



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

Email Us at: Info@Arizona.inVIVOrealty.com

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Moon Valley Sold Homes - December 2022

| # | MLS# | COE Date | Subdivision | Built | SqFt | List Price | LP\$/SF | Sale Price | SP\$/SF | DOM |
|----|---------|----------|--------------------------|-------|------|-------------|---------|-------------|---------|-----|
| 1 | 6429422 | 12/01/22 | Montclair Hills | 1974 | 2372 | \$470,000 | \$198 | \$470,000 | \$198 | 102 |
| 2 | 6471850 | 12/01/22 | Moon Valley Vista | 1985 | 1797 | \$539,900 | \$300 | \$540,000 | \$301 | 32 |
| 3 | 6484217 | 12/01/22 | Shamrock Glen | 1986 | 504 | \$165,000 | \$327 | \$156,000 | \$310 | 21 |
| 4 | 6473910 | 12/05/22 | Quail Hill | 1986 | 1350 | \$349,900 | \$259 | \$340,000 | \$252 | 49 |
| 5 | 6490592 | 12/09/22 | Sandahl Homes 1 | 1979 | 3045 | \$679,900 | \$223 | \$680,000 | \$223 | 4 |
| 6 | 6483109 | 12/09/22 | Cliffs at North Mountain | 2001 | 761 | \$229,000 | \$301 | \$229,200 | \$301 | 29 |
| 7 | 6438080 | 12/12/22 | Coral Gables Estates | 1988 | 4154 | \$1,299,000 | \$313 | \$1,150,000 | \$277 | 145 |
| 8 | 6452052 | 12/13/22 | Moon Valley | 1969 | 3090 | \$760,000 | \$246 | \$740,000 | \$239 | 104 |
| 9 | 6407817 | 12/14/22 | Country Club North | 1983 | 2462 | \$549,000 | \$223 | \$540,000 | \$219 | 200 |
| 10 | 6482091 | 12/15/22 | Mountain Preserve Vistas | 2007 | 2492 | \$799,000 | \$321 | \$760,000 | \$305 | 7 |
| 11 | 6489059 | 12/16/22 | Golden Crest 2 | 1971 | 1923 | \$565,000 | \$294 | \$605,000 | \$315 | 19 |
| 12 | 6444509 | 12/16/22 | Turtle Creek | 1985 | 1395 | \$385,000 | \$276 | \$340,000 | \$244 | 137 |
| 13 | 6490251 | 12/17/22 | Moon Valley | 1971 | 2500 | \$735,000 | \$294 | \$675,000 | \$270 | 17 |
| 14 | 6493967 | 12/19/22 | Cave Creek | 1986 | 2222 | \$450,000 | \$203 | \$450,000 | \$203 | 20 |
| 15 | 6467722 | 12/20/22 | Moonlight Cove 3 | 1994 | 2384 | \$649,000 | \$272 | \$649,900 | \$273 | 76 |
| 16 | 6488015 | 12/21/22 | Sandahl Homes 3 | 1980 | 2456 | \$776,999 | \$316 | \$784,000 | \$319 | 5 |
| 17 | 6497851 | 12/29/22 | Mountain Vista 4 | 1980 | 910 | \$225,000 | \$247 | \$207,000 | \$227 | 25 |
| 18 | 6475475 | 12/29/22 | Moon Valley | 1971 | 2651 | \$674,999 | \$255 | \$660,000 | \$249 | 78 |
| 19 | 6492471 | 12/30/22 | Lookout Mountain | 1994 | 2608 | \$735,500 | \$282 | \$735,500 | \$282 | 8 |
| 20 | 6481871 | 12/30/22 | Moon Valley | 1976 | 3510 | \$1,300,000 | \$370 | \$1,200,000 | \$342 | 53 |
| 21 | 6498068 | 12/30/22 | Moon Valley Gardens 2 | 1972 | 1586 | \$319,900 | \$202 | \$280,000 | \$177 | 14 |

OVERVIEW

| | |
|-----------------------------|-----------------------|
| Community/Area/City | Moon Valley / Phoenix |
| Sales Month / Year | December 2022 Sales |
| Homes Closed: | 21 |
| Average List Price (\$/SF): | \$272.50 |
| Average Sale Price (\$/SF): | \$263.08 |
| Average Days on Market: | 55 |

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