



Douglas Belleville

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ABR, e-PRO, GRI, RECS

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SUN CITY WEST – REAL ESTATE MARKET UPDATE

SALES CLOSED – AUGUST 2018

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
BELLWOOD	3/1.75	2,496	1979	\$249,900	\$215,000	255	CHICKASAW
BALLAD	2/1.75	1,419	1983	\$192,500	\$192,500	45	DUPLEX D8322
SWALLOW	2/1.75	1,561	1980	\$194,900	\$194,900	2	DELTON H783
BONANZA	2/2	1,918	1979	\$249,900	\$239,700	255	
INCA	2/1.75	1,438	1997	\$237,000	\$227,500	17	ALPINE C-2666
CAMINO DEL SOL	2/1.75	1,221	1979	\$154,000	\$148,000	62	
ALEPPO	2/1.75	1,411	1979	\$179,900	\$179,900	22	GARDEN APARTMENT G-7634
BONANZA	2/2	1,579	1979	\$192,500	\$188,000	99	WILMINGTON H765 B
FIELDSTONE	2/2	1,600	1984	\$224,000	\$222,000	12	MONTEZUMA H833
PROSPECT	2/1.75	1,609	1983	\$175,000	\$176,000	3	
127TH	2/2	2,500	1985	\$295,000	\$287,900	186	
MORNING DOVE	2/1.75	1,046	1985	\$169,900	\$169,900	17	MALIBU H8511
ZINNIA	3/3	2,774	1980	\$300,000	\$300,000	2	POOL
SKY HAWK	2/1.75	1,764	1991	\$275,000	\$265,000	60	ROYALE T2572 GC LOT
CAMINO DEL SOL	2/1.75	1,221	1979	\$153,550	\$138,000	54	GARDEN APARTMENT G7633
SENTINEL	2/2	1,726	1992	\$275,000	\$267,500	48	
ASHWOOD	2/2	2,255	1979	\$265,000	\$260,000	8	
147TH	2/2	1,824	1988	\$277,900	\$275,000	36	H8504
124TH	2/1.75	1,850	1980	\$274,500	\$255,000	59	ARCHER H785
BONANZA	2/1.75	2,217	1979	\$289,900	\$290,500	12	POOL
TOREADOR	2/1.75	2,020	1983	\$244,900	\$217,900	94	H834
COLT	2/2	1,366	1994	\$205,000	\$198,000	39	ALPINE C2666
134TH	2/1	900	1979	\$159,900	\$154,000	28	
MIRAGE	2/2	1,794	1994	\$360,000	\$360,000	13	POOL
PALOMAR	1/1	777	1984	\$115,000	\$115,000	7	GARDEN APT G8331
GABLE HILL	2/1.75	1,428	1987	\$232,000	\$232,000	31	H8501-R
CASTLE ROCK	2/1.75	1,911	1979	\$234,000	\$234,000	4	
137TH	2/1.75	1,391	1986	\$225,000	\$215,000	59	BRIDGEFORD H8502
CIRCLE RIDGE	2/1.75	1,780	1991	\$249,750	\$240,000	63	ROYALE T2572
SUMMERSTAR	3/3	2,700	1988	\$525,000	\$460,000	200	GC LOT
CASTLEBAR	2/2	2,259	1981	\$299,900	\$299,900	4	CRANBROOK GC LOT
CONQUISTADOR	3/1.75	1,694	1979	\$265,000	\$265,500	1	H767 GC LOT
SENTINEL	2/1.75	1,336	1993	\$205,000	\$195,000	20	CAMERON
OPAL	2/1.75	1,951	1979	\$239,900	\$227,500	66	
ANTELOPE	2/2	1,677	1987	\$210,000	\$207,000	120	CAPISTRANO H8514

