



Douglas Belleville
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The Belleville Team

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Kay Hartwig
REALTOR®



Coldwell Banker Residential Brokerage • 19509 N Sunrise Blvd, Suite 8 • Surprise, AZ 85374

SUN CITY WEST – REAL ESTATE MARKET UPDATE

SALES CLOSED – APRIL 2018

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
PROSPECT	3/1.75	1,484	1979	\$199,000	\$197,000	13	
BLUE BONNET	2/1.75	2,020	1983	\$234,900	\$232,000	34	HOPI
STAR RIDGE	1/1	1,114	1978	\$130,000	\$130,000	12	VACATION APARTMENT
DESERT GLEN	2/2	1,825	1992	\$325,000	\$321,600	13	VENTANA P2605 GC LOT
WILDWOOD	2/1.75	1,160	1979	\$159,000	\$143,000	79	WOODBURY H763
BALLAD	3/1.75	2,174	1989	\$274,500	\$268,000	29	CROMWELL
MARBLE	2/1.75	1,976	1979	\$226,000	\$222,000	74	
ALEPPO	3/2	1,221	1979	\$170,000	\$160,000	91	
MORNING DOVE	2/2	1,777	1984	\$248,000	\$248,000	0	SANTA CATALINA H8312
DRIFTER	2/1.75	1,653	1995	\$242,500	\$230,000	17	SAFFORD
BUTTERFIELD	2/2	1,750	1979	\$189,900	\$185,000	19	WILMINGTON H765
MAPLEWOOD	2/1.75	1,366	1979	\$190,000	\$185,000	67	DUPLEX D7621
PONTIAC	2/1.75	1,555	1993	\$231,900	\$231,000	30	PAYSON S2672
ASHWOOD	2/1.5	1,973	1979	\$275,000	\$262,000	41	DUPLEX D7624 GC LOT
PROSPECT	2/1.75	1,419	1983	\$182,000	\$180,000	49	DUPLEX D8322
BALLAD	2/2	1,824	1985	\$234,875	\$234,875	53	ASPEN D8523 GC LOT
ALLEGRO	2/1.75	1,610	1979	\$179,990	\$175,000	51	
PAINTBRUSH	3/2.5	2,519	1983	\$329,900	\$331,000	32	SAN FRANCISCAN H-385 GC LOT
125TH	3/1.75	2,228	1979	\$256,000	\$256,000	62	SEVILLE H7810 POOL
GANADO	3/1.75	1,856	1996	\$274,900	\$274,900	21	PRESCOTT P2619
ALEPPO	2/2	1,807	1986	\$259,900	\$257,000	11	CAPISTRANO POOL
CROWN RIDGE	3/2	2,507	1983	\$465,000	\$458,200	35	SAN FRANCISCAN H835 GC LOT
ELMBROOK	2/1.75	1,399	1987	\$175,000	\$179,500	35	
OPAL	2/2	1,591	1979	\$165,000	\$140,000	154	GARDEN APARTMENT G7634
GUNSIGHT	2/3	2,033	1996	\$259,000	\$265,500	21	CATALINA P2620
SHADOW HILLS	2/1.75	1,750	1979	\$195,000	\$190,000	20	ANNAPOLIS H766
132ND	2/1.75	1,160	1979	\$154,000	\$152,000	0	WOODBURY
FUTURA	3/2.5	2,909	1989	\$425,000	\$405,000	32	MONTERA H2510 GC LOT
SKY HAWK	2/2	1,780	1991	\$319,900	\$315,000	20	GC LOT
HURON	2/1.75	1,650	1991	\$235,000	\$230,000	3	WEXFORD H 2504
BLUE VERDE	2/2.5	2,598	1992	\$409,000	\$395,000	110	E2608 GC LOT
BLUE VERDE	2/1.75	1,767	1992	\$289,000	\$286,000	6	CAREFREE GC LOT
130TH	2/1.75	1,610	1979	\$179,900	\$180,000	5	H766
HERITAGE	3/1.75	1,675	1994	\$239,000	\$230,000	68	CAMERON P2602
CARAWAY	2/1.75	1,336	1997	\$240,000	\$240,000	48	RIO VERDE S2671

