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

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
RICO	2/1.75	2,197	1994	\$299,000	\$270,000	182	SEDONA P2610
YOSEMITE	2/2	1,412	1989	\$165,000	\$150,000	84	
DESERT GLEN	2/2	1,401	1979	\$159,900	\$164,000	26	GARDEN APARTMENT G7633
DESERT GLEN	2/2	1,401	1979	\$179,900	\$168,000	32	G7633
ASHWOOD	2/1.75	1,790	1979	\$194,900	\$192,500	35	DUPLEX
VIA MONTOYA	2/2	1,320	1996	\$209,990	\$209,990	17	
127TH	2/1.75	2,103	1985	\$170,000	\$170,000	0	SAN CARLOS H8506
CHEROKEE	2/2.5	2,272	1994	\$284,900	\$284,900	5	TRUXTON
FOXFIRE	3/3	3,131	2001	\$479,900	\$450,000	365	POOL
VIA MANANA	2/2	1,102	1998	\$194,900	\$187,500	81	LA PAZ
FIELDSTONE	2/2	2,157	1984	\$224,900	\$216,000	59	HOPI
GUNSIGHT	3/1.75	2,145	1995	\$400,000	\$370,000	218	LAKESIDE P2616 GC LOT
VIA MANANA	2/1.75	1,068	1995	\$172,500	\$171,500	0	LA PAZ C2664
TREADOR	2/1.75	1,610	1981	\$205,900	\$199,000	2	ANNAPOLIS H766 POOL
FIREBIRD	2/2	1,824	1985	\$209,900	\$209,900	31	CAMBRIDGE
COUNTRYSIDE	2/1.75	1,138	1985	\$144,900	\$140,000	5	G8332
BAJA	2/1.75	2,016	1996	\$304,900	\$295,000	63	CATALINA P2620
YOSEMITE	3/3	1,877	1987	\$249,900	\$250,000	2	CAPISTRANO H8514
TANGELO	2/1.75	1,490	1986	\$205,000	\$205,500	23	D8521
CORRAL	2/1.75	1,371	1995	\$194,900	\$194,900	79	CAMERON P2601
CIRCLE RIDGE	2/1.75	1,780	1991	\$249,900	\$249,900	1	ROYALE
ARZON	2/1.75	1,254	1997	\$180,000	\$180,000	6	PARADISE CASITA C2665
KEYSTONE	2/1	1,186	1980	\$135,000	\$136,000	1	STUTVESANT
ALEPPO	2/2	1,090	1990	\$148,400	\$135,000	28	
ALLEGRO	2/1.75	1,576	1979	\$179,000	\$160,000	77	WOODBURY H763
BALLAD	2/1.75	2,020	1984	\$249,900	\$238,000	45	H834
133RD	2/1.75	1,269	1988	\$219,900	\$210,000	56	HUDSON
MANGO	2/1.75	1,340	1980	\$178,900	\$179,000	4	
134TH	3/2	2,823	1984	\$329,950	\$320,000	40	SAN FRANCISCAN GC LOT
BLUE VERDE	2/2.5	2,182	1993	\$365,000	\$360,000	48	COTTONWOOD P2607 GC LOT
BUTTERFIELD	2/2	1,946	1979	\$250,000	\$243,000	67	ANNAPOLIS
HERITAGE	2/2	1,985	1992	\$275,000	\$254,900	42	CROMWELL H2506
PAINTBRUSH	2/1.75	2,009	1981	\$259,900	\$255,000	5	AUGUSTA H-769 POOL

