



Douglas Belleville
 Broker/Owner
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SUN CITY – REAL ESTATE MARKET UPDATE SALES CLOSED – MARCH 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>
COUNTRY CLUB	3/2	2,350	1978	\$334,900	\$290,000	149	H768 GC LOT
NICKLAUS	3/2	1,832	1972	\$298,500	\$271,000	120	STANFORD H75 POOL GC LOT
BALBOA	2/1	1,298	1978	\$135,750	\$129,500	94	YANKEE H762
LONG HILLS	2/2	1,438	1972	\$165,000	\$165,000	6	
SANDSTONE	2/1	1,046	1971	\$105,000	\$102,500	5	D40
MOCKINGBIRD	2/2	1,527	1978	\$179,700	\$172,900	9	
OAK RIDGE	2/1	1,325	1971	\$149,000	\$140,000	126	GC LOT
PALO VERDE	2/2	1,827	1977	\$178,000	\$176,000	5	H766
FOOTHILLS	2/1.75	1,454	1978	\$155,000	\$155,000	10	WOODBURY H763
COGGINS	1/1	879	1967	\$85,000	\$83,300	13	
HUTTON	2/2	1,182	1973	\$134,900	\$129,900	10	
BUCCANEER	2/2	1,835	1971	\$174,900	\$149,900	356	
CAMEO	2/1.75	1,658	1973	\$165,000	\$155,000	93	
REDWOOD	2/2	1,174	1975	\$117,000	\$115,000	32	
CONCHO	2/1.75	1,577	1977	\$164,900	\$162,000	21	DUPLEX D7623
TROPICANA	2/1	995	1969	\$154,888	\$142,888	115	
BOLIVAR	2/2	1,299	1970	\$162,000	\$155,800	96	
111TH	2/1	949	1961	\$110,000	\$110,000	13	
CROWN	2/2	1,886	1974	\$389,000	\$372,500	0	
101ST	2/2	1,605	1965	\$175,000	\$169,900	55	
103RD	2/1	984	1964	\$111,888	\$97,000	81	
COGGINS	1/1	879	1967	\$72,500	\$72,500	9	
CHERYL	2/1.75	1,660	1967	\$144,000	\$138,000	13	DUPLEX A25
105TH	2/2	1,479	1971	\$199,900	\$172,000	38	SHASTA H62
99TH	2/2	1,318	1972	\$135,000	\$135,000	48	
TROPICANA	3/2	2,189	1969	\$235,000	\$204,000	52	GC LOT
HUTTON	2/2	1,158	1973	\$155,000	\$159,000	4	
CUMBERLAND	3/2	1,448	1964	\$158,000	\$165,000	19	
BURNS	2/1.75	1,758	1973	\$199,500	\$200,500	8	GEORGETOWN H-74
HUTTON	2/2	1,638	1973	\$173,000	\$170,000	4	AQUARIUS H73
DESERT ROCK	2/1.75	1,638	1973	\$227,500	\$221,000	107	AQUARIUS H73
HUTTON	3/1.75	1,465	1973	\$195,000	\$189,500	9	FONTAINE H72
BOLIVAR	3/1.75	1,761	1970	\$138,000	\$125,000	214	D36
EMERALD	3/2	2,716	1975	\$575,000	\$507,500	119	POOL

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**SUN CITY – REAL ESTATE MARKET UPDATE
SALES CLOSED – MARCH 2017 (cont)**

