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

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
136TH	2/2	1,377	1987	\$174,500	\$175,000	1	PUEBLO
CALUMET	2/2	1,391	1988	\$165,000	\$165,100	10	
147TH	2/1.75	1,253	1990	\$165,000	\$165,000	26	HUDSON H2502
COLT	2/1.75	2,033	1996	\$263,000	\$249,000	49	CATALINA P2620
AURORA	3/2	2,519	1983	\$279,000	\$274,000	14	SAN FRANCISCAN
GREYSTONE	3/2.75	2,090	1993	\$320,000	\$285,000	115	P2603
RAVENSWOOD	2/1.75	2,103	1988	\$299,900	\$265,000	94	SAN CARLOS H8506
TANGELO	2/1.75	1,968	1985	\$205,000	\$191,500	98	ASPEN ASPEN
141ST	2/2	1,411	1987	\$229,500	\$225,000	60	COCONINO
SENECA	2/1.75	1,596	1979	\$169,000	\$159,000	49	
RAVENSWOOD	2/1.75	1,334	1988	\$169,900	\$162,000	43	LASALLE H8516
PALOMAR	2/2	1,138	1984	\$129,900	\$125,000	92	GARDEN APARTMENT G8332
BUTTONWOOD	2/1.75	1,228	1988	\$185,000	\$185,000	0	
ASHWOOD	2/2	1,970	1979	\$250,000	\$235,000	143	ANNAPOLIS H766
SENTINEL	2/1.75	1,320	1993	\$204,900	\$204,900	27	
142ND	2/1.75	1,523	1987	\$172,900	\$170,000	33	DUPLEX D8521
JADESTONE	2/1.75	1,886	1979	\$189,900	\$186,900	110	ANNAPOLIS
BLUE BONNET	2/1.75	1,738	1980	\$179,900	\$170,000	72	
130TH	2/1.75	1,610	1979	\$174,000	\$173,000	24	ANNAPOLIS
DUSTY TRAIL	2/1.75	1,866	1995	\$229,000	\$229,000	9	CLIFTON
RAVENSWOOD	2/1.75	1,677	1988	\$215,000	\$210,000	41	CAPISTRANO H8514
KEYSTONE	2/1.75	1,958	1979	\$189,800	\$185,000	105	CRANBROOK H7651
TANGELO	2/1.75	1,827	1986	\$189,950	\$187,000	37	PIMA D8522
HYACINTH	2/1.75	1,950	1979	\$259,900	\$259,900	79	
131ST	2/2	2,019	1979	\$269,900	\$257,000	68	
GREENVIEW	2/1.75	1,636	1987	\$220,000	\$215,000	67	GC LOT
SKY HAWK	2/1.75	1,914	1992	\$274,500	\$274,000	29	CAREFREE S2673 GC LOT
BUNTLINE	2/2	1,610	1979	\$169,000	\$169,000	37	ANNAPOLIS
WILDWOOD	3/2	1,416	1979	\$197,000	\$178,000	182	H764
BROKEN ARROW	2/1.75	2,017	1997	\$259,000	\$238,000	104	CATALINA P2620
HERITAGE	2/2.5	2,164	1992	\$284,500	\$273,500	113	COTTONWOOD P2607
HERITAGE	2/1.75	1,670	1991	\$244,900	\$239,900	64	VENTURA H2505
POMEGRANATE	2/1.75	1,160	1979	\$152,000	\$152,000	53	WOODBURY H-763

