



Tramonto Home Sales Activity - April 2015




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	20	5,932,900	5,800,676	Low	155,000	150,000	0.88	1,265	82.38	79.85	6	5
				Avg	296,645	290,034	0.98	2,609	119.02	116.06	127	126
				High	449,900	445,000	1.03	4,489	166.18	160.78	497	497
Overall	20	5,932,900	5,800,676	Low	155,000	150,000	0.88	1,265	82.38	79.85	6	5
				Avg	296,645	290,034	0.98	2,609	119.02	116.06	127	126
				High	449,900	445,000	1.03	4,489	166.18	160.78	497	497

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 '04/01/2015' and '04/30/2015'.

Closed Listings

Photo	MLS #	Address	COE Date	Under Contract Date	Year Built	Encoded Features	Square Feet	Original List Price	List Price	Sold Price	List/Sold Price Sqft	Cumulative DOM
	5227203	2325 W VIA PERUGIA --	04/02/2015	02/24/2015	2005	43.5FRDXPO3G	4,489	429,900	429,900	443,100	95.77 / 98.71	23
	5151231	34852 N 30TH AVE	04/06/2015	01/12/2015	2003	32RPS2G	1,265	139,000	155,000	150,000	122.53 / 118.58	180
	5203651	3010 W DONATELLO DR	04/06/2015	02/04/2015	2002	53FRDPO3G4S	3,380	349,900	339,900	330,000	100.56 / 97.63	412
	5238009	3456 W FLORIMOND RD	04/06/2015	02/22/2015	2005	32.5FRO3G	1,958	237,000	237,000	240,000	121.04 / 122.57	7
	5239041	3121 W Via De Pedro Miguel --	04/06/2015	03/06/2015	2004	32RDO2.5G2S	2,113	293,000	293,000	275,000	138.67 / 130.15	51
	5229228	2629 W Florentine RD	04/06/2015	03/09/2015	2002	43.5RDXP02G	2,518	260,000	258,000	258,000	102.46 / 102.46	53
	5229477	3026 W DONATELLO DR	04/14/2015	03/26/2015	2002	32RDO3G3S	2,350	319,900	319,900	309,700	136.13 / 131.79	76
	5038595	2417 W FLORENTINE RD	04/15/2015	02/20/2015	2003	63.5FRDO2G2S	3,952	375,000	327,700	318,000	82.92 / 80.47	497
	5242531	3239 W GRAN PARADISO DR	04/15/2015	03/09/2015	2011	42.5FR2G2S	2,151	249,900	249,900	247,500	116.18 / 115.06	46
	5243235	34912 N 31st AVE	04/16/2015	03/07/2015	2004	32.5FRO2G	1,642	209,000	209,000	204,500	127.28 / 124.54	27
	5215740	3027 W PERDIDO WAY	04/21/2015	03/07/2015	2004	42.5FRO2G	2,024	220,000	220,000	219,000	108.7 / 108.2	84
	5229690	34711 N 23RD DR	04/22/2015	03/02/2015	2006	43RDXO2G	2,018	275,800	275,800	278,376	136.67 / 137.95	34
	5252151	35321 N 26TH AVE	04/22/2015	03/18/2015	2003	32FRDPO3G	2,040	339,000	339,000	328,000	166.18 / 160.78	35
	5105829	3022 W DONATELLO DR	04/23/2015	03/09/2015	2002	42.5FRXO3G4S	3,380	359,900	349,900	337,500	103.52 / 99.85	363
	5192822	2542 W OLD PAINT TRL	04/27/2015	03/30/2015	2002	32.5RO2G	1,603	215,000	215,000	190,000	134.12 / 118.53	151
	5251933	3017 W EAGLE CLAW DR	04/28/2015	03/26/2015	2004	43FRDXPQO2G2S	2,465	335,000	335,000	332,000	135.9 / 134.69	8
	5181625	34710 N 24TH DR	04/30/2015	03/10/2015	2004	43.5FRDO2G2S	3,945	399,900	325,000	315,000	82.38 / 79.85	155

	5250750	3001 W ESPARTERO WAY	04/30/2015	03/18/2015	2003	32FRX3G2S	1,839	275,000	275,000	270,000	149.54 / 146.82	5
	5142039	2619 W TRAPANOTTO RD	04/30/2015	03/20/2015	2004	54.5RDXPO3G	3,912	489,900	449,900	445,000	115.01 / 113.75	269
	5231191	2925 W DONATELLO DR	04/30/2015	04/01/2015	2002	42.5RDXO3G4S	3,138	335,000	329,000	310,000	104.84 / 98.79	57

Prepared by Ron Weiss,
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