



**inVIVO realty Arizona Real Estate - (480) 788-6473**

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### Moon Valley Sold Homes - August 2023

| #  | MLS#    | COE Date | Subdivision                        | Built | SqFt  | List Price  | LP\$/SF | Sale Price  | SP\$/SF | DOM |
|----|---------|----------|------------------------------------|-------|-------|-------------|---------|-------------|---------|-----|
| 1  | 6572176 | 08/01/23 | Quail Hill                         | 1986  | 1350  | \$345,000   | \$256   | \$348,500   | \$258   | 6   |
| 2  | 6556739 | 08/01/23 | Tamarac at Moon Valley             | 1989  | 1511  | \$438,000   | \$290   | \$438,000   | \$290   | 79  |
| 3  | 6549008 | 08/01/23 | Pointe Mountainside Golf Community | 1995  | 4061  | \$1,300,000 | \$320   | \$1,300,000 | \$320   | 100 |
| 4  | 6490681 | 08/03/23 | Heights at Lookout Mountain        | 1995  | 2667  | \$685,000   | \$257   | \$640,000   | \$240   | 182 |
| 5  | 6576278 | 08/03/23 | Quail Hill                         | 1986  | 1225  | \$339,900   | \$277   | \$339,900   | \$277   | 33  |
| 6  | 6574563 | 08/03/23 | Turtle Creek                       | 1987  | 1714  | \$450,000   | \$263   | \$450,000   | \$263   | 36  |
| 7  | 6571711 | 08/03/23 | Cresta Del Oro                     | 1971  | 2122  | \$649,900   | \$306   | \$649,900   | \$306   | 22  |
| 8  | 6528459 | 08/04/23 | Lunar Vista Estates                | 1976  | 2616  | \$885,000   | \$338   | \$885,000   | \$338   | 114 |
| 9  | 6557255 | 08/07/23 | Sunset North                       | 1974  | 2353  | \$895,000   | \$380   | \$875,000   | \$372   | 47  |
| 10 | 6582238 | 08/09/23 | Mini Moon Estates                  | 1976  | 2453  | \$785,000   | \$320   | \$785,000   | \$320   | 13  |
| 11 | 6577295 | 08/10/23 | Suncrest Villas East               | 1985  | 1265  | \$440,000   | \$348   | \$440,000   | \$348   | 3   |
| 12 | 6571689 | 08/10/23 | Mountain Vista                     | 1985  | 2179  | \$600,000   | \$275   | \$600,000   | \$275   | 5   |
| 13 | 6572901 | 08/10/23 | Quail Hill                         | 1975  | 1127  | \$297,900   | \$264   | \$323,000   | \$287   | 22  |
| 14 | 6575415 | 08/10/23 | Hillcrest 8                        | 1977  | 2018  | \$530,000   | \$263   | \$538,000   | \$267   | 27  |
| 15 | 6518600 | 08/11/23 | Moon Valley Canyon                 | 1985  | 2298  | \$790,000   | \$344   | \$790,000   | \$344   | 120 |
| 16 | 6494052 | 08/15/23 | Reserve at Moonridge Golf Estates  | 2008  | 10268 | \$2,500,000 | \$243   | \$2,500,000 | \$243   | 191 |
| 17 | 6567995 | 08/15/23 | Regency Heights                    | 1980  | 3063  | \$790,000   | \$258   | \$790,000   | \$258   | 32  |
| 18 | 6523778 | 08/15/23 | Moon Valley                        | 1992  | 7235  | \$1,390,000 | \$192   | \$1,200,000 | \$166   | 117 |
| 19 | 6574616 | 08/15/23 | Sunset Hills                       | 1983  | 2186  | \$730,000   | \$334   | \$720,000   | \$329   | 7   |
| 20 | 6558288 | 08/16/23 | Cresta Del Oro                     | 1973  | 1947  | \$585,000   | \$300   | \$601,000   | \$309   | 8   |
| 21 | 6576202 | 08/17/23 | Encanto Moon Valley                | 2017  | 1635  | \$499,000   | \$305   | \$499,000   | \$305   | 9   |
| 22 | 6575181 | 08/17/23 | Villages                           | 1974  | 920   | \$272,500   | \$296   | \$270,000   | \$293   | 45  |
| 23 | 6527273 | 08/17/23 | Lookout Mountain Views             | 1979  | 2785  | \$715,000   | \$257   | \$642,299   | \$231   | 151 |
| 24 | 6582948 | 08/17/23 | Moon Valley                        | 1973  | 2776  | \$999,985   | \$360   | \$1,070,000 | \$385   | 5   |
| 25 | 6561692 | 08/18/23 | Moonlight Cove 2                   | 1993  | 2315  | \$675,000   | \$292   | \$685,000   | \$296   | 78  |
| 26 | 6558778 | 08/18/23 | Encanto Moon Valley                | 2017  | 1789  | \$510,000   | \$285   | \$510,000   | \$285   | 92  |
| 27 | 6579239 | 08/18/23 | Mini-Moon Estates                  | 1973  | 2405  | \$829,900   | \$345   | \$813,500   | \$338   | 36  |
| 28 | 6565983 | 08/18/23 | Hidden Hills                       | 1976  | 1794  | \$700,000   | \$390   | \$700,000   | \$390   | 55  |
| 29 | 6582734 | 08/18/23 | Las Meridas                        | 1991  | 1567  | \$450,000   | \$287   | \$455,000   | \$290   | 4   |
| 30 | 6580987 | 08/21/23 | Mountain Vista                     | 1984  | 1317  | \$469,975   | \$357   | \$480,000   | \$364   | 1   |
| 31 | 6578659 | 08/21/23 | Suncrest Villas East               | 1984  | 910   | \$325,000   | \$357   | \$325,000   | \$357   | 11  |
| 32 | 6579532 | 08/23/23 | Golden Crest                       | 1970  | 2152  | \$715,000   | \$332   | \$715,000   | \$332   | 40  |
| 33 | 6574354 | 08/25/23 | Tamarac at Moon Valley             | 1986  | 1527  | \$450,000   | \$295   | \$450,000   | \$295   | 10  |
| 34 | 6527967 | 08/25/23 | Lookout Mountain                   | 1987  | 2843  | \$720,000   | \$253   | \$690,000   | \$243   | 174 |
| 35 | 6574317 | 08/25/23 | Sunset North                       | 1974  | 1933  | \$575,000   | \$297   | \$555,000   | \$287   | 54  |
| 36 | 6554478 | 08/25/23 | Sunset Hills                       | 1988  | 2243  | \$839,900   | \$374   | \$810,000   | \$361   | 90  |
| 37 | 6586416 | 08/25/23 | Quail Hill                         | 1975  | 1127  | \$297,000   | \$264   | \$327,000   | \$290   | 4   |
| 38 | 6568813 | 08/25/23 | Moon Valley Canyon                 | 1990  | 3121  | \$845,000   | \$271   | \$820,500   | \$263   | 32  |
| 39 | 6574999 | 08/25/23 | Quail Hill                         | 1986  | 1350  | \$349,900   | \$259   | \$349,900   | \$259   | 19  |
| 40 | 6553275 | 08/28/23 | Coral Gables Estates               | 1981  | 3875  | \$1,175,000 | \$303   | \$1,175,000 | \$303   | 93  |
| 41 | 6582976 | 08/28/23 | Regency Heights                    | 1979  | 2898  | \$995,000   | \$343   | \$950,000   | \$328   | 39  |
| 42 | 6589309 | 08/29/23 | Moon Valley                        | 1976  | 2268  | \$650,000   | \$287   | \$665,000   | \$293   | 8   |