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
SUN CITY	2/1	1,128	1961	\$115,000	\$109,500	25	
HIGHWOOD	2/2	1,577	1974	\$170,000	\$161,500	24	DUPLEX D302
EMERALD	2/2	1,318	1971	\$119,900	\$117,500	48	
OCOTILLO	1/1	987	1974	\$79,900	\$79,900	2	
EL CAPITAN	2/2	1,683	1969	\$144,900	\$130,650	7	D35
SAINT ANDREW	2/1	891	1960	\$99,900	\$93,000	10	
NICKLAUS	2/2	1,542	1972	\$230,000	\$202,000	81	CONCORD H71 GC LOT
WHEATRIDGE	2/1	1,006	1976	\$185,000	\$166,500	67	H761 GC LOT
OAKMONT	2/2	1,760	1960	\$112,900	\$99,000	46	
BRIARWOOD	2/2	1,765	1974	\$162,200	\$153,000	47	
SHASTA	2/2	1,204	1971	\$143,500	\$143,500	30	D41
LAKEFOREST	2/1.75	1,216	1979	\$114,000	\$100,000	23	
LONG HILLS	2/1	1,046	1972	\$134,900	\$130,000	21	D40
CROWN POINT	4/2	1,825	1971	\$175,000	\$156,300	166	H63
ORGAN PIPE	2/2	2,024	1978	\$239,900	\$220,000	138	ANNAPOLIS
BRIGHT ANGEL	2/1.75	1,683	1971	\$159,000	\$157,000	102	
COTTONWOOD	2/2	1,999	1978	\$220,000	\$188,000	122	
EMERALD	3/2	1,516	1971	\$112,000	\$110,000	78	
CAMPANA	2/2	1,212	1977	\$129,000	\$126,500	95	
98TH	2/2	1,826	1979	\$179,800	\$165,000	53	ANNAPOLIS
100TH	1/1	879	1971	\$117,000	\$105,000	47	GA101
MAYAN	2/1.75	1,366	1981	\$147,888	\$142,000	64	D7621
GULF HILLS	2/2	1,597	1972	\$209,000	\$209,000	29	H74
THUNDERBIRD	2/1	1,224	1972	\$125,000	\$113,000	22	GA201
CONESTOGA	2/1.75	1,790	1978	\$220,000	\$215,000	21	DUPLEX D7624 GC LOT
THUNDERBIRD	2/2	1,207	1973	\$127,000	\$127,000	45	PA13
ORCHARD HILLS	3/1.75	1,465	1974	\$172,000	\$171,000	1	
DESERT ROCK	2/1.75	1,522	1973	\$174,900	\$167,500	18	CONCORD H71
SALEM	2/1.25	972	1967	\$127,500	\$123,000	5	EL BURRITO H41
TUMBLEWOOD	3/2	1,465	1972	\$184,900	\$182,900	127	H72 POOL
COGGINS	1/1	879	1967	\$75,500	\$71,100	97	A 24
CANYON CREEK	3/1.75	1,832	1973	\$277,500	\$270,000	23	STANFORD H75 GC LOT
LAKE FOREST	2/2	1,790	1981	\$179,900	\$169,900	52	
PALO VERDE	3/1.75	2,227	1978	\$285,000	\$285,000	18	AUGUSTA H769 GC LOT
102ND	2/1.75	1,311	1968	\$164,900	\$158,900	42	COCONINO H63
RIVIERA	2/1	1,239	1963	\$129,750	\$119,500	41	HATHAWAY H2
KINGSWOOD	3/2	1,541	1971	\$128,700	\$126,000	31	
TALISMAN	2/2	1,683	1971	\$135,000	\$120,000	12	
FOOTHILLS	3/2	1,616	1978	\$235,000	\$219,000	100	
SOMBRERO	2/2	1,867	1977	\$205,000	\$195,000	124	H766
CONESTOGA	2/1.75	1,698	1980	\$172,500	\$172,500	107	D7622
BRIARWOOD	3/1.75	1,465	1972	\$189,900	\$164,900	69	H72
WELK	3/2	1,508	1974	\$173,000	\$165,000	37	H102
ROUNDELAY	2/1	1,062	1969	\$99,900	\$104,900	105	DUPLEX D61
LINDGREN	2/1	998	1978	\$141,000	\$135,000	13	
99TH	2/2	1,312	1976	\$184,000	\$163,000	111	DUPLEX D7621
TROPICANA	2/1	1,180	1969	\$144,900	\$143,400	19	
NEWCASTLE	2/1.75	1,318	1971	\$111,900	\$111,900	66	
TUMBLEWOOD	2/1.75	1,638	1972	\$214,000	\$214,000	7	

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**SUN CITY – REAL ESTATE MARKET UPDATE
SALES CLOSED – MARCH 2017 (cont)**

