SUN LAKES HOMES RECENT SALES

Homes Sold in IronOaks

Statistical Market Analysis September 2022

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

kw INTEGRITY FIRST REALTY KELLERWILLIAMS.

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	18	11,347,900	Low	459,900	440,000	1,323	247.74	225.56	7
			Avg	644,361	630,439	2,195	296.57	289.92	56
			High	850,000	850,000	2,792	362.81	351.47	121
Overall	18	11,347,900	Low	459,900		1,323	247.74		7
			Avg	644,361		2,195	296.57		56
			High	850,000		2,792	362.81		121

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/$/SF
6418393	Agent omitted	9824 E SUNRIDGE DR	3	2	2,123	Revinre	589,900	575,000	09/30/2022	277.86 / 270.84
6430597	Portofino	24623 S GOLFVIEW DR	2	2	1,575	Keller Williams Integrity First	519,000	485,000	09/29/2022	329.52 / 307.94
6454921	Hermosa	23816 S GLENBURN DR	2	2	2,023	eXp Realty	599,000	599,000	09/28/2022	296.09 / 296.09
6448164	Barcelona	5350 S TANGLEWOOD DR	3	3	2,283	eXp Realty	725,000	715,000	09/27/2022	317.56 / 313.18
6435260	Sonoma	5753 S AMBERWOOD DR	3	3	2,645	Keller Williams Integrity First	839,000	800,000	09/27/2022	317.2 / 302.46
6413462	Ventana	24815 S SADDLETREE DR S	2	1.75	1,820	Power Realty Group Model Home Center	459,900	440,000	09/23/2022	252.69 / 241.76
6453106	Borgata	10553 E CEDAR WAXWING DR	2	2	2,668	Realty ONE Group	689,900	689,900	09/23/2022	258.58 / 258.58
6414654	Agent omitted	10325 E HERCULES CT	2	2	1,921	eXp Realty	624,900	615,000	09/19/2022	325.3 / 320.15
6424346	Agent omitted	10428 E HERCULES DR	2	2	2,115	eXp Realty	620,000	620,000	09/16/2022	293.14 / 293.14
6450885	Palacia Plus	9216 E ROCKY LAKE DR	3	2	2,257	Delex Realty	625,900	630,000	09/15/2022	277.32 / 279.13
6413012	Milano	24018 S LAKEWAY CIR NW	2	2	1,997	HomeSmart	689,000	665,000	09/15/2022	345.02 / 333
6407456	Barcelona	423 W TEAKWOOD DR	3	3	2,453	HomeSmart	725,000	710,000	09/15/2022	295.56 / 289.44
6432989	Bellagio	24509 S LAKEWAY CIR SE	2	2	2,792	CORE Choice Realty	850,000	850,000	09/15/2022	304.44 / 304.44
6432212	Valencia	10532 E COOPERS HAWK DR	2	2	1,323	Weichert, Realtors – Courtney Valleywide	480,000	465,000	09/08/2022	362.81 / 351.47
6435038	Borgata	10549 E CEDAR WAXWING DR	2	2.5	2,660	RE/MAX Fine Properties	659,000	600,000	09/07/2022	247.74 / 225.56
6406456	Barcelona	9518 E ARROWVALE DR	3	3	2,283	eXp Realty	729,000	729,000	09/06/2022	319.32 / 319.32
6439955	Naples	9634 E ROCKY LAKE DR	2	2	1,774	Realty ONE Group	475,000	470,000	09/02/2022	267.76 / 264.94
6415146	Agent omitted	23808 S STONEY LAKE DR	2	2	2,792	eXp Realty	699,000	690,000	09/02/2022	250.36 / 247.13

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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 September 2022

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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	16	7,404,900	Low	345,000	310,000	1,458	157.63	150.57	2
			Avg	477,912	462,806	1,836	263.65	255.00	43
			High	619,900	609,000	2,537	344.16	340.91	120
Overall	16	7,404,900	Low	345,000		1,458	157.63		2
			Avg	477,912		1,836	263.65		43
			High	619,900		2,537	344.16		120

