SUN LAKES HOMES RECENT SALES

Homes Sold in IronOaks

Statistical Market Analysis August 2025

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	18	9,046,900	Low	375,000	350,000	1,508	202.12	177.68	9
			Avg	523,259	502,606	2,000	263.57	253.12	97
			High	825,900	825,900	3,166	334.15	331.71	255
Overall	18	9,046,900	Low	375,000		1,508	202.12		9
			Avg	523,259		2,000	263.57		97
			High	825,900		3,166	334.15		255

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/$/SF
6857209	Naples	23817 S SERENITY WAY	2	2	1,781	Built by Referral Rlty Grp 02	420,000	405,000	08/31/2025	235.82 / 227.40
6827846	Spyglass	24822 S SEDONA DR	2	2	1,624	Keller Williams Integrity First	460,000	442,500	08/29/2025	283.25 / 272.48
6879464	Hermosa	24920 S MOONCREST DR	3	3	2,873	Realty ONE Group	825,900	825,900	08/29/2025	287.47 / 287.47
6853360	Portofino	9649 E HOLIDAY WAY	2	2	1,575	Realty ONE Group	389,000	373,000	08/28/2025	246.98 / 236.83
6897472	Cortez	10534 E NACOMA DR	2	2.5	1,592	Keller Williams Integrity First	469,000	475,000	08/28/2025	294.60 / 298.37
6844600	Barcelona	9310 E CRYSTAL DR	3	3	2,283	West USA Realty	589,900	535,000	08/27/2025	258.39 / 234.34
6845308	Agent omitted	24402 S AGATE DR	2	2	2,195	Legion Realty	461,160	390,000	08/26/2025	210.10 / 177.68
6885700	Marbella	24210 S Cactus Flower DR	2	2.5	2,846	Realty ONE Group	749,000	718,000	08/26/2025	263.18 / 252.28
6811528	Solano	23610 S Desert Moon CT	2	2.5	1,810	Keller Williams Integrity First	460,000	430,000	08/22/2025	254.14 / 237.57
6844011	Galleria	24643 S RIBBONWOOD Dr	2	2.5	3,166	Keller Williams Realty Sonoran Living	639,900	620,000	08/22/2025	202.12 / 195.83
6860767	Hermosa	25042 S HOLLYGREEN DR	2	2	2,050	Keller Williams Integrity First	685,000	680,000	08/18/2025	334.15 / 331.71
6779048	Agent omitted	9315 E ARROWVALE DR	2	2	1,842	West USA Realty	480,000	470,000	08/14/2025	260.59 / 255.16
6870077	Agent omitted	23756 S VACATION WAY	2	2	1,508	Keller Williams Integrity First	375,000	350,000	08/08/2025	248.67 / 232.10
6873095	Palmera	24528 S Rocky Brook DR	2	2	1,841	West USA Realty	545,000	515,000	08/08/2025	296.03 / 279.74
6816585	Paloma	9429 E NACOMA DR	2	2.5	2,151	Fathom Realty Elite	549,900	545,000	08/08/2025	255.65 / 253.37
6879735	Riviera	23753 S VACATION WAY	2	2	1,572	KD Realty, LLC	420,000	400,000	08/07/2025	267.18 / 254.45
6867495	Spyglass	24818 S Glenburn DR 46	2	2	1,624	West USA Realty	474,900	457,500	08/05/2025	292.43 / 281.71
6841569	Monterey	23706 S Desert Sands DR	2	2	1,676	Cactus Mountain Properties, LLC	425,000	415,000	08/01/2025	253.58 / 247.61

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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 August 2025

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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	16	8,117,050	Low	297,999	288,000	1,373	178.23	172.25	6
			Avg	515,662	507,316	1,954	262.42	257.96	65
			High	849,000	835,000	2,672	325.18	330.39	167
Overall	16	8,117,050	Low	297,999		1,373	178.23		6
			Avg	515,662		1,954	262.42		65
			High	849,000		2,672	325.18		167

