SUN LAKES HOMES RECENT SALES

Homes Sold in IronOaks

Statistical Market Analysis October 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	10	5,716,000	Low	449,000	410,000	1,676	243.89	214.66	6
			Avg	585,690	571,600	2,085	282.22	275.09	51
			High	750,000	740,000	2,735	361.22	361.22	144
Overall	10	5,716,000	Low	449,000		1,676	243.89		6
			Avg	585,690		2,085	282.22		51
			High	750,000		2,735	361.22		144

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/$/SF
6711875	Coronado	10710 E VOAX DR	2	2	1,910	HomeSmart	495,000	410,000	10/31/2024	259.16/214.66
6758793	Barcelona w/casita	10613 E ARROWVALE DR	3	3	2,283	Realty Executives	725,000	725,000	10/29/2024	317.56 / 317.56
6719720	Naples Villa	9624 E NACOMA DR	2	2	1,774	Realty ONE Group	465,000	465,000	10/24/2024	262.12 / 262.12
6738466	Palacia Plus	8905 E COPPER DR	2	2	2,123	Realty Gallery	554,900	540,000	10/22/2024	261.38 / 254.36
6752941	Monterey	9018 E Stoney Vista DR	2	2	1,676	Keller Williams Integrity First	535,000	535,000	10/17/2024	319.21 / 319.21
6740116	Palmera	10340 E TEAKWOOD CT	2	2	1,841	eXp Realty	449,000	422,000	10/11/2024	243.89 / 229.22
6745310	Borgata	24908 S LAKESTAR DR	2	2	2,618	RE/MAX Solutions	669,000	665,000	10/09/2024	255.54 / 254.01
6746708	Palmera	9024 E Coppers Hawk DR	2	2	1,841	Keller Williams Integrity First	665,000	665,000	10/08/2024	361.22 / 361.22
6748164	Agent omitted	9002 E STONEY VISTA CT	2	2	2,735	Keller Williams Realty Phoenix	750,000	740,000	10/08/2024	274.22 / 270.57
6750298	Hermosa	10545 E Cedar Waxwing Dr	2	2	2,049	Realty ONE Group	549,000	549,000	10/07/2024	267.94 / 267.94

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www.thekolbteam.com

SUN LAKES HOMES RECENT SALES

Homes Sold in Cottonwood/Palo Verde

Statistical Market Analysis October 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	11	4,852,750	Low	349,000	335,000	1,348	199.34	195.83	0
			Avg	453,773	441,159	1,824	249.07	241.97	27
			High	625,000	617,000	2,140	325.18	321.02	88
Overall	11	4,852,750	Low	349,000		1,348	199.34		0
			Avg	453,773		1,824	249.07		27
			High	625,000		2,140	325.18		88

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/$/SF
6769235	Gila	9635 E PALOMINO PL	4	3	1,792	Cactus Mountain Properties, LLC	420,000	400,000	10/31/2024	234.38 / 223.21
6766251	Zuni	25834 S Howard DR	2	2	1,922	Keller Williams Arizona Realty	495,000	460,000	10/31/2024	257.54 / 239.33
6760964	Tovar	9714 E INDIANA AVE	2	2	1,348	Built by Referral Rlty Grp 02	349,500	335,000	10/30/2024	259.27 / 248.52
6756516	Shawnee, exp	26033 S Hollygreen Dr	2	2	2,083	Realty ONE Group	519,999	518,250	10/30/2024	249.64 / 248.80
6737992	Augusta	10222 E Minnesota AVE	2	2	1,626	Realty ONE Group	349,000	349,000	10/28/2024	214.64 / 214.64
6760477	Zuni	10422 E Spring Creek Rd	2	2	1,922	Realty ONE Group	625,000	617,000	10/16/2024	325.18 / 321.02
6728132	Agent omitted	10014 E Willowcrest Ct	2	2	1,545	eXp Realty	389,999	370,000	10/04/2024	252.43 / 239.48
6754177	Ext Alameda	10438 E TWILIGHT DR	3	2	1,823	HomeSmart	449,000	443,000	10/04/2024	246.30 / 243.01
6738727	Shawnee	26438 S DARTFORD DR	2	2	1,733	HomeSmart	440,000	430,000	10/03/2024	253.89 / 248.12
6751122	Rio Grande (?)	26217 S Nottingham Dr	3	3	2,140	HomeSmart	529,000	513,000	10/02/2024	247.20 / 239.72
6759956	Cimmarron	10846 E NAVAJO DR	2	2	2,132	West USA Realty	425,000	417,500	10/01/2024	199.34 / 195.83

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SUN LAKES HOMES RECENT SALES

Homes Sold in Sun Lakes Country Club

Statistical Market Analysis October 2024

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

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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	3,694,000	Low	230,000	220,000	1,153	159.61	152.67	3
			Avg	315,374	307,833	1,510	209.11	204.26	46
			High	585,000	575,000	2,004	311.67	306.34	112
Overall	12	3,694,000	Low	230,000		1,153	159.61		3
			Avg	315,374		1,510	209.11		46
			High	585,000		2,004	311.67		112

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/$/SF
6758203	Agent omitted	9126 E CITRUS LN S	2	2	1,456	HomeSmart	310,000	310,000	10/31/2024	212.91 / 212.91
6747379	Agent omitted	25414 S Ohio CT	3	2	1,608	RE/MAX Signature	299,900	275,000	10/30/2024	186.50 / 171.02
6756611	Agent omitted	9118 E CITRUS LN S	1	1	1,153	Keller Williams Realty Sonoran Living	299,990	292,000	10/29/2024	260.18 / 253.25
6744931	Unknown	9440 E SUN LAKES BLVD S	2	2	1,441	Realty Executives	230,000	220,000	10/24/2024	159.61 / 152.67
6762450	Agent omitted	9007 E Olive LN S	2	2	1,356	Realty ONE Group	275,000	265,000	10/24/2024	202.80 / 195.43
6737317	Agent omitted	9042 E FAIRWAY BLVD	2	2	1,377	Citea	249,900	242,000	10/15/2024	181.48 / 175.74
6757755	Agent omitted	9023 E CITRUS LN S	2	2	1,457	Citea	325,000	325,000	10/14/2024	223.06 / 223.06
6717187	Agent omitted	9110 E Sun Lakes BLVD N	2	2	1,248	eXp Realty	286,900	285,000	10/11/2024	229.89 / 228.37
6739518	Agent omitted	9454 E SUN LAKES BLVD S	2	2	1,441	Realty ONE Group	265,000	265,000	10/04/2024	183.90 / 183.90
6751290	Agent omitted	9237 E Sun Lakes BLVD S	2	2	2,004	Real Broker	327,800	310,000	10/04/2024	163.57 / 154.69
6747806	Agent omitted	25230 S LAKEWAY DR	3	2	1,877	Coldwell Banker Realty	585,000	575,000	10/03/2024	311.67 / 306.34
6757408	Agent omitted	9234 E LAKESIDE DR	3	2	1,703	Citiea	329,999	330,000	10/01/2024	193.78 / 193.78

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