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SUN CITY WEST – REAL ESTATE MARKET UPDATE

SALES CLOSED – MARCH 2018

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
130TH	2/1.75	1,827	1979	\$254,900	\$254,900	236	H766
BLUE BONNET	2/2	1,494	1980	\$210,000	\$220,000	58	POOL
134TH	2/2	2,212	1986	\$258,900	\$249,000	224	
BALLAD	2/2.5	2,656	1994	\$425,000	\$417,000	0	AVONDALE E 2608 GC LOT
PROSPECT	2/1	1,000	1979	\$164,000	\$164,000	18	STUYVESANT H762
RICO	2/2.5	1,825	1994	\$265,000	\$261,900	3	VENTANA
VEGA	3/3	2,272	1993	\$329,900	\$330,000	1	
ACAPULCO	2/1.75	1,858	1997	\$250,000	\$250,000	43	FLAGSTAFF P2621
GALAXY	2/2	1,729	1979	\$263,500	\$230,000	232	
TRADING POST	3/2	2,550	1988	\$329,900	\$309,000	77	SAN SIMEON
BLACKGOLD	3/2.5	2,367	2003	\$375,000	\$360,000	107	TRUXTON
RAVENSWOOD	2/3	2,068	1990	\$304,000	\$297,000	105	BROADMOOR
VIA TERCERO	2/2.5	2,773	1995	\$420,000	\$399,900	42	AVONDALE E2608 GC LOT
WILDWOOD	3/1.75	2,182	1979	\$209,000	\$203,000	63	BERKELEY H7663
HYACINTH	2/2	1,160	1979	\$169,000	\$169,000	17	
SKYVIEW	2/1.75	1,946	1979	\$224,900	\$224,900	29	CLASSIC H786
YOSEMITE	2/1.75	1,228	1987	\$195,000	\$195,000	36	WELLINGTON H8501
135TH	2/1.75	1,677	1985	\$187,500	\$191,000	19	CAPISTRANO H514
COUNTRYSIDE	2/1.75	1,150	1989	\$174,900	\$168,000	52	SANTA ROSA G2532
MAYA	2/1.75	1,254	1997	\$199,500	\$197,500	50	PARADISE C2665
SPRINGDALE	3/2.5	2,550	1987	\$399,900	\$399,900	35	GC LOT
SKY HAWK	2/2	2,000	1989	\$299,000	\$276,000	354	CROMWELL H2506 GC LOT
ALYSSUM	2/1.75	1,610	1979	\$179,900	\$181,000	66	ANNAPOLIS H766
SKYLARK	2/1.75	1,186	1980	\$179,000	\$169,000	65	
SENTINEL	2/2.5	1,825	1994	\$294,500	\$295,500	27	VENTANA P2605
HYACINTH	2/1.75	2,103	1986	\$224,900	\$219,900	56	SAN CARLOS SAN CARLOS
ROBERTSON	2/1.75	1,778	1994	\$259,900	\$254,900	52	CHANDLER P2604
MAPLEWOOD	2/1.75	1,596	1979	\$209,500	\$208,000	17	DUPLEX D7622
TRADING POST	2/2.5	2,164	1992	\$439,900	\$445,000	7	COTTONWOOD GC LOT
MEEKER	3/2	2,262	1997	\$285,000	\$285,500	35	PHOENIX
VIA MONTOYA	2/1.75	1,900	1994	\$350,000	\$350,000	2	CHANDLER P2604 GC LOT
ROBERTSON	2/1.75	1,850	1996	\$328,000	\$290,000	141	CLIFTON P2615 GC LOT
LARIAT	2/2	2,103	1985	\$307,500	\$302,000	115	SAN CARLOS H8506
ALYSSUM	2/2	1,061	1979	\$179,000	\$169,500	48	
130TH	2/2	2,302	1979	\$345,000	\$335,000	46	AUGUSTA H769 POOL

