

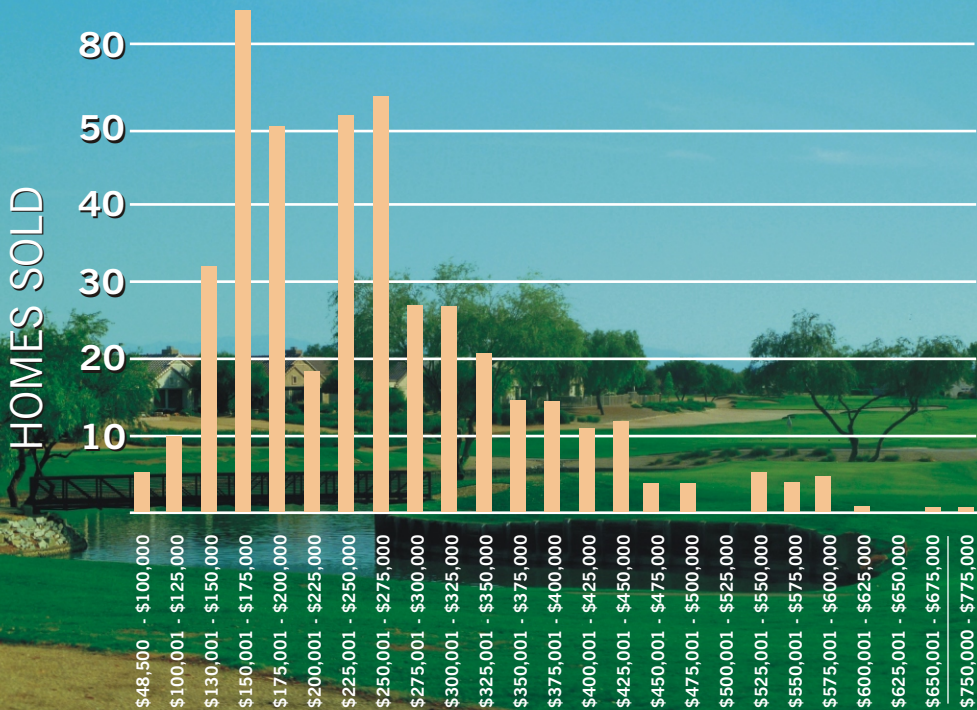
The KEN MEADE REALTY Report

Real Estate • Mortgage
Home Warranty • Property Management



★ Real Estate News for the Sun City Grand Area ★

March 2013



Sun City Grand 2012 Sales Breakdown



Real Estate Today

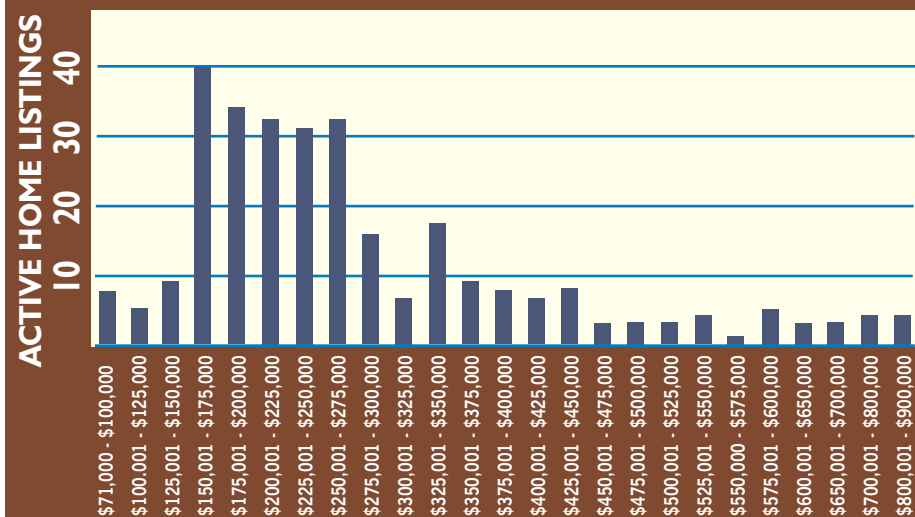
By Steve Meade, President
Ken Meade Realty, Inc.

