



Douglas Belleville

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SUN CITY WEST – REAL ESTATE MARKET UPDATE

SALES CLOSED – JULY 2018

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
WILDWOOD	2/2	1,610	1979	\$249,900	\$217,600	167	POOL
135TH	3/4	3,516	1988	\$575,000	\$487,500	81	MONTEREY
UTICA	2/1.75	1,104	1995	\$188,900	\$186,400	36	C2664
129TH	2/2	2,112	1979	\$215,000	\$210,000	191	CRANBROOK
ANTELOPE	2/2	1,438	1996	\$217,000	\$217,000	14	ALPINE
PYRACANTHA	3/2	1,968	1978	\$279,000	\$270,000	75	BERKELEY
BEARDSLEY	2/1.75	1,738	1979	\$209,000	\$209,000	38	CRANBROOK H7651
YUKON	2/1.75	1,370	1990	\$198,900	\$198,900	4	REMINGTON
VISTA NORTH	2/2	1,161	1994	\$180,000	\$178,000	57	
PAINTBRUSH	3/2	2,319	1981	\$359,000	\$362,500	25	SEVILLE POOL GC LOT
134TH	2/2	1,515	1979	\$232,900	\$230,000	19	WOODBURY
BALLAD	2/2	2,317	1994	\$405,750	\$398,500	15	SEDONA P2610 GC LOT
LA TERRAZA	3/1.75	2,059	1979	\$250,000	\$244,000	28	BERKELEY H 7663
HORIZON	3/2	2,150	1995	\$319,900	\$319,000	29	
SKY HAWK	2/2	1,780	1991	\$329,900	\$325,000	23	CAREFREE/ROYALE GC LOT
CHEROKEE	2/2	1,371	1994	\$210,000	\$215,000	22	CAMERON
SENTINEL	2/2	1,669	1993	\$240,000	\$234,000	102	SAFFORD
SEVILLE	3/2	2,507	1984	\$285,000	\$265,000	85	H835
POMEGRANATE	3/1.75	1,958	1979	\$234,777	\$234,777	34	BERKLEY H7663
PARADA	2/2	2,179	1995	\$405,000	\$399,000	6	SEDONA P2610 GC LOT
STAR RIDGE	1/1	1,130	1978	\$137,000	\$132,000	25	
COPPERSTONE	2/1.75	1,419	1983	\$174,900	\$169,500	21	
TIGERSEYE	2/2	1,824	1985	\$239,900	\$235,000	46	BROOKSIDE
STONEBROOK	2/2	1,425	1979	\$164,900	\$164,900	28	G7633
BALLAD	2/2	1,982	1989	\$269,900	\$269,900	34	CROMWELL H2506 POOL
SHAMROCK	2/2	1,845	1987	\$250,000	\$215,000	120	CAPISTRANO
BALLAD	2/1.75	1,700	1982	\$219,000	\$207,000	61	GC LOT
BLUE SKY	2/1.75	1,635	1986	\$219,900	\$219,900	3	PIMA
MARBLE	3/2	1,520	1979	\$200,000	\$186,000	98	VALLEY FORGE 764A
BANJO	2/2	1,677	1986	\$244,900	\$244,900	21	POOL
156TH	2/2	1,669	1993	\$239,000	\$235,000	39	SAFFORD P2603A
TOURNAMENT	2/2.5	2,015	1994	\$280,000	\$280,000	31	PINETOP P2606
WINDCREST	3/1.75	1,425	1989	\$239,900	\$235,000	186	POOL
DUSTY TRAIL	2/1.75	2,332	1993	\$310,000	\$312,000	61	SEDONA P2610
BLUE SKY	2/2	1,824	1986	\$224,900	\$223,000	32	ASPEN

