SUN LAKES HOMES RECENT SALES

Homes Sold in IronOaks

Statistical Market Analysis July 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	11	6,411,500	Low	405,000	400,000	1,575	237.88	243.32	0
			Avg	581,991	582,864	2,039	287.20	287.26	47
			High	839,000	830,000	2,846	345.55	341.85	177
Overall	11	6,411,500	Low	405,000		1,575	237.88		0
			Avg	581,991		2,039	287.20		47
			High	839,000		2,846	345.55		177

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/$/SF
6575162	Agent omitted	9816 E Stoney Vista Dr	2	2	1,624	Gentry Real Estate	500,000	500,000	07/28/2023	307.88 / 307.88
6513719	Coronado - rem	24640 S AUGUSTA CT	2	2	1,910	DeLex Realty	579,900	560,000	07/28/2023	303.61 / 293.19
6566182	Agent omitted	9345 E Stoney Vista Dr	2	2	1,932	Good Oak Real Estate	565,000	565,000	07/21/2023	292.44 / 292.44
6561994	Palmera	24213 S BRIARCREST DR	2	2	1,949	Realty ONE Group	550,000	550,000	07/19/2023	282.20 / 282.20
6576033	Barcelona w/cas	24209 S BRIARCREST DR	3	3	2,300	Realty ONE Group	625,000	650,000	07/17/2023	271.74 / 282.61
6562429	Paloma	9401 E JADECREST DR	2	2.5	2,249	Cactus Mountain Properties LLC	535,000	575,000	07/14/2023	237.88 / 255.67
6573092	Palmera	10019 E ARROWVALE DR	3	2	1,936	Realty ONE Group	559,000	540,000	07/13/2023	288.74 / 278.93
6563358	Verona villa	9616 E ARROWVALE DR	2	2	1,675	Realty ONE Group	549,000	549,000	07/07/2023	327.76 / 327.76
6543028	Marbella	9037 E Stoney Vista Dr	3	2.5	2,846	Keller Williams Integrity First	695,000	692,500	07/07/2023	244.20 / 243.32
6558199	Barcelona w/cas	5402 S AMBERWOOD DR	3	3	2,428	Realty ONE Group	839,000	830,000	07/05/2023	345.55 / 341.85
6516106	Portofino	23732 S Vacation Way	2	2	1,575	Realty ONE Group	405,000	400,000	07/03/2023	257.14 / 253.97

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For more information, contact The Kolb Team at 480-809-5759.
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SUN LAKES HOMES RECENT SALES

Homes Sold in Cottonwood/Palo Verde

Statistical Market Analysis July 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	13	6,007,050	Low	299,900	305,000	1,224	215.43	215.43	5
			Avg	470,585	462,081	1,971	240.59	240.59	58
			High	615,000	600,000	2,668	266.11	266.11	177
Overall	13	6,007,050	Low	299,900		1,224	215.43		5
			Avg	470,585		1,971	240.59		58
			High	615,000		2,668	266.11		177