Sun City Grand has 308 Homes for Sale

Sun City Grand currently has a nice selection of properties in almost all price ranges for buyers to consider. Prices start at \$71,000 for a unit in LaSolana and end at \$849,900.

There were a total of 308 Sun City Grand homes listed for sale in the Arizona Regional Multiple Listing System (ARMLS) on March 6, 2013. Fifty-five of those homes are golf course properties. Over 70 percent of the homes on the market were priced between \$150,001 and \$350,000. Two hundred seventeen homes were priced in that range.

Continued on page 2 >



Sun City Grand Active Price Range as of 3/6/2013

The KEN MEADE REALTY Report

\$127,000 to \$350,000 Homes Lead 2012 Activity in Sun City Grand

The majority of homes closing escrow in Sun City Grand in 2012 sold for between \$127,000 and \$350,000. This group accounted for 82.4 percent of the Sun City Grand homes sold.

Sun City Grand homes priced between \$150,001 and \$275,000 accounted for 300 sales in 2012, or 60.7 percent of Sun City Grand's 494 sales. Almost thirty-eight percent of the sales activity took place in the price range between \$150,001 and \$225,000, where 187 homes sold. There were 113 Sun City Grand homes, or 22.9 percent, sold between \$225,001 and \$275,000. Another 75 homes (15.2 percent) sold in the \$275,001 to \$350,000 price range.

Twenty-eight homes, or 5.7 percent of the total, sold for \$350,001 to \$400,000 last year. Twenty-three homes in Sun City Grand sold for \$400,001 to

Continued on page 3 >

Local Offices Collecting Gifts for Abused, Neglected and Abandoned Children

Ken Meade Realty will be working with Arizonans for Children, Inc. to collect gifts to be distributed to foster children on their birthdays. The collection drive will begin March 15th and end the last day of April.

Continued on page 3 >



Bicycle Donation Drive for Phoenix Homeless

Sun City Grand residents are hosting a bicycle donation program to help Phoenix homeless people. All bicycles donated (in any condition) will be awarded to newly-employed homeless persons in the Greater Phoenix area who require the bikes for transportation. Adult and children's bikes are also collected to meet a growing need among poor working families.

Local volunteers will pick up the donated bicycles at the resident's address, or

Continued on page 3 >

IN THE HEART OF SUN CITY GRAND!

VISIT OUR OFFICE LOCATED ON THE NORTHEAST CORNER OF SUNRISE & CLEARVIEW

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SURPRISE, AZ 85374
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Fax: 623-537-1414
Toll Free: 888-537-1515

For information on advertising
in this publication,
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Published March 2013



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SOLD
By KEN MEADE REALTY

KEN MEADE REALTY

www.kenmeaderealty.com



\$499,000 WELCOME TO THIS SPACIOUS
IRONWOOD LOCATED ON THE GOLF COURSE
WITH AMAZING VIEWS OF GRANITE FALLS

Sun City Grand

Find Your Dream Home

Properties presented by Ken Meade Realty



\$749,000 ENTERTAINER'S DELIGHT...
SOUGHT AFTER WINDSOR



\$519,900 VIEWS, VIEWS,
VIEWS! SPECTACULAR
MESQUITE (HAMPTON)



\$459,000 A Dramatic
front Flagstone courtyard
welcomes you...



\$429,000 WONDERFUL
GOLF COURSE SETTING,
FIRST FAIRWAY #1



\$425,000 STUNNING
"UPGRADED" "EXPANDED"
PALO VERDE W/CASITA



\$415,000 Outstanding
Stonecrest model on a
terrific golf course lot...



\$389,000 Situated on an
elevated lot on Desert
Springs #2 fairway



\$385,000 Wake up to
Amazing mountain views,
enjoy Spectacular sunset



\$375,000 BEAUTIFUL
ESTATE LOT VERBENA ON
DESERT SPRINGS, PAR 3



\$375,000 It's about the
value when a Ashbury
estate model home is



\$329,800 Casual
elegance defines this
home-Centrally located



\$328,000 An Amenity-
Rich dream, this beautiful
Hacienda boasts a Luxury



\$321,500 Lowest priced
golf course home in SCG.
Verbena on a premium plus



\$319,000 Desirable
'Sierra' with all the bells
and whistles. N/S



\$289,000 Located in one
of Arizona's favorite adult
communities this one



\$279,000 STUNNING
FAUX STONE TRIMMED,
GREAT CURB APPEAL,



\$278,000 POPULAR
SIERRA WITH
NORTH/SOUTH EXPOSURE.



