



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

Since 1993
(623) 910-0422



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

**SUN CITY GRAND – REAL ESTATE MARKET UPDATE
SALES CLOSED – OCTOBER 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>
SUMMERWALK	2/1.75	1,934	2000	\$279,900	\$275,000	147	CHOLLA P9109
KINO	2/2	1,712	1998	\$264,900	\$255,000	26	MANZANITA
CARRIAGE	2/2	1,096	1996	\$234,900	\$210,000	144	
THOROUGHbred	2/1.75	1,183	2000	\$219,900	\$208,000	78	
WASSON PEAK	2/1.75	1,874	2003	\$375,000	\$348,000	56	BORGATA - FURNISHED
SALADO CREEK	2/2.5	2,282	2005	\$365,000	\$330,000	73	MISSION POOL
SILVER BREEZE	2/2	1,264	1997	\$212,000	\$212,000	6	KIVA
SILVER FALLS	3/2	1,616	1999	\$258,500	\$257,000	28	SONOMA P9101
CORAL POINTE	2/1.75	1,472	1998	\$249,000	\$245,000	3	C9154
AZALEA	2/2	1,645	1999	\$285,000	\$285,000	0	MADERA
MARCOS DE NIZA	2/2	2,030	2003	\$589,900	\$589,900	0	GC LOT
CANYON WHISPER	2/2.5	2,316	2005	\$405,000	\$400,000	0	MISSION
PORTICO	3/2	2,334	2003	\$425,000	\$425,000	7	HACIENDA
STONE HAVEN	3/1.75	1,850	2000	\$399,000	\$390,000	16	PALO VERDE P9104
TALLOWOOD	2/2	1,894	2003	\$349,800	\$345,000	20	BORGATA
PAINTED SKY	3/2.25	2,422	1997	\$354,000	\$345,000	33	JASMINE P9108
COPPER POINT	3/2	2,282	1999	\$305,000	\$310,000	10	STONECREST
CARRIAGE	2/2	1,300	1996	\$234,900	\$228,500	23	SUNDANCE
WILDFLOWER	2/1.75	1,464	1997	\$247,000	\$245,000	32	SONOMA
CIMARRON	2/1.75	1,612	2000	\$235,000	\$235,000	41	MADERA S9164
ESTRELLA VISTA	2/3	2,779	1998	\$538,000	\$505,000	140	MESQUITE E9132 GC LOT
ENCHANTMENT	3/2.5	3,411	2004	\$789,000	\$719,000	76	WINDSOR POOL GC LOT
WINDY WALK	3/1.75	2,416	1997	\$410,000	\$405,000	41	STONECREST P9106
WILDFLOWER	2/2	1,627	1997	\$269,000	\$262,000	19	MADERA S9164
GRANITE	2/2	1,138	2002	\$229,000	\$227,000	2	IRIS S9210
VERBENA	2/1.75	1,183	2000	\$190,000	\$190,000	4	WILLOW
DESERT WINDS	2/2	1,183	1998	\$225,000	\$220,000	5	WILLOW S9161
ARROWHEAD	2/2	1,338	1999	\$249,900	\$249,900	0	SAGE
EAGLE RIDGE	2/1.75	1,183	1998	\$214,900	\$210,000	48	WILLOW
PAPAGO	2/2	1,627	1998	\$288,500	\$288,500	13	MADERA S9164
ECHOWOOD	3/2.75	2,779	1999	\$595,000	\$580,000	28	MESQUITE E9132 GC LOT
LAIRD	2/2	1,950	2003	\$345,900	\$340,000	26	BORGATA
IMPERIAL	3/2	2,014	2002	\$399,900	\$396,000	15	BORGATA
CATALINA	3/2	2,282	2000	\$425,000	\$425,000	28	STONECREST P9106

< Continued >

<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	3/3	1,434	1998	\$289,000	\$289,000	28	SONOMA + CASITA P9101
LAVA	2/2.5	2,529	1999	\$582,000	\$573,000	27	CORDOVA E9131POOL GC LOT
DESERT WINDS	2/2	1,414	1998	\$249,000	\$240,000	3	ACACIA

**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-Oct 2018	477	\$282,367	1,711	\$166.54	Jan-Oct 2018	60	\$499,939	2,408	\$207.14

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.

If you are thinking of selling
Request a FREE - NO OBLIGATION
CMA (Comparative Market Analysis) of your property
Call Doug at 623-910-0422