



Douglas Belleville
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The Belleville Team

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REALTOR®



SUN CITY WEST – REAL ESTATE MARKET UPDATE SALES CLOSED – FEBRUARY 2018

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
DESERT GLEN	2/1.75	1,596	1979	\$159,900	\$159,000	71	
CABALLERO	2/2	1,794	1994	\$260,000	\$253,000	20	P2604
CONQUISTADOR	3/2	2,387	1979	\$319,780	\$290,000	96	CASTILLO H768 GC LOT
SPRINGDALE	3/3.75	3,612	1987	\$499,000	\$460,000	60	CORONADO GC LOT
CASTLEBAR	2/2	2,229	1981	\$269,875	\$260,000	311	CLASSIC H786 GC LOT
TRAIL RIDGE	2/2.5	2,580	1989	\$399,900	\$380,000	92	MONTECITO GC LOT
124TH	2/1.75	1,838	1985	\$209,900	\$210,000	35	H8504
ASHWOOD	3/1.75	2,166	1979	\$244,900	\$220,000	383	CASTILLO H768
ACAPULCO	2/2	2,332	1997	\$387,000	\$378,000	48	SEDONA P2610 GC LOT
ROBERTSON	2/1.75	2,131	1996	\$375,000	\$370,000	29	CAREFREE S2673 GC LOT
SKY HAWK	2/1.75	1,336	1993	\$225,000	\$205,000	38	RIO VERDE S2671
142ND	2/2.5	2,799	1989	\$579,750	\$550,750	23	MONTERA H2510 GC LOT
MEADOWOOD	2/1.75	1,730	1989	\$309,900	\$300,000	42	WEXFORD GC LOT
SKY HAWK	2/1.75	1,733	1990	\$335,000	\$333,500	0	H2505 GC LOT
GREYSTONE	2/1.75	1,794	1992	\$259,000	\$259,000	4	CHANDLER P2604
BALLAD	2/1.75	1,777	1984	\$239,900	\$220,000	68	POOL
DESERT GLEN	2/2	2,000	1990	\$315,000	\$290,000	127	CROMWELL H2506 GC LOT
133RD	2/1.75	1,317	1990	\$227,000	\$227,000	17	C2562
ANTELOPE	2/1.75	1,677	1988	\$244,900	\$237,000	35	CAPISTRANO H8504
BROKEN ARROW	2/2.25	2,033	1997	\$295,000	\$270,000	71	CATALINA P2620
JADESTONE	2/1.75	1,735	1986	\$199,500	\$195,000	23	SIERRA VISTA P8542
PECOS	2/2	1,653	1994	\$223,000	\$223,000	4	
134TH	2/1.75	2,046	1979	\$189,900	\$187,900	92	
PAINTBRUSH	2/1.75	2,020	1983	\$275,000	\$245,000	74	HOPI
YOSEMITE	2/2	1,228	1987	\$185,000	\$175,000	3	WELLINGTON H8501
SKY HAWK	2/2	1,780	1991	\$267,000	\$236,000	49	GC LOT
BUNTLINE	3/2	2,245	1979	\$325,000	\$325,000	27	CASTILLO GC LOT
WAGON WHEEL	2/2	1,824	1994	\$247,000	\$247,000	12	CAREFREE S2673
CASTLE ROCK	2/1.75	1,653	1984	\$179,000	\$174,500	21	D8323
HURON	2/1.75	1,669	1992	\$239,900	\$239,900	0	SAFFORD P2603
ASHWOOD	2/1.75	1,212	1979	\$150,000	\$156,000	2	DUPLEX D7621
ALEPPO	1/1	777	1984	\$110,000	\$114,000	5	GARDEN APT. G8331
CASTLE ROCK	2/1.75	1,790	1979	\$204,000	\$197,000	166	D7624
LAS VEGAS	3/2	2,373	1996	\$449,900	\$437,000	155	LAKESIDE P2616 POOL GC LOT
BROKEN ARROW	2/2	1,824	1993	\$249,000	\$244,000	174	CAREFREE
ASHWOOD	2/1.75	1,678	1979	\$204,900	\$204,900	3	ANNAPOLIS H766

