



MARKET REPORT

Ironwood Crossing Neighborhood Market Report

Dear Rick,

Here is an updated Market Report summarizing recent real estate activity in your area of interest. Please keep in mind that the values represented are based on current, detailed information from the regional Multiple Listing Service. If you need clarification on any of the figures or if you wish to take additional steps toward property ownership, please let me know. I am happy to help.

Sincerely,
Rick Ferguson - Realtor®



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COLDWELL BANKER
REALTY

MARKET SNAPSHOT

Ironwood Crossing Neighborhood Market Report

As of 05/28/2021

FOR SALE DATA

Avg. Days on Market: 20 Days
Listings Currently for Sale: 10
Newest Listing: 05/27/2021
Shortest/Longest: 1 Days / 70 Days

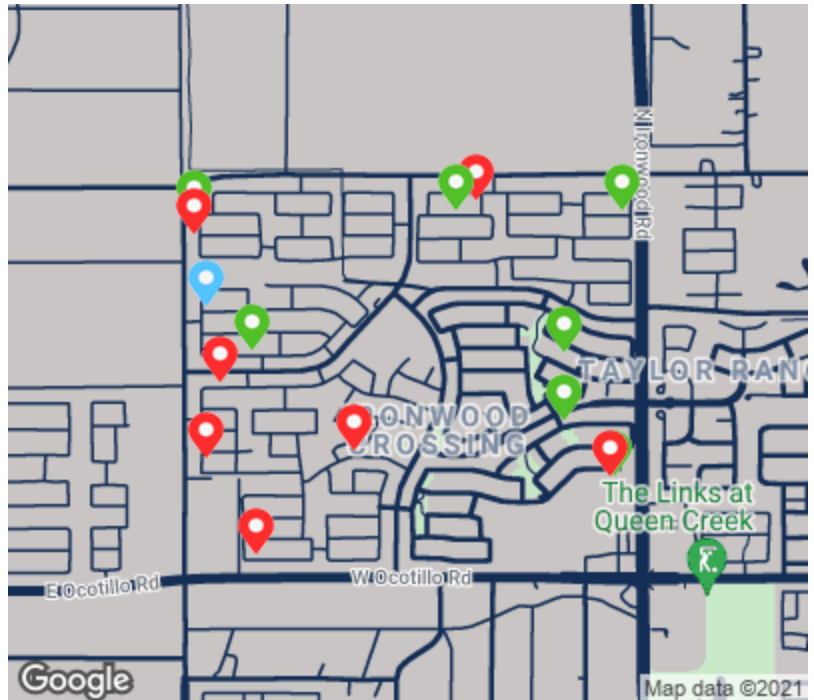
PENDING DATA

Avg. Days on Market: 4 Days
Pending Listings: 1
Shortest/Longest: 4 Days / 4 Days

SOLD DATA

Avg. Days to Sell: 37 Days
Total Sales: 14
30-day Sales: 14
Last Sale: 05/24/2021
Shortest/Longest: 24 Days / 75 Days
Months of Supply: 0.71**

**Estimated time to sell current listing inventory.
6 months is considered a balanced market



Click on data points to access interactive map.

● FOR SALE DATA

● PENDING DATA

● SOLD DATA

● FOR SALE DATA

	LIST PRICE	DOM
AVERAGE	\$356,894	20
HIGH	\$521,000	70
LOW	\$2,095	1

Includes the following property statuses: **Active**

● PENDING DATA

	LIST PRICE	DOM
AVERAGE	\$460,000	4
HIGH	\$460,000	4
LOW	\$460,000	4

Includes the following property statuses: **Pending**

● SOLD DATA

	LIST PRICE	SALE PRICE	\$ DIFF	% DIFF	DOM
AVERAGE	\$413,443	\$432,571	\$19,128	4.42% ↑	37
HIGH	\$519,900	\$585,000	\$65,100	11.13% ↑	75
LOW	\$335,000	\$338,000	\$3,000	0.89% ↑	24

