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

| STREET | BD/BA | SQFT | BUILT | ASKING \$ | SALE \$ | DAYS | MODEL/REMARKS |
|----------------|--------|-------|-------|-----------|-----------|------|------------------------------|
| 134TH | 3/2 | 2,550 | 1987 | \$335,000 | \$287,000 | 187 | SAN SIMEON H8515 |
| BUTTERFIELD | 2/1.75 | 1,448 | 1979 | \$165,000 | \$160,000 | 106 | H763 |
| WHITE ROCK | 2/1.75 | 1,438 | 1995 | \$189,900 | \$189,900 | 1 | ALPINE |
| VIA TERCERO | 3/1.75 | 2,145 | 1996 | \$349,000 | \$349,000 | 23 | LAKESIDE P2616 POOL |
| LAS BRIZAS | 3/1.75 | 1,866 | 1995 | \$299,950 | \$289,000 | 79 | CLIFTON P2615 GC LOT |
| STAR RIDGE | 1/1 | 1,086 | 1978 | \$120,000 | \$105,000 | 43 | GC LOT |
| 133RD | 2/1.75 | 1,450 | 1979 | \$139,900 | \$129,900 | 88 | GARDEN APARTMENT G7633 |
| FIREBIRD | 3/2 | 2,251 | 1983 | \$258,000 | \$253,000 | 51 | SANTA ROSA H8310 |
| CABALLERO | 2/1.75 | 1,669 | 1993 | \$249,900 | \$240,000 | 44 | |
| MORNING DOVE | 2/2 | 1,391 | 1985 | \$187,875 | \$187,000 | 45 | BRIDGEFORD H8502 |
| LOBO | 2/2 | 2,314 | 1994 | \$299,990 | \$255,000 | 184 | SEDONA |
| LAS BRIZAS | 2/1.75 | 1,619 | 1996 | \$247,000 | \$235,000 | 99 | P2618 |
| 124TH | 2/1.75 | 1,824 | 1985 | \$275,000 | \$302,000 | 77 | EL DORADO GC LOT |
| BUTTONWOOD | 2/1.75 | 1,336 | 1992 | \$200,000 | \$184,000 | 38 | P2601 |
| PINETREE | 2/2 | 1,824 | 1987 | \$195,000 | \$202,000 | 26 | |
| BUTTONWOOD | 2/1.75 | 1,370 | 1991 | \$169,000 | \$169,000 | 0 | |
| BANYAN | 3/4 | 2,366 | 1980 | \$300,000 | \$285,000 | 32 | |
| PENNYSTONE | 2/1.75 | 1,677 | 1986 | \$274,000 | \$275,000 | 50 | CAPISTRANO H8514 POOL GC LOT |
| LAS BRIZAS | 3/2 | 2,262 | 1996 | \$279,900 | \$268,000 | 70 | PHOENIX P2622 |
| VIA MANANA | 2/1.75 | 1,547 | 1996 | \$199,900 | \$199,000 | 50 | HAVASU P2818 |
| LAS BRIZAS | 2/1.75 | 1,653 | 1994 | \$249,500 | \$249,500 | 16 | SAFFORD P2603 |
| 135TH | 2/1.75 | 1,160 | 1979 | \$149,900 | \$147,000 | 3 | WOODBURY |
| TITAN | 2/2 | 1,160 | 1979 | \$154,000 | \$154,000 | 2 | WOODBURY |
| MAPLEWOOD | 3/2 | 1,740 | 1979 | \$225,000 | \$225,000 | 3 | |
| VIA MANANA | 2/1.75 | 1,336 | 1994 | \$199,900 | \$192,000 | 5 | RIO VERDE S2671 |
| VIA MONTOYA | 2/1.75 | 1,254 | 1997 | \$183,000 | \$185,000 | 29 | PARADISE C2665 |
| 136TH | 2/2 | 1,677 | 1986 | \$200,000 | \$195,000 | 71 | CAPISTRANO H8514 |
| 132ND | 2/2 | 2,300 | 1979 | \$304,900 | \$300,000 | 16 | ANNAPOLIS GC LOT |
| PARADA | 2/2 | 1,778 | 1995 | \$260,000 | \$260,000 | 65 | GC LOT |
| ARZON | 2/2.5 | 1,881 | 1995 | \$300,000 | \$280,000 | 53 | |
| PALOMAR | 2/1.75 | 1,313 | 1991 | \$174,900 | \$170,000 | 95 | CONQUISTADOR |
| CAMINO DEL SOL | 1/1 | 994 | 1978 | \$105,000 | \$105,000 | 56 | VA7851 |
| STAR RIDGE | 1/1 | 994 | 1978 | \$114,900 | \$94,000 | 4 | VACATION APARTMENT |

