

SUN LAKES HOMES RECENT SALES

Homes Sold in IronOaks

Statistical Market Analysis February 2025

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	25	15,844,000	Low		425,000	410,000	1,575	213.16	211.45	0
			Avg		651,932	633,760	2,219	294.34	285.89	64
			High		940,000	915,000	3,329	378.62	387.71	342
Overall	25	15,844,000	Low		425,000		1,575	213.16		0
			Avg		651,932		2,219	294.34		64
			High		940,000		3,329	378.62		342
MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP\$/SF
6816721	Montera	24220 S SUNBROOK DR	3	3	2,283	Keller Williams Realty East Valley	780,000	795,000	02/28/2025	341.66/348.23
6795857	Agent omitted	10705 E CHAMPAGNE DR	2	2	1,641	Arizona International Real Estate	579,900	555,000	02/27/2025	353.38 / 338.21
6802170	Lexia	10035 E DIAMOND DR	3	2.5	3,329	Realty One Group	829,900	829,900	02/26/2025	249.29 / 249.29
6794023	Palmera	9510 E JADECREST DR	3	2	1,934	Realty One Group	525,000	520,000	02/25/2025	271.46 / 268.87
6803894	Montera	24008 S LAKEWAY CIR NW	3	3	2,311	RE/MAX Solutions	875,000	896,000	02/24/2025	378.62 / 387.71
6773289	Palmera	342 W BEECHNUT PL	2	2	1,904	Realty One Group	519,000	510,000	02/20/2025	272.58 / 267.86
6791684	Marbella	9913 E Cedar Waxwing DR	2	2	2,846	AZ Flat Fee	870,000	847,900	02/20/2025	305.69 / 297.93
6790606	Trova	24121 S Endeavor DR	2	2	2,204	Realty ONE Group	575,000	550,000	02/19/2025	260.89 / 249.55
6768385	Palacia (custom)	9238 E DIAMOND DR	2	2	1,763	RE/MAX Foothills	568,000	555,000	02/19/2025	322.18/314.80
6794377	Barcelona(w/casita)	10713 E ARROWVALE DR	3	3	2,302	Tradelands Realty	715,000	670,000	02/19/2025	310.60 / 291.05
6675161	Agent omitted	9604 E NACOMA DR	2	2	1,774	Balboa Realty, LLC	500,000	462,200	02/14/2025	281.85/ 260.54
6758284	Solano(2 masters)	10645 E HERCULES DR	2	2.5	1,810	Barrett Real Estate	500,000	472,500	02/14/2025	276.24 / 261.05
6770546	Palmera	24321 S STONEY PATH DR	2	2	2,341	Realty One Group	499,000	495,000	02/14/2025	213.16 / 211.45
6798175	Marbella	9849 E AMENITY DR	2	2.5	2,606	Cactus Mountain Properties, LLC	769,500	735,000	02/14/2025	295.28 / 282.04
6786329	Bellagio	23924 S STONEY LAKE DR	2	2	2,792	Realty One Group	919,000	875,000	02/14/2025	329.15 / 313.40
6799258	Portofino	9772 E TRANQUILITY WAY	2	2	1,575	RE/MAX Foothills	425,000	410,000	02/13/2025	269.84 / 260.32
6778848	Naples	9623 E ROCKY LAKE DR	2	2	1,774	HomeSmart	589,000	575,000	02/12/2025	332.02 / 324.13
6800337	Milano (w/casita)	24414 S LAKEWAY CIR SW	3	3	2,800	Keller Williams Integrity First	940,000	915,000	02/10/2025	335.71 / 326.79
6777490	Palmera	9302 E TEAKWOOD DR	2	2	1,841	Realty ONE Group	477,000	470,000	02/06/2025	259.1 / 255.30
6799357	Barcelona(w/casita)	25025 S DESERT Trail CT	3	3	2,300	Realty One Group	590,000	584,000	02/06/2025	256.52 / 253.91
6785003	Agent omitted	10340 E TEAKWOOD CT	3	2	1,841	ES Homes, LLC	619,000	599,000	02/06/2025	336.23 / 325.37
6796442	Barcelona(w/casita)	9324 E CHAMPAGNE DR	3	3	2,300	Realty One Group	649,000	625,000	02/05/2025	282.17 / 271.74
6734586	Borgata	24619 S Ribbonwood DR	2	2.5	2,631	West USA Realty	735,000	715,000	02/05/2025	279.36 / 271.76
6793118	Montera	24230 S DESERT VALE DR	3	3	2,301	Realty ONE Group	575,000	575,000	02/04/2025	249.89 / 249.89
6788839	Barcelona	10138 E Coopers Hawk DR	3	3	2,283	The Empowered Team, LLC	675,000	607,500	02/04/2025	295.66 / 266.10

Prepared by The KOLB Team through ARMLS

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For more information, contact The Kolb Team at 480-809-5759.

www.thekolbteam.com

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