

SUN LAKES HOMES RECENT SALES

Homes Sold in IronOaks Statistical Market Analysis February 2022

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	17	9,665,800	Low	399,000	396,800	1,540	170.94	163.82	3	
			Avg	577,041	568,576	2,391	246.79	245.75	30	
			High	824,900	775,000	3,881	292.84	294.86	101	
Overall	17	9,665,800	Low	399,000		1,540	170.94		3	
			Avg	577,041		2,391	246.79		30	
			High	824,900		3,881	292.84		101	
MLS #	Floor Plan	Address	Bed	Bth	SqFt	YR	LP	SP	COE	LP/SP/\$/SF
6349431	Agent omitted	23606 S DESERT BURST CT	2	2.5	2,151	1997	629,900	620,000	02/28/2022	292.84 / 288.24
6339846	Barcelona	10059 E Cedar Waxwing Dr	3	2	2,300	2001	659,000	659,000	02/28/2022	286.52 / 286.52
6323613	Paloma	9429 E NACOMA DR	3	2.5	2,151	1996	615,000	602,500	02/25/2022	285.91 / 280.1
6354195	Agent omitted	25026 S RANGEWOOD DR	3	2	2,374	2005	669,900	700,000	02/24/2022	282.18 / 294.86
6341687	Agent omitted	10645 E COOPERS HAWK DR	2	2	1,778	1993	410,000	475,000	02/23/2022	230.6 / 267.15
6328694	Agent omitted	24432 S METEOR CT	2	2	2,659	1993	650,000	640,000	02/23/2022	244.45 / 240.69
6301196	Borgata	5352 S AMBERWOOD DR	2	2	3,014	1996	824,900	775,000	02/23/2022	273.69 / 257.13
6336193	Cypress	9706 E VILLA PARK ST	2	2	1,790	2005	475,000	480,000	02/16/2022	265.36 / 268.16
6329355	Solano	25030 S DRIFTER DR	2	2	1,540	1993	399,000	396,800	02/15/2022	259.09 / 257.66
6326362	Marbella	24127 S SUNBROOK DR	3	2.5	2,846	2001	680,000	620,000	02/15/2022	238.93 / 217.85
6336299	Lexia	24117 S STARCREST DR	4	3.5	3,489	2000	659,000	650,000	02/15/2022	188.88 / 186.3
6344318	Naples	9627 E ARROWVALE DR	3	2	1,774	2003	449,000	457,000	02/10/2022	253.1 / 257.61
6343572	Agent omitted	24203 S STARCREST DR	2	2	1,841	1999	445,000	455,500	02/09/2022	241.72 / 247.42
6336514	Lexia Custom	372 W BEECHNUT PL	3	3.5	3,881	1999	799,000	700,000	02/09/2022	205.87 / 180.37
6337325	Naples	9608 E NACOMA DR	2	2	1,774	2004	420,000	425,000	02/07/2022	236.75 / 239.57
6297219	Agent omitted	24703 S DESERT DR	3	2.5	3,510	1998	600,000	575,000	02/04/2022	170.94 / 163.82
6313943	Agent omitted	23913 S VACATION WAY	3	2	1,781	1997	425,000	435,000	02/03/2022	238.63 / 244.24

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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 February 2022

