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SUN CITY GRAND – 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>
SAGE	2/1.75	1,546	2000	\$234,000	\$230,000	28	LANTANA P9102
SUGAR BUSH	2/2	1,712	1997	\$229,900	\$215,000	74	MANZANITA
LOMA VERDE	3/3	2,180	2004	\$379,000	\$370,000	2	VALENCIA LL P9232
MOUNTAIN PASS	1/1.5	1,099	1998	\$174,900	\$185,000	4	CEDAR G9171
PAINTED SKY	2/1.75	2,035	1997	\$310,000	\$295,000	478	VERBENA P9105 GC LOT
SHIMMER	2/2	1,645	1999	\$255,000	\$249,500	54	MADERA S9164
DESERT COVE	3/3	2,174	2000	\$429,900	\$408,500	41	BORGATA P9231
CACTUS FLOWER	2/2.5	2,374	2003	\$350,000	\$345,000	163	MISSION P9235
SUNSIDES	3/2	1,427	2002	\$219,500	\$215,000	44	CACTUS FLOWER S9212
CAMINO ESTRELLA	2/1.75	1,894	2001	\$274,500	\$260,000	35	BORGATA
BLACKHAWK	2/1.75	1,627	1999	\$228,000	\$213,000	4	MADERA
ENCHANTMENT	3/3	3,411	2004	\$880,000	\$750,000	232	WINDSOR E9255 POOL GC LOT
BADGER PASS	2/2	2,539	2004	\$549,000	\$490,000	124	ASHBURY E9251 POOL
CHUPAROSA	2/2.5	2,300	2004	\$358,500	\$354,500	42	MISSION P9235
SKYVIEW	3/3	2,830	2003	\$669,000	\$652,000	23	HAMPTON GC LOT
VILLAGIO	2/2	1,706	2002	\$268,000	\$265,000	28	SYCAMORE
AZTEC POINT	3/2	2,334	2002	\$449,000	\$439,000	4	HACIENDA - STONECREST POOL
WINDCREST	3/2	2,282	1997	\$429,000	\$390,000	44	STONECREST P9106 GC LOT
CALISTOGA	2/2	1,726	2002	\$335,000	\$329,000	9	SYCAMORE S9214
JOSHUA TREE	3/3	2,555	1997	\$410,000	\$360,000	103	JASMINE P9108 GC LOT
MOUNTAIN VIEW	2/1.75	1,021	1998	\$156,000	\$145,000	287	GRANDE
BORGATA	2/2	1,495	2001	\$224,000	\$215,000	85	JUNIPER
CENTURY PLANT	2/2	1,500	2004	\$239,900	\$239,900	1	AZALEA
DESERT WREN	2/1.75	1,546	1998	\$231,000	\$225,000	57	LANTANA P9102
MIRAMONTE	3/2.5	2,852	2002	\$685,000	\$650,000	34	HAMPTON/MESQUITE GC LOT
GRAND CREEK	2/1.75	1,189	1997	\$234,900	\$219,900	113	WILLOW
SANDIA PARK	2/2	1,870	1999	\$298,000	\$281,500	113	PALO VERDE
ENCHANTMENT	2/2	2,008	2004	\$514,900	\$495,000	8	VALENCIA II W/CASITA GC LOT
LAUREL CANYON	2/2	2,035	1997	\$274,495	\$265,000	116	VERBENA
EUREKA SPRINGS	2/1.75	1,282	2003	\$208,000	\$198,000	22	CYPRESS
SOJOURNER	2/2	1,834	2004	\$288,500	\$277,500	132	DESERT ROSE
STERLING	2/1.75	1,915	2000	\$339,900	\$310,000	155	PALO VERDE P9104 GC LOT
BRIDGEWOOD	3/2	1,909	1999	\$339,900	\$327,000	104	PALO VERDE P9104
DESERT MEADOW	3/1.75	1,495	2000	\$232,900	\$222,500	63	JUNIPER

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

<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>
SHADOW MOUNTAIN	3/2	2,282	1997	\$324,900	\$310,000	172	STONE CREST
BOULDER	2/1.75	1,418	1998	\$210,000	\$194,500	161	SONOMA
ROCK SPRINGS	2/2	1,278	1999	\$185,000	\$175,000	17	S9162
WILDFLOWER	2/2	1,627	1997	\$245,000	\$229,000	131	MADERA S9164
ARROWHEAD	2/1.75	1,495	2000	\$227,750	\$224,000	74	JUNIPER
CATHEDRAL ROCK	2/1.75	1,894	2003	\$343,500	\$300,000	109	BORGATA P9231
WINDY WALK	3/1.75	1,600	1997	\$207,000	\$195,000	28	SONOMA
ENCHANTMENT	2/2.5	2,483	2004	\$590,000	\$578,000	119	ASHBURY E9251 POOL GC LOT
GILA SPRINGS	2/2	1,322	2001	\$170,000	\$171,000	16	
CIRCLE CLIFFS	2/1.75	1,160	2005	\$209,900	\$209,900	138	IRIS S9210
MOUNTAIN VIEW	2/1.75	1,021	1998	\$174,900	\$174,900	16	GRANDE - FURNISHED
CORONADO RIDGE	3/2	2,334	2003	\$550,000	\$535,000	8	HACIENDA GC LOT
SCARLET CANYON	2/2	2,035	1998	\$319,900	\$288,000	128	VERBENA
ESTRELLA VISTA	3/1.75	2,282	1998	\$425,900	\$414,000	20	STONECRST P9106 GC LOT
KINO	2/1.75	2,035	1999	\$310,000	\$286,000	136	VERBENA
WATERFORD	3/2	2,298	2001	\$474,000	\$450,000	92	STONECREST P9106 GC LOT

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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**SUN CITY GRAND – 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	552	\$215,354	1,685	\$128.22	Year 2004	103	\$417,720	2,360	\$176.17
Year 2005	623	\$283,658	1,660	\$172.69	Year 2005	94	\$526,576	2,395	\$219.92
Year 2006	323	\$298,820	1,645	\$182.30	Year 2006	62	\$583,437	2,439	\$240.26
Year 2007	338	\$291,157	1,727	\$168.80	Year 2007	68	\$570,926	2,420	\$234.59
Year 2008	314	\$261,724	1,719	\$152.32	Year 2008	62	\$541,619	2,462	\$217.19
Year 2009	328	\$231,060	1,687	\$137.27	Year 2009	50	\$477,228	2,425	\$194.07
Year 2010	344	\$235,744	1,735	\$135.09	Year 2010	69	\$468,084	2,378	\$194.98
Year 2011	358	\$220,299	1,663	\$131.47	Year 2011	67	\$462,908	2,462	\$186.85
Year 2012	418	\$223,716	1,744	\$127.78	Year 2012	73	\$416,204	2,352	\$175.94
Year 2013	487	\$225,997	1,729	\$129.79	Year 2013	86	\$465,984	2,430	\$189.39
Year 2014	491	\$226,533	1,704	\$132.60	Year 2014	87	\$443,181	2,375	\$185.80
Year 2015	530	\$244,540	1,740	\$140.47	Year 2015	80	\$458,404	2,384	\$190.79
Year 2016	463	\$256,221	1,734	\$148.05	Year 2016	75	\$463,323	2,413	\$190.78
Jan-Feb 2017	74	\$265,472	1,743	\$152.16	Jan-Feb 2017	19	\$488,000	2,432	\$198.69

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