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**SUN CITY WEST – REAL ESTATE MARKET UPDATE
SALES CLOSED – APRIL 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>
LAS LOMAS 134TH	2/1.75 2/2	1,714 1,224	1994 1986	\$259,000 \$195,000	\$254,000 \$195,250	13 9	PAYSON S2673 GC LOT MALIBU H8511
RAMPART	3/1.75	2,217	1979	\$289,500	\$252,500	146	AUGUSTA H769
PROSPECT	2/2	1,590	1983	\$175,000	\$170,000	83	A15
129TH	2/1.75	1,738	1979	\$197,000	\$187,000	34	CRANBROOK H7651
PARKWOOD	2/2	1,455	1980	\$165,000	\$156,000	19	ARCHER
MEEKER	2/2	1,150	1985	\$162,000	\$155,000	38	G8532
FIELDSTONE	2/1.75	1,548	1984	\$214,900	\$216,000	34	KAIBAB
MAZATLAN	2/1.75	1,531	1997	\$239,000	\$235,000	17	HAVASU P2618
BLACKGOLD	2/1.75	1,609	1997	\$249,900	\$242,000	42	HAVASU P2621
STAR RIDGE	1/1	994	1978	\$123,457	\$119,000	39	
WHITE ROCK	2/1.75	1,438	1995	\$212,000	\$205,000	67	ALPINE C2666
DESERT GLEN	2/2	1,401	1979	\$165,000	\$165,000	64	G7633
AMIGO	2/1.75	1,339	1994	\$207,500	\$210,000	11	CAMERON P2601
SONNET	2/2	1,792	1981	\$204,000	\$197,000	13	ANNAPOLIS H766
VIA TERCERO	2/1.75	2,033	1996	\$339,900	\$339,000	1	CATALINA P2620 GC LOT
COPPERSTONE	2/2	1,425	1979	\$157,500	\$155,000	8	
FLAGSTONE	3/1.75	2,406	1979	\$243,500	\$243,500	38	CASTILLO H768
BLACKGOLD	2/1.75	1,677	1995	\$228,500	\$228,500	3	SAFFORD P2603
BEARDSLEY	3/2	3,149	1980	\$430,000	\$413,000	28	GC LOT
GOLF CLUB	2/1.75	1,625	1994	\$232,000	\$232,000	2	CAMERON
PALM DESERT	2/2	1,965	1982	\$219,500	\$189,500	194	
ROBERTSON	2/2	1,915	1994	\$245,000	\$241,000	26	CAREFREE
TANGELO	2/2	1,824	1985	\$219,500	\$210,000	47	D8523
TANGLEWOOD	2/2.5	2,131	1992	\$260,000	\$210,600	38	P2607
124TH	2/1.75	1,989	1980	\$249,900	\$249,900	10	AUGUSTA H769 POOL
MEADOWOOD	2/2.5	1,825	1992	\$310,000	\$317,500	4	VENTANA P2605 POOL GC LOT
POMEGRANATE	2/1.75	1,497	1979	\$219,000	\$214,000	28	WOODBURY H763
BALLAD	3/2.25	2,678	1984	\$359,000	\$330,000	2	SAN FRANCISCAN H835 GC LOT
AMIGO	2/2	1,371	1994	\$217,000	\$217,000	1	CAMERON
DOMINGO	2/2	1,254	1994	\$205,000	\$206,000	28	
133RD	3/1.75	2,169	1979	\$240,000	\$235,500	22	
ARZON	2/1.75	1,366	1997	\$219,000	\$217,250	8	
FUTURA	2/2.5	3,579	1992	\$499,500	\$483,000	3	H2510
PAINTBRUSH	2/1.75	1,999	1980	\$239,900	\$230,000	179	AUGUSTA H769
TIGERSEYE	2/1.75	1,392	1984	\$184,900	\$182,500	120	KAIBAB H832
CRYSTAL LAKE	3/1.75	1,923	1983	\$220,000	\$210,000	22	MOCCASIN H831
ROBERTSON	2/2.5	2,491	1996	\$450,000	\$451,500	36	SOMERTON E2617 GC LOT
CASTLE ROCK	2/1.75	1,609	1983	\$178,600	\$174,000	135	
COPPERSTONE	2/1	1,332	1979	\$154,500	\$143,000	78	G7832
KEYSTONE	2/1.75	1,425	1986	\$200,000	\$200,000	22	VENTURA P 8541
MAPLEWOOD	2/2	1,596	1979	\$189,900	\$187,000	61	D7622
VIA MANANA	2/1.75	1,555	1995	\$239,900	\$240,000	30	S2672
BELLWOOD	2/1.75	1,779	1979	\$210,347	\$210,347	49	ANNAPOLIS
BALLAD	2/1.75	1,635	1986	\$225,000	\$229,000	13	PIMA D8522 GC LOT
VISTA NORTH	2/1.75	1,194	1993	\$183,500	\$183,500	19	PICACHO C2661
SEVILLE	3/2	1,650	1981	\$200,000	\$198,000	32	WOODBURY H763
CASTLEBAR	3/2	2,366	1981	\$264,900	\$259,900	39	CASTILLO H768
134TH	3/1.75	2,370	1979	\$239,000	\$235,000	44	SONORA H7663

