



Douglas Belleville  
Associate Broker  
ABR, e-PRO, GRI, RECS

## The Belleville Team

Since 1993  
(623) 236-2235

Kay Hartwig  
REALTOR®



No Magic  
Just  
Experience



Coldwell Banker Residential Brokerage • 19509 N Sunrise Blvd, Suite 8 • Surprise, AZ 85374

### SUN CITY GRAND – REAL ESTATE MARKET UPDATE SALES CLOSED – APRIL 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>
POPPY	2/2	1,894	2002	\$355,000	\$345,000	68	BORGATA P9231
SUNSIDES	2/2.5	2,260	2002	\$359,900	\$359,000	31	MISSION
DIAMOND	2/1.75	1,997	2001	\$346,000	\$339,900	40	SIERRA P9233
ORGAN PIPE	2/2	1,958	2002	\$389,000	\$375,000	43	BORGATA GC LOT
GLENBROOK	2/1.75	2,053	2004	\$349,999	\$340,000	7	SIERRA
WINTERHAVEN	2/2	1,782	2001	\$309,750	\$310,000	46	VERDE
ECHO CANYON	2/1.75	1,780	2000	\$275,000	\$275,000	1	MADERA S9164
UNA NOCHE	2/2.5	2,529	1999	\$390,000	\$390,000	20	CORDOVA E9131
SILVER BREEZE	2/2.5	2,959	2000	\$459,000	\$430,000	606	BRIARWOOD
SOJOURNER	2/1.75	1,262	2004	\$214,900	\$212,500	68	CYPRESS S9211
SHINNECOCK	3/3.25	2,404	2000	\$395,000	\$385,000	14	CHOLLA W/CASITA
CACTUS GARDEN	3/3	2,866	2004	\$639,900	\$585,000	192	MESQUITE GC LOT
QUARRY	3/2	2,282	1999	\$335,000	\$335,000	50	STONECREST P9106
DESERT MEADOW	2/2	1,338	2000	\$254,900	\$244,000	207	SAGE POOL
GILA SPRINGS	2/2	1,322	2001	\$249,500	\$245,000	36	SAGE G9172
TALARA	2/1.75	1,183	1998	\$216,000	\$209,000	9	WILLOW S9161
GRANBURY	2/2	1,768	2000	\$250,000	\$250,000	3	
ECHOWOOD	2/1.75	1,712	1999	\$249,000	\$249,000	2	MANZANITA
STARRY SKY	3/2	2,282	1998	\$400,000	\$400,000	20	STONECREST POOL
CLEAR CANYON	2/2.5	2,983	1997	\$629,000	\$600,000	188	BRIARWOOD E-9136 GC LOT
ENCANTADA	2/2	1,645	2000	\$284,900	\$250,450	36	MADERA
LEIGHTON HALL	2/2.5	2,300	2003	\$390,000	\$370,000	36	MISSION P9235
SAGUARO	2/2	1,414	1997	\$256,000	\$256,000	5	ACACIA
AUTUMN	2/1.75	1,096	2002	\$226,000	\$223,000	37	MONTERRA C9151
LIMESTONE	2/2	1,338	2000	\$245,000	\$240,000	117	SAGE POOL
SILVER FALLS	2/2	1,850	1999	\$323,000	\$315,000	46	PALO VERDE
ZINNIA	2/2	1,874	2001	\$330,000	\$315,000	88	BORGATA P9231
CISA RIO	2/2	1,183	1999	\$235,000	\$235,000	38	WILLOW
MAHOGANY	3/3	3,411	2004	\$789,000	\$755,000	76	WINDSOR E9255 GC LOT
BONITA PARK	2/1.75	1,500	2004	\$254,500	\$240,000	29	AZALEA 9213
WALKING STICK	3/2	2,075	2002	\$365,000	\$340,000	53	SIERRA
AUTUMN SAGE	2/1.75	1,627	1999	\$254,900	\$217,000	141	MADERA
LOS ALTOS	4/2.75	1,673	2005	\$314,500	\$318,000	3	CACTUS FLOWER W/CASITA
LAHLUM	2/1.75	1,338	2001	\$254,900	\$250,000	75	SAGE G9172