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

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
CASTLEBAR	2/2	1,946	1981	\$215,000	\$218,000	32	GC LOT
GAUCHO	2/1.75	1,785	1979	\$247,900	\$229,500	93	ANNAPOLIS
LIMOUSINE	2/1.75	1,669	1993	\$232,000	\$232,000	57	SAFFORD P-2603
129TH	2/2	1,852	1979	\$225,000	\$215,000	22	
PARADA	2/2.5	2,910	1994	\$464,875	\$440,000	20	SCOTTSDALE E2609 GC LOT
SHADOW HILLS	2/1.75	2,248	1979	\$217,500	\$220,000	21	ANNAPOLIS H766
160TH	2/2.5	2,182	1993	\$284,500	\$284,000	44	COTTONWOOD
129TH	2/1.75	1,610	1979	\$172,000	\$172,000	24	ANNAPOLIS P2618
LAS BRIZAS	2/1.75	2,000	1997	\$329,900	\$316,500	86	FLAGSTAFF P2621 GC LOT
MICA	2/1.75	1,386	1985	\$169,900	\$170,000	57	DESOTO G8333
WESTGATE	2/1.75	1,413	1985	\$111,900	\$174,000	57	BRIDGEFORD H8502
PAVILLION	2/1.5	1,733	1989	\$230,000	\$228,000	30	VENTURA H 2505
ACAPULCO	3/2	1,520	1995	\$299,900	\$265,000	304	CAMERON P2601 POOL
CRYSTAL LAKE	2/1.75	2,467	1983	\$255,000	\$246,000	262	HOPI
STARDUST	2/1.75	1,886	1988	\$234,900	\$230,000	151	CORONADO H8505
COLT	2/2.5	1,646	1996	\$236,500	\$230,000	126	ALPINE C2666 W/DEN OPTION
PAINTBRUSH	4/3.5	3,762	1983	\$350,000	\$320,000	241	H7810
PARKLAND	2/1.75	2,103	1985	\$284,900	\$273,000	68	SAN CARLOS
MEADOWOOD	3/2	1,978	1990	\$325,000	\$320,000	2	GC LOT
ANTELOPE	2/1.75	1,208	1987	\$194,900	\$194,900	4	WELLINGTON H-8501
DESERT GLEN	2/1.75	1,596	1979	\$165,000	\$160,000	25	D7622
LIMEWOOD	2/2	1,488	1979	\$179,900	\$178,900	12	WOODBURY H763
135TH	2/1.75	2,424	1979	\$254,900	\$249,500	16	POOL
ZION	2/2	1,735	1986	\$174,900	\$192,900	21	
132ND	3/1.75	1,958	1979	\$259,000	\$255,000	6	BERKELEY H7663 GC LOT
LAS BRIZAS	2/2	1,355	1995	\$197,000	\$195,000	16	
GREYSTONE	2/2	2,183	1991	\$283,000	\$280,000	5	SANDOVAL
MESA VERDE	2/1.75	1,350	1983	\$179,900	\$177,000	10	MOCCASIN
SENTINEL	2/2	1,320	1993	\$184,900	\$189,900	6	CAMERON
TIGERSEYE	2/1.75	2,020	1984	\$212,500	\$215,000	35	HOPI H834
BONANZA	3/3	1,985	1983	\$244,900	\$235,000	18	MONTEZUMA W/GUEST APT H825
GREENVIEW	2/2	1,360	1992	\$169,700	\$169,700	1	SAN MANUEL
TANGELO	2/2	1,635	1985	\$199,000	\$196,000	48	
GREENVIEW	2/1.75	1,317	1992	\$173,000	\$174,000	40	SAN MANUEL C2663
PARKLAND	2/2	2,492	1985	\$299,900	\$305,000	32	CHATEAU
GABLE HILL	2/1.75	1,677	1987	\$203,500	\$205,000	2	LAUREL H8514
TOREADOR	2/1.75	1,316	1983	\$192,500	\$185,000	123	H831
TWIN BUTTES	2/1.75	1,539	1994	\$224,900	\$220,000	87	S2672
130TH	2/1.75	1,899	1979	\$219,900	\$210,500	1	
PECOS	2/1.75	1,460	1995	\$235,000	\$235,000	2	WINSLOW
ECHO MESA	2/2	1,425	1988	\$200,000	\$195,000	26	DEL MAR
SKY HAWK	2/1.75	1,870	1992	\$239,000	\$225,000	24	CAREFREE
AURORA	2/2	2,257	1982	\$249,500	\$242,500	7	ANNAPOLIS H766 POOL
ARZON	2/1.75	1,856	1996	\$299,900	\$305,000	3	PRESCOTT P2619
GALAXY	2/1.75	2,123	1979	\$249,000	\$249,000	143	
YOSEMITE	2/2	2,103	1987	\$268,000	\$268,000	18	SAN CARLOS H8506
CONQUISTADOR	2/1.75	2,209	1983	\$224,500	\$220,000	9	HOPI H834
PEACH BLOSSOM	2/1.75	1,350	1986	\$169,900	\$162,000	38	DUPLEX

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

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
PARADA	2/1.75	1,778	1995	\$309,900	\$292,000	9	CHANDLER GC LOT
CAVALCADE	2/1.75	1,876	1987	\$209,000	\$203,000	32	D8522
125TH	2/1.75	2,025	1981	\$269,000	\$260,000	27	ANNAPOLIS H766 GC LOT
PAINTBRUSH	3/2.5	3,214	1983	\$459,000	\$440,000	16	SAN FRANCISCAN GC LOT
ASHWOOD	2/1.75	1,581	1984	\$167,500	\$165,000	87	D8323
JADESTONE	2/1.75	1,811	1979	\$249,900	\$245,000	55	H765
ALEPPO	2/1.75	1,401	1979	\$279,900	\$172,500	28	
DESERT GLEN	2/1.75	1,046	1988	\$189,900	\$185,000	3	MALIBU H8511
COUNTRYSIDE	2/2	1,394	1991	\$179,900	\$165,890	160	C2563
LA TERRAZA	2/2	1,431	1979	\$150,000	\$150,000	16	
BALLAD	2/2	1,350	1985	\$175,000	\$172,000	44	
CASTLE ROCK	2/1.75	2,162	1980	\$229,900	\$228,000	10	LA SALLE H789
SENTINEL	2/1.75	1,653	1994	\$274,900	\$285,000	22	SAFFORD P2603 GC LOT
HERITAGE	2/2.5	1,825	1993	\$269,000	\$272,000	8	VENTANA P2605
SHADOW HILLS	2/1.75	1,738	1979	\$195,000	\$195,000	3	CRANBROOK
SENECA	2/1.75	1,596	1979	\$169,500	\$169,500	43	D7622
VENADO	2/1.75	1,669	1994	\$229,900	\$225,000	45	SAFFORD P2603
129TH	2/1.75	1,846	1979	\$248,000	\$235,000	22	
123RD	2/2	1,800	1985	\$225,500	\$225,500	14	H8514
BEECHWOOD	2/2	1,918	1981	\$254,900	\$254,900	19	CRANBROOK

**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-Nov 2017	1,032	\$198,707	1,656	\$121.24	Jan-Nov 2017	173	\$303,645	2,112	\$144.36

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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