CMA

# 11605 W Carousel Dr
# Arizona City, AZ 85123







## Bill Flinn

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# 11605 W Carousel Dr, Arizona City, AZ 85123




## Off Market / Public Record • Sold Date: 7/2/2021, Public Record

### Closed Price
**$240,000**

**Off Market Date** 7/2/2021

### RVM®
**$240,740**

**RVM® Updated** 10/10/2026

**RVM® Estimated Range**
$219.1K $262.4K

**RVM® Confidence**

**RVM® Month Change**
↑ $700

**RVM® Year Change**
↑ 0.28%

### Refined Value
**$220,819**

### CMA Value
**$237,902**

**CMA Range**
$220.5K $248K

**Last Edited** 10/30/2026 **Price per Sq Ft** $180

**1,320** Sq Ft **9,869** Sq Ft

## Basic Facts

**Type**
Single Family

**Land Use**
Single Family Residential

**Year Built**
2004

**APN/TaxID**
511-63-8490

**Price by SqFt**
$182 per sq ft

**Previously sold**
for $240,000 on 7/2/2021

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# Property Information

## Property Facts

| Name | Public Facts | Agent Refinements |
|---|---|---|
| Property Type | Single Family | Single Family |
| Property Subtype | Single Family Residential | Residential |
| Bedrooms | – | 3 |
| Total Baths | – | 2 |
| Full Baths | – | 2 |
| Partial Baths | – | – |
| Living Area (sq ft) | 1,320 | 1,320 |
| Building Area (sq ft) | 1,320 | 1,320 |
| Lot Size | 9,869 sq ft | 9,869 sq ft |
| Lot Dimensions | 9869 SF | – |
| Tenure | – | Fee Simple |
| Garage | Yes | Yes |
| Garage (spaces) | 2 | 2 |
| Pool | – | No |
| Year Built | 2004 | 2004 |
| Total Rooms | – | 5 |
| Style | – | RANCH |
| Roofing | Tile | COMPOSIT SHIINGLE |
| Heating | Yes | yes |
| Cooling | Yes | yes |
| Foundation | Concrete | Concrete |
| Exterior Walls | Other | Stucco |
| Number of Units | 0 | 1 |
| Number of Stories | 1 | 1 |


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## Legal Description

| | | | |
|---|---|---|---|
| **Parcel Number** | 511-63-8490 | **County** | Pinal County |
| **Census Tract** | 040210021.052026 | **Carrier Route** | R779 |
| **Abbreviated Description** | SEC/TWN/RNG/MER:SEC 02 TWN 08S RNG 06E ARIZONA CITY UNIT 15 LOT 849 MAP REF:PM-631 | **Current Use** | Single Family Residential |

## Public Record History

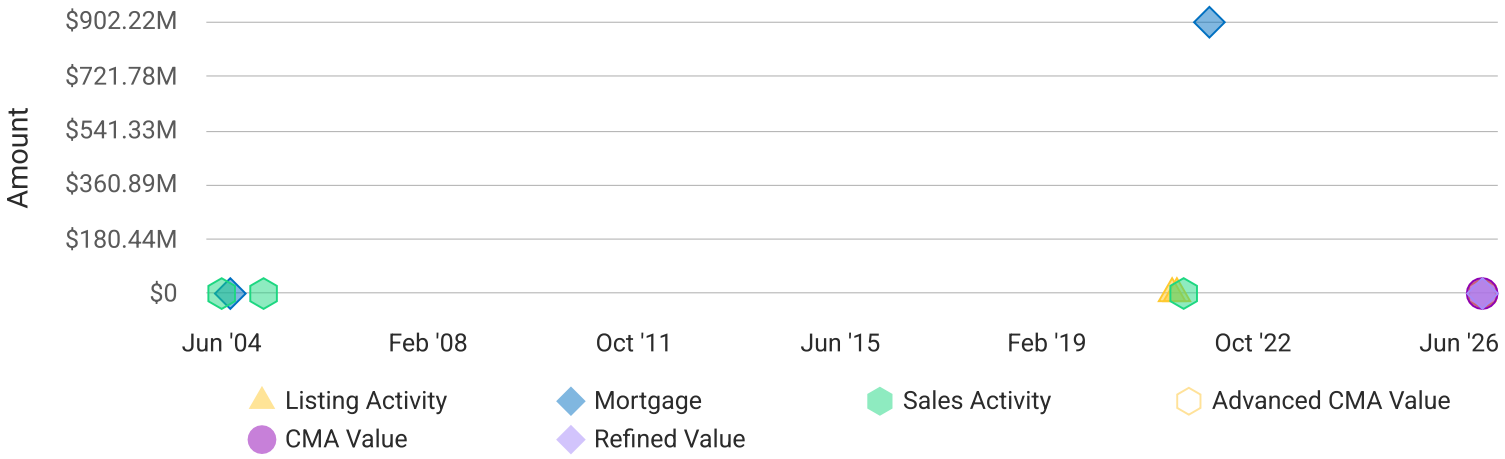
### Tax

| Assessment Year | 2027 | 2026 | 2025 | 2024 | 2023 |
|---|---|---|---|---|---|
| Assessed Value - Land | $2,003 | $2,003 | $1,974 | $4,934 | $1,086 |
| Assessed Value - Improvements | $16,761 | $17,417 | $16,945 | $17,215 | $14,928 |
| Total Assessed Value | $18,764 | $19,420 | $18,919 | $22,149 | $16,014 |
| Assessor Market Value Year | 2027 | 2026 | 2025 | 2024 | 2023 |
| Assessor Market Value - Land | $20,033 | $20,033 | $19,737 | $49,342 | $10,855 |
| Assessor Market Value - Improvements | $167,613 | $174,170 | $169,447 | $172,152 | $149,283 |
| Total Assessor Market Value | $187,646 | $194,203 | $189,184 | $221,494 | $160,138 |
| Tax Rate Code Area | 2235 | 2235 | 2235 | 2235 | 2235 |
| Total Tax Amount | – | $1,000 | $1,010 | $976 | $980 |


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## Sales and Financing Activity




| Date | Event | Amount |
|---|---|---|
| 10/30/2026 | Advanced CMA Value | $237,902 |
| 10/30/2026 | Refined Value | $220,819 |
| 10/28/2026 | CMA Value | $188,179 |
| 12/22/2021 | Commercial | $902,219,162 |
| 7/8/2021 | MLS Sale | $240,000 |
| 5/25/2021 | Pending\|MLS For Sale | $225,000 |
| 4/24/2021 | New Listing\|MLS For Sale | $225,000 |
| 2/28/2005 | Sales Activity | $82,500 |
| 7/27/2004 | Unknown | $60,000 |
| 6/1/2004 | Sales Activity | $6,000 |


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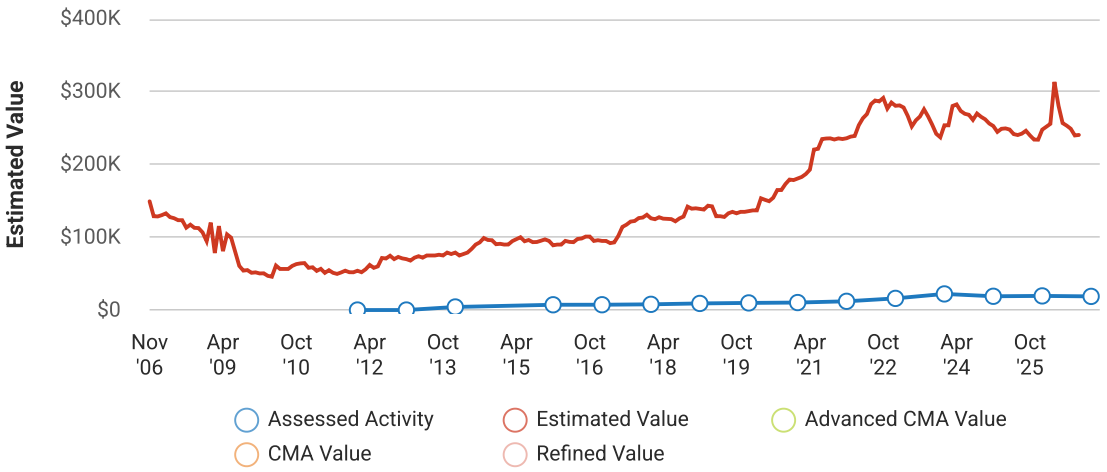
# 11605 W Carousel Dr, Arizona City, AZ 85123

## Estimated Value

This chart compares a property's estimated and assessed value over time.

**Source:** Public Records and Listings

**Update Frequency:** Property valuations are updated twice monthly; property assessments are an annual value.



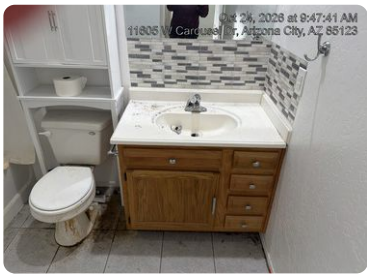

# Photos

## My Photos












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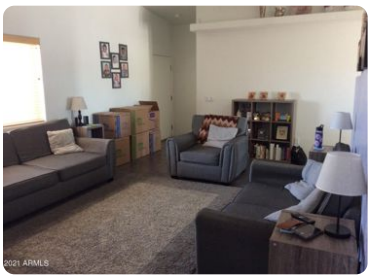
**11605 W Carousel Dr,** Arizona City, AZ 85123

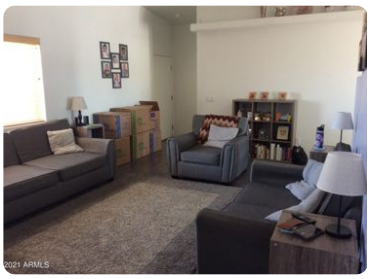
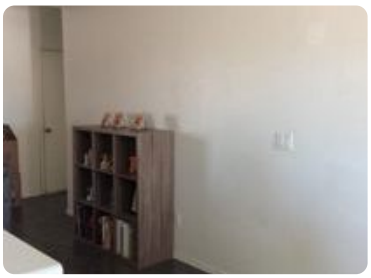
# Photos

## Historical Photos







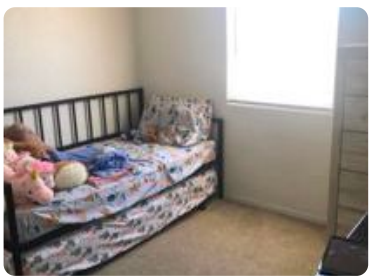
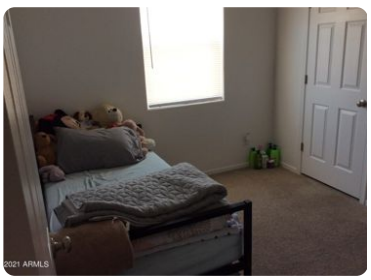













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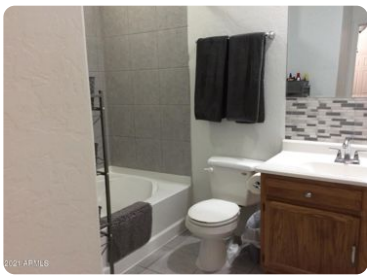
## Photos

### Historical Photos







## Pricing Summary

**Closed Price**
**$240,000**

**RVM®**
**$240,740**

**Advanced CMA Value**

Price estimate based on comps.

**$237,902**
**Range: $221K – $248K**

**Refined Value**

Price estimate based on the market and condition of property.

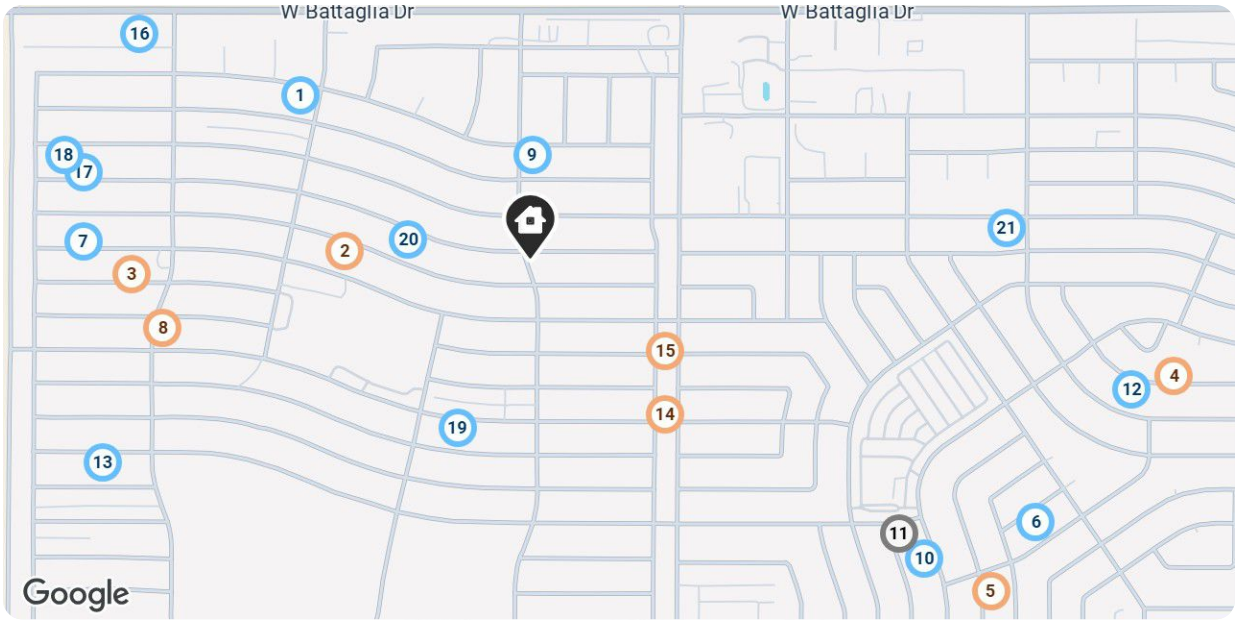
**$220,819**


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# 11605 W Carousel Dr, Arizona City, AZ 85123

# CMA

## Comp Property Summary




**Legend**

- Subject Property
- Active For Sale
- Pending
- Closed

| | 21 properties | Property Type | Beds / Baths | Living Area (sq ft) | Lot Size | Year Built | Days in RPR | $ Per Sq Ft | Price or Est. Value |
|---|---|---|---|---|---|---|---|---|---|
| |  **11605 W Carousel Dr**<br>**Arizona City, AZ 85123**<br>Off Market / Public Record | Single Family | –/– | 1,320 | 9,869 sqft | 2004 | – | – | – |
| 1 |  **12179 W Jenero Dr**<br>**Arizona City, AZ 85123**<br>MLS ID: 7018375<br>Active / For Sale<br>*Listing Courtesy of AZ New Horizon Realty* | Single Family | 3/2 | 1,364 | 8,092 sqft | 2017 | 190 | $180 | $244,990 |
| 2 |  **12067 W Lobo Dr**<br>**Arizona City, AZ 85123**<br>MLS ID: 7034143<br>Closed / For Sale<br>*Courtesy of Keller Williams Legacy One Realty* | Single Family | 3/2 | 1,362 | 8,099 sqft | 2021 | 50 | $162 | $220,500 |
| 3 |  **12532 W Obregon Dr**<br>**Arizona City, AZ 85123**<br>MLS ID: 7030608<br>Closed / For Sale<br>*Courtesy of Morgan Taylor Realty* | Single Family | 3/2 | 1,365 | 7,793 sqft | 2018 | 114 | $182 | $248,000 |
| 4 |  **10032 W Devonshire Dr**<br>**Arizona City, AZ 85123**<br>MLS ID: 7047962<br>Closed / For Sale<br>*Courtesy of RCP Real Estate LLC* | Single Family | 3/2 | 1,337 | 7,358 sqft | 2005 | 93 | $183 | $245,000 |


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# 11605 W Carousel Dr, Arizona City, AZ 85123

| 21 properties | Property Type | Beds / Baths | Living Area (sq ft) | Lot Size | Year Built | Days in RPR | $ Per Sq Ft | Price or Est. Value |
|---|---|---|---|---|---|---|---|---|
|  **11605 W Carousel Dr**<br>**Arizona City, AZ 85123**<br>Off Market / Public Record | Single Family | –/– | 1,320 | 9,869 sqft | 2004 | – | – | – |
| 5  **14263 S Avalon Rd**<br>**Arizona City, AZ 85123**<br>MLS ID: 7060978<br>Closed / For Sale<br>*Courtesy of Sell Now Arizona* | Single Family | 3/2 | 1,258 | 8,333 sqft | 2000 | 7 | $117 | $147,000 |
| 6  **10343 W Midnight Dr**<br>**Arizona City, AZ 85123**<br>MLS ID: 7099615<br>Active / For Sale<br>*Listing Courtesy of Keller Williams Legacy One Realty* | Single Family | 3/2 | 1,289 | 8,003 sqft | 1999 | 2 | $169 | $217,500 |
| 7  **12672 W Benito Dr**<br>**Arizona City, AZ 85123**<br>MLS ID: 7041562<br>Active / For Sale<br>*Listing Courtesy of Summit Real Estate Professionals* | Single Family | 3/2 | 1,251 | 8,318 sqft | 2003 | 140 | $151 | $189,000 |
| 8  **12503 W Madero Dr**<br>**Arizona City, AZ 85123**<br>MLS ID: 7051135<br>Closed / For Sale<br>*Courtesy of Berkshire Hathaway HomeServices Arizona Properties* | Single Family | 3/2 | 1,221 | 9,058 sqft | 2004 | 47 | $168 | $205,500 |
| 9  **11579 W Jenero Dr**<br>**Arizona City, AZ 85123**<br>MLS ID: 7097444<br>Active / For Sale<br>*Listing Courtesy of HomeSmart Premier* | Single Family | 3/2 | 1,222 | 9,672 sqft | 2006 | 8 | $180 | $220,000 |
| 10  **14178 S Amado Blvd**<br>**Arizona City, AZ 85123**<br>MLS ID: 7087007<br>Active / For Sale<br>*Listing Courtesy of RCP Real Estate LLC* | Single Family | 3/2 | 1,141 | 8,511 sqft | 2007 | 30 | $193 | $219,900 |
| 11  **14121 S Redondo Rd**<br>**Arizona City, AZ 85123**<br>MLS ID: 7037672<br>Pending / For Sale<br>*Listing Courtesy of MAR-KEY Real Estate* | Single Family | 3/2 | 1,320 | 7,369 sqft | 2004 | 118 | $193 | $255,000 |
| 12  **10127 W Devonshire Dr**<br>**Arizona City, AZ 85123**<br>MLS ID: 7089378<br>Active / For Sale<br>*Listing Courtesy of Century Communities of Arizona, LLC* | Single Family | 3/2 | 1,290 | 7,397 sqft | 2026 | 25 | $172 | $221,990 |
| 13  **12625 W Xavier Dr**<br>**Arizona City, AZ 85123**<br>MLS ID: 7068545<br>Active / For Sale<br>*Listing Courtesy of eXp Realty* | Single Family | 3/2 | 1,400 | 8,324 sqft | 2026 | 72 | $192 | $269,000 |


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# 11605 W Carousel Dr, Arizona City, AZ 85123

| | 21 properties | Property Type | Beds / Baths | Living Area (sq ft) | Lot Size | Year Built | Days in RPR | $ Per Sq Ft | Price or Est. Value |
|---|---|---|---|---|---|---|---|---|---|
| |  **11605 W Carousel Dr**<br>**Arizona City, AZ 85123**<br>Off Market / Public Record | Single Family | –/– | 1,320 | 9,869 sqft | 2004 | – | – | – |
| 14 |  **13843 S Burma Rd**<br>**Arizona City, AZ 85123**<br>MLS ID: 7059079<br>Closed / For Sale<br>*Courtesy of Borg Property Services, LLC* | Single Family | 3/2 | 1,460 | 8,053 sqft | 2026 | 28 | $195 | $285,000 |
| 15 |  **13675 S Burma Rd**<br>**Arizona City, AZ 85123**<br>MLS ID: 7045166<br>Closed / For Sale<br>*Courtesy of Century Communities of Arizona, LLC* | Single Family | 3/2 | 1,290 | 8,304 sqft | 2026 | 71 | $167 | $214,990 |
| 16 |  **12540 W Merry Dr**<br>**Arizona City, AZ 85123**<br>MLS ID: 6942163<br>Active / For Sale<br>*Listing Courtesy of ProSmart Realty* | Single Family | 3/2 | 1,290 | 7,841 sqft | 2026 | 362 | $181 | $232,900 |
| 17 |  **12672 W Cabrillo Dr**<br>**Arizona City, AZ 85123**<br>MLS ID: 7090238<br>Active / For Sale<br>*Listing Courtesy of OfferPad Brokerage, LLC* | Single Family | 3/2 | 1,571 | 8,404 sqft | 2022 | 29 | $134 | $209,900 |
| 18 |  **12723 W Carousel Dr**<br>**Arizona City, AZ 85123**<br>MLS ID: 7050860<br>Active / For Sale<br>*Listing Courtesy of Morgan Taylor Realty* | Single Family | 3/2 | 1,467 | 8,806 sqft | 2021 | 115 | $173 | $254,000 |
| 19 |  **11779 W Loma Vista Dr**<br>**Arizona City, AZ 85123**<br>MLS ID: 6983221<br>Active / For Sale<br>*Listing Courtesy of ProSmart Realty* | Single Family | 3/2 | 1,290 | 8,014 sqft | 2026 | 261 | $182 | $234,900 |
| 20 |  **11923 W Cabrillo Dr**<br>**Arizona City, AZ 85123**<br>MLS ID: 7086159<br>Active / For Sale<br>*Listing Courtesy of Simply Real Estate* | Single Family | 4/2 | 1,525 | 8,936 sqft | 2026 | 32 | $197 | $299,900 |
| 21 |  **10453 W Carousel Dr**<br>**Arizona City, AZ 85123**<br>MLS ID: 7100137<br>Active / For Sale<br>*Listing Courtesy of Borg Property Services, LLC* | Single Family | 3/2 | 1,476 | 9,630 sqft | 2026 | 1 | $213 | $315,000 |


