

SUN LAKES HOMES RECENT SALES

Homes Sold in IronOaks Statistical Market Analysis March 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	27	15,604,550	Low	399,000	377,500	1,389	207.31	201.40	3
			Avg	584,052	577,946	2,188	270.37	267.60	65
			High	825,000	825,000	3,435	337.92	332.76	276
Overall	27	15,604,550	Low	399,000		1,389	207.31		3
			Avg	584,052		2,188	270.37		65
			High	825,000		3,435	337.92		276

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/\$/SF
6611434	Solano	25042 S DRIFTER DR	2	2	1,540	Realty ONE Group	399,000	399,900	03/29/2024	259.09 / 259.68
6679119	Agent omitted	10332 E Elmwood CT	2	2	1,842	HomeSmart	410,000	410,000	03/29/2024	222.58 / 222.58
6570248	Agent omitted	23820 S BRONZE DR	3	2	2,846	Realty Marketing Group	660,000	650,000	03/29/2024	231.90 / 228.39
6663954	Oakmont	24815 S GOLFVIEW DR	2	2	1,743	Realty ONE Group	589,000	580,000	03/28/2024	337.92 / 332.76
6651946	Sedona	23802 S STONEY LAKE DR	2	2	2,022	My Home Group Real Estate	660,000	665,000	03/28/2024	326.41 / 328.88
6625607	San Remo	23817 S HARMONY WAY	2	2	1,500	Geneva Real Estate & Investments	405,000	377,500	03/27/2024	270.00 / 251.67
6639415	Sedona	10206 E CHAMPAGNE DR	2	2	1,842	Realty ONE Group	459,000	459,900	03/27/2024	249.19 / 249.67
6635815	Palmera	23832 S BERRYBROOK DR	2	2	2,006	Keller Williams Integrity First	599,000	580,000	03/27/2024	298.60 / 289.13
6647349	Palmera Custom	10014 E Coopers Hawk Dr	2	2	1,984	Realty ONE Group	625,000	620,000	03/27/2024	315.02 / 312.50
6628512	Barcelona	9406 E JADECREST DR	3	3	2,283	Keller Williams Integrity First	719,000	699,000	03/26/2024	314.94 / 306.18
6664274	Monaco	23700 S HARMONY WAY	2	2	1,508	Realty Executives	410,000	400,000	03/25/2024	271.88 / 265.25
6630239	Borgata	10507 E ARROWVALE DR	2	2.5	2,659	Realty ONE Group	750,000	750,000	03/25/2024	282.06 / 282.06
6632672	Borgata	10717 E NACOMA DR	2	2	2,618	Realty ONE Group	569,000	557,500	03/22/2024	217.34 / 212.95
6639961	Agent omitted	9326 E Nacoma DR	3	3	2,284	New Perspective Realty	473,500	460,000	03/20/2024	207.31 / 201.40
6665380	Sienna	9215 E CHAMPAGNE DR	3	3	2,508	Keller Williams Integrity First	675,000	685,000	03/19/2024	269.14 / 273.13
6620071	Agent omitted	24943 S LAKEWOOD DR	2	1.75	1,763	Keller Williams Legacy One	459,000	465,000	03/15/2024	260.35 / 263.75
6652186	Agent omitted	8903 E MOSSY ROCK DR	2	2	1,676	Keller Williams East Valley	499,000	499,000	03/15/2024	297.73 / 297.73
6643166	Galleria	9325 E Cedar Waxwing Dr	2	2.5	2,606	My Home Group Real Estate	665,000	650,000	03/15/2024	255.18 / 249.42
6639689	Agent omitted	10409 E LAMBERT DR	2	2	2,432	Gentry Real Estate	641,000	635,000	03/14/2024	263.57 / 261.10
6649883	Galleria	9237 E Cedar Waxwing Dr	3	2.5	3,166	Realty Executives	699,900	694,000	03/14/2024	221.07 / 219.20
6661184	Solano	10528 E Coopers Hawk Dr	2	2	1,810	Realty ONE Group	489,000	489,000	03/13/2024	270.17 / 270.17
6657947	Agent omitted	10701 E CHAMPAGNE DR	2	2	1,389	TomKat Real Estate	420,000	430,000	03/11/2024	302.38 / 309.58
6665718	Marbella	8918 E HERCULES CT	4	3	3,435	Built by Referral Rlty Grp 02	825,000	825,000	03/11/2024	240.17 / 240.17
6638270	Palacia	9333 E Cedar Waxwing Dr	3	2	2,579	Keller Williams Integrity First	589,000	550,000	03/08/2024	228.38 / 213.26
6597876	Hermosa	10701 E VOAX DR	2	2	2,050	Realty ONE Group	550,000	543,750	03/06/2024	268.29 / 265.24
6661845	Palmera	491 W Cherrywood DR	4	3	2,195	Coldwell Banker Realty	720,000	720,000	03/06/2024	328.02 / 328.02
6648247	Bellagio	9841 E Cedar Waxwing Dr	2	2	2,780	RE/MAX Solutions	810,000	810,000	03/06/2024	291.37 / 291.37

