



## North Valley Team - (480) 788-6473

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### Moon Valley Sold Homes - July 2019

| #  | MLS#    | COE Date  | Subdivision                 | Built | SqFt | List Price | LP\$/SF | Sale Price | SP\$/SF | DOM |
|----|---------|-----------|-----------------------------|-------|------|------------|---------|------------|---------|-----|
| 1  | 5775765 | 7/1/2019  | Moon Valley                 | 1970  | 3927 | \$774,500  | \$197   | \$765,000  | \$195   | 391 |
| 2  | 5842953 | 7/1/2019  | Hillcrest 8                 | 1977  | 1864 | \$323,000  | \$173   | \$320,000  | \$172   | 236 |
| 3  | 5881640 | 7/1/2019  | Lookout Mountain Views      | 1979  | 1732 | \$290,000  | \$167   | \$298,900  | \$173   | 19  |
| 4  | 5853809 | 7/2/2019  | Sandahl Homes               | 1979  | 2374 | \$394,900  | \$166   | \$385,000  | \$162   | 211 |
| 5  | 5910582 | 7/2/2019  | Moon Valley Meadows         | 1998  | 3215 | \$415,000  | \$129   | \$407,000  | \$127   | 211 |
| 6  | 5926399 | 7/2/2019  | Moonlight Cove              | 1992  | 3312 | \$529,000  | \$160   | \$525,000  | \$159   | 22  |
| 7  | 5876599 | 7/3/2019  | Lookout Mountain Views      | 1988  | 3142 | \$524,900  | \$167   | \$515,000  | \$164   | 152 |
| 8  | 5892320 | 7/3/2019  | Moon Valley Cluster Homes   | 1978  | 2060 | \$430,000  | \$209   | \$442,500  | \$215   | 50  |
| 9  | 5928869 | 7/3/2019  | Cliffs at North Mountain    | 1987  | 810  | \$145,000  | \$179   | \$145,000  | \$179   | 13  |
| 10 | 5921685 | 7/5/2019  | Greentrails                 | 1980  | 1921 | \$369,900  | \$193   | \$369,900  | \$193   | 27  |
| 11 | 5882439 | 7/8/2019  | Moon Valley                 | 1981  | 3787 | \$639,000  | \$169   | \$620,000  | \$164   | 128 |
| 12 | 5934085 | 7/9/2019  | Canyon View                 | 1992  | 1817 | \$365,000  | \$201   | \$365,000  | \$201   | 41  |
| 13 | 5854114 | 7/10/2019 | Moon Valley                 | 1973  | 2796 | \$499,000  | \$178   | \$500,000  | \$179   | 184 |
| 14 | 5883605 | 7/10/2019 | Lookout Mountain            | 1986  | 2687 | \$517,900  | \$193   | \$510,000  | \$190   | 149 |
| 15 | 5930907 | 7/10/2019 | Moon Valley                 | 1989  | 1824 | \$360,000  | \$197   | \$360,000  | \$197   | 34  |
| 16 | 5927455 | 7/10/2019 | Moon Valley                 | 1986  | 1866 | \$330,000  | \$177   | \$326,000  | \$175   | 7   |
| 17 | 5929442 | 7/10/2019 | Montclair Heights           | 1962  | 2832 | \$349,000  | \$123   | \$349,000  | \$123   | 37  |
| 18 | 5932088 | 7/10/2019 | Quail Hill                  | 1985  | 1225 | \$183,000  | \$149   | \$183,300  | \$150   | 9   |
| 19 | 5927816 | 7/12/2019 | Suncrest Villas East        | 1984  | 846  | \$175,000  | \$207   | \$165,000  | \$195   | 62  |