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## Comp Property Adjustments

| |  |  |  |  |
|---|---|---|---|---|
| **Address** | **11605 W Carousel Dr<br>Arizona City, AZ 85123** | **12179 W Jenero Dr<br>Arizona City, AZ 85123** | **12067 W Lobo Dr<br>Arizona City, AZ 85123** | **12532 W Obregon Dr<br>Arizona City, AZ 85123** |
| **Status** | Subject Property | 1 Active | 2 Closed | 3 Closed |
| **MLS ID** | – | 7018375 | 7034143 | 7030608 |
| **Proximity** | | 0.4 Mi. NW | 0.28 Mi. W | 0.6 Mi. W |
| **Value** | – | $244,990 | $220,500 | $248,000 |
| **Date** | – | 4/23/2026<br>List Date | 8/25/2026<br>Closed Date | 9/10/2026<br>Closed Date |
| **Days in RPR** | – | 190 | 50 | 114 |
| **Price per Sq Ft** | – | $180 | $162 | $182 |
| **Property Type** | Single Family | Single Family | Single Family | Single Family |
| **Property Subtype** | Residential | Residential | Residential | Residential |
| **Total Rooms** | 5 | 5 | 6 | 6 |
| **Total Rooms Above Grade** | 5 | – | – | – |
| **Bedrooms** | 3 | 3 | 3 | 3 |
| **Bedrooms Above Grade** | 3 | – | – | – |
| **Total Baths** | 2.0 | 2.0 | 2.0 | 2.0 |
| **Total Baths Above Grade** | 2.0 | 2.0 | – | – |
| **Full Baths** | 2 | 2 | 2 | 2 |
| **Full Baths Above Grade** | 2 | 2 | – | – |
| **Partial Baths Above Grade** | – | – | – | – |
| **Living Area (sq ft)** | 1,320 | 1,364 | 1,362 | 1,365 |
| **Building Area (sq ft)** | 1,320 | 1,364 | 1,362 | 1,365 |
| **Living Area Above Grade (sq ft)** | 1,320 | – | – | – |
| **Lot Size** | 9,869 sq ft | 8,092 sq ft | 8,099 sq ft | 7,793 sq ft |
| **Lot Dimensions** | 9869 SF | 8091 SF | 8097 SF | 7792 SF |
| **Garage** | Yes | Yes | Yes | Yes |
| **Garage (sq ft)** | 400 | 400 | 400 | 400 |

Highlighted fields were changed by agent to reflect knowledge of this property.


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## Comp Property Adjustments

| |  |  |  |  |
|---|---|---|---|---|
| **Address** | **11605 W Carousel Dr Arizona City, AZ 85123** | **12179 W Jenero Dr Arizona City, AZ 85123** | **12067 W Lobo Dr Arizona City, AZ 85123** | **12532 W Obregon Dr Arizona City, AZ 85123** |
| **Status** | Subject Property | 1 Active | 2 Closed | 3 Closed |
| **Pool** | No | No | No | No |
| **Location** | Desert | Desert | Desert Front, Dirt Road, Sprinklers - Front | Natural Desert |
| **Tenure** | Fee Simple | Fee Simple | Fee Simple | Fee Simple |
| **View** | Neutral | Neutral | – | Neutral |
| **Style** | RANCH | RANCH | RANCH | RANCH |
| **Quality of Construction** | Q3 | Q2 | Q2 | Q2 |
| **Year Built** | 2004 | 2017 | 2021 | 2018 |
| **Age** | 22 | 9 | 5 | 8 |
| **Condition** | C4 | C2 | C2 | C2 |
| **Heating Features** | yes | Electric | Electric | Electric |
| **Cooling Features** | yes | Electric | Electric | Electric |
| **Roofing Features** | COMPOSIT SHIINGLE | Concrete, Tile | Tile | Concrete, Tile |
| **Foundation Features** | Concrete | concrete | concrete | concrete |
| **Construction Features** | – | Painted, Stucco | Painted, Stucco | Painted, Stucco |
| **Exterior Wall Features** | Stucco | stucco | stucco | stucco |
| **Number of Units** | 1 | 1 | 1 | 1 |
| **Number of Stories** | 1 | 1 | 1 | 1 |

Highlighted fields were changed by agent to reflect knowledge of this property.


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## Comp Property Adjustments

| |  |  |  |  |
|---|---|---|---|---|
| **Address** | **11605 W Carousel Dr<br>Arizona City, AZ 85123** | **12179 W Jenero Dr<br>Arizona City, AZ 85123** | **12067 W Lobo Dr<br>Arizona City, AZ 85123** | **12532 W Obregon Dr<br>Arizona City, AZ 85123** |
| **Status** | Subject Property | 1 Active | 2 Closed | 3 Closed |
| **Listing Broker** | – | *Listing Courtesy of AZ New Horizon Realty* | *Courtesy of Keller Williams Legacy One Realty* | *Courtesy of Morgan Taylor Realty* |
| **Adjusted Value of Comps** | | **$244,990** ($180/sqft)<br>Adjustments:<br>$0 | **$220,500** ($162/sqft)<br>Adjustments:<br>$0 | **$248,000** ($182/sqft)<br>Adjustments:<br>$0 |
| **Net Adjustment %** | | – | – | – |
| **Gross Adjustment %** | | – | – | – |
| **Comp Weighting** | | 34% | 33% | 33% |


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## Comp Property Adjustments

| |  |  |  |  |
|---|---|---|---|---|
| **Address** | **11605 W Carousel Dr Arizona City, AZ 85123** | **10032 W Devonshire Dr Arizona City, AZ 85123** | **14263 S Avalon Rd Arizona City, AZ 85123** | **10343 W Midnight Dr Arizona City, AZ 85123** |
| **Status** | Subject Property | 4 Closed | 5 Closed | 6 Active |
| **MLS ID** | – | 7047962 | 7060978 | 7099615 |
| **Proximity** | | 0.99 Mi. E | 0.88 Mi. SE | 0.88 Mi. SE |
| **Value** | – | $245,000 | $147,000 | $217,500 |
| **Date** | – | 9/30/2026<br>Closed Date | 9/29/2026<br>Closed Date | 10/28/2026<br>List Date |
| **Days in RPR** | – | 93 | 7 | 2 |
| **Price per Sq Ft** | – | $183 | $117 | $169 |
| **Property Type** | Single Family | Single Family | Single Family | Single Family |
| **Property Subtype** | Residential | Residential | Residential | Residential |
| **Total Rooms** | 5 | – | – | – |
| **Total Rooms Above Grade** | 5 | – | – | – |
| **Bedrooms** | 3 | 3 | 3 | 3 |
| **Bedrooms Above Grade** | 3 | – | – | – |
| **Total Baths** | 2.0 | 2.0 | 2.0 | 2.0 |
| **Total Baths Above Grade** | 2.0 | – | – | – |
| **Full Baths** | 2 | 2 | 2 | 2 |
| **Full Baths Above Grade** | 2 | – | – | – |
| **Partial Baths Above Grade** | – | – | – | – |
| **Living Area (sq ft)** | 1,320 | 1,337 | 1,258 | 1,289 |
| **Building Area (sq ft)** | 1,320 | 1,337 | 1,258 | 1,289 |
| **Living Area Above Grade (sq ft)** | 1,320 | – | – | – |
| **Lot Size** | 9,869 sq ft | 7,358 sq ft | 8,333 sq ft | 8,003 sq ft |
| **Lot Dimensions** | 9869 SF | 7357 SF | 8331 SF | 8002 SF |
| **Garage** | Yes | Yes | Yes | Carport |
| **Garage (sq ft)** | 400 | – | – | – |

Highlighted fields were changed by agent to reflect knowledge of this property.


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## Comp Property Adjustments

| |  |  |  |  |
|---|---|---|---|---|
| **Address** | **11605 W Carousel Dr Arizona City, AZ 85123** | **10032 W Devonshire Dr Arizona City, AZ 85123** | **14263 S Avalon Rd Arizona City, AZ 85123** | **10343 W Midnight Dr Arizona City, AZ 85123** |
| **Status** | Subject Property | 4 Closed | 5 Closed | 6 Active |
| **Pool** | No | No | No | No |
| **Location** | Desert | Gravel, Stone | Natural Desert | Gravel, Stone |
| **Tenure** | Fee Simple | – | – | – |
| **View** | Neutral | – | – | – |
| **Style** | RANCH | – | – | – |
| **Quality of Construction** | Q3 | – | – | – |
| **Year Built** | 2004 | 2005 | 2000 | 1999 |
| **Age** | 22 | 21 | 26 | 27 |
| **Condition** | C4 | – | – | – |
| **Heating Features** | yes | Yes | Electric | Yes |
| **Cooling Features** | yes | Ceiling Fans | Ceiling Fans | Yes |
| **Roofing Features** | COMPOSIT SHIINGLE | Tile | Composition | Composition |
| **Foundation Features** | Concrete | Concrete | Concrete | Concrete |
| **Construction Features** | – | Painted, Stucco | Block, Stucco | Painted, Stucco |
| **Exterior Wall Features** | Stucco | Other | Other | Stucco |
| **Number of Units** | 1 | 0 | 0 | 0 |
| **Number of Stories** | 1 | 1 | 1 | 1 |

Highlighted fields were changed by agent to reflect knowledge of this property.


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## Comp Property Adjustments

| |  |  |  |  |
|---|---|---|---|---|
| **Address** | **11605 W Carousel Dr Arizona City, AZ 85123** | **10032 W Devonshire Dr Arizona City, AZ 85123** | **14263 S Avalon Rd Arizona City, AZ 85123** | **10343 W Midnight Dr Arizona City, AZ 85123** |
| **Status** | Subject Property | 4 Closed | 5 Closed | 6 Active |
| **Listing Broker** | – | *Courtesy of RCP Real Estate LLC* | *Courtesy of Sell Now Arizona* | *Listing Courtesy of Keller Williams Legacy One Realty* |
| **Adjusted Value of Comps** | | **$245,000** ($183/sqft) Adjustments: $0 | **$147,000** ($117/sqft) Adjustments: $0 | **$217,500** ($169/sqft) Adjustments: $0 |
| **Net Adjustment %** | | – | – | – |
| **Gross Adjustment %** | | – | – | – |
| **Comp Weighting** | | 0% | 0% | 0% |


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## Comp Property Adjustments

| |  |  |  |  |
|---|---|---|---|---|
| **Address** | **11605 W Carousel Dr Arizona City, AZ 85123** | **12672 W Benito Dr Arizona City, AZ 85123** | **12503 W Madero Dr Arizona City, AZ 85123** | **11579 W Jenero Dr Arizona City, AZ 85123** |
| **Status** | Subject Property | 7 Active | 8 Closed | 9 Active |
| **MLS ID** | – | 7041562 | 7051135 | 7097444 |
| **Proximity** | | 0.67 Mi. W | 0.57 Mi. W | 0.11 Mi. N |
| **Value** | – | $189,000 | $205,500 | $220,000 |
| **Date** | – | 6/12/2026<br>List Date | 8/17/2026<br>Closed Date | 10/22/2026<br>List Date |
| **Days in RPR** | – | 140 | 47 | 8 |
| **Price per Sq Ft** | – | $151 | $168 | $180 |
| **Property Type** | Single Family | Single Family | Single Family | Single Family |
| **Property Subtype** | Residential | Residential | Residential | Residential |
| **Total Rooms** | 5 | – | – | – |
| **Total Rooms Above Grade** | 5 | – | – | – |
| **Bedrooms** | 3 | 3 | 3 | 3 |
| **Bedrooms Above Grade** | 3 | – | – | – |
| **Total Baths** | 2.0 | 2.0 | 2.0 | 2.0 |
| **Total Baths Above Grade** | 2.0 | – | – | – |
| **Full Baths** | 2 | 2 | 2 | 2 |
| **Full Baths Above Grade** | 2 | – | – | – |
| **Partial Baths Above Grade** | – | – | – | – |
| **Living Area (sq ft)** | 1,320 | 1,251 | 1,221 | 1,222 |
| **Building Area (sq ft)** | 1,320 | 1,251 | 1,221 | 1,222 |
| **Living Area Above Grade (sq ft)** | 1,320 | – | – | – |
| **Lot Size** | 9,869 sq ft | 8,318 sq ft | 9,058 sq ft | 9,672 sq ft |
| **Lot Dimensions** | 9869 SF | 8316 SF | 9056 SF | 9670 SF |
| **Garage** | Yes | Yes | Yes | Yes |
| **Garage (sq ft)** | 400 | – | – | – |

Highlighted fields were changed by agent to reflect knowledge of this property.


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## Comp Property Adjustments

| |  |  |  |  |
|---|---|---|---|---|
| **Address** | **11605 W Carousel Dr Arizona City, AZ 85123** | **12672 W Benito Dr Arizona City, AZ 85123** | **12503 W Madero Dr Arizona City, AZ 85123** | **11579 W Jenero Dr Arizona City, AZ 85123** |
| **Status** | Subject Property | 7 Active | 8 Closed | 9 Active |
| **Pool** | No | No | – | No |
| **Location** | Desert | Natural Desert, Stone | Corner Lot, Dirt - Partial, Stone | Stone |
| **Tenure** | Fee Simple | – | – | – |
| **View** | Neutral | – | – | – |
| **View Factors** | – | Mountainous | Mountainous | Mountainous |
| **Style** | RANCH | – | – | – |
| **Quality of Construction** | Q3 | – | – | – |
| **Year Built** | 2004 | 2003 | 2004 | 2006 |
| **Age** | 22 | 23 | 22 | 20 |
| **Condition** | C4 | – | – | – |
| **Heating Features** | yes | Electric | Electric | Yes |
| **Cooling Features** | yes | Ceiling Fans | See Remarks | Yes |
| **Roofing Features** | COMPOSIT SHIINGLE | Composition | Composition | Tile |
| **Foundation Features** | Concrete | Concrete | Concrete | Concrete |
| **Construction Features** | – | Block, Stucco | Stucco | Stucco |
| **Exterior Wall Features** | Stucco | Concrete | Other | Other |
| **Number of Units** | 1 | 0 | 0 | 0 |
| **Number of Stories** | 1 | 1 | 1 | 1 |

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# 11605 W Carousel Dr, Arizona City, AZ 85123

## Comp Property Adjustments

| |  |  |  |  |
|---|---|---|---|---|
| **Address** | **11605 W Carousel Dr<br>Arizona City, AZ 85123** | **12672 W Benito Dr<br>Arizona City, AZ 85123** | **12503 W Madero Dr<br>Arizona City, AZ 85123** | **11579 W Jenero Dr<br>Arizona City, AZ 85123** |
| **Status** | Subject Property | 7 Active | 8 Closed | 9 Active |
| **Listing Broker** | – | *Listing Courtesy of Summit Real Estate Professionals* | *Courtesy of Berkshire Hathaway HomeServices Arizona Properties* | *Listing Courtesy of HomeSmart Premier* |
| **Adjusted Value of Comps** | | **$189,000** ($151/sqft)<br>Adjustments:<br>$0 | **$205,500** ($168/sqft)<br>Adjustments:<br>$0 | **$220,000** ($180/sqft)<br>Adjustments:<br>$0 |
| **Net Adjustment %** | | – | – | – |
| **Gross Adjustment %** | | – | – | – |
| **Comp Weighting** | | 0% | 0% | 0% |


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## Comp Property Adjustments

| |  |  |  |  |
|---|---|---|---|---|
| **Address** | **11605 W Carousel Dr Arizona City, AZ 85123** | **14178 S Amado Blvd Arizona City, AZ 85123** | **14121 S Redondo Rd Arizona City, AZ 85123** | **10127 W Devonshire Dr Arizona City, AZ 85123** |
| **Status** | Subject Property | 10 Active | 11 Pending | 12 Active |
| **MLS ID** | – | 7087007 | 7037672 | 7089378 |
| **Proximity** | | 0.77 Mi. SE | 0.72 Mi. SE | 0.94 Mi. E |
| **Value** | – | $219,900 | $255,000 | $221,990 |
| **Date** | – | 9/30/2026 List Date | 6/5/2026 List Date | 10/5/2026 List Date |
| **Days in RPR** | – | 30 | 118 | 25 |
| **Price per Sq Ft** | – | $193 | $193 | $172 |
| **Property Type** | Single Family | Single Family | Single Family | Single Family |
| **Property Subtype** | Residential | Residential | Residential | Residential |
| **Total Rooms** | 5 | – | – | – |
| **Total Rooms Above Grade** | 5 | – | – | – |
| **Bedrooms** | 3 | 3 | 3 | 3 |
| **Bedrooms Above Grade** | 3 | – | – | – |
| **Total Baths** | 2.0 | 2.0 | 2.0 | 2.0 |
| **Total Baths Above Grade** | 2.0 | – | – | – |
| **Full Baths** | 2 | 2 | 2 | 2 |
| **Full Baths Above Grade** | 2 | – | – | – |
| **Partial Baths Above Grade** | – | – | – | – |
| **Living Area (sq ft)** | 1,320 | 1,141 | 1,320 | 1,290 |
| **Building Area (sq ft)** | 1,320 | 1,141 | 1,320 | 1,290 |
| **Living Area Above Grade (sq ft)** | 1,320 | – | – | – |
| **Lot Size** | 9,869 sq ft | 8,511 sq ft | 7,369 sq ft | 7,397 sq ft |
| **Lot Dimensions** | 9869 SF | 8509 SF | 7368 SF | 7398 SF |
| **Garage** | Yes | Yes | Yes | – |
| **Garage (sq ft)** | 400 | – | – | – |

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# 11605 W Carousel Dr, Arizona City, AZ 85123

## Comp Property Adjustments

| |  |  |  |  |
|---|---|---|---|---|
| **Address** | **11605 W Carousel Dr Arizona City, AZ 85123** | **14178 S Amado Blvd Arizona City, AZ 85123** | **14121 S Redondo Rd Arizona City, AZ 85123** | **10127 W Devonshire Dr Arizona City, AZ 85123** |
| **Status** | Subject Property | 10 Active | 11 Pending | 12 Active |
| **Pool** | No | No | No | No |
| **Location** | Desert | Dirt Road, East/West Exposure, Gravel, Stone | Corner Lot, Desert Front, East/West Exposure,... | Natural Desert |
| **Tenure** | Fee Simple | – | – | – |
| **View** | Neutral | – | – | – |
| **Style** | RANCH | – | – | – |
| **Quality of Construction** | Q3 | – | – | – |
| **Year Built** | 2004 | 2007 | 2004 | 2026 |
| **Age** | 22 | 19 | 22 | 0 |
| **Condition** | C4 | – | – | Under Construction,New Co |
| **Heating Features** | yes | Yes | Electric | Electric, Heat Pump |
| **Cooling Features** | yes | Ceiling Fans | Ceiling Fans | Programmable Thermostat |
| **Roofing Features** | COMPOSIT SHIINGLE | Composition | Tile | Composition |
| **Foundation Features** | Concrete | Concrete | Concrete | – |
| **Construction Features** | – | Painted, Stucco | Painted, Stucco | Painted, Stucco |
| **Exterior Wall Features** | Stucco | Other | Other | – |
| **Number of Units** | 1 | 0 | 0 | 0 |
| **Number of Stories** | 1 | 1 | 1 | – |

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# 11605 W Carousel Dr, Arizona City, AZ 85123

## Comp Property Adjustments

| |  |  |  |  |
|---|---|---|---|---|
| **Address** | **11605 W Carousel Dr Arizona City, AZ 85123** | **14178 S Amado Blvd Arizona City, AZ 85123** | **14121 S Redondo Rd Arizona City, AZ 85123** | **10127 W Devonshire Dr Arizona City, AZ 85123** |
| **Status** | Subject Property | 10 Active | 11 Pending | 12 Active |
| **Listing Broker** | – | *Listing Courtesy of RCP Real Estate LLC* | *Listing Courtesy of MAR-KEY Real Estate* | *Listing Courtesy of Century Communities of Arizona, LLC* |
| **Adjusted Value of Comps** | | **$219,900** ($193/sqft)<br>Adjustments:<br>$0 | **$255,000** ($193/sqft)<br>Adjustments:<br>$0 | **$221,990** ($172/sqft)<br>Adjustments:<br>$0 |
| **Net Adjustment %** | | – | – | – |
| **Gross Adjustment %** | | – | – | – |
| **Comp Weighting** | | 0% | 0% | 0% |


