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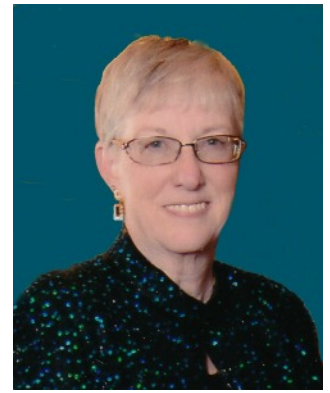
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SUN CITY WEST – REAL ESTATE MARKET UPDATE SALES CLOSED – APRIL 2017

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
132ND	2/2	2,027	1979	\$299,900	\$290,000	85	GC LOT
BLACKWOOD	3/3	1,638	1989	\$225,000	\$200,000	21	H2507
ANTELOPE	2/2	1,600	1990	\$200,000	\$195,000	60	CAMERON D2523
VIA DE LA CABALLA	2/2	1,254	1994	\$189,900	\$190,000	2	PARADISE C2665
BEARDSLEY	2/2	1,997	1980	\$275,000	\$268,000	37	ANNAPOLIS GC LOT
136TH	2/2	1,413	1986	\$179,900	\$179,000	47	BRIDGEOFORD H8502A
PAINTBRUSH	2/1.75	1,827	1980	\$349,900	\$345,000	27	ANNAPOLIS POOL GC LOT
CORRAL	2/2	2,033	1996	\$295,000	\$288,000	42	CATALINA P2620 POOL
ELMBROOK	2/1.75	1,824	1987	\$197,000	\$198,000	6	ELDORADO H8504
SPRINGDALE	2/2	1,046	1987	\$159,900	\$156,000	11	MALIBU H8511
LAS VEGAS	2/1.75	1,336	1996	\$205,000	\$190,000	16	POOL
130TH	2/1.75	1,460	1979	\$165,900	\$157,900	235	WOODBURY
BUTTERFIELD	3/1.75	2,094	1979	\$199,900	\$183,900	44	BERKELEY H7663
RAVENSWOOD	3/2	1,425	1991	\$249,000	\$249,000	38	HUDSON H2502 GC LOT
STAR RIDGE	1/1	994	1978	\$105,000	\$97,000	25	GARDEN APT
YOSEMITE	2/2	2,040	1987	\$206,500	\$200,000	8	ASPEN D8523
GUNSIGHT	2/2	1,803	1997	\$235,500	\$240,000	2	HAVASU P2618
GARDENVIEW	2/2	1,635	1986	\$164,900	\$164,900	3	
SUMMERSTAR	2/2	1,735	1986	\$298,500	\$266,000	189	GRANADA P8542 GC LOT
HORIZON	2/2.5	1,825	1996	\$223,000	\$197,000	72	VENTANA
VIA TERCERO	2/1.75	1,866	1995	\$319,900	\$295,000	55	P2615 CLIFTON GC LOT
VIA MONTOYA	2/1.75	1,320	1994	\$189,900	\$180,000	11	CAMERON P2601
DUSTY TRAIL	2/2.5	1,881	1993	\$199,999	\$202,500	22	
134TH	2/2	1,632	1979	\$150,000	\$150,000	17	H763
141ST	3/3.5	2,862	1989	\$425,000	\$410,000	8	
DOMINGO	2/1.75	1,778	1994	\$249,900	\$247,000	75	CHANDLER P-2604
129TH	2/1.75	2,196	1979	\$195,000	\$187,000	26	CRANBROOK H7651
WHITE ROCK	2/1.75	2,000	1991	\$349,000	\$330,000	83	CROMWELL H2506
WHITE ROCK	2/2	1,391	1988	\$182,000	\$177,000	53	BRIDGEOFORD H8502
SPRING MEADOW	2/1.75	1,377	1986	\$172,900	\$172,900	2	PUEBLO G8533
COUNTRYSIDE	2/1.75	1,150	1989	\$149,900	\$149,900	24	GARDEN APT G8832
130TH	3/2	2,225	1979	\$239,900	\$235,000	14	BERKLEY H7663
FIREBIRD	2/2	2,022	1985	\$199,900	\$200,000	26	CHAUTEAU

