



Douglas Belleville  
Associate Broker  
ABR, e-PRO, GRI, RECS

## The Belleville Team

Since 1993  
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REALTOR®



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

### SUN CITY WEST – REAL ESTATE MARKET UPDATE

#### SALES CLOSED – MAY 2018

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
HYACINTH	2/1.75	1,946	1979	\$249,900	\$230,000	160	
GABLE HILL	3/2	2,550	1987	\$425,000	\$375,000	102	SAN SIMEON GC LOT
BANYAN	3/2	2,335	1980	\$375,000	\$345,000	58	GC LOT
CASTLEBAR	2/1.75	1,738	1981	\$179,900	\$182,500	50	AFTON H787
PARADA	2/2.5	2,164	1994	\$320,000	\$310,000	35	COTTONWOOD
ASHWOOD	2/1.75	1,738	1979	\$218,900	\$218,900	40	
PARADA	2/2	2,165	1994	\$259,000	\$270,000	34	
SENTINEL	2/2	1,176	1992	\$219,000	\$219,000	124	WHITNEY
MEEKER	3/1.75	2,008	1981	\$259,900	\$257,031	58	ARCADIA H788 GC LOT
SENTINEL	2/1.75	1,555	1994	\$315,000	\$305,000	56	PAYSON S2672 GC LOT
WHITE WOOD	2/2.5	3,370	1993	\$448,000	\$445,000	14	SCOTTSDALE GC LOT
129TH	2/2	2,001	1979	\$254,900	\$255,000	142	CRANBROOK
PARADA	2/1.75	1,336	1994	\$217,000	\$212,000	94	CAMERON P2601
GUNSIGHT	2/1.75	1,653	1994	\$229,900	\$229,900	22	SAFFORD P2603
DOMINGO	3/2	1,574	1995	\$259,750	\$261,000	3	WINSLOW P2602
LAS BRIZAS	2/1.75	1,366	1994	\$232,000	\$230,500	33	ALPINE C2666
BONANZA	2/2	2,162	1983	\$324,900	\$323,000	5	
WAGON WHEEL	2/1.75	1,555	1995	\$243,900	\$244,900	21	PAYSON
RAVENSWOOD	2/2	1,438	1995	\$205,000	\$200,000	48	
156TH	2/2.5	1,825	1992	\$324,500	\$324,500	34	VENTANA
COUNTRYSIDE	2/2	1,138	1985	\$149,000	\$145,000	75	
ROCK SPRINGS	2/2	1,186	1980	\$185,000	\$175,000	34	
BOLERO	2/2	1,377	1987	\$176,900	\$172,000	28	PUEBLO G8533
124TH	2/1.75	2,018	1980	\$235,000	\$227,000	32	BRADFORD H784
136TH	2/1.75	1,228	1986	\$195,000	\$195,000	31	WELLINGTON H8501
145TH	2/2	1,669	1995	\$210,000	\$210,000	15	
STONEBROOK	2/1.75	1,221	1979	\$115,000	\$115,000	0	GARDEN APT. G7633
125TH	2/1.75	1,754	1980	\$219,900	\$210,000	220	D7623 GC LOT
STONEBROOK	2/1.75	1,401	1979	\$170,900	\$158,250	47	GARDEN TOWN HOUSE G7633
VEGA	2/2.5	2,082	1994	\$349,000	\$337,000	25	P2605
134TH	1/1	919	1979	\$122,000	\$119,000	58	
ALEPPO	3/1.75	1,401	1979	\$169,000	\$169,000	43	
149TH	2/1.75	1,733	1991	\$249,500	\$244,000	41	VENTURA H2505
SPRING RIDGE	2/1.75	2,020	1983	\$224,900	\$215,000	45	HOPI H834
CORRAL	2/2	1,917	1994	\$320,000	\$315,000	43	SAFFORD POOL

