



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

The Belleville Team

Since 1993
(623) 236-2235



No Magic
Just
Experience

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 – JUNE 2018

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
BONANZA	2/2	1,738	1979	\$190,000	\$175,000	35	
CORRAL	2/1.75	1,856	1997	\$264,900	\$264,900	88	PRESCOTT P2619
142ND	2/1.75	1,824	1989	\$349,900	\$337,450	5	ELDORADO H8504 GC LOT
PALM DESERT	2/1.75	2,020	1984	\$213,000	\$220,000	44	H 834
BANYAN	3/1.75	2,382	1980	\$299,000	\$299,000	5	CASTILLO H768 POOL GC LOT
134TH	2/1.75	1,221	1979	\$150,000	\$150,000	4	GARDEN APARTMENT G7633
MESA VERDE	3/3	1,958	1979	\$240,000	\$192,000	243	POOL
DESERT GLEN	2/1.75	1,577	1979	\$172,000	\$160,000	64	
DESERT GLEN	2/2	1,790	1979	\$199,500	\$199,500	16	D7624
SHADOW HILLS	2/2	1,610	1979	\$194,900	\$185,000	61	ANNAPOLIS
WHITE HORSE	2/2	1,586	1991	\$229,000	\$225,000	45	WEXFORD H2504
BALLAD	2/1.75	1,419	1983	\$174,900	\$172,000	13	D8322
159TH	2/2.5	1,881	1993	\$285,000	\$285,000	1	VENTANA P 2605
PROSPECT	2/2	1,738	1979	\$215,000	\$191,000	111	CRANBROOK H-7651
125TH	2/1.75	1,738	1981	\$259,900	\$235,000	16	CRANBROOK H7651 GC LOT
COUNTRYSIDE	1/1	777	1985	\$113,900	\$116,000	1	
YUKON	2/1.75	1,804	1987	\$195,000	\$195,000	18	CAMBRIDGE H8504 POOL
MICA	2/1.75	1,138	1985	\$159,900	\$150,000	64	
HURON	3/2.5	2,813	1992	\$389,000	\$381,000	48	MONTERA H2510 GC LOT
130TH	2/1.75	1,579	1979	\$185,000	\$172,000	11	H765
MARBLE	2/1.75	2,100	1979	\$274,900	\$237,800	123	
JADESTONE	3/2	2,407	1982	\$264,900	\$243,500	91	BERKELEY
CAMINO DEL SOL	2/2	1,591	1979	\$169,900	\$150,000	79	
MICA	2/2	1,313	1991	\$178,800	\$178,000	70	CONQUISTADOR
VISTA NORTH	2/1.5	1,084	1994	\$184,900	\$184,900	34	LA PAZ C2664
GEMSTONE	2/2	1,024	1986	\$178,900	\$160,000	38	MALIBU H8511
VIA MANANA	2/1.75	1,438	1997	\$212,000	\$215,000	2	ALPINE C2666
BROKEN ARROW	2/1.75	1,377	1985	\$183,950	\$183,950	17	PUEBLO G8533
HYACINTH	2/2	1,610	1979	\$239,900	\$234,900	48	ANNAPOLIS H766C
SENTINEL	2/2	1,336	1993	\$219,900	\$221,900	42	P2601
DESERT GLEN	2/2.5	2,015	1992	\$369,900	\$369,900	15	PINETOP P2606 GC LOT
GREYSTONE	2/1.75	1,253	1990	\$200,000	\$197,500	8	HUDSON H2502
CASTLE ROCK	2/2	1,780	1979	\$233,900	\$217,500	210	ANNAPOLIS
ROBERTSON	2/1.75	1,653	1995	\$254,900	\$240,000	0	SAFFORD
WAGON WHEEL	2/1.75	1,824	1994	\$274,000	\$270,000	0	CAREFREE S2673