Includes following property statuses: **Closed**

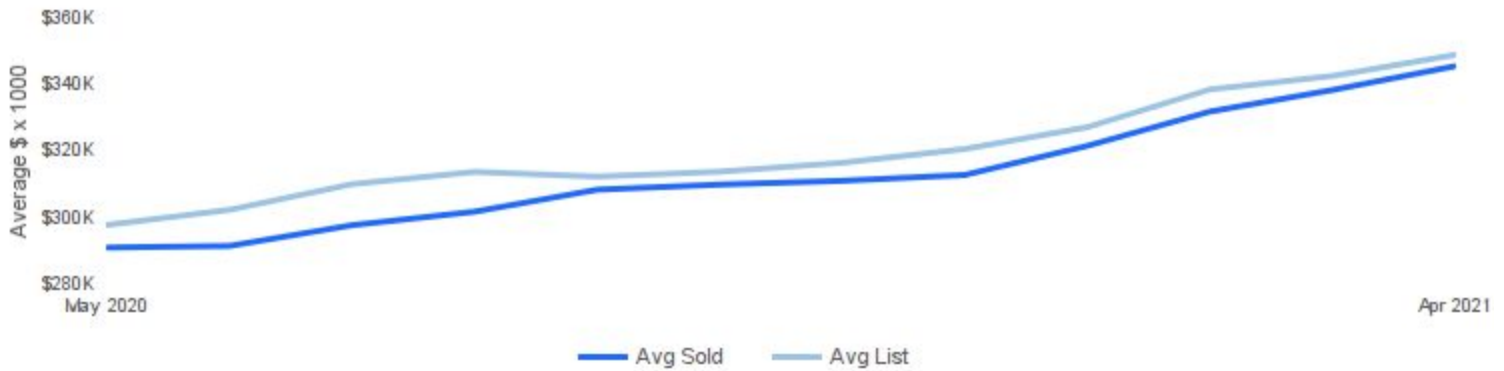
For an estimated value of your property, please click here:

MARKET SNAPSHOT

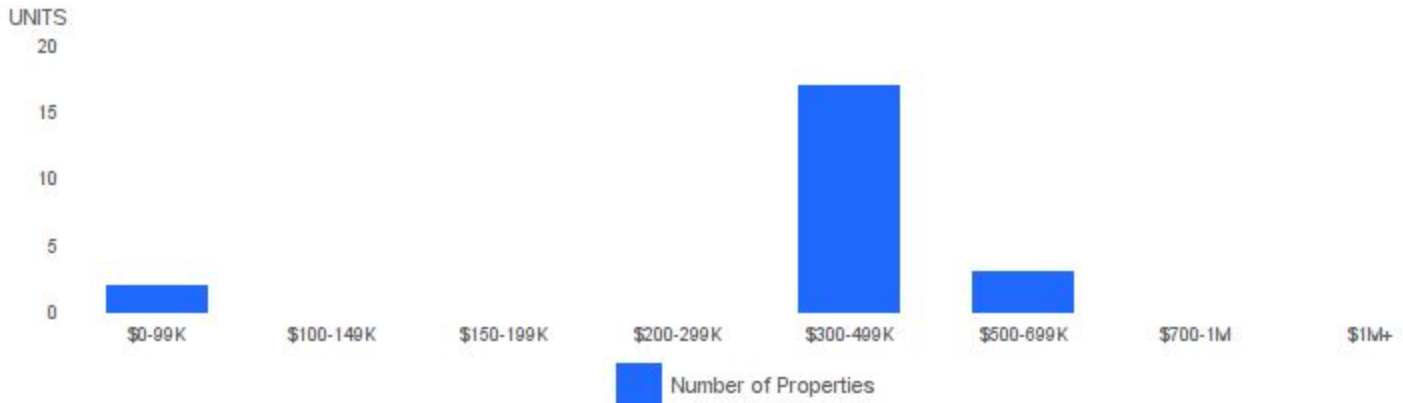
Ironwood Crossing Neighborhood Market Report

As of 05/28/2021

MARKET PRICE TREND



PROPERTIES ON THE MARKET



DAYS ON MARKET



Properties on the market | Number of properties listed for sale

Average Sales Price | Average sales price for all properties sold.

Average Sales Price | Average sales price for all properties listed for sale.

Days on Market | Average days on market for all properties sold.