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COUNTRYSIDE	2/1.75	1,313	1991	\$170,000	\$170,000	45	
CORONET	2/1.75	1,373	1984	\$169,900	\$175,000	10	MOCCASIN
ALEPPO	2/1.75	1,138	1984	\$139,900	\$141,000	1	GARDEN APT
RAMPART	2/2	1,256	1979	\$173,000	\$173,000	3	WOODBURY H763
YOSEMITE	2/2	1,412	1989	\$190,000	\$190,000	12	D8521
VIA MANANA	2/1.75	1,521	1994	\$270,000	\$270,000	0	PAYSON S2672
134TH	1/1	744	1979	\$89,000	\$89,000	0	
WHITE ROCK	2/2	1,537	1995	\$225,000	\$225,000	49	ALPINE
SONNET	2/1.75	1,946	1980	\$219,900	\$220,400	1	CRANBROOK H7651
CHEROKEE	2/1.75	1,597	1994	\$229,900	\$229,900	47	CAMERON P2601
ASHWOOD	2/2	1,937	1980	\$229,900	\$225,000	2	GC LOT
SPANISH GARDEN	2/1.75	1,377	1988	\$172,500	\$173,500	2	PUEBLO G8533
CONQUISTADOR	4/3	4,302	1981	\$450,000	\$385,000	364	
TITAN	2/2	1,610	1979	\$199,500	\$184,000	96	
VERDE RIDGE	2/2	1,327	1993	\$196,500	\$174,750	40	
STONEBROOK	1/1	853	1979	\$119,900	\$116,000	35	GARDEN APARTMENT G7631
VIA MONTOYA	2/2.5	1,825	1994	\$299,000	\$284,500	52	VENTANA P-2605
STAR RIDGE	1/1	1,086	1978	\$143,900	\$139,500	76	APARTMENT VA 7852 GC LOT
BLUE SKY	2/1.75	1,635	1985	\$210,000	\$207,000	25	
BROKEN ARROW	2/2	1,807	1993	\$262,500	\$250,000	75	S2673
CARBINE	3/2	2,145	1996	\$325,000	\$319,000	27	POOL
ALEPPO	2/1.75	1,090	1990	\$165,000	\$159,900	26	MOHAVE
TRAIL RIDGE	3/2.5	2,932	1988	\$559,000	\$525,000	22	SAN SIMEON GC LOT
MEEKER	2/2	1,803	1997	\$259,500	\$255,000	16	FLAGSTAFF P2621
DESERT GLEN	2/2	2,168	1988	\$329,900	\$330,000	18	
SENTINEL	2/1.75	1,352	1992	\$255,000	\$244,500	3	H2503
STAR RIDGE	1/1	1,086	1978	\$154,000	\$154,000	18	GC LOT
WAGON WHEEL	2/1.75	1,444	1995	\$244,900	\$244,900	31	RIO VERDE
BUTTERFIELD	3/2	2,421	1979	\$255,900	\$246,250	112	BERKELEY H7663
133RD	2/2	1,716	1993	\$264,900	\$258,000	67	CHANDLER
BROKEN ARROW	2/1.75	1,318	1993	\$215,900	\$224,000	2	RIO VERDE S2671
PALM DESERT	3/2	2,519	1984	\$305,000	\$270,000	105	
DESERT GLEN	2/2	1,996	1989	\$249,900	\$247,900	21	GALERIA V2552
142ND	3/2.5	2,700	1990	\$405,000	\$375,000	14	GC LOT
126TH	3/2	1,722	1980	\$244,900	\$240,000	31	
MAPLEWOOD	2/1.75	1,823	1979	\$224,000	\$193,000	229	D7622
STONEGATE	3/2	2,550	1987	\$419,500	\$379,000	150	SAN SIMEON H8515
135TH	3/1.75	2,550	1988	\$319,000	\$275,000	81	SAN SIMEON H8515
LAS BRIZAS	2/2	1,586	1995	\$260,000	\$227,000	124	CAMERON
EDEN	2/1.75	2,200	1983	\$269,500	\$265,000	51	HOPI H834 POOL
BLUE VERDE	2/2.5	1,865	1992	\$345,000	\$345,000	35	VENTANA GC LOT
RAVENSWOOD	2/1.75	1,180	1991	\$180,000	\$180,000	32	FRISCO D-2521
BUTTONWOOD	2/2.5	2,115	1993	\$289,900	\$285,000	32	PINETOP P2606
PROSPECT	2/1.75	1,212	1979	\$175,000	\$170,000	29	D-7621
HERMOSILLO	2/1.75	1,786	1996	\$249,900	\$245,000	2	FLAGSTAFF
SUMMERSTAR	2/2	1,700	1986	\$315,000	\$320,000	144	P8542 GC LOT
YOSEMITE	2/1.75	1,677	1988	\$237,500	\$235,000	54	CAPISTRANO H8514
DUSTY TRAIL	3/2.5	1,778	1995	\$257,000	\$253,500	6	WINSLOW P2602
BLUE BONNET	2/2	2,020	1983	\$230,000	\$220,000	169	

