

# SUN LAKES HOMES RECENT SALES

## Homes Sold in IronOaks Statistical Market Analysis February 2024

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	11,158,000	Low	409,900	394,000	1,575	210.04	207.68	0
			Avg	668,341	656,353	2,475	277.09	272.13	41
			High	809,000	792,500	3,435	364.40	352.56	133
Overall	17	11,158,000	Low	409,900		1,575	210.04		0
			Avg	668,341		2,475	277.09		41
			High	809,000		3,435	364.40		133

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/\$/SF
6652828	Verona	9633 E ARROWVALE DR	2	2	1,675	Realty ONE Group	459,000	447,000	02/29/2024	274.03 / 266.87
6631630	Marbella	23626 S ROSECREST DR	3	2.5	3,166	Russ Lyons Sotheby's International	775,000	770,000	02/29/2024	244.79 / 243.21
6650414	Agent omitted	23611 S Stoney Path DR	2	2	2,123	Coldwell Banker Realty	549,000	549,000	02/27/2024	258.6 / 258.60
6650052	Milano	10057 E EMERALD DR	2	2	1,997	Realty ONE Group	655,000	650,000	02/26/2024	327.99 / 325.49
6642109	Barcelona(mod)	9002 E NACOMA DR	3	2	2,250	Your Home Sold Guaranteed Realty	720,000	705,000	02/26/2024	320.00 / 313.33
6632019	Agent omitted	10014 E ARROWVALE DR	3	2.5	3,166	Keller Williams Realty East Valley	665,000	657,500	02/23/2024	210.04 / 207.68
6620276	Agent omitted	5733 S AMBERWOOD DR	4	3	3,435	Real Broker AZ, LLC	800,000	775,000	02/23/2024	232.90 / 225.62
6613366	Galleria	440 W CEDAR DR	4	2.5	3,166	My Home Group Real Estate	729,900	700,000	02/22/2024	230.54 / 221.10
6635864	Portofino	23814 S Serenity WAY	2	2	1,575	Brokers Hub Realty, LLC	409,900	394,000	02/15/2024	260.25 / 250.16
6642440	Palmera (ext)	10123 E ELMWOOD DR	2	2	2,101	Rush & Associates Realty	685,000	662,000	02/13/2024	326.04 / 315.09
6648831	Barcelona w/casita	24649 S AUGUSTA CT	3	3	2,028	West USA Realty	739,000	715,000	02/13/2024	364.40 / 352.56
6648154	Galleria	9449 E DESERT LAKE DR	3	2.5	3,166	Realty ONE Group	779,000	784,000	02/13/2024	246.05 / 247.63
6637803	Spyglass	10310 E CHERRYWOOD Dr	3	2	1,624	Keller Williams Integrity First	549,000	555,000	02/09/2024	338.05 / 341.75
6640427	Sienna w/casita	10024 E DIAMOND DR	3	3	2,508	Realty ONE Group	809,000	792,500	02/06/2024	322.57 / 315.99
6609891	Borgata	9004 E NACOMA DR	2	2.5	2,558	Realty ONE Group	630,000	620,000	02/05/2024	246.29 / 242.38
6630211	Borgata	9529 E CHAMPAGNE DR	2	2.5	2,618	Realty ONE Group	659,000	652,000	02/05/2024	251.72 / 249.05
6628980	Borgata	24419 S RIBBONWOOD DR	3	2.5	2,923	Realty ONE Group	749,000	730,000	02/02/2024	256.24 / 249.74

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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 Cottonwood/Palo Verde Statistical Market Analysis February 2024

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	13	6,746,000	Low	370,000	370,000	1,312	191.90	192.48	0
			Avg	524,061	518,923	2,108	250.35	247.94	43
			High	760,000	750,000	2,668	329.12	326.39	126
Overall	13	6,746,000	Low	370,000		1,312	191.90		0
			Avg	524,061		2,108	250.35		43
			High	760,000		2,668	329.12		126

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/\$/SF
6619826	Borgata	10915 E CHESTNUT DR	2	2	2,668	Jamal Abdallah	539,900	532,000	02/29/2024	202.36 / 199.4
6639110	Agent omitted	26002 S CEDARCREST DR	3	2	2,323	Bushnell Real Estate Solutions	679,000	660,000	02/29/2024	292.29 / 284.12
6629537	Agent omitted	26022 S HOWARD DR	2	2	1,312	Hague Partners	370,000	370,000	02/27/2024	282.01 / 282.01
6644415	Posada	26218 S CLOVERLAND DR	2	2	2,534	Cactus Mountain Properties, LLC	760,000	750,000	02/22/2024	299.92 / 295.97
6638057	Paloma	9620 E CALGARY AVE	2	2.5	2,119	eXp Realty	564,900	565,000	02/20/2024	266.59 / 266.64
6655093	Agent omitted	26437 S BEECH CREEK DR	3	2.5	2,345	Berkshire Hathaway HomeSvs AZ Properties	450,000	470,000	02/16/2024	191.90 / 200.43
6652203	Agent omitted	26030 S Foxglenn DR	2	2	1,841	Realty ONE Group	440,000	435,000	02/13/2024	239.00 / 236.28
6644405	Cimarron ext	10406 E CHESTNUT DR	2	2	2,182	Keller Williams Integrity First	425,000	420,000	02/12/2024	194.78 / 192.48
6645835	Alameda	10421 E WATFORD WAY	3	2	2,100	Real Broker AZ, LLC	509,000	509,000	02/12/2024	242.38 / 242.38
6615286	Alameda	10318 E TWILIGHT CT	3	2	1,823	eXp Realty	599,990	595,000	02/09/2024	329.12 / 326.39
6641214	Agent omitted	26607 S DIGSWELL CT	3	2.5	2,180	Launch Powered By Compass	625,000	625,000	02/08/2024	286.70 / 286.70
6650172	Zuni	9918 E DONEGAL CT	3	2	1,922	Built by Referral Rlty Grp 02	395,000	395,000	02/05/2024	205.52 / 205.52
6630368	Hermosa	25223 S CLOVERLAND DR	2	2	2,050	Keller Williams Integrity First	455,000	420,000	02/05/2024	221.95 / 204.88

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