

SUN LAKES HOMES RECENT SALES

Homes Sold in IronOaks Statistical Market Analysis March 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	23	13,036,950	Low	375,000	375,000	1,679	182.93	182.93	0
			Avg	583,891	566,824	2,174	268.70	261.11	49
			High	849,000	849,000	2,933	354.57	331.82	144
Overall	23	13,036,950	Low	375,000		1,679	182.93		0
			Avg	583,891		2,174	268.70		49
			High	849,000		2,933	354.57		144

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/\$/SF
6499040	Palacia	24613 S Rosewood Dr	2	2	1,909	eXp Realty	429,000	400,000	03/31/2023	224.72 / 209.53
6509644	Palmera	23628 S ILLINOIS AVE	3	3	2,253	Keller Williams Integrity First	549,000	525,000	03/31/2023	243.68 / 233.02
6482797	Naples	24421 S Golfview Dr	2	2	1,774	Keller Williams Integrity First	629,000	588,650	03/31/2023	354.57 / 331.82
6499275	Marbella	24210 S Cactus Flower Dr	2	2.5	2,846	eXp Realty	715,000	695,000	03/31/2023	251.23 / 244.20
6523753	Marbella	8836 E SUNRIDGE DR	2	2.5	2,846	Realty ONE Group	830,000	766,500	03/31/2023	291.64 / 269.33
6517880	Encanto	24950 S Lakewood Dr	2	2	1,679	eXp Realty	479,000	451,500	03/29/2023	285.29 / 269.91
6523761	Palmera	9111 E Coopers Hawk Dr	2	2	1,841	Barrett Real Estate	527,900	525,000	03/29/2023	286.75 / 285.17
6525733	Agent omitted	24131 S Lakeway Cir NW	2	2	1,957	West USA Realty	475,000	485,000	03/24/2023	242.72 / 247.83
6514145	Agent omitted	8916 E COPPER DR	2	2	2,022	HomeSmart	629,900	610,000	03/24/2023	311.52 / 301.68
6516813	Agent omitted	9044 E Cedar Waxwing Dr	2	2.5	2,846	West USA Realty	720,000	700,000	03/23/2023	252.99 / 245.96
6519380	Trova	9011 E COPPER DR	2	2	1,879	Realty ONE Group	439,000	420,000	03/20/2023	233.63 / 223.52
6513532	Agent omitted	24529 S Saddletree Dr	3	2	2,123	Realty ONE Group	495,000	475,000	03/20/2023	233.16 / 223.74
6509926	Palmera w/casita	9923 E SUNBURST DR	3	3	1,910	eXp Realty	649,000	624,000	03/20/2023	339.79 / 326.70
6514125	Bellagio	10204 E DIAMOND DR	2	2	2,780	eXp Realty	789,900	770,000	03/17/2023	284.14 / 276.98
6476327	Agent omitted	10701 E Voax DR	2	2	2,050	RE/MAX Excalibur	375,000	375,000	03/16/2023	182.93 / 182.93
6511223	Solano	9229 E EMERALD DR	3	2	1,810	Hague Partners	519,900	519,900	03/16/2023	287.24 / 287.24
6483229	Sedona	9301 E Cedar Waxwing Dr	2	2	2,022	eXp Realty	506,000	490,000	03/15/2023	250.25 / 242.33
6478500	Bellagio	24509 S Lakeway Cir SE	3	2	2,792	DPR Realty LLC	799,000	738,000	03/13/2023	286.17 / 264.33
6473637	Solano	23610 S Cactus Flower Ct	2	2	1,810	Realty ONE Group	455,000	455,000	03/10/2023	251.38 / 251.38
6509623	Agent omitted	10528 E Cedar Waxwing Dr	3	3.5	2,028	Keller Williams Arizona Realty	460,000	465,500	03/10/2023	226.82 / 229.54
6514375	Marbella	24318 S Berrybrook Dr	2	2	2,933	Keller Williams Integrity First	849,000	849,000	03/10/2023	289.46 / 289.46
6509855	Sedona modified	9325 E Cherrywood Dr	2	2	1,997	Locality Real Estate	569,000	569,000	03/09/2023	284.93 / 284.93
6508352	Agent omitted	25036 S Stoney Lake Dr	2	2	1,894	RHouse Realty	539,900	539,900	03/01/2023	285.06 / 285.06