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**SUN CITY WEST – REAL ESTATE MARKET UPDATE
SALES CLOSED – JULY 2017 (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>
VISTA NORTH	2/1.75	1,161	1994	\$164,000	\$167,500	57	C2662
ZION	2/2	1,735	1986	\$269,000	\$258,500	14	
LAS VEGAS	3/2.5	2,119	1997	\$360,000	\$349,000	49	PRESCOTT W/CASITA P2619 GC LOT
LA TERRAZA	2/1.75	1,989	1979	\$179,900	\$179,900	5	
VIA MONTOYA	2/2	1,531	1996	\$209,900	\$209,900	2	HAVASU HAVASU
WHITE ROCK	2/1.75	1,438	1995	\$189,900	\$183,000	26	ALPINE C2666
BAJA	2/2	1,866	1995	\$275,000	\$232,000	169	
VISTA NORTH	2/2	1,438	1994	\$189,900	\$187,500	34	
PALM DESERT	2/2	2,020	1984	\$179,900	\$176,000	10	#REF!
UTICA	2/1.75	1,228	1987	\$189,900	\$183,900	112	WELLINGTON
PALM DESERT	2/2	1,777	1984	\$199,000	\$195,000	379	
136TH	2/1.75	1,377	1987	\$165,000	\$160,000	68	PUEBLO G8533
GREENVIEW	2/2	1,866	1988	\$234,900	\$230,000	5	ASPEN
WILDWOOD	2/1.75	2,103	1985	\$228,700	\$224,000	75	
VIA DE LA CABALLA	2/1.75	1,371	1994	\$185,000	\$190,000	8	CAMERON P2601
LIMOUSINE	2/2.5	2,015	1993	\$250,000	\$250,000	0	PINETOP P2606 GC LOT
TRADING POST	2/2	1,801	1992	\$284,900	\$275,000	51	SAFFORD P2603 GC LOT
SENTINEL	2/2	1,778	1992	\$227,000	\$227,000	0	CHANDLER
BLUE BONNET	2/2	2,020	1983	\$192,000	\$187,500	97	HOPI H834
SHADOW HILLS	2/1.75	1,790	1979	\$199,000	\$175,000	178	DUPLEX D7624
HOMESTEAD	2/1.75	1,516	1994	\$209,900	\$199,000	142	S2671
STAR RIDGE	1/1	1,134	1978	\$123,000	\$123,000	36	VACATION APARTMENT VA7851
HARDWOOD	2/1.75	1,160	1979	\$149,900	\$149,900	5	WOODBURY
TANGELO	2/1.75	1,824	1986	\$210,000	\$208,000	49	ASPEN
HORIZON	2/1.75	1,531	1995	\$209,900	\$200,000	45	HAVASU
DESERT GLEN	2/1.75	1,401	1979	\$96,000	\$96,000	0	
GABLE HILL	3/2	1,945	1983	\$249,900	\$223,500	127	JACARANDA H838
PARKWOOD	2/1.75	1,577	1979	\$169,900	\$147,000	86	
124TH	3/2	2,020	1983	\$264,900	\$260,000	46	
153RD	2/2	1,669	1993	\$255,000	\$221,900	143	
CORRAL	3/2	1,856	1997	\$295,000	\$280,000	112	
COPPERSTONE	3/2.5	1,900	1979	\$279,900	\$260,000	134	ANNAPOLIS
123RD	2/2	1,769	1984	\$230,000	\$215,000	88	
OPAL	2/2	1,401	1979	\$145,000	\$147,500	26	
ALTA LOMA	2/2	1,895	1989	\$235,000	\$225,000	81	GRANADA
BOLERO	2/2	1,386	1985	\$169,000	\$169,000	43	DESOTO C8333A
COPPERSTONE	2/1.75	1,401	1979	\$149,900	\$145,000	17	GARDEN APT G7633
WESTGATE	3/1.75	1,958	1979	\$209,900	\$210,000	3	HOMESTEAD H788
CABALLERO	2/2	1,320	1994	\$199,000	\$189,000	27	CAMERON P2601
MARBLE	2/1.75	1,989	1979	\$249,500	\$233,000	158	AUGUSTA H-769 YES
STAR RIDGE	1/0.75	1,144	1978	\$124,000	\$117,500	90	VACATION APARTMENT VA7851
HURON	2/1.75	1,669	1992	\$224,900	\$215,000	93	SAFFORD P2603
WESTGATE	2/1.75	1,160	1979	\$154,900	\$148,000	86	WOODBURY
DESERT GLEN	2/2	1,402	1979	\$167,900	\$163,000	79	WOODBURY
135TH	2/1.75	1,656	1984	\$194,000	\$188,000	89	PIMA D8522
SENTINEL	2/2	1,777	1993	\$244,900	\$235,000	88	SAFFORD
YOSEMITE	2/2	1,824	1988	\$200,000	\$189,000	42	CAMBRIDGE H8504
138TH	2/1.75	1,438	1995	\$199,000	\$200,000	4	ALPINE C2666

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

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
SPRING RIDGE	2/2	1,171	1981	\$165,000	\$155,000	49	
SPANISH GARDEN	2/1.75	2,197	1979	\$232,500	\$220,000	50	H766
BONANZA	2/2	1,310	1983	\$199,900	\$195,000	42	
VIA MANANA	2/1.75	1,643	1996	\$215,000	\$215,000	1	
GREENVIEW	2/1.75	1,317	1992	\$158,880	\$154,400	4	C2663
VIA MONTOYA	2/2.5	1,825	1995	\$379,000	\$362,000	0	VENTANA P-2605 GC LOT
134TH	2/2	1,579	1979	\$149,900	\$156,000	31	WILMINGTON
CASTLE ROCK	2/1.75	1,620	1984	\$184,500	\$181,500	23	DUPLEX D8323
STAR RIDGE	1/1	994	1978	\$114,900	\$114,900	2	

**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-Jul 2017	719	\$193,719	1,636	\$119.61	Jan-Jul 2017	131	\$305,131	2,121	\$144.28

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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