

7016 N 23rd Pl, Phoenix, AZ 85020 — Sales Comps

Hills of the Desert · Luxury flip · List \$1,080,000 · ARV est. \$1.75M · 3/3 · 2,689 sqft · 10,001 sqft lot · built 1980 · no HOA

#	Address	Subdivision	Bd/Ba	SqFt	\$/Sq Ft	Lot	Pool	DOM	Sold	Closed
1	6414 N 29th St Phoenix, AZ 85016	Biltmore Hillside Villas 3	3/3	3,248	\$531	7,749	N	13	\$1,725,000	6/08/26
2	7112 N 23rd Way Phoenix, AZ 85020	Hills of the Desert Unit 2	4/3	2,494	\$682	10,045	N	24	\$1,700,000	2/25/26
3	7501 N 21st Pl Phoenix, AZ 85020	Biltmore Highlands 2	4/4	2,621	\$649	10,145	Y	88	\$1,700,000	6/16/26
4	6832 N 24th Pl Phoenix, AZ 85016	Indian Hills 4	3/2	2,025	\$728	9,711	Y	49	\$1,475,000	3/19/26

Read on the comps. The two closest reads by size and location are 7112 N 23rd Way (same subdivision, Hills of the Desert — 2,494 sqft, \$1,700,000) and 7501 N 21st Pl (2,621 sqft, \$1,700,000). The subject is 2,689 sqft — slightly larger than both. 6414 N 29th St is the high read at \$1,725,000 but is materially bigger (3,248 sqft) and sits in 85016. 6832 N 24th Pl is the low read at \$1,475,000 on roughly 600 less square feet. That range supports an ARV of approximately \$1.75M.

Comps sourced from ARMLS closed sales (export prepared 07/16/2026). Subdivision, lot size, DOM and close dates per ARMLS. Prices are actual closed sales, not list prices. The subject property (7016 N 23rd Pl, MLS 7037613) appears on the source export as an active/UCB listing and is excluded from the comp set. All information should be verified by the recipient and is not guaranteed as accurate by ARMLS. © 2026 ARMLS.

ChaseFlipsAZ · Chase Boiseau · 480-717-8555 · <https://chaseflipsaz.com/>