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SUN LAKES HOMES RECENT SALES

Homes Sold in Cottonwood/Palo Verde Statistical Market Analysis March 2023

YR = Year home was built
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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	8,695,642	Low	340,000	275,000	1,323	202.94	149.38	0
			Avg	437,617	414,078	1,780	247.41	234.41	92
			High	629,000	620,000	2,127	302.27	291.49	248
Overall	21	8,695,642	Low	340,000		1,323	202.94		0
			Avg	437,617		1,780	247.41		92
			High	629,000		2,127	302.27		248

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/\$/SF
6529572	Shawnee	26206 S GREENCASTLE DR	3	2	1,905	West USA Realty	389,000	300,000	03/31/2023	204.20 / 157.48
6500390	Valencia	26614 S TRURO DR	2	2	1,323	Berkshire Hathaway HomeServices	399,900	385,000	03/31/2023	302.27 / 291.01
6494235	Agent omitted	26434 S TRURO DR	2	2	1,409	Hunt Real Estate ERA	364,000	365,000	03/30/2023	258.34 / 259.05
6501893	Agent omitted	25808 S Flame Tree DR	2	2.5	2,119	HomeSmart	550,000	550,000	03/30/2023	259.56 / 259.56
6508111	Zuni extended	10306 E TWILIGHT CT	3	2	2,090	eXp Realty	429,900	397,642	03/28/2023	205.69 / 190.26
6474211	Agent omitted	26033 S HOLLYGREEN DR	2	2	2,083	Keller Williams Realty East Valley	446,000	420,000	03/24/2023	214.11 / 201.63
6507801	Agent omitted	25426 S SPRING CREEK RD	2	1.75	1,540	DPR Realty LLC	440,000	435,000	03/21/2023	285.71 / 282.47
6483402	Agent omitted	10425 E TWILIGHT DR	3	2	1,823	ES Homes, LLC	529,000	499,000	03/21/2023	290.18 / 273.72
6518492	Shawnee	25847 S EASTLAKE DR	2	2	1,672	eXp Realty	419,000	419,000	03/20/2023	250.60 / 250.60
6427485	Palacia	10413 E Watford WAY	2	2	1,763	Built by Referral Realty Grp 02	455,000	450,000	03/20/2023	258.08 / 255.25
6497102	Agent omitted	26225 S BEECH CREEK DR	3	2	1,971	Solid Choice Realty	399,999	380,000	03/17/2023	202.94 / 192.80
6518237	Agent omitted	10409 E Silvertree DR	2	2	1,833	Century 21 Arizona Foothills	450,000	450,000	03/16/2023	245.50 / 245.50
6480384	Alameda	9736 E WATFORD WAY	2	2	2,127	eXp Realty	629,000	620,000	03/16/2023	295.72 / 291.49
6510494	Seapines	25250 S MOHAWK DR	2	2	1,380	Realty ONE Group	340,000	330,000	03/15/2023	246.38 / 239.13
6507137	Agent omitted	25806 S NEW TOWN DR	2	2	1,590	Keller Williams Integrity First	365,000	365,000	03/15/2023	229.56 / 229.56
6451939	Agent omitted	26622 S Sedona DR 14	2	2	1,841	Desert Reflections Realty	375,450	275,000	03/13/2023	203.94 / 149.38
6503772	Agent omitted	25838 S HOWARD DR	2	2	1,674	Gentry Real Estate	379,900	365,000	03/09/2023	226.94 / 218.04
6504896	Valencia	26226 S FLAME TREE DR	2	2	1,323	eXp Realty	379,000	350,000	03/06/2023	286.47 / 264.55
6474809	Hermosa	25608 S SPRING CREEK RD	2	2	2,050	Keller Williams Integrity First	525,000	500,000	03/03/2023	256.10 / 243.90
6496317	Agent omitted	26017 S Saddletree DR	2	2	1,773	Breinholt May Realty & Investments	374,900	310,000	03/02/2023	211.45 / 174.84
6455455	Palacia	25210 S BUTTONWOOD DR	3	3	2,100	West USA Realty	549,900	530,000	03/01/2023	261.86 / 252.38