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EVENINGSIDE	2/2	2,020	1984	\$230,000	\$225,000	55	HOPI H834
BALLAD	2/1.75	1,639	1983	\$214,900	\$212,500	18	DUPLEX D8322 GC LOT
SPRINGDALE	2/2	1,024	1987	\$174,900	\$175,000	6	MALIBU H8511
VIA MANANA	2/1.75	1,254	1998	\$202,000	\$200,000	33	
VETERANS	2/1.75	2,367	1995	\$325,000	\$317,500	14	TRUXTON P2611
SERENADE	3/1.75	2,528	1985	\$489,000	\$464,520	71	SAN SIMEON H8515 POOL GC LOT
BLUE VERDE	2/1.75	1,870	1992	\$298,000	\$298,000	45	ROYALE T2572 GC LOT
GINGER	3/2	1,989	1980	\$264,900	\$255,000	16	
HERITAGE	2/2	2,018	1990	\$229,000	\$235,500	113	CROMWELL
SKYLARK	2/2	1,738	1980	\$263,500	\$235,000	204	
146TH	2/2	1,866	1995	\$354,900	\$338,000	44	CLIFTON
SPRING MEADOW	2/2	1,824	1985	\$249,000	\$249,000	70	BROOKSIDE H850
EVENINGSIDE	3/2.75	1,930	1985	\$229,000	\$221,000	54	H8503
MARBLE	3/1.75	1,897	1979	\$207,750	\$198,400	71	CHICKASAW H767
ALEPPO	2/2	1,398	1979	\$194,900	\$187,000	69	
130TH	2/1.75	1,738	1979	\$249,900	\$240,000	29	H7651
CABALLERO	2/3	1,825	1994	\$264,900	\$249,000	64	VENTANA
SPRINGDALE	3/2	1,424	1987	\$210,000	\$210,000	25	WELLINGTON
MAYA	2/1.75	1,084	1997	\$199,950	\$197,000	23	LA PAZ
VIA MONTOYA	3/2	1,875	1995	\$289,000	\$289,000	4	
BOLERO	1/1	880	1988	\$126,000	\$126,000	39	
DESERT GLEN	2/1.75	1,677	1987	\$246,500	\$248,500	22	CAPISTRANO H-8514
BUTTONWOOD	2/2	1,677	1988	\$255,000	\$255,000	46	CAPISTRANO
COLT	2/2.5	1,646	1996	\$239,888	\$240,988	6	C2666
PROSPECT	1/1	994	1978	\$129,000	\$122,000	21	VACATION APARTMENT VA7851
BALLAD	2/1.75	1,293	1983	\$189,900	\$189,900	2	
STONEBROOK	2/1.75	1,401	1979	\$172,000	\$152,000	114	GARDEN APARTMENT G7633
MARBLE	2/2	2,180	1979	\$249,000	\$227,500	53	CRANBROOK H7651C
ROBERTSON	2/2.5	2,182	1994	\$408,000	\$387,000	80	COTTONWOOD P-2607 POOL GC LOT
STAR RIDGE	2/1	1,114	1978	\$135,000	\$136,000	35	
DOMINGO	2/1.75	1,438	1998	\$239,000	\$239,000	48	ALPINE
MEEKER	2/2	1,377	1986	\$179,000	\$174,900	58	PUEBLO G8533
GUNSIGHT	3/1.75	2,305	1994	\$379,900	\$375,000	15	SEDONA P-2610
MICA	2/1.75	1,138	1985	\$159,900	\$159,900	12	G8332
TANGELO	2/2	1,824	1985	\$219,900	\$220,000	40	ASPEN D8523
BUTTERFIELD	2/1.75	1,823	1979	\$209,000	\$192,000	113	ANNAPOLIS H766
EVENINGSIDE	2/2	1,864	1984	\$235,000	\$235,000	80	CORONADO H8505
WESTGATE	2/1.75	2,011	1979	\$244,900	\$239,900	30	WILMINGTON H765 POOL
124TH	2/2	1,833	1985	\$229,000	\$225,000	11	CHATEAU H8503
WHITE WOOD	2/2	2,010	1989	\$259,900	\$255,000	49	CROMWELL
PINETREE	2/2	1,046	1987	\$179,900	\$179,900	35	MALIBU
MEEKER	2/1.75	1,556	1988	\$299,000	\$299,000	1	P8541
CASA LINDA	2/1.75	1,391	1987	\$221,000	\$219,000	0	BRIDGEFORD H8502
STAR RIDGE	1/1	994	1978	\$129,900	\$125,000	70	VACATION APARTMENT
FUTURA	2/2.5	2,981	1994	\$499,000	\$465,000	85	SCOTTSDALE E2609 POOL GC LOT
PROSPECT	2/2	1,790	1979	\$220,000	\$200,000	94	D7624
BUTTERFIELD	2/1.75	1,579	1979	\$195,000	\$195,000	29	WILMINGTON H765
PYRACANTHA	2/1.75	1,791	1985	\$224,000	\$222,000	32	BRIDGEFORD H8502
SENTINEL	2/1.75	1,778	1992	\$239,900	\$230,000	22	VENTURA H-2505

