



Tramonto Home Sales August 2006

Your initial search criteria were: ((LISTSTATUS = 'CLOSD' AND (CLOSEDDATE >= CONVERT(DATETIME, '8/1/2006') AND CLOSEDDATE <= CONVERT(DATETIME, '8/31/2006')))) 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	CDOM
1	2540281	8/09/2006	3437 W Florimond RD Phoenix	2006	32R2G+GATED	1500	\$289,000	\$193	\$291,000	\$194	49
2	2564399	8/23/2006	3213 W SENTINEL ROCK RD Phoenix	2004	42FRDS2G+DEN	2216	\$349,900	\$158	\$345,000	\$156	170
3	2579927	8/30/2006	2405 W Florentine RD Phoenix	2003	42FRDO2GVALUE!	2426	\$389,000	\$160	\$370,000	\$153	12
4	2480409	8/03/2006	35815 N 34th AV Phoenix	2003	32DENR2G+DEN	2423	\$469,000	\$194	\$471,500	\$195	213
5	2495552	8/31/2006	3209 W CARAVAGGIO LN Phoenix	2004	43FRD3G+BonusRm	2940	\$469,000	\$160	\$455,000	\$155	110
6	2487997	8/20/2006	3351 W Restin RD Phoenix	2003	42FRDX2G+4%	2423	\$535,900	\$221	\$535,000	\$221	81
7	2545056	8/15/2006	2910 W Donatello DR Phoenix	2002	42FRXP2G- View!	3150	\$550,000	\$175	\$525,000	\$167	50
8	2426086	8/02/2006	3017 W Trapanotto RD Phoenix	2002	53.5FRD3G+RV GTE	3955	\$625,000	\$158	\$588,000	\$149	197
Average						2,629	\$459,600		\$447,562		110
Number of Properties: 8											
(Average SalePrice / Average SqFt) : (447562 / 2629) = \$ 170.24											

Comments

All Tramonto Home Sales in August of 2006.

Prepared by

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Information is believed to be accurate but is not guaranteed.