



**Laura Sayers – Long Realty**

**Sue Gyure – Interior Design**

# Sun City Home Values

Sun City Homes Sold in the Past 6 Months

	<b>Sold Price</b>	<b>\$/square foot</b>
Low	\$132,500	\$101.44/ft <sup>2</sup>
Average	\$239,492	\$145.16/ft <sup>2</sup>
High	\$387,000	\$204.73/ft <sup>2</sup>

# Remodel Valuation Example

Pacifica Model 1,750 ft<sup>2</sup> with Zero Lot Premium

	<b>\$/Square Foot</b>	<b>Pacifica 1,750</b>
No Updates	\$125/ft <sup>2</sup>	\$218,750
Updated Flooring, Counters & Appliances	\$137/ft <sup>2</sup>	\$239,750 + \$21,000
Fully Updated	\$150/ft <sup>2</sup>	\$262,500 + \$43,750

# Home Buyers Pay a Premium

- **1. Location, Location, Location**
  - Catalina Mountain Views
  - Backing to Open Space
  - Privacy
- **2. Remodeled Homes**
  - Kitchens
  - Baths
  - Flooring
  - Paint
  - Mechanicals

# Kitchen Updates

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- Cabinets
- Counters
- Appliances

# Kitchen Cabinets

- Update Pickled, Melamine & Worn Cabinets



# New Kitchen Cabinets

- Replace with Cherry, Hickory, Alder & Classic White Cabinets



# Kitchen Counters

- Update Original Laminate & Tile Counters



# New Kitchen Counters

- Replace with Granite or Quartz Counters



# Appliances

- Replace Original, White & Mismatched Appliances



# New Appliances

- New Stainless Steel or Black Appliances



# Baths

- Tile Tub & Shower Surrounds



# Flooring - Carpet

- Replace Worn & Outdated Carpet



# Flooring – Tile

- Replace Original & Mismatched Tile



# Flooring – Laminate & Pergo

- Replace Laminate & Pergo Flooring



# Flooring - New

- Large Tile Throughout Home



Brick Pattern

Set on the Diagonal



# Paint

- Add a Fresh Coat of Paint



# Mechanicals

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- Replace Original HVAC & Water Heater

# Contact Laura Sayers

**Laura Sayers**

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**SoldSunCityOroValley.com**