< Continued >

**SUN CITY WEST – REAL ESTATE MARKET UPDATE
SALES CLOSED – JUNE 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>
SHADOW HILLS	3/2	2,166	1978	\$217,777	\$221,000	58	CASTILLO
123RD	2/2	1,228	1985	\$194,900	\$194,900	23	
PAVILLION	2/1.75	1,751	1990	\$365,000	\$325,000	83	VENTURA H2505 GC LOT
FOXFIRE	2/2	1,394	1984	\$190,000	\$190,000	56	
HORIZON	2/2	1,653	1994	\$279,000	\$275,000	42	SAFFORD MODEL
ALEPPO	2/1.75	1,104	1990	\$180,000	\$180,000	44	MOJAVE-UPDATED C-2561
SUMMERSTAR	2/2	1,801	1986	\$279,900	\$240,000	184	GC LOT
MIRAGE	2/2.5	2,290	1994	\$319,000	\$291,423	130	TRUXTON
MEADOWOOD	4/3	2,961	1989	\$499,000	\$405,000	102	POOL GC LOT
SKY HAWK	2/1.75	1,790	1992	\$246,000	\$243,000	72	PAYSON S2672
STONEBROOK	2/1	1,146	1979	\$129,900	\$131,000	2	G7632
BELLWOOD	2/2	1,425	1986	\$235,000	\$231,000	23	VENTURA P8541
MESA VERDE	2/1.75	2,454	1979	\$235,000	\$215,000	140	ANNAPOLIS H766
BLUE BONNET	2/1.75	1,953	1982	\$229,750	\$220,000	69	CLASSIC H786
133RD	1/1	994	1978	\$136,900	\$136,000	25	
PARADA	3/2	2,150	1995	\$379,900	\$379,900	12	LAKESIDE P2616 GC LOT
BALLAD	2/2	1,989	1984	\$275,000	\$270,000	150	NANDINA H8312 GC LOT
CORRAL	3/2.5	1,847	1996	\$320,000	\$310,000	35	HAVASU W/CASITA P2618
PAVILLION	2/2	2,018	1989	\$299,000	\$294,000	3	CROMWELL H2506
BUNTLINE	2/1.75	1,989	1979	\$259,500	\$255,000	233	AUGUSTA H769 GC LOT
132ND	2/2	2,234	1979	\$375,000	\$350,000	118	GC LOT
CASTLE ROCK	2/2	1,738	1979	\$215,000	\$190,000	34	H7651
DUSTY TRAIL	2/2	1,594	1995	\$249,000	\$237,500	9	CAMERON P2601
134TH	2/1.75	1,401	1979	\$160,000	\$155,500	5	G7633 G7633
129TH	2/1.75	1,771	1979	\$207,000	\$207,000	6	WILMINGTON
PANTHER	2/1.75	1,598	1989	\$210,000	\$203,000	26	
DESERT GLEN	2/2	1,790	1979	\$179,500	\$169,000	137	DUPLEX 7624-C
BUTTERFIELD	2/1.75	1,935	1979	\$219,000	\$218,500	79	CRANBROOK H7561
137TH	2/1.75	1,608	1986	\$239,000	\$212,500	26	WELLINGTON H8501
COPPERSTONE	2/2	1,401	1979	\$164,900	\$158,500	29	
EVENINGSIDE	2/1.75	1,122	1984	\$165,000	\$165,000	42	
PROSPECT	2/2	1,590	1983	\$175,000	\$175,000	32	
BONANZA	2/1.75	1,958	1979	\$199,900	\$199,000	87	H7651
123RD	2/1.75	1,963	1979	\$250,000	\$239,900	95	WILMINGTON H765 POOL
STAR RIDGE	1/1	1,139	1978	\$135,000	\$131,000	105	VACATION APARTMENT VA7851
VIA MANANA	2/1.75	1,450	1997	\$222,900	\$224,000	43	ALPINE
FLAGSTONE	2/1.75	2,111	1979	\$258,000	\$258,000	31	H765
123RD	2/2	2,103	1985	\$229,000	\$255,000	161	
ALLEGRO	2/1.75	1,950	1979	\$279,900	\$279,900	56	
VIA MANANA	3/1.75	1,926	1996	\$310,000	\$310,000	37	PRESCOTT P2619
SPRING MEADOW	2/1.75	1,636	1988	\$198,000	\$183,750	13	PIMA D8522
CASTLEBAR	3/2	2,880	1981	\$365,000	\$360,000	685	CUSTOM ARCADIA GC LOT
BRANDYWINE	2/2	1,172	1983	\$155,000	\$153,000	0	
LA TERRAZA	3/2	2,166	1979	\$222,000	\$210,000	16	
GUNSIGHT	2/1.75	1,318	1994	\$229,500	\$232,000	2	RIO VERDE S2671
124TH	2/2	2,430	1980	\$275,000	\$240,000	137	POOL
LIMOUSINE	2/1.75	1,161	1993	\$185,500	\$183,000	56	MESA C2662
BUTTERFIELD	3/2	2,166	1979	\$275,000	\$269,000	18	BERKELEY H7663 POOL
COPPERSTONE	2/1.75	1,834	1979	\$187,500	\$175,000	24	DUPLEX D7622

< Continued >

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

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
CAMINO DEL SOL	2/1.75	1,401	1979	\$155,500	\$155,500	42	G7633
COUNTRYSIDE	2/2	1,138	1985	\$139,900	\$120,000	16	CORTEX
STAR RIDGE	1/1	1,134	1978	\$141,750	\$132,500	136	VA7851
GABLE HILL	3/1.75	2,528	1987	\$305,000	\$293,000	104	SAN SIMEON H8515 POOL
MARBLE	3/1.75	2,035	1979	\$245,000	\$235,000	102	BERKELEY H7663
LA TERRAZA	2/2	1,610	1979	\$210,900	\$185,000	74	
SONNET	2/2	1,434	1983	\$209,900	\$200,000	44	
CASTLE ROCK	2/2	1,212	1979	\$182,500	\$184,500	36	D7621
HURON	2/2.5	2,799	1992	\$400,000	\$390,000	22	MONTERA GC LOT
GUNSIGHT	2/2.5	2,656	1995	\$349,900	\$355,000	6	AVONDALE E2608
BEECHWOOD	2/2	1,738	1979	\$235,000	\$230,000	51	CRANBROOK
SENTINEL	3/1.75	1,425	1990	\$240,000	\$235,000	21	HUDSON

< Continued >

**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-Jun 2018	616	\$215,941	1,672	\$130.84	Jan-Jun 2018	126	\$323,845	2,132	\$152.55

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.

Get our monthly “Market Updates” - FREE

- On our website - www.bellre.com
- By mail - call 623-236-2235 [leave message]

If you are thinking of selling -
Request a Comparative Market Analysis of your property
Call 623-236-2235 [leave message]