SUN LAKES HOMES RECENT SALES

Homes Sold in IronOaks

Statistical Market Analysis JANUARY 2026

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	12	6,607,450	Low	390,000	375,000	1,375	222.49	200.96	5
			Avg	568,817	550,621	2,179	263.05	254.55	94
			High	799,000	774,000	2,846	302.16	295.80	245
Overall	12	6,607,450	Low	390,000		1,375	222.49		5
			Avg	568,817		2,179	263.05		94
			High	799,000		2,846	302.16		245

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/$/SF
6931206	Agent omitted	24613 S ONTARIO DR	2	2	1,414	Sundance Properties	390,000	375,000	01/30/2026	275.81 /265.21
6968024	Agent omitted	9009 E Cedar Waxwing DR	3	3	2,618	HomeSmart	745,000	745,000	01/30/2026	284.57 / 284.57
6873641	Agent omitted	9529 E ARROWVALE DR	2	2	1,763	Realty Executives Arizona Territory	485,000	470,000	01/29/2026	275.1 / 266.59
6929495	Borgata	9905 E DIAMOND DR	2	2	2,618	Realty ONE Group	699,000	699,000	01/29/2026	267.00 / 267.00
6911750	Sedona	9031 E Coopers Hawk DR	2	2	2,090	First Step Realty	465,000	420,000	01/23/2026	222.49 / 200.96
6931718	Galleria	24648 S Desert Trail DR	2	3	2,846	Realty ONE Group	699,000	672,000	01/23/2026	245.61 / 236.12
6930501	Agent omitted	25031 S Desert Trail CT	3	2	2,659	SERHANT	799,000	774,000	01/22/2026	300.49 / 291.09
6909691	Palmera	9038 E DIAMOND DR	3	2	2,176	Realty ONE Group	489,000	455,000	01/14/2026	224.72/209.10
6904513	Agent omitted	9437 E CHAMPAGNE DR	2	2	1,375	Real Broker	400,000	400,000	01/12/2026	290.91 /290.91
6899415	Agent omitted	10641 E Coopers Hawk DR	2	2	2,229	Your Home Sold Guaranteed Realty	499,900	460,000	01/08/2026	224.27 / 206.37
6946673	Bellagio	9312 E ARROWVALE DR	3	2	2,792	Compass	679,900	672,450	01/08/2026	243.52 / 240.85
6937360	Agent omitted	23737 S PLEASANT WAY	2	2	1,572	Real Broker	475,000	465,000	01/07/2026	302.16 / 295.80

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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 JANUARY 2026

The Kolb Team

Arizona's Active Adult Communities Experts

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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	7,740,600	Low	359,000	328,200	1,164	194.04	190.54	17
			Avg	500,381	483,788	1,900	266.96	258.33	75
			High	669,500	645,000	2,834	365.25	351.88	241
Overall	16	7,740,600	Low	359,000		1,164	194.04		17
			Avg	500,381		1,900	266.96		75
			High	669,500		2,834	365.25		241

