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**SUN CITY GRAND – REAL ESTATE MARKET UPDATE
 SALES CLOSED – JULY 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> |
|-------------------|--------------|-------------|--------------|------------------|----------------|-------------|---------------------------------|
| TUSCANY | 2/2 | 2,035 | 1998 | \$375,000 | \$360,000 | 98 | GC LOT |
| MOUNTAIN PASS | 2/2 | 1,627 | 1998 | \$275,000 | \$275,000 | 73 | MADERA |
| WINDY WALK | 3/2 | 2,416 | 1997 | \$324,900 | \$283,000 | 54 | STONECREST P9106 |
| ORACLE RIM | 2/2 | 1,948 | 2003 | \$449,000 | \$449,000 | 4 | VALENCIA II P9232 GC LOT |
| COCOPAH | 2/2 | 1,546 | 2000 | \$272,000 | \$267,000 | 4 | LANTANA P9102 |
| COPPER CREST | 2/2 | 1,143 | 1997 | \$193,000 | \$192,100 | 100 | |
| ALDER | 2/2 | 1,953 | 2003 | \$314,900 | \$307,000 | 32 | BORGATA |
| MARIPOSA | 2/1.75 | 1,143 | 1997 | \$209,900 | \$209,000 | 32 | WILLOW |
| CAMINO ESTRELLA | 2/2 | 2,090 | 2001 | \$359,000 | \$345,000 | 4 | SIERRA P9233 |
| CAMINO ESTRELLA | 2/1.75 | 2,015 | 2001 | \$344,999 | \$335,000 | 69 | SIERRA, CORONADO |
| SUNBURST | 2/2 | 1,627 | 1997 | \$282,000 | \$249,500 | 166 | S9164 |
| SILVER BREEZE | 2/1.75 | 1,921 | 1999 | \$325,000 | \$318,000 | 55 | PALO VERDE |
| BLACKHAWK | 2/1.75 | 1,183 | 1999 | \$192,500 | \$190,000 | 75 | WILLOW |
| WINDOW ROCK | 2/1.75 | 1,239 | 1997 | \$214,900 | \$205,000 | 53 | SILVERSTONE |
| RINCON PEAK | 2/2 | 1,523 | 2004 | \$269,000 | \$265,000 | 85 | AZALEA S9213 |
| DESERT SONG | 2/1.75 | 1,500 | 2001 | \$259,000 | \$255,000 | 54 | AZALEA S9213 |
| RAWHIDE | 3/3 | 2,265 | 2004 | \$549,000 | \$540,000 | 52 | SIERRA POOL GC LOT |
| VERDE ROCA | 3/2 | 1,889 | 1998 | \$315,000 | \$315,000 | 24 | |
| RINCON | 2/2 | 1,706 | 2002 | \$285,000 | \$267,000 | 47 | |
| TAMARACK | 2/2 | 1,434 | 1997 | \$243,000 | \$255,000 | 5 | SONOMA |
| ESCONDIDO | 2/1.75 | 1,696 | 1999 | \$265,000 | \$239,900 | 97 | MANZANITA |
| HIDDEN RIDGE | 2/2 | 1,138 | 2001 | \$235,000 | \$230,000 | 97 | IRIS S9210 |
| HEARTHSTONE | 3/2 | 1,870 | 1998 | \$374,995 | \$354,000 | 196 | PALO VERDE POOL |
| MOONDANCE | 3/1.75 | 1,427 | 2002 | \$264,900 | \$265,000 | 5 | CACTUS FLOWER S9212 (FURNISHED) |
| WILLOW CREEK | 3/2 | 2,282 | 1999 | \$349,900 | \$335,000 | 35 | STONECREST P9106 |
| GRAND POINT | 2/1.75 | 2,035 | 1997 | \$295,000 | \$295,000 | 47 | |
| SILVERGATE | 2/2 | 1,986 | 1999 | \$348,000 | \$344,000 | 31 | CHOLLA P9109 POOL |
| LOS ALTOS | 2/1.75 | 1,816 | 2005 | \$349,900 | \$349,900 | 32 | DESERT ROSE |
| VERMILLION CLIFFS | 2/2 | 1,120 | 2003 | \$229,900 | \$227,000 | 17 | |
| TORRANCE | 3/2.75 | 2,081 | 2004 | \$344,500 | \$340,000 | 33 | DESERT ROSE P9215 |
| CACTUS RIDGE | 2/1.75 | 1,183 | 2001 | \$229,900 | \$226,000 | 27 | WILLOW S9161 |
| WALKING STICK | 2/2.5 | 2,339 | 2002 | \$459,000 | \$450,000 | 0 | SAGUARO POOL |
| MORNINGTREE | 2/2.5 | 2,318 | 2001 | \$349,000 | \$345,000 | 54 | |
| KINO | 2/1.75 | 1,712 | 1999 | \$269,000 | \$253,000 | 47 | MANZANITA P9103 |

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**SUN CITY GRAND – REAL ESTATE MARKET UPDATE
SALES CLOSED – JULY 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> |
|----------------------|---------------------|--------------------|---------------------|-------------------------|-----------------------|--------------------|-----------------------------|
| SHADOW MOUNTAIN | 2/2 | 1,854 | 1998 | \$340,000 | \$340,000 | -1 | PALO VERDE |
| ROCK SPRINGS | 2/1.75 | 1,414 | 1999 | \$239,000 | \$237,000 | 25 | ACACIA |
| AUTUMN SAGE | 2/1.75 | 2,035 | 1999 | \$299,000 | \$299,000 | 41 | VERBENA P9105 |
| ASPEN VIEW | 2/1.75 | 1,776 | 2003 | \$292,000 | \$293,000 | 24 | SYCAMORE |
| SKY MIST | 3/2.5 | 3,411 | 2004 | \$850,000 | \$785,000 | 181 | WINDSOR O9255 POOL GC LOT |
| CELOSIA | 2/2 | 2,207 | 2003 | \$350,000 | \$299,500 | 86 | P9234 |
| GRAND STAIRCASE | 2/2.5 | 2,374 | 2005 | \$249,000 | \$535,000 | 14 | MISSION GC LOT |

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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-Jul 2018 | 378 | \$279,591 | 1,707 | \$165.35 | Jan-Jul 2018 | 49 | \$493,203 | 2,387 | \$205.80 |

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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