

SUN LAKES HOMES RECENT SALES

Homes Sold in IronOaks

Statistical Market Analysis April 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	26	15,164,500	Low		425,000	387,000	1,440	230.85	210.21	0
			Avg		592,434	583,250	2,154	280.56	276.31	47
			High		835,000	830,000	3,489	368.06	364.58	289
Overall	26	15,164,500	Low		425,000		1,440	230.85		0
			Avg		592,434		2,154	280.56		47
			High		835,000		3,489	368.06		289
MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/\$/SF
6680942	Valencia	24630 S STONEY PATH DR	2	2	1,513	Cactus Mountain Properties LLC	449,000	430,000	04/30/2024	296.76 / 284.2
6667377	Palmera	23714 S GLENBURN DR	2	2	1,950	Keller Williams Integrity First	549,000	545,000	04/29/2024	281.54 / 279.49
6695540	Agent omitted	24432 S FOXGLENN DR	3	2	2,250	RE/MAX Alliance Group	530,000	515,000	04/24/2024	235.56 / 228.89
6656636	Marbella	9421 E SUNRIDGE DR 40A	3	2.5	2,846	Cactus Mountain Properties LLC	714,999	715,000	04/23/2024	251.23 / 251.23
6678799	Barcelona	9302 E Nacoma DR	3	3	2,283	Realty ONE Group	674,990	645,000	04/22/2024	295.66 / 282.52
6649379	Trova w/casita	24020 S LAKEWAY CIR NW	3	3	2,517	Realty ONE Group	739,000	724,000	04/18/2024	293.60 / 287.64
6659578	Palmera	9001 E STONEY VISTA DR	2	2	1,841	Keller Williams Realty Sonoran Living	425,000	387,000	04/17/2024	230.85 / 210.21
6665707	Naples villa	23813 S HARMONY WAY	2	2	1,781	Keller Williams Integrity First	454,000	440,000	04/17/2024	254.91 / 247.05
6646829	Extended Palmera	9005 E STONEY VISTA DR	2	2	1,936	Realty ONE Group	499,000	482,500	04/17/2024	257.75 / 249.23
6686860	Barcelona/casita	10306 E Coopers Hawk Dr	3	3	2,283	Locality Real Estate	679,000	671,500	04/17/2024	297.42 / 294.13
6663139	Sedona	24306 S STARCREST DR	2	2	1,842	Realty ONE Group	515,000	515,000	04/12/2024	279.59 / 279.59
6677041	Barcelona/casita	24406 S PARKSIDE DR	3	3	2,283	Realty ONE Group	829,000	830,000	04/12/2024	363.12 / 363.56
6673726	Agent omitted	10713 E NACOMA DR	2	2	2,261	Keller Williams Arizona Realty	590,000	590,000	04/11/2024	260.95 / 260.95
6658139	Galleria	8929 E MOSSY ROCK CT	2	2.5	2,846	Keller Williams Integrity First	695,000	700,000	04/11/2024	244.20 / 245.96
6658567	Posada	9342 E Coopers Hawk Dr	2	2.5	2,631	Realty ONE Group	609,000	593,000	04/10/2024	231.47 / 225.39
6657196	Lexia	24723 S CEDARCREST DR	4	4	3,489	Realty ONE Group	835,000	795,000	04/10/2024	239.32 / 227.86
6652816	Extended Palmera	24527 S BERRYBROOK DR	2	2	1,930	West USA Realty	519,000	505,000	04/09/2024	268.91 / 261.66
6678278	Marbella	10036 E NACOMA CT	3	2.5	3,166	Realty ONE Group	749,000	749,000	04/09/2024	236.58 / 236.58
6655144	San Remo	23828 S VACATION WAY	2	2	1,500	Realty ONE Group	450,000	455,000	04/08/2024	300.00 / 303.33
6656510	Ventana	25023 S DRIFTER DR	2	2	1,800	Realty ONE Group	499,900	487,500	04/05/2024	277.72 / 270.83
6676877	Palacia Plus	10544 E Coopers Hawk Dr	3	2	2,115	Realty ONE Group	579,000	590,000	04/02/2024	273.76 / 278.96
6641100	Agent omitted	10433 E Lambert Dr	2	2	2,682	Flat List RE	674,900	660,000	04/02/2024	251.64 / 246.09
6664952	Riviera	23821 S SERENITY WAY	2	2	1,572	eXp Realty	465,000	465,000	04/01/2024	295.80 / 295.80
6660592	Spyglass	24726 S PINWOOD DR	2	2	1,440	Lori Blank & Associates, LLC	530,000	525,000	04/01/2024	368.06 / 364.58
6667105	Palmera	10319 E COPPER DR	2	2	1,566	HomeSmart	549,500	550,000	04/01/2024	350.89 / 351.21
6657736	Encanto	24408 S STONEY PATH DR	2	2	1,680	RE/MAX Solutions	600,000	600,000	04/01/2024	357.14 / 357.14

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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 April 2024