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DOMINGO	1/1.75	1,238	1994	\$205,000	\$205,000	44	PARADISE C2665
RAVENSWOOD	2/2.5	2,157	1989	\$389,000	\$370,000	27	BARCELONA H2507E GC LOT
YOSEMITE	2/2	1,196	1991	\$187,500	\$185,000	12	
WHITE ROCK	2/1.75	1,764	1992	\$294,500	\$294,500	24	WEXFORD H2504 GC LOT
CHEROKEE	2/1.75	1,597	1994	\$236,500	\$236,500	49	CAMERON P2601
BALLAD	2/2	2,139	1984	\$248,000	\$245,000	3	HOPI
129TH	2/1.75	1,999	1993	\$354,900	\$258,888	130	CHANDLER
PECOS	2/2.5	1,881	1995	\$307,000	\$290,000	67	P2605
ALTA LOMA	2/1.75	1,733	1988	\$275,000	\$270,000	23	GRANADA P8542
YOSEMITE	2/1.75	1,683	1992	\$257,000	\$257,000	28	WEXFORD
SKYLARK	2/1.75	2,241	1980	\$249,000	\$244,000	0	
BONANZA	2/1.75	1,976	1979	\$238,000	\$220,000	34	H7651
RAMPART	2/2	1,738	1979	\$224,500	\$224,500	3	CRANBROOK H7651
COPPERSTONE	2/1	1,146	1979	\$149,900	\$148,900	62	
ALOHA	2/1.75	1,670	1991	\$230,000	\$235,000	27	LAUREL H-2505 POOL
132ND	3/2	2,495	1983	\$394,900	\$394,900	33	SEVILLE H7810 POOL GC LOT
COUNTRYSIDE	2/1.75	1,138	1985	\$152,900	\$155,000	30	G8382
BUNTLINE	3/2	2,366	1979	\$285,000	\$285,000	1	CASTILLO H768 GC LOT
ALTA LOMA	2/1.75	1,733	1988	\$249,999	\$247,500	81	P8542
CROWN RIDGE	2/2	1,929	1978	\$365,000	\$335,000	29	POOL GC LOT
129TH	2/1.75	1,654	1993	\$244,900	\$244,900	36	SAFFORD P2603
FALCON RIDGE	2/2.5	2,182	1993	\$425,000	\$405,000	266	COTTONWOOD P2607
ALEPPO	2/2	1,228	1986	\$232,500	\$220,000	102	WELLINGTON
HORIZON	3/2.75	2,101	1996	\$279,900	\$279,900	22	PRESCOTT W/CASITA P2619
OAK GLEN	2/1.75	1,824	1987	\$295,000	\$295,000	18	H8504 POOL
GEMSTONE	2/1.75	1,635	1986	\$225,000	\$215,000	32	CAPISTRANO
CRYSTAL LAKE	2/2	2,103	1980	\$287,900	\$275,000	107	ANNAPOLIS
140TH	2/2	1,432	1991	\$183,000	\$170,000	149	SAN LOUIE
132ND	3/3	2,579	1979	\$399,500	\$350,000	141	GC LOT
ALPACA	2/1.75	1,370	1991	\$239,000	\$215,000	21	REMINGTON H2503
ASHWOOD	2/1.75	1,892	1979	\$285,000	\$278,000	322	CRANBROOK H7651 POOL
BEARDSLEY	3/2	2,072	1981	\$385,000	\$337,000	153	GC LOT
VEGA	2/2	1,942	1994	\$289,900	\$282,000	114	
GUNSIGHT	2/2	1,778	1994	\$269,900	\$270,900	55	CHANDLER
BLACKGOLD	2/2.5	1,881	1994	\$289,000	\$289,000	2	VENTANA P-2605
COLT	2/2	1,438	1994	\$210,000	\$210,500	29	ALPINE
ANTELOPE	2/1.75	1,053	1990	\$214,900	\$214,900	3	WHITTNEY H2501
IBIS	2/1.7	1,370	1992	\$215,000	\$210,000	11	REMINGTON H2503
KEYSTONE	2/1.75	1,738	1979	\$225,000	\$225,000	0	
SKY HAWK	2/1.75	1,539	1992	\$239,900	\$235,500	168	PAYSON P2672
VENADO	2/2.5	2,182	1994	\$305,000	\$330,000	115	
SEVILLE	3/1.75	2,319	1982	\$259,900	\$255,000	30	SEVILLE H7810 POOL
MAPLEWOOD	2/1.75	1,790	1982	\$205,000	\$210,000	4	DUPLEX D7624
WHITE HORSE	2/1.75	1,320	1993	\$239,900	\$232,000	8	CAMERON
FIELDSTONE	2/2	1,391	1985	\$225,000	\$225,000	49	BRIDGEFORD H8502
ALEPPO	2/1.75	1,411	1983	\$155,000	\$150,000	43	G7634
DESERT GLEN	2/2	1,452	1978	\$191,800	\$186,000	5	
CAVALCADE	1/1.5	1,084	1995	\$179,900	\$180,900	36	LA PAZ C2664
SENTINEL	2/2	1,778	1992	\$339,000	\$333,000	4	VENTURA

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JUBILEE	2/2	1,391	1986	\$220,000	\$220,000	4	H 8501
DESERT GLEN	2/1.75	1,449	1990	\$231,900	\$231,900	13	MOROCCO V2551
134TH	3/2	2,361	1983	\$343,000	\$343,000	0	SANTA ROSA H8310 GC LOT

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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-Aug 2018	770	\$218,507	1,673	\$132.35	Jan-Aug 2018	151	\$323,405	2,126	\$152.42

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