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
108TH	2/2	1,482	1973	\$155,000	\$155,000	33	H71
AMETHYST	2/2	1,566	1979	\$175,000	\$171,000	37	
MOUNTAIN VIEW	2/2	1,802	1968	\$159,900	\$159,900	6	A25
105TH	2/2	1,756	1966	\$125,000	\$121,000	2	
DEANNE	1/1	708	1964	\$75,000	\$70,000	42	A1
SALEM	2/2	1,541	1967	\$150,000	\$150,000	21	H-63
HARBOR HILLS	3/2	1,832	1972	\$245,000	\$249,900	38	
FAIRWAY	2/1.75	1,230	1963	\$92,000	\$92,000	20	
RIDGEVIEW	2/1.75	1,127	1971	\$159,000	\$159,000	15	
SARABANDE	2/2.5	2,067	1969	\$269,900	\$232,500	225	H66F GC LOT
SARATOGA	2/1	1,175	1969	\$145,500	\$143,250	125	APACHE H61
COGGINS	1/1	879	1967	\$79,900	\$79,900	103	
COGGINS	1/1	879	1967	\$92,500	\$81,500	87	
ROYAL OAK	2/2	1,318	1971	\$128,000	\$125,500	34	
PINEAIRE	2/2	1,694	1973	\$169,876	\$155,000	39	GC LOT
ABBOTT	2/1.75	1,466	1960	\$129,900	\$122,500	21	
BURNTWOOD	3/2	1,465	1973	\$165,000	\$165,900	7	FONTAINE H72
GARDEN COURT	2/2	1,318	1971	\$134,900	\$126,000	10	A202
PLEASANT VALLEY	2/1.75	1,541	1971	\$164,500	\$155,000	1	COCONINO H63
105TH	2/1	1,169	1961	\$114,900	\$110,000	103	H2
RIVIERA	3/2	1,574	1963	\$184,900	\$171,900	52	
DEANNE	3/2	1,644	1965	\$186,000	\$183,000	47	
WININGER	2/1	1,092	1967	\$124,900	\$120,000	2	
FORRESTER	2/2	1,683	1970	\$169,000	\$165,000	42	
105TH	2/2	1,401	1974	\$118,000	\$110,000	16	G7633
MISSION	2/1.75	1,735	1969	\$119,500	\$111,000	9	
SHIPROCK	2/2	1,158	1971	\$145,000	\$140,000	4	CONCORD H71
105TH	2/2	1,401	1974	\$120,000	\$120,000	21	
MEADOW PARK	3/2	1,465	1972	\$172,000	\$168,000	1	H72
LOMA BLANCA	2/1	1,390	1973	\$165,500	\$147,000	68	FRONTIER
BRIARWOOD	3/2	1,465	1974	\$270,000	\$257,000	55	
BROOKSIDE	2/2	1,158	1973	\$161,900	\$164,900	39	
WELK	2/2	1,693	1976	\$219,635	\$215,000	16	CUSTOM
CANTATA	3/2	2,015	1979	\$197,500	\$195,000	103	VALLEY FORGE H764
EDGEWOOD	2/2	1,374	1972	\$174,500	\$172,000	18	H71
CAMPANA	2/2	1,210	1974	\$125,000	\$129,000	27	PA13
103RD	2/1	995	1970	\$129,900	\$120,000	25	SIERRA H61
111TH	1/1	879	1967	\$77,500	\$66,000	69	
109TH	2/1	1,164	1966	\$145,000	\$129,900	93	
103RD	3/2	1,949	1970	\$249,900	\$239,900	86	DURANGO H-67
BOLIVAR	2/1.75	1,598	1971	\$239,900	\$225,000	76	CONCORD H71 GC LOT
DESERT HILLS	2/2	1,346	1960	\$145,000	\$145,000	11	
105TH	2/2	1,401	1974	\$120,000	\$117,000	8	
HIDDEN VALLEY	3/2	1,465	1974	\$157,900	\$154,000	16	FIESTA H72R
SUN VALLEY	2/1.75	1,827	1978	\$219,900	\$205,500	55	ANNAPOLIS GC LOT
SPANISH MOSS	3/2	2,150	1978	\$187,500	\$195,000	27	CASTILLO H768
MIMOSA	2/2	2,197	1976	\$289,800	\$245,000	130	H105 GC LOT
108TH	2/1.75	2,141	1973	\$184,750	\$179,750	122	PA 2
WEDGEWOOD	2/2	1,638	1973	\$184,900	\$179,900	78	SANTA FE H73