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/$/SF
6572987	Pima	9715 E MICHIGAN AVE	2	2	1,808	Realty ONE Group	389,500	370,000	07/26/2023	215.43 / 204.65
6549647	Borgata	10509 E SUNNYDALE DR	2	2.5	2,668	Keller Williams Integrity First	615,000	599,000	07/26/2023	230.51 / 224.51
6568318	Palmera	25635 S HOWARD DR	2	2	2,023	Superlative Realty	470,000	470,000	07/25/2023	232.33 / 232.33
6551241	Alameda	26604 S EASTLAKE DR	3	2	1,823	Cactus Mountain Properties LLC	459,900	440,900	07/21/2023	252.28 / 241.85
6565627	Palacia	26050 S SADDLETREE DR	2	2	1,763	Bella Casa Realty, LLC	450,000	462,000	07/20/2023	255.25 / 262.05
6565367	Agent omitted	10544 E SUNNYDALE DR	2	2	1,376	Open Door Brokerage, LLC	355,000	335,000	07/18/2023	257.99 / 243.46
6571303	Agent omitted	26622 S SEDONA DR	2	21	,841	Flat List RE	489,900	489,900	07/18/2023	266.11 /266.11
6563668	Agent omitted	26401 S GREENCASTLE DR	3	2	1,823	Coldwell Banker Realty	439,000	439,000	07/17/2023	240.81 / 240.81
6521552	Agent omitted	26206 S FLAME TREE DR	2	2	2,023	Fathom Realty	494,500	446,250	07/14/2023	244.44 / 220.59
6555595	Paloma	26008 S SADDLETREE DR	2	2.5	2,119	Realty ONE Group	515,000	508,000	07/12/2023	243.04 / 239.74
6565821	Agent omitted	10602 E ELMHURST DR	2	2	1,224	RE/MAX Excalibur	299,900	305,000	07/07/2023	245.02 / 249.18
6566998	Agent omitted	26602 S Sageberry DR	2	2	2,534	Coldwell Banker Realty	549,900	542,000	07/07/2023	217.01 / 213.89
6513523	Posada	10838 E CHESTNUT DR	2	2	2,594	Keller Williams Integrity First	590,000	600,000	07/05/2023	227.45 / 231.30

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SUN LAKES HOMES RECENT SALES

Homes Sold in Sun Lakes Country Club

Statistical Market Analysis July 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	12	3,451,825	Low	249,950	235,000	962	141.89	135.14	2
			Avg	293,012	287,652	1,405	213.99	210.27	54
			High	379,000	371,425	1,850	280.67	279.63	222
Overall	12	3,451,825	Low	249,950		962	141.89		2
			Avg	293,012		1,405	213.99		54
			High	379,000		1,850	280.67		222

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/$/SF
6558306	Agent omitted	8812 E MARYLAND AVE	2	2	1,377	Presidential Realty, LLC	279,900	276,000	07/28/2023	203.27 / 200.44
6560125	Hillcrest	26630 S MARICOPA PL	2	2	1,345	Built by Referral Realty Grp 02	280,000	280,000	07/28/2023	208.18 / 208.18
6570943	Maya	26605 S TREVINO DR	2	2	1,649	Built by Referral Realty Grp 02	370,000	371,425	07/28/2023	224.38 / 225.24
6571269	Agent omitted	9053 E Sun Lakes BLVD N	2	2	1,561	NORTH&CO	249,950	235,000	07/14/2023	160.12 / 150.54
6567516	Agent omitted	25621 S MONTANA AVE	2	2	962	Built by Referral Realty Grp 02	270,000	269,000	07/13/2023	280.67 / 279.63
6554865	Agent omitted	25837 S Country Club Dr	2	2	1,669	Built by Referral Realty Grp 02	295,000	295,000	07/13/2023	176.75 / 176.75
6553858	Cochise	26434 S NICKLAUS DR	2	2	1,151	Cactus Mountain Properties LLC	299,900	295,000	07/12/2023	260.56 / 256.3
6481138	Agent omitted	26625 S PIMA PL	2	2	1,345	Real Estate Life Styles, LLC	280,000	260,000	07/11/2023	208.18 / 193.31
6541670	Agent omitted	9025 E OHIO AVE	2	2	1,348	Built by Referral Realty Grp 02	279,900	277,900	07/11/2023	207.64 / 206.16
6525034	Agent omitted	26436 S PIMA PL	2	2	1,850	Built by Referral Realty Grp 02	262,500	250,000	07/07/2023	141.89 / 135.14
6568302	Agent omitted	26634 S TREVINO DR	3	2	1,354	Redfin Corporation	379,000	370,000	07/07/2023	279.91 / 273.26
6572423	Agent omitted	8828 E MARYLAND AVE	2	2	1,248	Redfin Corporation	270,000	272,500	07/06/2023	216.35 / 218.35

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