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SUN LAKES HOMES RECENT SALES

Homes Sold in Cottonwood/Palo Verde Statistical Market Analysis March 2024

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	24	11,775,000	Low	350,000	350,000	1,116	205.05	190.75	0
			Avg	504,117	490,625	1,891	268.17	261.41	29
			High	775,000	752,000	2,775	357.91	353.22	102
Overall	24	11,775,000	Low	350,000		1,116	205.05		0
			Avg	504,117		1,891	268.17		29
			High	775,000		2,775	357.91		102

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/\$/SF
6636029	Cortez	26638 S Howard DR	2	1.75	1,323	Built by Referral Rlty Grp 02	409,900	405,000	03/29/2024	309.83 / 306.12
6646428	Pima Villa	10701 E BURGESS CT	2	2.5	1,913	West USA Realty	445,000	445,000	03/29/2024	232.62 / 232.62
6673964	Borgata	25620 S BUTTONWOOD DR	2	2	2,668	Keller Williams Integrity First	619,000	575,000	03/29/2024	232.01 / 215.52
6671759	Sea Pines	10223 E MINNESOTA AVE	2	2	1,458	Realty ONE Group	440,000	430,000	03/28/2024	301.78 / 294.92
6666943	Posada	25821 S RIBBONWOOD DR	2	2	2,775	Realty ONE Group	759,900	730,000	03/28/2024	273.84 / 263.06
6662404	Rio Grande	26022 S RIBBONWOOD DR	3	3	2,200	Realty ONE Group	775,000	749,000	03/28/2024	352.27 / 340.45
6672355	Agent omitted	10525 E ELMHURST DR	2	2	2,050	eXp Realty	600,000	599,000	03/27/2024	292.68 / 292.20
6661878	Cochise	25826 S BOXWOOD DR	2	2	1,116	Realty ONE Group	350,000	350,000	03/26/2024	313.62 / 313.62
6670364	Rio Grande	26430 S FLAME TREE DR	3	3.5	2,129	eXp Realty	762,000	752,000	03/21/2024	357.91 / 353.22
6645166	Custom	9701 E MICHIGAN AVE	4	2	2,127	Cactus Mountain Properties LLC	599,900	575,000	03/20/2024	282.04 / 270.33
6665011	Agent omitted	26026 S Jardin DR	2	2	1,792	Keller Williams Integrity First	430,000	431,000	03/18/2024	239.96 / 240.51
6652578	Alameda	26633 S RIBBONWOOD DR	3	2	1,823	Keller Williams Integrity First	475,000	475,000	03/18/2024	260.56 / 260.56
6667991	Agent omitted	26002 S EASTLAKE DR	2	2	1,910	My Home Group Real Estate	449,000	420,000	03/15/2024	235.08 / 219.90
6661185	Alameda	10302 E SILVERTREE CT	3	2	1,823	Realty ONE Group	439,000	439,000	03/15/2024	240.81 / 240.81
6656989	Cortez	25830 S BOXWOOD DR	2	2	1,323	Coldwell Banker Realty	409,900	390,000	03/14/2024	309.83 / 294.78
6655308	Agent omitted	25802 S Cloverland DR	2	2	1,763	HomeSmart	459,900	450,000	03/12/2024	260.86 / 255.25
6648786	Agent omitted	10437 E TWILIGHT DR	3	2	1,823	eXp Realty	470,000	465,000	03/12/2024	257.82 / 255.07
6659459	Agent omitted	26646 S BRENTWOOD DR	2	2	2,097	Cactus Mountain Properties LLC	430,000	400,000	03/08/2024	205.05 / 190.75
6622112	Pima Villa	10609 E SUNNYDALE DR	2	2.5	1,943	HomeSmart	478,000	470,000	03/08/2024	246.01 / 241.89
6642711	Agent omitted	26603 S DIGSWELL CT	2	2	1,922	HomeSmart	438,500	415,000	03/06/2024	228.15 / 215.92
6661901	Alameda	26225 S CEDARCREST DR	3	2	1,959	eXp Realty	435,000	435,000	03/06/2024	222.05 / 222.05
6656332	Alameda	25401 S PINewood DR	3	2	1,891	Keller Williams Integrity First	519,000	500,000	03/06/2024	274.46 / 264.41
6641070	Pinewood	25224 S ANGORA CT	2	2	1,626	HomeSmart	379,900	365,000	03/01/2024	233.64 / 224.48
6645307	Zuni	25825 S FOXGLENN DR	3	2.1	1,922	RHouse Realty	524,900	510,000	03/01/2024	273.10 / 265.35

