

Comparable Market Analysis

12471 N AUGUSTA DR, Sun City, AZ, 85351

5/22/2024



2024 ARMLS

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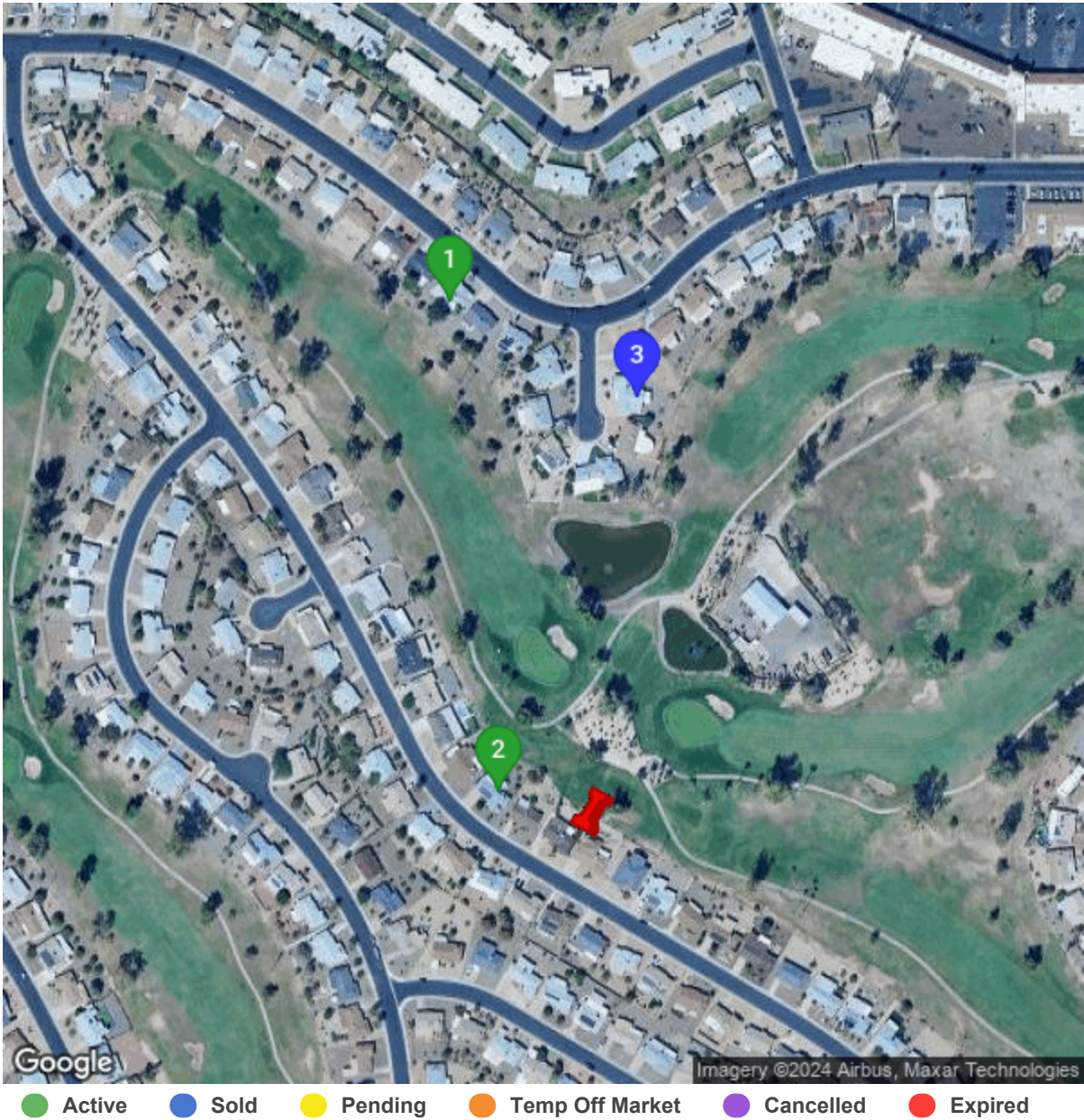
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This report is not an appraisal and is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the services of a licensed appraiser should be obtained.