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/$/SF
6411854	Zuni	26449 S GREENCASTLE DR	2	2	1,922	Delex Realty	554,900	549,900	09/29/2022	288.71 / 86.11
6454419	Agent omitted	10921 E BELLFLOWER DR	3	2	1,959	HomeSmart	599,000	599,000	09/29/2022	305.77 / 05.77
6451901	Palmera	26603 S PEAR TREE DR 17	2	1.75	1,841	The Offer Company	399,000	409,000	09/27/2022	216.73 / 22.16
6428730	Zuni	9802 E WATFORD WAY	3	2	1,922	eXp Realty	450,000	450,000	09/27/2022	234.13 / 34.13
6409206	Alameda	10907 E CHESTNUT DR	3	2	1,828	eXp Realty	584,900	565,000	09/20/2022	319.97 / 09.08
6437899	Toltec extended	25257 S PINEWOOD DR	2	2	1,512	eXp Realty	415,000	371,000	09/16/2022	274.47 / 45.37
6412061	Cimarron	10722 E NAVAJO PL	2	2	2,226	Delex Realty	619,900	609,000	09/16/2022	278.48 / 73.58
6432704	Solano	9822 E WATFORD WAY	2	2	1,540	Canam Realty Group	530,000	525,000	09/15/2022	344.16 / 40.91
6408337	Maya - expanded	9647 E INDIANA AVE	2	2	1,947	Berkshire Hathaway HomeServices AZ Properties	399,000	340,000	09/14/2022	204.93 / 74.63
6445605	Alameda	10406 E SAN TAN BLVD	2	2	1,823	Arrow Property Management	515,000	515,000	09/14/2022	282.5 / 282.5
6421295	Agent omitted	26006 S DARTFORD DR	2	2	1,586	Realty ONE Group	475,000	480,000	09/12/2022	299.5 / 302.65
6449034	Agent omitted	9621 E Calgary AVE	3	2	2,537	eXp Realty	399,900	382,000	09/05/2022	157.63 / 50.57
6443425	Sea Pines	25254 S SADDLETREE DR	2	2	1,458	West USA Realty	345,000	310,000	09/02/2022	236.63 / 12.62
6442243	Agent omitted	10425 E Twilight DR	3	1.75	1,823	Hague Partners	410,000	395,000	09/01/2022	224.9 / 216.68
6438434	Shawnee	9740 E WATFORD WAY	2	2	1,545	West USA Realty	425,000	400,000	09/01/2022	275.08 / 258.9
6437131	Coronado	10517 E SILVERTREE DR	2	2.5	1,910	Cactus Mountain Properties, LLC	525,000	505,000	09/01/2022	274.87 / 264.4

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SUN LAKES HOMES RECENT SALES

Homes Sold in Sun Lakes Country Club

Statistical Market Analysis September 2022

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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	6	1,516,129	Low	199,000	143,000	961	160.05	148.80	14
			Avg	265,483	252,688	1,330	198.42	186.18	43
			High	389,000	385,129	1,800	216.11	213.96	94
Overall	6	1,516,129	Low	199,000		961	160.05		14
			Avg	265,483		1,330	198.42		43
			High	389,000		1,800	216.11		94

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/$/SF
6426515	Lancer	9221 E CITRUS LN S	2	2	1,249	Realty ONE Group	199,900	190,000	09/30/2022	160.05 /152.12
6445161	Agent omitted	9035 E OLIVE LN	2	1.75	961	eXp Realty	199,000	143,000	09/29/2022	207.08 / 148.8
6449100	Agent omitted	26444 S NAVAJO PL	3	2	1,377	Cactus Mountain Properties, LLC	295,000	287,000	09/23/2022	214.23 / 08.42
6449933	Agent omitted	9109 E COUNTRY CLUB DR	2	2	1,153	Glass House International	225,000	225,000	09/20/2022	195.14 / 95.14
6444817	Agent omitted	9021 E OLIVE LN N	2	2	1,440	My Home Group Real Estate	285,000	286,000	09/19/2022	197.92 / 98.61
6404973	Agent omitted	25639 S WYOMING AVE	2	2	1,800	eXp Realty	389,000	385,129	09/15/2022	216.11 / 13.96

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