

# SUN LAKES HOMES RECENT SALES

## Homes Sold in IronOaks Statistical Market Analysis April 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	24	13,406,888	Low	405,000	400,000	1,575	202.15	202.15	0
			Avg	565,658	558,620	2,046	277.37	273.81	55
			High	839,000	839,000	3,166	367.50	367.50	312
Overall	24	13,406,888	Low	405,000		1,575	202.15		0
			Avg	565,658		2,046	277.37		55
			High	839,000		3,166	367.50		312

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/\$/SF
6472809	Solano	9606 E SUNDUNE DR	3	2	1,772	Realty ONE Group	435,000	410,000	04/28/2023	245.49 / 231.38
6515718	Spyglass	9813 E HERCULES DR	2	2	1,624	Realty ONE Group	485,000	475,000	04/28/2023	298.65 / 292.49
6543479	Cortez	24808 S Ribbonwood Dr	2	2	1,614	Realty ONE Group	445,000	478,000	04/28/2023	275.71 / 296.16
6528024	Trova	9316 E CHAMPAGNE DR	2	2	1,879	Keller Williams Integrity First	520,000	500,000	04/28/2023	276.74/266.10
6536002	Barcelona	9226 E NACOMA DR	3	3	2,283	eXp Realty	595,000	580,000	04/28/2023	260.62 / 254.05
6505462	Agent omitted	10233 E HERCULES DR	2	2	1,899	Realty ONE Group	499,000	505,000	04/27/2023	262.77 / 265.93
6535937	Milano	8947 E NACOMA DR	2	2	1,997	eXp Realty	499,000	510,000	04/27/2023	249.87 / 255.38
6525005	Agent omitted	9018 E NACOMA DR	3	2	2,205	Realty Executives	659,000	659,000	04/27/2023	298.87 / 298.87
6531756	Borgata	9013 E CRYSTAL DR	2	2	2,618	Keller Williams Integrity First	799,000	777,000	04/26/2023	305.19 / 296.79
6518368	Portofino	23717 S PLEASANT WAY	2	2	1,575	RE/MAX Foothills	405,000	405,000	04/20/2023	257.14/257.14
6464836	Palmera	24626 S LAKEWAY CIR SE	2	2	1,841	Cactus Mountain Properties LLC	475,000	475,000	04/19/2023	258.01 / 258.01
6477367	Palmera	24218 S BRIAR WING DR	2	2	1,891	eXp Realty	489,000	480,000	04/19/2023	258.59 / 253.83
6531762	Palmera	24307 S AGATE DR	2	2	1,841	Keller Williams Integrity First	600,000	601,000	04/19/2023	325.91 / 326.45
6513110	Galleria	9033 E EMERALD DR	3	2.5	2,780	eXp Realty	640,000	640,000	04/19/2023	202.15 / 202.15
6523556	Trova	23809 S Soney Lake Dr	2	2	2,204	RE/MAX Solutions	675,000	675,000	04/18/2023	306.26 / 306.26
6528018	Sienna	24032 S Lakeway Cir NW	3	3	2,602	Keller Williams Integrity First	725,000	715,000	04/18/2023	278.63 / 274.79
6523223	Palmera	9007 E NACOMA DR 36B	2	2	1,841	Better Homes & Gardens Real Estate SJ Fowler	495,888	490,888	04/17/2023	269.36 / 266.64
6516403	Monterey	10545 E CHAMPAGNE DR	2	2	1,676	Keller Williams Integrity First	569,000	525,000	04/17/2023	339.50 / 313.25
6517259	Naples	9728 E Tranquility Way	3	2	1,781	Realty ONE Group	424,900	418,000	04/14/2023	238.57 / 234.70
6515434	Sienna	24228 S Stoney Path Dr	3	3	2,708	Keller Williams Integrity First	725,000	725,000	04/14/2023	267.73 / 267.73
6526591	Palmera	10150 E COPPER DR	3	2	1,934	eXp Realty	579,000	565,000	04/11/2023	299.38 / 292.14
6526574	Barcelona	9030 E DIAMOND DR	3	3	2,283	eXp Realty	839,000	839,000	04/11/2023	367.50 / 367.50
6407877	Hermosa	10624 E HALLEY DR	2	2	2,023	Realty ONE Group	569,000	559,000	04/07/2023	281.27 / 276.32
6521389	Palmera	24947 S Lakewood DR	2	2	1,841	Tom Henschen And Assoc. Inc.	429,000	400,000	04/05/2023	233.03 / 217.27