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

| STREET | BD/BA | SQFT | BUILT | ASKING \$ | SALE \$ | DAYS | MODEL/REMARKS |
|---------------|--------------|-------------|--------------|------------------|----------------|-------------|-----------------------------|
| HORSEMAN | 3/3.5 | 2,491 | 1995 | \$375,000 | \$375,000 | 5 | SOMERTON W/CASITA E2617 |
| SENTINEL | 2/2 | 1,555 | 1994 | \$238,900 | \$235,000 | 79 | PAYSON |
| VIA MONTOYA | 4/2.75 | 2,140 | 1996 | \$279,900 | \$274,000 | 99 | PRESCOTT W/CASITA |
| 126TH | 3/1.75 | 2,319 | 1980 | \$235,000 | \$225,000 | 84 | SEVILLE H7810 |
| CRYSTAL LAKE | 2/2 | 1,708 | 1980 | \$185,000 | \$161,500 | 49 | CLASSIC H786 |
| DUSTY TRAIL | 2/2.5 | 1,825 | 1994 | \$339,000 | \$314,495 | 97 | VENTANA P2605 GC LOT |
| 136TH | 2/2 | 1,649 | 1986 | \$225,000 | \$218,000 | 21 | |
| 125TH | 2/2 | 2,023 | 1980 | \$189,900 | \$188,000 | 270 | |
| JADESTONE | 2/1.75 | 1,407 | 1979 | \$184,900 | \$188,000 | 1 | |
| GREYSTONE | 2/2 | 1,794 | 1993 | \$22,000 | \$240,000 | 40 | |
| WHITE HORSE | 2/2 | 1,554 | 1991 | \$209,777 | \$215,000 | 2 | WEXFORD H2504 |
| CREEKWOOD | 2/2 | 1,412 | 1988 | \$177,500 | \$175,000 | 13 | COCONINO |
| SHADOW HILLS | 3/2 | 1,958 | 1979 | \$242,000 | \$235,500 | 118 | H767 |
| TIGERSEYE | 3/1.75 | 2,328 | 1984 | \$219,900 | \$204,000 | 148 | SANTA ROSA H8310 |
| COPPERSTONE | 2/2 | 1,596 | 1979 | \$169,500 | \$161,000 | 51 | |
| STAR RIDGE | 1/1 | 994 | 1978 | \$110,500 | \$105,000 | 44 | |
| BROKEN ARROW | 2/1.75 | 1,911 | 1997 | \$242,000 | \$238,000 | 64 | |
| MIRAGE | 2/2.5 | 1,995 | 1994 | \$310,000 | \$310,000 | 6 | VENTANA |
| COLT | 2/1.75 | 1,068 | 1994 | \$169,000 | \$169,000 | 3 | C2664 |
| COPPERSTONE | 2/2 | 1,411 | 1979 | \$140,000 | \$135,000 | 39 | |
| 130TH | 2/2 | 1,365 | 1979 | \$184,900 | \$184,900 | 21 | |
| PAMPAS | 2/2.5 | 2,367 | 1994 | \$262,500 | \$285,000 | 5 | |
| MIRAGE | 2/1.75 | 1,824 | 1996 | \$219,500 | \$195,000 | 145 | S2673 |
| STAR RIDGE | 1/1 | 994 | 1978 | \$110,000 | \$110,000 | 3 | |
| 148TH | 2/2 | 1,366 | 1996 | \$203,500 | \$191,000 | 119 | |
| GREENVIEW | 2/2 | 1,895 | 1989 | \$254,900 | \$249,900 | 152 | GRANADA DUPLEX D2524 GC LOT |
| ALEPPO | 2/1.75 | 1,824 | 1986 | \$237,000 | \$229,000 | 10 | H8504 |
| 147TH | 2/2 | 1,586 | 1990 | \$210,000 | \$211,500 | 38 | WEXFORD H2504 |
| YOSEMITE | 2/2 | 1,378 | 1989 | \$175,000 | \$165,000 | 2 | SAN LUIS D2522 |
| DRIFTER | 2/1.75 | 1,895 | 1995 | \$235,000 | \$235,000 | 2 | PRESCOTT P2619 |
| VIA TERCERO | 3/2.5 | 2,908 | 1995 | \$419,000 | \$380,000 | 105 | AVONDALE GC LOT |
| BRANDYWINE | 2/2 | 1,419 | 1983 | \$155,000 | \$156,000 | 95 | D7623 |
| PAVILLION | 2/2 | 1,586 | 1989 | \$244,500 | \$244,500 | 7 | WEXFORD H2504 |
| TIGERSEYE | 2/2 | 2,183 | 1985 | \$219,900 | \$220,000 | 19 | SAN CARLOS |
| EVENINGSIDE | 2/2 | 1,606 | 1984 | \$259,875 | \$255,000 | 0 | H8311 GC LOT |
| WHITE WOOD | 2/1.75 | 1,794 | 1993 | \$235,000 | \$235,750 | 6 | CHANDLER P2604 |
| SKY HAWK | 2/1.75 | 1,525 | 1990 | \$205,000 | \$184,000 | 306 | |
| CONQUISTADOR | 2/2 | 1,953 | 1979 | \$184,900 | \$230,000 | 151 | |
| LA TERRAZA | 2/1.75 | 2,348 | 1983 | \$249,900 | \$247,000 | 102 | HOPI H834 |
| TERRA VISTA | 2/2 | 1,665 | 1987 | \$205,000 | \$205,000 | 38 | |
| 125TH | 2/2 | 1,958 | 1980 | \$184,000 | \$184,000 | 5 | |
| JADESTONE | 2/1.75 | 1,610 | 1979 | \$178,000 | \$182,000 | 53 | |
| PAINTBRUSH | 3/2.75 | 3,390 | 1980 | \$3,150,000 | \$287,500 | 277 | LASALLE H789 |
| RICO | 2/1.75 | 1,555 | 1995 | \$220,000 | \$220,000 | 12 | PAYSON S2672 |
| MAPLEWOOD | 2/1.75 | 1,766 | 1979 | \$174,900 | \$135,000 | 126 | D7622 |
| LIMEWOOD | 2/2 | 1,873 | 1979 | \$189,900 | \$185,000 | 59 | ANNAPOLIS H766 |
| 145TH | 2/1.75 | 1,411 | 1987 | \$185,000 | \$182,250 | 21 | BRIDGEFORD H8502 |
| 142ND | 2/1.75 | 1,824 | 1988 | \$295,000 | \$290,000 | 38 | H8504 GC LOT |

