



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

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### Moon Valley Sold Homes - October 2021

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6254981	10/1/2021	Moonlight Cove	1992	3023	\$610,000	\$202	\$594,500	\$197	100
2	6275678	10/4/2021	Moon Valley Gardens 2	1969	1748	\$369,990	\$212	\$370,000	\$212	33
3	6287360	10/4/2021	Turtle Creek	1984	1246	\$394,000	\$316	\$380,000	\$305	34
4	6277900	10/5/2021	Moon Valley	1961	4058	\$1,175,000	\$290	\$1,150,000	\$283	56
5	6281961	10/5/2021	Lookout Canyon Estates	1993	2376	\$689,900	\$290	\$702,800	\$296	25
6	6295542	10/5/2021	Suggs Moon Mountain Estates	1979	1304	\$350,000	\$268	\$361,000	\$277	18
7	6270102	10/7/2021	Majestic Hills	1997	2874	\$585,000	\$204	\$585,000	\$204	74
8	6277288	10/8/2021	Moonlight Cove 3	1994	2095	\$575,000	\$274	\$575,000	\$274	19
9	6272359	10/8/2021	Moon Valley Vista 2	1989	2939	\$665,000	\$226	\$655,000	\$223	15
10	6281354	10/8/2021	Heights at Lookout Mountain	1993	2800	\$619,900	\$221	\$619,900	\$221	52
11	6281627	10/8/2021	Villas at Moon Valley	1999	1331	\$397,777	\$299	\$426,467	\$320	4
12	6291101	10/8/2021	Mini Moon Estates 2	1977	2584	\$725,000	\$281	\$736,000	\$285	32
13	6289669	10/8/2021	Greentrails	1983	1734	\$465,000	\$268	\$480,000	\$277	9
14	6255333	10/12/2021	Sweetwater Vistas	2001	1805	\$465,000	\$258	\$465,000	\$258	78
15	6260824	10/12/2021	Turtle Creek	1984	1553	\$379,900	\$245	\$405,000	\$261	87
16	6289212	10/12/2021	Quail Hill Parcel	1975	1369	\$255,000	\$186	\$255,000	\$186	7
17	6288826	10/12/2021	Villas at Moon Valley	2003	1315	\$389,900	\$297	\$389,900	\$297	40
18	6294135	10/12/2021	Greentrails	1984	1734	\$440,000	\$254	\$472,000	\$272	5
19	6290364	10/13/2021	Reserve at Moonridge Golf Estates	1997	3569	\$875,000	\$245	\$888,888	\$249	10
20	6281475	10/14/2021	Moonlight Cove 3	1995	3309	\$621,900	\$188	\$621,900	\$188	9
21	6289096	10/14/2021	Hidden Hills	1976	1903	\$625,000	\$328	\$605,000	\$318	29
22	6273210	10/15/2021	Sunset North 5	1974	1822	\$420,000	\$231	\$427,000	\$234	16
23	6259042	10/15/2021	Ridgegate	1982	2531	\$670,997	\$265	\$671,000	\$265	87
24	6270088	10/15/2021	Sunset Hills 1	1982	1680	\$474,890	\$283	\$475,000	\$283	74
25	6282500	10/15/2021	Montclair Hills	1981	1422	\$429,000	\$302	\$419,000	\$295	20
26	6293655	10/15/2021	Las Meridas	1990	1925	\$425,000	\$221	\$437,500	\$227	5
27	6267230	10/18/2021	Mountain Vista	1980	2050	\$629,000	\$307	\$581,200	\$284	47
28	6267544	10/18/2021	Sunset North	1978	2460	\$569,900	\$232	\$560,000	\$228	90
29	6286675	10/18/2021	Sandahl Homes	1979	2772	\$850,000	\$307	\$840,000	\$303	29
30	6281830	10/18/2021	Moon Valley	1988	2486	\$549,900	\$221	\$515,000	\$207	62
31	6288750	10/18/2021	Moon Valley 2	1976	2801	\$898,000	\$321	\$965,000	\$345	5
32	6294425	10/18/2021	Estates at Tapatío Cliffs	1994	3230	\$699,000	\$216	\$700,000	\$217	4
33	6293937	10/19/2021	Greentrails	1979	2039	\$559,900	\$275	\$560,000	\$275	43
34	6284008	10/20/2021	Moonlight Cove	1996	2095	\$499,900	\$239	\$497,000	\$237	4
35	6293806	10/20/2021	Moon Valley Gardens 2	1972	2075	\$409,000	\$197	\$409,000	\$197	36
36	6295407	10/20/2021	Summit at The Pointe	1993	2375	\$779,500	\$328	\$840,000	\$354	5
37	6283191	10/21/2021	Hillcrest 6	1977	1340	\$495,000	\$369	\$485,000	\$362	31
38	6265405	10/22/2021	Hillcrest Three	1973	2342	\$520,000	\$222	\$520,000	\$222	100
39	6285743	10/22/2021	Lookout Mountain	1989	2972	\$700,000	\$236	\$692,500	\$233	51
40	6286979	10/22/2021	Moon Valley Vista	1987	2081	\$595,000	\$286	\$575,000	\$276	47
41	6289694	10/22/2021	Summit at The Pointe	1994	2375	\$655,000	\$276	\$670,000	\$282	15

42	6255185	10/25/2021	Lookout Mountainside	1996	2924	\$749,000	\$256	\$749,000	\$256	93
43	6291747	10/25/2021	Sunset Hills 1	1995	2441	\$725,000	\$297	\$720,000	\$295	11
44	6290286	10/26/2021	Mountain Preserve Vistas	2007	2492	\$675,000	\$271	\$685,000	\$275	4
45	6269314	10/27/2021	Moon Valley 2	1975	2658	\$829,900	\$312	\$815,000	\$307	86
46	6301048	10/27/2021	Mountain Vista 7	1984	1217	\$450,000	\$370	\$456,000	\$375	6
47	6292908	10/27/2021	The Villages	1978	1036	\$275,000	\$265	\$275,000	\$265	3
48	6290794	10/28/2021	Sweetwater Vistas	2001	2017	\$579,900	\$288	\$579,900	\$288	37
49	6300385	10/28/2021	Majestic Hills	1997	1531	\$455,000	\$297	\$455,000	\$297	0
50	6294873	10/29/2021	Cliffs at North Mountain	2001	702	\$199,999	\$285	\$195,000	\$278	4
51	6290468	10/29/2021	Sandahl Homes	1980	2456	\$715,000	\$291	\$700,000	\$285	39

#### OVERVIEW

Sales Month / Year	October 2021 Sales
Homes Closed:	51
Average List Price (\$/SF):	\$266.96
Average Sale Price (\$/SF):	\$267.59
Average Days on Market:	35

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