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## The Belleville Team

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### SUN CITY GRAND – REAL ESTATE MARKET UPDATE SALES CLOSED – MAY 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>
STARLIGHT	3/2	2,608	1997	\$536,000	\$460,000	157	STONECREST GC LOT
SPRING CANYON	2/2.5	2,732	1998	\$724,900	\$660,000	98	IRONWOOD POOL GC LOT
DESERT SKY	2/2	1,143	1997	\$239,000	\$239,000	14	WILLOW
GABLE END	3/2	2,312	2002	\$389,900	\$389,900	1	HACIENDA
WINDSONG	2/2.5	2,035	1997	\$419,000	\$369,000	175	VERBENA P9105 GC LOT
BONITA PARK	2/2.5	2,334	2004	\$369,900	\$362,000	81	MISSION
LONE CACTUS	2/2	1,950	2001	\$484,900	\$475,000	25	VALENCIA GC LOT
TROVAS	2/2	1,183	1997	\$229,000	\$229,000	20	WILLOW
KEARNEY	2/1.75	1,710	2005	\$264,900	\$250,400	109	SYCAMORE
CACTUS RIDGE	3/1.75	1,423	2001	\$225,000	\$225,000	110	CACTUS FLOWER
MARIPOSA	2/1.75	1,278	1997	\$223,500	\$225,000	56	KIVA S9162
SADDLE RIDGE	2/1.75	1,278	1999	\$234,000	\$230,000	17	KIVA S9162
SHADOW MOUNTAIN	3/3	2,406	1998	\$400,000	\$360,000	194	JASMINE P9108 GC LOT
VINEWOOD	2/2	1,613	1999	\$259,900	\$233,000	57	
WILDFIRE	2/2	2,450	2000	\$479,000	\$455,000	30	WINDROSE II P9107 GC LOT
ARROYO	3/1.75	2,035	1998	\$479,900	\$469,900	46	GC LOT
ZINNIA	2/1.75	2,019	2002	\$334,900	\$327,000	33	SIERRA
DESERT WINDS	2/1.75	1,183	1998	\$219,900	\$213,000	29	WILLOW
PAINTED SKY	2/2	1,712	1997	\$239,900	\$239,900	38	MANZANITA P9102
SUMMERWALK	2/2	1,894	2001	\$339,500	\$314,000	181	BORGATA P9231
MOUNTAIN VIEW	1/1	855	1998	\$133,000	\$120,000	93	LA SOLANA CONDOMINIUMS AVISTAR
MANZANITA	2/1.75	2,019	1998	\$288,500	\$284,900	83	VERBENA P9105
LINKSVIEW	3/2	1,909	2000	\$335,000	\$330,000	7	PALO VERDE P9104
RAWHIDE	3/2	2,420	2004	\$553,000	\$553,000	7	STONECREST GC LOT
SUMMERBREEZE	2/1.75	1,688	2001	\$287,500	\$285,500	19	SYCAMORE S9214
TAPATIO	2/2	1,627	1997	\$249,000	\$230,000	233	MADERA S9164
WILDFLOWER	2/1.75	2,035	1997	\$289,900	\$270,000	252	VERBENA
HALF MOON	2/2.5	2,463	2002	\$599,000	\$583,000	39	ASHBURY GC LOT
CORAL POINTE	2/2.5	2,035	1997	\$279,900	\$262,000	70	VERBENA
TUSCANY	2/2	1,850	1997	\$359,900	\$359,900	8	PALO VERDE
SCARLET CANYON	2/2	1,434	1998	\$232,000	\$230,000	26	SONOMA
PEPPERTREE	3/2	1,427	2003	\$230,000	\$222,900	15	CACTUS FLOWER 9212
SHADOW MOUNTAIN	2/1.75	1,434	1998	\$235,900	\$231,500	20	SONOMA W/DEN
GOLDENROD	2/2	1,627	2000	\$259,900	\$255,000	21	MADERA