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

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
CAMINO DEL SOL	1/1	1,144	1978	\$135,000	\$135,000	37	VACATION VILLA
FLAGSTONE	2/3	2,069	1979	\$248,900	\$240,000	183	ANNAPOLIS
ACAPULCO	3/1.75	2,145	1997	\$369,000	\$310,000	142	LAKESIDE P2616
STAR RIDGE	1/1	994	1978	\$127,500	\$114,900	77	
130TH	3/1.75	1,958	1979	\$238,000	\$238,000	9	BERKLEY H7661
BLUE BONNET	3/2	2,519	1983	\$272,500	\$276,100	1	H835
SEVILLE	2/1.75	1,571	1983	\$199,000	\$189,000	32	KAIBAB H832
MICA	2/2	1,313	1991	\$179,500	\$170,000	18	CONQUISTADOR C2562
COPPERSTONE	1/1	744	1979	\$99,000	\$99,000	11	GARDEN APARTMENT G7631
ASHWOOD	2/1.75	2,255	1979	\$200,000	\$175,000	1	AUGUSTA H769
132ND	3/2	3,046	1979	\$295,000	\$282,000	150	CASTILLO GC LOT
OMEGA	2/1.75	1,419	1983	\$164,000	\$158,000	139	DUPLEX D8322
RICO	2/1.75	1,669	1994	\$240,000	\$215,600	64	SAFFORD P2603
PROSPECT	2/1.75	1,200	1978	\$154,900	\$140,000	87	VA 7851
DESERT GLEN	2/2	1,863	1990	\$259,000	\$245,000	60	MARTINIQUE V2553
COPPERSTONE	2/1.75	1,589	1979	\$174,900	\$171,900	47	
GALAXY	3/1.75	1,579	1980	\$225,000	\$223,000	37	WILMINGTON H765
LA TERRAZA	2/2	1,910	1979	\$199,900	\$190,000	27	
ALEPPO	2/1.75	1,138	1984	\$159,000	\$155,000	30	TOWNHOUSE G8332
CASTLE ROCK	2/1.75	1,951	1979	\$225,000	\$218,000	2	AGUSTA
BALLAD	2/1.75	1,670	1989	\$239,900	\$236,000	5	
MESA VERDE	2/1.75	2,020	1983	\$279,900	\$279,900	34	HOPI H834 POOL
BRANDYWINE	2/2	1,284	1983	\$147,000	\$131,000	30	8321D
134TH	2/1.75	1,401	1979	\$160,500	\$160,500	38	
ALPACA	2/1.75	2,000	1990	\$327,500	\$320,000	31	CROMWELL H2506
COUNTRYSIDE	2/2	1,386	1985	\$159,900	\$155,100	14	GARDEN APARTMENT G8333
STAR RIDGE	1/1	1,114	1978	\$135,000	\$135,000	0	
STAR RIDGE	1/1	1,114	1978	\$139,900	\$128,000	44	
JADESTONE	2/2	1,735	1987	\$254,900	\$254,900	3	
VIA TERCERO	2/2	1,666	1997	\$319,000	\$285,000	109	HAVASU P2618 GC LOT
BANYAN	3/4	2,366	1980	\$312,000	\$300,000	29	
BOLERO	2/2	1,150	1987	\$140,000	\$145,000	2	LA MIRADA G8532
FRANCISCAN	2/1.75	1,633	1985	\$249,900	\$235,000	15	CHATEAU H8503
CIRCLE RIDGE	2/2	1,828	1991	\$250,000	\$245,000	190	ROYALE T2572
CARAWAY	2/2	1,555	1993	\$250,000	\$240,000	37	PAYSON S2672
TRADING POST	2/2.5	1,898	1994	\$357,888	\$349,000	16	VENTANA P2605 GC LOT
CASTLEBAR	3/2	2,319	1981	\$370,000	\$355,000	160	SEVILLE H7810 POOL GC LOT
BALLAD	2/1.75	1,396	1984	\$199,900	\$200,000	4	H832
134TH	3/2	1,846	1979	\$206,500	\$200,000	98	CHICKASAW H767
BALLAD	2/1.75	2,013	1984	\$218,000	\$209,900	42	
TERRA VISTA	2/1.75	1,633	1987	\$246,900	\$247,000	37	
ALEPPO	2/1.75	1,633	1986	\$179,000	\$180,000	1	
GREENVIEW	2/1.75	1,170	1992	\$179,900	\$176,500	10	MESA
HURON	2/2.5	2,164	1993	\$410,000	\$400,000	2	POOL GC LOT
CONQUISTADOR	3/2	1,989	1979	\$285,000	\$260,000	204	GC LOT
JADESTONE	2/1.75	1,830	1979	\$240,000	\$240,000	3	ANNAPOLIS H766 GC LOT
DUSTY TRAIL	2/2	1,355	1995	\$215,000	\$215,000	7	CAMERON P2601
VIA MONTOYA	2/2	1,872	1996	\$389,000	\$382,000	57	PRESCOTT P2619 GC LOT
BALLAD	2/1.75	1,872	1984	\$294,000	\$289,000	50	CACTUS H8311 GC LOT

