



Tramonto Home Sales Activity - April 2008

Your initial search criteria were: ((LISTSTATUS ='CLOSD' AND (CLOSEDDATE>=CONVERT(DATETIME,'4/1/2008') AND CLOSEDDATE<=CONVERT(DATETIME,'4/30/2008')))) AND (AREA LIKE '%201%') AND (SUBDIVISION LIKE '%TRAMONTO%')

Property Type: Residential Status: Sold

Subject Property												
#	ML#	COE Date	Address	Built	Fe Code	SqFt	List Price	LP/ SF	Sale Price	SP/ SF	ADOM	CDOM
1	2925888	4/30/2008	3027 W Sand Flower DR Phoenix	2004	32.5RO2G	1614	\$205,000	\$127	\$199,000	\$123	61	61
2	2904726	4/15/2008	35735 N 31st AVE Phoenix	2005	53FR2G	3309	\$279,900	\$85	\$281,000	\$85	94	270
3	2917049	4/25/2008	35213 N 27th AVE Phoenix	2003	42FRX3G	2348	\$325,000	\$138	\$315,000	\$134	59	339
4	2944689	4/15/2008	3416 W Montello RD Phoenix	2004	43.5FRDXO3G	3376	\$340,400	\$101	\$315,000	\$93	47	47
5	2924996	4/30/2008	2534 W Cavalry DR Phoenix	2003	54FRDPO3G	3906	\$375,900	\$96	\$370,000	\$95	57	57
6	2831047	4/29/2008	2913 W Donatello DR Phoenix	2003	54.5FRDXO3G	3533	\$389,900	\$110	\$385,000	\$109	218	218
7	2896623	4/10/2008	35314 N 27th AVE Phoenix	2005	43RDX3G	4133	\$427,500	\$103	\$398,000	\$96	69	69
8	2856292	4/25/2008	35017 N 25th LN Phoenix	2002	53.5FRDPO3G	3376	\$469,000	\$139	\$445,000	\$132	177	177
Average						3,199	\$351,575		\$338,500		98	155
Number of Properties: 8												
(Average SalePrice / Average SqFt) : (338500 / 3199) = \$ 105.81												

Comments

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Prepared by

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Information is believed to be accurate but is not guaranteed.