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WHITE WOOD	2/2	1,770	1989	\$215,000	\$217,000	16	REMINGTON H2503
123RD	2/1.75	1,677	1985	\$210,000	\$208,000	0	CAPISTRANO H8514
BROKEN ARROW	2/1.75	2,017	1997	\$297,700	\$297,700	18	CATALINA P2620
131ST	2/2	1,979	1979	\$249,900	\$246,000	101	
130TH	2/2	1,160	1979	\$189,900	\$185,000	7	WOODBURY
ELMBROOK	2/2	1,824	1987	\$240,000	\$240,000	6	ELDORADO
MICA	2/2	1,313	1991	\$184,875	\$188,500	27	CONQUISTADOR C2562
SKYVIEW	2/2	1,738	1979	\$239,000	\$239,000	15	
HERITAGE	2/1.75	1,336	1993	\$206,900	\$207,000	25	CAMERON P2601

**SUN CITY WEST – REAL ESTATE MARKET UPDATE  
HISTORICAL SALES DATA**

<b>Properties <u>NOT</u> On Golf Course</b>					<b>Properties On Golf Course</b>				
<b>PERIOD</b>	<b># SALES</b>	<b>AVG SOLD \$</b>	<b>AVG SQ FT</b>	<b>AVG \$ /SQ FT</b>	<b>PERIOD</b>	<b># SALES</b>	<b>AVG SOLD \$</b>	<b>AVG SQ FT</b>	<b>AVG \$ /SQ FT</b>
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-May 2018	534	\$217,117	1,676	\$131.20	Jan-May 2018	112	\$323,278	2,118	\$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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