|    |         |          |                      |      |      |             |       |             |       |     |
|----|---------|----------|----------------------|------|------|-------------|-------|-------------|-------|-----|
| 43 | 6588342 | 08/29/23 | Apollo Estates       | 1976 | 2451 | \$940,000   | \$384 | \$930,000   | \$379 | 35  |
| 44 | 6569904 | 08/29/23 | Coral Gables Estates | 1983 | 3324 | \$1,350,000 | \$406 | \$1,290,000 | \$388 | 75  |
| 45 | 6558950 | 08/30/23 | Sweetwater Vistas    | 2000 | 1805 | \$575,000   | \$319 | \$575,000   | \$319 | 103 |
| 46 | 6587619 | 08/30/23 | Moon Valley          | 1986 | 2527 | \$525,000   | \$208 | \$525,000   | \$208 | 1   |
| 47 | 6552566 | 08/31/23 | Lookout Mountainside | 1996 | 2564 | \$765,900   | \$299 | \$745,000   | \$291 | 120 |
| 48 | 6587430 | 08/31/23 | Moon Valley          | 1973 | 2763 | \$999,000   | \$362 | \$1,175,000 | \$425 | 29  |
| 49 | 6578783 | 08/31/23 | Moon Valley Canyon   | 1985 | 2024 | \$650,000   | \$321 | \$650,000   | \$321 | 3   |

#### OVERVIEW

|                             |                       |
|-----------------------------|-----------------------|
| Community/Area/City         | Moon Valley / Phoenix |
| Sales Month / Year          | August 2023 Sales     |
| Homes Closed:               | 49                    |
| Average List Price (\$/SF): | \$304.83              |
| Average Sale Price (\$/SF): | \$304.72              |
| Average Days on Market:     | 53                    |

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