

# SUN LAKES HOMES RECENT SALES

## Homes Sold in IronOaks Statistical Market Analysis September 2023

YR = Year home was built

LP = List Price

SP = Sales Price

COE = Close of Escrow Date



**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	12	7,265,500	Low	450,000	410,000	1,763	215.87	197.37	7
			Avg	627,500	605,458	2,380	267.65	257.81	58
			High	849,000	837,000	3,535	314.02	307.39	201
Overall	12	7,265,500	Low	450,000		1,763	215.87		7
			Avg	627,500		2,380	267.65		58
			High	849,000		3,535	314.02		201

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/\$/SF
6594590	Agent omitted	23705 S ROSECREST DR	2	2	2,023	Ann Adams and Associates Realty, LLC	575,000	570,500	09/29/2023	284.23 / 282.01
6599541	Agent omitted	9838 E Cedar Waxwing DR	2	2	1,935	HomeSmart Success	589,000	589,000	09/25/2023	304.39 / 304.39
6583252	Agent omitted	9214 E Cedar Waxwing DR	3	2	2,250	Real Broker AZ, LLC	639,000	625,000	09/25/2023	284.00 / 277.78
6564223	Galleria	9043 E Cedar Waxwing DR	4	3.5	3,535	Keller Williams Integrity First	849,000	837,000	09/22/2023	240.17 / 236.78
6554259	Sedona	24510 S STARCREST DR	2	2	1,842	West USA Realty	495,000	410,000	09/21/2023	268.73 / 222.58
6575922	Agent omitted	10433 E LAMBERT DR	3	2	2,432	Keller Williams Integrity First	525,000	480,000	09/21/2023	215.87 / 197.37
6592408	Sienna	9029 E STONEY VISTA DR	3	3	2,508	BridgeLight Real Estate	625,000	610,000	09/21/2023	249.20 / 243.22
6592417	Cust Barcelona	8928 E MOSSY ROCK CT	2	2	2,261	Keller Williams Integrity First	710,000	695,000	09/14/2023	314.02 / 307.39
6594700	Exp Galleria	5863 S AMBERWOOD DR	3	2.5	3,526	Realty ONE Group	785,000	750,000	09/14/2023	222.63 / 212.71
6510580	Trova	24843 S Ribbonwood DR	2	2	2,204	Cactus Mountain Properties, LLC	589,000	589,000	09/12/2023	267.24 / 267.24
6567228	Palmera Ext	382 W BEECHNUT PL	3	3	2,284	West USA Realty	699,000	675,000	09/12/2023	306.04 / 295.53
6577673	Palacia	9238 E Diamond DR	2	2	1,763	Hague Partners	450,000	435,000	09/01/2023	255.25 / 246.74

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## Homes Sold in Cottonwood/Palo Verde Statistical Market Analysis September 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	10	4,721,500	Low	374,900	342,500	948	223.20	218.52	4
			Avg	478,950	472,150	1,708	285.45	280.38	66
			High	739,900	735,000	2,129	395.46	361.29	215
Overall	10	4,721,500	Low	374,900		948	223.20		4
			Avg	478,950		1,708	285.45		66
			High	739,900		2,129	395.46		215

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/\$/SF
6586602	Zuni	26614 S Pinewood DR	2	2	1,922	IPS Realty	429,000	420,000	09/27/2023	223.20 / 218.52
6594146	St Andes	25407 S Glenburn DR	3	2	1,672	eXp Realty	439,900	445,000	09/25/2023	263.10 / 266.15
6594092	Solano	26438 S BOXWOOD DR	2	2	1,540	Realty ONE Group	424,900	425,000	09/20/2023	275.91 / 275.97
6534374	Rio Grande	26430 S FLAME TREE DR	3	3.5	2,129	Cactus Mountain Properties, LLC	739,900	735,000	09/18/2023	347.53 / 345.23
6504961	Pennicle	25831 S FLAME TREE DR	2	2	948	West USA Realty	374,900	342,500	09/15/2023	395.46 / 361.29
6578435	Pima	25835 S NEW TOWN DR	3	2	1,617	Hague Partners	448,000	450,000	09/15/2023	277.06 / 278.29
6571135	Alameda	26602 S EASTLAKE DR	3	2	1,823	Your Home Sold Guaranteed Realty	469,000	469,000	09/15/2023	257.27 / 257.27
6549601	Hermosa	10509 E NAVAJO PL	2	2	2,050	Realty ONE Group	499,900	470,000	09/14/2023	243.85 / 229.27
6590463	Agent omitted	25624 S Cloverland DR	3	2	1,836	West USA Realty	515,000	515,000	09/12/2023	280.50 / 280.50
6585479	Shawnee	25425 S SEDONA DR	2	2	1,545	Realty ONE Group	449,000	450,000	09/05/2023	290.61 / 291.26

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## SUN LAKES HOMES RECENT SALES

**Homes Sold in Sun Lakes Country Club  
Statistical Market Analysis September 2023**



**The Kolb Team**

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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	2,071,110	Low	230,000	222,660	1,320	145.71	145.71	2
			Avg	348,800	345,185	1,730	198.95	197.14	84
			High	599,900	587,450	2,275	263.69	258.22	377
Overall	6	2,071,110	Low	230,000		1,320	145.71		2
			Avg	348,800		1,730	198.95		84
			High	599,900		2,275	263.69		377

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/\$/SF
6584048	Golden West	9124 E CACTUS LN S	2	2	1,320	Arizona Network Realty	289,000	292,000	09/30/2023	218.94 / 221.21
6526847	Agent omitted	25415 S OHIO CT	3	2	1,902	AZ Flat Fee	405,000	399,000	09/27/2023	212.93 / 209.78
6587305	Custom	9302 E CITRUS LN N	3	2	2,275	eXp Realty	599,900	587,450	09/25/2023	263.69 / 258.22
6594970	Agent omitted	9344 E SUN LAKES BLVD	3	2	1,441	Arizona Best Real Estate	269,900	271,000	09/22/2023	187.30 / 188.06
6552239	Agent omitted	9444 E SUN LAKES BLVD S	2	2	1,393	Legion Realty	230,000	222,660	09/19/2023	165.11 / 159.84
6585067	Agent omitted	9501 E ZUNI CIR	4	3	2,052	Breinholt May Realty & Investments	299,000	299,000	09/05/2023	145.71 / 145.71

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