Map of Subject And Comparable Properties



	Address	MLS #	Status	Distance from Subject
 Subject	12471 N AUGUSTA DR , Sun City AZ 85351			
1	10917 W OAKMONT DR , Sun City AZ 85351	6669961	Active	0.20m
2	12601 N AUGUSTA DR , Sun City AZ 85351	6670833	Active	0.04m
3	12809 N LAKE DR , Sun City AZ 85351	6669310	Closed	0.16m

Comparable Properties

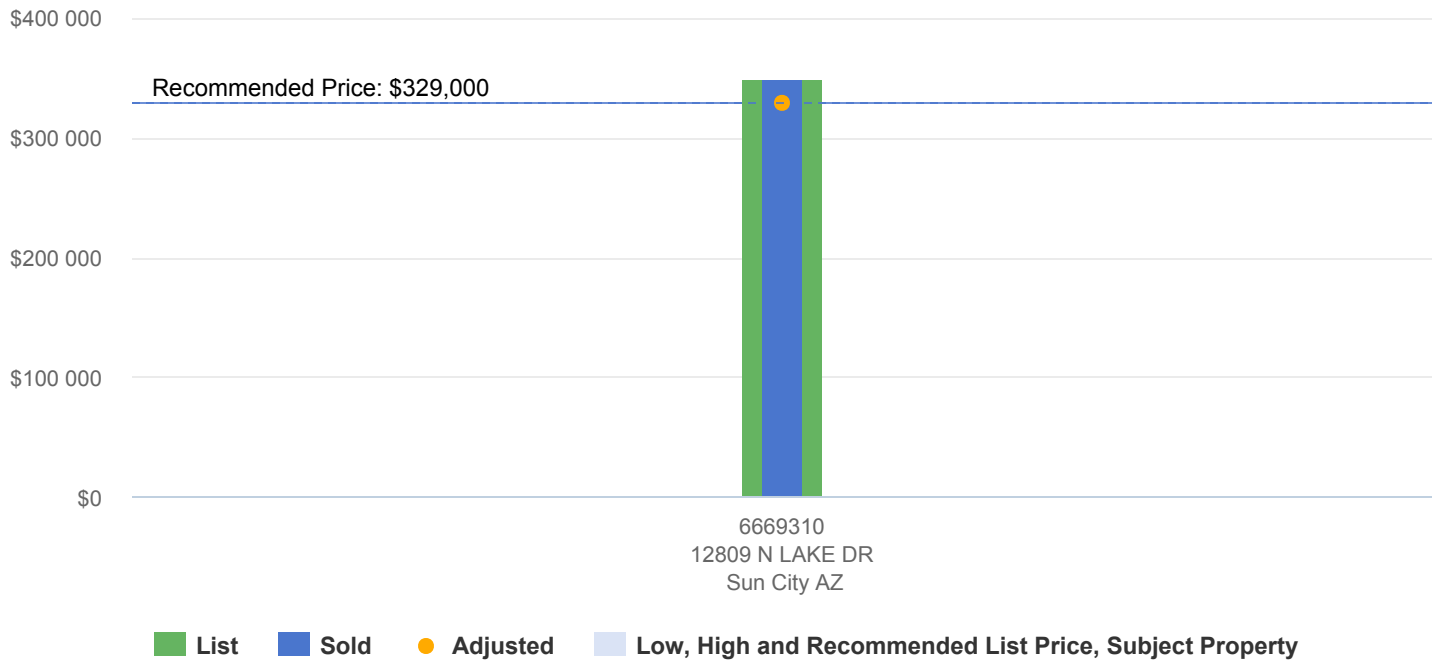
Subject		6669961		6670833		6669310	
							
12471 N AUGUSTA DR Sun City AZ 85351		10917 W OAKMONT DR Sun City AZ		12601 N AUGUSTA DR Sun City AZ		12809 N LAKE DR Sun City AZ	
Distance From Subject		0.20		0.04		0.16	
List Price		\$349,700		\$349,995		\$349,900	
Original List Price		\$365,000		\$349,995		\$349,900	
Sold Price						\$350,000	
Status		Active		Active		Closed	
Status Date		05/01/2024		03/01/2024		04/03/2024	
Agent Days on Market		77		82		26	
Cumulative Days on Market		77		82		26	
Adjustment			+/-		+/-		+/-
# Bedrooms	2	3		3		2	
# Bathrooms	1.75	2		2		2	
Approx SQFT	1,798	1,953	-7800	1,646	+7600	1,736	+3100
Approx Lot SqFt	7,700	7,970	-300	7,700		9,311	-1600
Year Built	1959	1960		1959		1960	
Parking Spaces: Garage Spaces	1.50	1.50		2.00	-2500	2.00	-2500
Parking Spaces: Carport Spaces	0.00	0.00		0.00		0.00	
Parking Spaces: Slab Parking Spaces	2.00	2.00		2.00		2.00	
Pool - Private							
Spa: Spa - Private							
Fireplace	No Fireplace	No Fireplace		No Fireplace		No Fireplace	
Exterior Features: Covered Patio(s)		Yes				Yes	
Exterior Features: Built-in BBQ							
Exterior Features: Balcony/ Deck(s)							
Location	Golf Course Lot						
Interior Upgrades/Amenities							
Exterior Upgrades/Amenities	Vinyl Siding		-10000		-10000		-10000
Time Adjustment							
Marketing Adjustment			-10000		-10000		-10000