MARKET SUMMARY

Ironwood Crossing Neighborhood Market Report

As of 05/28/2021

● FOR SALE DATA

Status	MLS ID	Address	City	Bed	Bath(T/F/P)*	List Price	SqFt	DOM
Active	6241751	86 W WINTERBERRY Avenue	San Tan Valley	5	3/-/-	\$521,000	3,135	2
Active	6231415	668 W BASSWOOD Avenue	Queen Creek	4	2.5/-/-	\$499,900	2,716	23
Active	6234377	308 W Sweet Shrub Avenue	San Tan Valley	3	3/-/-	\$499,000	2,437	17
Active	6223727	117 W YELLOW WOOD Avenue	San Tan Valley	3	2/-/-	\$475,000	2,198	39
Active	6235625	1332 W ALPINE TREE Avenue	San Tan Valley	3	2.5/-/-	\$440,000	2,087	15
Active	6241838	305 W DRAGON TREE Avenue	Queen Creek	4	2/-/-	\$384,000	1,874	1
Active	6239074	42170 N HINOKI Street	San Tan Valley	3	2/-/-	\$375,000	1,513	8
Active	6231148	42247 N TULIP TREE Street	San Tan Valley	3	2/-/-	\$369,999	1,790	24
Active	6242153	748 W TALLOW TREE Avenue	San Tan Valley	4	2.5/-/-	\$2,950	2,716	1
Active	6209517	386 W LYLE Avenue	San Tan Valley	3	2/-/-	\$2,095	1,874	70
AVERAGE				4	2/-/-	\$356,894	2,234	20
HIGH				5	3/-/-	\$521,000	3,135	70
LOW				3	2/-/-	\$2,095	1,513	1

● PENDING DATA

Status	MLS ID	Address	City	Bed	Bath(T/F/P)*	List Price	SqFt	DOM
Pending	6239280	1508 W SAVANNAH TREE Avenue	Queen Creek	3	2.5/-/-	\$460,000	2,097	4
AVERAGE				3	3/-/-	\$460,000	2,097	4
HIGH				3	2.5/-/-	\$460,000	2,097	4
LOW				3	2.5/-/-	\$460,000	2,097	4

● SOLD DATA

Status	MLS ID	Address	City	Bed	Bath(T/F/P)*	List Price	Sale Price	SqFt	DOM
Closed	<u>6217836</u>	<u>665 W HONEY LOCUST Avenue</u>	Queen Creek	4	3.5/-/-	\$519,900	\$585,000	2,864	29
Closed	<u>6209430</u>	<u>48 W WHITE OAK Avenue</u>	Queen Creek	3	4/-/-	\$495,000	\$526,000	2,586	42
Closed	<u>6214879</u>	<u>621 W BASSWOOD Avenue</u>	Queen Creek	4	2.5/-/-	\$489,900	\$504,000	2,903	34
Closed	<u>6222924</u>	<u>135 W YELLOW WOOD Avenue</u>	Queen Creek	3	2/-/-	\$440,000	\$440,000	2,199	38
Closed	<u>6212841</u>	<u>1084 W SPINE TREE Avenue</u>	Queen Creek	3	2/-/-	\$435,500	\$415,000	1,849	35
Closed	<u>6215131</u>	<u>1454 W Dove Tree Avenue</u>	Queen Creek	5	3/-/-	\$429,900	\$451,000	2,491	40
Closed	<u>6213711</u>	<u>113 W EVERGREEN PEAR Avenue</u>	Queen Creek	3	2.5/-/-	\$425,000	\$481,000	2,156	32
Closed	<u>6217108</u>	<u>42243 N TULIP TREE Street</u>	Queen Creek	3	2.5/-/-	\$389,000	\$410,000	2,443	24
Closed	<u>6224273</u>	<u>1521 W PRINCESS TREE Avenue</u>	San Tan Valley	3	2/-/-	\$379,000	\$406,000	1,790	30
Closed	<u>6224180</u>	<u>1532 W CRAPE Road</u>	San Tan Valley	3	2.5/-/-	\$370,000	\$370,000	2,261	31
Closed	<u>6213631</u>	<u>492 W HONEY LOCUST Avenue</u>	San Tan Valley	3	2/-/-	\$365,000	\$410,000	1,790	35
Closed	<u>6224161</u>	<u>1045 W EMPRESS TREE Avenue</u>	San Tan Valley	3	2/-/-	\$360,000	\$360,000	1,671	24
Closed	<u>6214860</u>	<u>42088 N HINOKI Street</u>	San Tan Valley	3	2/-/-	\$355,000	\$360,000	1,581	50
Closed	<u>6194049</u>	<u>163 W DRAGON TREE Avenue</u>	Queen Creek	3	2/-/-	\$335,000	\$338,000	1,874	75
			AVERAGE	3	2/-/-	\$413,443	\$432,571	2,176	37
			HIGH	5	4/-/-	\$519,900	\$585,000	2,903	75
			LOW	3	2/-/-	\$335,000	\$338,000	1,581	24

