SUN LAKES HOMES RECENT SALES

Homes Sold in IronOaks

Statistical Market Analysis November 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	21	12,713,999	Low	445,000	424,000	1,540	221.10	214.78	0
			Avg	615,614	605,429	2,230	280.92	276.85	30
			High	965,000	930,000	3,637	358.45	356.06	274
Overall	21	12,713,999	Low	445,000		1,540	221.10		0
			Avg	615,614		2,230	280.92		30
			High	965,000		3,637	358.45		274

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/$/SF
6627604	Marbella	24403 S LAKEWAY CIR SE	3	2.5	3,166	Glow Realty	775,000	737,500	11/29/2023	244.79 / 232.94
6620845	Marbella	10222 E ARROWVALE DR	3	2.5	3,166	Realty ONE Group	749,000	740,000	11/29/2023	236.58 / 233.73
6623306	Solano	9122 E CRYSTAL DR	2	2	1,540	Power Realty Group Model Home Center	519,000	519,000	11/27/2023	337.01 / 337.01
6598781	Palacia Plus	363 W CHAMPAGNE DR	3	2	2,123	Cactus Mountain Properties LLC	525,000	505,000	11/22/2023	247.29 / 237.87
6622495	Barcelona	24428 S SUNBROOK DR	3	2	2,250	Realty ONE Group	719,000	709,000	11/22/2023	319.56 / 315.11
6623492	Palacia	10541 E Cedar Waxwing Dr	2	2	1.955	West USA Realty	455,000	455,000	11/21/2023	232.74 / 232.74
6609940	Palacia Plus	24930 S LAKEWOOD DR	3	2	2,123	Century 21 Arizona Foothills	563,000	560,000	11/20/2023	265.19 / 263.78
6623832	Palmera	10022 E COPPER DR	3	2	1,841	West USA Realty	585,000	600,000	11/20/2023	317.76 / 325.91
6610107	Agent omitted	9313 E DIAMOND DR	3	2.5	3,166	Hague Partners	700,000	680,000	11/20/2023	221.10 / 214.78
6623518	Sonoma	23630 S DESERT RISE DR	3	3	2,646	Century 21 Arizona Foothills	715,000	715,000	11/20/2023	270.22 / 270.22
6617930	Palmera	9842 E EMERALD DR	2	2	1,841	Success Property Brokers	575,000	595,000	11/16/2023	312.33 / 323.19
6614468	Trova	24509 S Cedarcrest Dr	2	2	2,204	Realty ONE Group	629,000	629,000	11/15/2023	285.39 / 285.39
6624025	Custom Lexia	24513 S LAKEWAY CIR SE	4	3.5	3,637	Realty ONE Group	965,000	930,000	11/15/2023	265.33 / 255.71
6608203	Agent omitted	9309 E Coopers Hawk Dr	2	2.5	1,763	RETSY	489,999	480,000	11/14/2023	277.93 / 272.26
6616044	Agent omitted	24206 S DESERT VALE DR	3	2	2,250	Realty ONE Group	625,000	610,000	11/14/2023	277.78 / 271.11
6616789	Palacia	24823 S SADDLETREE DR	3	2	2,200	West USA Realty	695,000	640,000	11/13/2023	315.91 / 290.91
6616514	Palacia	10720 E Coopers Hawk Dr	2	2	1,763	My Home Group Real Estate	480,000	470,000	11/10/2023	272.26 / 266.59
6618613	Agent omitted	9617 E Nacoma Dr	2	2	1,774	West USA Realty	460,000	460,000	11/08/2023	259.30 /259.30
6480279	Agent omitted	9115 E Coopers Hawk Dr	3	2	1,841	Set in Stone Realty and Property Mgmt	659,900	655,500	11/06/2023	358.45 / 356.06
6612581	Solano	10520 E Voax Dr	2	2	1,540	Keller Williams Integrity First Realty	445,000	424,000	11/02/2023	288.96 / 275.32
6601210	Palmera	10127 E CHAMPAGNE DR	3	2	2,041	Realty ONE Group	599,000	599,000	11/01/2023	293.48 /293.97

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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 November 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	16	7,499,500	Low	340,000	319,000	1,323	205.70	205.70	0
			Avg	477,387	468,719	1,802	266.21	259.95	18
			High	700,000	755,000	2,668	334.61	324.54	71
Overall	16	7,499,500	Low	340,000		1,323	205.70		0
			Avg	477,387		1,802	266.21		18
			High	700,000		2,668	334.61		71

