




















Tramonto Market Activity - December 2009

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	19	3,797,400	3,743,235	Low	99,100	90,000	0.90	1,100	58.18	57.16	3	4
				Avg	199,863	197,012	0.99	2,333	87.56	86.32	191	229
				High	414,500	410,000	1.06	4,380	113.81	113.81	576	841

Closed Listings

Photo	MLS #	COE Date	Address	Year Built	Encoded Features	Square Feet	Original List Price	List Price	Sold Price	List/Sold Price Per Approx SQFT	Cumulative Days On Market
	4178745	12/4/2009	34935 N 30TH AVE	2004	32RO2G	1,187	99,900	99,500	90,000	83.82 / 75.82	115
	4138814	12/4/2009	3219 W DONATELLO DR	2004	43FRDPSO3G	3,433	320,000	280,000	275,000	81.56 / 80.10	252
	4279763	12/8/2009	34603 N 30TH AVE	2004	22FRO2G	1,100	99,100	99,100	105,000	90.09 / 95.45	4
	4253973	12/10/2009	3042 W Darien WAY	2004	32.5R2G	1,642	133,000	133,000	133,000	81.00 / 81.00	7
	4283906	12/11/2009	2706 W VIA CALABRIA WAY	2001	32RXPO3G	2,126	129,900	229,900	230,000	108.14 / 108.18	45
	4238051	12/11/2009	3022 W Espartero WAY	2003	43FRDO2G	2,465	239,900	175,000	175,000	70.99 / 70.99	119
	2991615	12/11/2009	3037 W Ferruccio PL	2004	32.5FRO2G	2,024	225,000	146,900	146,900	72.58 / 72.58	576
	4232323	12/11/2009	3313 W GALVIN ST	2004	53FRDO3G	2,958	239,900	219,900	214,750	74.34 / 72.60	120
	4007159	12/18/2009	34715 N 22ND DR	2007	43FRDXO3G	2,700	405,524	269,000	271,185	99.63 / 100.44	841
	4243173	12/21/2009	3413 W LITTLE HOPI DR	2004	43FRDO2.5G	2,755	229,800	215,800	210,000	78.33 / 76.23	45
	4290333	12/23/2009	35409 N 34TH AVE	2002	42RXPO3G	1,941	193,000	193,000	180,000	99.43 / 92.74	92
	4246867	12/23/2009	34804 N 23RD LN	2005	43.5FRDXPO3G	4,380	445,000	414,500	410,000	94.63 / 93.61	41
	4291703	12/24/2009	34710 N 21ST LN	2007	42FRDXN2G	2,423	269,990	249,000	237,000	102.77 / 97.81	21
	4279366	12/28/2009	3021 W GRAN PARADISO DR	2004	53.5RDO3G	3,936	229,000	229,000	225,000	58.18 / 57.16	28
	4047096	12/29/2009	2649 W FLORENTINE RD	2004	32RXS2G	1,361	252,000	149,900	145,000	110.14 / 106.54	421
	4253903	12/30/2009	34713 N 26TH AVE	2003	42.5RD2G	2,018	148,000	150,000	150,000	74.33 / 74.33	323
	4298156	12/30/2009	2529 W SAT NAM WAY	2002	32FRX2G	1,361	154,900	154,900	154,900	113.81 / 113.81	22
	4007145	12/31/2009	34716 N 22ND DR	2007	32FRDNO2G	2,420	395,950	249,000	249,000	102.89 / 102.89	755
	4044685	12/31/2009	3001 W FERRUCCIO PL	2005	32.5RD2G	2,090	230,000	140,000	141,500	66.99 / 67.70	534