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

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
BLACKGOLD	2/1.75	1,872	1997	\$249,000	\$246,000	30	PRESCOTT
BROKEN ARROW	2/2	1,377	1985	\$169,900	\$165,000	32	G8533
COCHISE	2/1.5	1,084	1995	\$174,900	\$172,000	4	LA PAZ C2664
MEADOWOOD	2/2	2,000	1991	\$331,000	\$279,000	191	CROMWELL H2506 GC LOT
MIRAGE	2/1.75	1,824	1996	\$279,900	\$266,000	102	
PAINTBRUSH	2/1.75	1,918	1982	\$236,000	\$207,000	67	
MAPLEWOOD	2/2	1,212	1979	\$179,900	\$166,000	63	
ALEPPO	2/1.75	1,592	1979	\$189,900	\$189,900	2	
135TH	2/1.75	1,160	1979	\$169,900	\$160,000	25	WOODBURY
BOLERO	2/1.75	1,138	1985	\$159,000	\$159,000	88	CORTEZ GARDEN APT
ALEPPO	2/1.75	1,315	1990	\$182,500	\$179,000	66	CONQUISTADOR CASITA C2562
OLD MINE	2/1.75	1,732	1993	\$254,900	\$250,000	3	CHANDLER P2604
LIMOUSINE	2/2	1,366	1994	\$195,000	\$195,000	7	ALPINE
PARADA	2/2.5	2,511	1994	\$469,900	\$450,000	27	TRUXTON P2611 GC LOT
ALEPPO	2/1.75	2,103	1986	\$325,000	\$320,000	5	SAN CARLOS H8506 GC LOT
GREYSTONE	2/2.5	2,488	1990	\$320,000	\$290,000	118	BROADMOR
VIA TERCERO	2/2.5	1,825	1995	\$309,900	\$300,000	29	VENTANA P2605
TITAN	2/2.5	1,951	1979	\$242,900	\$240,000	28	AUGUSTA H769
VIA MANANA	2/1.75	1,336	1994	\$215,000	\$215,000	32	RIO VERDE S2671
STAR RIDGE	1/1	994	1978	\$130,000	\$128,500	45	VA 7851
130TH	2/2	2,336	1979	\$238,500	\$238,500	41	ANNAPOLIS
WHISPERING OAKS	2/1.75	1,800	1979	\$189,000	\$191,000	6	H766
WAGON WHEEL	2/2.5	1,881	1994	\$315,000	\$298,000	130	VENTANA P-2605
LAS LOMAS	2/2	1,808	1994	\$260,000	\$245,000	126	CAREFREE S2673 GC LOT
ALEPPO	2/1.75	2,103	1986	\$257,900	\$244,500	50	SAN CARLOS H8506
CANTO	3/1.75	2,150	1995	\$289,000	\$269,000	23	LAKESIDE P2616
SKY HAWK	2/1.5	1,715	1989	\$235,000	\$229,000	3	VENTURA H2505
GREENVIEW	2/1.75	1,396	1992	\$174,900	\$171,000	175	C2563R
VIA MONTOYA	2/2	2,179	1994	\$329,000	\$315,000	54	SEDONA P2610
ALEPPO	2/1.75	1,401	1979	\$154,900	\$152,000	113	GARDEN APARTMENT G7633
136TH	2/2	1,353	1991	\$179,750	\$179,750	50	CONQUISTADOR CASITA C2562
STARDUST	3/2.5	2,626	1984	\$424,900	\$420,000	12	SAN FRANCISCAN GC LOT
BLUE BONNET	3/2	2,575	1983	\$309,000	\$299,900	39	SAN FRANCISCAN H835
LIMOUSINE	2/2	1,326	1993	\$185,000	\$185,000	2	SAN MANUEL C2663
FRANCISCAN	2/2	1,649	1986	\$264,500	\$265,000	3	POOL
SHADOW HILLS	2/1.75	2,226	1979	\$242,000	\$235,000	3	
LAS BRIZAS	3/2.5	2,306	1995	\$319,900	\$315,000	8	P2616
GEMSTONE	2/1.75	2,103	1986	\$275,000	\$270,000	66	SAN CARLOS H8506
CARAWAY	2/2	1,952	1993	\$279,900	\$250,000	80	CAREFREE S2673
BUTTONWOOD	2/2.5	1,816	1992	\$245,000	\$245,000	65	VENTANA P2605
HERITAGE	2/2.5	1,985	1991	\$259,900	\$265,000	1	CROMWELL H 2506
VIA TERCERO	3/2	2,284	1997	\$417,750	\$417,750	37	CAREFREE S2673 GC LOT
BEARDSLEY	3/1.75	1,895	1997	\$275,000	\$270,000	20	PRESCOTT P2619
COUNTRYSIDE	2/1.75	1,138	1985	\$123,000	\$123,200	64	G8332
GABLE HILL	2/2	1,824	1987	\$236,900	\$229,900	47	
136TH	2/1.75	1,377	1988	\$175,000	\$175,000	6	PUEBLO
LOBO	3/3	2,543	1994	\$275,000	\$275,000	42	PATIGONIA P2612
TOURNAMENT	2/1.75	1,669	1994	\$254,900	\$252,000	1	SAFFORD

