



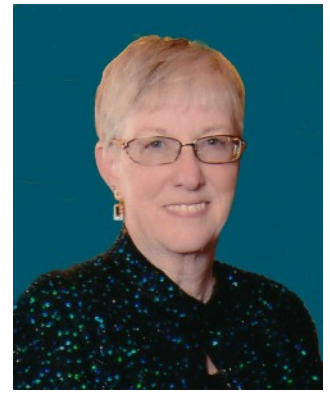
Douglas Belleville
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SUN CITY WEST – REAL ESTATE MARKET UPDATE SALES CLOSED – FEBRUARY 2017

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
TIGERSEYE	2/1.75	2,103	1985	\$235,000	\$205,000	26	SAN CARLOS H-8506B
SKYLARK	3/2	2,250	1981	\$249,000	\$242,000	43	HOMESTEAD H788
124TH	2/2	1,266	1983	\$174,500	\$174,500	53	MOCASSIN
HOMESTEAD	2/1.75	1,542	1993	\$219,000	\$219,000	45	PAYSON S2672
129TH	2/1.75	1,863	1979	\$189,900	\$183,500	38	WILMINGTON H765
SUNCREST	2/1.75	2,323	1985	\$289,900	\$280,000	114	BORGATA II H8507
BLACKWOOD	2/1.75	1,370	1989	\$182,000	\$182,000	3	REMINGTON H2503
AURORA	2/1.75	1,419	1983	\$179,900	\$176,000	20	PIMA D8322
LAS BRIZAS	2/2.5	2,290	1994	\$310,000	\$300,000	28	TRUXTON P2611
MAPLEWOOD	2/2	1,596	1979	\$135,000	\$120,000	35	D7622
CONQUISTADOR	2/2	2,156	1979	\$225,000	\$230,500	36	GC LOT
136TH	2/1.75	1,391	1990	\$159,900	\$157,900	116	FIESTA
123RD	2/1.75	1,594	1984	\$182,500	\$180,500	7	CACTUS H8311
IONA	2/1.75	1,428	1985	\$189,000	\$189,000	2	WELLINGTON H8501
COPPERSTONE	2/1.75	1,401	1979	\$149,500	\$150,000	58	
MAPLEWOOD	2/2	1,419	1983	\$157,500	\$159,500	2	DUPLEX D8322
FOXFIRE	2/1.75	1,579	1979	\$175,500	\$175,500	34	WILMINGTON H765
HYACINTH	2/2	1,391	1986	\$174,875	\$177,000	6	BRIDGEFORD H8502
RICO	2/1.75	1,254	1995	\$210,000	\$202,000	14	PARADISE C2665
ROCK SPRINGS	2/2	1,560	1980	\$165,000	\$163,000	5	WOODBURY
GABLE HILL	3/2.5	3,171	1984	\$399,000	\$395,000	20	SAN FELIPE H837 POOL GC LOT
SENECA	2/1.75	1,741	1979	\$180,000	\$172,000	47	DUPLEX
BLUE VERDE	2/1.75	1,733	1992	\$299,500	\$290,000	28	VENTURA GC LOT
BELLWOOD	2/2	1,735	1986	\$199,900	\$162,500	167	SIERRA VISTA
VISTA NORTH	2/2	1,326	1993	\$194,900	\$180,000	244	
BALLAD	2/2	1,635	1985	\$178,500	\$155,000	181	DUPLEX D-8322
VIA DE LA CABALLA	2/2	1,854	1995	\$234,900	\$232,500	136	PRESCOTT
GUNSIGHT	2/1.75	2,332	1996	\$310,000	\$290,000	126	SEDONA P2610
DOMINGO	2/1.75	1,669	1995	\$219,850	\$206,000	53	P2603
148TH	2/2	1,382	1996	\$170,000	\$145,372	37	
FUTURA	2/2.5	2,910	1993	\$359,000	\$320,000	54	SCOTTSDALE E2609
SONNET	2/2	1,579	1980	\$189,500	\$180,000	18	WILMINGTON POOL
ALEPPO	1/1	744	1979	\$110,000	\$110,000	29	
ASHWOOD	2/2	1,579	1979	\$155,000	\$150,000	3	WILMINGTON