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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	30	14,281,222	Low	335,000	335,000	1,012	192.17	182.04	0		
			Avg	484,825	476,041	1,759	280.11	275.28	51		
			High	725,000	700,000	2,862	397.70	383.98	237		
Overall	30	14,281,222	Low	335,000		1,012	192.17		0		
			Avg	484,825		1,759	280.11		51		
			High	725,000		2,862	397.70		237		
MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/\$/SF	
6668414	Agent omitted	10321 E NAVAJO PL	2	2	1,032	Coldwell Banker Realty	369,000	375,000	04/30/2024	357.56 / 363.37	
6602254	Agent omitted	26602 S BEECH CREEK DR	2	2	1,545	Cactus Mountain Properties LLC	434,500	434,500	04/30/2024	281.23 / 281.23	
6657981	Alameda	26029 S RIBBONWOOD DR	3	2	1,971	Realty ONE Group	560,000	560,000	04/30/2024	284.12 / 284.12	
6635054	Mirada	10423 E SUNNYDALE DR	2	2	1,791	Cactus Mountain Properties LLC	599,000	575,000	04/30/2024	334.45 / 321.05	
6693108	Alameda	9818 E WATFORD WAY	3	2	2,049	Visionary Properties	659,900	661,000	04/30/2024	322.06 / 322.06	
6670392	Alameda	9746 E SHERWOOD WAY	3	2	1,823	Keller Williams Integrity First	725,000	700,000	04/30/2024	397.70 / 383.98	
6680526	Cochise	26432 S LAKEWOOD DR	2	2	1,320	Realty ONE Group	389,900	389,900	04/29/2024	295.38 / 295.38	
6617503	Hermosa	25829 S CLOVERLAND DR	2	2	2,159	Realty ONE Group	569,000	550,000	04/26/2024	263.55 / 254.75	
6671904	Solano	26406 S Howard DR	2	2	1,540	eXp Realty	505,000	505,000	04/24/2024	327.92 / 327.92	
6662633	Barcelona	25826 S FLAME TREE DR	3	3	2,283	Cactus Mountain Properties LLC	690,000	655,000	04/24/2024	302.23 / 286.90	
6680512	Agent omitted	25834 S EASTLAKE DR	2	2	1,224	Good Oak Real Estate	380,000	382,000	04/23/2024	310.46 / 312.09	
6661063	Coronado	10905 E WATFORD DR	2	2	1,910	Built by Referral Rlty Grp 02	459,000	440,000	04/23/2024	240.31 / 230.37	
6687234	Agent omitted	9614 E BUD CT	3	2	1,617	Cactus Mountain Properties LLC	335,000	337,500	04/22/2024	207.17 / 208.72	
6654222	Valencia	26617 S SADDLETREE DR	2	2	1,323	Clayton Realty	400,000	375,000	04/19/2024	302.34 / 283.45	
6670408	Ventana	26225 S SADDLETREE DR	2	2	1,833	Cactus Mountain Properties LLC	435,000	430,000	04/19/2024	237.32 / 234.59	
6659002	Ventura	26222 S Beech Creek DR	2	2	1,833	RE/MAX Fine Properties	425,000	410,000	04/18/2024	231.86 / 223.68	
6669846	Shawnee	25806 S BOXWOOD DR	2	2	1,730	Keller Williams Realty East Valley	439,900	438,000	04/18/2024	254.28 / 253.18	
6661911	Ventana	10542 E ELMHURST DR	2	2	1,833	Realty ONE Group	465,000	455,000	04/18/2024	253.68 / 248.23	
6673942	Palacia Plus	26426 S CEDARCREST DR	3	2	2,123	Realty ONE Group	640,000	660,000	04/17/2024	301.46 / 310.88	
6661024	Agent omitted	9713 E NAVAJO PL	2	2	1,545	Realty ONE Group	396,756	370,000	04/16/2024	256.80 / 239.48	
6666163	Agent omitted	10836 E BELLFLOWER DR	2	2	1,329	DeLex Realty	385,000	385,000	04/16/2024	289.69 / 289.69	
6648405	Shawnee	26014 S Foxglenn DR	2	2	1,545	Hague Realty	419,000	429,000	04/12/2024	271.20 / 277.67	
6684304	Agent omitted	10904 E TWILIGHT DR	2	2	2,050	Realty ONE Group	489,999	489,999	04/12/2024	239.02 / 239.02	
6606343	Macayo	10418 E SPRING CREEK RD	2	2	2,098	Cactus Mountain Properties LLC	549,000	549,000	04/12/2024	261.68 / 261.68	
6665189	Agent omitted	10328 E MICHIGAN AVE	2	2	1,626	Good Oak Real Estate	349,900	335,000	04/08/2024	215.19 / 206.03	
6641303	Galleria	26203 S FLAME TREE DR	2	2.5	2,862	Realty ONE Group	550,000	521,000	04/05/2024	192.17 / 182.04	
6666740	Pima Villa	26425 S MOONSHADOW DR	2	2.5	1,800	Hague Partners	575,000	563,823	04/05/2024	319.44 / 313.24	
6665449	Agent omitted	26018 S NEW TOWN DR	2	2	1,012	Realty Executives	360,000	345,000	04/04/2024	355.73 / 340.91	
6669343	Zuni	25660 S HOWARD DR	2	2	1,922	Realty ONE Group	440,000	418,000	04/04/2024	228.93 / 217.48	
6669262	Hermosa	25617 S NOTTINGHAM DR	2	2	2,050	Arizona Online Realty	549,900	542,500	04/03/2024	268.24 / 264.63	

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