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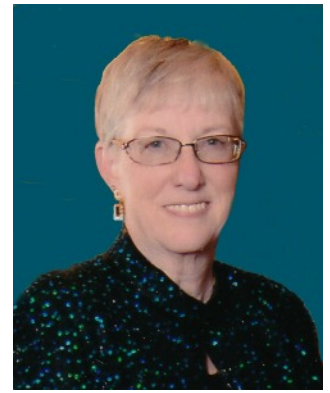
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SUN CITY WEST – REAL ESTATE MARKET UPDATE SALES CLOSED – DECEMBER 2017

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
GABLE HILL	2/1.75	1,465	1983	\$218,000	\$210,000	50	MONTEZUMA H833
HYACINTH	2/1	1,100	1978	\$179,900	\$178,400	14	
SWALLOW	2/2	1,427	1980	\$138,000	\$148,200	3	
137TH	2/1.75	1,633	1986	\$229,900	\$227,000	53	CHATEAU
COUNTRYSIDE	2/1.75	1,313	1991	\$178,500	\$175,500	28	CONQUISTADOR C2562
RAVENSWOOD	2/2	1,180	1990	\$182,000	\$182,000	0	
PARKLAND	2/2	2,825	1985	\$419,900	\$365,000	66	SAN CARLOS GC LOT
VIA TERCERO	2/1.75	2,019	1997	\$356,000	\$345,000	113	FLAGSTAFF P2621 GC LOT
STAR RIDGE	1/1	1,114	1978	\$128,000	\$125,000	43	
135TH	2/2	1,296	1979	\$169,500	\$167,000	74	
STONEBROOK	2/1.75	1,460	1979	\$174,900	\$174,900	29	
SONORA	2/2	1,354	1998	\$190,000	\$190,000	0	PARADISE C2665
SENECA	2/2	1,815	1979	\$235,000	\$210,000	77	
CAMINO DEL SOL	1/1	994	1978	\$144,000	\$144,000	50	VACATION VILLA
JADESTONE	2/2	1,160	1979	\$135,000	\$139,000	8	
CRYSTAL LAKE	3/2	1,708	1980	\$260,000	\$242,000	68	
TERRITORIAL	1/1.75	1,086	1994	\$182,000	\$174,000	53	LA PAZ C2664
LIMOUSINE	2/2	1,326	1993	\$179,900	\$179,900	5	SAN MANUEL
MORNING DOVE	2/2	1,606	1984	\$186,900	\$185,000	0	KAIBAB
LAS BRIZAS	2/2	1,440	1994	\$246,900	\$237,000	52	ALPINE
CIRCLE RIDGE	2/1.75	1,670	1989	\$253,000	\$248,000	7	VENTURA H2505
ALEPPO	2/2	1,150	1986	\$149,900	\$149,000	5	LA MIRADA G8532
ZINNIA	2/1.75	1,738	1980	\$165,000	\$165,000	0	CRANBROOK H7651
130TH	2/2	1,539	1979	\$200,000	\$190,000	129	
RAVENSWOOD	2/2	1,949	1990	\$273,000	\$254,000	49	CROMWELL H2506 GC LOT
ANTELOPE	2/1.75	1,677	1987	\$208,900	\$205,000	8	CAPISTRANO H8514
ROBERTSON	2/1.75	1,824	1994	\$299,000	\$260,000	322	CAREFREE S2673 GC LOT
SONORA	2/1.75	1,438	1998	\$198,900	\$200,000	79	ALPINE C2666
DESERT GLEN	2/1.75	1,401	1979	\$169,900	\$164,900	49	GARDEN APARTMENT G7633
CONQUISTADOR	3/1.75	2,521	1984	\$325,000	\$290,000	38	SAN FRANCISCAN H835
KEYSTONE	2/2	1,140	1983	\$165,000	\$165,000	34	KAIBAB H832
GUNSIGHT	2/1.75	1,348	1997	\$218,000	\$210,900	32	ALPINE ALPINE
KODIAK	3/2.75	2,215	1979	\$234,900	\$222,000	109	