* Baths: T = Total, F = Full, P = Partial

LOCAL INVENTORY

Ironwood Crossing Neighborhood Market Report

As of 05/28/2021



86 W WINTERBERRY AVENUE, SAN TAN VALLEY, AZ 85140

MLS #: [6241751](#) | Status: Active ●

List Price: \$521,000 | Days on Market: 2 | Property Type: Residential

Beds: 5 | Bath(T/F/P)*: 3/-/- | SqFt: 3,135 | Year Built: 2016

Check out this home located in the Fulton home community of Ironwood Crossing located in the newer section of the development nestled in among all single story homes. The home has a kitchen that would make a chefs day with stainl...

Listing courtesy of Valley Executives Real Estate



668 W BASSWOOD AVENUE, QUEEN CREEK, AZ 85140

MLS #: [6231415](#) | Status: Active ●

List Price: \$499,900 | Days on Market: 23 | Property Type: Residential

Beds: 4 | Bath(T/F/P)*: 2.5/-/- | SqFt: 2,716 | Year Built: 2010

Simply stated, THIS is the ONE! The curb appeal says it all. This beautiful home boasts 4 bedrooms, a den, 2 1/2 baths, courtyard, RV gate and so much more! Everything about this home has been upgraded! From the natural travertine...

Listing courtesy of Realty ONE Group



308 W SWEET SHRUB AVENUE, SAN TAN VALLEY, AZ 85140

MLS #: [6234377](#) | Status: Active ●

List Price: \$499,000 | Days on Market: 17 | Property Type: Residential

Beds: 3 | Bath(T/F/P)*: 3/-/- | SqFt: 2,437 | Year Built: 2013

Well Maintained Beauty in Ironwood Crossing! This 3 bedroom, 3 FULL bathroom home with a DEN is impeccably maintained with tile in all the right areas, a walk in pantry, 3 car tandem garage, RV gate, and low maintenance yard with ...

Listing courtesy of NextHome Source



117 W YELLOW WOOD AVENUE, SAN TAN VALLEY, AZ 85140

MLS #: [6223727](#) | Status: Active ●

List Price: \$475,000 | Days on Market: 39 | Property Type: Residential

Beds: 3 | Bath(T/F/P)*: 2/-/- | SqFt: 2,198 | Year Built: 2012

Absolutely PERFECT 3 Bedroom, 2 Bath AND an open den in the wonderful and highly desirable Ironwood Crossing!! Step into this exquisite home with super open great room floorplan, GORGEOUS kitchen with granite countertops and mosai...

Listing courtesy of eXp Realty



1332 W ALPINE TREE AVENUE, SAN TAN VALLEY, AZ 85140

MLS #: 6235625 | **Status:** Active ●

List Price: \$440,000 | **Days on Market:** 15 | **Property Type:** Residential

Beds: 3 | **Bath(T/F/P)*:** 2.5/-/- | **SqFt:** 2,087 | **Year Built:** 2018

Welcome home to San Tan Valley! As you pull up to this gorgeous 2018 built 3 bedroom, 2.5 bathroom home, you will notice the impeccable curb appeal! Inside, there is neutral paint, tile flooring, plush carpet in all the right plac...

Listing courtesy of My Home Group Real Estate



305 W DRAGON TREE AVENUE, QUEEN CREEK, AZ 85140

MLS #: 6241838 | **Status:** Active ●

List Price: \$384,000 | **Days on Market:** 1 | **Property Type:** Residential

Beds: 4 | **Bath(T/F/P)*:** 2/-/- | **SqFt:** 1,874 | **Year Built:** 2009

WELCOME HOME! This 4 bdrm, 2 bath home is located in the amazing community of Ironwood Crossing! You'll love the welcoming front porch, spacious great room, plus formal living/dining rm. The kitchen boasts an island/ breakfast b...

Listing courtesy of Realty ONE Group



42170 N HINOKI STREET, SAN TAN VALLEY, AZ 85140

MLS #: 6239074 | **Status:** Active ●

List Price: \$375,000 | **Days on Market:** 8 | **Property Type:** Residential

Beds: 3 | **Bath(T/F/P)*:** 2/-/- | **SqFt:** 1,513 | **Year Built:** 2018

Location, Location, Location! Rare listing in tdesirable Ironwood Crossings. 1512 sq ft 1- story home w/ granite kitchen countertops and quartz tops in the bathrooms & upgraded master shower. This home comes w/ 9 ft ceilings, ext...