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

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ROMERO	2/2	1,894	2004	\$319,900	\$297,000	155	BORGATA
DESERT SAGE	2/1.75	1,414	1997	\$244,900	\$242,900	42	ACACIA (FURNISHED)
TAPATIO	2/1.75	1,183	1997	\$230,000	\$219,500	42	WILLOW CYPRESS S9161
ENCHANTMENT	3/2.5	3,066	2004	\$650,000	\$624,000	4	KENSINGTON POOL
PARRA	2/1.75	1,834	2002	\$295,000	\$300,000	25	DESERT ROSE S9215
CACTUS FLOWER	2/2	2,014	2003	\$385,000	\$375,000	28	BORGATA P9231
WINDOW ROCK	2/1.75	1,300	1997	\$225,000	\$225,000	40	SUNDANCE
EUREKA SPRINGS	2/1.75	1,166	2003	\$249,000	\$249,000	14	CELEBRATION
ARROYO VISTA	2/2	1,870	1998	\$289,500	\$300,000	3	PALO VERDE
DAYBREAK	2/2	1,954	2001	\$319,000	\$312,500	61	PALO VERDE
LARIAT	2/2	1,518	2003	\$259,000	\$247,000	98	AZALEA
MOUNTAIN VIEW	2/1.75	1,013	1998	\$179,000	\$160,000	43	GRANDE
EMELITA	2/2.5	2,422	2000	\$415,900	\$405,500	25	JASMINE P9108 GC LOT
KEARNEY	3/2	1,491	2004	\$235,000	\$235,000	2	CACTUS FLOWER
PINEWISH	2/2.5	2,356	2001	\$375,000	\$368,000	155	MISSION P9235
HAVASUPAI	2/2	1,183	1999	\$224,900	\$212,500	98	WILLOW S9161
ZINNIA	2/1.75	1,894	2003	\$219,900	\$315,000	7	BORGATA P9231
HERMOSA	3/2	1,427	2002	\$259,000	\$256,000	11	CACTUS FLOWER S9212
HIDDEN RIDGE	2/2	2,165	2001	\$399,000	\$380,000	176	SIERRA/CORONADO
LABYRINTH	2/1.75	1,278	1998	\$250,000	\$245,000	40	KIVA P9162
MONTEVERDE	2/2	1,712	1999	\$315,000	\$315,000	24	MANZANITA
UNA NOCHE	2/2.5	2,035	1998	\$289,960	\$275,000	5	VERBENA
BIG SKY	2/2	1,938	2001	\$339,000	\$331,000	17	PALO VERDE
CORONADO RIDGE	2/2	1,854	2003	\$300,000	\$290,000	18	DESERT ROSE
SILVER FALLS	2/2	1,546	1999	\$249,000	\$247,000	3	
ESTRELLA VISTA	2/1.75	1,338	1999	\$219,000	\$219,000	38	SAGE G9171
SHIMMER	2/2	1,414	1999	\$237,900	\$237,500	6	ACACIA 9163
INDIGO	2/2	1,782	2000	\$289,900	\$296,600	7	CHOLLA S9165
VILLAGIO	2/2	1,310	2002	\$205,000	\$205,000	1	CYPRESS
GOLDENROD	2/2	1,645	2000	\$275,000	\$260,000	64	MADERA
GARDEN	2/2	1,870	1999	\$328,000	\$324,000	4	PALO VERDE P9104
CORONADO	2/1.75	1,870	1999	\$334,900	\$334,900	8	PALO VERDE P9104
DAYBREAK	2/1.75	1,894	2001	\$319,500	\$319,500	1	BORGATA
MOUNTAIN VIEW	1/1	832	1998	\$120,000	\$115,000	46	VENTANA
ESCALANTE	2/1.75	1,264	1999	\$234,500	\$230,000	14	KIVA
DESERT WINDS	2/2	1,414	1998	\$239,900	\$224,000	80	ACACIA S9163
CORAL POINTE	2/2	1,330	1998	\$214,990	\$197,880	237	
HOME RUN	3/1.75	1,427	2002	\$259,000	\$249,000	18	
OASIS SPRINGS	3/3	2,810	2002	\$610,000	\$590,000	75	HAMPTON E9253 POOL
WILDFIRE	2/2.5	2,659	2001	\$585,000	\$570,000	18	CAMBRIDGE E9252 GC LOT
DESERT ROSE	2/2	1,184	2003	\$217,000	\$213,000	37	CELEBRATION
COPPER CREST	2/1.75	1,278	2000	\$219,900	\$213,000	62	KIVA S9162
GOLDENROD	2/2	1,414	2000	\$219,000	\$219,000	42	ACACIA
BRIDLE	2/1.75	2,273	1999	\$435,000	\$395,000	124	WINDROSE P9107 GC LOT
CHAPARRAL	3/2	2,298	1998	\$359,000	\$339,000	120	STONECREST P9106
SHADY POOL	2/2	1,776	2005	\$274,900	\$262,000	67	SYCAMORE
BRIDGEWATER	3/3	2,055	2001	\$369,000	\$360,000	36	VERDE W/CASITA
WINGED FOOT	2/2.5	2,167	2002	\$335,000	\$330,599	47	

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**SALES CLOSED – MAY 2018 (cont)**

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HOME RUN	2/2	1,282	2002	\$225,000	\$220,000	58	S9211
TIERRA	2/1.75	1,627	1997	\$279,000	\$275,000	49	MADERA
GRANITE	2/2	1,298	2002	\$242,000	\$235,000	31	LEGACY C9222
SOMERSET	2/2	1,264	1999	\$225,000	\$219,900	15	

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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-May 2018	229	\$280,349	1,724	\$164.43	Jan-May 2018	26	\$499,117	2,423	\$204.84

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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