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Moon Valley Sold Homes - February 2022

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6349486	02/01/22	Quail Hill	1975	1127	\$260,000	\$231	\$265,200	\$235	0
2	6324068	02/01/22	Canyon View	1991	1817	\$523,900	\$288	\$525,000	\$289	72
3	6329251	02/02/22	Moon Valley Meadows	1997	2133	\$520,000	\$244	\$530,000	\$248	15
4	6331721	02/03/22	Moon Valley Meadows	1998	2133	\$534,999	\$251	\$534,999	\$251	50
5	6303558	02/03/22	Moon Valley	1964	1392	\$404,000	\$290	\$386,500	\$278	75
6	6328052	02/04/22	Moonlight Cove 2	1993	2314	\$614,900	\$266	\$620,000	\$268	25
7	6327468	02/04/22	Moon Valley Country Estates	1970	2097	\$632,000	\$301	\$624,500	\$298	44
8	6339458	02/04/22	Moon Valley	1970	1813	\$399,000	\$220	\$427,000	\$236	28
9	6296695	02/04/22	Moonlight Cove 2	1992	3309	\$749,999	\$227	\$749,999	\$227	101
10	6336440	02/07/22	Turtle Creek	1984	1618	\$390,000	\$241	\$385,000	\$238	38
11	6337958	02/07/22	Turtle Creek	1984	1246	\$385,000	\$309	\$400,000	\$321	6
12	6342725	02/07/22	Shamrock Glen	1986	816	\$215,000	\$263	\$210,000	\$257	6
13	6347086	02/10/22	Moon Valley	1973	2349	\$725,000	\$309	\$785,000	\$334	5
14	6338705	02/10/22	Hidden Hills	1977	1750	\$648,000	\$370	\$648,000	\$370	34
15	6320287	02/11/22	Moon Valley Cluster Homes	1978	1894	\$499,000	\$263	\$483,000	\$255	63
16	6341615	02/11/22	Sandahl Homes	1979	2358	\$700,000	\$297	\$650,000	\$276	22
17	6335102	02/11/22	Cliffs at North Mountain	1987	886	\$269,000	\$304	\$282,600	\$319	14
18	6342456	02/11/22	Moon Valley	1965	2852	\$688,800	\$242	\$732,000	\$257	9
19	6340977	02/15/22	Moon Valley	1970	2253	\$625,000	\$277	\$730,000	\$324	0
20	6277887	02/15/22	Mountain Vista 7	1984	2198	\$614,000	\$279	\$606,500	\$276	166
21	6345108	02/15/22	Turtle Creek	1984	1618	\$457,500	\$283	\$463,500	\$286	14
22	6349466	02/15/22	Summit at the Pointe	1993	2375	\$750,000	\$316	\$725,000	\$305	17
23	6341835	02/16/22	Puerta Vieja 4	1979	2559	\$755,000	\$295	\$795,000	\$311	20
24	6338991	02/17/22	Hidden Hills	1977	1896	\$638,000	\$336	\$638,000	\$336	42
25	6335421	02/17/22	Montclair Hills	1950	1106	\$399,000	\$361	\$399,000	\$361	11
26	6339703	02/17/22	Estates at Tapatio Cliffs	1994	3230	\$750,000	\$232	\$765,000	\$237	1
27	6341920	02/17/22	Quail Hill	1975	1369	\$315,000	\$230	\$317,000	\$232	4
28	6340480	02/17/22	Cliffs at North Mountain	1987	810	\$269,900	\$333	\$273,000	\$337	8
29	6344288	02/22/22	Quail Hill	1985	1350	\$310,000	\$230	\$335,000	\$248	11
30	6327823	02/23/22	Moon Valley	1972	3456	\$1,049,000	\$304	\$1,025,000	\$297	64
31	6344483	02/23/22	The Villages	1978	920	\$269,900	\$293	\$289,777	\$315	2
32	6350492	02/24/22	Moon Valley	1987	2667	\$725,000	\$272	\$770,000	\$289	21
33	6352092	02/25/22	Legacy at the Pointe	1994	4083	\$885,000	\$217	\$915,000	\$224	3
34	6350593	02/25/22	Moon Valley	1985	1650	\$525,000	\$318	\$530,000	\$321	22
35	6348228	02/25/22	Moon Valley	1986	2019	\$550,000	\$272	\$550,000	\$272	15
36	6349314	02/25/22	Retreat on Lookout Mountain	1995	1839	\$650,000	\$353	\$668,000	\$363	4
37	6346794	02/28/22	Greentrails	1984	1734	\$575,000	\$332	\$575,000	\$332	21
38	6314574	02/28/22	Hacienda Del Sol	1993	1120	\$250,000	\$223	\$235,000	\$210	120
39	6347594	02/28/22	Greentrails	1979	1786	\$559,900	\$313	\$559,900	\$313	15
40	6332862	02/28/22	Hillcrest 5	1973	1340	\$485,000	\$362	\$485,000	\$362	33
41	6243341	02/28/22	Lookout Ridge	1989	2782	\$875,000	\$315	\$855,000	\$307	241
42	6346554	02/28/22	Quail Hill	1985	1325	\$325,000	\$265	\$325,000	\$265	1

43	6347221	02/28/22	Moonlight Cove 3	1994	3046	\$699,000	\$229	\$710,000	\$233	5
44	6344857	02/28/22	Mountain Vista	1979	1176	\$420,000	\$357	\$444,000	\$378	2
45	6350556	02/28/22	Quail Hill	1985	1225	\$315,000	\$257	\$320,000	\$261	3

OVERVIEW

Community/Area/City	Moon Valley / Phoenix
Sales Month / Year	February 2022 Sales
Homes Closed:	45
Average List Price (\$/SF):	\$283.82
Average Sale Price (\$/SF):	\$287.82
Average Days on Market:	33



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