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**SUN CITY – REAL ESTATE MARKET UPDATE
SALES CLOSED – MARCH 2017 (cont)**

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
BOSWELL	2/1.75	1,600	1971	\$179,000	\$175,000	57	H63
CINNEBAR	2/2	1,188	1968	\$124,900	\$130,000	30	
FIESTA	3/2	1,934	1974	\$252,500	\$249,500	57	H104
HASSAYAMPA	2/1.75	1,160	1977	\$140,000	\$135,000	20	WOODBURY H-763
CUMBERLAND	2/1	984	1968	\$124,900	\$124,900	37	H42
BROOKSIDE	2/2	1,886	1972	\$219,900	\$219,900	2	CASTILE H76 POOL GC LOT
98TH	2/1	1,141	1972	\$82,000	\$87,000	2	CHALET
CAMELOT	2/2	1,359	1969	\$140,000	\$140,000	29	DUPLEX D32
HAWTHORN	2/1.75	1,318	1972	\$149,900	\$145,000	1	
GLEN OAKS	2/1.75	1,638	1974	\$205,900	\$190,000	112	
OAKMONT	1/1	729	1960	\$79,900	\$76,000	85	GPA1
SIGNAL BUTTE	2/1.75	1,352	1977	\$130,000	\$124,000	35	
LAKEFOREST	2/1	1,086	1972	\$131,000	\$131,000	34	
LIME ROCK	3/2	2,250	1978	\$190,000	\$179,000	6	H768
FERN	3/2	1,832	1972	\$269,900	\$244,790	159	H75
110TH	2/1	1,224	1970	\$84,900	\$76,000	9	
DESERT FOREST	2/1.75	1,445	1971	\$139,000	\$140,000	25	DUPLEX D32
EL CAPITAN	2/1.75	1,660	1969	\$152,000	\$152,000	19	DUPLEX D38
MCPHEE	3/2	1,762	1971	\$179,900	\$160,000	16	SANTA CRUZ
PONDEROSA	3/1.75	2,061	1976	\$228,000	\$220,000	62	
109TH	2/2	2,063	2017	\$310,868	\$313,558	44	SNAPDRAGON
EMERALD	2/1.75	1,394	1974	\$142,000	\$136,500	11	PA-14
PINION	2/2	1,221	1978	\$138,500	\$138,500	43	GARDEN APARTMENT G7633
GRANADA	2/1.75	1,401	1974	\$135,900	\$135,000	3	GARDEN APARTMENT
100TH	2/1.75	1,318	1972	\$117,000	\$115,000	9	GA202
BOSWELL	1/1	987	1974	\$95,000	\$91,000	3	VA400
SARATOGA	2/1	1,062	1969	\$124,500	\$122,000	13	D-61
WELK	4/2	1,900	1974	\$210,000	\$185,700	145	ADAMS H102
SUTTERS GOLD	3/2	1,832	1972	\$239,000	\$229,900	141	STANFORD
SAHARA	2/1.75	1,530	1971	\$227,900	\$200,000	107	
PALMERAS	2/2	1,568	1974	\$220,000	\$200,000	50	GC LOT
109TH	2/2	1,653	2017	\$310,450	\$305,450	22	FIRETAIL
99TH	2/1.75	1,125	1970	\$130,000	\$125,000	68	
PEORIA	2/2	1,266	1960	\$94,000	\$85,000	56	
KELSO	2/1.75	1,387	1969	\$159,900	\$150,500	55	
PINEAIRE	2/2	1,765	1973	\$229,500	\$229,500	46	H74 GC LOT
LOMA BLANCA	2/1	1,086	1974	\$139,000	\$144,000	27	SAVANAH
HIGHWOOD	1/1	888	1982	\$95,000	\$95,000	39	GARDEN APARTMENT G7631
98TH	2/1.75	1,204	1973	\$133,900	\$130,000	35	
HIGHWOOD	2/2	1,411	1981	\$115,000	\$120,000	4	
LAKEFOREST	2/2	1,160	1978	\$129,900	\$129,900	2	
103RD	2/1.75	1,270	1963	\$115,000	\$112,500	2	H14
HOPE	3/2	1,640	1961	\$177,900	\$176,000	187	
PLEASANT VALLEY	2/2	2,150	1971	\$245,000	\$188,000	210	COCONINO H63
AZALEA	2/2	1,908	1978	\$190,000	\$157,000	134	
DESERT FOREST	2/2	1,660	1971	\$159,900	\$149,900	145	D38
LAKEFOREST	2/2	2,342	1974	\$215,000	\$205,000	107	
HORSESHOE	2/1.75	2,110	1978	\$239,900	\$214,500	82	H765
BOSWELL	2/2	1,568	1975	\$189,900	\$179,900	87	MANSARD H103