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

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
TOMAHAWK	2/2.5	2,033	1996	\$289,900	\$290,000	16	CATALINA P2620
ALEPPO	2/2	1,221	1979	\$179,999	\$175,000	44	
OAK GLEN	2/2	1,649	1987	\$240,000	\$230,000	38	CAPISTRANO H8514
148TH	3/2.75	2,198	1992	\$309,900	\$309,900	109	BARCELONA W/CASITA H-2507 POOL
COLT	2/2.5	2,349	1994	\$329,000	\$319,000	109	TRUXTON P2611
SENECA	2/1.75	1,632	1979	\$185,000	\$180,000	52	
SKYLARK	2/2	1,158	1983	\$180,000	\$178,000	26	
125TH	2/2	1,949	1981	\$245,000	\$230,000	15	CLASSIC GC LOT
HYACINTH	2/2	1,990	1979	\$210,000	\$185,000	146	CRANBROOK
DUSTY TRAIL	2/2	2,457	1993	\$329,900	\$308,000	85	SEDONA
PROSPECT	2/2	1,951	1979	\$235,000	\$228,000	18	AUGUSTA
BLUE SKY	2/1.75	1,635	1986	\$215,000	\$215,000	62	D8522
BELLWOOD	2/2	1,425	1985	\$219,000	\$218,000	29	DELMAR H8541
DUSTY TRAIL	2/1.75	1,693	1995	\$259,000	\$259,000	26	SAFFORD P2603
STAR RIDGE	1/1	1,086	1978	\$129,900	\$129,900	2	VACATION VILLA VA7852 GC LOT
STAR RIDGE	1/1	1,086	1978	\$144,000	\$144,000	1	VA 7852 GC LOT
LIMOUSINE	2/1.75	1,108	1993	\$180,000	\$162,500	99	PICACHO
MARBLE	2/2	1,579	1979	\$194,500	\$180,000	91	
PROSPECT	1/1	1,140	1978	\$136,000	\$136,000	72	
ROBERTSON	2/2.5	2,491	1995	\$457,000	\$451,000	24	SOMERTON E2617 GC LOT
ZEPHYR	2/2	1,633	1986	\$225,900	\$225,900	39	ZEPHYR H8503
ACAPULCO	3/3.5	2,851	1996	\$425,000	\$400,000	4	SOMERTON E2617 GC LOT
CONQUISTADOR	2/1.75	2,184	2002	\$288,500	\$275,000	128	NANDINA H8312
SENTINEL	2/2	2,032	1990	\$240,000	\$240,550	11	H2506
125TH	3/2	2,441	1981	\$355,000	\$348,000	48	GC LOT
ROBIN	2/2	2,015	1994	\$275,000	\$282,000	6	PINETOP
FOXFIRE	2/2	1,594	1984	\$199,900	\$193,000	1	CACTUS
SPANISH GARDEN	1/1	777	1985	\$115,000	\$115,000	0	GARDEN APT. G8331
146TH	2/2	1,024	1988	\$189,000	\$180,000	78	
BALLAD	2/2	2,000	1989	\$259,900	\$253,500	6	CROMWELL H2506
STAR RIDGE	1/1	994	1978	\$127,500	\$128,000	1	VA7851
159TH	2/2.5	1,825	1993	\$269,900	\$257,500	42	VENTANA
GABLE HILL	2/2	1,824	1987	\$248,500	\$234,500	75	EL DORADO H8504
GREENVIEW	2/2	1,391	1992	\$178,000	\$178,000	49	
YOSEMITE	2/1.75	1,677	1988	\$180,000	\$180,000	31	CAPISTRANO H8514
BROKEN ARROW	2/2	1,377	1986	\$179,500	\$179,500	32	G8533
SKY HAWK	2/2	1,269	1990	\$215,000	\$215,000	31	HUDSON P2502
ANTELOPE	2/2	1,046	1988	\$175,000	\$175,000	2	MALIBU
TIGERSEYE	2/1.75	1,759	1985	\$234,500	\$234,500	49	CHATEAU H8503
146TH	2/1.75	2,104	1988	\$279,500	\$272,000	52	CAMBRIDGE H8504
COUGAR	2/1.75	1,729	1980	\$230,000	\$215,000	70	ANNAPOLIS H766C
ANTELOPE	2/1.75	1,228	1987	\$209,500	\$195,000	50	WELLINGTON H8501
STAR RIDGE	1/1	1,086	1978	\$145,000	\$150,000	35	VACATION APT VA-7852 GC LOT
WAGON WHEEL	2/1.75	1,238	1995	\$212,000	\$213,000	17	PARADISE
GREYSTONE	3/2	1,881	1992	\$245,000	\$242,000	99	
BONANZA	2/2	1,428	1983	\$199,900	\$196,500	29	
ROBERTSON	2/2	1,919	1993	\$268,875	\$252,000	49	CHANDLER P2604
ACAPULCO	3/1.75	1,850	1995	\$349,900	\$343,800	32	CLIFTON P2615
SHADOW HILLS	2/1.75	1,549	1984	\$209,000	\$205,000	34	D-8322

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SALES CLOSED – JULY 2018 (cont)**

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
TIGERSEYE	2/1.75	2,103	1985	\$269,000	\$258,000	25	SAN CARLOS H8506
FOXFIRE	2/1.75	1,585	1984	\$199,900	\$206,000	113	CACTUS H8311
WHITE WOOD	2/2	1,670	1989	\$279,900	\$264,000	99	
RAVENSWOOD	2/2	2,024	1990	\$279,000	\$270,000	82	
SPRINGDALE	3/2	3,000	1988	\$484,875	\$485,000	3	SAN SIMEON H8515 POOL GC LOT
MESA VERDE	2/1.75	2,020	1983	\$254,900	\$260,000	4	HOPI H834
136TH	2/2	1,090	1991	\$183,500	\$181,000	42	CASITA 2561
OPAL	2/1.75	1,591	1979	\$169,000	\$165,500	132	GARDEN APT G7634

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**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-Jul 2018	695	\$217,147	1,674	\$131.39	Jan-Jul 2018	139	\$322,549	2,121	\$152.31

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.

If you are thinking of selling
Request a FREE - NO OBLIGATION
CMA (Comparative Market Analysis) of your property
Call Doug at 623-910-0422