< Continued >

**SUN CITY GRAND – REAL ESTATE MARKET UPDATE  
SALES CLOSED – APRIL 2018 (cont)**

<b>STREET</b>	<b>BD/BA</b>	<b>SQFT</b>	<b>BUILT</b>	<b>ASKING \$</b>	<b>SALE \$</b>	<b>DAYS</b>	<b>MODEL/REMARKS</b>
SANDIA PARK	3/2.75	1,959	1999	\$279,900	\$267,000	29	MANZANITA W/CASITA P9103
SUN PRAIRIE	2/1.75	1,627	1999	\$240,000	\$240,000	33	MADERA
PALACIO	2/2	1,435	2002	\$259,000	\$242,000	59	HERITAGE
CORDOVA	2/1.75	1,834	2002	\$332,900	\$332,000	9	DESERT ROSE S9215
STARLIGHT	3/3	2,779	1997	\$465,000	\$345,000	110	MESQUITE E9132
CANYON WHISPER	2/2	1,330	2005	\$235,000	\$225,000	2	CYPRESS
LAS VERDES	2/2	1,870	2000	\$319,000	\$319,000	7	PALO VERDE P9104
PINEHURST	3/2	2,366	2001	\$395,000	\$380,000	45	STONECREST P9106
LABYRINTH	2/2	1,495	1999	\$285,000	\$278,000	69	JUNIPER G9173
CRATER	2/1.75	1,627	1998	\$275,000	\$267,000	69	MADERA S9164
VILLAGIO	3/2.75	2,852	2002	\$760,000	\$740,000	101	HAMPTON E9253 GC LOT
EMERALD COVE	2/2	1,393	2002	\$249,900	\$249,900	2	HERITAGE
AZALEA	2/2	1,113	2000	\$220,000	\$228,000	5	WILLOW S9161
ORGAN PIPE	2/2	2,075	2002	\$369,900	\$360,000	48	SIERRA P9233 GC LOT
CACTUS VALLEY	2/2	1,627	1998	\$259,900	\$260,900	4	MADERA
ARROYO VISTA	2/1	1,434	1998	\$235,000	\$235,000	2	SONOMA
STONECREEK	3/2	2,312	2005	\$339,500	\$325,000	222	HACIENDA
CORTARO POINT	2/2.5	2,668	2003	\$430,000	\$430,000	2	CAMBRIDGE 9252
THOROUGHbred	2/2	1,645	2000	\$259,500	\$261,000	3	MADERA S-9164
REMYNGTON	2/2	1,300	1996	\$225,000	\$225,000	41	
THAMES	2/1.75	1,500	2003	\$249,500	\$248,000	2	AZALEA S9213
OLMSTED POINT	3/1.75	1,473	2004	\$229,900	\$232,500	37	CACTUS FLOWER
SHADOW MOUNTAIN	2/2	1,338	2002	\$232,000	\$224,950	17	SAGE 9172
MOUNTAIN SAGE	2/2.5	2,732	1997	\$599,000	\$570,000	139	IRONWOOD GC LOT
DESERT ROSE	2/2	1,178	2003	\$229,900	\$215,000	21	
ROCK SPRINGS	2/2	1,338	1999	\$209,900	\$204,000	35	SAGE
ROCK SPRINGS	2/1.75	1,414	1999	\$254,000	\$246,380	2	ACACIA
CANYON WHISPER	2/2	1,320	2003	\$260,000	\$210,000	145	CYPRESS
ALPINE RIDGE	2/1.75	1,338	1998	\$259,999	\$258,000	2	SAGE
SANDIA PARK	2/2	1,934	1999	\$299,900	\$295,000	46	CHOLLA
RED HILLS	2/2.5	2,374	2004	\$399,000	\$399,500	3	MISSION
HIDDEN RIDGE	3/2	2,282	2001	\$359,000	\$359,000	6	STONECREST POOL
ORANGETREE	2/2	1,627	1997	\$287,000	\$286,500	35	MADERA
WINDCREST	3/1.75	2,282	1998	\$365,000	\$320,000	222	STONECREST P9106
SIESTA ROCK	2/1.75	1,352	1997	\$215,000	\$215,000	49	
SAGE	2/2	1,712	2000	\$252,900	\$250,000	190	MANZANITA
COPPER CREST	2/2	1,183	1997	\$219,000	\$219,000	4	WILLOW S9161
PAPAGO	2/2	1,834	1998	\$400,000	\$400,000	56	PALO VERDE GC LOT
DESERT MEADOW	2/2	1,322	2000	\$250,000	\$250,000	63	POOL
NAVARRO	2/2	1,183	2000	\$224,950	\$224,950	10	WILLOW S9161
MOUNTAIN VIEW	1/1	854	1998	\$163,000	\$145,000	33	AVISTAR
CHUPAROSA	2/2	1,894	2004	\$339,900	\$325,000	13	BORGATA
ORGAN PIPE	2/2	1,706	2003	\$279,900	\$245,000	77	SYCAMORE
ECHO CANYON	2/1.75	1,782	2000	\$312,900	\$313,000	44	VERDE

< Continued >

**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>				
<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-Apr 2018	227	\$280,048	1,724	\$164.22	Jan-Apr 2018	24	\$494,044	2,403	\$204.49

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.

Get our monthly “Market Updates” - FREE

- On our website - [www.bellre.com](http://www.bellre.com)
- By mail - call 623-236-2235 [leave message]

If you are thinking of selling -  
Request a Comparative Market Analysis of your property  
Call 623-236-2235 [leave message]