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

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
ROBERTSON	2/1.75	2,022	1994	\$365,000	\$330,000	140	CHANDLER P2604 GC LOT
SERENADE	3/2	2,519	1984	\$445,000	\$427,500	70	SAN FRANCISCAN H835
YOSEMITE	2/1.75	1,677	1987	\$215,000	\$193,000	69	CAPISTRANO H8514
ALLEGRO	2/2	1,927	1979	\$265,900	\$260,000	36	ANNAPOLIS H766
WHITE ROCK	2/1.75	1,411	1987	\$182,500	\$185,000	4	COCONINO D8521
TARTAN	3/1.75	2,550	1986	\$298,000	\$298,900	4	SAN SIMEON H8515
STARDUST	2/1.75	1,598	1988	\$239,900	\$210,000	106	CUSTOM H8516
HURON	2/2	1,669	1993	\$227,900	\$214,900	95	
132ND	2/1.75	1,816	1979	\$279,000	\$260,000	84	ANNAPOLIS H766 GC LOT
ARZON	2/1.75	1,254	1997	\$199,999	\$195,000	36	PARADISE CASITA C2665
133RD	2/1.75	2,091	1979	\$224,999	\$222,000	32	WILMINGTON H765
ZINNIA	2/2	2,015	1980	\$229,900	\$226,200	109	ANNAPOLIS H766
ANTELOPE	2/2	1,391	1987	\$199,000	\$185,000	39	
145TH	2/1.75	1,677	1995	\$240,000	\$230,000	39	SAFFORD
ANTELOPE	2/1.75	1,824	1988	\$259,900	\$259,900	31	ELDORADO H8504
STAR RIDGE	1/1	1,086	1978	\$127,000	\$127,000	0	VACATION VILLA VA7852 GC LOT
CIRCLE RIDGE	2/2	1,521	1991	\$220,000	\$215,000	75	SKYHAWK
JADESTONE	2/1.75	1,610	1979	\$189,000	\$190,100	15	ANNAPOLIS H766
ROBERTSON	2/2.5	2,566	1994	\$339,000	\$341,500	3	COTTONWOOD P2607
BOLERO	2/2	1,138	1984	\$141,750	\$142,750	2	GARDEN APARTMENT G8332
SKY HAWK	2/1.75	1,780	1991	\$315,000	\$285,000	61	ROYALE T7572 GC LOT
125TH	3/2	2,094	1981	\$269,500	\$244,750	65	BERKLEY H7663 GC LOT
140TH	2/1.75	1,378	1990	\$199,000	\$190,000	46	
BUTTERFIELD	3/2	2,175	1979	\$277,000	\$275,000	52	CASTILLO H768
136TH	2/2	1,315	1990	\$174,000	\$174,599	1	CONQUISTADOR
TANGELO	2/2	1,490	1986	\$189,900	\$189,900	35	COCONINO D8521
WAGON WHEEL	2/2.5	1,825	1994	\$298,000	\$298,000	15	VENTANA P2605
HERITAGE	2/2	1,370	1992	\$197,750	\$195,000	34	REMINGTON H2503
CASTLE ROCK	3/1.75	2,166	1979	\$239,000	\$234,500	17	CASTILLO H768

**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
Jan-Feb 2018	161	\$215,977	1,696	\$128.64	Jan-Feb 2018	39	\$323,689	2,118	\$152.67

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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