\$275,000 Palo Verde with
golf course and mountain
views from the extended



\$275,000 Beautiful 2
Bedroom w/Den 2035 sq.
ft. home with tile in all the



\$268,000 The ideal home
for those that are wanting
Privacy and a Great



\$263,900 NEW LOW
PRICE FOR THIS NICE
CHOLLA ...



\$259,500 Light and Bright
A Elevation Stonecrest on
deep quarter acre lot.



\$257,000 You will not be
disappointed in this
pristine Borgata...



\$254,000 Warm inviting
home flattered by Relaxing
front courtyard, Wonderful



\$249,9500 POPULAR
CHOLLA MODEL WITH
ENCLOSED FRONT



\$245,000 Upgraded
beauty. Large tile laid offset
throughout, Granite slab



\$244,900 THIS "DESERT
ROSE" MODEL SITS ON A
LARGE CORNER LOT...



\$239,900 THIS IS A
CLASSIC MODERN VERANO
WHICH HAS NEW GRANITE



\$239,000 BEAUTIFULLY
UPGRADED AND RECENTLY
UPDATED PALO VERDE...



\$234,900 Snuggled on a
large cul-de-sac lot this
home wows...



\$234,900 Lovely Del Webb
Madera.Spacious great
room w/ fireplace,



\$234,000 Beautiful Sun
City Grand home for sale
on oversized lot.



\$229,900 Manzanita
model on Spacious lot.
Extended garage...



\$229,000 Looking for a
very nice clean home on a
large lot ...secluded



\$224,900 A "VERBENA"
THAT HAS A LOT TO
OFFER--LITE & BRITE



\$224,000 Beautiful 2
Bedroom Lantana floorplan
home with many upgrades.



\$219,900 This
charming 'Madera' is
move-in ready and waiting



\$215,000 SELLER
WANTS OFFERS! GREAT
FLOOR PLAN WITH 2



\$215,000 POPULAR
SYCAMORE MODEL, BIG
ENOUGH TO BE



\$209,000 Beautiful Sun
City Grand Madera for sale
on a private corner lot ...



\$207,900 You won't be
disappointed in this
Madera...



\$205,000 A very clean
Sonoma model home on a
large corner lot. ...



\$204,000 Very attractive
Azalea model boasts a
relaxing front courtyard.



\$202,000 This well
located home is perfect as
a full time home...



\$199,000 This Willow
model has PIZZAZZ, 20" tile,
panel doors, shutters,



\$195,000 BEAUTIFUL
ONE OF A KIND SONOMA
WITH SPLIT BEDROOMS



\$192,000 LOVELY
MADERA WITH 2BR/2BA +
DEN IS JUST THE PERFECT



\$189,500 This home is
the way an Iris should look.
The expansion...



\$189,500 Light, bright
Madera has a front
courtyard...



\$189,000 It would be to
your benefit to see this
home ASAP,



\$188,900 REDUCED
\$10,000. JUST
REMODELED/IMMACULATE



\$180,000 Del Webb 3
bedroom Juniper on corner
lot. Private fenced yard



\$185,000 Lovely 2
Bedroom - 1.75 Acacia, All
tile, except bedrooms-



\$185,000 One of the
best Sage on the market.
From the cool decked front



\$182,500 Very clean
Cypress being sold turn-
key...



\$179,900 LITE & BRITE
W/MANY UPGRADES
~MUCH SOUGHT AFTER



\$179,000 Sun City
Grand a magnificent 45+
community located...



\$179,000 Must see
Sun City Grand Iris for sale
on private walled lot.



\$174,900 MOVE-IN
READY LIGHT & BRIGHT
2BR/1.75BA ACACIA.