| 20 | 5937662 | 7/12/2019 | Villages                    | 1976  | 1066 | \$156,000  | \$146   | \$156,000  | \$146   | 10  |
| 21 | 5887121 | 7/15/2019 | Sandahl Homes               | 1979  | 3365 | \$499,000  | \$148   | \$405,000  | \$120   | 70  |
| 22 | 5923801 | 7/15/2019 | Fairway at the Pointe       | 1994  | 1759 | \$345,000  | \$196   | \$325,000  | \$185   | 67  |
| 23 | 5935895 | 7/15/2019 | Sandahl Homes               | 1979  | 2356 | \$448,000  | \$190   | \$448,000  | \$190   | 40  |
| 24 | 5931503 | 7/16/2019 | Moon Valley Estates         | 1964  | 2356 | \$350,000  | \$149   | \$360,000  | \$153   | 17  |
| 25 | 5910399 | 7/16/2019 | Coral Gables Estates        | 1979  | 3147 | \$575,000  | \$183   | \$555,000  | \$176   | 63  |
| 26 | 5918915 | 7/17/2019 | North Slope                 | 1985  | 2231 | \$469,900  | \$211   | \$467,000  | \$209   | 70  |
| 27 | 5931294 | 7/17/2019 | Moon Valley                 | 1965  | 2447 | \$425,000  | \$174   | \$435,500  | \$178   | 27  |
| 28 | 5933398 | 7/17/2019 | Suggs Moon Mountain Estates | 1979  | 1698 | \$315,000  | \$186   | \$311,000  | \$183   | 46  |
| 29 | 5935288 | 7/17/2019 | Paradise Hills              | 1995  | 2383 | \$449,000  | \$188   | \$444,500  | \$187   | 24  |
| 30 | 5802451 | 7/18/2019 | Lookout Canyon Estates      | 1993  | 2932 | \$465,000  | \$159   | \$450,000  | \$153   | 349 |
| 31 | 5920679 | 7/18/2019 | Moon Valley Vista           | 1985  | 2371 | \$444,900  | \$188   | \$444,900  | \$188   | 67  |
| 32 | 5923708 | 7/18/2019 | Moon Valley                 | 1970  | 2695 | \$549,000  | \$204   | \$540,000  | \$200   | 59  |
| 33 | 5881398 | 7/19/2019 | Cresleigh at the Pointe     | 1995  | 1993 | \$330,000  | \$166   | \$330,000  | \$166   | 160 |
| 34 | 5925470 | 7/19/2019 | Sandahl Homes               | 1979  | 2214 | \$419,000  | \$189   | \$412,000  | \$186   | 70  |
| 35 | 5942400 | 7/19/2019 | Presidio Estates            | 1993  | 2280 | \$375,000  | \$164   | \$374,500  | \$164   | 33  |
| 36 | 5884660 | 7/21/2019 | Moon Valley                 | 1970  | 3546 | \$655,000  | \$185   | \$615,000  | \$173   | 127 |
| 37 | 5914545 | 7/22/2019 | Sandahl Homes               | 1980  | 1995 | \$429,000  | \$215   | \$425,000  | \$213   | 94  |
| 38 | 5940188 | 7/22/2019 | Turtle Creek                | 1985  | 1395 | \$275,000  | \$197   | \$273,000  | \$196   | 39  |
| 39 | 5893312 | 7/23/2019 | Lookout Mountainside        | 1997  | 3036 | \$519,000  | \$171   | \$509,000  | \$168   | 102 |
| 40 | 5913712 | 7/23/2019 | Moon Valley Meadows         | 1997  | 2282 | \$329,900  | \$145   | \$318,400  | \$140   | 230 |
| 41 | 5929434 | 7/23/2019 | Moonlight Cove Two          | 1992  | 3309 | \$499,000  | \$151   | \$499,000  | \$151   | 26  |