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/$/SF
6932356	Posada	26205 S Ribbonwood DR	2	2	2,534	Realty ONE Group	650,000	590,000	01/30/2026	256.51 / 232.83
6954743	Agent omitted	25843 S EASTLAKE DR	2	2	1,833	ES Homes, LLC	669,500	645,000	01/30/2026	365.25 / 351.88
6922702	Posada	26637 S NEW TOWN DR	2	2	2,834	Real Broker	549,900	540,000	01/28/2026	194.04 / 190.54
6932503	Agent omitted	26226 S BRENTWOOD DR	3	2	1,823	eXp Realty	480,000	472,500	01/26/2026	263.30 / 259.19
6948880	Agent omitted	26422 S NEW TOWN DR	2	2	1,635	Keller Williams Realty East Valley	390,000	390,000	01/20/2026	238.53 / 238.53
6934685	Cimarron	26433 S LAKEMONT DR	2	2	2,271	West USA Realty	609,900	575,000	01/20/2026	268.56 / 253.19
6950798	Sea Pines	10226 E MICHIGAN AVE	2	2	1,458	Realty ONE Group	375,000	380,000	01/16/2026	257.20 / 260.63
6858547	Cimarron	11006 E NAVAJO DR	2	2	1,948	Cactus Mountain Properties, LLC	540,000	490,000	01/16/2026	277.21 / 251.54
6925579	Hermosa	10918 E NAVAJO DR	2	2	2,050	eXp Realty	549,900	549,900	01/12/2026	268.24 / 268.24
6929154	Alameda	10225 E Spring Creek RD	3	2	1,823	Real Broker	444,000	425,000	01/09/2026	243.55 / 233.13
6948482	Pinnacle	26222 S Saddletree DR	2	2	1,164	RE/MAX Excalibur	359,000	328,200	01/08/2026	308.42 / 281.96
6876382	Agent omitted	10318 E MICHIGAN AVE	2	21	,635	West USA Realty	459,000	445,000	01/08/2026	280.73 / 272.17
6937266	Playa	26206 S Cedarcrest DR	2	2	1,922	Coldwell Banker Realty	479,900	460,000	01/08/2026	249.69 / 239.33
6941855	Agent omitted	26009 S ASHWOOD DR	2	2	1,948	Sundance Properties	535,000	535,000	01/08/2026	274.64 / 274.64
6948684	Agent omitted	10938 E Bellflower DR	2	2	1,943	HomeSmart	450,000	450,000	01/07/2026	231.60 / 231.60
6953552	Hopi	26422 S Ribbonwood DR	2	2	1,582	Realty ONE Group	465,000	465,000	01/07/2026	293.93 / 293.93

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SUN LAKES HOMES RECENT SALES

Homes Sold in Sun Lakes Country Club

Statistical Market Analysis JANUARY 2026

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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	9	2,613,500	Low	225,000	210,000	1,154	131.96	123.17	12
			Avg	306,511	290,389	1,557	198.31	188.29	61
			High	430,000	374,000	2,000	244.32	216.64	143
Overall	9	2,613,500	Low	225,000		1,154	131.96		12
			Avg	306,511		1,557	198.31		61
			High	430,000		2,000	244.32		143

MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/$/SF
6954250	Agent omitted	9422 E Lakeside DR	2	2	1,248	Tom Henschen and Assoc, Inc	289,000	270,000	01/30/2026	231.57 / 216.35
6959930	Maya	8882 E FAIRWAY BLVD	2	2	1,760	HomeSmart	430,000	374,000	01/30/2026	244.32 / 212.50
6948343	Agent omitted	25424 S OHIO CT	2	2	1,705	West USA Realty	225,000	210,000	01/15/2026	131.96/ 123.17
6934900	Agent omitted	9239 E FAIRWAY BLVD	2	2	2,000	Built by Referral Rlty Grp 02	399,900	374,000	01/14/2026	199.95 / 187.00
6951308	Agent omitted	9026 E CITRUS LN S	2	2	1,154	Cactus Mountain Properties, LLC	254,900	250,000	01/12/2026	220.88 / 216.64
6929525	Agent omitted	26443 S LAKEVIEW DR	2	2	1,441	Cactus Mountain Properties, LLC	335,000	310,500	01/12/2026	232.48 / 215.48
6938534	Unknown	9247 E LAKESIDE DR	3	2	1,681	Real Broker	329,900	335,000	01/12/2026	196.25 / 199.29
6903073	Agent omitted	26604 S PAPAGO PL	2	2	1,450	Keller Williams Realty Sonoran Living	245,000	245,000	01/09/2026	168.97 / 168.97
6945863	Nice	9226 E SUN LAKES BLVD S	3	2	1,578	Realty Executives Arizona Territory	249,900	245,000	01/02/2026	158.37 / 155.26

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