Listing courtesy of DPR Realty LLC



42247 N TULIP TREE STREET, SAN TAN VALLEY, AZ 85140

MLS #: 6231148 | **Status:** Active ●

List Price: \$369,999 | **Days on Market:** 24 | **Property Type:** Residential

Beds: 3 | **Bath(T/F/P)*:** 2/-/- | **SqFt:** 1,790 | **Year Built:** 2015

This is an amazing opportunity to own a home that is in like new condition, could still be a model home! This 3 bedroom 2 bath house shows tremendous pride of ownership. It is located on an oversized lot with an extra wide RV gate...

Listing courtesy of HomeSmart



748 W TALLOW TREE AVENUE, SAN TAN VALLEY, AZ 85140

MLS #: 6242153 | **Status:** Active ●

List Price: \$2,950 | **Days on Market:** 1 | **Property Type:** Residential Rental

Beds: 4 | **Bath(T/F/P)*:** 2.5/-/- | **SqFt:** 2,716 | **Year Built:** 2016

You'll love this amazing home from the minute you walk in! Step inside to tall ceilings, an open floorplan & gorgeous view of the sparkling pool in the backyard. The kitchen is a chef's dream with loads of 48 in white cabine...

Listing courtesy of CMS Properties & Real Estate LLC



386 W LYLE AVENUE, SAN TAN VALLEY, AZ 85140

MLS #: 6209517 | **Status:** Active ●

List Price: \$2,095 | **Days on Market:** 70 | **Property Type:** Residential Rental

Beds: 3 | **Bath(T/F/P)*:** 2/-/- | **SqFt:** 1,874 | **Year Built:** 2008

FURNISHED MODEL HOME BEAUTIFULLY DECORATED 3/2 with den SINGLE LEVEL HOME, WITH UPGRADED STAGGERED MAPLE CABINETS, GRANITE KITCHEN COUNTERS, TILE BACKSPLASH FIREPLACE WITH ACCENT LIGHTING IN THE MEDIA NICHES, LARGE GORGEOUS TILE S...

Listing courtesy of First Sonoran Property Management



665 W HONEY LOCUST AVENUE, QUEEN CREEK, AZ 85140

MLS #: 6217836 | **Status:** Closed ●

List Price: \$519,900 | **Days on Market:** 29 | **Property Type:** Residential

Sale Price: \$585,000 | **Sold Date:** 05/06/2021

Beds: 4 | **Bath(T/F/P)*:** 3.5/-/- | **SqFt:** 2,864 | **Year Built:** 2016

Showings begin Thursday 4/8 12PM-7PM & Fri & Sat 9AM-7PM. Best & Final Sun @ noon. Stunning resort style POOL home in Ironwood Crossing on a large corner lot , putting green, artificial turf, outdoor kitchen, palm trees, c...

Listing courtesy of Keller Williams Realty East Valley



48 W WHITE OAK AVENUE, QUEEN CREEK, AZ 85140

MLS #: 6209430 | **Status:** Closed ●

List Price: \$495,000 | **Days on Market:** 42 | **Property Type:** Residential

Sale Price: \$526,000 | **Sold Date:** 04/30/2021

Beds: 3 | **Bath(T/F/P)*:** 4/-/- | **SqFt:** 2,586 | **Year Built:** 2018

Almost new Ironwood Crossing single story 3 bedroom, 4 bath PLUS den 2586 sq ft home that looks like a model! EZ care desert landscaping brings great curb appeal. Small patio at the entry is perfect to enjoy your coffee in the mor...

Listing courtesy of Platinum Service Realty



621 W BASSWOOD AVENUE, QUEEN CREEK, AZ 85140

MLS #: [6214879](#) | **Status:** Closed ●

List Price: \$489,900 | **Days on Market:** 34 | **Property Type:** Residential

Sale Price: \$504,000 | **Sold Date:** 05/04/2021

Beds: 4 | **Bath(T/F/P)*:** 2.5/-/- | **SqFt:** 2,903 | **Year Built:** 2009

Welcome to your new home located in the highly sought after Ironwood Crossing. This home has an open floor plan and is located on private corner lot with no neighbors behind. Enter the home through the enclosed courtyard with eleg...

