SUN LAKES HOMES RECENT SALES

Homes Sold in IronOaks

Statistical Market Analysis February 2023

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	14	7,832,400	Low	365,000	365,000	1,540	219.44	210.00	0
			Avg	567,064	559,457	2,067	275.72	272.47	45
			High	840,000	800,000	3,198	340.58	329.76	114
Overall	14	7,832,400	Low	365,000		1,540	219.44		0
			Avg	567,064		2,067	275.72		45
			High	840,000		3,198	340.58		114

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/$/SF
6517060	Agent omitted	10217 E Stoney Vista DR	2	2	1,540	eXp Realty	365,000	365,000	02/28/2023	237.01/237.01
6518735	Spyglass	9810 E Gemini Pl	3	2	1,624	Realty ONE Group	484,000	484,000	02/28/2023	298.03/294.95
6513196	Spyglass	9814 E Gemini Pl	2	2	1,624	Realty ONE Group	485,000	485,000	02/28/2023	298.65/304.50
6503464	Custom	10432 E Cedar Waxwing Ct	2	2	1,800	Keller Williams Integrity First	395,000	378,000	02/23/2023	219.44/210.00
6462609	Galleria	5832 S Amberwood Dr	3	3.5	3,198	Hague Partners	840,000	800,000	02/23/2023	262.66/250.16
6478915	Rialto	24610 S Lakeway Cir SE	2	2.5	2,165	Keller Williams Integrity First	562,000	540,000	02/22/2023	259.58/249.42
6509982	Sedona	9924 E Sunridge Dr	2	2	2,022	eXp Realty	519,000	515,000	02/21/2023	256.68/254.70
6499213	Hermosa	430 W Cherrywood Dr	2	2	2,023	HomeSmart	689,000	665,000	02/17/2023	340.58/328.72
6497137	Ventana	10424 E Nacoma Dr	2	2	1,833	Keller Williams Integrity First	529,000	529,000	02/14/2023	288.60/288.60
6483307	Hermosa	24637 S Ribbonwood Dr	2	2	2,023	West USA Realty	589,000	580,000	02/13/2023	291.15/286.70
6493999	Trova	9919 E Diamond Dr	3	2	2,373	eXp Realty	528,000	525,500	02/10/2023	222.50/221.45
6508812	Montera	9835 E Sunburst Dr	3	3	2,311	Keller Williams Integrity First	649,000	656,500	02/09/2023	280.83/284.08
6482907	Sienna	10020 E Nacoma Ct	3	3	2,622	Delex Realty	719,900	719,900	02/06/2023	274.56/274.56
6502693	Naples	24602 S Golfview Dr	2	2	1,774	Realty ONE Group	585,000	585,000	02/02/2023	329.76/329.76

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SUN LAKES HOMES RECENT SALES

Homes Sold in Cottonwood/Palo Verde

Statistical Market Analysis February 2023

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kw INTEGRITY FIRST REALTY KELLERWILLIAMS.

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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	21	9,410,849	Low	290,000	245,000	1,116	181.78	172.79	10
			Avg	464,928	448,136	1,915	243.22	233.69	83
			High	699,999	680,000	2,668	298.90	281.73	204
Overall	21	9,410,849	Low	290,000		1,116	181.78		10
			Avg	464,928		1,915	243.22		83
			High	699,999		2,668	298.90		204

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/$/SF
6490320	Agent omitted	26438 S SEDONA DR	2	2	1,348	Urban Luxe Real Estate	315,000	245,000	02/27/2023	233.68/181.75
6434004	Alameda	25837 S HOWARD DR	3	2	2,195	Barrett Real Estate	399,000	391,850	02/27/2023	181.78/178.52
6439307	Alameda	26022 S CEDARCREST DR	3	2	1,823	Cactus Mountain Properties LLC	544,900	510,000	02/27/2023	298.90/279.76
6502714	Barcelona	26225 S THISTLE LN	3	3	2,283	Berkshire Hathaway Home Svcs AZ Prop	599,000	600,000	02/24/2023	262.37/262.81
6512751	Ext Palacia	25832 S SADDLETREE DR	2	2	1,903	Keller Williams Realty East Valley	429,000	420,000	02/23/2023	225.43/220.70
6507364	Agent omitted	10011 E MINNESOTAAVE	2	2	1,558	Realty ONE Group	425,000	436,000	02/23/2023	272.79/279.85
6515988	Agent omitted	26413 S NEW TOWN DR	2	2	1,116	Keller Williams Arizona Realty	290,000	290,000	02/22/2023	259.86/259.86
6501571	Toltec	10418 E SUNNYDALE DR	2	2	1,384	West USA Realty	339,900	320,999	02/17/2023	245.59/231.94
6503436	Coronado	10430 E EAST DR	2	2	1,859	Realty ONE Group	460,000	460,000	02/17/2023	247.44/247.44
6445131	Alameda	25626 S BOXWOOD DR	3	2	1,971	Realty ONE Group	375,000	360,000	02/16/2023	190.26/182.65
6503527	Borgata	25204 S FLAME TREE DR	2	2	2,619	West USA Realty	699,999	680,000	02/16/2023	267.28/259.64
6482644	Zuni	26626 S SEDONA DR	2	2	1,922	Coldwell Banker Realty	444,900	440,000	02/15/2023	231.48/228.93
6497062	Ventana	11131 E SUNNYDALE CT	2	2	1,940	Hague Partners	498,000	485,000	02/15/2023	256.70/250.00
6424485	Borgata	10910 E SAN TAN BLVD	3	2.5	2,668	eXp Realty	699,999	679,000	02/14/2023	262.37/254.50
6480855	Agent omitted	10414 E REGAL DR	2	2	1,823	West USA Realty	360,000	315,000	02/10/2023	197.48/172.79
6483988	Kachina	26609 S CLOVERLAND DR	2	2	2,116	HomeSmart	509,000	493,000	02/09/2023	240.55/232.99
6494318	Borgata	25848 S SADDLETREE DR	2	2	2,668	Hague Partners	599,999	595,000	02/06/2023	224.89/223.01
6495153	Shawnee	26406 S LAKEMONT DR	2	2	1,545	Presidential Realty, LLC	379,999	360,000	02/03/2023	245.95/233.01
6442751	Agent omitted	26017 S BEECH CREEK DR	3	2	1,823	HomeSmart	395,000	360,000	02/03/2023	216.68/197.48
6472083	Agent omitted	10422 E EAST DR	2	2	1,833	West USA Realty	464,900	455,000	02/03/2023	253.63/248.23
6431855	Agent omitted	10911 E CHESTNUT DR	3	2	1,828	HomeSmart	534,900	515,000	02/03/2023	292.61/281.73

