



Douglas Belleville
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 (623) 910-0422

The Belleville Team



Kay Hartwig
 REALTOR®

(623) 570-5668



Belleville Realty, LLC • 13912 W. Stardust Blvd., Suite 112 • Sun City West, AZ 85375

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

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
ALEPPO	3/2	2,528	1986	\$255,000	\$245,000	320	SAN SIMEON H8515
MONTEGO	3/2.5	2,507	1996	\$445,000	\$410,000	186	GC LOT
PECOS	2/2	1,866	1995	\$274,900	\$260,000	3	CLIFTON
ARZON	2/1.75	1,254	1997	\$185,000	\$182,000	61	PARADISE C2665
134TH	2/1.75	1,160	1979	\$165,000	\$158,000	30	WOODBURY
SKY HAWK	2/1.75	1,922	1992	\$259,000	\$254,000	16	CAREFREE S2673
BALLAD	3/3	2,543	1993	\$355,000	\$350,000	1	PATAGONIA P2612 GC LOT
WHITE HORSE	2/1.75	1,794	1993	\$269,000	\$260,000	34	
BALLAD	2/1.75	1,172	1984	\$159,900	\$159,900	27	GC LOT
WHISPERING OAKS	2/2	1,860	1979	\$200,000	\$177,000	225	CRANBROOK
COUGAR	3/1.75	2,241	1980	\$259,900	\$250,000	114	CASTILLO H768 GC LOT
DUSTY TRAIL	2/3	1,911	1994	\$349,875	\$335,000	24	VENTANA P2605 GC LOT
OPAL	2/1.75	1,411	1979	\$175,900	\$175,900	52	GARDEN APARTMENT
OSPREY	2/1.75	1,677	1988	\$176,900	\$185,000	31	CAPISTRANO
OXBOW	2/2	1,419	1985	\$175,000	\$170,000	48	D8322
YUKON	2/1.75	1,670	1990	\$229,900	\$223,000	76	VENTURA H2505
136TH	2/2	1,354	1991	\$164,875	\$158,000	15	CONQUISTADOR C2562
132ND	4/3	2,745	1979	\$349,900	\$345,000	93	AUGUSTA GC LOT
MARBLE	2/2	1,802	1980	\$244,900	\$244,900	5	ALBION H784
GEMSTONE	2/2	1,824	1986	\$212,000	\$212,000	6	CAMBRIDGE
PROSPECT	2/1.75	1,419	1983	\$163,000	\$163,000	8	DUPLEX D8322
129TH	2/1.75	1,915	1979	\$220,000	\$198,000	216	
ALTA LOMA	2/2	1,733	1988	\$299,900	\$289,000	28	GRANADA P8542 GC LOT
ARZON	2/1.75	1,794	1994	\$239,900	\$239,900	34	
ASHWOOD	2/1.75	1,805	1979	\$243,000	\$243,000	0	
BONANZA	2/2	1,160	1979	\$149,000	\$159,000	129	WOODBURY
129TH	2/1.75	1,476	1979	\$175,000	\$163,000	62	POOL
137TH	2/2	1,046	1986	\$154,900	\$154,900	12	
AMIGO	2/1.75	1,669	1993	\$224,900	\$215,000	25	SAFFORD P2603
DUSTY TRAIL	2/1.75	1,355	1995	\$169,900	\$162,000	24	CAMERON
133RD	2/1.75	1,643	1979	\$195,000	\$170,000	162	WOODBURY
VIA MANANA	2/1.75	1,254	1998	\$190,000	\$180,000	72	PARADISE C2665
BLUE VERDE	3/1.75	1,441	1989	\$209,000	\$211,000	59	HUDSON