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

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
DUSTY TRAIL	2/1.75	1,717	1993	\$239,000	\$230,000	36	SAFFORD P2603
PARADA	2/1.75	2,179	1994	\$359,000	\$359,000	0	SEDONA P2610 GC LOT
HERITAGE	2/2	1,967	1990	\$259,900	\$255,000	22	CROMWELL H2506
SKY HAWK	2/1.75	1,071	1989	\$194,500	\$189,500	41	WHITNEY H-2501
WHITE ROCK	2/2.5	1,825	1992	\$309,900	\$300,000	39	VENTANA P2605 GC LOT
DESERT GLEN	2/1.5	1,248	1979	\$165,000	\$155,000	132	G7632
MAPLEWOOD	2/1.75	1,766	1979	\$189,900	\$185,000	89	
SHADOW HILLS	2/2	1,738	1979	\$197,900	\$192,500	5	H7651
135TH	2/1.75	1,024	1986	\$170,000	\$170,000	33	MALIBU H8511
AZURITE	2/1.75	1,677	1986	\$175,000	\$180,000	10	CAPISTRANO H8514
132ND	2/1.75	1,738	1979	\$234,900	\$210,000	107	CRANBROOK GC LOT
PALOMAR	2/1	1,138	1984	\$159,990	\$135,000	87	
GABLE HILL	2/1.75	1,738	1980	\$210,000	\$195,000	113	CRANBROOK H7651
PALM DESERT	2/2	1,777	1984	\$268,875	\$255,875	60	SANTA CATALINA H8312 GC LOT
CASTLE ROCK	2/2	1,750	1979	\$236,000	\$228,000	100	ANNAPOLIS
GABLE HILL	2/1.75	1,765	1983	\$224,500	\$224,000	4	CACTUS H8311
MORNING DOVE	2/1.75	1,937	1984	\$228,500	\$226,000	24	CACTUS H8311
BLACKGOLD	2/2	1,318	1996	\$210,000	\$197,013	34	RIO VERDE
SHADOW HILLS	2/2	1,212	1979	\$146,900	\$144,000	7	
ALEPPO	2/1.75	1,221	1979	\$155,000	\$155,000	0	G7633
125TH	2/2	2,025	1981	\$269,000	\$269,000	33	ANNAPOLIS H766 GC LOT
DESERT GLEN	2/2	1,996	1990	\$239,000	\$249,000	82	GALERIA
RAVENSWOOD	3/2.5	2,550	1987	\$390,000	\$357,000	88	SAN SIMEON H8515 GC LOT
HURON	2/2.5	2,580	1990	\$368,900	\$355,000	94	MONTECITO H2509
129TH	2/2	1,931	1979	\$229,000	\$229,000	71	CRANBROOK
POMEGRANATE	2/1.75	1,579	1979	\$197,000	\$193,000	72	WILMINGTON H765
SWALLOW	2/1.75	1,610	1980	\$185,000	\$178,500	90	ANNAPOLIS
GEMSTONE	2/1.75	1,046	1986	\$174,000	\$160,000	35	MALIBU
ANTELOPE	2/1.75	1,358	1987	\$190,000	\$187,000	30	WELLINGTON
VERDE RIDGE	2/2	2,197	1993	\$325,000	\$325,000	2	SEDONA P2610
STONEBROOK	2/1.75	1,401	1979	\$164,900	\$157,900	37	G7633
ARZON	2/2	1,945	1995	\$255,000	\$267,000	172	SAFFORD
GREENVIEW	2/2	1,317	1992	\$187,500	\$180,000	48	C 2663
BROKEN ARROW	2/2	1,318	1993	\$212,500	\$212,500	4	RIO VERDE
PARADA	2/2	1,872	1996	\$310,000	\$310,000	0	GC LOT
SEVILLE	2/1.75	1,122	1983	\$179,900	\$179,900	0	MOCCOSIN H831
LAS BRIZAS	3/2	2,246	1996	\$269,999	\$260,000	233	PHOENIX
125TH	2/1.75	1,766	1980	\$205,900	\$184,000	336	DUPLEX D7622 GC LOT
VENADO	2/2.5	2,182	1994	\$264,900	\$252,000	68	COTTONWOOD P2607
PARADA	2/2.5	2,033	1994	\$299,000	\$292,500	64	VENTANA P2605
STONEBROOK	2/1.75	1,401	1979	\$174,900	\$174,900	55	GARDEN APT
147TH	2/2	2,210	1990	\$259,000	\$247,650	35	CROMWELL H2506
142ND	2/1.75	1,866	1987	\$210,000	\$205,000	14	ASPEN D8523
TRADING POST	2/1.75	2,103	1988	\$275,000	\$275,000	2	SAN CARLOS H8506
SUNGLOW	3/2	2,488	1982	\$245,000	\$235,000	143	H7663 H788
146TH	2/1.75	1,778	1995	\$243,700	\$241,700	73	CHANDLER P2604
COPPERSTONE	3/2	2,199	1979	\$245,000	\$245,000	10	CASTILLO
PINETOP	2/2	1,827	1979	\$210,920	\$195,600	159	
132ND	2/1.75	1,610	1979	\$204,900	\$175,000	100	ANNAPOLIS GC LOT