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/$/SF
6622166	Agent omitted	26031 S Eastlake DR	2	2	1,545	eXp Realty	385,000	370,000	11/30/2023	249.19 / 239.48
6630974	Alameda	25245 S TRURO DR	3	2	1,823	Launch Powered by Compass	375,000	375,000	11/30/2023	205.70 / 205.70
6589481	Borgata	26421 S RIBBONWOOD DR	2	2.5	2,668	Your Home Sold Guaranteed Realty	650,000	630,000	11/30/2023	243.63 / 236.13
6625078	Agent omitted	10550 E ELMHURST DR	2	2	1,389	AZMK Realty	340,000	319,000	11/29/2023	244.78 / 229.66
6607942	Zuni	26630 S DRIFTER DR	2	2	1,922	Keller Williams Integrity First Realty	439,000	425,000	11/28/2023	228.41 / 221.12
6610490	Agent omitted	26618 S CLOVERLAND DR	2	2	1,791	Fathom Realty	370,000	370,000	11/22/2023	206.59 / 206.59
6620959	Aztec	26051 S GLENBURN DR	2	2	1,473	West USA Realty	449,000	439,000	11/21/2023	304.82 / 298.03
6624045	Augusta	10308 E MICHIGAN AVE	2	2	1,558	Realty ONE Group	475,000	475,000	11/21/2023	304.88 / 304.88
6613959	Agent omitted	26010 S 99TH DR	2	2	1,545	Stewardship Realty LLC	439,999	428,000	11/15/2023	284.79 / 277.02
6609534	Palacia Plus	11017 E TWILIGHT CT	2	1.75	2,123	Realty Executives	689,000	689,000	11/15/2023	324.54 / 324.54
6611441	Agent omitted	10414 E TWILIGHT DR	3	2	1,932	My Home Group Real Estate	440,000	425,000	11/13/2023	227.74 / 219.98
6611136	Palacia Plus	11015 E REGAL DR	3	2	2,450	Keller Williams Integrity First Realty	679,000	670,000	11/09/2023	277.14 / 273.47
6614658	Valencia	25844 S BEECH CREEK DR	2	2	1,323	Signature Premier Realty LLC	442,690	397,000	11/03/2023	334.61 / 300.08
6606811	Agent omitted	9731 E MINNESOTAAVE	2	2	1,480	Keller Williams Arizona Realty	365,000	357,500	11/01/2023	246.62 / 241.55
6600605	Cortez	10429 E WATFORD WAY	2	2	1,389	West USA Realty	399,500	375,000	11/01/2023	287.62 / 269.98
6608633	Barcelona	10813 E Regal DR	3	3	2,428	Hague Partners	700,000	755,000	11/01/2023	288.3 / 310.96

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SUN LAKES HOMES RECENT SALES

Homes Sold in Sun Lakes Country Club

Statistical Market Analysis November 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	1,793,785	Low	259,885	259,885	1,012	165.44	165.44	2
			Avg	303,964	298,964	1,420	224.86	220.16	28
			High	383,000	360,000	1,802	378.46	355.73	63
Overall	6	1,793,785	Low	259,885		1,012	165.44		2
			Avg	303,964		1,420	224.86		28
			High	383,000		1,802	378.46		63

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/$/SF
6604900	Agent omitted	8921 E MICHIGAN AVE	2	1.75	1,249	HomeSmart	269,900	269,900	11/28/2023	216.09 / 216.09
6621140	Agent omitted	9059 E OLIVE LN S	2	2	1,551	My Home Group Real Estate	259,885	259,885	11/27/2023	167.56 / 167.56
6618086	Agent omitted	26614 S NICKLAUS DR	3	2	1,802	NORTH&CO	356,000	356,000	11/21/2023	197.56 / 197.56
6617467	Agent omitted	9014 E CITRUS LN S	2	2	1,632	Built by Referral Realty Grp 02	270,000	270,000	11/16/2023	165.44 / 165.44
6614344	Agent omitted	8941 E MINNESOTAAVE	2	2	1,012	Arizona Best Real Estate	383,000	360,000	11/09/2023	378.46 / 355.73
6600352	Agent omitted	9412 E LAKESIDE DR	2	2	1,272	eXp Realty	285,000	278,000	11/03/2023	224.06 / 218.55

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