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

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
ALEPPO	2/1.75	1,677	1985	\$192,500	\$190,000	52	CAPISTRANO H8514
CASTLEBAR	2/1.75	1,738	1981	\$185,000	\$182,000	35	CRANBROOK H7651
DUSTY TRAIL	2/2	1,371	1994	\$219,875	\$219,875	3	CAMERON P2601
BELLWOOD	2/2	1,735	1986	\$264,900	\$264,900	3	
SUMMERSTAR	2/1.75	2,000	1988	\$329,000	\$300,000	78	CROMWELL H2506 GC LOT
LAS BRIZAS	2/1.75	1,336	1994	\$189,900	\$191,900	3	RIO VERDE S2671
BLUE BONNET	2/2	2,020	1983	\$222,900	\$214,000	153	HOPI H834
129TH	2/1.75	1,790	1979	\$172,500	\$162,000	105	DUPLEX D7624
SHADOW HILLS	2/1.75	1,790	1979	\$169,900	\$164,500	71	DUPLEX D7624
ROBERTSON	2/1.75	1,773	1994	\$254,900	\$248,500	32	SAFFORD P2603
OSPREY	2/1.75	1,677	1988	\$210,000	\$200,000	68	CAPISTRANO
ANTELOPE	2/2.5	1,904	1988	\$284,000	\$274,000	14	FRANCISCO H8512
141ST	2/2	1,378	1989	\$185,000	\$185,000	1	SAN LUIS D2522
136TH	2/1.75	1,391	1990	\$163,900	\$163,900	2	FIESTA C2563
ALLEGRO	2/1.72	1,342	1983	\$190,000	\$190,000	15	
BUTTONWOOD	2/2	2,103	1988	\$219,000	\$212,500	6	SAN CARLOS
124TH	3/1.75	2,166	1981	\$267,500	\$252,000	106	CASTILLO H768 GC LOT
RAVENSWOOD	2/2	2,083	1988	\$277,000	\$259,000	67	SAN CARLOS GC LOT
SHADOW HILLS	2/1.75	2,000	1979	\$174,900	\$147,000	56	
SENECA	2/2	1,577	1979	\$159,500	\$156,000	15	
CIRCLE RIDGE	2/2	2,150	1989	\$300,000	\$300,000	25	SANDOVAL
DESERT GLEN	2/1.75	1,386	1979	\$139,900	\$138,000	64	GARDEN APARTMENT G7633
VIA MANANA	2/2.5	2,564	1995	\$317,000	\$302,500	52	SAN CARLOS P2614
JAGUAR	2/2.5	2,219	1988	\$341,000	\$290,000	78	FRANCISCO H8512 GC LOT
FLAGSTONE	3/2	2,400	1979	\$254,900	\$241,500	66	
BUTTERFIELD	2/1	918	1979	\$120,000	\$122,500	4	YANKEE H761
130TH	2/1.75	1,610	1979	\$155,000	\$157,500	20	ANNAPOLIS
SHADOW HILLS	2/2	1,581	1984	\$169,900	\$169,900	33	D8323
CABALLERO	2/2	2,332	1994	\$279,875	\$252,000	225	SEDONA P2610
BELLWOOD	3/3	1,660	1979	\$185,000	\$160,000	166	WOODBURY H763
PARKLAND	2/2	2,825	1985	\$419,900	\$372,000	100	SAN CARLOS GC LOT
HERITAGE	3/2	2,000	1990	\$255,000	\$249,000	16	CROMWELL H2506
129TH	2/1.75	1,555	1993	\$239,000	\$239,000	32	PAYSON S2672
BONANZA	2/1.75	2,020	1983	\$189,900	\$178,000	40	HOPI H834
GREENVIEW	2/1.75	1,866	1988	\$215,000	\$215,000	1	ASPEN
133RD	2/2	1,984	1979	\$239,900	\$236,000	46	ANNAPOLIS
PALOMAR	2/1.75	1,394	1991	\$175,800	\$170,000	6	FIESTA
DOMINGO	2/2	1,669	1995	\$239,000	\$237,500	44	SAFFORD P2603
VIA TERCERO	2/2.5	2,910	1995	\$475,000	\$475,000	1	SCOTTSDALE E2609 POOL GC LOT
DESERT GLEN	2/1	1,182	1979	\$125,000	\$116,500	38	H761
COPPERSTONE	2/1	1,332	1979	\$118,800	\$118,800	39	GARDEN APARTMENT G7832
RAVENSWOOD	2/2	1,254	1995	\$182,000	\$174,500	53	
PAVILLION	2/1.75	1,554	1990	\$224,900	\$218,500	77	WEXFORD H2504
GUNSIGHT	2/2	1,531	1997	\$209,000	\$185,000	34	HAVASU P2818
PAINTBRUSH	3/1.75	2,507	1983	\$284,900	\$300,000	53	SAN FRANCISCAN H835 GC LOT
PALOMAR	2/2	1,138	1984	\$125,000	\$125,000	5	GARDEN APT
JADESTONE	2/1.75	2,100	1979	\$215,000	\$209,000	198	CRANBROOK
BALLAD	2/1.75	1,799	1985	\$219,500	\$212,000	67	PIMA D8522

