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Email Us at: Info@Arizona.inVIVOrealty.com

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Moon Valley Sold Homes - February 2023

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6490938	02/01/23	Puerta Vieja 2	1979	2520	\$749,000	\$297	\$749,000	\$297	75
2	6478925	02/03/23	Regency Heights	1979	2898	\$650,000	\$224	\$540,150	\$186	91
3	6467106	02/06/23	Mountain Vista 7	1987	1819	\$645,000	\$355	\$600,000	\$330	118
4	6414071	02/08/23	Cliffs at North Mountain	2001	660	\$212,000	\$321	\$187,000	\$283	202
5	6501990	02/09/23	Lookout Mountain Views	1986	2306	\$699,000	\$303	\$705,000	\$306	10
6	6504457	02/10/23	Sunset Hills	1988	4096	\$1,400,000	\$342	\$1,300,000	\$317	4
7	6501145	02/10/23	Montclair Hills	1979	2184	\$680,000	\$311	\$665,000	\$304	34
8	6489556	02/10/23	Moon Valley	1974	2088	\$610,000	\$292	\$564,000	\$270	76
9	6494725	02/13/23	The Villages	1977	920	\$267,570	\$291	\$265,000	\$288	42
10	6486944	02/13/23	Mini Moon Estates 2	1976	2293	\$699,000	\$305	\$685,000	\$299	93
11	6480906	02/14/23	Lookout Mountain Views	1988	3039	\$599,000	\$197	\$575,000	\$189	102
12	6496806	02/14/23	Turtle Creek	1988	1409	\$425,000	\$302	\$419,000	\$297	47
13	6458385	02/15/23	Country Club North	1971	2038	\$745,000	\$366	\$735,000	\$361	167
14	6474081	02/15/23	Moon Valley	1979	4495	\$1,190,000	\$265	\$1,100,000	\$245	106
15	6409027	02/15/23	Villas at Moon Valley	2000	2270	\$499,900	\$220	\$500,000	\$220	259
16	6478581	02/15/23	Quail Hill	1975	1369	\$319,800	\$234	\$318,000	\$232	47
17	6451817	02/16/23	Hillcrest 6	1973	1847	\$485,500	\$263	\$475,500	\$257	162
18	6494662	02/17/23	Hillcrest 8	1977	1589	\$479,900	\$302	\$485,000	\$305	80
19	6401614	02/21/23	Moonlight Cove 3	1994	2427	\$599,000	\$247	\$599,000	\$247	193
20	6506952	02/23/23	Retreat on Lookout Mountain	1994	1839	\$525,000	\$285	\$509,500	\$277	29
21	6488275	02/23/23	Moon Valley	1971	2540	\$628,000	\$247	\$600,000	\$236	89
22	6426989	02/24/23	Villas at Moon Valley	2003	1498	\$399,900	\$267	\$399,000	\$266	210
23	6484147	02/24/23	Sandahl Homes	1979	2412	\$749,900	\$311	\$700,000	\$290	116
24	6430732	02/27/23	Moonlight Cove 4	1995	2678	\$550,000	\$205	\$530,000	\$198	230
25	6514033	02/27/23	Regency Heights	1979	2835	\$625,000	\$220	\$625,000	\$220	213
26	6510000	02/28/23	Moonlight Cove	1992	1820	\$545,000	\$299	\$545,000	\$299	2

OVERVIEW

Community/Area/City	Moon Valley / Phoenix
Sales Month / Year	February 2023 Sales
Homes Closed:	26
Average List Price (\$/SF):	\$279.69
Average Sale Price (\$/SF):	\$270.11
Average Days on Market:	108



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