

SUN LAKES HOMES RECENT SALES

Homes Sold in IronOaks

Statistical Market Analysis October 2023



The Kolb Team

Arizona's Active Adult Communities Experts

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	12	6,943,700	Low	409,900	409,900	1,540	233.75	233.73	0
			Avg	584,875	578,642	2,225	264.70	262.08	36
			High	750,000	750,000	3,166	282.00	279.30	160
Overall	12	6,943,700	Low	409,900		1,540	233.75		0
			Avg	584,875		2,225	264.70		36
			High	750,000		3,166	282.00		160

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/\$/SF
6601595	Agent omitted	9859 E SUNBURST DR	3	2	2,123	RE/MAX Solutions	579,900	565,000	10/27/2023	273.15 / 266.13
6608335	Agent omitted	10626 E Coopers Hawk Dr	2	2	1,767	Mackey & Associates Realty	480,000	480,000	10/26/2023	271.65 / 271.65
6542302	Agent omitted	9909 E Cedar Waxwing Dr	3	3	2,792	Redfin Corporation	710,000	690,000	10/26/2023	254.30 / 247.13
6601319	Agent omitted	10011 E NACOMACT	3	2.5	3,166	Russ Lyon Sotheby's Int'l Realty	750,000	740,000	10/25/2023	236.89 / 233.73
6602486	Agent omitted	24212 S BRIARCREST DR	3	2	2,267	HomeSmart	529,900	529,900	10/23/2023	233.75 / 233.75
6609615	Portofino	9604 E CHAMPAGNE DR	2	2	1,575	Realty ONE Group	439,900	439,900	10/19/2023	279.30 / 279.30
6599260	Borgata	5140 S TANGLEWOOD DR	2	2	2,618	Realty ONE Group	725,000	725,000	10/19/2023	276.93 / 276.93
6605786	Portofino Villa	23803 S Vacation WAY	2	2	1,575	RE/MAX Foothills	409,900	409,900	10/11/2023	260.25 / 260.25
6597939	Solano	10637 E HALLEY DR	2	2	1,540	Keller Williams Integrity First	429,000	424,000	10/06/2023	278.57 / 275.32
6588354	Palacia Plus	9517 E HERCULES DR	3	2	2,123	Keller Williams Integrity First	565,000	565,000	10/04/2023	266.13 / 266.13
6601797	Marbella	10003 E SUNBURST DR	3	2.5	2,846	Realty ONE Group	749,900	750,000	10/04/2023	263.49 / 263.53
6600521	Ext. Paloma	9522 E NACOMA DR	2	2.5	2,305	Realty ONE Group	650,000	625,000	10/02/2023	282.00 / 271.15

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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 October 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	14	6,590,000	Low	385,000	375,000	1,348	208.11	202.70	3
			Avg	477,850	470,714	1,846	260.08	256.15	42
			High	675,000	675,000	2,659	318.72	313.04	144
Overall	14	6,590,000	Low	385,000		1,348	208.11		3
			Avg	477,850		1,846	260.08		42
			High	675,000		2,659	318.72		144

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/\$/SF
6597288	Toltec	26611 S DIGSWELL CT	2	2	1,348	Realty ONE Group	425,000	407,000	10/27/2023	315.28 / 301.93
6605439	Agent omitted	26226 S LAKEWOOD DR	3	2	1,971	Second Mile Realty	459,000	432,500	10/26/2023	232.88 / 219.43
6599067	Agent omitted	25205 S BERRY BROOK DR	2	2	1,626	Realty Executives	398,000	390,000	10/25/2023	244.77 / 239.85
6585915	Ventana	26426 S Jardin DR	2	2	1,833	Realty ONE Group	425,000	415,000	10/20/2023	231.86 / 226.40
6608255	Pima	25842 S EASTLAKE DR	2	3	1,943	Realty ONE Group	450,000	410,000	10/19/2023	231.60 / 211.01
6601409	Cortez	26422 S Eastlake DR	3	2	1,614	HomeSmart	430,000	440,000	10/19/2023	266.42 / 272.61
6599598	Alameda	26222 S EASTLAKE DR	3	2	1,971	eXp Realty	599,900	593,000	10/19/2023	304.36 / 300.86
6606027	Borgata	11022 E REGAL DR	2	2	2,659	Cactus Mountain Properties LLC	675,000	675,000	10/19/2023	253.85 / 253.85
6551720	Agent omitted	9605 E NAVAJO PL	3	2	1,672	Gentry Real Estate	459,000	461,000	10/17/2023	274.52 / 275.72
6611792	Ventana	11120 E SUNNYDALE CT	2	2	1,848	Realty ONE Group	589,000	578,500	10/17/2023	318.72 / 313.04
6600457	Alameda	10438 E CHESTNUT DR	3	2	1,823	Barrett Real Estate	464,999	473,000	10/12/2023	255.07 / 259.46
6596371	Agent omitted	10548 E SUNNYDALE DR	2	2	1,676	RE/MAX Excalibur	420,000	425,000	10/06/2023	250.60 / 253.58
6550803	Agent omitted	9653 E PALOMINO PL	3	3	1,850	Coldwell Banker Realty	385,000	375,000	10/02/2023	208.11 / 202.70
6600268	Alameda	26230 S LAKEWOOD DR	3	2	2,015	My Home Group Real Estate	510,000	515,000	10/02/2023	253.10 / 255.58

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SUN LAKES HOMES RECENT SALES

Homes Sold in Sun Lakes Country Club Statistical Market Analysis October 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	5	1,549,000	Low	249,900	240,000	1,005	175.29	169.37	4
			Avg	316,740	309,800	1,331	252.26	246.91	77
			High	380,000	380,000	1,882	378.11	378.11	258
Overall	5	1,549,000	Low	249,900		1,005	175.29		4
			Avg	316,740		1,331	252.26		77
			High	380,000		1,882	378.11		258

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/\$/SF
6615754	Agent omitted	8899 E FAIRWAY BLVD	2	2	1,201	Redfin Corporation	249,900	250,000	10/27/2023	208.08 / 208.16
6515396	Agent omitted	9114 E OLIVE LN S	3	2	1,417	Keller Williams Integrity First	259,000	240,000	10/19/2023	182.78 / 169.37
6574805	Malibu	8907 E Copper Valley LN	2	2	1,005	Built by Referral Realty Grp 02	380,000	380,000	10/17/2023	378.11 / 378.11
6595476	Cortez	26405 S NICKLAUS DR	2	2	1,151	Realty ONE Group	364,900	350,000	10/16/2023	317.03 / 304.08
6611077	Agent omitted	8911 E INDIANA AVE	2	2	1,882	Realty ONE Group	329,900	329,000	10/13/2023	175.29 / 174.81

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