

## SUN LAKES HOMES RECENT SALES

**Homes Sold in IronOaks**  
**Statistical Market Analysis January 2023**



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  | 4          | 2,268,965   | Low  | 499,900    | 474,965    | 2,123       | 210.57                  | 204.30                     | 4                    |
|         |            |             | Avg  | 592,225    | 567,241    | 2,341       | 251.57                  | 240.28                     | 64                   |
|         |            |             | High | 779,000    | 779,000    | 2,618       | 297.56                  | 297.56                     | 124                  |
| Overall | 4          | 2,268,965   | Low  | 499,900    |            | 2,123       | 210.57                  |                            | 4                    |
|         |            |             | Avg  | 592,225    |            | 2,341       | 251.57                  |                            | 64                   |
|         |            |             | High | 779,000    |            | 2,618       | 297.56                  |                            | 124                  |

| MLS #   | Floor Plan     | Address                | Bed | Bth | SqFt  | LISTING BROKER                   | LP      | SP      | COE        | LP/SP/\$/SF   |
|---------|----------------|------------------------|-----|-----|-------|----------------------------------|---------|---------|------------|---------------|
| 6471205 | Palacia Plus   | 24725 S Stoney Lake Dr | 2   | 2   | 2,123 | eXp Realty                       | 515,000 | 474,965 | 01/31/2023 | 242.58/223.72 |
| 6491834 | Modified Tovar | 23804 S Rocky Brook Dr | 3   | 2   | 2,374 | Russ Lyon Sotheby's Int'l Realty | 499,900 | 485,000 | 01/30/2023 | 210.57/204.30 |
| 6498435 | Borgata        | 5692 S Amberwood Dr    | 2   | 2.5 | 2,618 | Cactus Mountain Properties LLC   | 779,000 | 779,000 | 01/24/2023 | 297.56/297.56 |
| 6481665 | Agent omitted  | 10446 E Lambert Dr     | 2   | 2   | 2,250 | Gentry Real Estate               | 575,000 | 530,000 | 01/05/2023 | 255.56/235.56 |
|         |                |                        |     |     |       |                                  |         |         |            |               |
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# SUN LAKES HOMES RECENT SALES

## Homes Sold in Sun Lakes Country Club Statistical Market Analysis January 2023

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  | 9          | 2,589,450   | Low  | 235,000    | 220,000    | 1,249       | 185.91                  | 174.88                     | 57                   |
|         |            |             | Avg  | 302,944    | 287,717    | 1,437       | 209.62                  | 199.71                     | 89                   |
|         |            |             | High | 399,999    | 370,000    | 1,780       | 242.41                  | 224.79                     | 144                  |
| Overall | 9          | 2,589,450   | Low  | 235,000    | 220,000    | 1,249       | 185.91                  |                            | 57                   |
|         |            |             | Avg  | 302,944    |            | 1,437       | 209.62                  |                            | 89                   |
|         |            |             | High | 399,999    |            | 1,780       | 242.41                  |                            | 144                  |

| MLS #   | Floor Plan    | Address                 | Bed | Bth  | SqFt  | LISTING BROKER                   | LP      | SP      | COE        | LP/SP/\$/SF     |
|---------|---------------|-------------------------|-----|------|-------|----------------------------------|---------|---------|------------|-----------------|
| 6484616 | Agent omitted | 9417 E OLIVE LN S       | 2   | 2    | 1,441 | eXp Realty                       | 267,900 | 252,000 | 01/31/2023 | 185.91 / 174.88 |
| 6485353 | Agent omitted | 26439 S HOGAN DR        | 3   | 2    | 1,646 | HomeSmart                        | 399,000 | 370,000 | 01/30/2023 | 242.41 / 224.79 |
| 6486389 | Agent omitted | 9221 E CITRUS LN S      | 2   | 2    | 1,249 | Realty ONE Group                 | 274,900 | 274,900 | 01/24/2023 | 220.10 / 220.10 |
| 6459490 | Gila          | 26402 S NICKLAUS DR 4   | 3   | 3    | 1,780 | Russ Lyon Sotheby's Int'l Realty | 399,999 | 360,000 | 01/24/2023 | 224.72 / 202.25 |
| 6449531 | Silvercrest   | 9241 E SUN LAKES BLVD S | 2   | 2    | 1,441 | eXp Realty                       | 284,900 | 266,650 | 01/17/2023 | 197.71 / 185.05 |
| 6478441 | Agent omitted | 8822 E MARYLAND AVE     | 2   | 2    | 1,249 | Built by Referral Realty Grp 02  | 255,900 | 253,000 | 01/05/2023 | 204.88 / 202.56 |
| 6479085 | Agent omitted | 9010 E OLIVE LN S       | 3   | 2    | 1,440 | eXp Realty                       | 319,900 | 317,900 | 01/05/2023 | 222.15/220.76   |
| 6472280 | New Moon      | 26602 S MARICOPA PL     | 3   | 1.75 | 1,441 | Randleman Realty                 | 289,000 | 275,000 | 01/03/2023 | 200.56 / 190.84 |
| 6457288 | Agent omitted | 9441 E SUN LAKES BLVD S | 2   | 2    | 1,249 | eXp Realty                       | 235,000 | 220,000 | 01/02/2023 | 188.15/176.14   |
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