Subject		6669961	6670833	6669310
				
12471 N AUGUSTA DR Sun City AZ 85351		10917 W OAKMONT DR Sun City AZ	12601 N AUGUSTA DR Sun City AZ	12809 N LAKE DR Sun City AZ
Adjusted Price	\$329,000	\$321,600	\$335,095	\$329,000

Price Analysis

List, Sold and Adjusted Prices

Closed Listings



Low, Average, Median, and High Sold Prices

Closed Listings



Summary of Closed Listings

MLS #	Address	List Price	ADOM	CDOM	Encoded Features	Approx SQFT	Price per		Sold Date	Sold Price	Total Adjusts	Adjusted Price
							Approx	Approx				
6669310	12809 N LAKE DR, Sun City AZ	\$349,900	26	26	22RDO2G2S	1,736		\$189.52	04/02/2024	\$350,000	\$-21,000	\$329,000

Summary of Active Listings

MLS #	Address	Orig. List Price	ADOM	CDOM	Encoded Features	Approx SQFT	Price per		List Price	Total Adjusts	Adjusted Price
							Approx	Approx			
6669961	10917 W OAKMONT DR, Sun City AZ	\$365,000	77	77	32RO1.5G2S	1,953		\$164.67	\$349,700	\$-28,100	\$321,600
6670833	12601 N AUGUSTA DR, Sun City AZ	\$349,995	82	82	32FBD2G2S	1,646		\$203.58	\$349,995	\$-14,900	\$335,095

Low, Average, Median, and High Comparisons

	Closed	Active	Overall
Low	\$329,000	\$321,600	\$321,600
Average	\$329,000	\$328,348	\$328,565
Median	\$329,000	\$328,347	\$329,000
High	\$329,000	\$335,095	\$335,095

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. Approx SQFT	Avg. List \$/Approx SQFT	Avg. Sold \$/Approx SQFT	Avg. ADOM	Avg. CDOM
Closed	1	349,900	349,900	350,000	350,000	1.00	1,736	201.56	201.61	26	26
Active	2	699,695	349,848	0	0	0.00	1,800	195.85	0.00	80	80
Overall	3	1,049,595	349,865	350,000	350,000	1.00	1,778	197.75	201.61	62	62

Listing Price Recommendation



Low	\$329,000
High	\$329,000
Recommended	\$329,000