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

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
SONORA	2/2	1,254	1998	\$194,500	\$190,000	83	PARADISE
GABLE HILL	3/2	3,171	1984	\$510,000	\$468,900	58	SAN FELIPE H827 POOL GC LOT
LAS BRIZAS	2/1.75	1,669	1994	\$237,500	\$237,500	25	SAFFORD
VIA DE LA CABALLA	1/1.75	1,084	1994	\$169,000	\$169,000	8	LA PAZ
GREENVIEW	2/1.75	1,396	1992	\$184,900	\$184,900	2	
SPRINGDALE	3/1.75	2,550	1987	\$445,000	\$448,000	3	SAN SIMEON H8515 GC LOT
LAS BRIZAS	2/3	2,017	1997	\$252,500	\$247,500	93	CATALINA P2620
LA TERRAZA	2/1.75	1,850	1979	\$261,000	\$255,000	31	
SHADOW HILLS	2/2	2,110	1979	\$229,500	\$222,000	60	DUPLEX D7624
PECOS	2/2.5	2,182	1994	\$325,000	\$325,000	2	COTTONWOOD P2607
BLUE SKY	2/1.75	1,824	1985	\$209,900	\$209,900	24	ASPEN D8523
BOLERO	2/1.75	1,425	1983	\$177,900	\$180,900	47	GARDEN APARTMENT G8233
STAR RIDGE	1/1.5	1,138	1978	\$135,000	\$135,000	2	VACATION VILLA
COUNTRYSIDE	1/1	777	1985	\$112,500	\$112,500	34	
MEADOWOOD	2/2	2,068	1991	\$295,000	\$295,000	2	BROADMOOR GC LOT
HERITAGE	2/2	1,320	1992	\$219,900	\$219,900	16	CAMERON P2601
GABLE HILL	2/1.75	1,738	1980	\$219,000	\$215,000	22	CRANBROOK H7651
SENTINEL	2/2	1,669	1992	\$232,000	\$228,000	25	SAFFORD P2603
WHITE WOOD	3/3	2,781	1989	\$389,900	\$385,000	9	MONTERA POOL GC LOT
EVENINGSIDE	2/1.75	2,020	1984	\$339,500	\$320,000	8	HOPI H834 GC LOT
YOSEMITE	2/1.75	1,304	1993	\$198,500	\$195,000	35	CAMERON P2601
ALEPPO	2/1.75	1,150	1986	\$174,900	\$173,400	16	LA MIRADA G8532
KEYSTONE	2/1.75	1,975	1979	\$269,500	\$250,000	61	ANNAPOLIS H766
ACAPULCO	2/2.5	1,881	1995	\$349,500	\$360,000	15	VENTANA P2605 GC LOT
134TH	2/1.75	1,401	1979	\$159,000	\$159,000	1	GARDEN APT
124TH	3/2	2,272	1981	\$350,000	\$337,500	42	HOMESTEAD H788-B POOL GC LOT
ROBERTSON	2/1.75	1,669	1986	\$264,900	\$256,000	36	SAFFORD P2603 GC LOT
GREYSTONE	2/2.5	2,164	1994	\$292,000	\$285,000	9	COTTONWOOD P2607
SPRINGDALE	2/1.75	1,430	1987	\$209,900	\$209,900	1	WELLINGTON H8501
WHITE ROCK	2/2	1,412	1987	\$179,900	\$179,900	5	COCONINO D8521
136TH	2/2	1,150	1989	\$179,900	\$174,900	29	SANTA ROSA
FOXFIRE	3/2	2,566	1979	\$249,000	\$237,500	112	CASTILLO H768
CIRCLE RIDGE	2/2	1,762	1991	\$245,000	\$232,000	84	ROYALE T2572-S
GREYSTONE	2/2	1,794	1993	\$257,000	\$252,900	44	CHANDLER P2604
VIA MANANA	2/1.75	1,693	1994	\$235,500	\$235,500	6	SAFFORD P2603
BROKEN ARROW	2/1.75	1,150	1985	\$169,900	\$169,900	9	LA MIRADA G8532
VIA TERCERO	2/1.75	1,653	1995	\$235,500	\$242,000	59	SAFFORD
VIA MANANA	2/1.75	1,785	1997	\$275,000	\$275,000	34	HAVASU P2618
WILDWOOD	2/2	1,400	1979	\$245,000	\$230,000	6	WOODBURY
PARADA	2/2.5	1,881	1995	\$358,888	\$339,000	143	VENTANA P2605 GC LOT
CAVALCADE	2/2	1,866	1987	\$215,000	\$207,500	111	ASPEN D8523
GABLE HILL	2/2	1,886	1987	\$249,900	\$245,000	21	CORONADO
PARADA	2/2	1,794	1994	\$245,000	\$240,000	5	CHANDLER P2604
YUKON	2/1.75	1,228	1987	\$197,000	\$192,000	51	WELLINGTON H8501
CRYSTAL LAKE	2/2	1,676	1983	\$224,900	\$220,000	12	MONTEZUMA H833
PROSPECT	2/1.75	1,419	1983	\$182,000	\$182,000	24	D8322
PARADA	2/2	1,794	1994	\$259,900	\$259,900	22	CHANDLER P2604
ADKISON	2/2	1,824	1994	\$259,500	\$250,000	70	CAREFREE
MEDALLION	2/1.75	1,636	1988	\$177,500	\$177,000	0	PIMA

