

Grayhawk Home Prices Single Family Detached Price Per Sqft



Grayhawk Real Estate Report

THANK YOU!! Jeff Sibbach has sold more homes in Grayhawk so far this year than any other REALTOR®. We enjoy meeting the neighbors and sharing our knowledge on home values. Ok, let's talk market.

The unbalanced mix of Grayhawk home sales on the Retreat side vs. Park side in March and the brand new \$400/sqft masterpiece that closed in April are the reasons the average price per sqft for the last two months was not sustainable. However! Despite the dip, we like May's \$215/sqft number. It's an 18% improvement over Grayhawk homes for sale Closed in May 2012. Here are a couple other Grayhawk single-family housing stats...

Grayhawk Average Sales Price	Grayhawk homes Sales /SOLD
May 2012: \$469,256	May 2012: 9
May 2013: \$538,292	May 2013: 12

To price property accurately I use guidelines I learned from appraisers. To my credit I've been inside significantly more Grayhawk homes than any appraiser and I think that makes a difference. After I find a legit group of comparable Grayhawk home Sales, I adjust it according to market trends and factor in the quality and market value of upgrades. It's why I'm able to tell homeowners their value within 2% of the actual sales price prior to it selling.

Want to know what your Grayhawk home is worth today? We offer free at www.GrayhawkHouseValue.com



Grayhawk Sold Homes - May 2013

Sold	Address	Built	Features	Price
5/31/2013	7242 E GALLEGRO LN	1996	32FRD02G2S	\$385,000
5/30/2013	21194 N 82nd ST	2004	43.5FRXP03G	\$1,050,000
5/29/2013	7528 E PHANTOM WAY	1997	53FRDXPS03G	\$550,500
5/28/2013	7321 E FLEDGLING DR	1996	32RD2G	\$377,000
5/24/2013	21655 N 74TH WAY	1996	53FRDPS3G	\$518,000
5/24/2013	7663 E OVERLOOK DR	2000	33RXPO2G	\$545,000
5/24/2013	8233 E MOHAWK LN	1997	22.5FRDXP02G	\$572,500
5/21/2013	7443 E RUSTLING PASS	1996	32FRD2G2S	\$455,000
5/10/2013	8431 E HAVASUPAI DR	2000	32.75FRDXP2G	\$612,000
5/8/2013	7800 E JOURNEY LN	1998	32FRXP03G	\$415,000
5/7/2013	8179 E ANGEL SPIRIT DR	1997	22RXO2G	\$506,000
5/3/2013	7755 E NESTLING WAY	1998	42.5FRDXO2G	\$473,500



Jeff Sibbach
Top 1% in Maricopa County
480-215-7365

Local Area Experts

PRSR STD
ECRWSS
U.S. POSTAGE
PAID
EDDM RETAIL

Local
Postal Customer



SOLD
May 2013
\$518,000



SOLD
Jun 2013
\$605,800



SOLD
Feb 2013
\$345,500



SOLD
April 2013
\$361,500



SOLD
May 2013
\$545,000



SOLD
Feb 2013
\$455,000



SOLD
Mar 2013
\$609,000

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The Sibbach Team

Getting results for You and Your Family