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

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
LAS BRIZAS	2/1.75	1,320	1996	\$205,000	\$207,000	1	CAMERON P2601
STAR RIDGE	1/1	994	1978	\$138,000	\$135,000	12	VACATION VILLA VA7851
CONQUISTADOR	2/1.75	2,401	1981	\$239,500	\$195,500	216	CLASSIC H786
STAR RIDGE	1/1.5	1,086	1978	\$130,000	\$130,000	37	GC LOT
SENTINEL	2/1.75	2,114	1992	\$240,000	\$220,000	103	
PROSPECT	2/1.5	1,200	1979	\$165,000	\$145,000	100	STUYVESANT D7623
GALAXY	2/1.75	1,708	1980	\$179,900	\$165,000	62	CLASSIC H786
124TH	3/2	2,166	1981	\$265,000	\$240,000	186	H768 GC LOT
YOSEMITE	2/1.75	1,677	1988	\$237,500	\$235,000	53	CAPISTRANO H8514
CAVALCADE	2/1.75	1,254	1995	\$209,500	\$205,000	0	
HERITAGE	2/2.25	2,656	1993	\$325,000	\$325,000	35	AVONDALE E2608
HERITAGE	2/2	1,733	1990	\$234,900	\$230,000	4	VENTURA
YOSEMITE	2/1.75	1,228	1987	\$200,000	\$185,000	28	WELLINGTON H8501
CONQUISTADOR	2/2	2,139	1983	\$249,900	\$249,900	7	HOPI
JAGUAR	2/1.75	1,677	1988	\$295,000	\$285,000	5	` GC LOT
TANGELO	2/1.75	1,490	1986	\$189,900	\$188,000	38	
TARTAN	2/1.75	1,523	1986	\$219,900	\$219,900	8	SANTIAGO H2502 POOL
DRIFTER	3/1.75	1,895	1995	\$312,900	\$312,900	38	PRESCOTT
GEMSTONE	2/2	1,824	1986	\$239,000	\$236,500	2	
LAS BRIZAS	3/1.75	1,895	1996	\$299,000	\$304,500	37	PRESCOTT
123RD	2/1.75	1,122	1984	\$149,000	\$149,000	38	
NUGGET	3/2	1,927	1980	\$299,900	\$299,900	32	ANNAPOLIS
GEMSTONE	2/2	1,633	1986	\$210,000	\$210,500	6	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	1,620	\$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-Apr 2018	411	\$214,866	1,679	\$129.49	Jan-Apr 2018	94	\$322,975	2,119	\$153.02

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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