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

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
GREENVIEW	2/1.75	1,128	1991	\$157,500	\$150,000	27	C2561
OAK GLEN	2/2	1,411	1987	\$210,000	\$200,000	7	BRIDGEFORD H8502
SPANISH GARDEN	2/1.75	1,386	1985	\$159,000	\$159,000	42	G8333
SKY HAWK	2/1.75	1,318	1992	\$279,000	\$279,000	3	GC LOT
COPPERSTONE	2/2	1,419	1983	\$175,000	\$174,900	123	GEMINI TWIN D8322
PINETREE	2/1.75	2,550	1987	\$337,000	\$310,000	161	SAN SIMEON
HURON	2/2.5	2,909	1993	\$475,000	\$410,000	74	SCOTTSDALE E2609 GC LOT
DESERT GLEN	2/2	1,939	1979	\$229,500	\$200,000	79	
BELLWOOD	2/1.75	1,962	1986	\$279,000	\$272,500	156	P8543
BROKEN ARROW	2/1.75	1,150	1986	\$162,500	\$160,000	51	LA MIRADA G8532
GREYSTONE	2/2.5	1,825	1992	\$254,900	\$262,600	47	VENTANA P2605
FRANCISCAN	2/1.75	1,633	1986	\$224,500	\$224,500	12	CHATEAU H8503
BEECHWOOD	2/1.75	1,302	1983	\$185,000	\$179,000	117	MOCCASIN H831
133RD	2/1	1,341	1979	\$144,000	\$144,000	14	GARDEN APARTMENT G7632
124TH	2/2	2,157	1984	\$234,900	\$232,450	31	HOPI H834
HERITAGE	2/2.5	1,825	1993	\$269,999	\$260,000	24	

**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-Mar 2018	283	\$217,534	1,690	\$130.32	Jan-Mar 2018	66	\$326,060	2,127	\$153.51

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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