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SUN LAKES HOMES RECENT SALES

Homes Sold in Sun Lakes Country Club Statistical Market Analysis March 2024

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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	3,079,900	Low	249,500	246,000	1,273	147.00	140.84	14
			Avg	320,380	307,990	1,507	213.89	206.21	70
			High	439,000	410,000	1,768	295.99	295.99	135
Overall	10	3,079,900	Low	249,500		1,273	147.00		14
			Avg	320,380		1,507	213.89		70
			High	439,000		1,768	295.99		135

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/\$/SF
6647577	Agent omitted	9360 E OLIVE LN S	2	2	1,369	Realty Executives	269,900	269,900	03/28/2024	197.15 / 197.15
6646938	Agent omitted	9014 E CITRUS LN S	2	2	1,632	West USA Realty	259,000	250,000	03/25/2024	158.70 / 153.19
6668060	Tovar	9323 E OLIVE LN N	2	2	1,348	Realty ONE Group	399,000	399,000	03/25/2024	295.99 / 295.99
6667035	Agent omitted	8950 E UTAH AVE	2	2	1,768	Built by Referral Rity Grp 02	259,900	249,000	03/20/2024	147.00 / 140.84
6651911	Stonebrook	26460 S MARICOPA PL	2	2	1,590	Realty ONE Group	362,500	349,000	03/19/2024	227.99 / 219.50
6629987	Agent omitted	9127 E LAKEVIEW DR	2	2	1,440	Cactus Mountain Properties LLC	309,000	304,000	03/18/2024	214.58 / 211.11
6652839	Agent omitted	9028 E CACTUS LN N	2	2	1,273	West USA Realty	249,500	253,000	03/15/2024	195.99 / 198.74
6635306	Agent omitted	9564 E FAIRWAY BLVD	2	2	1,649	Advanta Living Real Estate	399,000	350,000	03/15/2024	241.96 / 212.25
6632791	Agent omitted	25448 S Illinois AVE	2	2	1,440	Cactus Mountain Properties LLC	257,000	246,000	03/07/2024	178.47 / 170.83
6618320	Toltec	9310 E SUN LAKES BLVD N	2	2	1,562	Realty ONE Group	439,000	410,000	03/05/2024	281.05 / 262.48

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