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SUN CITY GRAND – REAL ESTATE MARKET UPDATE SALES CLOSED – MARCH 2018

<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>
AUTUMN SAGE	2/2	1,870	2000	\$279,000	\$269,000	87	PALO VERDE
FLORA	3/2.5	2,349	2004	\$320,000	\$290,000	422	VERANO
CORONADO RIDGE	3/1.75	1,427	2003	\$227,000	\$230,000	6	CACTUS FLOWER
VERMILLION CLIFFS	2/2.5	2,167	2003	\$365,000	\$335,000	7	VERANO
BIG SKY	3/2	1,409	2001	\$225,000	\$230,000	34	
GALILEO	3/2	2,298	1999	\$339,900	\$320,500	116	STONECREST
ALEGRIA	2/1.75	2,090	2000	\$469,900	\$432,000	143	CORONADO GC LOT
ROMERO	3/3	2,141	2004	\$364,900	\$364,900	103	BORGATA W/CASITA
VILLAGIO	2/2	1,904	2002	\$449,000	\$403,500	184	BORGATA GC LOT
PATINA	2/2	1,854	2002	\$350,000	\$345,000	36	DESERT ROSE
COOPERSTOWN	2/2	1,950	2002	\$310,000	\$305,000	38	P9231
ARBOR	2/2	1,627	1999	\$272,000	\$268,000	4	MADERA
CORONADO	2/1.75	1,870	1999	\$269,000	\$243,000	200	PALO VERDE
HIBISCUS	2/2.5	2,602	2001	\$689,000	\$685,000	124	ROSEWOOD E9135 POOL GC LOT
HIDDEN CREEK	2/1.75	1,264	1997	\$224,900	\$217,500	130	KIVA S9162
PANTANO	2/1.75	1,500	2002	\$269,900	\$269,900	32	AZALEA
QUAIL BRUSH	2/2	1,958	2001	\$369,500	\$368,000	19	BORGATA
COOPERSTOWN	2/2	1,500	2002	\$249,900	\$249,900	12	AZALEA 9213
DOUBLE TREE	2/1.75	1,618	2000	\$289,500	\$279,500	10	LANTANA
BIG SKY	2/2.5	2,300	2002	\$439,900	\$425,000	44	MISSION GC LOT
MILL VALLEY	2/2	2,035	1999	\$350,000	\$318,250	58	VERBENA
ANGEL BASIN	3/2	1,909	2001	\$335,000	\$335,000	27	PALO VERDE POOL
DESERT LILY	2/2.5	2,334	2004	\$340,000	\$328,000	21	MISSION P9235
PUEBLO	2/2	2,075	2004	\$365,000	\$343,000	22	SIERRA
CORONADO RIDGE	2/1.75	1,138	2003	\$220,000	\$217,000	10	IRIS
CORONADO RIDGE	2/2	1,521	2003	\$269,000	\$260,000	80	CYPRESS S9211
OASIS VERDE	3/2	1,636	1997	\$269,500	\$267,500	3	SONOMA P9101
GRAND POINT	2/1.75	1,543	1997	\$209,900	\$205,000	172	P9102
RINCON PEAK	2/2	1,706	2004	\$245,000	\$255,000	7	POOL
SANDIA PARK	2/2	1,414	1999	\$239,900	\$230,000	98	ACACIA S9163
ESTRELLA VISTA	2/2	1,893	1999	\$265,000	\$235,000	97	PALO VERDE
BLACK BEAR LODGE	3/2.5	2,483	2004	\$440,000	\$410,000	100	ASHBURY
DIAMOND	2/2	1,850	2000	\$429,900	\$415,000	32	PALO VERDE POOL
SUMMERBREEZE	2/1.75	1,262	2002	\$225,000	\$225,000	18	CYPRESS S9211

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**SUN CITY GRAND – REAL ESTATE MARKET UPDATE
SALES CLOSED – MARCH 2018 (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>
CALISTOGA	2/2	1,834	2002	\$285,000	\$245,000	42	DESERT ROSE S9215
ENCHANTMENT	2/2	1,894	2004	\$375,000	\$375,000	2	BORGATA
BRIDGEWOOD	2/1.75	1,712	2000	\$244,900	\$240,000	62	MANZANITA
DESERT MEADOW	2/2	1,127	1999	\$237,000	\$212,000	49	WILLOW S9161
BLACKHAWK	2/2	1,183	1999	\$209,000	\$209,000	0	WILLOW
GRAND CREEK	2/2	1,627	1997	\$269,900	\$259,900	74	MADERA POOL
LANCE	2/2	1,894	2005	\$359,900	\$360,000	7	BORGATA
HAVASUPAI	2/2	1,870	2000	\$265,000	\$250,000	82	PALO VERDE
MOUNTAIN VIEW	1/1	805	1998	\$129,900	\$128,000	72	VENTANA
LA PALOMA	2/1.75	1,870	1998	\$280,000	\$280,000	4	PALO VERDE
ESTRELLA VISTA	2/2	1,627	1998	\$254,900	\$250,000	18	MADERA S9164
ALPINE RIDGE	2/1.75	1,338	1998	\$239,000	\$239,000	23	SAGE
MEDINAH	2/1.75	1,834	2001	\$287,500	\$259,000	123	DESERT ROSE S9215
AUTUMN	1/1.75	1,096	1996	\$229,000	\$220,000	13	MONTERRA C9151
MOONDANCE	3/3	2,830	2002	\$57,500	\$525,000	308	HAMPTON E9253 GC LOT
PETRIFIED FOREST	3/2.5	2,529	1998	\$425,000	\$379,000	149	CORDOVA E9131
QUAIL CREEK	2/1.75	1,712	1998	\$258,500	\$255,000	188	MANZANITA P9103
KINO	2/1.75	1,434	1998	\$229,000	\$220,000	80	SONOMA P9101
BRIDGEWATER	3/2.75	2,109	2001	\$349,900	\$335,000	49	
DESERT LIGHT	2/2	1,894	2003	\$370,000	\$365,000	0	BORGATA
LONE CACTUS	2/1.75	1,870	2001	\$319,900	\$319,900	53	PALO VERDE
STARLIGHT	2/2	1,096	1997	\$200,000	\$200,000	36	MONTERRA C9151
PEPPERTREE	2/2	1,282	2003	\$210,000	\$195,000	150	

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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
Year 2017	575	\$269,468	1,753	\$154.73	Year 2017	89	\$465,856	2,351	\$197.38
Jan-Mar 2018	157	\$279,538	1,729	\$163.15	Jan-Mar 2018	16	\$467,003	2,309	\$201.87

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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