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## Comp Property Adjustments

| |  |  |  |  |
|---|---|---|---|---|
| **Address** | **11605 W Carousel Dr<br>Arizona City, AZ 85123** | **12625 W Xavier Dr<br>Arizona City, AZ 85123** | **13843 S Burma Rd<br>Arizona City, AZ 85123** | **13675 S Burma Rd<br>Arizona City, AZ 85123** |
| **Status** | Subject Property | 13 Active | 14 Closed | 15 Closed |
| **MLS ID** | – | 7068545 | 7059079 | 7045166 |
| **Proximity** | | 0.73 Mi. SW | 0.34 Mi. SE | 0.27 Mi. SE |
| **Value** | – | $269,000 | $285,000 | $214,990 |
| **Date** | – | 8/19/2026<br>List Date | 9/23/2026<br>Closed Date | 9/16/2026<br>Closed Date |
| **Days in RPR** | – | 72 | 28 | 71 |
| **Price per Sq Ft** | – | $192 | $195 | $167 |
| **Property Type** | Single Family | Single Family | Single Family | Single Family |
| **Property Subtype** | Residential | Residential | Residential | Residential |
| **Total Rooms** | 5 | – | – | – |
| **Total Rooms Above Grade** | 5 | – | – | – |
| **Bedrooms** | 3 | 3 | 3 | 3 |
| **Bedrooms Above Grade** | 3 | – | – | – |
| **Total Baths** | 2.0 | 2.0 | 2.0 | 2.0 |
| **Total Baths Above Grade** | 2.0 | – | – | – |
| **Full Baths** | 2 | 2 | 2 | 2 |
| **Full Baths Above Grade** | 2 | – | – | – |
| **Partial Baths Above Grade** | – | – | – | – |
| **Living Area (sq ft)** | 1,320 | 1,400 | 1,460 | 1,290 |
| **Building Area (sq ft)** | 1,320 | 1,400 | 1,460 | 1,290 |
| **Living Area Above Grade (sq ft)** | 1,320 | – | – | – |
| **Lot Size** | 9,869 sq ft | 8,324 sq ft | 8,053 sq ft | 8,304 sq ft |
| **Lot Dimensions** | 9869 SF | 8276 SF | 8051 SF | 8302 SF |
| **Garage** | Yes | – | – | – |
| **Garage (sq ft)** | 400 | – | – | – |

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# 11605 W Carousel Dr, Arizona City, AZ 85123

## Comp Property Adjustments

| |  |  |  |  |
|---|---|---|---|---|
| **Address** | **11605 W Carousel Dr<br>Arizona City, AZ 85123** | **12625 W Xavier Dr<br>Arizona City, AZ 85123** | **13843 S Burma Rd<br>Arizona City, AZ 85123** | **13675 S Burma Rd<br>Arizona City, AZ 85123** |
| **Status** | Subject Property | 13 Active | 14 Closed | 15 Closed |
| **Pool** | No | No | No | No |
| **Location** | Desert | Stone | Dirt Road, East/West Exposure, Stone | Desert Front, Natural Desert |
| **Tenure** | Fee Simple | – | – | – |
| **View** | Neutral | – | – | – |
| **View Factors** | – | Mountainous | – | – |
| **Style** | RANCH | – | – | – |
| **Quality of Construction** | Q3 | – | – | – |
| **Year Built** | 2004 | 2026 | 2026 | 2026 |
| **Age** | 22 | 0 | 0 | 0 |
| **Condition** | C4 | – | Complete Spec Home | – |
| **Heating Features** | yes | Electric | Electric | Electric |
| **Cooling Features** | yes | Ceiling Fans | Ceiling Fans | Yes |
| **Roofing Features** | COMPOSIT SHIINGLE | Tile | Composition | Composition |
| **Foundation Features** | Concrete | – | – | – |
| **Construction Features** | – | Stucco | Painted | Block, Stucco |
| **Exterior Wall Features** | Stucco | – | – | – |
| **Number of Units** | 1 | 0 | 0 | 0 |
| **Number of Stories** | 1 | – | – | – |

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# 11605 W Carousel Dr, Arizona City, AZ 85123

## Comp Property Adjustments

| |  |  |  |  |
|---|---|---|---|---|
| **Address** | **11605 W Carousel Dr<br>Arizona City, AZ 85123** | **12625 W Xavier Dr<br>Arizona City, AZ 85123** | **13843 S Burma Rd<br>Arizona City, AZ 85123** | **13675 S Burma Rd<br>Arizona City, AZ 85123** |
| **Status** | Subject Property | 13 Active | 14 Closed | 15 Closed |
| **Listing Broker** | – | *Listing Courtesy of eXp Realty* | *Courtesy of Borg Property Services, LLC* | *Courtesy of Century Communities of Arizona, LLC* |
| **Adjusted Value of Comps** | | **$269,000** ($192/sqft)<br>Adjustments:<br>$0 | **$285,000** ($195/sqft)<br>Adjustments:<br>$0 | **$214,990** ($167/sqft)<br>Adjustments:<br>$0 |
| **Net Adjustment %** | | – | – | – |
| **Gross Adjustment %** | | – | – | – |
| **Comp Weighting** | | 0% | 0% | 0% |


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## Comp Property Adjustments

| |  |  |  |  |
|---|---|---|---|---|
| **Address** | **11605 W Carousel Dr Arizona City, AZ 85123** | **12540 W Merry Dr Arizona City, AZ 85123** | **12672 W Cabrillo Dr Arizona City, AZ 85123** | **12723 W Carousel Dr Arizona City, AZ 85123** |
| **Status** | Subject Property | **16** Active | **17** Active | **18** Active |
| **MLS ID** | – | 6942163 | 7090238 | 7050860 |
| **Proximity** | | 0.65 Mi. NW | 0.68 Mi. W | 0.71 Mi. W |
| **Value** | – | $232,900 | $209,900 | $254,000 |
| **Date** | – | 11/2/2025 List Date | 10/1/2026 List Date | 7/7/2026 List Date |
| **Days in RPR** | – | 362 | 29 | 115 |
| **Price per Sq Ft** | – | $181 | $134 | $173 |
| **Property Type** | Single Family | Single Family | Single Family | Single Family |
| **Property Subtype** | Residential | Residential | Residential | Residential |
| **Total Rooms** | 5 | – | – | – |
| **Total Rooms Above Grade** | 5 | – | – | – |
| **Bedrooms** | 3 | 3 | 3 | 3 |
| **Bedrooms Above Grade** | 3 | – | – | – |
| **Total Baths** | 2.0 | 2.0 | 2.0 | 2.0 |
| **Total Baths Above Grade** | 2.0 | – | – | – |
| **Full Baths** | 2 | 2 | 2 | 2 |
| **Full Baths Above Grade** | 2 | – | – | – |
| **Partial Baths Above Grade** | – | – | – | – |
| **Living Area (sq ft)** | 1,320 | 1,290 | 1,571 | 1,467 |
| **Building Area (sq ft)** | 1,320 | 1,290 | 1,571 | 1,467 |
| **Living Area Above Grade (sq ft)** | 1,320 | – | – | – |
| **Lot Size** | 9,869 sq ft | 0.18 acres | 8,404 sq ft | 8,806 sq ft |
| **Lot Dimensions** | 9869 SF | 17553 SF | 8403 SF | 8805 SF |
| **Garage** | Yes | – | Yes | Yes |
| **Garage (sq ft)** | 400 | – | – | – |

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# 11605 W Carousel Dr, Arizona City, AZ 85123

## Comp Property Adjustments

| |  |  |  |  |
|---|---|---|---|---|
| **Address** | **11605 W Carousel Dr Arizona City, AZ 85123** | **12540 W Merry Dr Arizona City, AZ 85123** | **12672 W Cabrillo Dr Arizona City, AZ 85123** | **12723 W Carousel Dr Arizona City, AZ 85123** |
| **Status** | Subject Property | 16 Active | 17 Active | 18 Active |
| **Pool** | No | No | No | No |
| **Location** | Desert | Desert Back, Desert Front | Sprinklers - Front, Stone | Dirt - Partial, Dirt Road |
| **Tenure** | Fee Simple | – | – | – |
| **View** | Neutral | – | – | – |
| **View Factors** | – | – | Mountainous | – |
| **Style** | RANCH | – | – | – |
| **Quality of Construction** | Q3 | – | – | – |
| **Year Built** | 2004 | 2026 | 2022 | 2021 |
| **Age** | 22 | 0 | 4 | 5 |
| **Condition** | C4 | To Be Built | Fixer | – |
| **Heating Features** | yes | Electric, Energy Star Certified | Electric, Heat Pump | Electric |
| **Cooling Features** | yes | Yes | Ceiling Fans, Energy Star Certified | Yes |
| **Roofing Features** | COMPOSIT SHIINGLE | Tile | Tile | Concrete, Tile |
| **Foundation Features** | Concrete | – | Concrete | Concrete |
| **Construction Features** | – | Stone, Stucco | Stucco | Painted, Stucco |
| **Exterior Wall Features** | Stucco | – | Other | Other |
| **Number of Units** | 1 | 0 | 0 | 0 |
| **Number of Stories** | 1 | – | 1 | 1 |

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# 11605 W Carousel Dr, Arizona City, AZ 85123

## Comp Property Adjustments

| |  |  |  |  |
|---|---|---|---|---|
| **Address** | **11605 W Carousel Dr<br>Arizona City, AZ 85123** | **12540 W Merry Dr<br>Arizona City, AZ 85123** | **12672 W Cabrillo Dr<br>Arizona City, AZ 85123** | **12723 W Carousel Dr<br>Arizona City, AZ 85123** |
| **Status** | Subject Property | 16 Active | 17 Active | 18 Active |
| **Listing Broker** | – | *Listing Courtesy of ProSmart Realty* | *Listing Courtesy of OfferPad Brokerage, LLC* | *Listing Courtesy of Morgan Taylor Realty* |
| **Adjusted Value of Comps** | | **$232,900** ($181/sqft)<br>Adjustments:<br>$0 | **$209,900** ($134/sqft)<br>Adjustments:<br>$0 | **$254,000** ($173/sqft)<br>Adjustments:<br>$0 |
| **Net Adjustment %** | | – | – | – |
| **Gross Adjustment %** | | – | – | – |
| **Comp Weighting** | | 0% | 0% | 0% |


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## Comp Property Adjustments

| |  |  |  |  |
|---|---|---|---|---|
| **Address** | **11605 W Carousel Dr Arizona City, AZ 85123** | **11779 W Loma Vista Dr Arizona City, AZ 85123** | **11923 W Cabrillo Dr Arizona City, AZ 85123** | **10453 W Carousel Dr Arizona City, AZ 85123** |
| **Status** | Subject Property | 19 Active | 20 Active | 21 New Active |
| **MLS ID** | – | 6983221 | 7086159 | 7100137 |
| **Proximity** | | 0.32 Mi. SW | 0.18 Mi. W | 0.72 Mi. E |
| **Value** | – | $234,900 | $299,900 | $315,000 |
| **Date** | – | 2/11/2026 List Date | 9/28/2026 List Date | 10/29/2026 List Date |
| **Days in RPR** | – | 261 | 32 | 1 |
| **Price per Sq Ft** | – | $182 | $197 | $213 |
| **Property Type** | Single Family | Single Family | Single Family | Single Family |
| **Property Subtype** | Residential | Residential | Residential | Residential |
| **Total Rooms** | 5 | – | 6 | – |
| **Total Rooms Above Grade** | 5 | – | – | – |
| **Bedrooms** | 3 | 3 | 4 | 3 |
| **Bedrooms Above Grade** | 3 | – | – | – |
| **Total Baths** | 2.0 | 2.0 | 2.0 | 2.0 |
| **Total Baths Above Grade** | 2.0 | – | – | – |
| **Full Baths** | 2 | 2 | 2 | 2 |
| **Full Baths Above Grade** | 2 | – | – | – |
| **Partial Baths Above Grade** | – | – | – | – |
| **Living Area (sq ft)** | 1,320 | 1,290 | 1,525 | 1,476 |
| **Building Area (sq ft)** | 1,320 | 1,290 | 1,525 | 1,476 |
| **Living Area Above Grade (sq ft)** | 1,320 | – | – | – |
| **Lot Size** | 9,869 sq ft | 8,014 sq ft | 8,936 sq ft | 9,630 sq ft |
| **Lot Dimensions** | 9869 SF | 7841 SF | 8935 SF | 9628 SF |
| **Garage** | Yes | – | – | – |
| **Garage (sq ft)** | 400 | – | – | – |

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# 11605 W Carousel Dr, Arizona City, AZ 85123

## Comp Property Adjustments

| |  |  |  |  |
|---|---|---|---|---|
| **Address** | **11605 W Carousel Dr Arizona City, AZ 85123** | **11779 W Loma Vista Dr Arizona City, AZ 85123** | **11923 W Cabrillo Dr Arizona City, AZ 85123** | **10453 W Carousel Dr Arizona City, AZ 85123** |
| **Status** | Subject Property | 19 Active | 20 Active | 21 New Active |
| **Pool** | No | No | No | No |
| **Location** | Desert | Desert Back, Desert Front | Dirt Road, Stone | Dirt - Partial, Dirt Road |
| **Tenure** | Fee Simple | – | – | – |
| **View** | Neutral | – | – | – |
| **Style** | RANCH | – | – | – |
| **Quality of Construction** | Q3 | – | – | – |
| **Year Built** | 2004 | 2026 | 2026 | 2026 |
| **Age** | 22 | 0 | 0 | 0 |
| **Condition** | C4 | To Be Built | Complete Spec Home,New Co | Complete Spec Home |
| **Heating Features** | yes | Electric | – | Electric |
| **Cooling Features** | yes | Yes | Ceiling Fans, Programmable Thermostat | Ceiling Fans |
| **Roofing Features** | COMPOSIT SHIINGLE | Metal | Composition | Tile |
| **Foundation Features** | Concrete | – | – | – |
| **Construction Features** | – | Stone | Spray Foam Insulation, Stucco | Painted, Stucco |
| **Exterior Wall Features** | Stucco | – | – | – |
| **Number of Units** | 1 | 0 | 0 | 0 |
| **Number of Stories** | 1 | – | – | – |

Highlighted fields were changed by agent to reflect knowledge of this property.


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## Comp Property Adjustments

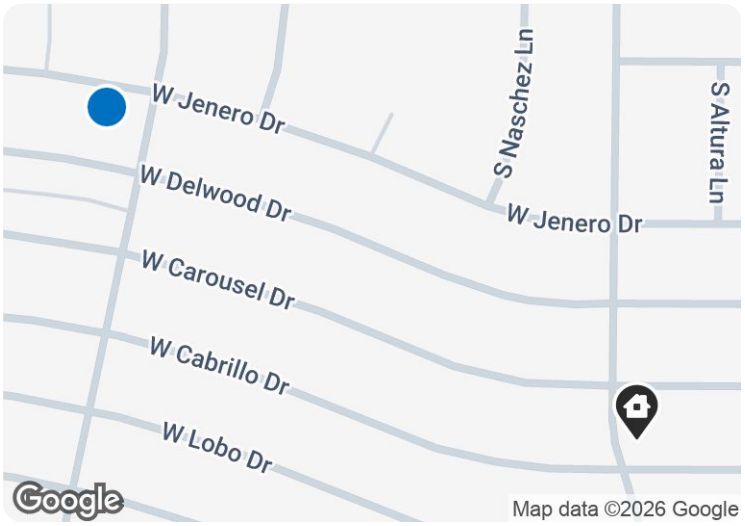
| |  |  |  |  |
|---|---|---|---|---|
| **Address** | **11605 W Carousel Dr Arizona City, AZ 85123** | **11779 W Loma Vista Dr Arizona City, AZ 85123** | **11923 W Cabrillo Dr Arizona City, AZ 85123** | **10453 W Carousel Dr Arizona City, AZ 85123** |
| **Status** | Subject Property | 19 Active | 20 Active | 21 New Active |
| **Listing Broker** | – | *Listing Courtesy of ProSmart Realty* | *Listing Courtesy of Simply Real Estate* | *Listing Courtesy of Borg Property Services, LLC* |
| **Adjusted Value of Comps** | | **$234,900** ($182/sqft)<br>Adjustments:<br>$0 | **$299,900** ($197/sqft)<br>Adjustments:<br>$0 | **$315,000** ($213/sqft)<br>Adjustments:<br>$0 |
| **Net Adjustment %** | | – | – | – |
| **Gross Adjustment %** | | – | – | – |
| **Comp Weighting** | | 0% | 0% | 0% |


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## 1 12179 W Jenero Dr Arizona City, AZ 85123






**Active / For Sale** · Active: 4/23/2026

Subject Property  This Listing

### List Price

**$244,990**

**List Date** 4/23/2026
**Days in RPR** 190

Welcome to this charming 2017-built home offering 3 bedrooms, 2 bathrooms, and a 2-car garage. Designed with comfort and convenience in mind, this newer home features a spacious layout and a private backyard with a block fence--ideal for gatherings ...

| | Public Facts | Listing Facts | Agent Refinements |
|---|---|---|---|
| Property Type | Single Family | Single Family | Single Family |
| Property Subtype | Single Family Residential | Residential | – |
| Bedrooms | – | 3 | – |
| Total Baths | – | 2 | – |
| Full Baths | – | 2 | – |
| Partial Baths | – | – | – |
| Living Area (sq ft) | 1,364 | 1,364 | – |
| Building Area (sq ft) | 1,364 | 1,364 | – |
| Lot Size | 8,091 sq ft | 8,092 sq ft | – |
| Lot Dimensions | 8091 SF | – | – |
| Tenure | – | – | Fee Simple |
| Garage | Yes | – | Yes |
| Garage (spaces) | 2 | 2 | – |
| Year Built | 2018 | 2017 | – |
| Total Rooms | – | – | 5 |
| Style | – | – | RANCH |
| Roofing | Tile | Concrete, Tile | – |
| Heating | Yes | Electric | – |
| Cooling | Yes | Yes | Electric |
| Foundation | Concrete | – | concrete |
| Construction | – | Painted, Stucco | – |
| Exterior Walls | Other | – | stucco |
| Number of Units | 0 | – | 1 |
| Number of Stories | 1 | – | 1 |

*Listing Courtesy of AZ New Horizon Realty*


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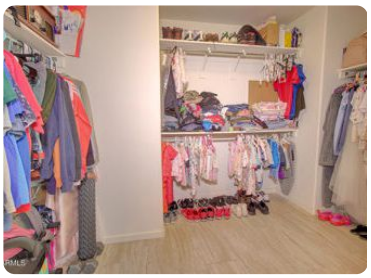


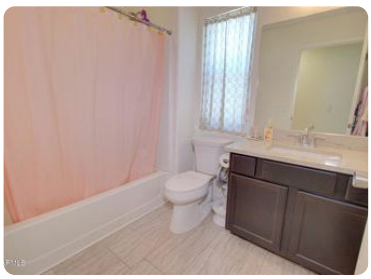












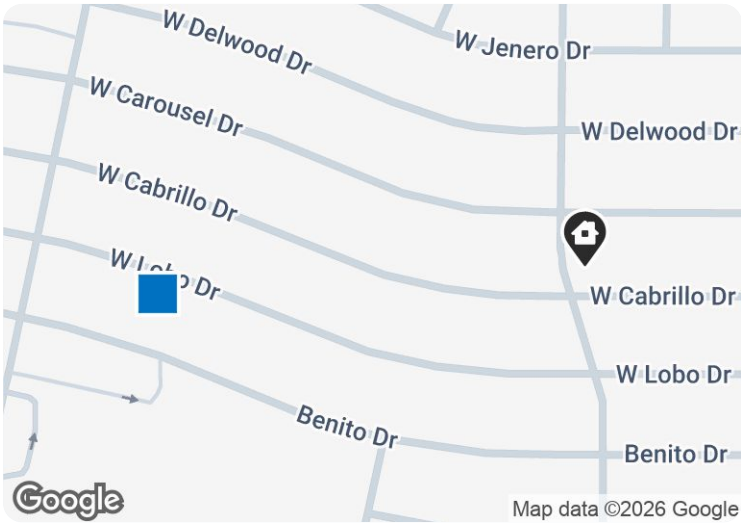


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## 2 12067 W Lobo Dr Arizona City, AZ 85123






**Closed / For Sale** · Sold Date: 8/25/2026, MLS Listing 7034143: 5/28/2026

Subject Property  This Property

### Closed Price

**$220,500**

**Closed Date** 8/25/2026
**Days in RPR** 50

Built in 2021, this newer hud home features 3 bedrooms, 2 bathrooms, and modern design elements throughout. The open kitchen has white cabinets with hardware and granite looking counter tops. Exterior highlights include a durable tile roof, block…

| | Public Facts | Listing Facts | Agent Refinements |
|---|---|---|---|
| Property Type | Single Family | Single Family | Single Family |
| Property Subtype | Single Family Residential | Residential | – |
| Bedrooms | – | 3 | – |
| Total Baths | – | 2 | – |
| Full Baths | – | 2 | – |
| Partial Baths | – | – | – |
| Living Area (sq ft) | 1,361 | 1,362 | – |
| Building Area (sq ft) | 1,361 | 1,362 | – |
| Lot Size | 8,097 sq ft | 8,099 sq ft | – |
| Lot Dimensions | 8097 SF | – | – |
| Tenure | – | – | Fee Simple |
| Garage | Yes | – | Yes |
| Garage (spaces) | 2 | 2 | – |
| Pool | – | – | No |
| Year Built | 2021 | 2021 | – |
| Total Rooms | – | – | 6 |
| Style | – | – | RANCH |
| Roofing | Tile | Tile | – |
| Heating | Yes | Electric | – |
| Cooling | Yes | Ceiling Fans | Electric |
| Foundation | Concrete | – | concrete |
| Construction | – | Painted, Stucco | – |
| Exterior Walls | Other | – | stucco |
| Number of Units | 0 | – | 1 |
| Number of Stories | 1 | 1 | – |


