

SUN LAKES HOMES RECENT SALES

Homes Sold in IronOaks

Statistical Market Analysis August 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	18	10,357,000	Low	419,000	405,000	1,540	233.66	230.22	2
			Avg	583,347	575,389	2,093	280.94	277.37	65
			High	795,000	765,000	2,846	337.66	339.35	156
Overall	18	10,357,000	Low	419,000		1,575	233.66		2
			Avg	583,347		2,039	280.94		65
			High	795,000		2,846	337.66		156

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/\$/SF
6567924	Palacia	10441 E HERCULES DR	2	1.75	1,763	Hague Partners	475,000	470,000	08/30/2023	269.43 / 266.59
6584212	Palacia	460 W ELMWOOD PL	2	2	1,883	HomeSmart	485,000	501,000	08/30/2023	257.57 / 266.06
6546314	Montera	10129 E ELMWOOD DR	3	3	2,338	Rush & Associates Realty	725,000	725,000	08/30/2023	310.09 / 310.09
6573453	Sienna	24125 S Lakeway CIR NE	3	3	2,508	RE/MAX Solutions	795,000	765,000	08/30/2023	316.99 / 305.02
6522032	Agent omitted	9831 E STONEY VISTA DR	2	2	1,566	Gentry Real Estate	484,500	484,500	08/29/2023	309.39 / 309.39
6584382	Solano	10702 E HALLEY DR	2	2	1,540	Keller Williams Integrity First	419,000	405,000	08/25/2023	272.08 / 262.99
6512998	Solano	9330 E Coopers Hawk DR	2	2	2,010	Realty ONE Group	489,950	470,000	08/24/2023	243.76 / 233.83
6575103	Barcelona	10026 E ARROWVALE DR	3	3	2,300	RE/MAX Excalibur	550,000	529,500	08/24/2023	239.13 / 230.22
6583540	Palmera	23909 S SUNLAND CT	2	2	1,841	Kellr Williams Integrity First	582,000	570,000	08/24/2023	316.13 / 309.61
6574003	Palacia	10502 E VOAX DR	2	2	1,763	Rush & Associates Realty	464,900	460,000	08/18/2023	263.7 / 260.92
6577521	Spyglass	9824 E HERCULES DR	2	2	1,624	Barrett Real Estate	524,900	530,000	08/17/2023	323.21 / 326.35
6514173	Palmera	9218 E CRYSTAL DR	2	2	2,465	Cactus Mountain Properties LLC	629,000	620,000	08/15/2023	255.17 / 251.52
6569638	Barcelona	9513 E Cherrywood DR	3	3	2,390	Coldwell Banker Realty	675,000	675,000	08/11/2023	282.43 / 282.43
6517180	Galleria	361 W BEECHNUT PL	3	2.5	2,846	Keller Williams Integrity First	665,000	665,000	08/10/2023	233.66 / 233.66
6547619	Palmera	25043 S ANGORA CT	2	2	1,957	Keller Williams Integrity First	564,000	550,000	08/07/2023	288.2 / 281.04
6542458	Sonoma	5853 S AMBERWOOD DR	2	3	2,499	West USA Realty	699,000	685,000	08/07/2023	279.71 / 274.11
6581259	Naples	9602 E ARROWVALE DR	3	2	1,774	Realty ONE Group	599,000	602,000	08/04/2023	337.66 / 339.35
6537789	Marbella	10109 E COPPER DR	2	2.5	2,606	West USA Realty	674,000	650,000	08/02/2023	258.63 / 249.42

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For more information, contact The Kolb Team at 480-809-5759.
www.thekolbteam.com

SUN LAKES HOMES RECENT SALES

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



The Kolb Team

Arizona's Active Adult Communities Experts

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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	10	4,814,250	Low	338,500	338,500	1,545	191.46	191.46	0
			Avg	487,540	481,425	2,003	242.42	240.49	91
			High	699,000	648,000	2,668	285.57	300.13	329
Overall	10	4,814,250	Low	338,500		1,545	191.46		0
			Avg	487,540		2,003	242.42		91
			High	699,000		2,668	285.57		329

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/\$/SF
6584553	Hopi	26629 S BRANCHWOOD CT	2	2	1,582	Hague Partners	400,000	405,000	08/31/2023	252.84 / 256.01
6561714	Rio Grande	10537 E NAVAJO PL	3	3.5	2,129	RHouse Realty	479,900	471,000	08/28/2023	225.41 / 221.23
6581565	Cimarron	10438 E MICHIGAN AVE	2	21	,948	Realty ONE Group	545,000	545,000	08/25/2023	279.77 /279.77
6451305	Augusta	25226 S MOHAWK DR	3	2	1,768	Cactus Mountain Properties LLC	338,500	338,500	08/21/2023	191.46 / 191.46
6584885	Agent omitted	25842 S BRENTWOOD DR	3	2	1,975	My Home Group Real Estate	564,000	592,750	08/21/2023	285.57 / 300.13
6490476	Borgata	11011 E SAN TAN BLVD	2	2.5	2,668	West USA Realty	699,000	648,000	08/18/2023	261.99 / 242.88
6569885	Alameda	26661 S BRENTWOOD DR	3	2	1,823	Coldwell Banker Realty	410,000	415,000	08/14/2023	224.9 / 227.65
6578749	Shawnee	25835 S GREENCASTLE DR	2	2	1,545	CORE Choice Realty	379,000	379,000	08/11/2023	245.31 / 245.31
6550925	Agent omitted	11014 E REGAL DR	2	2.5	2,668	MacLay Real Estate	650,000	620,000	08/11/2023	243.63 / 232.38
6578231	Zuni	25825 S FOXGLENN DR	2	2	1,922	Realty ONE Group	410,000	400,000	08/04/2023	213.32 / 208.12

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SUN LAKES HOMES RECENT SALES

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



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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	6	1,545,400	Low	219,999	225,000	1,249	149.46	147.06	4
			Avg	261,483	257,567	1,497	177.48	174.81	32
			High	299,999	295,000	1,980	209.76	199.47	80
Overall	6	1,545,400	Low	219,999		1,249	149.46		4
			Avg	261,483		1,497	177.48		32
			High	299,999		1,980	209.76		80

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/\$/SF
6584968	Agent omitted	9527 E Cochise PL	2	2	1,311	Real Broker AZ, LLC	275,000	261,500	08/31/2023	209.76 / 199.47
6578688	Agent omitted	25607 S ILLINOIS AVE	2	2	1,441	eXp Realty	289,900	284,900	08/31/2023	201.18 / 197.71
6564981	Agent omitted	25407 S ILLINOIS AVE	3	3	1,980	Realty ONE Group	299,999	295,000	08/22/2023	151.51 / 148.99
6572196	Agent omitted	9336 E OLIVE LN S	2	2	1,249	Jason Mitchell Real Estate	249,000	249,000	08/14/2023	199.36 / 199.36
6571264	Agent omitted	9023 E Citrus LN S	2	2	1,530	eXp Realty	235,000	225,000	08/08/2023	153.59 / 147.06
6578086	Agent omitted	25632 S MONTANA AVE	2	2	1,472	RETSY	219,999	230,000	08/04/2023	149.46 / 156.25

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