

Tramonto Home Sales Activity - August 2017

Status #	List Listings	Sold Volume	List Price	Sold Price	Sale/List Price	Approx SQFT	List Price Per SQFT	Sold Price Per SQFT	Agent Days on Market	Cumulative Days on Market		
Closed	18	5,256,999	5,137,600	Low	164,000	164,000	0.92	1,137	92.11	90.33	10	-1
				Avg	292,056	285,422	0.98	2,315	132.96	130.06	76	74
				High	389,000	375,000	1.01	3,952	197.53	197.53	333	331
Overall	18	5,256,999	5,137,600	Low	164,000	164,000	0.92	1,137	92.11	90.33	10	-1
				Avg	292,056	285,422	0.98	2,315	132.96	130.06	76	74
				High	389,000	375,000	1.01	3,952	197.53	197.53	333	331

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Inside the map search Polygon; Close of Escrow Date between '08/01/2017' and '08/31/2017'; Status of 'Closed'; Zip Code like 85086.

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	Cum Sqft
	5627856	2508 W OLD PAINT TRL	08/02/2017	07/03/2017	2002	32.5FRO2G	1,843	259,000	259,000	246,500	140.53 / 133.75	
	5614951	35714 N 30TH DR	08/04/2017	07/07/2017	2003	32RO3G	1,839	292,500	292,500	285,000	159.05 / 154.98	
	5606279	3029 W Via Perugia DR	08/09/2017	07/03/2017	2003	32.5FRO2G4S	2,024	275,000	259,000	255,000	127.96 / 125.99	
	5623304	34820 N 30TH DR	08/10/2017	07/08/2017	2003	32.5RO2G	1,534	235,000	235,000	222,000	153.19 / 144.72	
	5645181	2906 W CARAVAGGIO LN	08/11/2017	08/01/2017	2003	32.5FRDXPSO2G2S	2,670	385,000	385,000	375,000	144.19 / 140.45	
	5620636	34714 N 30TH DR	08/14/2017	06/21/2017	2003	22R2G	1,137	164,000	164,000	164,000	144.24 / 144.24	
	5606317	35127 N 34TH AVE	08/14/2017	07/12/2017	2006	32.5FRD2G	1,958	272,000	259,499	259,500	132.53 / 132.53	
	5590085	2714 W VIA CALABRIA --	08/18/2017	06/17/2017	2001	43.5FRDQO3G2S	3,376	280,000	319,000	319,100	94.49 / 94.52	
	5623075	3026 W EAGLE CLAW DR	08/18/2017	06/25/2017	2001	43FRDXPO3G2S	3,111	375,000	375,000	375,000	120.54 / 120.54	

Photo	MLS #	Address	COE Date	Under Contract Date	Year Built	Encoded Features	Square Feet	Original List Price	List Price	Sold Price	List/Sold Price	Cum Sqft
	5624335	3251 W GRAN PARADISO DR	08/21/2017	07/01/2017	2012	32RO2G	1,253	247,500	247,500	247,500	197.53 / 197.53	
	5583401	2409 W FLORENTINE RD	08/21/2017	07/05/2017	2003	43.5FRDXPO2G2S	3,952	375,000	364,000	357,000	92.11 / 90.33	
	5621638	35422 N 31ST DR	08/21/2017	07/23/2017	2004	32RDO2.5G2S	2,192	298	298,500	290,000	136.18 / 132.3	
	5597934	34707 N 23RD DR	08/22/2017	06/25/2017	2006	32.5FRDO2G2S	2,726	329,000	329,000	320,000	120.69 / 117.39	
	5624631	3010 W PERDIDO WAY	08/22/2017	07/21/2017	2004	33FRDO2G	2,024	261,000	261,000	255,500	128.95 / 126.24	
	5561661	3002 W VIA DE PEDRO MIGUEL --	08/23/2017	07/13/2017	2004	53.5FRDXPSO3G	3,936	425,000	389,000	372,000	98.83 / 94.51	
	5623129	3404 W LEISURE LN	08/28/2017	08/12/2017	2004	32FRO2G	2,230	305,000	290,000	268,000	130.04 / 120.18	
	5619591	3311 W ZUNI BRAVE TRL	08/29/2017	08/13/2017	2004	42FRDO2G2S	2,230	329,000	315,000	310,000	141.26 / 139.01	
	5636971	34818 N 31ST AVE	08/31/2017	08/08/2017	2004	32.5RO2G	1,642	229,900	215,000	216,500	130.94 / 131.85	