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# 11605 W Carousel Dr, Arizona City, AZ 85123

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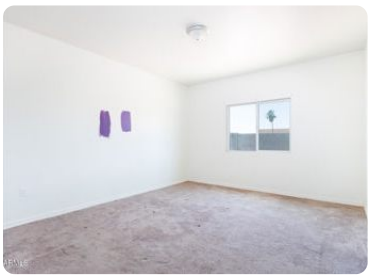




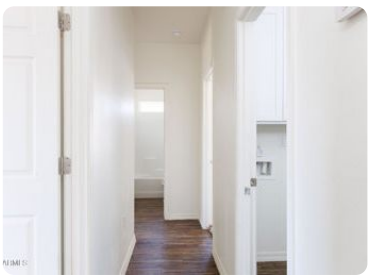






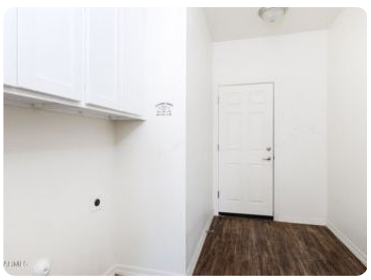








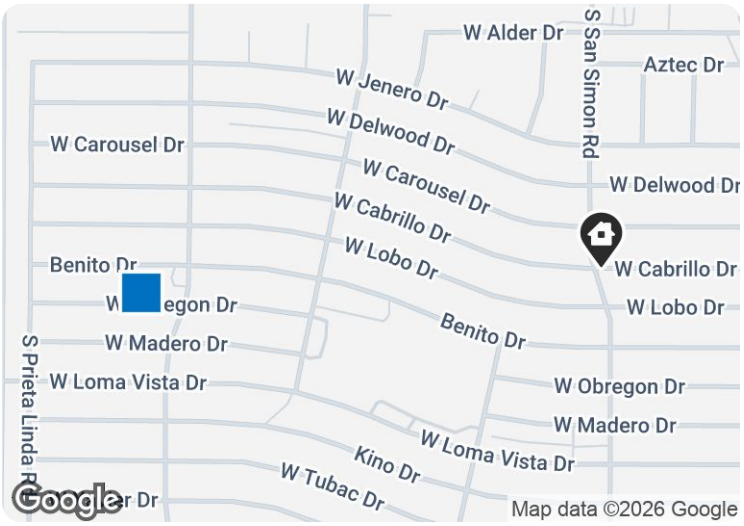



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# 11605 W Carousel Dr, Arizona City, AZ 85123

## 3 12532 W Obregon Dr Arizona City, AZ 85123




**Closed / For Sale** · Sold Date: 9/10/2026, MLS Listing 7030608: 5/19/2026

Subject Property  This Property

### Closed Price

**$248,000**

**Closed Date** 9/10/2026
**Days in RPR** 114

Newer home: qualifies for usda mortgage loan - does not require a down payment. 0 down. There is only a certain amount of funds set aside for this loan program. Subject to credit & income qualification. Beautiful 3 bed/2 bath, single-story, split bedroom...

| | Public Facts | Listing Facts | Agent Refinements |
|---|---|---|---|
| Property Type | Single Family | Single Family | Single Family |
| Property Subtype | Single Family Residential | Residential | – |
| Bedrooms | – | 3 | – |
| Total Baths | – | 2 | – |
| Full Baths | – | 2 | – |
| Partial Baths | – | – | – |
| Living Area (sq ft) | 1,364 | 1,365 | – |
| Building Area (sq ft) | 1,364 | 1,365 | – |
| Lot Size | 7,792 sq ft | 7,793 sq ft | – |
| Lot Dimensions | 7792 SF | – | – |
| Tenure | – | – | Fee Simple |
| Garage | Yes | – | Yes |
| Garage (spaces) | 2 | 2 | – |
| Pool | – | – | No |
| Year Built | 2018 | 2018 | – |
| Total Rooms | – | 6 | – |
| Style | – | – | RANCH |
| Roofing | Tile | Concrete, Tile | – |
| Heating | Yes | Electric | – |
| Cooling | Yes | – | Electric |
| Foundation | Concrete | – | concrete |
| Construction | – | Painted, Stucco | – |
| Exterior Walls | Other | – | stucco |
| Number of Units | 0 | – | 1 |
| Number of Stories | 1 | 1 | – |


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# 11605 W Carousel Dr, Arizona City, AZ 85123

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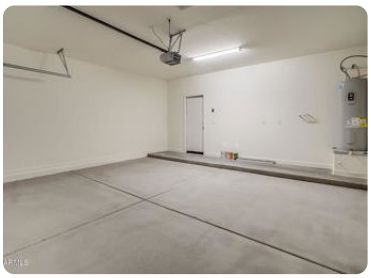












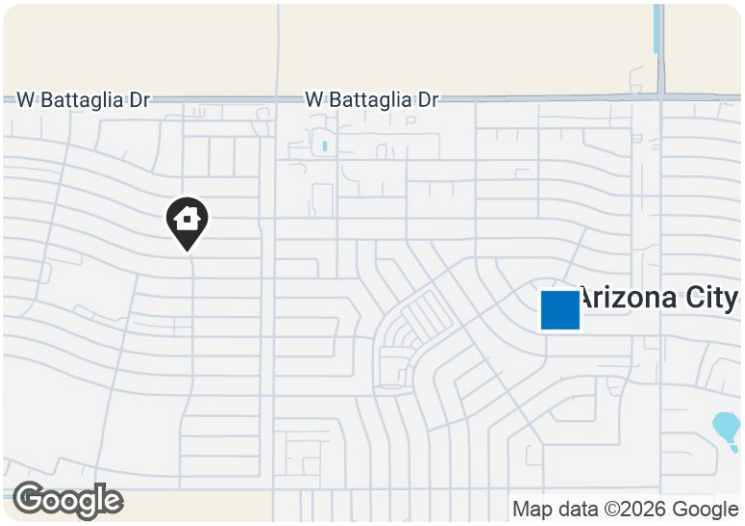


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## 4 10032 W Devonshire Dr Arizona City, AZ 85123




**Closed / For Sale** · Sold Date: 9/30/2026, MLS Listing 7047962: 6/29/2026

Subject Property  This Property

### Closed Price

**$245,000**

**Closed Date** 9/30/2026
**Days in RPR** 93

Move in ready single story home in the heart of arizona city with no hoa! fresh neutral interior paint and a new hvac offer comfort and peace of mind. Enjoy easy care tile and vinyl flooring throughout -- no carpet! the bright living room features picture windows and a...

| | Public Facts | Listing Facts |
|---|---|---|
| Property Type | Single Family | Single Family |
| Property Subtype | Single Family Residential | Residential |
| Bedrooms | – | 3 |
| Total Baths | – | 2 |
| Full Baths | – | 2 |
| Partial Baths | – | – |
| Living Area (sq ft) | 1,336 | 1,337 |
| Building Area (sq ft) | 1,336 | 1,337 |
| Lot Size | 7,357 sq ft | 7,358 sq ft |
| Lot Dimensions | 7357 SF | – |
| Garage | Yes | – |
| Garage (spaces) | 2 | 2 |
| Year Built | 2005 | 2005 |
| Roofing | Tile | Tile |
| Heating | Yes | – |
| Cooling | Yes | Ceiling Fans |
| Foundation | Concrete | – |
| Construction | – | Painted, Stucco |
| Exterior Walls | Other | – |
| Number of Units | 0 | – |
| Number of Stories | 1 | – |

*Courtesy of RCP Real Estate LLC*


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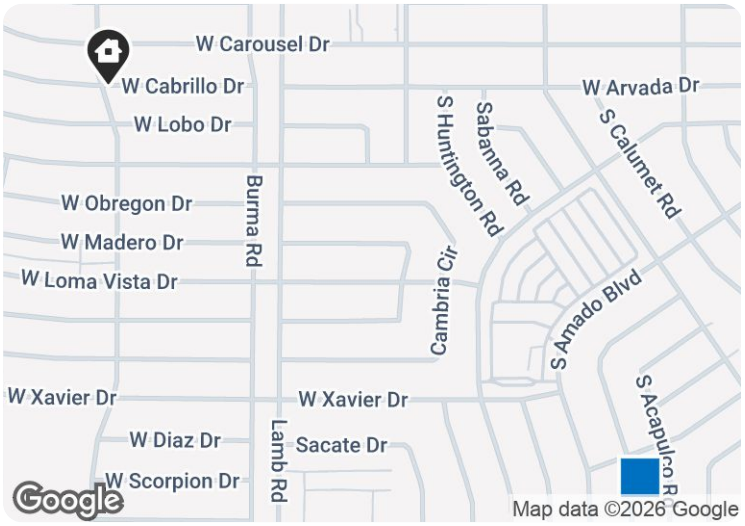


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## 5 14263 S Avalon Rd Arizona City, AZ 85123






**Closed / For Sale** · Sold Date: 9/29/2026, MLS Listing 7060978: 7/31/2026

Subject Property  This Property

### Closed Price

**$147,000**

**Closed Date** 9/29/2026
**Days in RPR** 7

2000 built block home! updated 3 bedroom 2 bath one level living. Kitchen with center island and granite countertops. Oversized ceiling fans in living room and primary bedroom. 1 car garage and storage shed. Side gate with space for all your toys. Fenced…

| | Public Facts | Listing Facts |
|---|---|---|
| Property Type | Single Family | Single Family |
| Property Subtype | Single Family Residential | Residential |
| Bedrooms | – | 3 |
| Total Baths | – | 2 |
| Full Baths | – | 2 |
| Partial Baths | – | – |
| Living Area (sq ft) | 1,258 | 1,258 |
| Building Area (sq ft) | 1,258 | 1,258 |
| Lot Size | 8,331 sq ft | 8,333 sq ft |
| Lot Dimensions | 8331 SF | – |
| Garage | Yes | – |
| Garage (spaces) | 1 | 1 |
| Year Built | 2000 | 2000 |
| Roofing | Composition Shingle | Composition |
| Heating | Yes | Electric |
| Cooling | Yes | Ceiling Fans |
| Foundation | Concrete | – |
| Construction | – | Block, Stucco |
| Exterior Walls | Other | – |
| Number of Units | 0 | – |
| Number of Stories | 1 | – |

*Courtesy of Sell Now Arizona*


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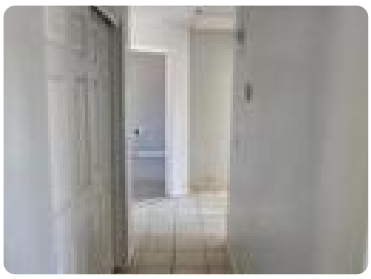






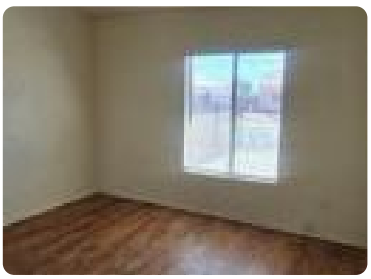

















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# 11605 W Carousel Dr, Arizona City, AZ 85123

## 6 10343 W Midnight Dr Arizona City, AZ 85123







**Active / For Sale** · Active: 10/28/2026

Subject Property  This Listing

### List Price

**$217,500**

**List Date** 10/28/2026
**Days in RPR** 2

This well-maintained 3-bedroom, 2-bathroom home offers a comfortable layout with an inviting open floor plan, a functional kitchen, and a dedicated laundry room. The spacious, fully enclosed backyard provides plenty of room for outdoor enjoyment, pets, or...

| | Public Facts | Listing Facts |
|---|---|---|
| Property Type | Single Family | Single Family |
| Property Subtype | Single Family Residential | Residential |
| Bedrooms | – | 3 |
| Total Baths | – | 2 |
| Full Baths | – | 2 |
| Partial Baths | – | – |
| Living Area (sq ft) | 1,288 | 1,289 |
| Building Area (sq ft) | 1,288 | 1,289 |
| Lot Size | 8,002 sq ft | 8,003 sq ft |
| Lot Dimensions | 8002 SF | – |
| Garage | Carport | – |
| Garage (spaces) | 1 | 0 |
| Year Built | 1999 | 1999 |
| Roofing | Composition Shingle | Composition |
| Heating | Yes | – |
| Cooling | Yes | Yes |
| Foundation | Concrete | – |
| Construction | Concrete Block | Painted, Stucco |
| Exterior Walls | Stucco | – |
| Number of Units | 0 | – |
| Number of Stories | 1 | – |

*Listing Courtesy of Keller Williams Legacy One Realty*


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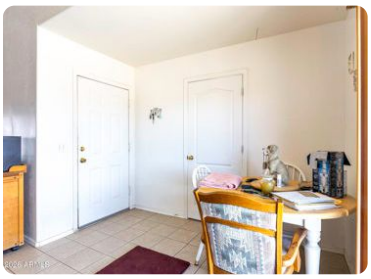
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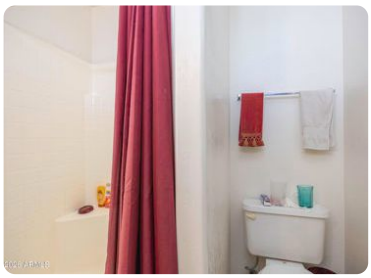








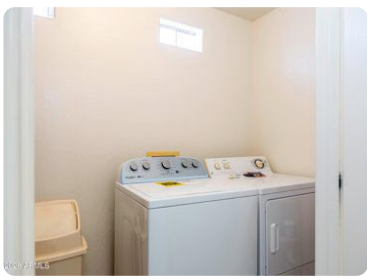










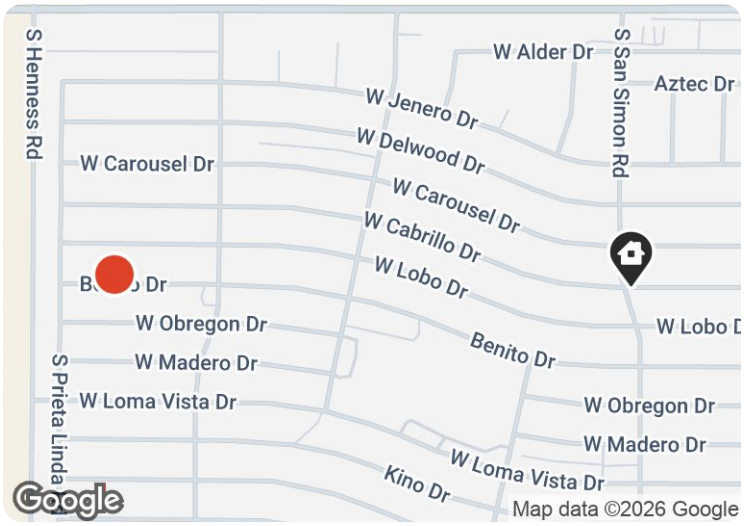


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## 7 12672 W Benito Dr Arizona City, AZ 85123




Active / For Sale • Lender Owned, Active: 6/12/2026

Subject Property  This Listing

### List Price

**$189,000**

**List Date** 6/12/2026
**Days in RPR** 140

Incredible opportunity to own this 2003 integra block home with no hoa! built with r-19 walls and r-30 ceilings, this home offers energy efficiency, comfort, and plenty of space. The bright and cheerful interior features vaulted ceilings, abundant natural light, ceiling fan…

| | Public Facts | Listing Facts |
|---|---|---|
| Property Type | Single Family | Single Family |
| Property Subtype | Single Family Residential | Residential |
| Bedrooms | – | 3 |
| Total Baths | – | 2 |
| Full Baths | – | 2 |
| Partial Baths | – | – |
| Living Area (sq ft) | 1,250 | 1,251 |
| Building Area (sq ft) | 1,250 | 1,251 |
| Lot Size | 8,316 sq ft | 8,318 sq ft |
| Lot Dimensions | 8316 SF | – |
| Garage | Yes | – |
| Garage (spaces) | 2 | – |
| Year Built | 2002 | 2003 |
| Roofing | Composition Shingle | Composition |
| Heating | Yes | Electric |
| Cooling | Yes | Ceiling Fans |
| Foundation | Concrete | – |
| Construction | Tilt-Up (pre-cast concrete) | Block, Stucco |
| Exterior Walls | Concrete | – |
| Number of Units | 0 | – |
| Number of Stories | 1 | – |

*Listing Courtesy of Summit Real Estate Professionals*


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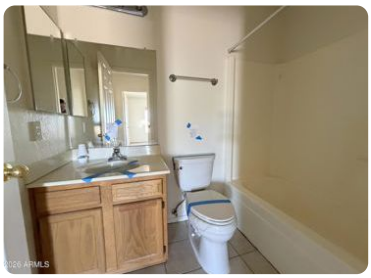




















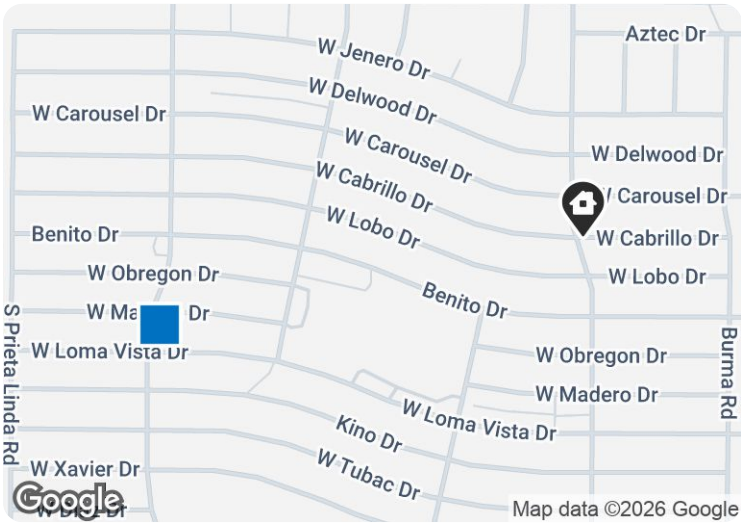


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## 8 12503 W Madero Dr Arizona City, AZ 85123






**Closed / For Sale** · Sold Date: 8/17/2026, MLS Listing 7051135: 7/1/2026

Subject Property  This Property

### Closed Price

**$205,500**

**Closed Date** 8/17/2026
**Days in RPR** 47

Fresh, affordable, and move-in ready! this beautifully maintained 3 bedroom, 2 bathroom home features a brand-new a/c (2025), giving you comfort and peace of mind for years to come. Situated on a spacious corner lot with no hoa, you'll enjoy breathtaking...

| | Public Facts | Listing Facts |
|---|---|---|
| Property Type | Single Family | Single Family |
| Property Subtype | Single Family Residential | Residential |
| Bedrooms | – | 3 |
| Total Baths | – | 2 |
| Full Baths | – | 2 |
| Partial Baths | – | – |
| Living Area (sq ft) | 1,221 | 1,221 |
| Building Area (sq ft) | 1,221 | 1,221 |
| Lot Size | 9,056 sq ft | 9,058 sq ft |
| Lot Dimensions | 9056 SF | – |
| Garage | Yes | – |
| Garage (spaces) | 2 | 2 |
| Year Built | 2004 | 2004 |
| Roofing | Composition Shingle | Composition |
| Heating | Yes | Electric |
| Cooling | Yes | See Remarks |
| Foundation | Concrete | – |
| Construction | – | Stucco |
| Exterior Walls | Other | – |
| Number of Units | 0 | – |
| Number of Stories | 1 | 1 |

*Courtesy of Berkshire Hathaway HomeServices Arizona Properties*


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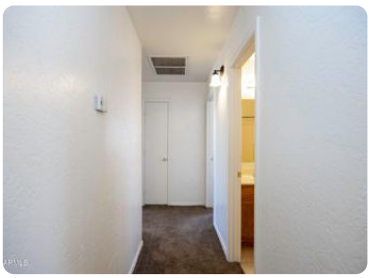
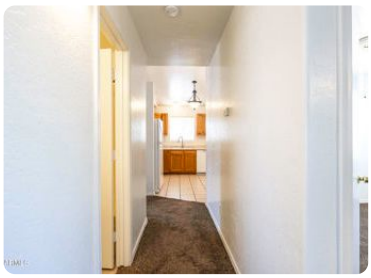