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**SUN CITY WEST – REAL ESTATE MARKET UPDATE
SALES CLOSED – FEBRUARY 2017 (cont)**

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
BOLERO	2/1.75	1,431	1983	\$144,900	\$135,000	6	GARDEN APARTMENT G8233
BROKEN ARROW	2/2	1,377	1986	\$172,499	\$162,000	35	PUEBLO
VERDE RIDGE	2/1.75	1,161	1993	\$165,000	\$156,000	58	MESA
BALLAD	2/1.75	1,670	1993	\$229,000	\$229,000	1	SAFFORD P2603
COPPERSTONE	2/1.75	1,221	1979	\$144,900	\$135,000	21	G7633
133RD	2/2	1,984	1979	\$172,500	\$160,500	8	ANNAPOLIS
GREYSTONE	2/1.75	2,371	1990	\$385,000	\$365,000	48	SANDOVAL H2508
SHADOW HILLS	2/2	1,596	1979	\$149,900	\$141,500	58	D7622
FOXFIRE	3/1.75	2,166	1979	\$193,000	\$187,000	28	CASTILLO H768
135TH	2/1.75	1,738	1979	\$179,000	\$179,000	7	CRANBROOK H7651
WAGON WHEEL	2/2.5	1,825	1994	\$279,500	\$285,000	13	VENTANA P2605
YOSEMITE	2/1.75	1,649	1987	\$192,900	\$187,000	8	CAPISTRANO H8514
133RD	2/2	1,208	1987	\$161,900	\$162,000	21	
CASTLEBAR	3/1.75	2,319	1981	\$279,000	\$235,000	224	SEVILLE H7810 GC LOT
SKYVIEW	2/2	1,840	1979	\$210,000	\$202,000	213	
COUNTRYSIDE	2/1.75	1,138	1985	\$128,900	\$125,500	97	
146TH	2/1.75	1,885	1988	\$215,000	\$208,500	90	H8514
BROKEN ARROW	2/1.75	1,377	1986	\$163,000	\$163,000	2	PUEBLO G8533
ALPACA	2/1.75	1,670	1991	\$208,000	\$208,000	38	VENTURA H2505
BOLERO	2/2	1,394	1991	\$175,000	\$166,000	30	FIESTA C2563
BLUE BONNET	2/1.75	1,380	1983	\$187,500	\$182,500	20	
YELLOWSTONE	2/3	3,012	1990	\$399,900	\$385,000	17	CROMWELL H2506
132ND	2/1.75	1,803	1979	\$189,900	\$160,000	209	H765
HYACINTH	2/2	2,114	1979	\$265,000	\$259,900	109	AUGUSTA
124TH	3/1.75	2,253	1981	\$327,000	\$280,000	144	BERKELEY H7663 POOL GC LOT
144TH	2/2.5	2,015	1995	\$250,000	\$235,000	111	PINETOP P2606
CIRCLE RIDGE	2/2	1,871	1991	\$249,000	\$234,499	101	CAREFREE/ROYALE
DOMINGO	2/2	1,566	1995	\$202,000	\$190,000	36	
140TH	2/2	1,895	1990	\$196,000	\$196,000	37	GRANADA
BLACKGOLD	2/1.75	1,555	1995	\$223,900	\$223,900	9	PAYSON S2672
ARZON	2/2	1,371	1995	\$225,000	\$225,000	5	CAMERON
OAK GLEN	2/2	1,046	1987	\$165,000	\$165,000	2	MALIBU
136TH	2/2	1,090	1990	\$150,000	\$146,500	10	MOJAVE C2561
PAVILLION	2/2	2,183	1990	\$336,900	\$336,900	137	SANDOVAL H2508 POOL GC LOT
PARADA	3/2	2,165	1994	\$235,000	\$235,000	6	
FOXFIRE	2/1.75	1,024	1986	\$159,900	\$155,900	7	
WHITE ROCK	2/1.75	1,366	1995	\$182,900	\$175,000	167	ALPINE C2666
TRADING POST	2/2	2,000	1992	\$295,000	\$290,000	13	CROMWELL H2506 GC LOT
ALEPPO	2/1.75	1,401	1979	\$139,900	\$139,900	12	GARDEN APARTMENT G7633
GUNSIGHT	2/1.75	1,238	1997	\$169,900	\$169,000	0	PARADISE C2665
YOSEMITE	2/1.75	1,880	1993	\$210,000	\$200,000	378	PAYSON S2672
138TH	2/2	2,000	1989	\$338,500	\$313,000	66	FURNISHED CROMWELL H2506 GC LOT
MORNING DOVE	2/1.75	1,594	1984	\$179,500	\$170,000	32	CACTUS H8311
134TH	2/1	1,146	1979	\$159,900	\$154,000	21	
RAVENSWOOD	2/2	1,413	1988	\$189,750	\$190,750	3	BRIDGEFORD POOL
LA TERRAZA	3/2	1,958	1979	\$238,900	\$229,000	7	BERKELEY H7663
KEYSTONE	2/2	1,738	1979	\$224,995	\$225,000	1	CRANBROOK
ALTA LOMA	2/2	1,962	1988	\$310,000	\$310,000	0	MONACO P8543 GC LOT
BLUE VERDE	2/1.75	1,454	1989	\$190,000	\$181,000	38	REMINGTON H2503

