



Douglas Belleville
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SUN CITY WEST – REAL ESTATE MARKET UPDATE SALES CLOSED – JANUARY 2018

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
PROSPECT	2/1.75	1,790	1979	\$179,900	\$175,000	87	DUPLEX D7624
GUNSIGHT	2/1.75	1,366	1996	\$224,000	\$197,500	92	ALPINE C2666
COUGAR	2/1.75	1,186	1980	\$185,000	\$185,000	0	WOODBURY H763
JADESTONE	2/1.75	2,133	1979	\$229,900	\$200,000	149	AUGUSTA H769
TORO	2/2	1,778	1995	\$259,900	\$240,000	138	CHANDLER P2604
COPPERSTONE	2/1.75	1,406	1979	\$159,950	\$165,400	35	G7633
ROBERTSON	2/2.5	2,349	1997	\$430,000	\$405,000	258	TRUXTON P2611 GC LOT
DAISY	2/1.75	2,010	1979	\$253,000	\$244,000	117	
STAR RIDGE	1/1	1,114	1978	\$124,500	\$115,830	53	VACATION VILLA
132ND	3/1.75	2,166	1979	\$334,900	\$324,900	93	CASTILLO H768 GC LOT
STILLWATER	2/2	1,677	1987	\$275,000	\$270,000	6	CAPISTRANO H8514 GC LOT
CRYSTAL LAKE	2/1.75	2,103	1980	\$195,000	\$175,000	37	ANNAPOLIS H766
HARDWOOD	2/2	1,380	1979	\$217,500	\$205,000	112	
VISTA NORTH	2/1.5	1,084	1994	\$182,000	\$177,000	73	LAPAZ C2664
BONANZA	2/2	1,738	1979	\$209,900	\$189,900	43	CRANBROOK
CASTLE ROCK	2/2	1,885	1979	\$199,500	\$192,500	15	DUPLEX D7622
WHITE ROCK	2/2	2,103	1987	\$315,000	\$310,000	7	SAN CARLOS H8506
146TH	2/1.75	1,554	1988	\$200,000	\$195,000	42	WELLINGTON H8501
DUSTY TRAIL	2/2.5	2,290	1993	\$285,000	\$282,000	11	TRUXTON
BALLAD	2/1.75	1,419	1983	\$173,000	\$178,000	28	
134TH	2/1.75	1,555	1992	\$224,900	\$225,900	6	PAYSON S2672
131ST	2/1.75	1,815	1979	\$205,000	\$188,500	184	
142ND	3/2	2,550	1986	\$299,900	\$280,000	65	SAN SIMEON H8515 POOL
MESA VERDE	2/2	1,378	1983	\$187,500	\$187,500	63	MOCCASIN
BRANDYWINE	2/1.75	1,609	1983	\$164,900	\$148,000	10	
CAMINO DEL SOL	1/1	994	1978	\$130,000	\$128,500	35	
SKY HAWK	2/2	2,190	1991	\$309,500	\$312,000	3	T2572
STAR RIDGE	1/1	994	1978	\$123,900	\$117,000	49	
DESERT GLEN	2/3	2,068	1992	\$345,000	\$310,000	404	BROADMOOR GC LOT
WHITE WOOD	3/2.75	2,258	1990	\$330,000	\$330,000	59	CROMWELL GC LOT
LYRIC	2/1.75	1,565	1984	\$215,000	\$205,000	26	CACTUS
BRANDYWINE	2/1.75	1,419	1983	\$150,000	\$158,000	10	D8322
GUNSIGHT	2/1.75	1,420	1994	\$209,900	\$210,000	27	ALPINE