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

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
MEEKER	3/2.5	2,085	1997	\$295,000	\$260,000	149	PRESCOTT POOL
HYACINTH	2/2	1,234	1979	\$169,000	\$160,000	96	YANKEE H761
HERITAGE	2/2	2,197	1993	\$284,900	\$264,900	36	
YOSEMITE	2/1.75	1,046	1987	\$147,500	\$142,000	33	
137TH	2/1.75	1,228	1986	\$139,000	\$135,000	2	WELLINGTON H8501
TIGERSEYE	2/2	1,565	1984	\$189,900	\$163,500	144	
TWIN BUTTES	2/1.75	1,824	1994	\$230,000	\$210,000	118	
132ND	3/1.75	2,421	1979	\$315,000	\$305,000	157	BERKELEY H7663 GC LOT
TRAIL RIDGE	2/2	1,886	1988	\$320,000	\$287,400	57	CORONADO H8505 GC LOT
MEADOWOOD	2/1.75	1,733	1990	\$310,000	\$293,000	32	GC LOT
125TH	2/1.75	1,766	1980	\$220,000	\$200,000	32	DUPLEX D7622 GC LOT
BALLAD	2/1.75	1,332	1983	\$189,900	\$185,000	12	DUPLEX D8321 GC LOT
SKY HAWK	2/2	1,780	1991	\$284,000	\$258,000	121	CAREFREE GC LOT
AUTUMN	2/1.75	1,866	1988	\$282,500	\$257,000	77	ASPEN D8523
WHITE WOOD	2/2.5	1,971	1992	\$179,900	\$247,000	83	VENTANA
PROSPECT	2/1.75	1,419	1983	\$189,000	\$177,777	62	DUPLEX
137TH	2/2	1,356	1990	\$194,900	\$186,500	41	REMINGTON
DESERT GLEN	2/1.75	1,401	1979	\$160,000	\$149,990	24	G7633
COPPERSTONE	1/1	877	1979	\$100,000	\$97,500	24	GARDEN APARTMENT G7631
SKY HAWK	2/1.75	1,808	1993	\$249,000	\$249,000	5	CAREFREE S2673
PROSPECT	2/1.75	1,656	1983	\$192,500	\$185,000	40	D-8322
TERRA VISTA	2/2	1,824	1987	\$204,875	\$200,000	15	ELDORADO H8504
BALLAD	2/1.75	2,020	1984	\$209,900	\$207,000	144	HOPI H834
PAINTBRUSH	3/1.75	2,319	1980	\$272,000	\$235,000	170	SEVILLE H7810 GC LOT
PROSPECT	1/1	994	1978	\$105,000	\$100,000	103	GARDEN APARTMENT
STARDUST	2/2.5	2,052	1988	\$289,900	\$275,000	56	STRATFORD H-8517 A
WHITE WOOD	2/2.5	2,799	1989	\$323,000	\$305,000	56	MONTERA H2510
DOMINGO	2/2	1,669	1994	\$225,000	\$225,000	5	SAFFORD
ALEPPO	2/2	2,103	1986	\$275,000	\$275,000	4	SAN CARLOS POOL
GINGER	2/1.75	1,339	1980	\$177,000	\$175,000	16	WOODBURY H763
FUTURA	3/2.5	2,786	1990	\$449,000	\$428,000	0	BARCELONA/CASITA H2507 GC LOT
RAVENSWOOD	2/2.5	2,580	1990	\$390,000	\$380,000	0	GC LOT
GABLE HILL	2/1.75	1,228	1987	\$179,000	\$174,975	0	WELLINGTON H8501
HURON	3/2	1,678	1990	\$225,000	\$209,000	169	HUDSON H2502
SKY HAWK	2/2	1,448	1989	\$195,875	\$195,875	0	WHITNEY H2501
SKY HAWK	2/1.75	1,356	1989	\$125,000	\$140,007	1	REMINGTON H2503
DESERT GLEN	1/1	885	1979	\$112,000	\$107,000	109	
SPANISH GARDEN	2/2	1,138	1985	\$129,900	\$129,900	88	
ASHWOOD	2/1.75	1,419	1984	\$154,900	\$153,000	6	DUPLEX D8322
124TH	2/2	2,020	1983	\$203,000	\$170,000	54	
SHADOW HILLS	2/1.75	2,000	1979	\$174,900	\$147,000	55	
DUSTY TRAIL	2/2.25	2,349	1994	\$423,500	\$410,000	49	TRUXTON GC LOT
MONTEGO	2/1.75	2,332	1996	\$342,500	\$330,000	18	SEDONA
HYACINTH	2/1.75	1,938	1979	\$197,500	\$186,000	68	CRANBROOK H7651
VIA MONTOYA	2/2	1,448	1997	\$225,000	\$227,000	46	ALPINE
PARADA	2/2.5	2,910	1995	\$469,000	\$469,500	2	SCOTTSDALE E-2609 GC LOT
ALEPPO	2/1.75	1,024	1989	\$159,500	\$158,000	53	
SKYVIEW	2/1.75	1,160	1979	\$154,900	\$140,000	36	WOODBURY H763

