

SUN LAKES HOMES RECENT SALES

Homes Sold in IronOaks

Statistical Market Analysis May 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	26	13,979,525	Low		370,000	370,000	1,500	216.63	197.83	3
			Avg		551,081	537,674	1,977	278.73	272.15	73
			High		825,000	775,000	2,631	356.49	344.16	263
Overall	26	13,979,525	Low		370,000		1,500	216.63		3
			Avg		551,081		1,977	278.73		73
			High		825,000		2,631	356.49		263
MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/\$/SF
6515577	Portofino	9630 E ROCKY LAKE DR	2	2	1,575	Cactus Mountain Properties, LLC	405,000	397,000	05/31/2023	257.14 / 252.06
6554321	Barcelona w/casita	23701 S ROSECREST DR	3	3	2,300	eXp Realty	575,000	577,125	05/31/2023	250.00 / 250.92
6519297	Hermosa ext	5310 S TANGLEWOOD DR	2	2	2,131	West USA Realty	610,000	591,000	05/31/2023	286.25/277.33
6513599	Palacia	10541 E HALLEY DR	2	2	1,763	Keller Williams Integrity First	414,000	405,000	05/30/2023	234.83 / 299.72
6519711	Palacia Plus	10729 E Coopers Hawk Dr	3	2	2,123	Lucas Real Estate	459,900	420,000	05/30/2023	216.63/197.83
6551715	Borgata	441 W BEECHNUT PL	2	2	2,618	Cactus Mountain Properties, LLC	749,000	749,000	05/30/2023	286.10 / 286.10
6547360	Borgata	10208 E TEAKWOOD CT	2	2	2,631	eXp Realty	825,000	775,000	05/30/2023	313.57 / 294.56
6521488	Palmera	8911 E MOSSY ROCK DR	3	3	2,184	eXp Realty	599,900	590,000	05/26/2023	274.68 / 270.15
6524441	Rialto	10027 E NACOMA CT	2	2	2,285	Delex Realty	609,000	597,500	05/26/2023	266.52 / 261.49
6547240	Verona villa	24631 S GOLFVIEW DR	2	2	1,675	Keller Williams Integrity First	498,000	475,000	05/25/2023	297.31 / 283.58
6519938	Coronado ext	9217 E Cedar Waxwing Dr	3	3	2,563	Cactus Mountain Properties, LLC	730,000	695,000	05/25/2023	284.82 / 271.17
6451755	Barcelona	10202 E CHAMPAGNE DR	2	2	2,028	Realty Executives	475,000	475,000	05/24/2023	234.22 / 234.22
6531813	Milano	9810 E EMERALD DR	2	2	1,997	Keller Williams Integrity First	625,000	609,000	05/23/2023	312.97/304.96
6529920	Oakmont	9718 E VILLA PARK ST	2	2	1,566	Realty ONE Group	535,000	525,000	05/19/2023	341.63/335.25
6514827	Trova chgd	24038 S LAKEWAY Cir NW	2	2	2,204	Realty ONE Group	725,000	720,000	05/19/2023	328.95 / 326.68
6495244	Hopi villa	23816 S PLEASANT WAY	2	2	1,500	RE/MAX Foothills	370,000	370,000	05/18/2023	246.67 / 246.67
6544881	Portofino	9615 E ARROWVALE DR	2	1.75	1,575	Realty Executives	410,000	400,000	05/18/2023	260.32 / 253.97
6456956	Verona	9618 E NACOMA DR	2	2	1,675	Realty ONE Group	419,000	406,000	05/18/2023	250.15/242.39
6539668	Solano	8935 E COPPER DR	3	2	1,810	eXp Realty	459,000	454,500	05/15/2023	253.59 / 251.10
6540081	Palmera	24105 S LAKEWAY CIR NE	2	2	1,841	Delex Realty	624,900	624,900	05/12/2023	339.44 / 339.44
6533886	Palaciaa	25046 S DRIFTER DR	2	2	1,778	Infinity & Associates Realty	459,500	459,500	05/05/2023	258.44 / 258.44
6498057	Ventana	24815 S Saddletree Dr S	2	2	1,800	Realty ONE Group	564,900	555,000	05/05/2023	313.83 / 308.33
6481417	Naples villa	23802 S SERENITY WAY	2	2	1,781	Cactus Mountain Properties, LLC	409,000	395,000	05/02/2023	229.65 / 221.79
6524373	Barcelona	24509 S STARCREST DR	3	3	2,283	West USA Realty	599,000	555,000	05/02/2023	262.37 / 243.10
6532936	Napa	24533 S Rocky Brook DR	2	2	2,166	eXp Realty	629,000	629,000	05/02/2023	290.4 / 290.40
6534985	Solano	9122 E Crystal DR	2	2	1,540	HomeSmart	549,000	530,000	05/01/2023	356.49 / 344.16