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# SUN LAKES HOMES RECENT SALES

## Homes Sold in Cottonwood/Palo Verde Statistical Market Analysis April 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	22	9,588,700	Low	299,000	299,000	1,116	217.34	201.68	5
			Avg	444,661	435,850	1,765	252.59	247.56	78
			High	719,900	693,000	2,631	315.28	315.28	320
Overall	22	9,588,700	Low	299,000		1,116	217.34		5
			Avg	444,661		1,765	252.59		78
			High	719,900		2,631	315.28		320

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/\$/SF
6533969	Agent omitted	26429 S DARTFORD DR	2	2	1,348	American Allstar Realty	425,000	425,000	04/28/2023	315.28/315.28
6500038	Agent omitted	9702 E MINNESOTA AVE	2	2	1,584	Rush & Associates Realty	393,000	384,000	04/27/2023	248.11 / 242.42
6514569	Maya	26405 S TRURO DR	2	2	1,785	Realty Executives	405,000	395,000	04/27/2023	226.89 / 221.29
6508167	Hopi extended	10839 E FLINTLOCK DR	2	2	1,587	Weichert Realtors – Courtney Valleywide	424,950	410,000	04/27/2023	267.77 / 258.35
6533767	Agent omitted	25822 S New Town DR	2	3	1,932	Tom Henschen And Assoc, Inc.	439,000	439,000	04/27/2023	227.23 / 227.23
6514588	Agent omitted	26422 S SADDLETREE DR	2	2	1,911	Hague Partners	449,900	445,000	04/27/2023	235.43 / 232.86
6459099	Borgata	25631 S HOWARD DR	2	2	2,631	DPR Realty, LLC	719,900	693,000	04/27/2023	273.62 / 263.40
6409123	Agent omitted	26018 S 99TH DR	2	2	1,922	Realty Executives	460,000	459,700	04/26/2023	239.33 / 239.18
6520595	Coronado	26417 S RIBBONWOOD DR	2	2	2,175	Realty ONE Group0	595,000	590,000	04/26/2023	273.56 / 271.26
6517651	Alameda	26604 S SADDLETREE DR	3	2	1,886	Barrett Real Estate	424,000	418,000	04/25/2023	224.81 / 221.63
6531847	Cochise	25432 S PINWOOD DR	2	2	1,116	Keller Williams Integrity First	299,000	299,000	04/24/2023	267.92 / 267.92
6531830	Augusta Villa	10101 E MINNESOTA AVE	2	2	1,626	Keller Williams Integrity First	405,000	405,000	04/20/2023	249.08 / 249.08
6528816	Toltec	10614 E BELLFLOWER DR	2	2	1,224	Cactus Mountain Properties LLC	325,000	300,000	04/18/2023	265.52 / 245.10
6528710	Monterey	26632 S CARRERA CT	2	1.75	1,676	Keller Williams Arizona Realty	415,000	400,000	04/14/2023	247.61 / 238.66
6515584	Alameda	25801 S CLOVERLAND DR	3	2	1,823	Canam Realty Group	499,900	526,000	04/14/2023	274.22 / 288.54
6505115	Alameda	26633 S RIBBONWOOD DR	3	2	1,823	North & Co	445,000	425,000	04/12/2023	244.10/ 233.13
6523661	Agent omitted	25236 S SADDLETREE DR	2	2	1,626	Realty ONE Group	399,000	380,000	04/11/2023	245.39 / 233.70
6509546	Solano	26628 S CARRERA CT	2	2	1,540	eXp Realty	375,000	378,000	04/10/2023	243.51 / 245.45
6483740	Agent omitted	26618 S Sageberry DR	2	2	1,690	Built by Referral Rlty Grp 02	399,999	380,000	04/10/2023	236.69 / 224.85
6425411	Shawnee	9922 E DONEGAL CT	2	2	1,909	OfferPad Brokerage, LLC	414,900	385,000	04/06/2023	217.34 / 201.68
6522277	Alameda expanded	25625 S BRENTWOOD DR	3	2	2,115	Realty Executives	520,000	510,000	04/06/2023	245.86 / 241.13
6520191	Agent omitted	26233 S GLENBURN DR	2	2	1,908	Phoenix View Realty	549,000	542,000	04/03/2023	287.74 / 284.07