\$174,500 Immaculate
Acacia model available
furnished. Extended front



\$172,000 LITE & BRITE
"KIVA" THAT HAS BEEN
HARDLY LIVED IN~



\$164,900 ONE OWNER,
LIGHTLY LIVED IN, FULL 3
BEDROOM HOME.



\$159,900 LITE, BRITE
AND SPOTLESS MOVE-IN
READY WITH WONDERFUL



\$159,000 Very nice
split bedroom Sun City
Grand Monterra floor plan



\$159,000 Super clean
expanded Willow with a
park like backyard view.



\$158,000 WILLOW &
CYPRESS ARE SIMILAR
FLOOR PLANS. BEAUTIFUL



\$139,900 Largest unit
in La Solana at over
1000SF. This 2 bedroom/2



\$132,500 Largest
model, Lowest priced on
the market, Nicest...



\$447,900 This
beautiful home sits on a
very large lot (18,409



\$438,000 It's all
about Location! Location!
Location! Gorgeous Parada



\$409,900 Beautifully
appointed 3 car garage Sun
City Festival Fiesta for sale



\$369,000 Beautiful
Jubilee with guest Casita
on one of a kind lot.



\$289,900 Sun City
Festival golf course Gala
home for sale on the 18th



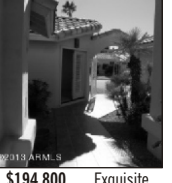
\$274,000 Popular
Destiny model on just
under a ¼ acre semi-



\$225,000 Sun City
Festival's most popular
Gala floor plan on a N/S lot



\$199,500 WOW!
FURNISHED EXPANDED
LAGUNA W/GREAT



\$194,800 Exquisite
Santa Rosa Model with
guest house *1897 Sq. Ft.



\$158,800 Popular Taos
model in Sun Village offers
a private location on the



\$158,800 Popular Taos
model in Sun Village offers
a private location on the

Sun City
Festival

Sun
Village

Arizona
Traditions



\$249,000 This
beautiful Arizona Traditions
Phoenician... private walled



\$234,900 A
BEAUTIFUL "BILTMORE"
HIGHLY UPGRADED



\$198,500 Meticulous
Saguaro model located in
prestigious Arizona



\$194,900 Very nicely
appointed "Ocotillo" model
with fireplace. This



\$172,900 GREAT TWO
BEDROOM HOME IN GATED
GOLF COMMUNITY ...

LOOKING FOR YOUR DREAM HOME? CALL ANY OF OUR AGENTS TODAY!



Real Estate Today

By Steve Meade, President
Ken Meade Realty, Inc.

Sun City Grand has 308 Homes for Sale

> CONTINUED FROM PAGE 1

Sun City Grand homes priced between \$150,001 and \$225,000 represented 34.4 percent of homes for sale. There were 106 homes in that range. Another 87 homes, or 28.2 percent of the total, were priced between \$225,001 and \$300,000.

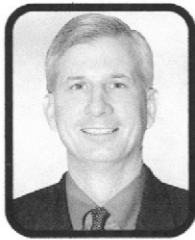
There were 56 homes listed for sale between \$300,001 and \$450,000, including 25 golf course properties. Homes in this price bracket made up 18.2 percent of the total area homes listed for sale. Fourteen Sun City Grand homes were priced between \$459,000 and \$549,900, which represented 4.5 percent of the homes available for purchase. Twelve of the homes in that group were on the golf course. There were 22 homes priced over \$565,000, which accounted for 7.1

Continued on page 4 >

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P0580005 03/05

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and much more!
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Recent Home Sales