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

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
LIMOUSINE	2/2.5	2,482	1994	\$375,000	\$369,000	17	COTTONWOOD P2607 GC LOT
LAS BRIZAS	2/2	1,420	1994	\$179,900	\$175,750	11	
COCHISE	2/1.75	1,102	1994	\$169,000	\$169,000	4	LA PAZ
WHITE ROCK	2/2	1,438	1995	\$189,500	\$182,000	24	ALPINE
ARZON	2/1.75	1,254	1997	\$184,950	\$182,000	5	PARADISE
BALLAD	3/2	1,986	1983	\$199,900	\$190,000	0	GC LOT
YOSEMITE	3/2.5	3,276	1988	\$439,999	\$413,000	192	
FRANCISCAN	2/1.75	1,824	1986	\$229,000	\$207,000	152	
ROBERTSON	2/1.75	2,197	1995	\$499,000	\$375,000	64	SEDONA GC LOT
133RD	2/1.75	1,586	1988	\$209,000	\$199,000	12	WEXFORD H2504
DESERT GLEN	2/2	2,217	1979	\$249,000	\$242,000	11	AUGUSTA
BOLERO	2/2	1,138	1985	\$131,900	\$127,500	58	
DESERT GLEN	2/2	1,677	1987	\$199,900	\$198,000	47	CAPISTRANO
PARKWOOD	2/1.75	1,817	1979	\$164,900	\$162,900	39	DUPLEX D-7622
123RD	2/1.75	1,122	1984	\$164,900	\$164,900	31	MOCCASIN H831
SENTINEL	2/1.75	1,071	1991	\$145,000	\$125,000	16	
MEDALLION	2/1.75	1,510	1988	\$199,000	\$199,000	59	D8521
ALLEGRO	2/2	1,624	1979	\$179,000	\$148,000	145	WOODBURY H763
DESERT GLEN	2/2	2,000	1989	\$324,900	\$325,000	13	CROMWELL GC LOT
LIMEWOOD	2/1.75	2,170	1979	\$269,900	\$269,900	14	AUGUSTA H769
COPPERSTONE	2/2	1,790	1979	\$149,999	\$145,000	166	DUPLEX D7624
AURORA	2/1.75	2,033	1997	\$257,900	\$250,000	16	CATALINA
134TH	2/1.75	1,729	1979	\$194,800	\$177,500	207	ANNAPOLIS H766
DESERT GLEN	1/1	864	1979	\$125,000	\$110,500	49	GARDEN APT
CRYSTAL LAKE	2/1.75	1,284	1983	\$179,900	\$179,900	13	KAIBAB
JAGUAR	2/2	2,103	1988	\$279,875	\$280,000	0	SAN CARLOS H8506 GC LOT
EVENINGSIDE	3/2	2,599	1984	\$409,875	\$393,875	35	SAN FRANCISCAN H835 GC LOT
134TH	2/1.75	2,212	1986	\$175,000	\$174,000	4	WELLINGTON
ALYSSUM	2/1.75	1,338	1979	\$150,000	\$140,000	116	WOODBURY H763
DUSTY TRAIL	2/2	1,866	1995	\$359,000	\$329,000	91	CLIFTON P2615 GC LOT
STONEBROOK	2/1.75	1,221	1979	\$125,000	\$122,500	13	
FOXFIRE	2/1.75	1,633	1985	\$209,900	\$209,900	21	CHATEAU H8503
STAR RIDGE	1/1	994	1978	\$93,500	\$93,500	4	GARDEN APARTMENT
156TH	2/2	1,653	1993	\$217,500	\$207,000	13	
TIGERSEYE	3/2	2,491	1981	\$329,000	\$250,000	189	GC LOT
BLACKGOLD	2/1.75	1,420	1995	\$210,000	\$184,000	134	C2666
SWALLOW	2/2	1,610	1980	\$190,000	\$180,000	97	ANNAPOLIS H766
PYRACANTHA	2/2	1,959	1982	\$225,000	\$215,000	323	CLASSIC H786
HYACINTH	3/1.75	2,166	1979	\$229,900	\$223,000	76	CASTILLO H768
142ND	2/1.75	1,586	1991	\$305,000	\$275,000	33	WEXFORD H2504 GC LOT
SHADOW HILLS	2/2	1,160	1979	\$149,900	\$147,500	17	WOODBURY
136TH	2/1.75	1,377	1989	\$155,900	\$151,000	15	8533
WHITE ROCK	2/2	2,173	1988	\$327,000	\$300,000	81	SAN CARLOS GC LOT
VIA TERCERO	2/1.75	1,762	1995	\$239,900	\$228,000	57	CHANDLER P2604
SPANISH GARDEN	2/1.75	1,150	1988	\$150,000	\$150,000	58	LA MIRADA G8532
BRANDYWINE	2/2	1,577	1980	\$150,000	\$146,000	21	D7623
142ND	2/1.75	2,075	1987	\$195,000	\$195,000	17	CHATEAU H8503
WILDWOOD	2/1.75	2,038	1979	\$240,000	\$203,000	162	H7651