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# SUN LAKES HOMES RECENT SALES

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

YR = Year home was built  
LP = List Price  
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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	14	4,119,000	Low	143,000	150,000	1,116	123.92	129.98	2
			Avg	302,750	294,214	1,414	216.06	210.28	55
			High	485,000	450,000	2,000	327.06	313.62	248
Overall	14	4,119,000	Low	143,000		1,116	123.92		2
			Avg	302,750		1,414	216.06		55
			High	485,000		2,000	327.06		248

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/\$/SF
6507399	Agent omitted	25836 S ILLINOIS AVE	2	2	1,154	RE/MAX Excalibur	143,000	150,000	04/28/2023	123.92 / 129.98
6520241	Agent omitted	25243 S Lakeway DR	2	2	1,590	RE/MAX Excalibur	336,000	336,000	04/28/2023	211.32 / 211.32
6518509	Custom model	9507 E MICHIGAN AVE	2	2	1,384	Built by Referral Realty Grp 02	399,900	370,000	04/28/2023	288.95 / 267.34
6521380	Agent omitted	9105 E Country Club DR	2	2	1,488	The Brokery	279,900	270,000	04/27/2023	188.10 / 181.45
6515726	Agent omitted	26014 S Country Club DR	2	2	1,440	Berkshire Hathaway HomeServices AZ Properties	199,000	192,100	04/26/2023	138.19 / 133.40
6531865	Cochise	9303 E PARKSIDE DR	2	2	1,116	Keller Williams Integrity First	365,000	350,000	04/26/2023	327.06 / 313.62
6501392	Agent omitted	9026 E PALMER DR	2	2	1,347	Realty ONE Group	359,900	350,000	04/25/2023	267.19 / 259.84
6436975	Alameda	9558 E FAIRWAY BLVD	3	2	1,945	Built by Referral Realty Grp 02	485,000	450,000	04/25/2023	249.36 / 231.36
6534745	Laguna	9114 E CITRUS LN S	3	2	1,572	Built by Referral Realty Grp 02	339,000	339,000	04/20/2023	215.65 / 215.65
6528971	Agent omitted	25443 S ILLINOIS AVE	2	2	1,153	Built by Referral Realty Grp 02	268,000	262,000	04/19/2023	232.44 / 227.23
6530329	Agent omitted	9354 E CITRUS LN N	2	2	1,116	Russ Lyon Sotheby's Int'l Realty	300,000	300,000	04/19/2023	268.82 / 268.82
6526831	Agent omitted	9234 E Lakeside DR	3	2	2,000	eXp Realty	324,900	321,000	04/10/2023	162.45 / 160.50
6512846	Custom	26231 S LAKESIDE DR	2	2	1,249	Built by Referral Realty Grp 02	189,000	180,000	04/07/2023	151.32 / 144.12
6510877	Agent omitted	9241 E CITRUS LN S	2	2	1,249	Built by Referral Realty Grp 02	249,900	248,900	04/04/2023	200.08 / 199.28

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