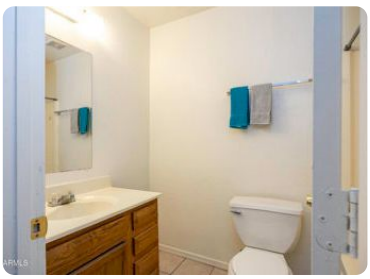










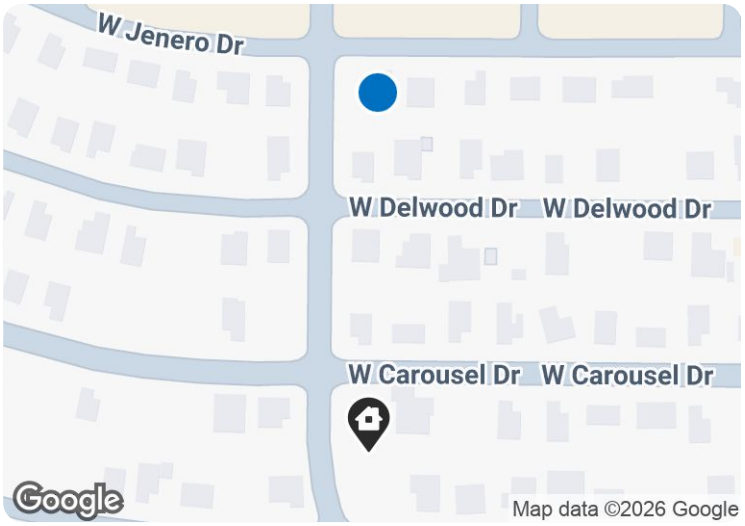



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# 11605 W Carousel Dr, Arizona City, AZ 85123

## 9 11579 W Jenero Dr Arizona City, AZ 85123






Active / For Sale · Active: 10/22/2026

Subject Property  This Listing

### List Price

**$220,000**

**List Date** 10/22/2026
**Days in RPR** 8

Come see this charming 3 bedroom 2 bath home on an amazing corner lot. No hoa means you can bring your toys. Gps says 15 minutes to target making this home close to shopping, schools, the hospital. I10 and i8.

| | Public Facts | Listing Facts |
|---|---|---|
| Property Type | Single Family | Single Family |
| Property Subtype | Single Family Residential | Residential |
| Bedrooms | – | 3 |
| Total Baths | – | 2 |
| Full Baths | – | 2 |
| Partial Baths | – | – |
| Living Area (sq ft) | 1,221 | 1,222 |
| Building Area (sq ft) | 1,221 | 1,222 |
| Lot Size | 9,670 sq ft | 9,672 sq ft |
| Lot Dimensions | 9670 SF | – |
| Garage | Yes | – |
| Garage (spaces) | 2 | 2 |
| Year Built | 2006 | 2006 |
| Roofing | Tile | Tile |
| Heating | Yes | – |
| Cooling | Yes | Yes |
| Foundation | Concrete | – |
| Construction | – | Stucco |
| Exterior Walls | Other | – |
| Number of Units | 0 | – |
| Number of Stories | 1 | – |

*Listing Courtesy of HomeSmart Premier*


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## Photos

























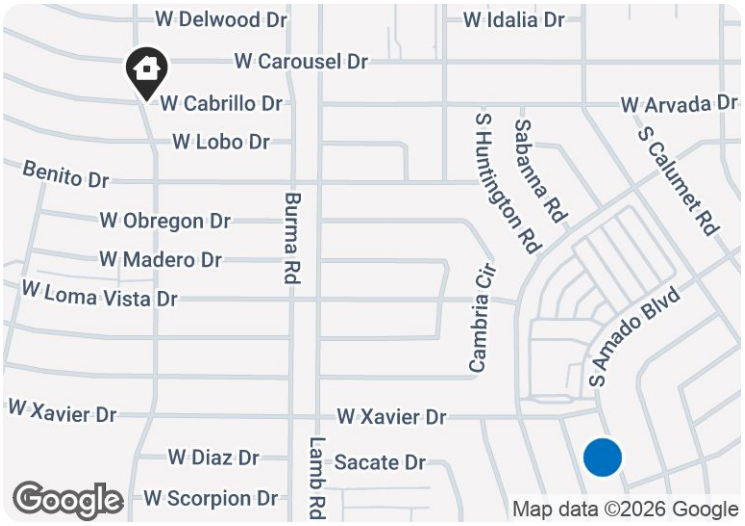


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## 10 14178 S Amado Blvd Arizona City, AZ 85123






Active / For Sale · Active: 9/30/2026

Subject Property  This Listing

### List Price

**$219,900**

**List Date** 9/30/2026
**Days in RPR** 30

Beautifully updated 3 bedroom, 2 bath home in arizona city! this move in ready home features fresh paint, new lvp flooring throughout (no carpet!), and new finishes throughout. The brand new eat in kitchen offers sleek dark cabinetry, quartz counter tops, and new…

| | Public Facts | Listing Facts |
|---|---|---|
| Property Type | Single Family | Single Family |
| Property Subtype | Single Family Residential | Residential |
| Bedrooms | – | 3 |
| Total Baths | – | 2 |
| Full Baths | – | 2 |
| Partial Baths | – | – |
| Living Area (sq ft) | 1,140 | 1,141 |
| Building Area (sq ft) | 1,140 | 1,141 |
| Lot Size | 8,509 sq ft | 8,511 sq ft |
| Lot Dimensions | 8509 SF | – |
| Garage | Yes | – |
| Garage (spaces) | 2 | 2 |
| Year Built | 2007 | 2007 |
| Roofing | Tile | Composition |
| Heating | Yes | – |
| Cooling | Yes | Ceiling Fans |
| Foundation | Concrete | – |
| Construction | – | Painted, Stucco |
| Exterior Walls | Other | – |
| Number of Units | 0 | – |
| Number of Stories | 1 | – |

*Listing Courtesy of RCP Real Estate LLC*


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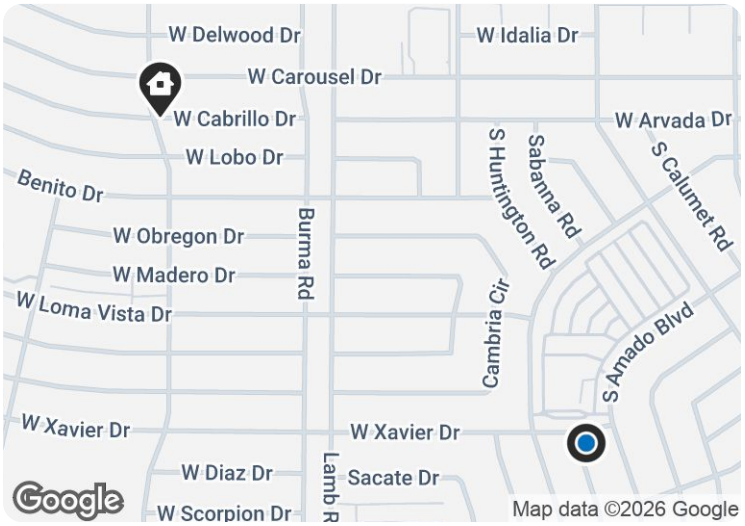


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## 11 14121 S Redondo Rd Arizona City, AZ 85123






Pending / For Sale • Pending as of 10/1/2026

Subject Property  This Listing

### List Price

**$255,000**

**List Date** 6/5/2026
**Days in RPR** 118

This desirable corner-lot property welcomes you with a brand new water heater, 2-car garage and a charming desert landscape. The air conditioning system was replaced less than three years ago, providing added peace of mind. Inside, you'll be delighted by the...

| | Public Facts | Listing Facts |
|---|---|---|
| Property Type | Single Family | Single Family |
| Property Subtype | Single Family Residential | Residential |
| Bedrooms | – | 3 |
| Total Baths | – | 2 |
| Full Baths | – | 2 |
| Partial Baths | – | – |
| Living Area (sq ft) | 1,320 | 1,320 |
| Building Area (sq ft) | 1,320 | 1,320 |
| Lot Size | 7,368 sq ft | 7,369 sq ft |
| Lot Dimensions | 7368 SF | – |
| Garage | Yes | – |
| Garage (spaces) | 2 | 2 |
| Year Built | 2004 | 2004 |
| Roofing | Tile | Tile |
| Heating | Yes | Electric |
| Cooling | Yes | Ceiling Fans |
| Foundation | Concrete | – |
| Construction | – | Painted, Stucco |
| Exterior Walls | Other | – |
| Number of Units | 0 | – |
| Number of Stories | 1 | – |

*Listing Courtesy of MAR-KEY Real Estate*


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# 11605 W Carousel Dr, Arizona City, AZ 85123

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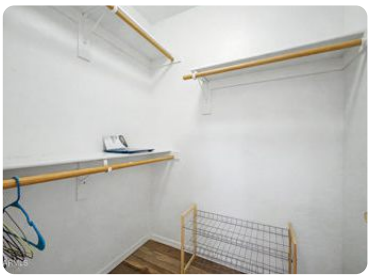




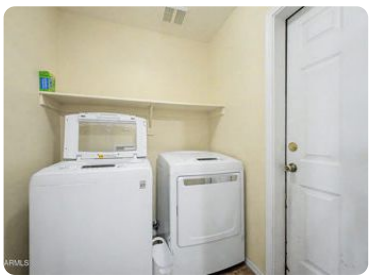
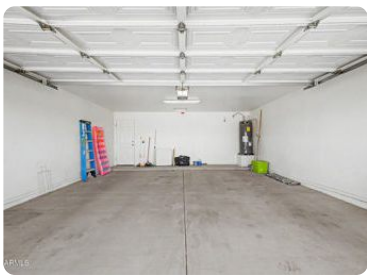










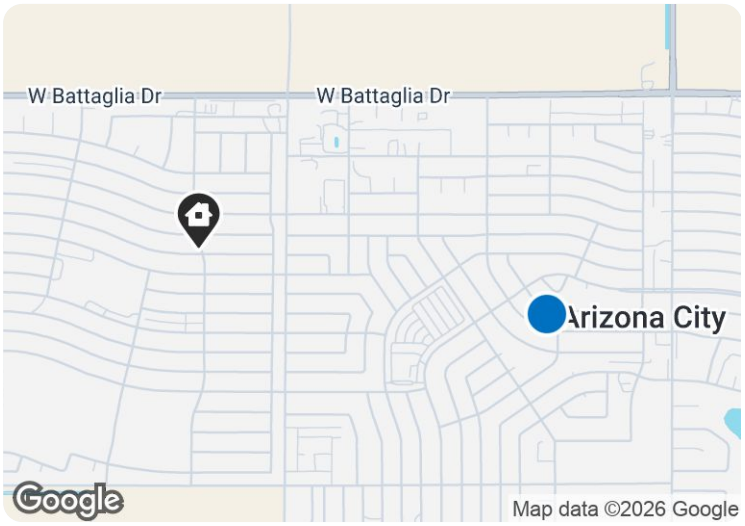


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## 12 10127 W Devonshire Dr Arizona City, AZ 85123






Active / For Sale · Active: 10/5/2026

Subject Property  This Listing

### List Price

**$221,990**

**List Date** 10/5/2026
**Days in RPR** 25

Discover your dream home in arizona city! the alamar plan features an open-concept design, seamlessly connecting the living, dining, and kitchen areas--perfect for relaxation and entertaining. Natural light fills the home through low-e insulated dual-pane...

| | Public Facts | Listing Facts |
|---|---|---|
| Property Type | Single Family | Single Family |
| Property Subtype | Single Family Residential | Residential |
| Bedrooms | – | 3 |
| Total Baths | – | 2 |
| Full Baths | – | 2 |
| Partial Baths | – | – |
| Living Area (sq ft) | – | 1,290 |
| Building Area (sq ft) | – | 1,290 |
| Lot Size | 7,398 sq ft | 7,397 sq ft |
| Lot Dimensions | 7398 SF | – |
| Garage (spaces) | 0 | 2 |
| Year Built | – | 2026 |
| Roofing | – | Composition |
| Heating | – | Electric, Heat Pump |
| Cooling | – | Programmable Thermostat |
| Construction | – | Painted, Stucco |
| Number of Units | 0 | – |

*Listing Courtesy of Century Communities of Arizona, LLC*


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# 11605 W Carousel Dr, Arizona City, AZ 85123

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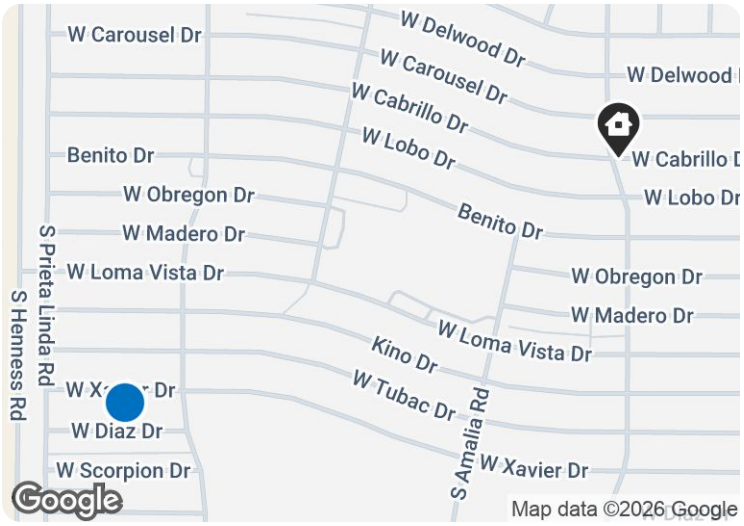


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## 13 12625 W Xavier Dr Arizona City, AZ 85123






Active / For Sale · Active: 8/19/2026

Subject Property  This Listing

### List Price

**$269,000**

**List Date** 8/19/2026
**Days in RPR** 72

**price improvement** don't miss this opportunity! welcome to arizona city! this newly constructed modern home offers stylish finishes, an open-concept layout, and the space and flexibility you want. Enjoy the freedom of no hoa and plenty of room for your r…

| | Public Facts | Listing Facts |
|---|---|---|
| Property Type | Lot/Land | Single Family |
| Property Subtype | Residential-Vacant Land | Residential |
| Bedrooms | – | 3 |
| Total Baths | – | 2 |
| Full Baths | – | 2 |
| Partial Baths | – | – |
| Living Area (sq ft) | – | 1,400 |
| Building Area (sq ft) | – | 1,400 |
| Lot Size | 8,276 sq ft | 8,324 sq ft |
| Lot Dimensions | 8276 SF | – |
| Garage (spaces) | 0 | 2 |
| Year Built | – | 2026 |
| Roofing | – | Tile |
| Heating | – | Electric |
| Cooling | – | Ceiling Fans |
| Construction | – | Stucco |
| Number of Units | 0 | – |

*Listing Courtesy of eXp Realty*


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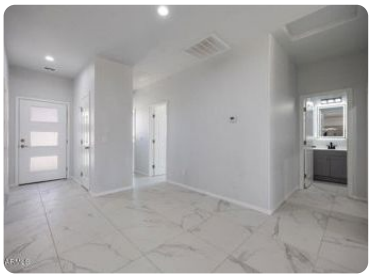
# 11605 W Carousel Dr, Arizona City, AZ 85123

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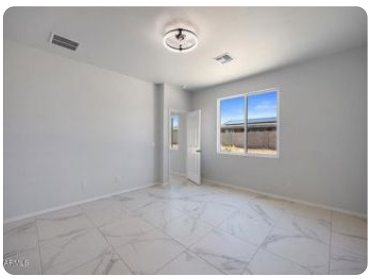




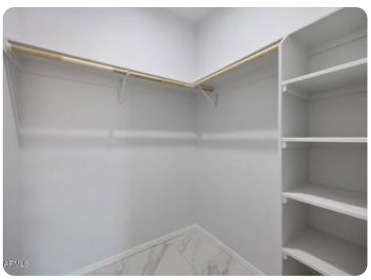










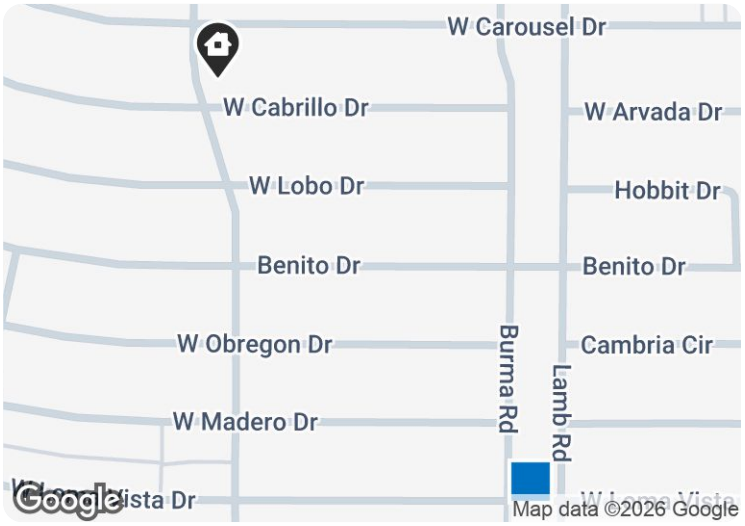



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# 11605 W Carousel Dr, Arizona City, AZ 85123

## 14 13843 S Burma Rd Arizona City, AZ 85123






**Closed / For Sale** · Sold Date: 9/23/2026, MLS Listing 7059079: 7/27/2026

Subject Property  This Property

### Closed Price

**$285,000**

**Closed Date** 9/23/2026
**Days in RPR** 28

Brand new 2026 build with no hoa! welcome home to this energy-efficient, cozy gem in fast-growing arizona city! set on a spacious lot featuring a block wall fence, front gravel landscaping, paver driveway, and an rv gate! step inside to an open layout boasting...

| | Public Facts | Listing Facts |
|---|---|---|
| Property Type | Single Family | Single Family |
| Property Subtype | Single Family Residential | Residential |
| Bedrooms | – | 3 |
| Total Baths | – | 2 |
| Full Baths | – | 2 |
| Partial Baths | – | – |
| Living Area (sq ft) | – | 1,460 |
| Building Area (sq ft) | – | 1,460 |
| Lot Size | 8,051 sq ft | 8,053 sq ft |
| Lot Dimensions | 8051 SF | – |
| Garage (spaces) | 0 | 2 |
| Year Built | – | 2026 |
| Roofing | – | Composition |
| Heating | – | Electric |
| Cooling | – | Ceiling Fans |
| Construction | – | Painted |
| Number of Units | 0 | – |

*Courtesy of Borg Property Services, LLC*


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## Photos











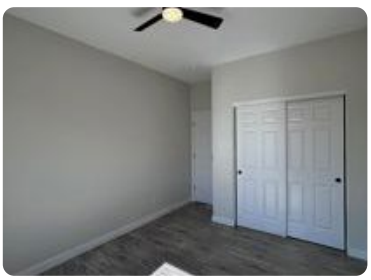
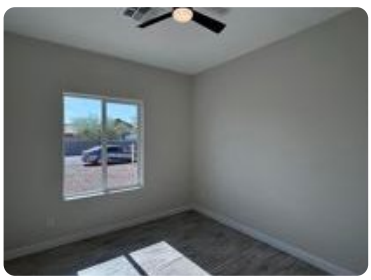












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# 11605 W Carousel Dr, Arizona City, AZ 85123

## 15 13675 S Burma Rd Arizona City, AZ 85123







**Closed / For Sale** · Sold Date: 9/16/2026, MLS Listing 7045166: 6/22/2026

Subject Property  This Property

### Closed Price

**$214,990**

**Closed Date** 9/16/2026
**Days in RPR** 71

Step into your new life at this beautifully crafted home in the heart of the arizona city. The alamar plan features a open-concept design, seamlessly connecting the living, dining, and kitchen areas--perfect for relaxation and entertaining....

| | Public Facts | Listing Facts |
|---|---|---|
| Property Type | Single Family | Single Family |
| Property Subtype | Single Family Residential | Residential |
| Bedrooms | – | 3 |
| Total Baths | – | 2 |
| Full Baths | – | 2 |
| Partial Baths | – | – |
| Living Area (sq ft) | – | 1,290 |
| Building Area (sq ft) | – | 1,290 |
| Lot Size | 8,302 sq ft | 8,304 sq ft |
| Lot Dimensions | 8302 SF | – |
| Garage (spaces) | 0 | 2 |
| Year Built | – | 2026 |
| Roofing | – | Composition |
| Heating | – | Electric |
| Cooling | – | Yes |
| Construction | – | Block, Stucco |
| Number of Units | 0 | – |

*Courtesy of Century Communities of Arizona, LLC*


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# 11605 W Carousel Dr, Arizona City, AZ 85123

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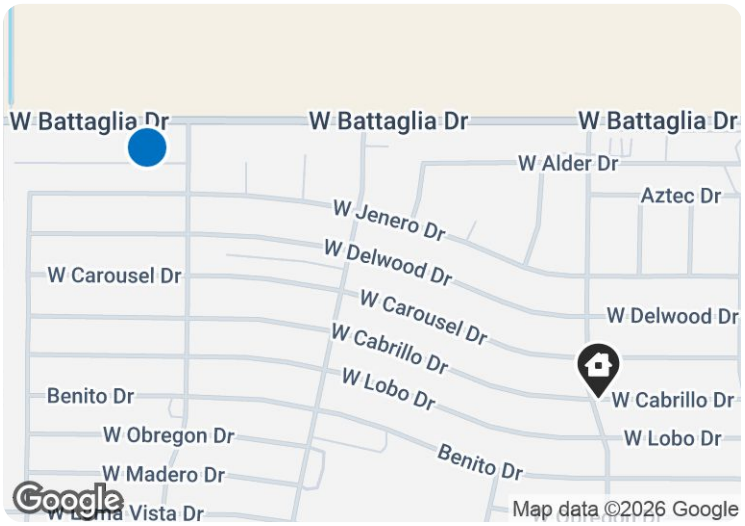


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## 16 12540 W Merry Dr Arizona City, AZ 85123






Active / For Sale · Active: 11/2/2025

Subject Property  This Listing

### List Price

**$232,900**

**List Date** 11/2/2025
**Days in RPR** 362

The petra x by dnr development redefines smart luxury. Featuring 3 bedrooms, 2 baths, and a sleek open floor plan, this home merges contemporary design with structural strength. Every petra x home is engineered for superior longevity and low maintenance--...

