

SUN LAKES HOMES RECENT SALES

Homes Sold in IronOaks

Statistical Market Analysis JUNE 2026

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	22	11,363,560	Low		299,900	299,900	1,540	190.41	190.41	3
			Avg		532,348	516,525	2,061	260.23	252.35	102
			High		814,000	810,000	3,166	369.33	367.51	274
Overall	22	11,363,560	Low		299,900		1,540	190.41		3
			Avg		532,348		2,061	260.23		102
			High		814,000		3,166	369.33		274
MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP/\$/SF
7032355	Portofino	23712 S Pleasant WAY	2	2	1,575	Munroe Multifamily	455,000	455,000	06/30/2026	288.89 / 288.89
7002614	Barcelona	24409 S SUNBROOK DR	2	2	2,328	Coldwell Banker Realty	544,900	520,000	06/30/2026	234.06 / 223.37
7024958	Palacia Plus	10441 E Lambert DR	3	2	2,395	RE/MAX Fine Properties	600,000	608,000	06/30/2026	250.52 / 253.86
7021181	Montera	24526 S Desert Flower DR	2	2	2,028	ProSmart Realty	695,000	667,000	06/30/2026	342.70 / 328.90
6984711	Bellagio	9914 E DIAMOND DR	2	2	2,792	Keller Williams Integrity First	595,000	555,000	06/29/2026	213.11 / 198.78
7026344	Sienna	8841 E Sunridge DR	2	2	2,521	Fathom Realty Elite	654,000	650,000	06/29/2026	259.42 / 257.83
6922117	Agent omitted	9612 E CHAMPAGNE DR	2	2	1,774	West USA Realty	438,990	400,000	06/24/2026	247.46 / 225.48
6999797	Palacia Plus	10729 E Coopers Hawk DR	3	2	2,123	Keller Williams Integrity First	447,960	440,960	06/23/2026	211.00 / 207.71
7003923	Solano	10435 E Cedar Waxwing Ct	2	2	1,540	Realty ONE Group	460,000	421,200	06/18/2026	298.70 / 273.51
7008135	Agent omitted	9430 E NACOMA DR	3	2	2,173	AZ Lane Realty	445,000	420,000	06/17/2026	204.79 / 193.28
6929523	Agent omitted	10023 E ARROWVALE DR	2	2	2,022	R.O.I. Properties	445,000	410,000	06/16/2026	220.08 / 202.77
6980975	Galleria	5783 S AMBERWOOD DR	3	3	3,166	Keller Williams Integrity First	720,000	700,000	06/16/2026	227.42 / 221.10
6968913	Sienna	10061 E Coopers Hawk DR	2	2	2,302	Keller Williams Integrity First	623,000	620,000	06/12/2026	270.63 / 269.33
6918757	Naples	9621 E Arrowvale DR	3	2	1,774	RE/MAX Fine Properties	440,000	430,000	06/09/2026	248.03 / 242.39
6998323	Cypress	9705 E VILLA PARK ST	2	2	1,790	Russ Lyon Sotheby's Int'l Realty	400,000	350,000	06/08/2026	223.46 / 195.53
6990108	Hermosa w/den	10709 E CHAMPAGNE DR	2	2	2,245	Built by Referral Rlty Grp 02	525,000	516,500	06/05/2026	233.85 / 230.07
6974970	Palmera	9846 E Diamond DR	2	2	1,841	Dana Hubbell Group	550,000	546,000	06/04/2026	298.75 / 296.58
7001178	Barcelona	9038 E NACOMA DR	3	3	2,028	eXp Realty	679,900	670,000	06/02/2026	335.26 / 330.37
7020300	Portofino	9700 E TRANQUILITY WAY	2	2	1,575	Canam Realty Group	299,900	299,900	06/01/2026	190.41 / 190.41
6964529	Agent omitted	23905 S VACATION WAY	2	2	1,572	The Noble Group	420,000	415,000	06/01/2026	267.18 / 263.99
6984444	Agent omitted	9513 E HERCULES DR	2	2	1,583	West USA Realty	459,000	459,000	06/01/2026	289.96 / 289.96
7002068	Trova	23934 S Berrybrook DR	2	2	2,204	Realty ONE Group	814,000	810,000	06/01/2026	369.33 / 367.51

Prepared by The KOLB Team through ARMLS
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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 JUNE 2026



