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SUN CITY GRAND – 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>
CALISTOGA	2/1.75	1,894	2003	\$279,500	\$260,000	102	BORGATA
ARROWHEAD	1/1.5	1,099	1999	\$224,900	\$197,500	127	CEDAR CEDAR
CORAL POINTE	2/2.5	2,406	1997	\$319,500	\$317,900	119	JASMINE
SUMMERBREEZE	2/1.75	1,834	2001	\$285,000	\$290,000	64	DESERT ROSE
LA POSADA	2/1.75	1,183	1998	\$199,000	\$184,000	112	WILLOW
EAGLE RIDGE	2/2	1,870	1998	\$415,000	\$407,500	61	GC LOT
STAR VIEW	2/1.75	1,546	2000	\$234,900	\$231,000	52	LANTANA P9102
OASIS SPRINGS	2/2	1,435	2002	\$215,000	\$197,000	109	HERITAGE
TORRANCE	2/2	1,854	2004	\$309,900	\$305,000	4	DESERT ROSE
GENTLE BREEZE	2/2.5	2,296	2002	\$304,900	\$294,500	48	MISSION
CORAL POINTE	2/2	2,035	1997	\$295,000	\$290,000	17	VERBENA
OASIS SPRINGS	2/2	1,872	2001	\$290,000	\$275,000	200	BORGATA
ROCK SPRINGS	2/2	1,338	1999	\$209,900	\$177,000	270	SAGE
CORAL POINTE	3/3	2,097	1997	\$296,000	\$298,100	26	PALO VERDE W/CASITA
BRIDGEWOOD	2/1.75	2,035	2000	\$269,000	\$260,000	47	VERBENA
DESERT WINDS	3/2	2,282	1998	\$430,000	\$410,000	104	STONECREST GC LOT
DESERT MEADOW	2/1.75	1,183	1999	\$232,500	\$230,000	19	WILLOW, EXPANDED
GOULD MINE	2/1.75	1,854	2003	\$309,000	\$309,500	5	DESERT ROSE
EAGLE RIDGE	3/2	2,298	1998	\$449,900	\$440,000	5	STONECREST POOL GC LOT
WINDOW ROCK	2/2	1,300	1997	\$229,500	\$229,500	4	SUNDANCE C9153
DIAMOND	2/1.75	2,474	2000	\$348,800	\$335,000	52	WINDROSE II P9107
ALPINE RIDGE	2/2	1,495	1998	\$239,000	\$230,000	1	JUNIPER
CANYON WHISPER	3/2.5	2,254	2003	\$475,000	\$417,500	418	BORGATA W/CASITA P9231 GC LOT
AZTEC POINT	2/1.75	1,854	2002	\$324,900	\$317,500	88	DESERT ROSE S9215
CASA BLANCA	2/1.75	1,500	2002	\$249,950	\$249,950	63	AZALEA S9213
SIESTA ROCK	2/2	1,429	1997	\$229,900	\$229,900	0	SUNDANCE
MOONLIGHT	2/1.75	1,546	2001	\$239,900	\$237,000	32	LANTANA
DOUBLE TREE	3/2.75	2,092	2001	\$410,000	\$425,500	37	BORGATA W/CASITA P9231 GC LOT
PALISADE TRAIL	3/2	2,414	2003	\$474,900	\$460,000	28	HACIENDA P9236 GC LOT
ASPEN VIEW	3/2	2,312	2003	\$465,000	\$429,000	204	HACIENDA P09236 GC LOT
HUNTLEY	2/1.75	1,934	1999	\$415,000	\$400,000	130	CHOLLA P-9109 GC LOT
SILVER FALLS	2/1.75	1,278	1999	\$224,000	\$220,000	66	KIVA S9162
BONITA PARK	2/1.75	1,500	2004	\$249,000	\$249,000	71	AZALEA S9213
STERLING	3/2	2,282	1999	\$460,000	\$450,000	53	STONECREST P9106 GC LOT