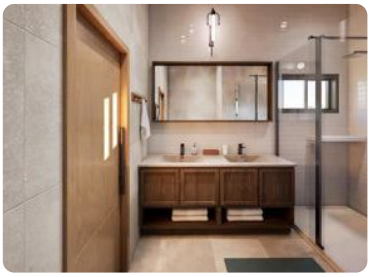
| | Public Facts | Listing Facts |
|---|---|---|
| Property Type | Lot/Land | Single Family |
| Property Subtype | Residential-Vacant Land | Residential |
| Bedrooms | – | 3 |
| Total Baths | – | 2 |
| Full Baths | – | 2 |
| Partial Baths | – | – |
| Living Area (sq ft) | – | 1,290 |
| Building Area (sq ft) | – | 1,290 |
| Lot Size | 0.4 acres | 0.18 acres |
| Lot Dimensions | 17553 SF | – |
| Garage (spaces) | 0 | 1 |
| Year Built | – | 2026 |
| Roofing | – | Tile |
| Heating | – | Electric, Energy Star Certified |
| Cooling | – | Yes |
| Construction | – | Stone, Stucco |
| Number of Units | 0 | – |

*Listing Courtesy of ProSmart Realty*


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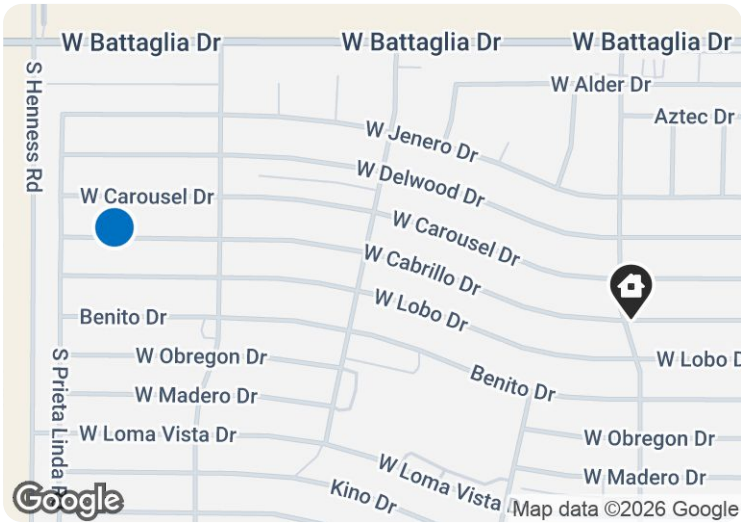


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## 17 12672 W Cabrillo Dr Arizona City, AZ 85123




Active / For Sale · AUC: 10/1/2026

Subject Property  This Listing

### List Price

**$209,900**

**List Date** 10/1/2026
**Days in RPR** 29

Looking for affordable housing? stop here! this 3 bed/2 bath home is just waiting for someone to make it their home. Large fenced yard with rv gate, and no hoa so you can park all your toys! there is fully paid off solar on the home that is set up with battery packs…

| | Public Facts | Listing Facts |
|---|---|---|
| Property Type | Single Family | Single Family |
| Property Subtype | Single Family Residential | Residential |
| Bedrooms | – | 3 |
| Total Baths | – | 2 |
| Full Baths | – | 2 |
| Partial Baths | – | – |
| Living Area (sq ft) | 1,570 | 1,571 |
| Building Area (sq ft) | 1,570 | 1,571 |
| Lot Size | 8,403 sq ft | 8,404 sq ft |
| Lot Dimensions | 8403 SF | – |
| Garage | Yes | – |
| Garage (spaces) | 2 | 2 |
| Year Built | 2022 | 2022 |
| Roofing | Tile | Tile |
| Heating | Yes | Electric, Heat Pump |
| Cooling | Yes | Ceiling Fans, Energy Star Certified |
| Foundation | Concrete | – |
| Construction | – | Stucco |
| Exterior Walls | Other | – |
| Number of Units | 0 | – |
| Number of Stories | 1 | – |

*Listing Courtesy of OfferPad Brokerage, LLC*

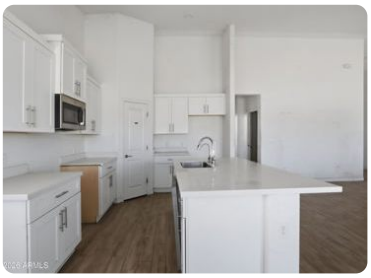
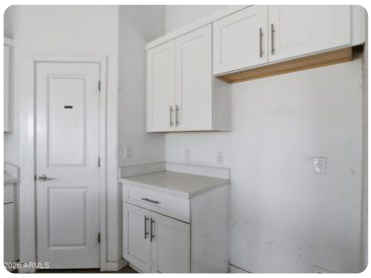

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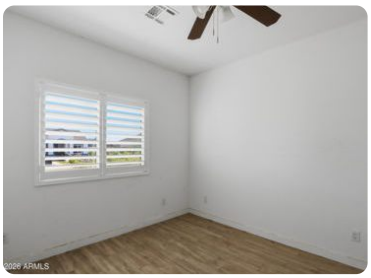






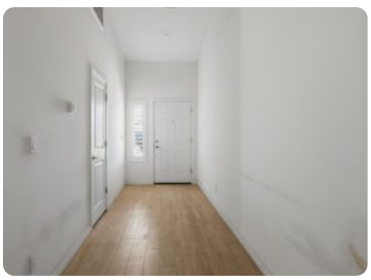
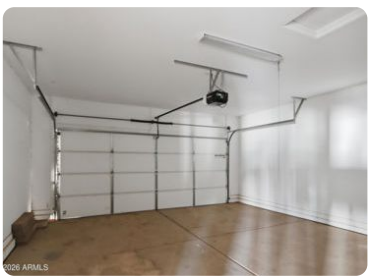










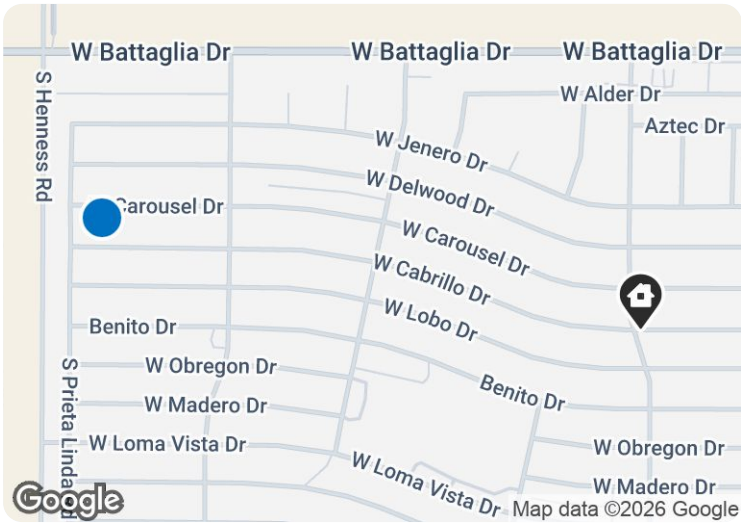



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# 11605 W Carousel Dr, Arizona City, AZ 85123

## 18 12723 W Carousel Dr Arizona City, AZ 85123






Active / For Sale · AUC: 7/7/2026

Subject Property  This Listing

### List Price

**$254,000**

**List Date** 7/7/2026
**Days in RPR** 115

Usda financing eligible--qualified buyers can take advantage of a $0 down. Buyer incentive! seller will consider contributing toward closing costs and/or an interest-rate buydown. No hoa home sits on a generously sized north-south-facing lot with a block wall for...

| | Public Facts | Listing Facts |
|---|---|---|
| Property Type | Single Family | Single Family |
| Property Subtype | Single Family Residential | Residential |
| Bedrooms | – | 3 |
| Total Baths | – | 2 |
| Full Baths | – | 2 |
| Partial Baths | – | – |
| Living Area (sq ft) | 1,466 | 1,467 |
| Building Area (sq ft) | 1,466 | 1,467 |
| Lot Size | 8,805 sq ft | 8,806 sq ft |
| Lot Dimensions | 8805 SF | – |
| Garage | Yes | – |
| Garage (spaces) | 2 | 2 |
| Year Built | 2021 | 2021 |
| Roofing | Tile | Concrete, Tile |
| Heating | Yes | Electric |
| Cooling | Yes | Yes |
| Foundation | Concrete | – |
| Construction | – | Painted, Stucco |
| Exterior Walls | Other | – |
| Number of Units | 0 | – |
| Number of Stories | 1 | – |

*Listing Courtesy of Morgan Taylor Realty*


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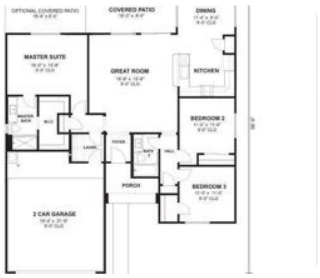












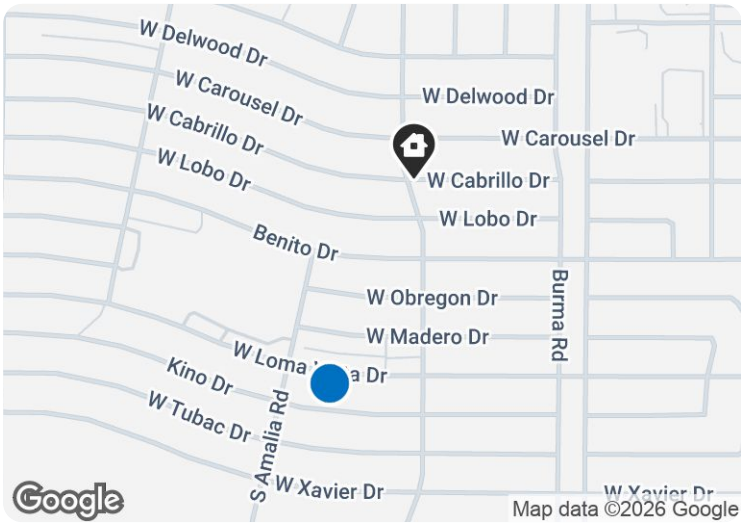



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# 11605 W Carousel Dr, Arizona City, AZ 85123

## 19 11779 W Loma Vista Dr Arizona City, AZ 85123






Active / For Sale • Active: 2/11/2026

Subject Property  This Listing

### List Price

**$234,900**

**List Date** 2/11/2026
**Days in RPR** 261

Public remarks: to be built experience modern arizona living in the petra x, a 3-bedroom, 2-bath steel-frame residence by dnr development. This energy-efficient home combines cutting-edge materials with timeless comfort. Open-concept design, luxury...

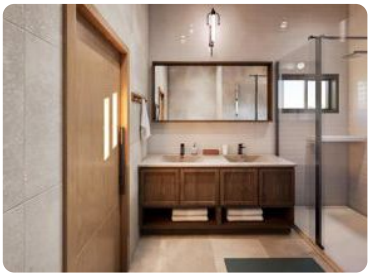
| | Public Facts | Listing Facts |
|---|---|---|
| Property Type | Lot/Land | Single Family |
| Property Subtype | Residential-Vacant Land | Residential |
| Bedrooms | – | 3 |
| Total Baths | – | 2 |
| Full Baths | – | 2 |
| Partial Baths | – | – |
| Living Area (sq ft) | – | 1,290 |
| Building Area (sq ft) | – | 1,290 |
| Lot Size | 7,841 sq ft | 8,014 sq ft |
| Lot Dimensions | 7841 SF | – |
| Garage (spaces) | 0 | 1 |
| Year Built | – | 2026 |
| Roofing | – | Metal |
| Heating | – | Electric |
| Cooling | – | Yes |
| Construction | – | Stone |
| Number of Units | 0 | – |

*Listing Courtesy of ProSmart Realty*


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## Photos











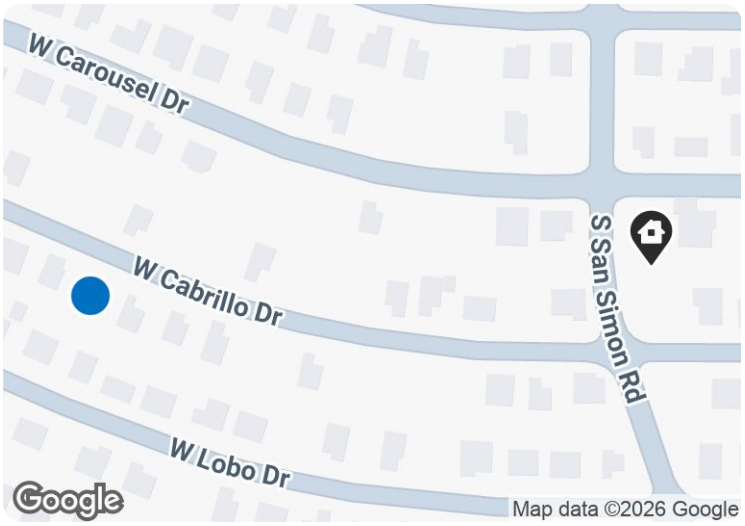


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## 20 11923 W Cabrillo Dr Arizona City, AZ 85123






**Active / For Sale** · AUC: 9/28/2026

Subject Property  This Listing

### List Price

**$299,900**

**List Date** 9/28/2026
**Days in RPR** 32

Brand-new construction at a price designed to stand out! one of the area's most competitively priced new homes, this inviting arizona city property offers an open-concept floor plan, beautiful finishes & generously sized rooms. The spacious living, dining &...

| | Public Facts | Listing Facts |
|---|---|---|
| Property Type | Lot/Land | Single Family |
| Property Subtype | Residential-Vacant Land | Residential |
| Bedrooms | – | 4 |
| Total Baths | – | 2 |
| Full Baths | – | 2 |
| Partial Baths | – | – |
| Living Area (sq ft) | – | 1,525 |
| Building Area (sq ft) | – | 1,525 |
| Lot Size | 8,935 sq ft | 8,936 sq ft |
| Lot Dimensions | 8935 SF | – |
| Garage (spaces) | 0 | 2 |
| Year Built | – | 2026 |
| Total Rooms | – | 6 |
| Roofing | – | Composition |
| Cooling | – | Ceiling Fans, Programmable Thermostat |
| Construction | – | Spray Foam Insulation, Stucco |
| Number of Units | 0 | – |

*Listing Courtesy of Simply Real Estate*


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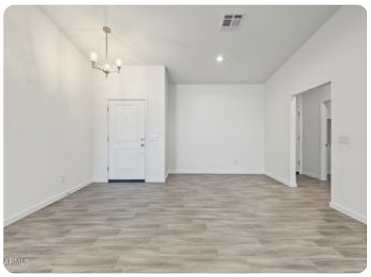
# 11605 W Carousel Dr, Arizona City, AZ 85123

## Photos







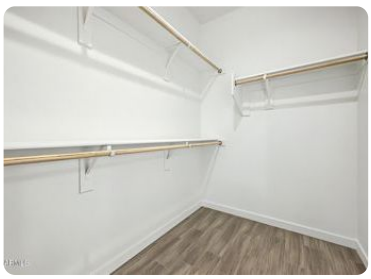
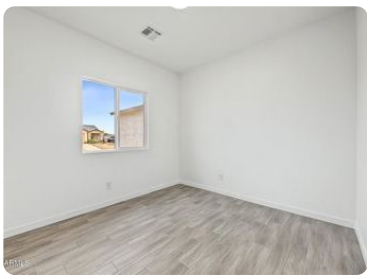
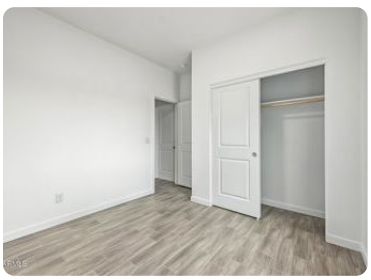



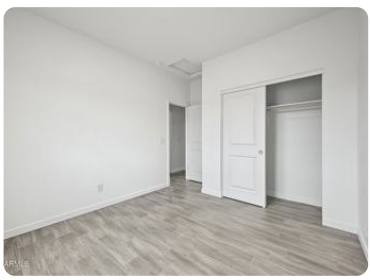










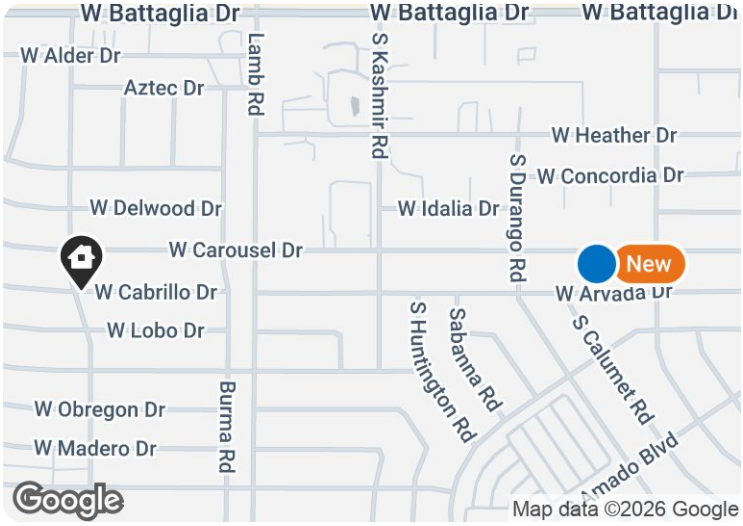


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## 21 10453 W Carousel Dr Arizona City, AZ 85123






New **Active / For Sale** · New, Active: 10/29/2026

Subject Property  This Listing

### List Price

**$315,000**

**List Date** 10/29/2026
**Days in RPR** 1

No hoa & everything is brand new! welcome to this high-efficiency 2026 home offering optimal comfort in thriving arizona city! enjoy a spacious lot equipped with a block wall fence, paver driveway, and an rv gate! built with energy savings in mind, featuring spray…

| | Public Facts | Listing Facts |
|---|---|---|
| Property Type | Lot/Land | Single Family |
| Property Subtype | Residential-Vacant Land | Residential |
| Bedrooms | – | 3 |
| Total Baths | – | 2 |
| Full Baths | – | 2 |
| Partial Baths | – | – |
| Living Area (sq ft) | – | 1,476 |
| Building Area (sq ft) | – | 1,476 |
| Lot Size | 9,628 sq ft | 9,630 sq ft |
| Lot Dimensions | 9628 SF | – |
| Garage (spaces) | 0 | 2 |
| Year Built | – | 2026 |
| Roofing | – | Tile |
| Heating | – | Electric |
| Cooling | – | Ceiling Fans |
| Construction | – | Painted, Stucco |
| Number of Units | 0 | – |

*Listing Courtesy of Borg Property Services, LLC*


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## Photos

























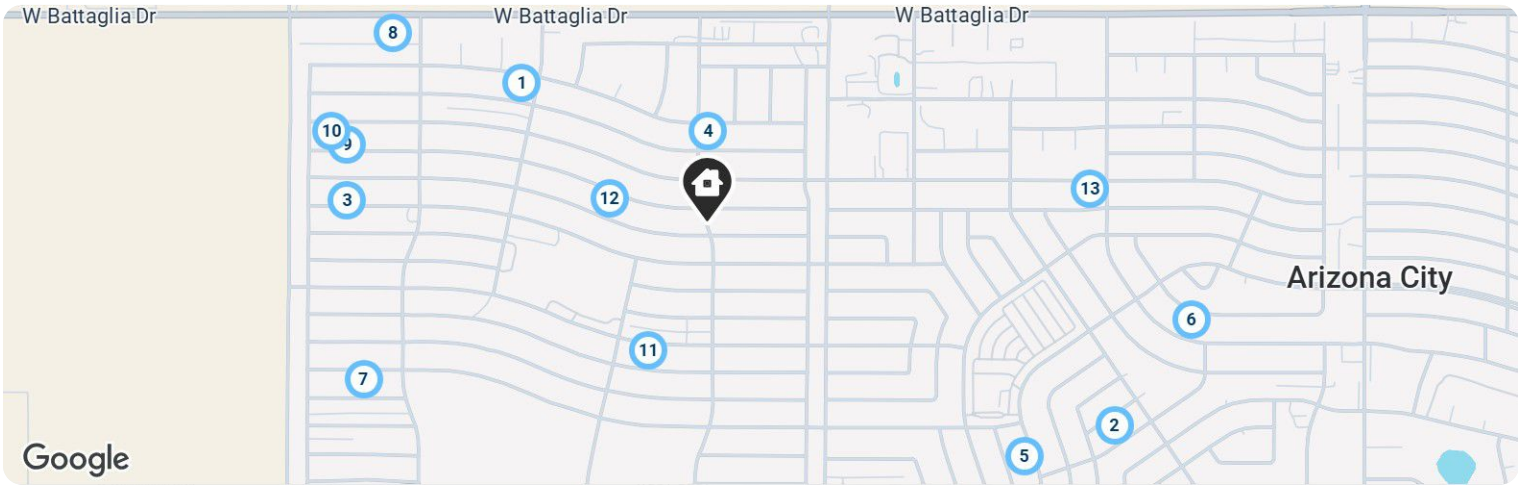


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## Active Comp Property Stats

| Average List Price | Average $/Sqft | Average Days in RPR |
|---|---|---|
| $240,691 | $178 | 97 |




**Active List Price**
(13 properties)

| Low | Average | High |
|---|---|---|
| $189,000 | $240,691 | $315,000 |

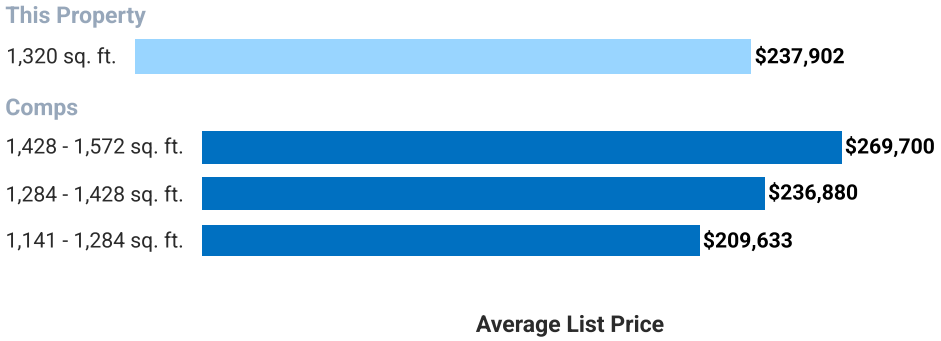
| Property Facts | Low | Average | High |
|---|---|---|---|
| Price per Sqft | $134 | $178 | $213 |
| Age | 27 | 8 | – |
| Living Area (sqft) | 1,141 | 1,352 | 1,571 |
| Lot Size (sqft) | 7,397 | 8,458 | 9,672 |
| Days in RPR | 1 | 97 | 362 |
| Price per Bedroom | 63,000 | 78,308 | 105,000 |

## Average List Price by Square Footage

This chart shows the average list price of agent-selected properties in Active status, according to the size of the living space (square footage sourced from listings or public records).

