



Tramonto Home Sales Activity - April 2011




Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Approx SQFT	List Price Per Approx SQFT	Sold Price Per Approx SQFT	Agent Days On Market	Cumulative Days On Market
Closed	19	3,910,127	3,865,761	Low	100,000	92,500	0.92	1,264	66.99	68.42	6	6
				Avg	205,796	203,461	0.99	2,398	85.57	84.37	62	80
				High	349,500	370,000	1.06	4,205	120.91	120.35	230	263
Overall	19	3,910,127	3,865,761	Low	100,000			1,264	66.99		6	6
				Avg	205,796			2,398	85.57		62	80
				High	349,500			4,205	120.91		230	263

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Inside the map search Polygon; Status of 'Closed'; Zip Code like 85086; Close of Escrow Date between '04/01/2011' and '04/30/2011'.

Closed Listings

Photo	MLS #	Address	COE Date	Year Built	Encoded Features	Square Feet	Original List Price	List Price	Sold Price	List/Sold Price Per Approx SQFT	Cumulative Days On Market
	4511548	2716 W LANGUID LN	4/6/2011	2005	44FRDXQO2G	3,807	375,000	349,500	340,000	91.80 / 89.31	58
	4542403	2738 W DARIEN WAY	4/7/2011	2001	53.5FRDXPO3G	3,640	339,000	324,900	300,000	89.26 / 82.42	82
	4382076	3435 W DARIEN WAY	4/11/2011	2006	32RD2G	1,658	160,000	131,000	125,000	79.01 / 75.39	230
	4522259	34717 N 21ST LN	4/12/2011	2010	32.5RN2G	2,150	265,950	259,950	258,747	120.91 / 120.35	44
	4536362	2901 W CARAVAGGIO LN	4/13/2011	2002	54.5FRDXPSO3G	4,205	347,777	347,777	370,000	82.71 / 87.99	43
	4502275	36110 N 31ST LN	4/13/2011	2002	33RXPO3G	2,350	215,000	215,000	215,000	91.49 / 91.49	133
	4522549	3018 W VILLA CASSANDRA DR	4/15/2011	2003	32.5FRO2G	2,024	175,000	155,000	155,000	76.58 / 76.58	62
	4529901	35002 N 27TH LN	4/15/2011	2001	53.5FRPO3G	3,376	244,800	244,800	248,000	72.51 / 73.46	32
	4519226	3119 W LANGUID LN	4/15/2011	2004	42FRDXO2G	2,299	223,900	218,900	210,000	95.22 / 91.34	59
	4550175	2609 W FLORENTINE RD	4/18/2011	2003	32R2G	1,361	100,000	100,000	100,000	73.48 / 73.48	263
	4547904	3417 W FLORIMOND RD	4/22/2011	2005	32FRDX2G	1,658	149,900	149,900	149,900	90.41 / 90.41	6
	4541993	3213 W SENTINEL ROCK RD	4/22/2011	2004	42RDSO2G	2,061	169,900	169,900	176,000	82.44 / 85.40	11
	4530035	35009 N 27TH LN	4/22/2011	2001	32RO3G	2,126	204,900	194,900	184,614	91.67 / 86.84	70
	4555382	2638 W FLORIMOND RD	4/27/2011	2002	43RDPSO3G	3,500	298,500	298,500	295,000	85.29 / 84.29	24
	4546454	3245 W FLORIMOND RD	4/28/2011	2007	32.5RO2G	1,958	175,000	175,000	168,000	89.38 / 85.80	40
	4500338	34606 N 30TH DR	4/29/2011	2004	32FR2G	1,264	100,000	100,000	92,500	79.11 / 73.18	87

	4492555	2509 W FLORENTINE RD	4/29/2011	2003	22RDO2G	1,361	129,900	116,900	115,000	85.89 / 84.50	184
	4443413	35001 N 30TH DR	4/29/2011	2003	32.5RD2G	2,090	154,900	140,000	143,000	66.99 / 68.42	66
	4546071	2914 W RAPALO RD	4/29/2011	2004	42.5RXPS2G	2,670	224,900	218,200	220,000	81.72 / 82.40	33

Prepared by Ron Weiss, CRS GRI

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS. DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

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