Prepared by The KOLB Team through ARMLS

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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	28	13,238,394	Low	332,500	325,000	1,116	188.02	174.90	0			
			Avg	482,155	472,800	1,833	264.37	258.93	55			
			High	649,000	640,000	2,287	333.16	328.54	278			
Overall	28	13,238,394	Low	332,500		1,116	188.02		0			
			Avg	482,155		1,833	264.37		55			
			High	649,000		2,287	333.16		278			
MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/\$/SF		
6534663	Agent omitted	9831 E MICHIGAN AVE	2	2	1,774	Realty Executives	385,000	365,000	05/31/2023	217.02 / 205.75		
6545164	Alameda	26413 S LAKEWOOD DR	3	1.75	1,823	Realty Executives	383,750	383,750	05/31/2023	210.50 / 210.50		
6483341	Hermosa	25236 S FLAME TREE DR	2	2	2,002	Keller Williams Integrity First	615,000	580,000	05/31/2023	307.19 / 289.71		
6533288	Shawnee exp	26450 S BEECH CREEK DR	2	2	2,012	West USA Realty	399,500	388,000	05/30/2023	198.56 / 192.84		
6455389	Agent omitted	26410 S New Town DR	3	2	1,748	HomeSmart	440,000	420,000	05/30/2023	251.72 / 240.27		
6549274	Alameda	10425 E CHESTNUT DR	3	2	1,823	Hague Partners	475,000	475,000	05/30/2023	260.56 / 260.56		
6552677	Alameda	10414 E REGAL DR	3	2	1,823	Realty ONE Group	565,000	570,000	05/30/2023	309.93 / 312.67		
6473988	Toltec	10540 E SUNNYDALE DR	2	2	1,457	Keller Williams Integrity First	408,000	393,000	05/26/2023	280.03 / 269.73		
6544411	Solano	10702 E BURGESS CT	2	2	1,540	West USA Realty	449,900	450,000	05/26/2023	292.14 / 292.21		
6552341	Cimarron ext	10910 E BELLFLOWER DR	2	2	2,182	Jonna Baker & Associates Realty	535,000	545,000	05/26/2023	245.19 / 249.77		
6547757	Agent omitted	10314 E SILVERTREE CT	2	2	1,545	Hague Partners	350,000	365,000	05/25/2023	226.54 / 236.25		
6547098	Agent omitted	26434 S BEECH CREEK DR	2	2	1,224	Realty ONE Group	370,000	355,000	05/24/2023	302.29 / 290.03		
6532514	Agent omitted	10007 E MINNESOTA AVE	2	2	1,626	Realty ONE Group	400,000	350,000	05/23/2023	246.00 / 215.25		
6539922	Cochise	10413 E SAN TAN BLVD	2	2	1,116	Arrow Property Management	332,500	325,000	05/18/2023	297.94 / 291.22		
6533340	Paloma	11116 E STARFLOWER CT	3	2.5	2,122	Russ Lyon Sotheby's Int'l Realty	609,000	592,000	05/17/2023	286.99 / 278.98		
6538806	Alameda	25821 S CLOVERLAND DR	3	2	1,823	eXp Realty	449,000	460,000	05/15/2023	246.30 / 252.33		
6526417	Palacia Plus	9708 E COCHISE PL	3	2	2,123	Realty ONE Group	575,000	606,000	05/15/2023	270.84 / 285.45		
6503989	Cimarron	25826 S HOWARD DR	2	2	1,948	Century 21 Arizona Foothills	455,000	429,744	05/12/2023	233.57 / 220.61		
6517791	Cimarron cust	26429 S MOONSHADOW DR	3	2	1,948	eXp Realty	649,000	640,000	05/12/2023	333.16 / 328.54		
6539051	Agent omitted	26610 S CEDARCREST DR	2	2	1,922	Delex Realty	599,000	589,000	05/10/2023	311.65 / 306.45		
6554972	Agent omitted	26613 S SAGEBERRY DR	3	2.5	1,950	West USA Realty	610,000	610,000	05/09/2023	312.82 / 312.82		
6539271	Shawnee	10610 E SUNNYDALE DR	2	2	1,545	Keller Williams Integrity First	347,000	340,000	05/05/2023	224.60 / 220.06		
6538302	Palacia	25845 S RIBBONWOOD DR	2	2	1,763	West USA Realty	569,900	500,000	05/05/2023	323.26 / 283.61		
6536869	Shawnee	10505 E SPRING CREEK RD	2	2	2,287	DPR Realty LLC	430,000	400,000	05/04/2023	188.02 / 174.90		
6517073	Agent omitted	25252 S DRIFTER DR	2	2.5	2,105	Redfin Corporation	489,000	489,000	05/04/2023	232.30 / 232.30		
6539132	Agent omitted	25247 S BOXWOOD DR	2	3	2,007	Glass House International	499,900	499,900	05/04/2023	249.08 / 249.08		
6530120	Kachina	10713 E BELLFLOWER DR	3	2	2,116	HomeSmart	545,000	550,000	05/01/2023	257.56 / 259.92		
6535317	Alameda	25837 S BEECH CREEK DR	3	2	1,971	DPR Realty LLC	564,900	568,000	05/01/2023	286.61 / 288.18		

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