**Source:** Public Records and MLS data where licensed.

**Update Frequency:** Daily



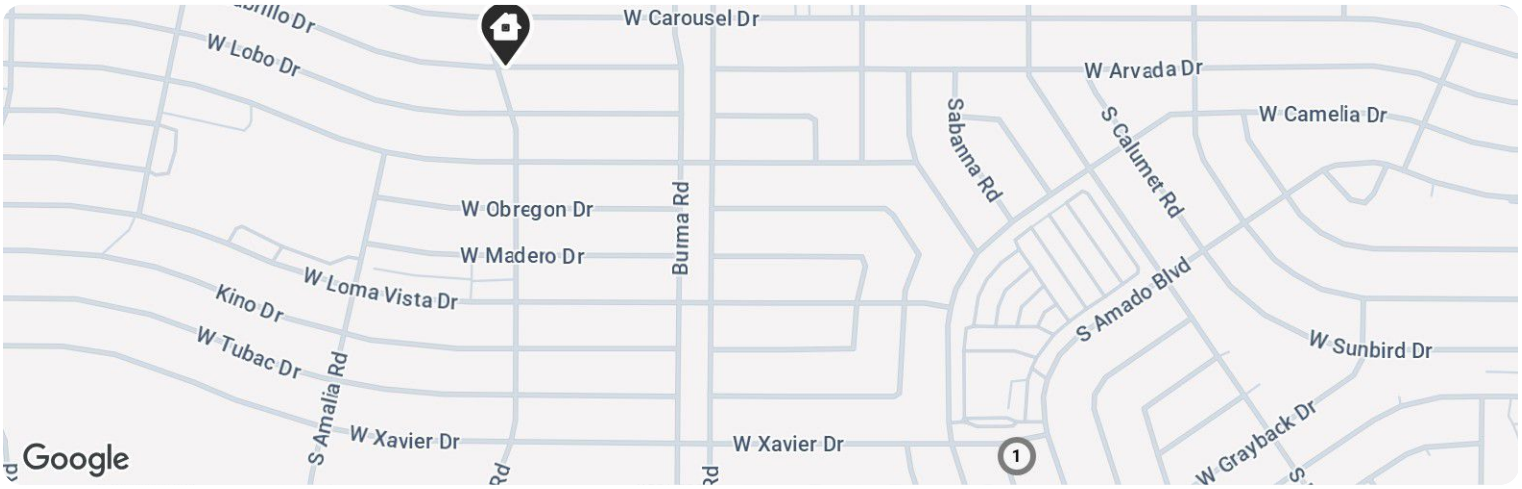


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## Pending Comp Property Stats

| List Price | $/Sqft | Days in RPR |
|---|---|---|
| **$255,000** | **$193** | **118** |




### Pending List Price
(1 property)

List Price
**$255,000**

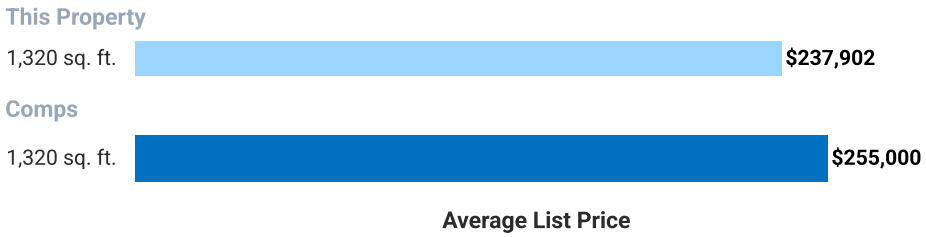
| Property Facts | This Comp |
|---|---|
| Price per Sqft | $193 |
| Age | 22 |
| Living Area (sqft) | 1,320 |
| Lot Size (sqft) | 7,369 |
| Days Until Contract | 118 |
| Days in RPR | 118 |
| Price per Bedroom | 85,000 |

## Average List Price by Square Footage

This chart shows the average list price of agent-selected properties in Pending status, according to the size of the living space (square footage sourced from listings or public records).

**Source:** Public Records and MLS data where licensed.

**Update Frequency:** Daily



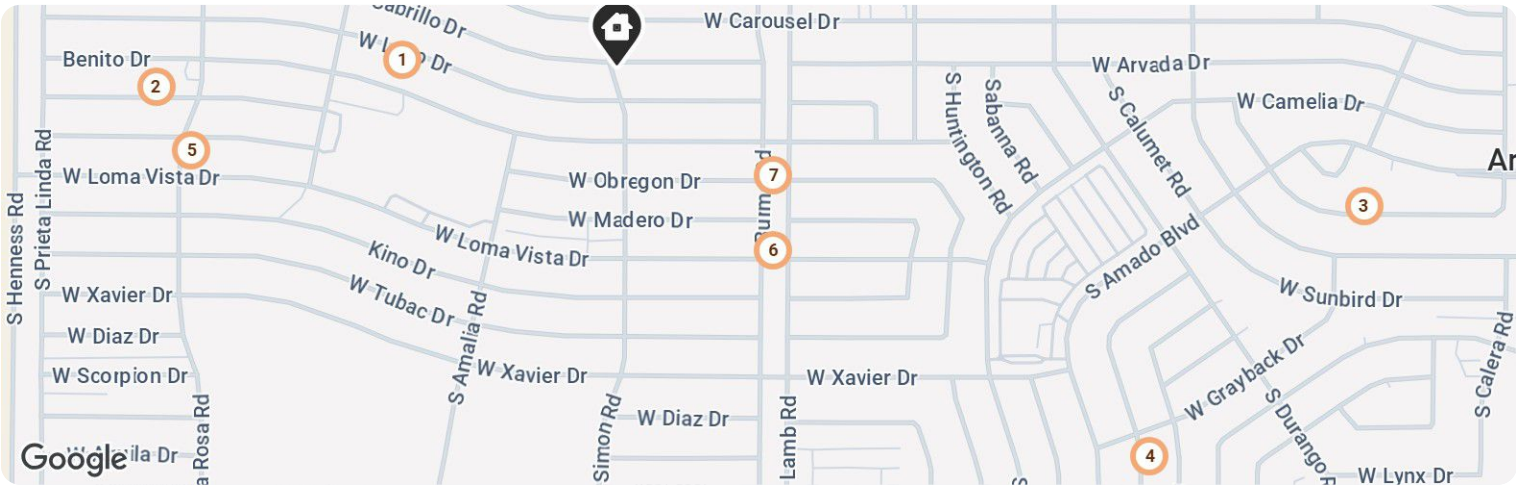


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# 11605 W Carousel Dr, Arizona City, AZ 85123

## Closed Comp Property Stats

| Average Closed Price | Average $/Sqft | Average Days Until Contract | Average Sold to List Price % |
|---|---|---|---|
| $223,713 | $168 | 39 | 99% |




**Closed Price**
(7 properties)

| Low | Average | High |
|---|---|---|
| $147,000 | $223,713 | $285,000 |

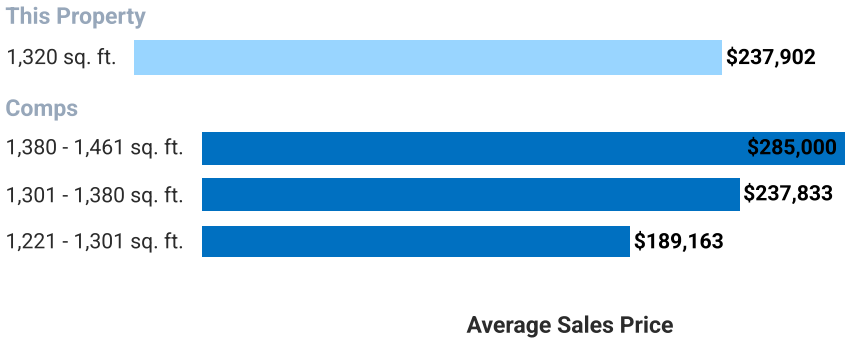
| Property Facts | Low | Average | High |
|---|---|---|---|
| Price per Sqft | $117 | $168 | $195 |
| Sold to List Price % | 97% | 99% | 100% |
| Age | 26 | 12 | – |
| Living Area (sqft) | 1,221 | 1,328 | 1,460 |
| Lot Size (sqft) | 7,358 | 8,143 | 9,058 |
| Days Until Contract | 7 | 39 | 71 |
| Days in RPR | 7 | 59 | 114 |
| Price per Bedroom | 49,000 | 74,571 | 95,000 |

## Average Sold Price by Square Footage

This chart shows the average sold price of agent-selected properties compared to the subject property's value, according to the size of the living space based on square footage.

**Source:** Public Records and MLS data where licensed.

**Update Frequency:** Monthly





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# 11605 W Carousel Dr, Arizona City, AZ 85123

## Pricing Strategy

CMA Value

**$237,902**

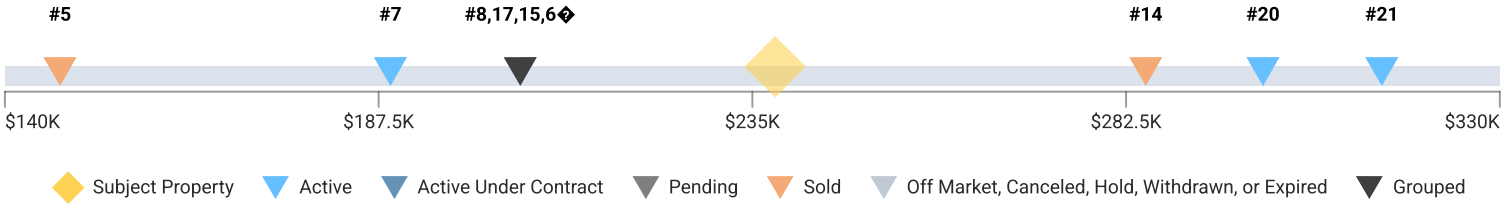
CMA Range

**$220.5K** — **$248K**

**Last Edited** 10/30/2026 **Price per Sq Ft** $180

## Range of Comparable Properties

Compares the estimated value of the subject property with the comps selected in the CMA.




## CMA Summary

This section compares the prices of 21 agent-selected properties near the subject property.

| | |
|---|---|
| **Number of Comps** | **21** |
| **Comps Range** | **$147K - $315K** |
| **Result of CMA Analysis** | **$237,902** (or $180 per sq ft) |


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**11605 W Carousel Dr,** Arizona City, AZ 85123

# Refined Value

## Basic Facts Adjustments

| Name | Public Facts | Agent Refinements | Value Change |
|---|---|---|---|
| Property Type | Single Family | Single Family | |
| Bedrooms | – | 3 | -$19,921 |
| Full Baths | – | 2 | |
| Partial Baths | – | – | |
| Living Area (sq ft) | 1,320 | 1,320 | |
| Lot Size | 9,869 sq ft | 9,869 sq ft | |
| Year Built | 2004 | 2004 | |

**Value change from basic facts** **-$19,921**

## Pricing Strategy

Refined Value

**$220,819**

Price per Sq Ft $167

## Refined Value Summary

| | |
|---|---|
| Original Estimated Value | $240,740 |
| Basic Facts Adjustments | -$19,921 |
| Home Improvements | – |
| Needed Improvements | – |
| Market and Home Conditions | – |
| **Refined Estimate** | **$220,819** |


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**11605 W Carousel Dr,** Arizona City, AZ 85123

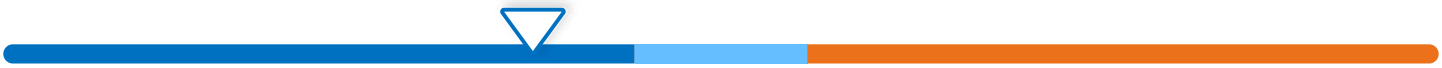
# Market Trends

## Market Trends for Arizona City, AZ 85123

Single Family Residence

### September 2026

#### Market Type



Seller's Market | Balanced Market | Buyer's Market

#### Key Details

| Months of Inventory | Sold to List Price % | Median Days in RPR | Median Sold Price |
|---|---|---|---|
| 4.42 | 100.7% | 81 | $270,000 |
| ↑ 7.28% MoM | ↑ 1.35% MoM | ↑ 62% MoM | ↑ 14.9% MoM |

## September 2026 Median Estimated Property Value

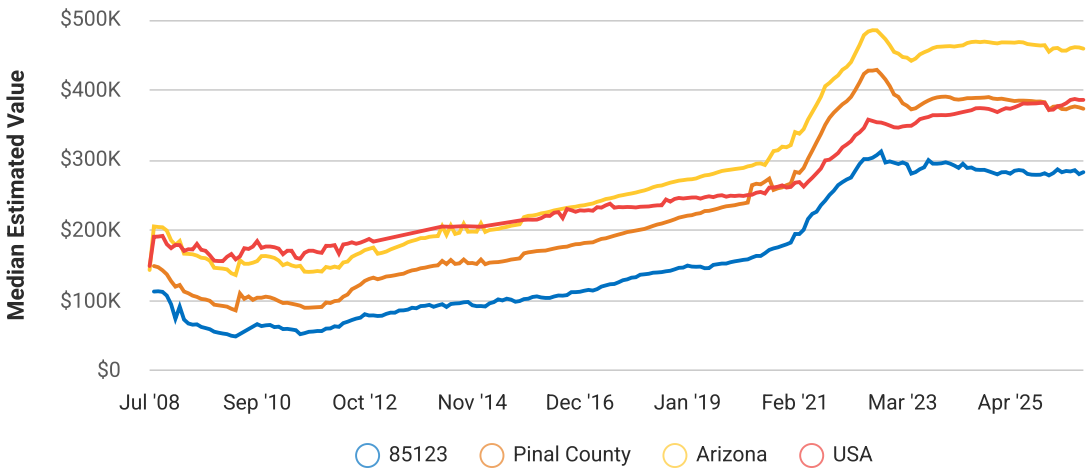
Single Family Residence

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

**Source:** Public records, and MLS sources where licensed

**Update Frequency:** Monthly

| Median Estimated Value | Last Month Change | 12 Month Change |
|---|---|---|
| $283,000 | +1% | +1.3% |






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# 11605 W Carousel Dr, Arizona City, AZ 85123

## September 2026 Active Listings

### Arizona City, AZ 85123

Single Family Residence

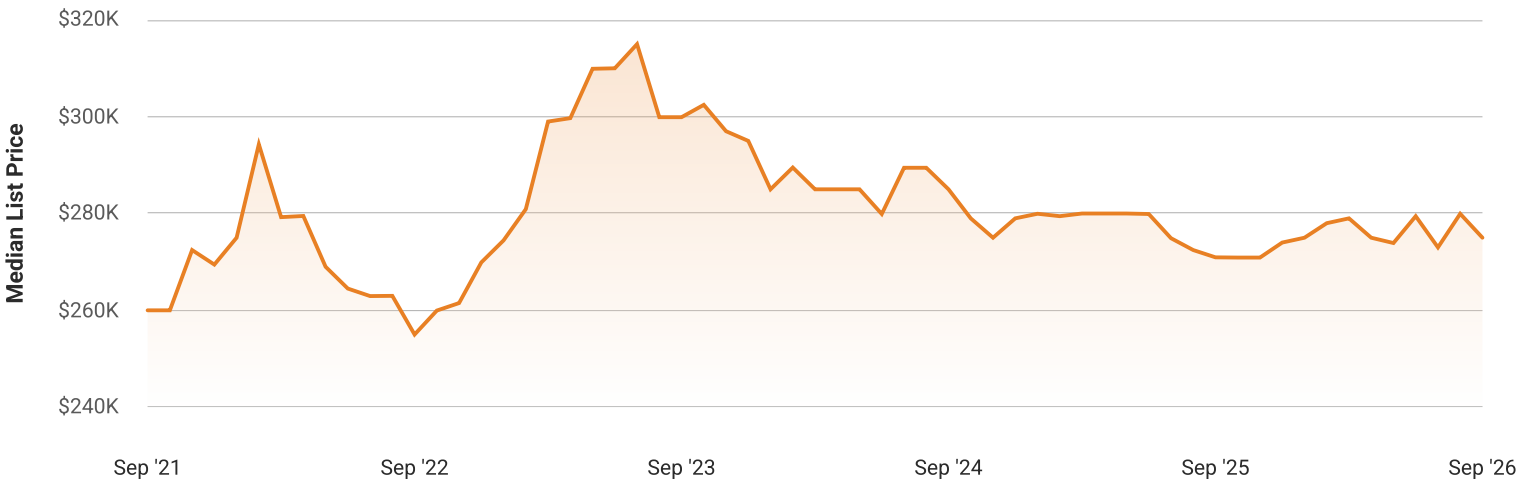
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

**Source:** Listing sources

**Update Frequency:** Monthly

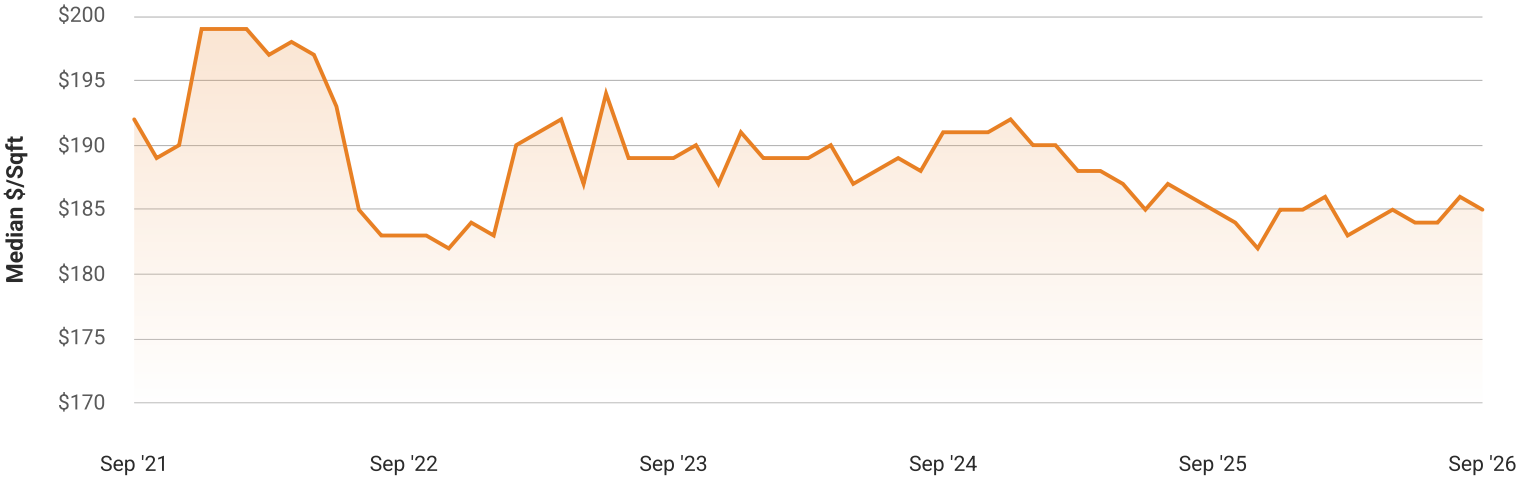
### Median List Price - $275,000

1.8% Month over Month




### Median $/Sqft - $185

0.5% Month over Month






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# 11605 W Carousel Dr, Arizona City, AZ 85123