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**SUN CITY WEST – REAL ESTATE MARKET UPDATE
SALES CLOSED – FEBRUARY 2017 (cont)**

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
146TH	2/2	1,428	1988	\$185,000	\$183,000	1	WELLINGTON
BLACKGOLD	2/2	1,872	1996	\$324,900	\$312,500	30	PRESCOTT GC LOT
RAVENSWOOD	2/1.75	1,196	1990	\$175,900	\$175,900	5	FRISCO D2521
ELMBROOK	2/2	1,824	1987	\$255,000	\$244,500	23	EL DORADO H8504 GC LOT
LA TERRAZA	2/1.75	1,376	1979	\$119,900	\$128,000	2	H763
COUGAR	2/1.75	1,186	1980	\$159,500	\$132,000	155	WOODBURY
BOLERO	2/1.75	1,377	1986	\$164,900	\$152,000	82	PUEBLO
GREYSTONE	2/1.75	1,669	1993	\$229,000	\$215,000	62	SAFFORD
SONNET	2/2	1,780	1980	\$189,900	\$180,000	72	ANNAPOLIS
CHEYENNE	2/1.75	1,794	1994	\$149,900	\$249,900	11	CHANDLER
SHADOW HILLS	2/2	1,847	1979	\$167,850	\$165,000	10	
GREYSTONE	2/1.75	1,670	1990	\$240,000	\$232,500	37	VENTURA H2505
VIA TERCERO	2/1.75	1,669	1994	\$225,000	\$220,000	16	SAFFORD P2603
HERITAGE	2/1.75	1,670	1990	\$210,000	\$204,000	120	VENTURA H2505
PENNYSTONE	2/1.75	1,228	1985	\$179,900	\$179,900	42	WELLINGTON
TRADING POST	2/1.75	1,649	1988	\$205,800	\$204,000	21	CAPISTRANO
SKY HAWK	2/2	1,780	1991	\$269,875	\$249,000	6	CAREFREE/ROYALE T2572
GUNSIGHT	3/2	2,230	1997	\$340,000	\$309,500	242	PHOENIX GC LOT
VIA TERCERO	3/2	2,361	1995	\$364,900	\$316,000	156	LAKESIDE P-2616 GC LOT
SHADOW HILLS	2/1.75	1,419	1984	\$172,500	\$165,500	92	DUPLEX D8322
LAS LOMAS	2/1.75	1,974	1994	\$239,000	\$234,000	63	PAYSON S2672
BLUE BONNET	2/2	2,319	1980	\$224,000	\$224,000	46	SEVILLE H7810
123RD	2/1.75	2,103	1985	\$264,900	\$262,500	8	SAN CARLOS
ARZON	2/2	1,084	1997	\$164,900	\$164,900	3	LA PAZ C2664
ADKISON	2/1.75	1,304	1994	\$175,000	\$173,000	54	CAMERON P2601
GANADO	3/2	2,145	1996	\$415,000	\$402,000	85	LAKESIDE GC LOT
SUMMERSTAR	2/1.75	1,962	1986	\$318,500	\$304,900	15	MONACO P8543 GC LOT
STAR RIDGE	2/1.75	1,114	1978	\$139,500	\$132,500	0	VACATION VILLA VA7851
ALLEGRO	2/2	1,729	1979	\$175,000	\$175,000	34	ANNAPOLIS H766
ARZON	2/1.75	1,438	1997	\$193,000	\$191,000	73	ALPINE
SKY HAWK	2/2	1,445	1989	\$239,900	\$235,000	11	H2503
WILDWOOD	2/2	1,024	1986	\$184,900	\$182,000	3	
HARDWOOD	2/1.75	1,160	1979	\$149,990	\$140,000	1	WOODBURY
HURON	2/2	2,150	1990	\$285,000	\$282,500	2	SANDOVAL H2508
RAVENSWOOD	2/1.75	1,196	1990	\$169,900	\$160,000	6	FISCO D2521