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	17	8,005,180	Low	350,000	365,000	1,224	207.70	198.49	1	
			Avg	473,976	470,893	1,888	252.85	251.53	47	
			High	640,000	640,000	2,618	301.70	301.70	108	
Overall	17	8,005,180	Low	350,000		1,224	207.70		1	
			Avg	473,976		1,888	252.85		47	
			High	640,000		2,618	301.70		108	
MLS #	Floor Plan	Address	Bed	Bth	SqFt	YR	LP	SP	COE	LP/SP/\$/SF
6331679	Agent omitted	9833 E Watford WAY	2	2	1,649	1981	410,000	395,000	02/28/2022	248.64 / 239.54
6287047	Aztec	26014 S 99TH DR	2	1.75	1,869	1979	399,900	400,000	02/25/2022	213.96 / 214.02
6324874	Agent omitted	11124 E FLINTLOCK DR	2	2	1,800	1994	525,000	500,000	02/23/2022	291.67 / 277.78
6336652	Agent omitted	11134 E NAVAJO DR	2	2	2,018	1994	575,000	565,000	02/23/2022	284.94 / 279.98
6331756	Pinewood	10148 E MINNESOTA AVE	2	2	1,626	1984	388,500	385,000	02/18/2022	238.93 / 236.78
6312906	Agent omitted	26418 S PINEWOOD DR	2	2	1,873	1987	399,900	405,000	02/18/2022	213.51 / 216.23
6330159	Agent omitted	25631 S Beech Creek DR	2	2	1,550	1981	449,990	450,000	02/18/2022	290.32 / 290.32
6313408	Agent omitted	25822 S RIBBONWOOD DR	2	2.5	2,618	1994	640,000	640,000	02/16/2022	244.46 / 244.46
6336635	Tovar	26225 S HOWARD DR	2	2	1,224	1983	350,000	365,000	02/15/2022	285.95 / 298.2
6349948	Alameda	9736 E WATFORD WAY	2	2.5	2,127	1984	625,000	636,000	02/15/2022	293.84 / 299.01
6332479	Palacia	26602 S TRURO DR	2	2	1,763	1991	410,000	425,000	02/08/2022	232.56 / 241.07
6331581	Agent omitted	10722 E NAVAJO PL	2	2	1,948	1987	459,900	459,900	02/08/2022	236.09 / 236.09
6330288	Posada	9825 E CHESTNUT DR	2	2	2,534	1987	569,900	559,280	02/08/2022	224.9 / 220.71
6311647	Agent omitted	26033 S BURNABY CT	2	2	2,116	1988	439,500	420,000	02/04/2022	207.7 / 198.49
6315453	Agent omitted	10305 E LOTUS CT	2	2	1,943	1987	450,000	435,000	02/03/2022	231.6 / 223.88
6338027	Alameda	10009 E MICHIGAN AVE	3	2	1,823	1985	550,000	550,000	02/02/2022	301.7 / 301.7
6336481	Agent omitted	26629 S Brentwood DR	2	2	1,610	1984	415,000	415,000	02/01/2022	257.76 / 257.76

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SUN LAKES HOMES RECENT SALES

Homes Sold in Sun Lakes Country Club Statistical Market Analysis February 2022

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	10	2,900,900	Low	239,900	230,000	1,151	131.74	126.30	8
			Avg	302,850	290,090	1,618	189.09	182.77	52
			High	500,000	400,000	2,275	257.17	247.61	133
Overall	10	2,900,900	Low	239,900		1,151	131.74		8
			Avg	302,850		1,618	189.09		52
			High	500,000		2,275	257.17		133

MLS #	Floor Plan	Address	Bed	Bth	SqFt	YR	LP	SP	COE	LP/SP/\$/SF
6331722	Agent omitted	25448 S MONTANA AVE	3	2	1,835	1976	275,000	275,000	02/28/2022	149.86 / 149.86
6346416	Agent omitted	25629 S ONTARIO DR	2	2	1,590	1979	369,900	362,000	02/28/2022	232.64 / 227.67
6339303	Agent omitted	9044 E Michigan AVE	2	2	1,674	1973	275,000	275,000	02/25/2022	164.28 / 164.28
6342601	Agent omitted	26618 S Maricopa PL	3	2	1,586	1990	289,900	291,000	02/25/2022	182.79 / 183.48
6342675	Agent omitted	25418 S MONTANA AVE	2	2	1,368	1976	249,900	250,000	02/18/2022	182.68 / 182.75
6344603	Skyline	9413 E NAVAJO PL	2	2	1,821	1984	239,900	230,000	02/16/2022	131.74 / 126.3
6306768	Agent omitted	26429 S SNEAD DR	2	2	1,151	1979	296,000	285,000	02/16/2022	257.17 / 247.61
6288199	Agent omitted	9012 E Olive LN N	3	2	1,440	1973	247,900	247,900	02/11/2022	172.15 / 172.15
6333573	Agent omitted	9302 E CITRUS LN N	3	2	2,275	2000	500,000	400,000	02/07/2022	219.78 / 175.82
6327797	Agent omitted	26451 S MARICOPA PL	2	2	1,441	1979	285,000	285,000	02/01/2022	197.78 / 197.78

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