The Kolb Team

Arizona's Active Adult Communities Experts

YR = Year home was built
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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	22	10,385,000	Low	284,900	255,000	948	207.20	162.52	6		
			Avg	484,321	472,045	1,795	271.68	264.34	72		
			High	929,000	929,000	2,668	348.70	348.20	278		
Overall	22	10,385,000	Low	284,900		948	207.20		6		
			Avg	484,321		1,795	271.68		72		
			High	929,000		2,668	348.70		278		
MLS #	Floor Plan	Address	Bed	Bth	SqFt	LISTING BROKER	LP	SP	COE	LP/SP\$/SF	
6972793	Alameda	9917 E DONEGAL CT	3	2	1,823	Cactus Mountain Properties, LLC	425,000	415,000	06/30/2026	233.13 / 227.65	
7031566	Agent omitted	25852 S Beech Creek DR	3	2	1,922	Realty ONE Group	525,000	520,000	06/30/2026	273.15 / 270.55	
7013933	Agent omitted	11135 E ELMHURST DR	2	2	1,032	Realty ONE Group	339,000	328,000	06/26/2026	328.49 / 317.83	
7027223	Agent omitted	10117 E CHESTNUT DR	2	2	1,649	eXp Realty	575,000	550,000	06/25/2026	348.70 / 333.54	
7036663	Shawnee	9602 E SHERWOOD WAY	2	2	1,569	HomeSmart	348,000	255,000	06/23/2026	221.80 / 162.52	
6993834	Cochise expanded	26020 S FLAME TREE DR	2	2	1,550	Keller Williams Integrity First	469,000	450,000	06/23/2026	302.58 / 290.32	
7010069	Pinnacle	10313 E NAVAJO PL	2	2	948	Keller Williams Integrity First	299,000	295,000	06/22/2026	315.40 / 311.18	
7011911	Agent omitted	26031 S EASTLAKE DR	2	2	1,545	Realty ONE Group	410,000	405,000	06/22/2026	265.37 / 262.14	
7023621	Agent omitted	26410 S NEW TOWN DR	3	2	1,723	Realty ONE Group	518,000	513,000	06/18/2026	300.64 / 297.74	
6986903	Borgata	11005 E Spring Creek RD	2	3	2,659	West USA Realty	610,000	575,000	06/18/2026	229.41 / 216.25	
7018886	Shawnee	25848 S Beech Creek DR	2	2	1,545	Valley Views RE	449,900	445,000	06/17/2026	291.20 / 288.03	
7013972	Agent omitted	10933 E CHESTNUT DR	3	3	1,828	Realty ONE Group	545,000	530,000	06/17/2026	298.14 / 289.93	
6915338	Toltec	26661 S HOWARD DR	3	2	1,950	My Home Group Real Estate	555,000	550,000	06/16/2026	284.62 / 282.05	
7009134	Agent omitted	26006 S Beech Creek DR	2	2	1,545	HomeSmart	399,993	395,000	06/12/2026	258.90 / 255.66	
6989523	Cimarron	25821 S Hollygreen DR	2	2	1,948	Real Broker	480,500	470,000	06/10/2026	246.66 / 241.27	
6991170	Paloma	26615 S FLAME TREE DR	2	3	2,152	Compass	550,000	550,000	06/10/2026	255.58 / 255.58	
7014865	Borgata	10806 E NAVAJO DR	2	2	2,668	Cactus Mountain Properties, LLC	929,000	929,000	06/09/2026	348.20 / 348.20	
7014281	Agent omitted	26207 S GLENBURN DR	2	2	1,959	Realty Executives Arizona Territory	496,000	486,000	06/05/2026	253.19 / 248.09	
7019398	Shawnee	10839 E SUNNYDALE DR	2	2	1,662	Citiea	400,000	400,000	06/03/2026	240.67 / 240.67	
7025730	Sea Pines	9834 E Minnesota AVE	2	2	1,375	HomeSmart	284,900	280,000	06/02/2026	207.20 / 203.64	
6910301	Cimarron +	26627 S Drifter DR	3	2	2,312	Realty Executives Arizona Territory	497,770	495,000	06/01/2026	215.30 / 214.10	
7003908	Palacia Plus	11124 E WATFORD CT	3	2	2,123	Cactus Mountain Properties, LLC	549,000	549,000	06/01/2026	258.60 / 258.60	

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