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/$/SF
6844317	Agent omitted	10830 E NAVAJO DR	3	2	2,672	Cactus Mountain Properties, LLC	849,000	835,000	08/31/2025	317.74 /312.50
6880744	Alameda	26649 S HOWARD DR	3	2	2,127	Realty ONE Group	569,900	560,000	08/29/2025	267.94 / 263.28
6810532	Agent omitted	25636 S HOWARD DR	2	2	1,823	RE/MAX Fine Properties	429,999	415,000	08/28/2025	235.87 / 227.65
6876576	Zuni	10437 E CHESTNUT DR	3	2	1,922	Valley View RE	579,900	587,800	08/27/2025	301.72 /305.83
6866879	Agent omitted	25462 S TRURO DR	2	2	1,583	Real Broker	425,000	420,000	08/21/2025	268.48 / 265.32
6893116	Alameda	10422 E WATFORD WAY	2	2	2,075	Real Broker	514,900	507,000	08/21/2025	248.14 / 244.34
6882386	Shawnee	26650 S NEW TOWN DR	3	2	2,107	Real Broker	525,000	505,250	08/20/2025	249.17 /239.80
6879036	Cimarron	26605 S CLOVERLAND Dr	2	2	1,948	Realty ONE Group	400,000	400,000	08/18/2025	205.34 / 205.34
6828993	Agent omitted	10224 E Minnesota AVE	3	2	1,672	Realty ONE Group	297,999	288,000	08/14/2025	178.23 /172.25
6829497	Alameda	25620 S CLOVERLAND Dr	3	2	1,823	Engel & Volkers Gilbert	560,000	550,000	08/14/2025	307.19/301.70
6893205	Barcelona w/Casita	10829 E REGAL DR	3	3	2,300	RE/MAX Excaliber	575,000	575,000	08/14/2025	250.00 / 250.00
6874169	Agent omitted	10623 E BELLFLOWER Dr	2	1.75	1,373	Realty ONE Group	400,000	379,000	08/12/2025	291.33 / 276.04
6893399	Alameda	26609 S NEW TOWN DR	3	2	1,823	Realty ONE Group	375,000	375,000	08/07/2025	205.70/ 205.70
6849694	Santa Fe	10417 E Spring Creek RD	2	2.5	1,900	eXp Realty	479,000	455,000	08/06/2025	252.11 / 239.47
6886514	Agent omitted	9732 E WATFORD WAY	3	2	2,189	Keller Williams Realty East Valley	644,900	630,000	08/04/2025	294.61 / 287.80
6884189	Zuni	26006 S Eastlake DR	3	2	1,922	Munroe Multifamily	625,000	635,000	08/04/2025	325.18 /330.39

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SUN LAKES HOMES RECENT SALES

Homes Sold in Sun Lakes Country Club

Statistical Market Analysis August 2025

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kw INTEGRITY FIRST REALTY KELLERWILLIAMS.

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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	3,281,000	Low	199,900	193,000	1,177	138.82	134.03	17
			Avg	308,764	298,273	1,503	207.22	199.66	58
			High	425,000	430,000	2,200	256.20	248.20	131
Overall	11	3,281,000	Low	199,900		1,177	138.82		17
			Avg	308,764		1,503	207.22		58
			High	425,000		2,200	256.20		131

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/$/SF
6882252	Agent omitted	25636 S MONTANA AVE	2	2	1,248	Compass	260,000	246,000	08/29/2025	208.33/ 197.12
6902342	Agent omitted	26244 S LAKESIDE DR	2	2	1,871	eXp Realty	370,000	370,000	08/27/2025	197.76 / 197.76
6891004	Custom	26602 S NICKLAUS DR	3	2	2,200	RE/MAX Excalibur	425,000	430,000	08/19/2025	193.18 / 195.45
6864046	Unknown	25807 S Country Club DR	2	2	1,177	Built by Referral Rlty Grp 02	230,000	223,000	08/15/2025	195.41 / 189.46
6887368	Agent omitted	9402 E OLIVE LN S	3	2	1,440	Realty ONE Group	199,900	193,000	08/11/2025	138.82 / 134.03
6857179	Agent omitted	9030 E Citrus LN S	2	2	1,272	Capital Real Estate	305,000	300,000	08/11/2025	239.78 / 235.85
6818869	Maya	25224 S LAKEWAY DR	2	2	1,590	Built by Referral Rlty Grp 02	370,000	325,000	08/11/2025	232.70 / 204.40
6881845	Agent omitted	8838 E MARYLAND AVE	2	2	1,546	Built by Referral Rlty Grp 02	285,000	275,000	08/06/2025	184.35 / 177.88
6862547	Agent omitted	25647 S Country Club DR 1	3	2	1,596	Built by Referral Rlty Grp 02	309,000	309,000	08/06/2025	193.61 / 193.61
6857842	Agent omitted	9047 E OLIVE LN S	2	2	1,249	Good Oak Real Estate	320,000	310,000	08/05/2025	256.20 / 248.20
6844572	Agent omitted	25627 S KANSAS AVE	2	2	1,348	Century 21 Arizona Foothills	322,500	300,000	08/01/2025	239.24 / 222.55

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