SUN LAKES HOMES RECENT SALES

Homes Sold in IronOaks

Statistical Market Analysis June 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	16	9,394,899	Low	325,000	325,000	948	214.32	209.61	0
			Avg	594,919	587,181	2,023	296.43	292.75	53
			High	860,000	860,000	2,508	345.70	345.70	147
Overall	16	9,394,899	Low	325,000		948	214.32		0
			Avg	594,919		2,023	296.43		53
			High	860,000		2,508	345.70		147

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/$/SF
6700053	Agent omitted	450 W CHERRYWOOD DR	2	2	2,123	DenMar Realty	455,000	445,000	06/28/2024	214.32 / 209.61
6666901	Palacia Plus	10234 E Hercules Dr 31	3	2	2,115	Realty85	549,900	535,400	06/28/2024	260.00/253.14
6676424	Naples	9606 E NACOMA DR	2	2	1,774	RE/MAX Solutions	559,000	551,000	06/28/2024	315.11 /310.60
6689665	Agent omitted	9614 E NACOMA DR	2	2	1,575	My Home Group Real Estate	465,000	467,000	06/27/2024	295.24 / 296.51
6659320	Agent omitted	10226 E Coopers Hawk DR	2	2	2,023	RE/MAX Fine Properties	599,900	595,000	06/27/2024	296.54 / 294.12
6683469	Sienna w/casita	24607 S LAKEWAY CIR SE	3	3	2,508	Keller Williams Integrity First	860,000	860,000	06/27/2024	342.9 0/ 342.90
6716034	Sedona	10332 E ELMWOOD CT	3	2	1,842	Realty ONE Group	625,000	615,000	06/26/2024	339.31 / 333.88
6707631	Paloma	10412 E NACOMA DR	2	2.5	2,119	Realty ONE Group	529,900	535,000	06/21/2024	250.07 / 252.48
6710589	Agent omitted	25038 S FOXGLENN DR	2	2	948	Launch Powered by Compass	325,000	325,000	06/20/2024	342.83 / 342.83
6676552	Solano	10325 E HALLEY CT	3	2	1,810	Keller Williams Integrity First	559,000	532,000	06/20/2024	308.84 / 293.92
6700190	Agent omitted	10206 E HERCULES DR	2	2	2,1231	eXp Realty	524,999	524,999	06/18/2024	247.29/247.29
6683476	Exp. Palmera	9012 E NACOMA DR	2	2	2,266	Keller Williams Integrity First	709,000	699,000	06/17/2024	312.89 / 308.47
6689461	Sedona	24118 S SUNBROOK DR	3	2	2,022	Realty Executives	699,000	699,000	06/14/2024	345.70 / 345.70
6697501	Modified Tovar	23804 S Rocky Brook DR	3	2	2,374	Century 21 Arizona Foothills	709,000	709,000	06/14/2024	298.65 / 298.65
6706876	Barcelona w/casita	553 W CHAMPAGNE DR	3	3	2,283	Built by Referral Rlty Grp 02	780,000	765,000	06/13/2024	341.66 / 335.09
6664665	Palacia extended	24939 S LAKEWOOD DR	3	2	2,457	Cactus Mountain Properties LLC	569,000	537,500	06/03/2024	231.58 / 218.76

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SUN LAKES HOMES RECENT SALES

Homes Sold in Cottonwood/Palo Verde

Statistical Market Analysis June 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	10	4,996,000	Low	320,999	295,000	1,416	194.66	178.90	6
			Avg	510,439	499,600	1,810	279.92	273.64	51
			High	675,000	640,000	2,023	333.66	329.84	167
Overall	10	4,996,000	Low	320,999		1,416	194.66		6
			Avg	510,439		1,810	279.92		51
			High	675,000		2,023	333.66		167

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/$/SF
6701819	Extended Maya	25608 S PINEWOOD DR	2	2	1,649	AZMK Realty	320,999	295,000	06/28/2024	194.66 / 178.90
6641292	Exp Alameda	10840 E FLINTLOCK DR	3	2	1,971	Realty ONE Group	474,990	465,000	06/28/2024	240.99 / 235.92
6708314	Modified Shawnee	26002 S Greencastle DR	2	2	1,886	Realty ONE Group	595,000	595,000	06/25/2024	315.48 / 315.48
6713140	Coronado	26002 S EASTLAKE DR	3	2	1,910	Realty ONE Group	629,900	630,000	06/25/2024	329.79 / 329.84
6703661	Hermosa	10946 E NAVAJO DR	2	2	2,023	Realty ONE Group	675,000	640,000	06/21/2024	333.66 / 316.36
6703443	Alameda	10033 E CHESTNUT DR	3	2	1,823	Realty ONE Group	575,000	570,000	06/20/2024	315.41 / 312.67
6692001	Alameda	25245 S TRURO DR	3	2	1,971	eXp Realty	575,000	572,500	06/18/2024	291.73 / 290.46
6690255	Agent omitted	10012 E MICHIGAN AVE	2	2	1,626	Haiduk Realty Experience	445,000	440,000	06/13/2024	273.68 / 270.60
6643393	Agent omitted	26646 S New Town DR	2	2	1,416	West USA Realty	365,000	340,000	06/12/2024	257.77 / 240.11
6695387	Agent omitted	26217 S Greencastle DR	3	2	1,823	Realty ONE Group	448,500	448,500	06/03/2024	246.02 / 246.02

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SUN LAKES HOMES RECENT SALES

Homes Sold in Sun Lakes Country Club

Statistical Market Analysis June 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	8	2,638,000	Low	240,000	250,000	1,116	153.85	160.26	5
			Avg	336,406	329,750	1,541	226.61	221.76	64
			High	475,000	475,000	2,531	313.53	313.62	114
Overall	8	2,638,000	Low	240,000		1,116	153.85		5
			Avg	336,406		1,541	226.61		64
			High	475,000		2,531	313.53		114

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/$/SF
6671970	Agent omitted	9219 E OLIVE LN S	2	2	1,249	Realty ONE Group	344,500	320,000	06/28/2024	275.82 / 256.20
6655563	Cochise	9541 E FAIRWAY BLVD	2	2	1,116	HomeSmart	349,900	350,000	06/28/2024	313.53 / 313.62
6709124	Unknown	8953 E OHIO AVE	2	2	1,560	My Home Group Real Estate	240,000	250,000	06/26/2024	153.85 / 160.26
6673987	Agent omitted	9457 E SUN LAKES BLVD N	2	2	1,346	Built by Referral Rtly Grp 02	325,000	310,000	06/17/2024	241.46 / 230.31
6681605	Granada	8901 E Olive LN N	2	2	1,729	Real Broker	337,900	320,000	06/14/2024	195.43 / 185.08
6699373	Agent omitted	8910 E PLAYER DR	3	2	1,354	HomeSmart	349,000	349,000	06/14/2024	257.75 / 257.75
6690727	Agent omitted	9599 E FAIRWAY BLVD	2	2	2,531	Realty ONE Group	475,000	475,000	06/14/2024	187.67 / 187.67
6679700	Agent omitted	9121 E SUN LAKES BLVD	2	2	1,441	HomeSmart Lifestyles	269,950	264,000	06/04/2024	187.34 / 183.21

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