SUN LAKES HOMES RECENT SALES

Homes Sold in IronOaks

Statistical Market Analysis December 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	10	5,280,900	Low	399,900	399,900	1,675	215.23	214.89	6
			Avg	536,090	528,090	2,090	257.06	253.34	65
			High	775,000	775,000	2,846	292.12	292.12	148
Overall	10	5,280,900	Low	399,900		1,675	215.23		6
			Avg	536,090		2,090	257.06		65
			High	775,000		2,846	292.12		148

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/$/SF
6475693	Verona	9620 E Champagne Dr	2	2	1,675	HomeSmart	450,000	450,000	12/20/2022	268.66/268.66
6472338	Agent omitted	10726 E Cedar Waxwing Dr	2	2	1,700	Infinity & Associates Real Estate	410,000	410,000	12/16/2022	241.18/241.18
6480310	Agent omitted	9010 E Copper Dr	2	2	1,841	My Home Group Real Estate	497,000	470,000	12/16/2022	269.96/255.30
6480065	Paloma	10614 E Voax Dr	2	2.5	2,102	Realty ONE Group	535,000	530,000	12/14/2022	259.28/252.14
6481842	Galleria	9218 E Nacoma Dr	3	3	2,846	HomeSmart	775,000	775,000	12/09/2022	272.31/272.31
6472213	Agent omitted	10612 E Halley Dr	2	1.5	1,858	My Home Group Real Estate	399,900	399,900	12/08/2022	215.23/215.23
6447388	Borgata	390 W Cherrywood Dr	2	2	2,699	West USA Realty	599,000	580,000	12/08/2022	221.93/214.89
6484915	Napa	9902 E Crystal Dr	3	2	2,166	Keller Williams Integrity First	575,000	581,000	12/08/2022	265.47/268.24
6448792	Palacia	25107 S Desert Vale Dr	2	2	1,763	Built by Referral Realty Grp 02	515,000	515,000	12/05/2022	292.12/292.12
6416735	Barcelona	10210 E Champagne Dr	2	2	2,250	Keller Williams Integrity First	595,000	570,000	12/02/2022	264.44/253.33

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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 December 2022

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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	13	6,051,050	Low	329,900	295,000	1,116	218.87	205.70	0
			Avg	482,754	465,465	1,893	257.82	247.97	65
			High	660,000	680,000	2,660	295.61	283.16	152
Overall	13	6,051,050	Low	329,900		1,116	218.87		0
			Avg	482,754		1,893	257.82		65
			High	660,000		2,660	295.61		152

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/$/SF
6494092	Alameda	9914 E DONEGAL CT	3	2	1,823	Infinity & Associates Real Estate	399,000	375,000	12/30/2022	218.87/ 205.70
6482391	Solano	10702 E NAVAJO PL	2	2	1,630	Realty Executives	465,000	457,500	12/28/2022	285.28/ 280.67
6471256	Coronado	10901 E TWILIGHT DR	2	2	1,910	eXp Realty	545,000	535,000	12/28/2022	285.34/ 280.10
6457425	Rio Grande	25220 S Cloverland DR	3	3.5	2,507	Arizona Elite Properties	599,999	537,000	12/28/2022	239.33/ 214.20
6443229	Cochise	25246 S Pinewood DR	2	2	1,116	West USA Realty	329,900	295,000	12/27/2022	295.61/ 264.34
6489343	Agent omitted	11131 E CHESTNUT CT	2	2	2,660	Keller Williams Realty East Valley	660,000	680,000	12/20/2022	248.12/ 255.64
6487164	Agent omitted	26005 S CLOVERLAND DR	2	2	1,833	Cactus Mountain Properties, LLC	525,000	498,000	12/16/2022	286.42/ 271.69
6484440	Ventana	10705 E STARFLOWER DR	2	2	1,800	Luxe Real Estate Group	459,000	450,000	12/15/2022	255.00 / 250.00
6487423	Paloma	10817 E SILVERTREE DR	2	2.5	2,119	Keller Williams Integrity First	545,000	545,000	12/15/2022	257.20/ 257.20
6482972	Palacia Plus	26231 S FLAME TREE DR	3	2	2,123	eXp Realty	539,900	515,000	12/14/2022	254.31/ 242.58
6441583	Agent omitted	26401 S SHERBROOK DR	2	2	1,342	Presidential Realty, LLC	384,000	380,000	12/09/2022	286.14/283.16
6409294	Zuni	25834 S HOWARD DR	2	2	1,922	Cactus Mountain Properties, LLC	425,000	408,550	12/08/2022	221.12 / 212.57
6463438	Alameda	25821 S HOWARD DR	3	2	1,823	RE/MAX Alliance Group	399,000	375,000	12/02/2022	218.87 / 205.70

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SUN LAKES HOMES RECENT SALES

Homes Sold in Sun Lakes Country Club

Statistical Market Analysis December 2022

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kw INTEGRITY FIRST REALTY KELLERWILLIAMS.

The Kolb Team
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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	11	3,349,900	Low	250,000	245,000	1,277	179.79	172.73	16
			Avg	321,864	304,536	1,548	208.38	196.59	66
			High	445,000	400,000	1,981	288.03	258.90	106
Overall	11	3,349,900	Low	250,000		1,277	179.79		16
			Avg	321,864		1,548	208.38		66
			High	445,000		1,981	288.03		106

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/$/SF
6464621	Manufactured	9236 E CITRUS LN S	2	2	1,441	eXp Realty	289,999	280,000	12/30/2022	201.25 / 194.31
6381837	Agent omitted	9302 E CITRUS LN S	2	2	1,344	Realty ONE Group	250,000	245,000	12/23/2022	186.01 / 182.29
6473437	Agent omitted	9445 E OLIVE LN S	2	2	1,441	Realty Executives	299,900	275,000	12/22/2022	208.12 / 190.84
6449722	Agent omitted	9110 E SUN LAKES BLVD S	3	2	1,537	West USA Realty	284,900	275,000	12/19/2022	185.36 / 178.92
6486344	Maya	8882 E FAIRWAY BLVD	2	2	1,760	HomeSmart	333,000	304,000	12/12/2022	189.20 / 172.73
6473061	Manufactured	9109 S Lakeview DR	2	2	1,440	Cactus Mountain Properties, LLC	258,900	260,000	12/06/2022	179.79 / 180.56
6481466	Custom Built	26609 S NICKLAUS DR	2	2	1,820	Built by Referral Realty Grp 02	369,900	365,000	12/06/2022	203.24 / 200.55
6455927	Agent omitted	9429 E OLIVE LN S	2	2	1,441	HomeSmart	309,000	305,000	12/02/2022	214.43 / 211.66
6406239	Agent omitted	26601 S NICKLAUS DR	2	2	1,981	Keller Williams Integrity First	399,900	395,900	12/02/2022	201.87 / 199.85
6473326	Agent omitted	9517 E FAIRWAY BLVD	2	2	1,277	HUNT Real Estate ERA	300,000	245,000	12/01/2022	234.93 / 191.86
6468690	Agent omitted	26002 S PARKSIDE DR	2	2	1,545	West USA Realty	445,000	400,000	12/01/2022	288.03 / 258.90

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