SUN LAKES HOMES RECENT SALES

Homes Sold in IronOaks

Statistical Market Analysis January 2024

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	12	7,756,400	Low	389,000	385,000	1,572	230.92	231.21	0
			Avg	657,450	646,367	2,446	273.71	269.03	52
			High	950,000	950,000	4,053	339.31	328.45	210
Overall	12	7,756,400	Low	389,000		1,572	230.92		0
			Avg	657,450		2,446	273.71		52
			High	950,000		4,053	339.31		210

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/$/SF
6636364	Palacia	10724 E Coopers Hawk Dr	3	2	2,115	Keller Williams Realty East Valley	565,000	550,000	01/31/2024	267.14 / 260.05
6634197	Barcelona	9529 E ROCKY LAKE DR	3	3	2,283	Realty Executives	650,000	650,000	01/31/2024	284.71 / 284.71
6607492	Lexia expanded	10125 E Cedar Waxwing Dr	3	2.5	3,460	RE/MAX Solutions	799,000	800,000	01/31/2024	230.92 / 231.21
6644463	Palmera extended	10126 E LAMBERT DR	2	2	1,950	Rush & Associates Realty	547,500	542,000	01/25/2024	280.77 / 277.95
6635679	Galleria	8937 E EMERALD DR	2	2.5	2,606	eXp Realty	700,000	687,500	01/25/2024	268.61 / 263.81
6574920	Agent omitted	23808 S STONEY LAKE DR	2	2	2,792	DPR Realty LLC	795,000	725,000	01/25/2024	284.74 / 259.67
6633857	Sedona	24510 S STARCREST DR	3	2	1,842	Realty ONE Group	625,000	605,000	01/23/2024	339.31 / 328.45
6627028	Agent omitted	10421 E Lambert DR	2	2	1,661	West USA Realty	429,900	431,900	01/19/2024	258.82 / 260.02
6615122	Agent omitted	23705 S LEISURE WAY	2	2	1,572	Cactus Mountain Properties, LLC	389,000	385,000	01/16/2024	247.46 / 244.91
6632714	Marbella custom	9010 E DIAMOND DR	4	3	2,987	Realty ONE Group	770,000	770,000	01/15/2024	257.78 / 257.78
6627367	Borgata custom	10623 E Cedar Waxwing Dr	3	3.5	4,053	Hague Partners	950,000	950,000	01/11/2024	234.39 / 234.39
6625154	Barcelona	9101 E EMERALD DR	2	2	2,028	Keller Williams Realty Phoenix	669,000	660,000	01/04/2024	329.88 / 325.44

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SUN LAKES HOMES RECENT SALES

Homes Sold in Cottonwood/Palo Verde

Statistical Market Analysis January 2024

YR = Year home was built
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SP = Sales Price
COE = Close of Escrow Date

kw INTEGRITY FIRST REALTY KELLERWILLIAMS.

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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	12	5,292,000	Low	369,000	369,000	1,224	194.72	194.72	0
			Avg	457,617	441,000	1,755	265.14	256.37	42
			High	585,000	515,000	2,332	304.35	307.97	147
Overall	12	5,292,000	Low	369,000		1,224	194.72		0
			Avg	457,617		1,755	265.14		42
			High	585,000		2,332	304.35		147

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/$/SF
6643086	Shawnee extended	10329 E SILVERTREE CT	2	2	2,153	Realty ONE Group	489,000	479,500	01/31/2024	227.12/222.71
6621075	Solano	11132 E WATFORD CT	2	2	1,810	Realty ONE Group	488,000	483,000	01/31/2024	269.61 / 266.85
6625143	Agent omitted	10038 E CHESTNUT DR	3	2	1,823	Southwest Property Sales & Leasing	449,000	380,000	01/30/2024	246.3 / 208.45
6642528	Agent omitted	25449 S PINEWOOD DR	3	2	1,823	Rush & Associates Realty	507,000	508,500	01/25/2024	278.11 / 278.94
6634799	Agent omitted	25210 S ANGORA CT 19	2	2	1,458	KD Realty, LLC	399,000	375,000	01/19/2024	273.66 / 257.2
6625549	Agent omitted	25809 S BRENTWOOD DR	2	2	1,384	Call Realty, Inc.	389,400	380,000	01/19/2024	281.36 / 274.57
6639914	Alameda	26413 S LAKEWOOD DR	3	2	2,044	Keller Williams Integrity First	398,000	398,000	01/12/2024	194.72 / 194.72
6634098	Agent omitted	25239 S MOHAWK DR	2	2	1,380	Realty Executives	420,000	425,000	01/10/2024	304.35 / 307.97
6589091	Cimarron	25609 S NOTTINGHAM DR	3	2	2,332	Keller Williams Integrity First	585,000	515,000	01/10/2024	250.86 / 220.84
6636085	Toltec	26254 S DARTFORD DR	2	2	1,224	Realty ONE Group	369,000	369,000	01/09/2024	301.47 / 301.47
6634110	Agent omitted	9829 E Chestnut DR	3	1.75	1,658	Cactus Mountain Properties, LLC	499,000	480,000	01/08/2024	300.97 / 289.51
6632733	Alameda	25814 S SADDLETREE DR	3	2	1,971	Realty Executives Arizona Territory	499,000	499,000	01/08/2024	253.17 / 253.17

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SUN LAKES HOMES RECENT SALES

Homes Sold in Sun Lakes Country Club

Statistical Market Analysis January 2024

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	10	3,120,000	Low	245,000	230,000	1,012	160.88	157.73	0
			Avg	320,760	312,000	1,372	239.98	233.30	37
			High	439,000	434,000	1,929	375.40	364.62	81
Overall	10	3,120,000	Low	245,000		1,012	160.88		0
			Avg	320,760		1,372	239.98		37
			High	439,000		1,929	375.40		81

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/$/SF
6644130	Agent omitted	9537 E PALOMINO PL	2	2	1,929	HomeSmart	399,999	385,000	01/31/2024	207.36 / 199.59
6623369	Toltec	9321 E FAIRWAY BLVD E	2	2	1,348	Caliber Realty Group, LLC	439,000	434,000	01/24/2024	325.67 / 321.96
6631182	Agent omitted	9115 E CITRUS LN S	2	2	1,249	Southwest Mountain Realty, LLC	270,000	250,000	01/23/2024	216.17 / 200.16
6645848	Agent omitted	25215 S BRIARCREST DR	2	2	1,012	Realty Executives	379,900	369,000	01/22/2024	375.4 / 364.62
6639713	Agent omitted	9021 E SUN LAKES BLVD N	2	2	1,296	eXp Realty	259,700	265,000	01/18/2024	200.39 / 204.48
6607350	Palm Harbor	26247 S YUCCA CIR	2	2	1,040	Cactus Mountain Properties, LLC	245,000	230,000	01/16/2024	235.58 / 221.15
6619713	Agent omitted	26629 S MARICOPA PL	2	2	1,153	Built by Referral Rlty Grp 02	299,000	292,000	01/11/2024	259.32 / 253.25
6647322	Granada	9129 E COUNTRY CLUB DR	2	2	1,585	eXp Realty	255,000	250,000	01/10/2024	160.88 / 157.73
6632583	Agent omitted	26437 S LAKEVIEW DR	2	2	1,670	Built by Referral Rlty Grp 02	410,000	395,000	01/04/2024	245.51 / 236.53
6629245	Agent omitted	8925 E UTAH AVE	2	2	1,441	Redfin Corporation	250,000	250,000	01/02/2024	173.49 / 173.49

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