Sun City Grand *

ADDRESS	BR	BATH	MODEL	SQ. FT.	PRICE
18051 W TIERRA DEL SOL	DR	3 2.5	WINDSOR	3617	\$517,500
18840 N SALTILLO	DR	3 2	BORGATA	1966	\$422,000
16301 W Spring Canyon	WAY	2 2	PALO VERDE	1870	\$413,000
17951 N PEPPERMILL	LN	2 1.75	CHOLLA	1934	\$407,000
18043 N PEPPERMILL	LN	3 1.75	STONECREST	2298	\$370,000
16924 W Anasazi	CT	2 2.25	MISSION	2374	\$365,000
16322 W SENTINAL ROCK	LN	2 2.5	MISSION	2318	\$330,000
19663 N OVERTON	CT	3 2	STONECREST	2360	\$330,000
15566 W Clear Canyon	DR	2 2	VERBENA	2035	\$323,000
18175 N Saddle Ridge	DR	3 3.5	CORDOVA	2776	\$320,000
16936 W ANASAZI	CT	3 2.5	MISSION	2338	\$315,000
19489 N MARBLE CANYON	CT	3 2.75	PALO VERDE	1870	\$312,000
15650 W AUTUMN SAGE	DR	3 1.75	PALO VERDE	1909	\$299,900
18229 N HARTFORD	DR	2 2.5	JASMINE	2422	\$290,000
17644 N LOST MINE	LN	2 2.5	CORDOVA	2529	\$290,000
20072 N LEIGHTON HALL	LN	3 2.75	BORGATA	2141	\$285,000
19922 N Golden Barrel	DR	3 2.75	BORGATA	1894	\$275,000
15675 W AUTUMN SAGE	DR	2 1.75	PALO VERDE	1870	\$275,000
16403 W LANCE	CT	2 1.75	VALENCIA II	1948	\$273,000
20000 N SABINO	LN	2 2	BORGATA	1958	\$272,000
19919 N LONDON BRIDGE	DR	2 2	SIERRA	2075	\$270,000
15172 W DAYBREAK	DR	2 2	VERBENA	2035	\$270,000
16118 W COPPER POINT	LN	3 2	STONECREST	2282	\$269,000
15882 W Rancho Vista	WAY	3 3	PALO VERDE	2150	\$260,000
15904 W CLEARWATER	WAY	3 2	STONECREST	2170	\$256,000
16303 W SANDIA PARK	DR	2 2	PALO VERDE	1850	\$247,000
16013 W SYCAMORE	CT	2 2	PALO VERDE	1870	\$244,500
15212 W Pasadena	DR	2 2	CORONADO	1996	\$240,000
15542 W LAS VERDES	WAY	3 2	PALO VERDE	1870	\$238,000
15165 W CAMINO ESTRELLA	DR	2 2	BORGATA	1872	\$234,700
17320 N Thoroughbred	DR	2 1.75	VERBENA	2035	\$228,000
20146 N Golden Barrel	DR	2 2	VERANO	2167	\$225,000
15839 W La Paloma	DR	2 1.75	PALO VERDE	1850	\$222,000
18909 N Alameda	DR	2 2	BORGATA	1852	\$219,000
16720 W LOMA VERDE	TRL	2 2	AZALEA	1482	\$210,000
16915 W EUREKA SPRINGS	DR	2 1.75	AZALEA	1500	\$207,000
18363 N SUMMERBREEZE	WAY	2 1.75	AZALEA	1518	\$205,000
16437 W Silver Creek	DR	2 1.75	VERBENA	2035	\$204,000
15780 W ALPINE RIDGE	DR	2 1.75	JUNIPER	1495	\$202,000
18220 N LAS ROCAS	WAY	2 1.75	MADERA	1627	\$194,000
16166 W Starlight	DR	2 1.75	SUNDANCE	1312	\$188,000
19103 N EMERALD COVE	WAY	2 1.75	HERITAGE	1435	\$187,500
15602 W DESERT CROWN	WAY	2 2	ACACIA	1414	\$181,500
16065 W AUTUMN SAGE	DR	2 2	MADERA	2077	\$175,000
16188 W MONTOYA	DR	2 1.75	SAGE	1338	\$175,000
16227 W TALARA	WAY	2 2	KIVA	1264	\$175,000
18249 N SUMMERBREEZE	WAY	2 1.75	CYPRESS	1262	\$174,000
20380 N Sojourner	DR	2 1.75	---	1834	\$170,000
16073 W WILDFLOWER	DR	2 2	WILLOW	1355	\$160,000
15732 W CLEAR CANYON	DR	2 1.75	MARIPOSA	1472	\$160,000
15833 W Desert Meadow	DR	2 2	SAGE	1338	\$157,000
19962 N SIESTA ROCK	DR	2 1.75	MARIPOSA	1472	\$155,000
16648 W Loma Verde	TRL	2 2	LEGACY	1298	\$155,000
19715 N Wasson Peak	DR	2 1.75	---	1244	\$154,000
16502 W LA POSADA	LN	2 2	WILLOW	1183	\$147,000
15521 W CORAL POINTE	DR	2 1.75	MONTERRA	1096	\$145,000
17087 W OASIS SPRINGS	WAY	2 1.75	---	1166	\$138,200
20744 N Shadow Mountain	DR	2 1.75	CELEBRATION	1184	\$137,000
15223 W Pasadena	DR	2 2	---	1183	\$134,900
14950 W Mountain View	BLVD	2 1.75	GRANDE	1013	\$124,000
14950 W MOUNTAIN VIEW	BLVD	2 1.5	MIRADA	928	\$110,000
14950 W Mountain View	BLVD	1 1.5	MIRADA	923	\$107,000
14950 W MOUNTAIN VIEW	BLVD	1 1	VENTANA	805	\$95,000