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SUN LAKES HOMES RECENT SALES

Homes Sold in Sun Lakes Country Club

Statistical Market Analysis February 2023

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SP = Sales Price
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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	17	5,075,200	Low	185,000	185,000	1,041	148.12	148.12	0
			Avg	307,376	298,541	1,537	202.14	196.28	81
			High	439,000	405,000	2,134	273.84	270.95	248
Overall	17	5,075,200	Low	185,000		1,041	148.12		0
			Avg	307,376		1,537	202.14		81
			High	439,000		2,134	273.84		248

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/$/SF
6486261	Agent omitted	25428 S ILLINOIS AVE	2	2	1,057	Cactus Mountain Properties LLC	220,000	214,200	02/28/2023	208.14/202.65
6498825	Agent omitted	9316 E CITRUS LN S	2	2	1,041	Cactus Mountain Properties LLC	239,000	220,000	02/28/2023	229.59/211.34
6503359	Agent omitted	26611 S NAVAJO PL	2	2	1,152	Keller Williams Realty East Valley	239,999	225,000	02/23/2023	208.33/195.31
6508234	Agent omitted	9009 E OLIVE LN N	2	2	1,442	Built by Referral Realty Grp 02	221,000	221,000	02/17/2023	153.26/153.26
6499398	Agent omitted	9116 E CACTUS LN N	2	2	1,152	Call Realty, Inc.	285,000	280,000	02/17/2023	247.40/243.06
6513771	Agent omitted	9329 E CITRUS LN S	2	2	1,273	Built by Referral Realty Grp 02	260,000	260,000	02/16/2023	204.24/204.24
6502064	Agent omitted	9540 E PINTO PL	3	2	2,066	eXp Realty	389,000	380,000	02/16/2023	188.29/183.93
6454662	Agent omitted	25434 S ILLINOIS AVE	2	2	1,441	West USA Realty	239,000	230,000	02/15/2023	165.86/159.61
6473030	Mfg Home	26447 S Lakeview DR	2	2	1,780	eXp Realty	320,000	299,000	02/15/2023	179.78/167.98
6503176	Agent omitted	9301 E CITRUS LN S	2	2	1,249	Built by Referral Realty Grp 02	185,000	185,000	02/13/2023	148.12/148.12
6437929	Agent omitted	8826 E FAIRWAY BLVD	2	2	1,950	DenMar Realty	385,000	377,000	02/13/2023	197.44/193.33
6371003	Agent omitted	25445 S ONTARIO DR	2	2	1,658	Opendoor Brokerage, LLC	360,000	350,000	02/10/2023	217.13/211.10
6501838	Agent omitted	9105 E OLIVE LN	3	2	2,134	KJ Elite Realty	349,900	345,000	02/09/2023	163.96/161.67
6461392	Agent omitted	25602 S FAIRWAY CT	3	2	1,946	Arizona Gateway Real Estate	439,000	404,000	02/06/2023	225.59/207.61
6467271	Skyyline	9413 E NAVAJO PL	2	2	1,821	eXp Realty	304,500	305,000	02/03/2023	167.22/167.49
6497500	Tovar	9502 E LAWNDALE PL E	2	1.75	1,384	Randleman Realty	379,000	375,000	02/02/2023	273.84/270.95
6490006	Toltec expananded	26019 S OCOTILLO CIR	2	2	1,588	Cactus Mountain Properties LLC	410,000	405,000	02/01/2023	258.19/255.04

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