



Douglas Belleville  
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### CORTE BELLA – REAL ESTATE MARKET UPDATE SALES CLOSED – FEBRUARY 2017

<u>STREET</u>	<u>BD/BA</u>	<u>SQFT</u>	<u>BUILT</u>	<u>ASKING \$</u>	<u>SALE \$</u>	<u>DAYS</u>	<u>MODEL/REMARKS</u>
CABRILLO	2/2.5	2,593	2004	\$419,000	\$400,000	112	MIRADA
EL SUENO	2/1.75	1,283	2005	\$219,000	\$217,000	18	VILLA, QUINTA
CABRILLO	3/2	2,135	2004	\$295,000	\$266,000	34	
SAN RAMON	3/2.5	3,027	2005	\$599,000	\$550,000	384	GRANADA GC LOT
JUNIPERO	3/2	2,362	2006	\$335,000	\$305,000	114	CAMBRIA
CHAPALA	3/2.75	1,859	2003	\$399,900	\$272,500	140	ARCADA W/CASITA
PICO	3/2	2,114	2005	\$387,500	\$360,000	83	ENCANTO 3 CAR
LOS GATOS	2/2	2,095	2004	\$439,000	\$421,000	41	ENCANTO GC LOT
GIOVOTA	2/2	1,636	2005	\$264,900	\$241,000	67	`
GIOVOTA	3/2	1,904	2005	\$299,900	\$289,000	52	SAN MARCO
SAN PABLO	2/2	2,095	2004	\$359,000	\$350,000	50	ENCANTO 3 CAR
MICHELTORENA	2/2	1,904	2003	\$297,900	\$285,000	8	SAN MARCO
GAVIOTA	2/2	1,684	2006	\$279,000	\$270,000	8	ARCADA W/CASITA
SAN RAMON	2/2	1,904	2005	\$309,000	\$307,000	8	SAN MARCO

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**CORTE BELLA – REAL ESTATE MARKET UPDATE  
HISTORICAL SALES DATA**

<i>Properties NOT On Golf Course</i>					<i>Properties On Golf Course</i>				
<i>PERIOD</i>	<i># SALES</i>	<i>AVG SOLD \$</i>	<i>AVG SQ FT</i>	<i>AVG \$ /SQ FT</i>	<i>PERIOD</i>	<i># SALES</i>	<i>AVG SOLD \$</i>	<i>AVG SQ FT</i>	<i>AVG \$ /SQ FT</i>
Year 2004	27	\$287,840	2,172	\$134.54	Year 2004	5	\$425,596	2,409	\$180.01
Year 2005	26	\$318,846	1,874	\$173.02	Year 2005	8	\$453,788	2,243	\$206.51
Year 2006	24	\$366,425	1,906	\$191.01	Year 2006	4	\$547,475	2,444	\$225.05
Year 2007	34	\$305,615	1,830	\$166.60	Year 2007	16	\$494,338	2,277	\$219.15
Year 2008	40	\$296,818	1,927	\$151.53	Year 2008	18	\$379,015	1,878	\$206.63
Year 2009	71	\$257,297	1,980	\$129.77	Year 2009	29	\$349,898	2,148	\$165.49
Year 2010	79	\$246,363	1,899	\$129.55	Year 2010	30	\$395,755	2,345	\$168.98
Year 2011	63	\$254,591	2,057	\$125.41	Year 2011	18	\$385,583	2,396	\$161.78
Year 2012	82	\$229,465	1,956	\$117.06	Year 2012	29	\$382,072	2,398	\$161.06
Year 2013	91	\$271,102	2,035	\$133.62	Year 2013	36	\$403,667	2,351	\$171.35
Year 2014	92	\$287,652	2,049	\$141.43	Year 2014	23	\$427,878	2,439	\$176.88
Year 2015	79	\$277,397	1,877	\$148.54	Year 2015	26	\$427,393	2,312	\$184.26
Year 2016	97	\$307,952	2,036	\$151.82	Year 2016	31	\$460,598	2,376	\$194.39
Jan-Feb 2017	17	\$292,500	1,889	\$155.79	Jan-Feb 2017	5	\$473,600	2,406	\$197.30

Information compiled by Douglas Belleville from data available as a subscribing member of ARMLS (Arizona Regional Multiple Listing Service). ARMLS is affiliated with the National, State and Local associations of REALTORS®. The vast majority of residential real estate sales occurring in Maricopa County are included in ARMLS statistics, however, the information is not all inclusive. We believe the information contained in this brochure is accurate, although it is not guaranteed. Items of concern should be independently verified.

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