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Email Us at: Info@Arizona.inVIVOrealty.com

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Moon Valley Sold Homes - January 2023

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6486441	01/03/23	Suggs Moon Mountain Estates	1979	1511	\$399,900	\$265	\$432,500	\$286	10
2	6465654	01/03/23	Summit at The Pointe	1993	2568	\$750,000	\$292	\$720,000	\$280	75
3	6491387	01/04/23	Cliffs at North Mountain	1987	886	\$259,900	\$293	\$259,900	\$293	14
4	6422933	01/04/23	Moonlight Cove 4	1995	2127	\$500,000	\$235	\$445,000	\$209	191
5	6498087	01/05/23	Hillcrest 6	1977	2003	\$490,000	\$245	\$480,000	\$240	0
6	6402918	01/06/23	Regency Heights	2004	4496	\$1,175,000	\$261	\$1,150,000	\$256	232
7	6477138	01/06/23	Majestic Hills	1997	2723	\$739,000	\$271	\$675,000	\$248	75
8	6471272	01/11/23	Coral Gables Estates	2011	6277	\$2,399,900	\$382	\$2,399,000	\$382	35
9	6480719	01/12/23	Fairway at The Pointe	1994	1759	\$479,900	\$273	\$479,900	\$273	56
10	6490253	01/19/23	Gold Key Estates 2	1981	1712	\$585,000	\$342	\$550,000	\$321	63
11	6471244	01/19/23	Quail Hill	1975	1479	\$350,000	\$237	\$350,000	\$237	119
12	6453847	01/20/23	Cave Creek 3	1989	2486	\$570,000	\$229	\$568,000	\$228	120
13	6489630	01/23/23	Lookout Mountainside	1998	4156	\$949,000	\$228	\$900,000	\$217	48
14	6500705	01/24/23	Villas at Moon Valley	2000	2270	\$449,950	\$198	\$390,000	\$172	29
15	6483558	01/24/23	Moon Valley	1973	2477	\$775,000	\$313	\$700,000	\$283	52
16	6466696	01/24/23	Sandahl Homes 4	1981	2079	\$799,000	\$384	\$760,000	\$366	110
17	6485348	01/25/23	Coral Gables Estates 4	1987	6063	\$1,499,900	\$247	\$1,400,000	\$231	69
18	6487329	01/27/23	Cresta Del Oro	1972	1947	\$550,000	\$282	\$520,000	\$267	79
19	6442389	01/27/23	Moonlight Cove 5	1996	1632	\$449,000	\$275	\$440,000	\$270	140
20	6448974	01/30/23	Tamarac at Moon Valley	1987	1513	\$454,000	\$300	\$420,000	\$278	143
21	6490825	01/30/23	Las Meridas at Moon Valley	1991	1454	\$424,900	\$292	\$424,900	\$292	47

OVERVIEW

Community/Area/City	Moon Valley / Phoenix
Sales Month / Year	January 2023 Sales
Homes Closed:	21
Average List Price (\$/SF):	\$278.40
Average Sale Price (\$/SF):	\$267.99
Average Days on Market:	81

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