



Tramonto Home Sales - December 2006

Your initial search criteria were: ((LISTSTATUS ='CLOSD' AND (CLOSEDDATE>=CONVERT(DATETIME,'12/1/2006') AND CLOSEDDATE<=CONVERT(DATETIME,'12/31/2006')))) 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	2593606	12/01/2006	3031 W PERDIDO WY Phoenix	2004	32.5RO2G	1534	\$249,900	\$163	\$249,900	\$163	82
2	2599578	12/21/2006	2501 W Florentine RD Phoenix	2002	22RXO2G	1400	\$257,500	\$184	\$262,000	\$187	103
3	2597182	12/08/2006	3406 W RESTIN RD Phoenix	2003	32RO2.5G	1651	\$305,000	\$185	\$295,000	\$179	46
4	2615742	12/08/2006	2749 W Via Calabria DR Phoenix	2002	32RTO3G	2104	\$354,900	\$169	\$359,000	\$171	62
5	2585989	12/21/2006	3001 W Languid LN Phoenix	2003	42FRDXO3G	2191	\$369,000	\$168	\$347,500	\$159	289
6	2613447	12/15/2006	2739 W Florimond RD Phoenix	2002	42FRDX3G	2374	\$419,999	\$177	\$418,000	\$176	96
7	2626255	12/11/2006	3438 W GALVIN ST Phoenix	2003	42.5FRDPO3G	2958	\$440,000	\$149	\$425,000	\$144	156
8	2516223	12/15/2006	34702 N 24th DR Phoenix	2004	53.5RDO2G	3968	\$499,900	\$126	\$485,000	\$122	193
9	2570154	12/01/2006	3103 W Sentinel Rock RD Phoenix	2004	43FRXPQO3G	2300	\$529,000	\$230	\$525,000	\$228	86
10	2552583	12/18/2006	2747 W VIA BONA FORTUNA DR Phoenix	2003	53.5FRDPSO3G	3376	\$549,900	\$163	\$525,000	\$156	163
11	2473114	12/15/2006	2328 W Villa Cassandra DR Phoenix	2006	43.5FRDXLO3G	4015	\$925,000	\$230	\$870,000	\$217	244
Average						2,533	\$445,463		\$432,854		138
Number of Properties: 11											
(Average SalePrice / Average SqFt) : (432854 / 2533) = \$ 170.89											

Comments
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Prepared by

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Information is believed to be accurate but is not guaranteed.