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SUN LAKES HOMES RECENT SALES

Homes Sold in Sun Lakes Country Club Statistical Market Analysis March 2023

YR = Year home was built
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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	15	4,843,750	Low	235,000	225,000	1,248	154.54	154.54	6
			Avg	333,093	322,917	1,568	214.59	208.75	76
			High	539,800	520,000	2,089	279.11	279.03	194
Overall	15	4,843,750	Low	235,000		1,248	154.54		6
			Avg	333,093		1,568	214.59		76
			High	539,800		2,089	279.11		194

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP\$/SF
6523985	Agent omitted	25850 S MONTANA AVE	3	2	1,700	Coldwell Banker Realty	299,990	293,000	03/31/2023	176.46 / 172.35
6515615	Agent omitted	26437 S SNEAD DR	2	2	1,384	Long Realty Jasper Associates	359,000	369,000	03/31/2023	259.39 / 266.62
6467540	Agent omitted	9245 E PARKSIDE DR	3	2	1,990	West USA Realty	539,800	520,000	03/31/2023	271.26 / 261.31
6509614	Agent omitted	9423 E OLIVE LN N	2	2	1,800	Built by Referral Realty Grp 02	350,000	300,000	03/30/2023	194.44 / 166.67
6526365	Agent omitted	26449 S NICKLAUS DR	3	2	2,006	Redfin Corporation	310,000	310,000	03/27/2023	154.54 / 154.54
6489281	Maya	9530 E SHERWOOD WAY	2	2	1,590	eXp Realty	399,900	385,000	03/24/2023	251.51 / 242.14
6519253	Agent omitted	9303 E Sun Lakes BLVD N	2	2	1,254	My Home Group Real Estate	349,999	349,900	03/22/2023	279.11 / 279.03
6519422	Agent omitted	9033 E SUN LAKES BLVD N	3	3	1,249	My Home Group Real Estate	235,000	225,000	03/21/2023	188.15 / 180.14
6487059	Toltec expanded	9014 E PALMER DR	2	2	1,604	Built by Referral Realty Grp 02	349,900	335,000	03/20/2023	218.14 / 208.85
6495871	Agent omitted	8936 E FAIRWAY BLVD	2	2	1,248	Keller Williams Realty East Valley	240,000	240,000	03/09/2023	192.31 / 192.31
6512294	Agent omitted	25847 S MONTANA AVE	2	2	1,248	Momentum Brokers LLC	267,900	263,000	03/08/2023	214.66 / 210.74
6515563	Agent omitted	9423 E NAVAJO PL	2	2	1,440	Berkshire Hathaway HomeServices	250,000	251,850	03/06/2023	173.61 / 174.90
6508809	Agent omitted	9233 E Sun Lakes BLVD S	3	2	1,536	eXp Realty	339,900	322,000	03/03/2023	221.29 / 209.64
6468959	Agent omitted	26447 S SNEAD DR	2	2	1,384	DPR Realty LLC	355,000	355,000	03/03/2023	256.50 / 256.50
6414089	Agent omitted	9401 E NAVAJO PL	3	2	2,089	West USA Realty	350,000	325,000	03/01/2023	167.54 / 155.58

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