

Tramonto Home Sales Activity - August 2016





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	15	4,570,843	4,484,400	Low	165,000	163,000	0.95	1,137	113.56	110.41	5	5
				Avg	304,723	298,960	0.98	2,385	129.63	127.38	48	66
				High	490,000	482,500	1.00	4,189	148.59	148.64	139	190
Overall	15	4,570,843	4,484,400	Low	165,000	163,000	0.95	1,137	113.56	110.41	5	5
				Avg	304,723	298,960	0.98	2,385	129.63	127.38	48	66
				High	490,000	482,500	1.00	4,189	148.59	148.64	139	190

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 '08/01/2016' and '08/31/2016'.

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
	5417549	35210 N 34TH LN	08/02/2016	06/19/2016	2005	33FRO2G	2,212	284,900	264,900	264,900	119.76 / 119.76	87
	5452374	2625 W LUCE DR	08/04/2016	06/17/2016	2004	43FRDXPO3G	2,647	382,000	369,900	360,500	139.74 / 136.19	14
	5461646	34928 N 31ST AVE	08/04/2016	07/06/2016	2004	32.5RO2G	1,642	205,000	205,000	199,000	124.85 / 121.19	32
	5455766	2321 W VIA PERUGIA --	08/08/2016	06/21/2016	2005	53RDXO3G5S	4,189	490,000	490,000	482,500	116.97 / 115.18	13
	5457507	3042 W EAGLE CLAW DR	08/11/2016	06/28/2016	2002	42.5FRDXPO3G2S	2,862	345,000	324,999	316,000	113.56 / 110.41	122
	5444620	3106 W EAGLE CLAW DR	08/11/2016	07/02/2016	2002	43FRDXO2G2S	2,465	325,000	318,000	317,000	129.01 / 128.6	46
	5421109	34713 N 22ND LN	08/15/2016	06/03/2016	2006	42BDS2G2S	2,423	375,000	359,900	355,000	148.53 / 146.51	66
	5452801	2543 W OLD PAINT TRL	08/17/2016	06/30/2016	2003	32RO2G3S	1,689	239,900	239,700	234,000	141.92 / 138.54	44
	5455337	3215 W LANGUID LN	08/18/2016	07/13/2016	2004	43FRDXPSO3G3S	3,098	375,000	368,000	350,000	118.79 / 112.98	34
	5465581	2622 W CAVALRY DR	08/22/2016	07/20/2016	2002	43.5FRDS3G1C1S	2,851	368,000	368,000	365,000	129.08 / 128.03	190
	5442415	3018 W EAGLE CLAW DR	08/29/2016	07/27/2016	2001	43FRDXO2G2S	2,465	315,000	315,000	303,000	127.79 / 122.92	75

	5446281	34727 N 30TH AVE	08/30/2016	07/19/2016	2004	22FRO2G	1,187	175,000	165,000	163,000	139.01 / 137.32	103
	5473571	36009 N 30TH DR	08/30/2016	07/22/2016	2002	53FRDXPSO3G2S	3,380	429,999	429,999	422,000	127.22 / 124.85	5
	5473919	34615 N 30TH AVE	08/30/2016	07/27/2016	2004	22R2G1S	1,137	168,945	168,945	169,000	148.59 / 148.64	34
	5472403	3014 W FERRUCCIO PL	08/31/2016	07/22/2016	2004	32.5RO2G	1,534	183,500	183,500	183,500	119.62 / 119.62	139

Prepared by Ron Weiss,
CRS GRI

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