



North Valley Team - (480) 788-6473

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Moon Valley Sold Homes - February 2021

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6154358	2/1/2021	Mountainside Terraces	1994	2467	\$549,000	\$223	\$535,000	\$217	82
2	6171377	2/1/2021	Greentrails	1989	2291	\$415,000	\$181	\$405,000	\$177	14
3	6173183	2/1/2021	Turtle Creek	1984	1618	\$375,000	\$232	\$360,000	\$222	11
4	6172416	2/2/2021	Moon Valley	1970	2972	\$585,000	\$197	\$524,000	\$176	18
5	6171305	2/2/2021	The Villages	1974	1066	\$218,999	\$205	\$218,999	\$205	4
6	6136972	2/3/2021	Lookout Mountain Views	1986	1918	\$499,900	\$261	\$480,000	\$250	112
7	6140472	2/3/2021	Hillcrest 2	1973	3451	\$599,900	\$174	\$600,000	\$174	119
8	6153133	2/3/2021	The Villages	1974	2196	\$455,000	\$207	\$447,500	\$204	65
9	6174036	2/4/2021	Mountain Vista	1979	1183	\$297,000	\$251	\$235,000	\$199	17
10	6169865	2/4/2021	Hillcrest 2	1973	1817	\$415,000	\$228	\$395,000	\$217	59
11	6173538	2/4/2021	Cliffs At North Mountain	1987	822	\$175,000	\$213	\$169,000	\$206	17
12	6173333	2/4/2021	Villas At Moon Valley	2000	1664	\$299,900	\$180	\$300,000	\$180	1
13	6165071	2/5/2021	Cliffs At North Mountain	1987	810	\$184,500	\$228	\$184,000	\$227	21
14	6166528	2/5/2021	Moon Valley	1971	2024	\$405,000	\$200	\$399,000	\$197	71
15	6171221	2/8/2021	Moon Valley	1970	1989	\$349,900	\$176	\$349,900	\$176	12
16	6177394	2/8/2021	Moon Valley Country Estates	1973	2093	\$457,000	\$218	\$470,000	\$225	2
17	6187547	2/8/2021	The Villages	1978	920	\$180,000	\$196	\$180,000	\$196	11
18	6140095	2/9/2021	Moon Mountain Estates	1961	3765	\$1,588,000	\$422	\$1,400,000	\$372	120
19	6135160	2/11/2021	Cliffs At North Mountain	1987	581	\$139,900	\$241	\$139,900	\$241	147
20	6168249	2/11/2021	Sandahl Homes	1981	1995	\$540,000	\$271	\$530,550	\$266	24
21	6143342	2/16/2021	Mountain Vista	1988	2938	\$595,000	\$203	\$580,000	\$197	133
22	6181011	2/16/2021	Look Out Mountain Phase	1986	3182	\$449,900	\$141	\$510,000	\$160	3
23	6183407	2/16/2021	Las Meridas	1991	1567	\$315,000	\$201	\$315,000	\$201	7
24	6172897	2/17/2021	Sunset North	1978	2446	\$585,000	\$239	\$570,000	\$233	61
25	6175205	2/17/2021	The Villages	1974	920	\$175,000	\$190	\$185,000	\$201	51
26	6186808	2/17/2021	Moonlight Cove 2	1993	2314	\$469,900	\$203	\$472,000	\$204	4
27	6158793	2/18/2021	Gold Key Estates 2	1981	1919	\$415,000	\$216	\$410,000	\$214	86
28	6088610	2/19/2021	Coral Gables Estates	1982	4934	\$990,000	\$201	\$990,000	\$201	104
29	6166971	2/22/2021	Moon Valley	1966	2171	\$605,500	\$279	\$585,000	\$269	20
30	6176014	2/22/2021	Mini Moon Estates	1976	2487	\$549,000	\$221	\$560,285	\$225	4
31	6174807	2/23/2021	Presidio Heights	1992	2208	\$470,000	\$213	\$470,000	\$213	19
32	6182954	2/23/2021	Moon Valley Vista	1987	2425	\$569,000	\$235	\$571,000	\$235	18
33	6182625	2/23/2021	The Villages	1977	1066	\$219,000	\$205	\$215,000	\$202	36
34	5852244	2/24/2021	Moon Valley	1976	3050	\$685,000	\$225	\$667,000	\$219	119
35	6164541	2/24/2021	Sunset Hills 1	1997	2771	\$645,000	\$233	\$655,000	\$236	21
36	6176776	2/24/2021	Hidden Hills	1978	1760	\$500,000	\$284	\$500,000	\$284	5
37	6182898	2/24/2021	Turtle Creek	1984	1246	\$330,000	\$265	\$320,000	\$257	34
38	6113694	2/25/2021	Ridge at Lookout Mountain	2003	6559	\$1,395,000	\$213	\$1,337,500	\$204	224
39	6157853	2/25/2021	Montclair Heights	1972	2248	\$563,000	\$250	\$518,000	\$230	71
40	6171884	2/25/2021	Lookout Mountainside	1998	2994	\$599,000	\$200	\$630,500	\$211	4
41	6182708	2/25/2021	Cliffs At North Mountain	1987	810	\$179,999	\$222	\$179,999	\$222	4

42	6181608	2/26/2021	Sunset North	1977	2858	\$675,000	\$236	\$680,000	\$238	55
43	6191027	2/26/2021	The Villages	1976	1036	\$158,000	\$153	\$153,000	\$148	21

OVERVIEW

Sales Month / Year	February 2021 Sales
Homes Closed:	43
Average List Price (\$/SF):	\$221.63
Average Sale Price (\$/SF):	\$217.01
Average Days on Market:	47

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