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

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
BOLERO	2/1.75	1,150	1987	\$139,900	\$130,000	18	LAMIRADA
WHITE ROCK	2/1.75	1,794	1993	\$259,000	\$254,000	52	P2604 GC LOT
CORONET	2/2	1,382	1984	\$183,000	\$178,000	43	KAIBAB H832
SENTINEL	2/1.75	1,423	1990	\$197,500	\$196,000	68	HUDSON H-2502
CONQUISTADOR	3/1.75	2,487	1980	\$298,800	\$286,000	92	GC LOT
HURON	2/1.75	1,586	1990	\$227,000	\$200,000	34	WEXFORD H2504
GALAXY	2/1.75	1,579	1980	\$163,000	\$145,000	44	WILMINGTON H765
ALEPPO	2/1.75	1,427	1983	\$142,000	\$130,000	96	GARDEN APARTMENT G7633
RAVENSWOOD	2/1.75	1,637	1988	\$264,900	\$240,000	181	AZTEC H8503 GC LOT
129TH	2/2	1,729	1979	\$189,900	\$169,900	48	ANNAPOLIS
HERITAGE	2/2.5	1,825	1993	\$265,900	\$250,000	7	VENTANA
CONQUISTADOR	2/2	1,953	1979	\$244,900	\$232,000	66	
124TH	2/1.75	2,103	1985	\$290,000	\$255,000	27	SAN CARLOS H8506 GC LOT
CONQUISTADOR	2/1.75	2,100	1981	\$225,000	\$218,000	89	H7651
SUMMERSTAR	2/1.75	1,425	1986	\$237,500	\$234,000	18	DELMAR P8541 GC LOT
PAINTBRUSH	3/2	2,982	1984	\$485,000	\$450,000	34	SAN ANGELO H836 GC LOT
125TH	3/2	2,166	1979	\$300,000	\$290,000	25	H768 POOL
ARZON	2/1.75	1,669	1995	\$215,000	\$215,000	3	SAFFORD P2603
OXBOW	2/2	1,505	1982	\$165,000	\$157,500	18	DUPLEX
SEVILLE	3/2	2,595	1981	\$210,000	\$230,000	19	ARCADA H788S
TOURNAMENT	2/2	2,314	1995	\$385,000	\$335,000	214	SEDONA GC LOT
ASHWOOD	2/2	2,181	1979	\$237,500	\$230,000	211	D7624 GC LOT
BEARDSLEY	2/2	1,794	1993	\$339,900	\$290,000	131	CHANDLER P2604
133RD	2/2	1,562	1979	\$165,000	\$159,000	98	WOODBURY H763B
RAVENSWOOD	2/2	2,103	1988	\$314,875	\$268,000	50	SAN CARLOS H8506 GC LOT
ALEPPO	2/2	1,138	1984	\$139,500	\$145,500	57	G8332
OLD MINE	2/2	1,778	1994	\$241,000	\$227,000	40	CHANDLER P2604
WHISPERING OAKS	2/1.75	1,912	1979	\$205	\$191,000	221	ANNAPOLIS
PARKLAND	2/1.75	1,940	1985	\$235,000	\$235,000	49	BRIDGEOFORD
BOLERO	2/1.75	1,411	1983	\$139,000	\$135,000	20	
FRANCISCAN	2/2	2,103	1985	\$220,000	\$217,000	45	SAN CARLOS H8506
HURON	2/2	2,000	1990	\$224,900	\$223,000	4	CROMWELL
PROSPECT	2/1.75	1,577	1979	\$164,000	\$164,000	1	GEMINI TWIN D7623
WAGON WHEEL	3/1.75	1,895	1996	\$315,000	\$285,000	123	PRESCOTT P2619 GC LOT
124TH	3/1.75	2,366	1981	\$329,000	\$310,000	90	CASTILLO GC LOT
UTICA	2/2	1,438	1995	\$215,000	\$215,000	69	ALPINE C2666
ALEPPO	2/1.75	1,461	1979	\$142,900	\$139,900	12	GARDEN APT G7633
CONQUISTADOR	2/2	1,989	1979	\$275,000	\$250,000	146	AUGUSTA GC LOT
PALMWOOD	2/1.75	1,281	1979	\$150,000	\$150,000	11	WOODBURY H763
MAZATLAN	2/2	1,872	1996	\$295,500	\$285,000	45	PRESCOTT P2619 POOL
TOURNAMENT	2/1.75	1,717	1994	\$272,500	\$267,500	67	SAFFORD P2603 GC LOT
GUNSIGHT	3/3	1,786	1997	\$325,000	\$315,000	0	FLAGSTAFF + CASITA P2621 GC LOT
STARDUST	2/1.75	1,334	1988	\$175,000	\$175,000	21	H-8516
BALLAD	2/1.75	1,440	1984	\$189,000	\$175,000	55	KAIBAB H832
DESERT GLEN	2/2	1,786	1979	\$162,500	\$165,000	51	
KEYSTONE	2/2	1,738	1979	\$180,000	\$165,000	14	CRANBROOK
MESA VERDE	2/2	1,465	1983	\$175,000	\$170,500	35	TONTO H833
COPPERSTONE	2/1.75	1,890	1982	\$153,000	\$153,300	32	DUPLEX

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SALES CLOSED – APRIL 2017 (cont)**

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ANTELOPE	2/1.75	1,046	1988	\$149,900	\$150,000	33	MALIBU H8511
135TH	2/2	1,160	1979	\$159,000	\$159,000	22	WOODBURY H763
SEVILLE	3/2	2,319	1982	\$189,875	\$180,000	4	SEVILLE H7810

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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**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-Apr 2017	421	\$192,856	1,630	\$119.58	Jan-Apr 2017	85	\$306,976	2,115	\$145.51

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