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Moon Valley Sold Homes - March 2023

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6486754	03/02/23	Tamarac at Moon Valley	1990	1558	\$449,900	\$289	\$450,000	\$289	119
2	6466964	03/02/23	Hillcrest	1977	1340	\$439,900	\$328	\$429,900	\$321	124
3	6460385	03/02/23	Moon Valley	1970	3233	\$995,000	\$308	\$947,430	\$293	149
4	6503068	03/03/23	Moon Valley	1971	832	\$390,000	\$469	\$225,000	\$270	14
5	6515624	03/03/23	Quail Hill	1986	976	\$285,000	\$292	\$270,000	\$277	19
6	6523674	03/03/23	Hacienda Del Sol	1979	1152	\$160,000	\$139	\$150,000	\$130	5
7	6515468	03/08/23	Cresta Del Oro	1973	1947	\$445,000	\$229	\$455,000	\$234	24
8	6466870	03/08/23	Sweetwater Vistas	2001	2017	\$600,000	\$297	\$600,000	\$297	184
9	6517479	03/08/23	Sunset Hills	1987	2429	\$749,000	\$308	\$750,000	\$309	14
10	6444269	03/08/23	Cliffs at North Mountain	1987	886	\$239,900	\$271	\$231,540	\$261	166
11	6469260	03/09/23	Moon Valley Country Estates	1971	2082	\$724,900	\$348	\$727,900	\$350	165
12	6488408	03/09/23	The Cliffs at North Mountain	2006	581	\$199,000	\$343	\$195,000	\$336	111
13	6504842	03/09/23	Coral Gables Estates	1990	6072	\$1,640,000	\$270	\$1,525,000	\$251	15
14	6432841	03/10/23	Hillcrest	1980	1232	\$440,000	\$357	\$440,000	\$357	54
15	6374583	03/10/23	Villages	1976	920	\$270,000	\$293	\$256,500	\$279	218
16	6487019	03/10/23	Montclair Heights	1982	1815	\$599,997	\$331	\$573,000	\$316	114
17	6519128	03/14/23	Quail Hill	1975	884	\$257,000	\$291	\$262,000	\$296	33
18	6518153	03/15/23	Las Meridas	1991	2100	\$475,000	\$226	\$475,000	\$226	5
19	6496297	03/15/23	Montclair Hills	1978	2460	\$749,990	\$305	\$740,000	\$301	91
20	6486846	03/15/23	Hacienda Del Sol	2005	1604	\$315,000	\$196	\$301,000	\$188	124
21	6486117	03/15/23	Hacienda Del Sol	1977	1153	\$275,000	\$239	\$270,000	\$234	93
22	6503123	03/15/23	Greentrails	1979	2096	\$435,000	\$208	\$390,000	\$186	64
23	6513153	03/15/23	Moon Valley Canyon	1986	2656	\$784,900	\$296	\$779,900	\$294	6
24	6400441	03/16/23	Country Club North	1971	2268	\$495,000	\$218	\$485,000	\$214	290
25	6523541	03/17/23	Lookout Mountain Villas	2023	2355	\$937,951	\$398	\$937,951	\$398	0
26	6527217	03/20/23	Moon Valley Vista	1985	2097	\$575,000	\$274	\$575,000	\$274	1
27	6402856	03/20/23	Cliffs at North Mountain	1987	810	\$230,000	\$284	\$225,000	\$278	306
28	6527336	03/21/23	Greentrails	1980	1624	\$326,000	\$201	\$326,000	\$201	1
29	6511335	03/22/23	Coral Gables Estates	1985	3406	\$1,150,000	\$338	\$1,170,000	\$344	31
30	6533352	03/23/23	Hillcrest	1973	1847	\$425,000	\$230	\$425,000	\$230	1
31	6524773	03/24/23	Mountain Vista	1980	910	\$317,000	\$348	\$330,000	\$363	1
32	6530482	03/24/23	Sunset North	1974	2163	\$590,000	\$273	\$598,500	\$277	4
33	6521035	03/24/23	Moon Valley Country Estates	1973	2136	\$850,000	\$398	\$830,000	\$389	14
34	6526155	03/27/23	Moon Valley	1964	2525	\$550,000	\$218	\$535,000	\$212	26
35	6509968	03/28/23	Cliffs at North Mountain	1987	810	\$248,000	\$306	\$247,000	\$305	68
36	6433135	03/28/23	Moonlight Cove	1993	2221	\$574,900	\$259	\$550,000	\$248	225
37	6489442	03/29/23	Arroyo Vista	1998	2093	\$659,000	\$315	\$603,000	\$288	102
38	6474782	03/29/23	Sandahl Homes	1979	2064	\$665,000	\$322	\$637,000	\$309	128
39	6517470	03/30/23	Moon Valley	1968	2617	\$650,000	\$248	\$650,000	\$248	52
40	6532345	03/30/23	Hidden Hills	1976	1794	\$499,000	\$278	\$465,000	\$259	15
41	6523677	03/30/23	Villages	1977	2183	\$525,000	\$240	\$525,000	\$240	15
42	6502501	03/21/23	Cliffs at North Mountain	1987	810	\$230,000	\$284	\$225,000	\$278	306

43	6523438	03/31/23	Sandahl Homes	1979	2690	\$850,000	\$316	\$850,000	\$316	3
44	6486321	03/31/23	Moon Valley	1971	2024	\$645,000	\$319	\$615,000	\$304	129
45	6474417	03/31/23	Sunset North	1979	2186	\$629,000	\$288	\$609,000	\$279	130

OVERVIEW

Community/Area/City	Moon Valley / Phoenix
Sales Month / Year	March 2023 Sales
Homes Closed:	45
Average List Price (\$/SF):	\$288.27
Average Sale Price (\$/SF):	\$278.42
Average Days on Market:	79



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