



# SUN LAKES HOMES RECENT SALES

## Homes Sold in Cottonwood/Palo Verde Statistical Market Analysis December 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	17	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 MINNESOTA AVE	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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**For more information, contact The Kolb Team at 480-809-5759.**  
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# SUN LAKES HOMES RECENT SALES

**Homes Sold in Sun Lakes Country Club**  
**Statistical Market Analysis December 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	7	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 MINNESOTA AVE	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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