



# Tramonto Home Sales - August 2007

Your initial search criteria were: ((LISTSTATUS ='CLOSD' AND (CLOSEDDATE>=CONVERT(DATETIME,'8/1/2007') AND CLOSEDDATE<=CONVERT(DATETIME,'8/31/2007')))) 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	2801140	8/22/2007	34746 N 30th DR Phoenix	2003	32RO2G	1264	\$199,000	\$157	\$199,000	\$157	17	17
2	2775598	8/08/2007	2529 W SAT NAM WAY Phoenix	2002	32RX2G	1400	\$269,000	\$192	\$257,000	\$184	36	36
3	2717046	8/10/2007	35214 N 34th LN Phoenix	2006	33FR2G	1958	\$269,500	\$138	\$242,500	\$124	147	147
4	2784085	8/01/2007	35009 N 30TH DR Phoenix	2003	32.5RPO2G	1642	\$274,900	\$167	\$270,000	\$164	39	38
5	2648149	8/15/2007	34710 N 27th AVE Phoenix	2004	32.5FR2G	1603	\$279,900	\$175	\$257,000	\$160	469	467
6	2733580	8/02/2007	2531 W Cavalry DR Phoenix	2002	32.5FRDXPSO3G	2924	\$439,989	\$150	\$432,500	\$148	105	105
7	2672389	8/31/2007	3117 W GRAN PARADISO DR Phoenix	2004	43FRDO3G	3936	\$449,000	\$114	\$444,155	\$113	240	240
8	2710606	8/17/2007	36010 N 30th AVE Phoenix	2003	53.5FRDXPO3G	4184	\$549,000	\$131	\$519,000	\$124	176	176
9	2742870	8/23/2007	2610 W Via De Pedro Miguel -- Phoenix	2004	43.5FRDSTO3G	4178	\$600,000	\$144	\$581,000	\$139	91	91
<b>Average</b>						<b>2,565</b>	<b>\$370,032</b>		<b>\$355,795</b>		<b>147</b>	<b>146</b>
<b>Number of Properties: 9</b>												
<b>( Average SalePrice / Average SqFt ) : ( 355795 / 2565 ) = \$ 138.71</b>												

Comments
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Prepared by

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Information is believed to be accurate but is not guaranteed.