Listing courtesy of Realty ONE Group



135 W YELLOW WOOD AVENUE, QUEEN CREEK, AZ 85140

MLS #: [6222924](#) | **Status:** Closed ●

List Price: \$440,000 | **Days on Market:** 38 | **Property Type:** Residential

Sale Price: \$440,000 | **Sold Date:** 05/24/2021

Beds: 3 | **Bath(T/F/P)*:** 2/-/- | **SqFt:** 2,199 | **Year Built:** 2012

Welcome Home!!! This Gorgeous 3 Bedroom 2 Bath home at the Desirable Ironwood Crossing is in a Fantastic location. This Master-Planned Community is close to Restaurants, Shopping, Schools, Parks, and The Links Golf Course. As soon...

Listing courtesy of Canam Realty Group



1084 W SPINE TREE AVENUE, QUEEN CREEK, AZ 85140

MLS #: [6212841](#) | **Status:** Closed ●

List Price: \$435,500 | **Days on Market:** 35 | **Property Type:** Residential

Sale Price: \$415,000 | **Sold Date:** 04/30/2021

Beds: 3 | **Bath(T/F/P)*:** 2/-/- | **SqFt:** 1,849 | **Year Built:** 2018

You'll love this highly upgraded, absolutely stunning home that sits on a premium oversized homesite with no backyard neighbors, just mountain views! Family-friendly floor plan offers 3 bedrooms + teen/bonus room & 2 baths in ...

Listing courtesy of Keller Williams Arizona Realty



1454 W DOVE TREE AVENUE, QUEEN CREEK, AZ 85140

MLS #: [6215131](#) | **Status:** Closed ●

List Price: \$429,900 | **Days on Market:** 40 | **Property Type:** Residential

Sale Price: \$451,000 | **Sold Date:** 05/11/2021

Beds: 5 | **Bath(T/F/P)*:** 3/-/- | **SqFt:** 2,491 | **Year Built:** 2015

Welcome to Fulton Homes "Samoa" model which offers plenty of space for everyone! This 5 Bed 3 bath with a loft also has a living room, family room, and one bedroom, and bathroom downstairs. This beauty is well appointed...

Listing courtesy of Keller Williams Realty East Valley



113 W EVERGREEN PEAR AVENUE, QUEEN CREEK, AZ 85140

MLS #: [6213711](#) | **Status:** Closed ●

List Price: \$425,000 | **Days on Market:** 32 | **Property Type:** Residential

Sale Price: \$481,000 | **Sold Date:** 04/30/2021

Beds: 3 | **Bath(T/F/P)*:** 2.5/-/- | **SqFt:** 2,156 | **Year Built:** 2018

Welcome to QC's masterplanned community of Ironwood Crossing! This Rockaway plan was built by Fulton in 2019. Great rm, 3 bed / den split w/ 2.5 baths. Light neutral tones. Tile plank flooring in all spaces except bedrooms. Ove...

Listing courtesy of Realty ONE Group



42243 N TULIP TREE STREET, QUEEN CREEK, AZ 85140

MLS #: [6217108](#) | **Status:** Closed ●

List Price: \$389,000 | **Days on Market:** 24 | **Property Type:** Residential

Sale Price: \$410,000 | **Sold Date:** 04/29/2021

Beds: 3 | **Bath(T/F/P)*:** 2.5/-/- | **SqFt:** 2,443 | **Year Built:** 2016

MODEL SHARP * LARGE PREMIUM LOT W/ MOUNTAIN VIEWS * PAVER DRIVE & WALKWAY * CUSTOM PAINT * NUTMEG CABINETS * GRANITE COUNTERS * LARGE LOFT W/ SURROUND SOUND /W AMP & SUBWOOFER* WIFI RANGE EXTENDER * ALL BEDROOMS HAVE WALKIN CL...

Listing courtesy of HomeSmart



1521 W PRINCESS TREE AVENUE, SAN TAN VALLEY, AZ 85140

MLS #: [6224273](#) | **Status:** Closed ●

List Price: \$379,000 | **Days on Market:** 30 | **Property Type:** Residential

Sale Price: \$406,000 | **Sold Date:** 05/20/2021

Beds: 3 | **Bath(T/F/P)*:** 2/-/- | **SqFt:** 1,790 | **Year Built:** 2014

: Situated in the Ironwood Crossing community this home sits on a nice corner lot. It offers 3 beds, 2 baths, Den, an open kitchen with Beautiful White Cabinets, New Stainless Steel appliances and quartz countertops. Updates inc...

