

# San Simeon - Ahwatukee Foothills South Phoenix



- | **SqFt:** 885 to 1,048
- | **Taxes:** approx. \$1,775/yr.
- | **HOA fees:** approx. \$110 to \$150/mo.
- | **Rents:** \$700 to \$825 /mo.

**2 Bed/2 Bath Condos**  
**\$80,000 to \$120,000**

**16013 S DESERT FOOTHILLS PKWY Phoenix, AZ 85048**

Second Home or Cash Flow opportunity in south Phoenix, Ahwatukee Foothills area, long term rental potential.

## Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Approx SQFT	List Price Per Approx SQFT	Sold Price Per Approx SQFT	Agent Days On Market	Cumulative Days On Market
Active	4	371,800	0	Low	84,000	0	0.00	1,048	80.15	0.00	1	1
				Avg	92,950	0	0.00	1,048	88.89	15	19	
				High	102,000	0	0.00	1,048	97.33	26	35	
Closed	7	642,850	687,199	Low	78,000	79,000	1.00	855	74.57	75.53	5	8
				Avg	91,838	98,171	1.07	998	92.78	98.87	33	88
				High	110,000	117,300	1.39	1,048	114.35	114.35	167	407
Overall	11	1,014,650	687,199	Low	78,000			855	74.57		1	1
				Avg	92,241			1,015	91.28		26	63
				High	110,000			1,048	114.35		167	407

### Active Listings

MLS #	Address	FE	Bed	Bth	SqFt	YR	OLP	LP	SP	COE	LP/SP\$/SF	ADOM	CDOM
4355508	16013 S DESERT FOOTHILLS PKWY 1153	22R1C	2	2	1,048	1997	84,000	84,000	0		80.15 / NA	1	1
4345322	16013 S DESERT FOOTHILLS PKWY 1020	22R1C	2	2	1,048	1997	89,900	89,900	0		85.78 / NA	19	35
4340828	16013 S DESERT FOOTHILLS PKWY 1025	22RD1C	2	2	1,048	1997	95,900	95,900	0		91.51 / NA	26	26
4347543	16013 S DESERT FOOTHILLS PKWY 1017	22R1C	2	2	1,048	1997	102,000	102,000	0		97.33 / NA	15	14

### Closed Listings

MLS #	Address	FE	Bed	Bth	SqFt	YR	OLP	LP	SP	COE	LP/SP\$/SF	ADOM	CDOM
4301280	16013 S DESERT FOOTHILLS PKWY 2109	21RX1C	2	1	1,046	1997	79,000	78,000	79,000	3/10/2010	74.57 / 75.53	167	162
4325235	16013 S DESERT FOOTHILLS PKWY 1160	22R	2	2	1,048	1997	94,900	94,900	99,999	2/26/2010	90.55 / 95.42	13	11
4316178	16013 S DESERT FOOTHILLS PKWY 1068	22R	2	2	1,048	1997	84,150	84,150	117,300	2/5/2010	80.30 / 111.93	11	11
4307689	16013 S DESERT FOOTHILLS PKWY 2144	21FRXO	2	1	855	1997	80,900	80,900	80,900	2/1/2010	94.62 / 94.62	5	407
4272186	16013 S DESERT FOOTHILLS PKWY 1168	22R1C	2	2	1,048	1997	90,000	90,000	90,000	1/11/2010	85.88 / 85.88	14	8
4237748	16013 S DESERT FOOTHILLS PKWY 1082	21RDX	2	1	962	1997	80,000	110,000	110,000	12/30/2009	114.35 / 114.35	13	13
4294035	16013 S DESERT FOOTHILLS PKWY 1075	22R	2	2	962	1997	104,900	104,900	110,000	12/23/2009	109.04 / 114.35	9	8

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