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

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
BOLERO	2/2	1,377	1987	\$189,900	\$185,000	45	PUEBLO
YOSEMITE	3/2	2,550	1988	\$294,900	\$285,000	31	SAN SIMEON H8515
MARBLE	3/1.75	1,958	1979	\$219,000	\$217,000	41	BERKLEY H7663 POOL
WHITE ROCK	2/1.75	1,228	1988	\$200,000	\$201,000	2	WELLINGTON H8501
PARADA	2/1.75	1,823	1994	\$244,900	\$243,900	3	SAFFORD P2603
ROBERTSON	2/1.75	1,794	1994	\$274,900	\$275,000	3	CHANDLER P2604
ROCK SPRINGS	3/2	2,000	1980	\$239,900	\$240,900	39	BERKELEY POOL
MEEKER	2/1.75	1,377	1986	\$162,000	\$160,000	29	PUEBLO
PINETREE	2/1.75	1,824	1987	\$249,500	\$249,500	25	EL DORADO H8504
BELLWOOD	2/2	1,425	1986	\$197,500	\$180,000	32	VENTURA P8541
SENTINEL	2/1.75	1,778	1993	\$255,000	\$255,000	26	CHANDLER
VENADO	2/2	1,794	1994	\$229,875	\$225,000	2	CHANDLER P2604
HERITAGE	2/2	1,808	1994	\$280,000	\$235,000	56	
133RD	2/2	1,677	1986	\$209,900	\$197,000	30	CAPISTRANO
BLACKGOLD	2/2	2,262	1995	\$345,000	\$330,000	18	
PECOS	2/2.5	2,182	1994	\$335,000	\$315,000	112	COTTONWOOD P2607
RAMPART	3/2	2,215	1979	\$245,000	\$237,000	139	H768
YOSEMITE	3/3	2,081	1992	\$347,000	\$315,000	34	VENTURA
126TH	3/2	1,722	1980	\$189,900	\$170,000	24	
SUMMERSTAR	2/1.75	1,425	1986	\$250,000	\$247,500	33	DELMAR P8541 GC LOT
HYACINTH	2/2	1,610	1979	\$171,900	\$180,000	0	
VIA MANANA	3/2	1,578	1995	\$200,000	\$200,000	2	WINSLOW P2602
CONQUISTADOR	2/2	1,951	1980	\$255,888	\$235,000	189	AUGUSTA GC LOT
PONTIAC	2/1.75	1,318	1993	\$225,000	\$225,500	4	RIO VERDE S2671
CIRCLE RIDGE	2/1.75	1,871	1991	\$255,000	\$255,000	40	ROYALE T-2572
SUMMERSTAR	3/1.75	2,528	1986	\$285,000	\$265,000	105	SAN SIMEON H8515 GC LOT
MEADOWOOD	2/2	2,128	1991	\$324,900	\$324,900	84	SANDOVAL H2508 GC LOT
SWALLOW	2/1	1,495	1980	\$209,900	\$205,000	39	
HERITAGE	2/2.5	2,182	1992	\$339,000	\$314,000	49	COTTONWOOD P2607 POOL
PALOMAR	2/1.75	1,394	1991	\$175,000	\$175,000	36	
MONTEGO	2/1.75	1,653	1995	\$229,000	\$222,500	14	SAFFORD P2603
WHITE WOOD	2/2.5	2,799	1992	\$389,000	\$386,000	77	MONTERRO POOL
LIMOUSINE	2/2.5	1,881	1993	\$249,500	\$239,500	47	VENTANA P2605
MICA	2/1.75	1,138	1985	\$138,000	\$135,500	25	GARDEN APT G8332
VERDE RIDGE	2/2	2,179	1993	\$280,000	\$253,000	385	SEDONA
124TH	2/2	2,319	1981	\$299,000	\$272,000	203	SEVILLE H8310 GC LOT
DESERT GLEN	2/1.75	1,401	1979	\$165,777	\$158,000	149	GARDEN APARTMENT G7633
BONANZA	2/1.75	1,475	1979	\$174,900	\$172,000	34	WOODBURY H763
BALLAD	2/1.75	1,392	1983	\$184,000	\$181,500	17	D8321
SPRINGDALE	2/2	1,649	1987	\$229,950	\$226,850	7	CAPISTRANO
146TH	2/1.75	1,866	1995	\$235,000	\$205,000	169	P2615
LA PAZ	2/2	2,033	1997	\$265,000	\$250,000	71	P2620
HERITAGE	2/1.75	1,161	1993	\$169,900	\$169,900	48	MESA C2662
129TH	2/1.75	1,989	1979	\$216,900	\$215,900	54	AUGUSTA
SEVILLE	2/2	1,465	1983	\$198,000	\$198,000	13	TONTO H833
POMEGRANATE	2/1.75	1,497	1979	\$154,900	\$152,000	15	WOODBURY H763
136TH	2/1.75	1,800	1986	\$244,900	\$239,900	4	CHATEAU H8503

**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
Year 2017	1,103	\$199,492	1,655	\$121.82	Year 2017	182	\$302,741	2,112	\$144.05

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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