Listing courtesy of Realty Executives



1532 W CRAPE ROAD, SAN TAN VALLEY, AZ 85140

MLS #: [6224180](#) | **Status:** Closed ●

List Price: \$370,000 | **Days on Market:** 31 | **Property Type:** Residential

Sale Price: \$370,000 | **Sold Date:** 05/21/2021

Beds: 3 | **Bath(T/F/P)*:** 2.5/-/- | **SqFt:** 2,261 | **Year Built:** 2013

Listing courtesy of Keller Williams Arizona Realty



492 W HONEY LOCUST AVENUE, SAN TAN VALLEY, AZ 85140

MLS #: [6213631](#) | **Status:** Closed ●

List Price: \$365,000 | **Days on Market:** 35 | **Property Type:** Residential

Sale Price: \$410,000 | **Sold Date:** 05/03/2021

Beds: 3 | **Bath(T/F/P)*:** 2/-/- | **SqFt:** 1,790 | **Year Built:** 2016

Hurry and see this wonderful 3 bed, 2 bath residence now for sale in San Tan Valley! Charming curb appeal, easy-care front landscaping, a 2 car garage, this home has it all and more! Inside you will find a spacious open floor plan...

Listing courtesy of Realty ONE Group



1045 W EMPRESS TREE AVENUE, SAN TAN VALLEY, AZ 85140

MLS #: [6224161](#) | **Status:** Closed ●

List Price: \$360,000 | **Days on Market:** 24 | **Property Type:** Residential

Sale Price: \$360,000 | **Sold Date:** 05/14/2021

Beds: 3 | **Bath(T/F/P)*:** 2/-/- | **SqFt:** 1,671 | **Year Built:** 2012

Listing courtesy of West USA Realty



42088 N HINOKI STREET, SAN TAN VALLEY, AZ 85140

MLS #: [6214860](#) | **Status:** Closed ●

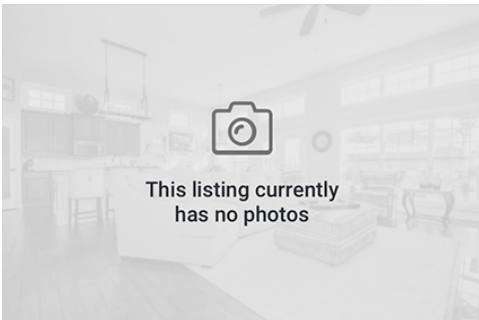
List Price: \$355,000 | **Days on Market:** 50 | **Property Type:** Residential

Sale Price: \$360,000 | **Sold Date:** 05/20/2021

Beds: 3 | **Bath(T/F/P)*:** 2/-/- | **SqFt:** 1,581 | **Year Built:** 2018

Come see this beautiful home in Ironwood Crossing...now Annexed into Queen Creek! Walk into an inviting front entry with gorgeous tile, a grey color palette, and large baseboards. Immediately to your left is a den space with many ...

Listing courtesy of West USA Realty



163 W DRAGON TREE AVENUE, QUEEN CREEK, AZ 85140

MLS #: [6194049](#) | **Status:** Closed ●

List Price: \$335,000 | **Days on Market:** 75 | **Property Type:** Residential

Sale Price: \$338,000 | **Sold Date:** 04/29/2021

Beds: 3 | **Bath(T/F/P)*:** 2/-/- | **SqFt:** 1,874 | **Year Built:** 2009

Now is your chance to own a beautiful home in the great Ironwood crossing community. Schools in the community, new grocei store with in walking distance, community parks, and pools!! The new 24 freeway with go to Ironwood rd in 2...

Listing courtesy of West USA Realty



1508 W SAVANNAH TREE AVENUE, QUEEN CREEK, AZ 85140

MLS #: [6239280](#) | **Status:** Pending ●

List Price: \$460,000 | **Days on Market:** 4 | **Property Type:** Residential

Beds: 3 | **Bath(T/F/P)*:** 2.5/-/- | **SqFt:** 2,097 | **Year Built:** 2019

Amazing 3 bedroom, 2.5 bath, 2019 home nestled in Ironwood Crossing is an absolute must see! Home boast 10 ft ceilings with canned lighting throughout, gourmet kitchen, huge island wrapped in granite, separate tub and shower in ma...

Listing courtesy of JK Realty

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