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**SUN CITY – REAL ESTATE MARKET UPDATE
SALES CLOSED – MARCH 2017 (cont)**

<i>STREET</i>	<i>BD/BA</i>	<i>SQFT</i>	<i>BUILT</i>	<i>ASKING \$</i>	<i>SALE \$</i>	<i>DAYS</i>	<i>MODEL/REMARKS</i>
LINDGREN	2/2	2,159	1978	\$239,900	\$210,000	39	AUGUSTA H769
BLUE RIDGE	2/2	1,544	1978	\$184,900	\$176,500	169	
HACIENDA	2/1	983	1960	\$105,900	\$105,000	54	
EMBERWOOD	2/2	1,318	1972	\$142,500	\$142,500	3	GARDEN APARTMENT GA202
BOSWELL	3/2	1,508	1975	\$164,900	\$167,000	5	
ABBOTT	2/2	1,266	1960	\$119,900	\$112,000	4	GARDEN PATIO HOME GPA 2 GC LOT
PINION	2/2	1,611	1978	\$149,900	\$149,000	36	G-7634-A
OAK RIDGE	2/2	1,390	1974	\$215,000	\$215,000	36	POOL

**SUN CITY – 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 2002	1,806	\$89,145	1,404	\$63.28	Year 2002	216	\$128,306	1,679	\$75.39
Year 2003	1,710	\$98,581	1,426	\$68.98	Year 2003	215	\$136,534	1,669	\$80.29
Year 2004	1,814	\$114,686	1,423	\$80.31	Year 2004	195	\$163,115	1,669	\$95.76
Year 2005	1,578	\$157,520	1,421	\$110.84	Year 2005	169	\$213,841	1,694	\$125.54
Year 2006	1,073	\$174,605	1,421	\$123.18	Year 2006	105	\$238,610	1,725	\$136.75
Year 2007	933	\$157,537	1,431	\$110.73	Year 2007	131	\$223,348	1,747	\$125.92
Year 2008	807	\$136,561	1,461	\$93.05	Year 2008	97	\$191,260	1,699	\$111.03
Year 2009	848	\$108,807	1,435	\$75.36	Year 2009	108	\$167,242	1,764	\$92.86
Year 2010	1,010	\$96,245	1,440	\$65.89	Year 2010	110	\$145,255	1,689	\$84.46
Year 2011	1,114	\$80,960	1,423	\$55.48	Year 2011	128	\$134,245	1,719	\$75.87
Year 2012	1,470	\$84,830	1,441	\$57.54	Year 2012	144	\$127,899	1,705	\$73.48
Year 2013	1,498	\$98,586	1,422	\$68.34	Year 2013	178	\$157,873	1,793	\$86.30
Year 2014	1,529	\$110,078	1,453	\$74.68	Year 2014	170	\$170,464	1,789	\$93.63
Year 2015	1,536	\$121,284	1,450	\$82.65	Year 2015	179	\$172,363	1,709	\$99.24
Year 2016	1,626	\$135,559	1,445	\$93.56	Year 2016	177	\$190,523	1,724	\$108.35
Jan-Mar 2017	408	\$148,650	1,454	\$102.40	Jan-Mar 2017	46	\$201,172	1,768	\$112.76

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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