33
			High	399,900	415,000	1,823	283.58	288.56	73
Overall	14	4,259,726	Low	232,000		1,005	139.42		2
			Avg	303,936		1,497	206.90		33
			High	399,900		1,823	283.58		73

MLS #	Floor Plan	Address	Bed	Bth	SqFt	YR	LP	SP	COE	LP/SP/\$/SF
6251483	Agent omitted	9328 E CITRUS LN N	2	2	1,698	1978	275,000	280,000	07/26/2021	275,000
6252628	Agent omitted	25433 S ONTARIO DR	2	2	1,545	1984	350,000	360,000	07/26/2021	350,000
6246652	Custom	26612 S SNEAD DR	3	2	1,561	1987	349,000	340,000	07/23/2021	349,000
6254340	Agent omitted	8954 E MICHIGAN AVE	2	2	1,540	1975	270,000	265,000	07/21/2021	270,000
6250440	Chalet	9350 E CITRUS LN S	2	2	1,680	1979	298,000	298,000	07/21/2021	298,000
6249269	Agent omitted	26634 S TREVINO DR	3	2	1,354	1987	329,900	339,900	07/20/2021	329,900
6240816	Unknown	9249 E OLIVE LN S	3	2	1,441	1978	249,900	249,900	07/19/2021	249,900
6230562	Agent omitted	26619 S PIMA PL	3	2	1,664	1987	232,000	225,000	07/15/2021	232,000
6241577	Agent omitted	9444 E MINNESOTA AVE	2	2	1,116	1987	270,000	270,000	07/15/2021	270,000
6247908	Agent omitted	9203 E OLIVE LN N	2	2	1,642	1978	399,900	415,000	07/12/2021	399,900
6226256	Agent omitted	8934 E Country Club DR	2	2	1,536	1976	257,500	240,000	07/08/2021	257,500
6242636	Alameda	8827 E PLAYER DR	3	2	1,823	1981	374,900	366,926	07/08/2021	374,900
6232755	Malibu	25207 S Briarcrest DR 41	2	1.75	1,005	2002	285,000	290,000	07/06/2021	285,000
6235687	Agent omitted	9335 E SUN LAKES BLVD N	2	2	1,348	1978	314,000	320,000	07/02/2021	314,000

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