## September 2026 Sold Listings

### Arizona City, AZ 85123

Single Family Residence

This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

**Source:** Listing sources

**Update Frequency:** Monthly

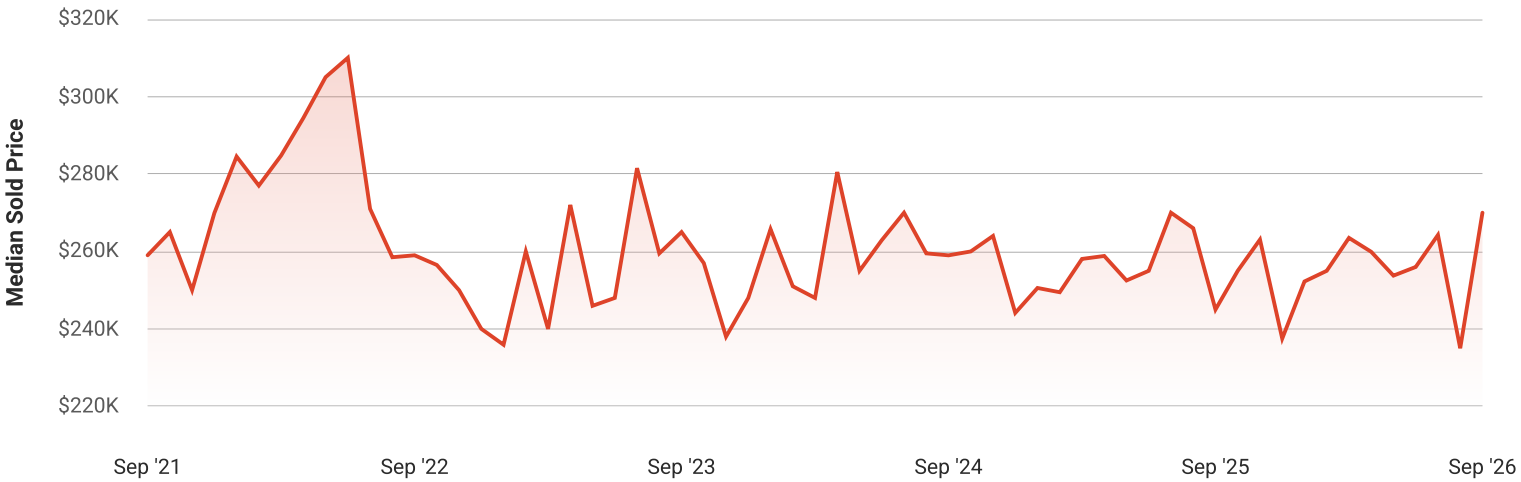
### Avg. List to Sale Price % - 100.65%

↑ 1.3% Month over Month




### Median Sold Price - $270,000

↑ 14.9% Month over Month






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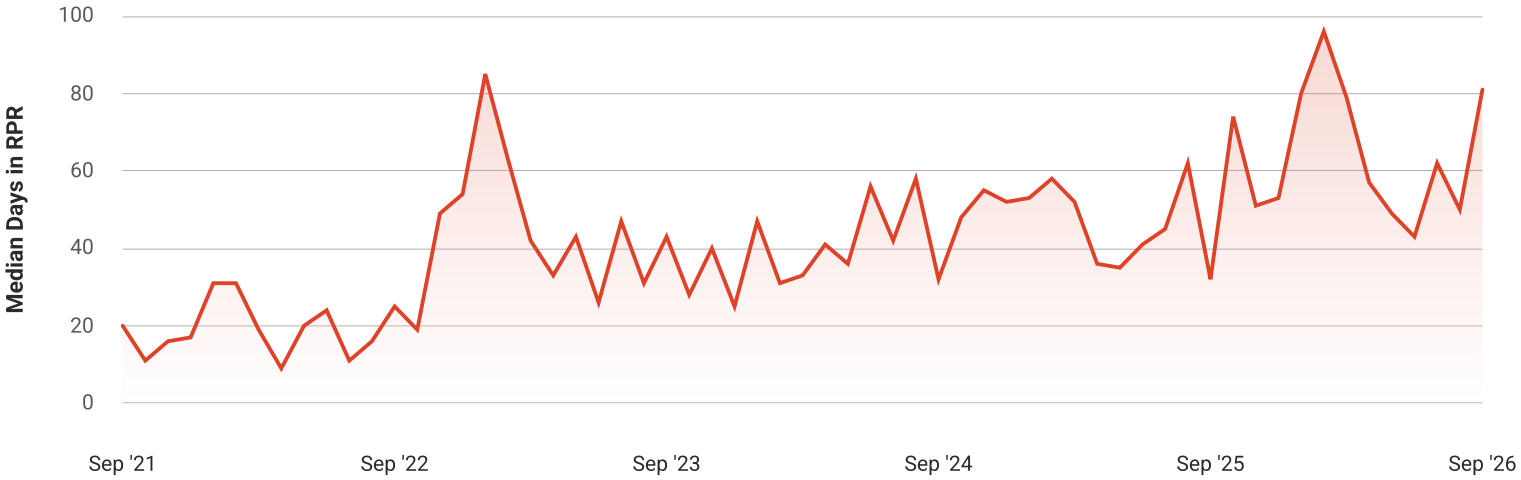
## September 2026 Sold Listings

### Arizona City, AZ 85123

Single Family Residence

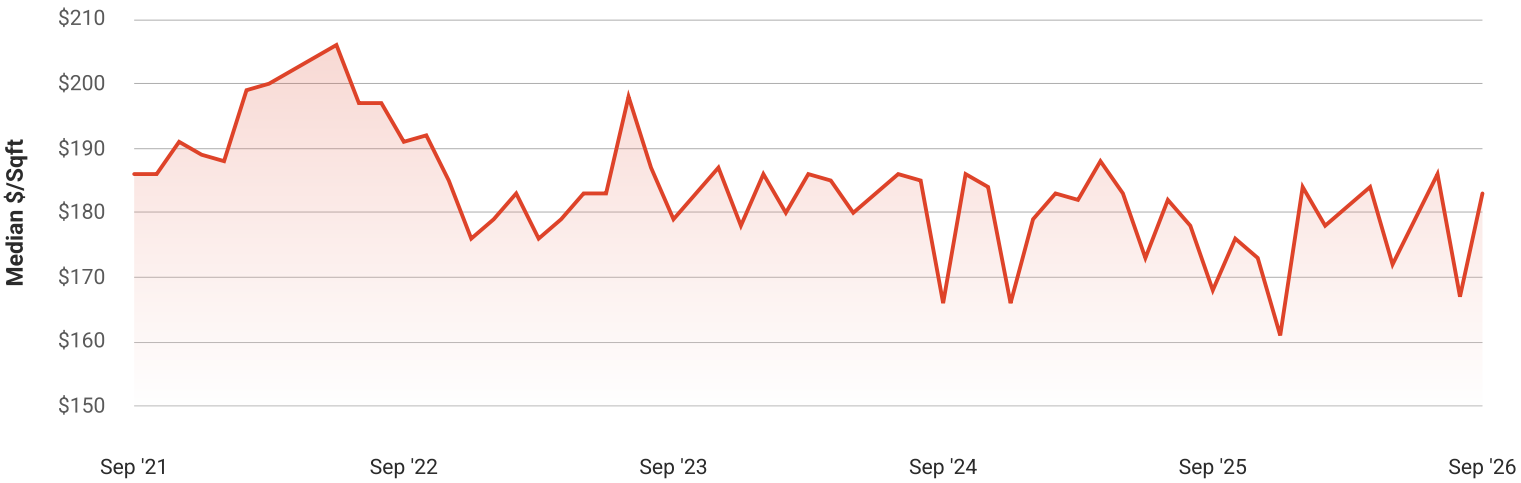
**Median Days in RPR - 81**

62% Month over Month




**Median $/Sqft - $183**

9.6% Month over Month






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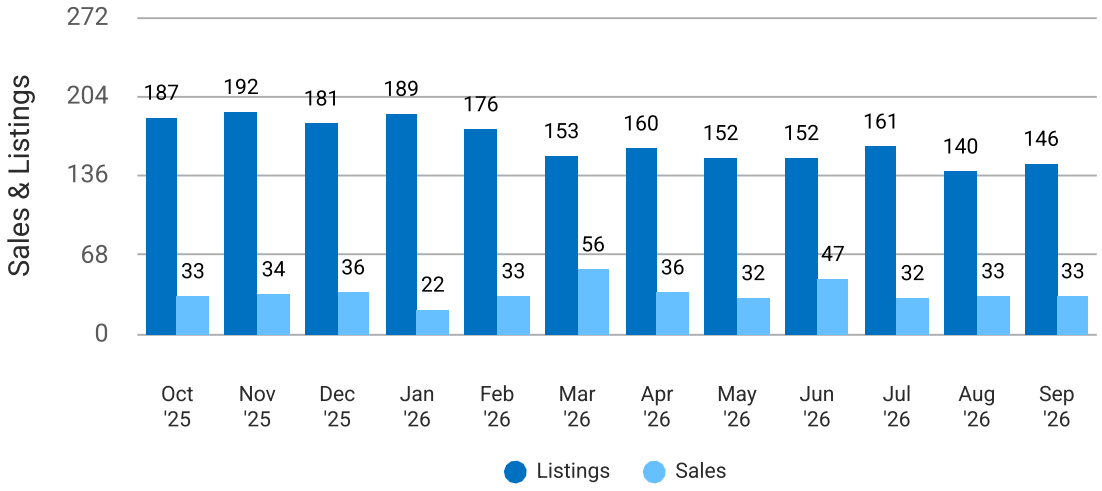
## Total Sales and Active Listings in Arizona City, AZ 85123

Single Family Residence

This graph compares the number of sales with the number of active listings in the local market.

**Source:** MLS data where licensed

**Update Frequency:** Monthly



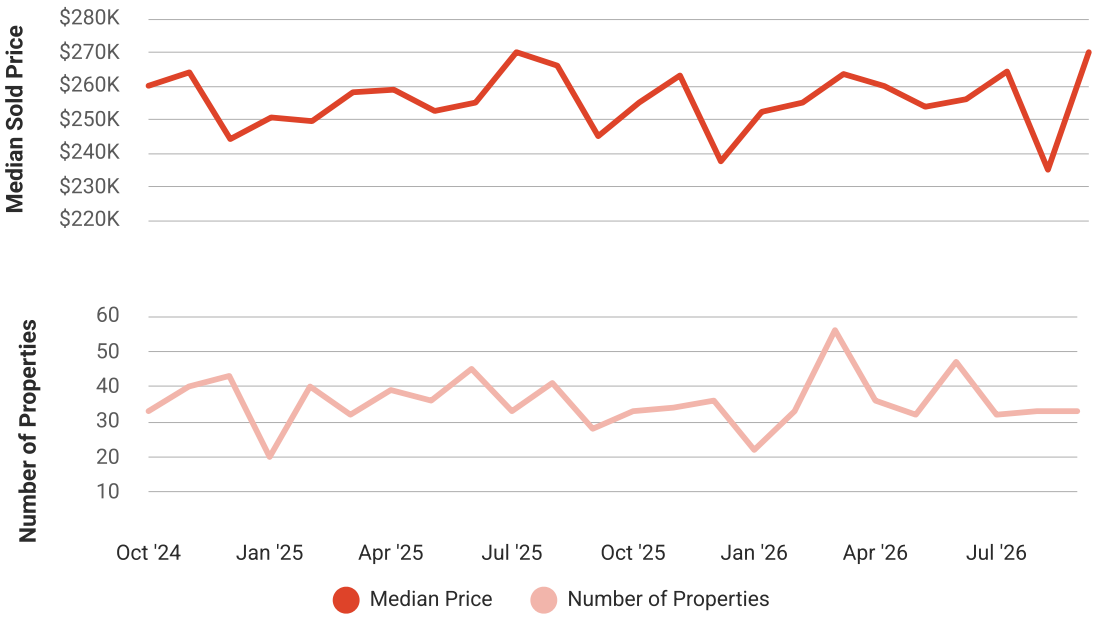

## Median Sold Price vs Sold Listings in Arizona City, AZ 85123

Single Family Residence

This chart compares the trend of median sold price and number of sold listings for the given location.

**Source:** Listing Data

**Update Frequency:** Monthly






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# 11605 W Carousel Dr, Arizona City, AZ 85123

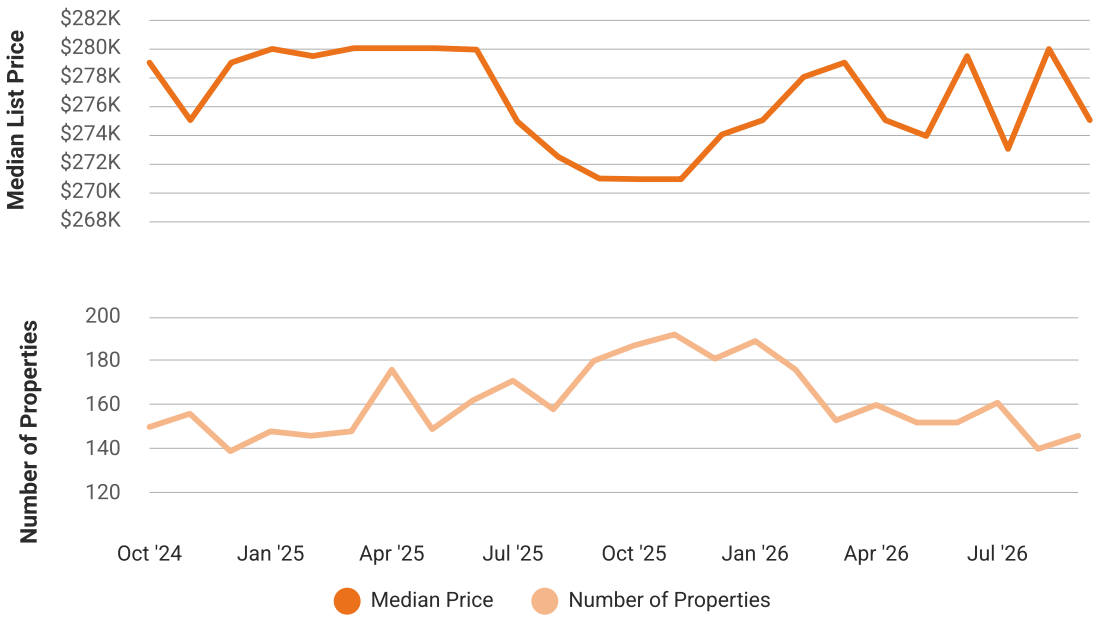
## Median List Price vs Active Listings in Arizona City, AZ 85123

Single Family Residence

This chart compares the trend of median list price and number of active properties for the given location.

**Source:** Listing Data

**Update Frequency:** Monthly




# Neighborhood

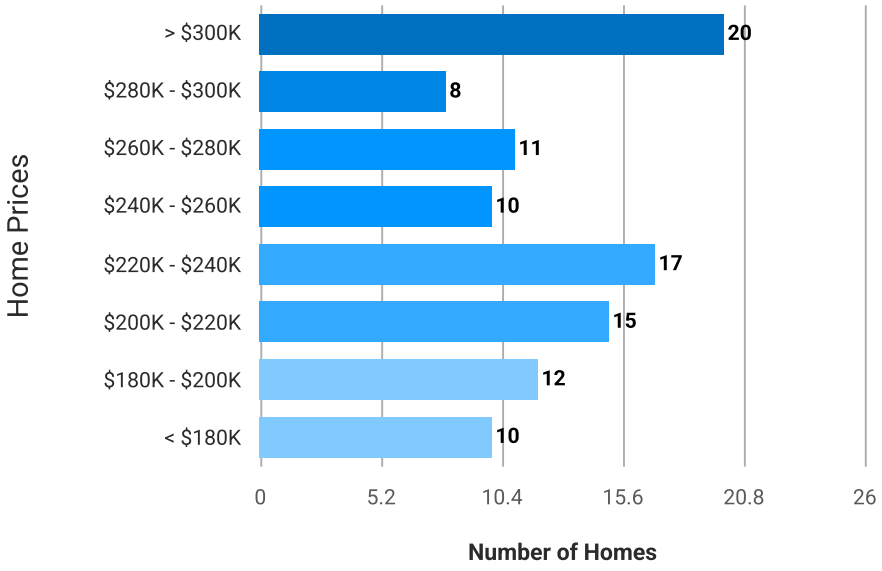
## Sold Home Stats

### Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

**Source:** Public records data

**Update Frequency:** Daily






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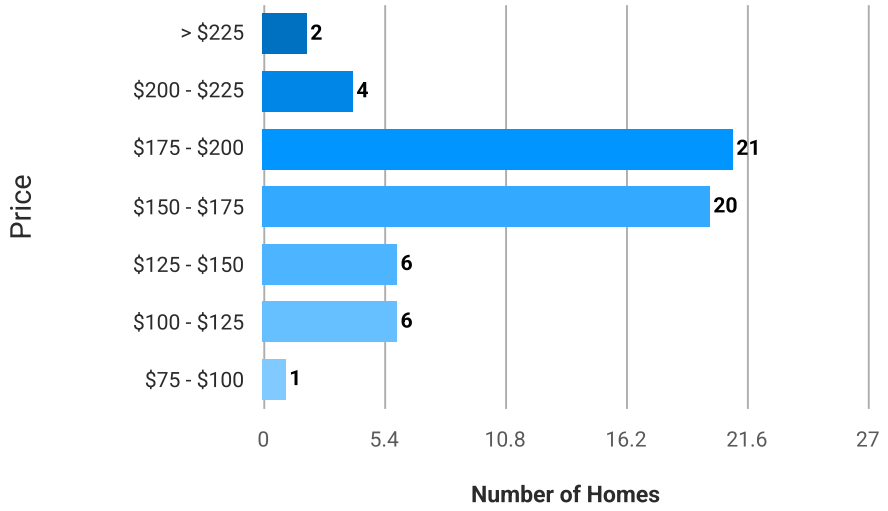
# 11605 W Carousel Dr, Arizona City, AZ 85123

## Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

**Source:** Public records data

**Update Frequency:** Daily

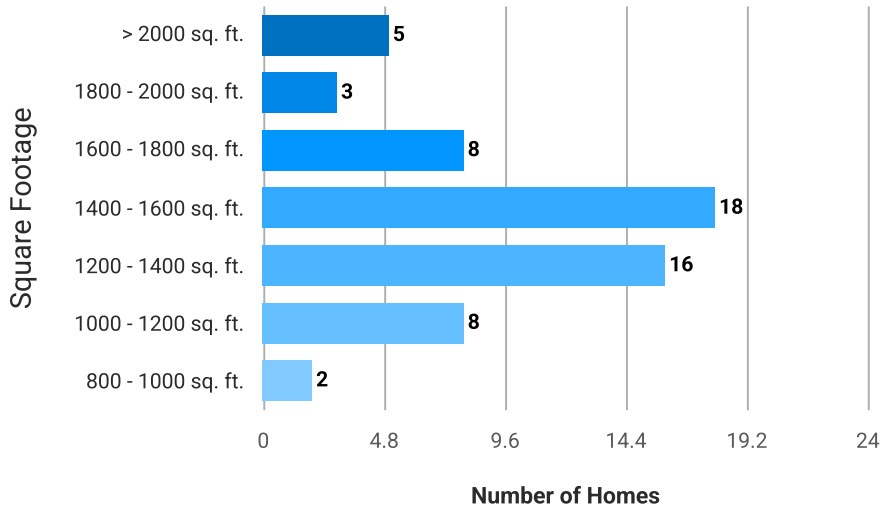



## Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

**Source:** Public records data

**Update Frequency:** Daily

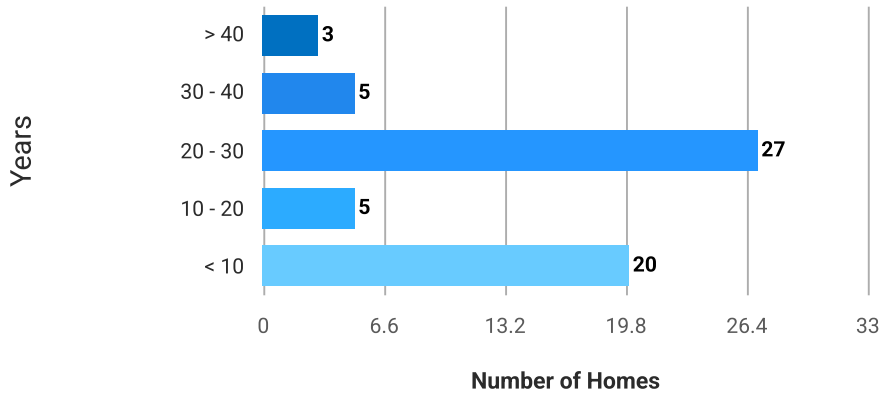



## Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

**Source:** Public records data

**Update Frequency:** Daily

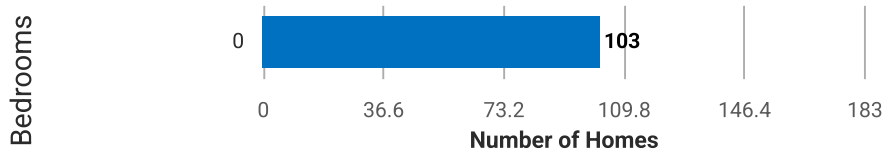



## Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

**Source:** Public records data

**Update Frequency:** Daily






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- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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