*The properties on this list have been listed and sold by various participants in the MLS

Sun City Grand 2012 Activity

> CONTINUED FROM PAGE 1

\$450,000, which accounted for 4.7 percent of the total activity. Another six homes (1.2 percent) sold in the \$450,001 to \$500,000 price range.

Fifteen sales in Sun City Grand closed escrow for \$125,000 or less during the twelve-month timeframe. Thirteen of those sales were in LaSolana, where units sold for between \$48,500 and \$146,000. Another 32 homes, or 6.5 percent, closed escrow between \$127,000 and \$150,000.

All but two of the 29 homes that sold for more than \$525,000 were on a golf course. Twenty-eight homes sold for between \$530,000 and \$655,000. The year’s highest sale was a golf course home that sold for \$759,000. Overall, 73 Sun City Grand homes on a golf course sold during 2012. Over 72 percent of the homes sold above \$350,000 last year were located on a golf course. There were no golf course sales below \$227,500 in 2012. ★

Analysis based on Statistics from the Arizona Regional Multiple Listing Service. Information deemed reliable, but not guaranteed. Buyers and Sellers are advised to conduct their own research to determine market conditions.

Local Offices Collecting Gifts for Abused, Neglected and Abandoned Children

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Arizonans for Children, Inc. focuses on improving and stabilizing the fragile lives of abused, neglected and abandoned children. Arizonans for Children invite you to help make a difference in the lives of the thousands of foster children that receive their services. By almost any measurement, children and youth in foster care are some of Arizona’s most vulnerable children. Arizonans for Children try to make the lives of these children a little better. Every month they hand out a bag of birthday presents to any foster child who has a birthday.

Ken Meade Realty would like to help Arizonans for Children put a smile on the faces of these children. Gifts are needed for both male and female children from 1 year to 18 years old. We will be accepting your new unwrapped gift donations at our sales and rental office locations at 19509 N. Sunrise Blvd. in Sun City Grand, 19232 R.H. Johnson Blvd. and 13802 W. Meeker Blvd. in Sun City West, and 17001 N. Del Webb Blvd., 15210 N. 99th Avenue, and 16991 N. Boswell Blvd. in Sun City. ★

Community Directory

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FOR LEASE: \$995/mo. 16310 Boulder Dr, Surprise, 1900 sq. ft., 2 BED/2 BATH



FOR LEASE: \$1795/mo. 18365 W Arcadia Ct, Surprise, 3700 sq. ft., 4 BED/3 BATH

Do you have a home to rent?

Call 623-546-8040 today and learn how our comprehensive property management program can simplify your life.

Furnished Seasonal Properties also available

For more information, or to schedule a showing contact:

Ginger at 623-546-8040

KEN MEADE RENTAL DIVISION

Seasonal Rental Properties Still Available

If you know someone that is considering a seasonal rental for the 2014 season, Ken Meade Realty’s rental staff advises that now is a good time to reserve a furnished property in Sun City, Sun City West, Sun City Grand, Surprise or Corte Bella. While many repeat visitors have already reserved their unit for next year, there are more inventory choices available now then there will be later in the year.

