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SUN CITY WEST – REAL ESTATE MARKET UPDATE
SALES CLOSED – SEPTEMBER 2018

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
SPANISH GARDEN	2/1.75	1,389	1988	\$159,900	\$137,500	61	LA MIRADA G8532
MARBLE	3/2	2,402	1979	\$224,000	\$208,500	154	
MEEKER	3/2	2,269	1983	\$369,900	\$357,000	36	SANTA CLARA H8310R
SENTINEL	2/2.5	1,930	1994	\$270,000	\$270,000	0	VENTANA P2605
142ND	2/1.75	1,670	1989	\$248,500	\$243,000	84	VENTURA
CABALLERO	2/1.75	1,974	1994	\$284,500	\$265,000	32	CHANDLER P2604
VETERANS	3/2.5	2,510	1997	\$347,500	\$332,000	38	TRUXTON P2611
STAR RIDGE	1/1	1,086	1978	\$149,900	\$145,500	8	GC LOT
BONANZA	3/3	2,103	1983	\$309,900	\$315,000	109	MONTEZUMA H833
FUTURA	3/2.5	2,656	1992	\$445,000	\$390,000	141	AVONDALE
ALEPPO	2/2	1,832	1985	\$249,900	\$249,000	42	BRIDGEOFORD H8502
CIRCLE RIDGE	2/1.75	1,780	1991	\$247,000	\$245,000	50	ROYALE T2572
COUNTRYSIDE	2/1.75	1,090	1990	\$176,500	\$176,500	25	MOHAVE C2561
CHEROKEE	2/2	1,653	1994	\$279,000	\$280,000	35	SAFFORD
134TH	2/1.75	1,401	1979	\$153,000	\$155,000	45	G7633
BEARDSLEY	2/2.5	2,033	1997	\$27,000	\$255,000	141	
WHITE ROCK	2/2	1,411	1988	\$238,900	\$236,900	97	BRIDGEOFORD H8502
VIA MONTOYA	4/2.75	2,140	1996	\$319,000	\$319,000	14	PRESCOTT W/CASITA
SHADOW HILLS	2/1.75	1,419	1984	\$195,000	\$186,000	26	D8322
DESERT GLEN	2/1.75	1,696	1979	\$185,000	\$178,000	23	CRANBROOK H7651
HERITAGE	2/1.75	1,320	1993	\$229,000	\$229,000	48	CAMERON P-2601
SPANISH GARDEN	2/2	1,138	1985	\$165,900	\$170,000	13	
VIA MONTOYA	2/2.5	1,825	1995	\$389,000	\$359,500	34	VENTANA P-2605 GC LOT
130TH	2/1.75	1,830	1979	\$259,900	\$260,000	45	
BOLERO	1/1	777	1984	\$120	\$120,000	27	
DESERT GLEN	2/1.75	1,401	1979	\$165,000	\$161,000	17	G7833
PROSPECT	3/1.75	2,025	1979	\$259,900	\$240,000	172	AUGUSTA H769
PYRACANTHA	2/1.75	1,360	1992	\$194,500	\$195,000	17	CASITA C2562
NATCHEZ	3/2	1,425	1990	\$260,000	\$250,000	43	H2502
TOREADOR	2/1.75	1,738	1981	\$189,000	\$189,000	3	CRANBROOK H7651
DESERT GLEN	2/1.75	1,586	1990	\$284,900	\$284,900	14	WEXFORD H2504 GC LOT
132ND	3/1.75	1,899	1979	\$225,000	\$215,000	6	
HYACINTH	2/2	1,738	1979	\$187,000	\$189,000	1	CRANBROOK H7651
129TH	2/1.75	1,318	1993	\$238,000	\$230,000	8	RIO VERDE S2671
SERENADE	3/2	2,931	1985	\$345,000	\$320,000	300	SANTA ROSA H8310

