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Moon Valley Sold Homes - January 2022

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6326868	01/04/22	Greentrails	1979	2092	\$462,500	\$221	\$462,500	\$221	6
2	6322733	01/04/22	Turtle Creek	1986	1553	\$450,000	\$290	\$440,000	\$283	57
3	6330137	01/04/22	Cliffs at North Mountain	1987	886	\$261,000	\$295	\$275,000	\$310	6
4	6332706	01/04/22	Villas at Moon Valley	2003	1470	\$439,900	\$299	\$445,100	\$303	5
5	6328342	01/05/22	Montclair Heights	1962	1356	\$599,000	\$442	\$600,000	\$442	34
6	6322546	01/06/22	Villas at Moon Valley	2003	1678	\$449,900	\$268	\$451,250	\$269	14
7	6282262	01/06/22	Shamrock Glen	1986	504	\$149,999	\$298	\$149,999	\$298	50
8	6330167	01/07/22	Retreat on Lookout Mountain	1993	2349	\$650,000	\$277	\$656,400	\$279	29
9	6299931	01/07/22	Sunset North	1978	2419	\$543,000	\$224	\$509,250	\$211	76
10	6330372	01/10/22	Singletree Estates	1979	1232	\$350,000	\$284	\$339,000	\$275	24
11	6318419	01/10/22	Cresta Del Oro	1973	2122	\$580,000	\$273	\$580,000	\$273	12
12	6332095	01/11/22	Quail Hill	1985	1350	\$325,000	\$241	\$315,000	\$233	1
13	6318045	01/11/22	Cresta Del Oro 2	1973	2383	\$590,000	\$248	\$585,000	\$245	66
14	6312885	01/12/22	Apollo Estates	1978	2382	\$749,000	\$314	\$737,000	\$309	73
15	6317549	01/13/22	Lookout Mountain Views	1984	1852	\$589,900	\$319	\$566,000	\$306	24
16	6329166	01/13/22	Moon Valley	1951	1710	\$449,000	\$263	\$446,500	\$261	38
17	6311903	01/13/22	Hidden Hills	1977	1750	\$534,000	\$305	\$534,000	\$305	79
18	6304712	01/14/22	Moon Valley	1969	2769	\$700,000	\$253	\$640,000	\$231	87
19	6310512	01/14/22	Moon Valley	1969	2387	\$734,979	\$308	\$720,000	\$302	80
20	6331496	01/14/22	Presidio Estates	1993	2280	\$650,000	\$285	\$636,000	\$279	5
21	6332553	01/14/22	The Villages	1974	920	\$260,000	\$283	\$265,000	\$288	1
22	6334374	01/19/22	Ridgegate	1984	2531	\$709,900	\$280	\$707,000	\$279	19
23	6312392	01/20/22	Ridge at Lookout Mountain	1997	3261	\$814,900	\$250	\$785,000	\$241	46
24	6293404	01/20/22	Lookout Mountain Views	1979	1732	\$585,000	\$338	\$548,000	\$316	119
25	6337196	01/20/22	Cresleigh at The Pointe	1995	2790	\$700,000	\$251	\$752,661	\$270	8
26	6319574	01/20/22	Cresta Del Oro	1973	2350	\$549,900	\$234	\$533,000	\$227	63
27	6313731	01/21/22	Reserve at Moonridge	2002	4125	\$1,195,000	\$290	\$1,195,000	\$290	50
28	6318071	01/21/22	Sandahl Homes	1979	2444	\$730,000	\$299	\$720,000	\$295	42
29	6326893	01/24/22	Country Club North	1972	2047	\$579,900	\$283	\$585,000	\$286	35
30	6323813	01/24/22	Fairway at the Pointe	1994	2241	\$549,900	\$245	\$540,000	\$241	50
31	6328611	01/24/22	Golden Crest	1970	2686	\$720,000	\$268	\$720,000	\$268	52
32	6335151	01/24/22	Moonlight Cove 4	1995	2401	\$600,000	\$250	\$605,000	\$252	27
33	6331061	01/25/22	Cliffs at North Mountain	1987	886	\$259,000	\$292	\$260,000	\$293	3
34	6326143	01/26/22	Cliffs at North Mountain	2001	827	\$215,000	\$260	\$220,000	\$266	8
35	6331340	01/28/22	Lookout Mountain Views	1990	6221	\$1,250,000	\$201	\$1,335,000	\$215	4
36	6309245	01/28/22	Moon Valley	1977	2376	\$625,000	\$263	\$585,000	\$246	103
37	6332705	01/28/22	Cresta Del Oro	1972	2537	\$640,000	\$252	\$615,000	\$242	47
38	6261280	01/28/22	Mountain Vista 7	1984	1217	\$449,000	\$369	\$425,000	\$349	169
39	6339249	01/31/22	Suncrest Villas East	1985	1266	\$469,900	\$371	\$470,000	\$371	14
40	6337645	01/31/22	Moon Valley Canyon	1985	3077	\$1,199,000	\$390	\$1,200,000	\$390	28

OVERVIEW

Community/Area/City

Moon Valley / Phoenix

Sales Month / Year	January 2022 Sales
Homes Closed:	40
Average List Price (\$/SF):	\$284.36
Average Sale Price (\$/SF):	\$281.55
Average Days on Market:	41



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