

# SUN LAKES HOMES RECENT SALES

## Homes Sold in IronOaks

Statistical Market Analysis April 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  | 24                  | 14,384,500              | Low  |     | 410,000    | 390,000                               | 1,540       | 210.04                  | 189.51                     | 0                    |
|         |                     |                         | Avg  |     | 616,158    | 599,354                               | 2,174       | 288.82                  | 281.27                     | 55                   |
|         |                     |                         | High |     | 849,000    | 830,000                               | 3,166       | 385.71                  | 380.32                     | 154                  |
| Overall | 24                  | 14,384,500              | Low  |     | 410,000    |                                       | 1,540       | 210.04                  |                            | 0                    |
|         |                     |                         | Avg  |     | 616,158    |                                       | 2,174       | 288.82                  |                            | 55                   |
|         |                     |                         | High |     | 849,000    |                                       | 3,166       | 385.71                  |                            | 154                  |
| MLS #   | Floor Plan          | Address                 | Bed  | Bth | SqFt       | LISTING BROKER                        | LP          | SP                      | COE                        | LP/SP/\$/SF          |
| 6841076 | Palmera             | 9129 E CRYSTAL DR       | 2    | 2   | 1,950      | Keller Williams Integrity First       | 625,000     | 625,000                 | 04/30/2025                 | 320.51 / 320.51      |
| 6836206 | Portofino           | 24511 S GOLFVIEW DR     | 2    | 2   | 1,575      | HomeSmart                             | 599,000     | 599,000                 | 04/24/2025                 | 380.32 / 380.32      |
| 6818401 | Agent omitted       | 9705 E Carefree WAY     | 2    | 2   | 1,781      | Coldwell Banker Realty                | 455,000     | 445,000                 | 04/23/2025                 | 255.47 / 249.86      |
| 6774764 | Galleria (modified) | 9433 E Rocky Lake DR    | 4    | 3.5 | 3,166      | HomeSmart                             | 665,000     | 600,000                 | 04/23/2025                 | 210.04 / 189.51      |
| 6838494 | Agent omitted       | 24617 S DESERT Trail DR | 2    | 2.5 | 2,618      | Real Broker                           | 788,000     | 743,000                 | 04/23/2025                 | 300.99 / 283.80      |
| 6798637 | Palacia Plus        | 9521 E ROCKY LAKE DR    | 3    | 2   | 2,123      | Keller Williams Integrity First       | 549,000     | 510,000                 | 04/18/2025                 | 258.60/240.23        |
| 6810300 | Solano              | 24502 S STARCREST DR    | 2    | 2   | 1,540      | Realty One Group                      | 495,000     | 482,500                 | 04/17/2025                 | 321.43 / 313.31      |
| 6824377 | Palacia Plus        | 9047 E CEDAR Waxwing Dr | 2    | 2   | 2,123      | Realty One Group                      | 625,000     | 610,000                 | 04/17/2025                 | 294.39 / 287.33      |
| 6821185 | Encanto             | 24111 S LAKEWAY CIR NW  | 2    | 2   | 1,680      | RE/MAX Solutions                      | 648,000     | 623,000                 | 04/17/2025                 | 385.71 / 370.83      |
| 6789231 | Encanto             | 24612 S STARCREST DR    | 2    | 2   | 1,679      | Realty ONE Group                      | 498,000     | 470,000                 | 04/16/2025                 | 296.61 / 279.93      |
| 6821519 | Palacia Plus        | 24214 S BRIAR WING DR   | 2    | 2   | 2,123      | Keller Williams Integrity First       | 475,000     | 475,000                 | 04/16/2025                 | 223.74 / 223.74      |
| 6794115 | Agent omitted       | 9209 E EMERALD DR       | 2    | 2   | 1,676      | HomeSmart                             | 525,000     | 525,000                 | 04/14/2025                 | 313.25/ 313.25       |
| 6828285 | Palmera             | 24117 S ENDEAVOR DR     | 3    | 3   | 2,065      | Realty One Group                      | 619,900     | 608,500                 | 04/14/2025                 | 300.19 / 294.67      |
| 6805881 | Marbella            | 24623 S LAKEWAY CIR SE  | 3    | 2.5 | 3,166      | My Home Group Real Estate             | 750,000     | 725,000                 | 04/14/2025                 | 236.89 / 229.00      |
| 6809348 | Barcelona w/casita  | 9321 E DIAMOND DR       | 3    | 3.5 | 2,283      | Keller Williams Integrity First       | 649,000     | 649,000                 | 04/11/2025                 | 284.28 / 284.28      |
| 6807329 | Trova               | 10329 E SUNRIDGE DR     | 2    | 2   | 2,204      | Realty One Group                      | 529,000     | 517,500                 | 04/10/2025                 | 240.02 / 234.80      |
| 6822238 | Custom              | 10117 E ELMWOOD DR      | 3    | 3   | 2,896      | Realty Executives                     | 849,000     | 830,000                 | 04/10/2025                 | 293.16 / 286.60      |
| 6819904 | Trova               | 8905 E HERCULES CT      | 3    | 3   | 2,464      | Realty ONE Group                      | 699,900     | 690,000                 | 04/09/2025                 | 284.05 / 280.03      |
| 6786798 | Portofino           | 9625 E CHAMPAGNE DR     | 2    | 2   | 1,575      | RE/MAX Solutions                      | 469,000     | 455,000                 | 04/08/2025                 | 297.78 / 288.89      |
| 6796989 | Sienna              | 23626 S DESERT RISE DR  | 3    | 3   | 2,508      | Keller Williams Integrity First       | 775,000     | 735,000                 | 04/07/2025                 | 309.01 / 293.06      |
| 6815510 | Barcelona           | 8909 E HERCULES CT      | 3    | 3   | 2,238      | West USA Realty                       | 775,000     | 760,000                 | 04/07/2025                 | 346.29 / 339.59      |
| 6816139 | Solano              | 25051 S Desert Trail CT | 2    | 2   | 1,540      | My Home Group Real Estate             | 410,000     | 390,000                 | 04/04/2025                 | 266.23 / 253.25      |
| 6828135 | Monterra            | 10031 E NACOMA CT       | 3    | 2   | 2,345      | Keller Williams Realty Sonoran Living | 675,000     | 677,000                 | 04/04/2025                 | 287.85 / 288.70      |
| 6798438 | Agent omitted       | 9542 E SUNRIDGE DR      | 3    | 2.5 | 2,846      | eXp Realty                            | 640,000     | 640,000                 | 04/03/2025                 | 224.88 / 224.88      |
|         |                     |                         |      |     |            |                                       |             |                         |                            |                      |
|         |                     |                         |      |     |            |                                       |             |                         |                            |                      |

Prepared by The KOLB Team through ARMLS

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