Ken Meade Realty’s rental staff would like to thank all our tenants and owners for working with us. We also appreciate all our friends, neighbors and agents for the business that you have referred to us. If you know of anyone wishing to rent or who has a unit to rent, please contact the rental department at 623-546-8040. ★

Bicycle Donation Drive for Phoenix Homeless

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the bicycles can be dropped off on Saturday, March 23, between the hours of 9:00 a.m. to 1:00 p.m. at the Palm Center parking lot located at 19726 N. Remington Drive. Look for signs directing you to the location. Prior to use, all bikes will be given a maintenance check and tune-up.

Please call 623-584-4868 to have your old bike picked up. The drive officially runs from March 1 through March 23. Donors will receive a charitable donation receipt. ★

Do you have Questions regarding your Mortgage?

What are current interest rates?
What is a reverse mortgage?
Can I qualify for a 2nd Home?

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NMLS: 6274 **Peoples** BK-0904164
MORTGAGE COMPANY

Todd Hook 623.547.9571 AZLO-0914187 NMLS: 250108
Michael Thomas 602.791.0249 AZLO-0911587 NMLS: 173424
Jeff Weber 623.670.1251 AZLO-0916452 NMLS: 92005

Ken Meade Realty is a company for career minded professionals who are extremely customer and client focused. Our associates are caring and conscientious — the kind of people you can depend on and will enjoy working with!

Considering A Career in Real Estate?

Join us for one of our Career Seminars:
Saturday, April 6 & 20, May 4 & 18 (10:00 am)
For reservations and directions, please call today,
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If you want a new career or you are changing careers, consider real estate. If you want to join a company with spirited teamwork and sound management, Consider Ken Meade Realty!

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623-302-1146



Barbara Cox
623-271-2605



David Crayston
623-680-2956



Craig Cross
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The 'Town Criers'
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623-341-7946



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623-760-5588



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623-377-1997



Randy Kraker
623-910-3279



Mike Krever
623-694-3305



Mona Lightfoot
623-523-4183



Joyce Mathis
623-680-5060



Joan McDevitt
602-758-3242



Jerry Monaghan
602-320-9573



Margaret Monteith
623-640-6916



Molly Mosier
602-499-1002



Mary Murphy
623-680-4978



Tom Mutton
602-881-3267



Judy Naef
623-498-7675



Sue Pahlke
623-544-7577



Nick Patean
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Larry Werwinski
928-710-1905



Tom Zmugg
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If you are thinking of selling your home,
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We will be happy to prepare a **FREE**
comparative market analysis.



Real Estate Today
By Steve Meade, President
Ken Meade Realty, Inc.

Sun City Grand has 308 Homes for Sale

> CONTINUED FROM PAGE 2

percent of the entire number of Sun City Grand homes on the market. Eighteen of those homes were golf course properties.

Twenty-three Sun City Grand homes were for sale between \$71,000 and \$150,000, which was 7.5 percent of the available homes in the area. Most of the homes under \$150,000 were in LaSolana.

There are eight more homes for sale this year than at the same time last year, when a similar analysis showed 300 properties on the market. Last year's study showed 46 golf course homes for sale, nine less than this year. The chart on page one gives an in-depth breakdown of listings available. ★

Watch for the Gold Ticket Homes!

Have you noticed the attractive, eye-catching 'GOLD TICKET' sign toppers on some of the Ken Meade Realty yard signs lately? Have you wondered what a 'GOLD TICKET' home is?

'GOLD TICKET' is a promotion designed to encourage REALTORS in all companies to show participating Ken Meade Realty homes to prospective buyers.

REALTORS selling 'GOLD TICKET' homes attend a luncheon and play the game 'GOLD TICKET'. \$7500 in cash prizes is given away in each game. A 'GOLD TICKET' game is played every time 31 'GOLD TICKET' homes close escrow. A drawing is also held at each

luncheon and one of the 31 'GOLD TICKET' home buyers wins a \$500 gift certificate.

Ken Meade Realty feels it is important to do everything possible to attract attention and maximize the traffic in their listings. For more details on the 'GOLD TICKET' promotion, call any Ken Meade Realty sales associate. ★





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