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SALES CLOSED – AUGUST 2017 (cont)**

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|---------------|--------------|-------------|--------------|------------------|----------------|-------------|-------------------------|
| AURORA | 2/1.75 | 1,419 | 1983 | \$169,000 | \$159,000 | 175 | |
| ALEPPO | 3/2 | 2,528 | 1986 | \$350,000 | \$274,000 | 143 | SAN SIMEON H8515 GC LOT |
| CASTLEBAR | 2/2 | 2,017 | 1981 | \$289,900 | \$289,900 | 139 | H769 GC LOT |
| LIMOUSINE | 2/2 | 1,108 | 1993 | \$168,500 | \$155,000 | 34 | PICACHO |
| PENNYSTONE | 2/1.75 | 2,070 | 1986 | \$255,000 | \$236,000 | 48 | H8504 GC LOT |
| BLUE BONNET | 3/3 | 1,730 | 1982 | \$235,000 | \$220,000 | 143 | |
| YOSEMITE | 2/2 | 1,895 | 1990 | \$195,000 | \$185,250 | 115 | |
| STARDUST | 3/2.5 | 2,626 | 1984 | \$329,900 | \$280,000 | 82 | SAN FRANCISCAN GC LOT |
| LARIAT | 2/2 | 2,103 | 1985 | \$199,900 | \$195,000 | 46 | SAN CARLOS H8506 |
| KEYSTONE | 2/1.75 | 1,160 | 1981 | \$149,900 | \$155,000 | 18 | WOODBURY |
| TERRITORIAL | 2/2.5 | 2,290 | 1993 | \$299,000 | \$297,500 | 17 | TRUXTON P2611 |
| CARAWAY | 3/1.75 | 2,150 | 1997 | \$277,500 | \$265,000 | 145 | LAKESIDE P2616 |
| MESA VERDE | 3/2 | 1,855 | 1982 | \$259,900 | \$255,000 | 60 | |
| DESERT SANDS | 2/2 | 2,353 | 1987 | \$375,000 | \$375,000 | 78 | SAN CARLOS H8506 |
| GREENVIEW | 2/2 | 1,636 | 1987 | \$229,000 | \$225,000 | 76 | PIMA D8522 GC LOT |
| YOSEMITE | 2/2 | 1,196 | 1989 | \$175,000 | \$169,000 | 21 | FRISCO D2521 |

**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-Aug 2017 | 800 | \$195,325 | 1,644 | \$119.94 | Jan-Aug 2017 | 147 | \$301,344 | 2,104 | \$143.68 |

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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