|    |         |           |                               |      |      |           |       |           |       |     |
|----|---------|-----------|-------------------------------|------|------|-----------|-------|-----------|-------|-----|
| 42 | 5937659 | 7/23/2019 | The Cliffs at North Mountain  | 1987 | 581  | \$125,000 | \$215 | \$125,000 | \$215 | 6   |
| 43 | 5882171 | 7/24/2019 | Hillcrest 5                   | 1977 | 1426 | \$285,500 | \$200 | \$285,500 | \$200 | 185 |
| 44 | 5918769 | 7/24/2019 | Moon Valley                   | 1986 | 3342 | \$569,000 | \$170 | \$535,000 | \$160 | 73  |
| 45 | 5923918 | 7/24/2019 | Cresleigh at The Pointe       | 1995 | 2536 | \$389,900 | \$154 | \$385,000 | \$152 | 75  |
| 46 | 5939402 | 7/24/2019 | Apollo Estates 5              | 1979 | 2218 | \$449,000 | \$202 | \$450,000 | \$203 | 32  |
| 47 | 5899380 | 7/25/2019 | Moon Valley                   | 2019 | 2700 | \$575,000 | \$213 | \$575,000 | \$213 | 126 |
| 48 | 5929950 | 7/25/2019 | Moon Valley                   | 1977 | 2468 | \$429,000 | \$174 | \$405,000 | \$164 | 67  |
| 49 | 5942765 | 7/25/2019 | Suggs Moon Mountain Estates   | 1979 | 1489 | \$299,500 | \$201 | \$299,000 | \$201 | 34  |
| 50 | 5947113 | 7/25/2019 | Cresta Del Oro 2              | 1974 | 1745 | \$330,000 | \$189 | \$330,000 | \$189 | 21  |
| 51 | 5945113 | 7/25/2019 | Sunset Hills                  | 1983 | 1957 | \$360,000 | \$184 | \$317,925 | \$162 | 28  |
| 52 | 5859712 | 7/26/2019 | Moon Valley                   | 1984 | 2847 | \$400,000 | \$140 | \$395,000 | \$139 | 212 |
| 53 | 5887050 | 7/26/2019 | Moon Valley Country Estates 2 | 1972 | 1988 | \$374,900 | \$189 | \$365,000 | \$184 | 122 |
| 54 | 5901393 | 7/26/2019 | Moon Valley                   | 1974 | 2259 | \$209,000 | \$93  | \$205,000 | \$91  | 133 |
| 55 | 5903120 | 7/26/2019 | Arroyo Vista                  | 1957 | 1520 | \$269,900 | \$178 | \$262,000 | \$172 | 120 |
| 56 | 5938666 | 7/26/2019 | Canyon View                   | 1992 | 1635 | \$379,000 | \$232 | \$370,000 | \$226 | 35  |
| 57 | 5946598 | 7/26/2019 | Turtle Creek                  | 1987 | 1246 | \$244,000 | \$196 | \$239,000 | \$192 | 15  |
| 58 | 5946463 | 7/26/2019 | Turtle Creek                  | 1986 | 1724 | \$329,900 | \$191 | \$329,900 | \$191 | 28  |
| 59 | 5934560 | 7/29/2019 | Lookout Mountain              | 1982 | 2629 | \$474,000 | \$180 | \$461,000 | \$175 | 37  |
| 60 | 5878207 | 7/30/2019 | Moon Valley Canyon            | 1991 | 3265 | \$489,900 | \$150 | \$480,000 | \$147 | 155 |
| 61 | 5931625 | 7/30/2019 | Moon Valley                   | 1951 | 1710 | \$310,000 | \$181 | \$305,000 | \$178 | 65  |
| 62 | 5947068 | 7/30/2019 | Moon Valley Country Estates   | 1971 | 1635 | \$320,000 | \$196 | \$310,000 | \$190 | 29  |
| 63 | 5939753 | 7/31/2019 | Moon Valley                   | 1955 | 3140 | \$349,900 | \$111 | \$350,000 | \$111 | 38  |
| 64 | 5946209 | 7/31/2019 | Moon Valley                   | 1973 | 2488 | \$350,000 | \$141 | \$363,000 | \$146 | 34  |
| 65 | 5946563 | 7/31/2019 | Las Meridas                   | 1991 | 1567 | \$280,000 | \$179 | \$280,000 | \$179 | 32  |
| 66 | 5949679 | 7/31/2019 | Moon Valley                   | 1985 | 2019 | \$250,000 | \$124 | \$250,000 | \$124 | 0   |

#### OVERVIEW

|                             |                 |
|-----------------------------|-----------------|
| Sales Month / Year          | July 2019 Sales |
| Homes Closed:               | 66              |
| Average List Price (\$/SF): | \$176.07        |
| Average Sale Price (\$/SF): | \$173.33        |
| Average Days on Market:     | 83              |

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