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**SUN CITY GRAND – REAL ESTATE MARKET UPDATE
SALES CLOSED – MARCH 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>
KINO	3/2	2,282	1999	\$364,900	\$350,000	61	STONECREST
AMBERWOOD	2/1.75	1,934	1999	\$389,000	\$379,000	5	CHOLLA P9109 GC LOT
CACTUS RIDGE	2/1.75	1,414	2001	\$219,500	\$217,000	51	ACACIA
DIVET	2/1.75	1,627	2000	\$230,000	\$210,000	194	MADERA
GILA SPRINGS	2/2.5	2,406	2000	\$375,000	\$358,000	66	JASMINE P9108
SILTSTONE	3/2.75	3,015	2003	\$412,000	\$329,000	171	HAMPTON
SOMERSET	2/2	1,613	1999	\$254,900	\$244,000	96	MADERA
TALARA	2/2	1,414	1998	\$224,900	\$188,000	78	ACACIA
RINCON PEAK	2/2	1,570	2004	\$249,900	\$245,000	38	AZALEA S9213
MONTEVERDE	3/3	2,779	1999	\$585,000	\$526,000	29	MESQUITE E9132 POOL GC LOT
CENTURY PLANT	2/1.75	1,310	2003	\$222,000	\$216,000	18	CYPRESS S9211
ALEGRIA	2/2	2,016	2000	\$295,900	\$257,000	146	CORONADO/SIERRA
PAINTED SKY	2/1.75	1,870	1997	\$389,900	\$382,000	97	PALO VERDE GC LOT
VISTA MONTANA	3/2	1,518	2003	\$249,777	\$240,000	75	AZALEA
BOULDER VISTA	2/1.75	1,934	1998	\$284,900	\$267,000	42	CHOLLA
DESERT WREN	3/1.75	1,889	1998	\$349,000	\$290,000	465	PALO VERDE POOL GC LOT
SANDIA PARK	3/2	1,934	2000	\$325,000	\$305,000	162	PALO VERDE
DESERT COVE	3/3	2,808	2001	\$828,500	\$760,000	126	HAMPTON E9254 POOL GC LOT
MOHAVE SAGE	2/1.75	1,411	2002	\$209,000	\$215,000	1	HERITAGE C9223
LARIAT	3/2	1,427	2002	\$226,900	\$203,500	204	CACTUS FLOWER S9212
LAIRD	3/2	2,312	2003	\$368,900	\$364,500	5	HACIENDA P9236
CLOUDCROFT	2/2	2,019	2005	\$394,350	\$350,000	72	SIERRA
KING CANYON	2/1.75	1,500	2003	\$240,000	\$226,000	34	AZALEA
MOUNTAIN VIEW	1/1	805	1998	\$110,000	\$108,600	46	VENTANA - FURNISHED
MONTEVERDE	2/2	1,418	1999	\$265,000	\$258,000	28	SONOMA P9101
BIG SKY	2/2	1,938	2001	\$300,000	\$300,000	7	PALO VERDE
DESERT GARDEN	2/2	1,300	2005	\$210,000	\$192,500	24	SUNDANCE
PLAZA	2/1.75	1,414	2000	\$219,900	\$219,000	1	ACACIA
STONE HAVEN	2/1.75	2,107	2000	\$314,900	\$290,000	176	VERBENA EXTENDED P9105
QUAIL BRUSH	2/2	1,627	2000	\$235,000	\$229,000	56	MADERA
EAGLE RIDGE	2/2	1,870	1998	\$397,000	\$370,000	98	PALO VERDE GC LOT
SANDIA PARK	2/1.75	1,627	1999	\$209,000	\$209,000	50	MADERA S9164
REGENTS PARK	3/3	2,014	2004	\$479,000	\$474,000	285	BORGATA W/CASITA P9231 GC LOT
WINDSONG	2/2	1,143	1997	\$214,000	\$212,000	113	WILLOW
RED HILLS	2/2	1,948	2004	\$327,000	\$305,000	113	VALENCIA II
LOMA VERDE	2/2	1,706	2004	\$265,000	\$245,000	102	SYCAMORE S9214
MARCOS DE NIZA	3/1.75	1,427	2003	\$229,000	\$223,000	31	CACTUS FLOWER S9212
PARRA	2/1.75	1,726	2002	\$315,000	\$290,000	73	SYCAMORE
LANCE	3/3	2,014	2004	\$439,000	\$426,000	33	BORGATA W/CASITA POOL
TUSCANY	2/1.75	2,035	1997	\$274,900	\$270,000	73	VERBENA P9105
PEPPERTREE	2/2	1,178	2003	\$195,000	\$195,000	180	
CIMARRON	2/1.75	1,183	2000	\$204,000	\$189,000	134	WILLOW S9161
RED ROCK	2/2	1,183	1999	\$225,900	\$197,000	135	WILLOW S9161
LA POSADA	2/1.75	1,627	1998	\$225,000	\$210,000	158	MADERA
DESERT GARDEN	2/2	1,300	2005	\$220,000	\$220,000	131	SUNDANCE
GOLDEN BARREL	3/2	2,334	2002	\$440,000	\$400,000	227	HACIENDA P9236 GC LOT
GENTLE BREEZE	2/1.75	2,021	2002	\$319,000	\$295,000	46	SIERRA/CORONADO
SUMMERBREEZE	2/2	1,894	2002	\$329,000	\$299,999	58	BORGATA POOL

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SALES CLOSED – MARCH 2017 (cont)**

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
ROUNDERS	2/1.75	1,936	2003	\$274,000	\$265,000	58	VALENCIA II
CACTUS RIDGE	2/2	1,512	2001	\$255,000	\$247,000	58	AZALEA
CACTUS RIDGE	2/1.75	1,282	2001	\$227,500	\$224,500	9	CYPRESS
SOJOURNER	2/1.75	1,862	2004	\$293,000	\$290,000	6	SYCAMORE
SUGAR BUSH	3/2	1,909	1998	\$430,000	\$430,000	146	PALO VERDE GC LOT
CACTUS RIDGE	2/2	1,414	2001	\$199,500	\$199,000	40	
BOULDER	2/2	1,934	1998	\$310,000	\$310,000	3	CHOLLA GC LOT

**SUN CITY GRAND – REAL ESTATE MARKET UPDATE
HISTORICAL SALES DATA**

<i>Properties <u>NOT</u> On Golf Course</i>					<i>Properties On Golf Course</i>				
PERIOD	# SALES	AVG SOLD \$	AVG SQ FT	AVG \$ /SQ FT	PERIOD	# SALES	AVG SOLD \$	AVG SQ FT	AVG \$ /SQ FT
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-Mar 2017	144	\$260,089	1,713	\$152.57	Jan-Mar 2017	38	\$458,750	2,297	\$198.33

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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