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SALES CLOSED – MAY 2017 (cont)**

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FOXFIRE	3/2.75	2,396	1979	\$239,500	\$230,000	83	ANNAPOLIS
CAMINO DEL SOL	1/1	994	1978	\$105,000	\$99,950	104	VACATION APARTMENT VA7851
DUSTY TRAIL	2/2.5	2,416	1993	\$380,000	\$354,000	54	TRUXTON P2611 GC LOT
PECOS	2/2	1,700	1994	\$279,000	\$255,000	51	
HARDWOOD	3/3	2,586	1979	\$329,000	\$324,000	71	SONORA H7663
HERITAGE	2/2	2,000	1990	\$257,500	\$265,995	38	CROMWELL H2506
LAS BRIZAS	2/1.75	1,872	1996	\$265,000	\$256,000	18	PRESCOTT P2619
PEACH BLOSSOM	2/1.75	1,635	1986	\$185,000	\$178,000	45	PIMA D8522
PALOMAR	2/1.75	1,138	1984	\$144,900	\$144,900	5	GARDEN APARTMENT G8332
YOSEMITE	2/2	1,653	1993	\$232,900	\$229,500	10	SAFFORD P2603
136TH	2/2	1,391	1990	\$170,000	\$164,000	34	C2562
ALEPPO	2/1.75	1,401	1979	\$162,000	\$160,000	28	
DAISY	2/1.75	1,610	1979	\$159,900	\$155,000	1	ANNAPOLIS H766

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-May 2017	537	\$193,226	1,633	\$119.55	Jan-May 2017	110	\$308,370	2,138	\$144.71

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