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

STREET	BD/BA	SQFT	BUILT	ASKING \$	SALE \$	DAYS	MODEL/REMARKS
CASTLEBAR	3/1.75	2,272	1981	\$234,900	\$225,000	19	HOMESTEAD H7663
TERRITORIAL	2/2	1,348	1994	\$239,900	\$235,000	47	ALPINE C2666
SONORA	2/1.75	1,644	1998	\$239,000	\$230,000	40	ALPINE
134TH	2/1.75	1,450	1979	\$219,000	\$213,000	8	WOODBURY H763
DESERT GLEN	2/2	1,851	1979	\$220,000	\$216,500	111	DUPLEX D7622 GC LOT
EVENINGSIDE	2/2	1,380	1984	\$215,000	\$185,000	38	KAIBAB H832
SKYVIEW	2/1.75	1,579	1979	\$180,000	\$176,000	5	
134TH	3/2.5	2,519	1984	\$305,000	\$295,000	68	GC LOT
129TH	2/2	1,610	1979	\$249,000	\$230,000	137	
COUNTRYSIDE	2/1.75	1,386	1985	\$159,900	\$151,000	3	GARDEN APT G8333
ALEPPO	2/2	1,245	1983	\$153,000	\$158,000	53	
149TH	3/3	1,819	1992	\$284,600	\$273,720	346	
PEACH BLOSSOM	2/2	1,419	1983	\$180,070	\$157,500	37	
LAS VEGAS	2/1.75	1,854	1997	\$280,000	\$261,000	21	PRESCOTT P2619
SKY HAWK	2/2.5	2,230	1989	\$290,000	\$280,000	3	BARCELONA H-2507
COCHISE	2/1.75	1,238	1995	\$212,000	\$212,000	9	PARADISE
PALM DESERT	3/2	1,965	1982	\$299,850	\$285,000	76	
BEECHWOOD	2/2	2,066	1979	\$220,000	\$211,000	17	CRANBROOK
SKY HAWK	2/1.75	1,808	1993	\$299,900	\$284,900	153	CAREFREE S2673 GC LOT
GREENVIEW	2/1.75	1,108	1992	\$179,900	\$172,000	72	
SONORA	2/1.75	1,438	1998	\$234,900	\$233,000	63	
YOSEMITE	2/2	1,677	1987	\$239,900	\$239,900	1	H8514
STAR RIDGE	1/1	1,139	1978	\$132,000	\$130,000	20	VA7851
VIA MONTOYA	3/3	3,667	1994	\$579,000	\$568,000	41	SCOTTSDALE E2609 POOL GC LOT
SERENADE	2/2.75	2,884	1985	\$450,000	\$408,000	83	LAGUNA
PARADA	2/2.5	2,829	1994	\$449,000	\$390,000	112	BELLEMONT GC LOT
GRANDVIEW	2/1.75	2,103	1985	\$279,900	\$275,000	13	SAN CARLOS H8506
STONEBROOK	2/2	1,398	1979	\$192,000	\$187,000	53	
WHITE ROCK	2/1.75	1,411	1987	\$194,500	\$187,500	21	COCONINO D8521
LIMEWOOD	2/1.75	1,610	1979	\$223,000	\$225,000	13	ANNAPOLIS H766
ROBERTSON	2/1.75	1,653	1995	\$260,000	\$260,000	1	SAFFORD
KODIAK	2/1.75	1,610	1979	\$189,900	\$180,000	34	ANNAPOLIS H766
VIA MANANA	2/1.75	2,033	1996	\$269,000	\$269,000	0	CATALINA P2620
149TH	2/2.5	1,638	1992	\$284,900	\$284,900	3	
RICO	2/2	1,320	1994	\$223,500	\$215,500	10	CAMERON P-2601
YUKON	2/2	1,437	1990	\$225,000	\$220,000	17	

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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-Sept 2018	833	\$219,432	1,675	\$132.72	Jan-Sept 2018	159	\$323,135	2,127	\$152.26

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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