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**SUN CITY WEST – REAL ESTATE MARKET UPDATE
HISTORICAL SALES DATA**

Properties <u>NOT</u> On Golf Course					Properties On Golf Course				
PERIOD	# SALES	AVG SOLD \$	AVG SQ FT	AVG \$ /SQ FT	PERIOD	# SALES	AVG SOLD \$	AVG SQ FT	AVG \$ /SQ FT
Year 2002	979	\$127,275	1,582	\$80.48	Year 2002	162	\$204,143	1,932	\$102.11
Year 2003	1,164	\$136,988	1,619	\$143.45	Year 2003	184	\$227,347	2,070	\$106.67
Year 2004	1,173	\$158,400	1,640	\$97.49	Year 2004	183	\$257,498	2,125	\$120.22
Year 2005	917	\$214,021	1,640	\$132.34	Year 2005	145	\$331,200	2,111	\$156.13
Year 2006	592	\$231,201	1,637	\$142.99	Year 2006	89	\$368,760	2,111	\$174.41
Year 2007	631	\$209,411	1,640	\$128.81	Year 2007	111	\$347,246	2,125	\$162.50
Year 2008	558	\$182,971	1,626	\$113.42	Year 2008	102	\$297,022	2,114	\$141.04
Year 2009	617	\$158,568	1,630	\$97.99	Year 2009	103	\$271,596	2,093	\$130.38
Year 2010	674	\$148,996	1,637	\$91.26	Year 2010	115	\$252,190	2,126	\$117.31
Year 2011	813	\$137,792	1,646	\$83.51	Year 2011	116	\$241,666	2,153	\$111.67
Year 2012	1,048	\$137,390	1,638	\$83.81	Year 2012	165	\$220,062	2,041	\$107.96
Year 2013	1,024	\$148,946	1,645	\$90.53	Year 2013	159	\$248,708	2,108	\$116.34
Year 2014	996	\$158,621	1,635	\$97.24	Year 2014	167	\$262,404	2,118	\$122.80
Year 2015	1,093	\$173,493	1,677	\$104.21	Year 2015	157	\$284,723	2,121	\$133.60
Year 2016	1,040	\$190,283	1,675	\$114.52	Year 2016	186	\$304,083	2,145	\$141.71
Jan-Feb 2017	186	\$190,572	1,611	\$119.99	Jan-Feb 2017	33	\$312,839	2,198	\$142.87

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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