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SUN CITY WEST – REAL ESTATE MARKET UPDATE
SALES CLOSED – JANUARY 2018 (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>
CASTLEBAR	2/3	2,205	1981	\$259,875	\$259,875	7	AFTON H877 GC LOT
SENTINEL	2/2	1,336	1993	\$205,000	\$205,000	0	CAMERON P2601
FLAGSTONE	2/1.75	1,738	1979	\$189,000	\$190,000	1	CRANBROOK H-7651
124TH	3/2	2,350	1981	\$239,500	\$225,000	3	CASTILLO
PROSPECT	2/1.75	1,577	1979	\$179,900	\$167,000	33	DUPLEX D7623
PAVILLION	2/1.75	1,356	1990	\$199,000	\$185,000	30	REMINGTON
SKY HAWK	2/2	1,521	1991	\$290,000	\$278,850	5	PAYSON S2672 GC LOT
BALLAD	2/1.75	1,597	1982	\$185,000	\$178,000	35	
BROKEN ARROW	2/2	1,377	1985	\$172,000	\$172,000	2	PUEBLO G8533
VIA MANANA	2/2	1,854	1996	\$249,000	\$250,500	3	PRESCOTT P2619
DESERT SANDS	2/1.75	2,234	1988	\$414,900	\$379,000	81	CORONADO H8505 GC LOT
BEECHWOOD	3/2	2,166	1979	\$259,900	\$251,000	59	
142ND	2/1.75	1,733	1990	\$239,900	\$239,900	32	ADULT
MESA VERDE	2/1.75	1,880	1979	\$222,500	\$220,000	6	CRANBROOK H7651
135TH	2/2	2,550	1986	\$296,000	\$272,500	54	SAN SIMEON H 8515
BANJO	3/1.75	2,550	1986	\$305,000	\$287,000	40	SAN SIMEON H 8515
FUTURA	3/2.5	2,799	1992	\$379,900	\$379,900	36	MONTERA H2510
PALOMAR	2/1.75	1,138	1984	\$159,900	\$155,000	74	G8332
SHADOW HILLS	2/1.75	2,000	1979	\$274,900	\$270,000	43	
GREYSTONE	2/1.75	1,102	1994	\$170,000	\$170,000	3	LA PAZ
LA TERRAZA	2/2	1,425	1987	\$207,900	\$208,000	17	DEL MAR
SKYLARK	2/2	1,708	1980	\$185,000	\$181,000	5	AFTON
ACAPULCO	3/2.75	2,564	1997	\$399,900	\$365,000	288	SUN CITY WEST GC LOT
PROSPECT	2/1.75	1,790	1979	\$165,000	\$160,000	49	
GINGER	3/1.75	1,989	1980	\$199,900	\$172,000	40	BERKELEY H7663
COUNTRYSIDE	2/1.75	1,377	1989	\$185,000	\$179,000	0	PUEBLO G-2533
PENNYSTONE	2/2	2,103	1986	\$339,500	\$339,500	2	SAN CARLOS H8506 GC LOT
PALOMAR	2/1.75	1,386	1984	\$164,900	\$154,000	40	
136TH	2/1.75	1,315	1990	\$179,900	\$179,900	4	CONQUISTADOR C2562
134TH	2/1.75	1,677	1986	\$209,000	\$217,000	15	CAPISTRANO H8514
OPAL	2/1	1,146	1979	\$116,000	\$116,000	57	
CASTLE ROCK	2/1.75	1,581	1984	\$199,900	\$185,000	49	
146TH	2/2	1,334	1988	\$184,900	\$184,900	46	LA SALLE
PECOS	2/2	1,800	1995	\$240,000	\$235,000	4	SAFFORD P2605
SENTINEL	2/2.5	1,825	1993	\$292,000	\$285,000	2	VENTANA
PARADA	2/2.5	1,825	1994	\$374,900	\$370,000	23	VENTANA GC LOT
MARBLE	2/1	1,366	1980	\$120,000	\$120,000	1	
RICO	2/1.75	1,318	1995	\$219,000	\$207,000	35	S2671
PALOMAR	2/2	1,138	1984	\$149,900	\$148,000	3	GARDEN APARTMENT G8332
JUBILEE	2/2	1,633	1986	\$228,500	\$215,000	99	WELLINGTON H 8501
SUMMERSTAR	2/1.75	1,824	1987	\$245,000	\$240,000	111	GC LOT
YELLOWSTONE	2/1.75	2,000	1990	\$310,000	\$265,000	71	CROMWELL H 2506
BALLAD	2/1.75	1,777	1984	\$269,000	\$255,000	49	GC LOT
WHITE ROCK	2/1.75	1,438	1995	\$214,900	\$212,500	16	ALPINE C2666
124TH	2/2	1,391	1985	\$249,000	\$240,000	96	H8502
LIMOUSINE	2/1.75	1,161	1993	\$174,900	\$174,900	63	MESA C2662
TOURNAMENT	3/3	2,367	1994	\$329,900	\$323,000	25	TRUXTON P2611
SABLE	2/1.75	2,103	1988	\$289,000	\$280,000	63	GC LOT

SUN CITY WEST – REAL ESTATE MARKET UPDATE
SALES CLOSED – JANUARY 2018 (cont)

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
126TH	2/1.75	1,494	1984	\$194,900	\$186,000	38	KAIBAB H832
DESERT GLEN	2/2	1,868	1979	\$230,000	\$228,000	44	GC LOT
WHITE WOOD	3/2.5	2,462	1989	\$325,000	\$315,000	221	SANDOVAL H2508
135TH	2/1.75	1,610	1979	\$219,500	\$223,100	28	
TANGELO	2/1.75	1,824	1986	\$220,000	\$220,000	1	ASPEN
SHADOW HILLS	2/1.75	1,160	1979	\$177,400	\$172,500	13	WOODBURY H763

**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	1,620	\$85.04	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
Jan 2018	72	\$206,724	1,662	\$126.03	Jan 2018	15	\$309,008	2,036	\$152.47

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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