







# Tramonto Home Sales Activity - December 2010

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	7	1,329,000	1,312,799	Low	99,900	100,000	0.95	1,614	61.90	61.96	2	1
				Avg	189,857	187,543	0.99	2,375	78.45	77.50	109	141
				High	280,000	280,000	1.00	3,207	88.59	88.59	315	301
Overall	7	1,329,000	1,312,799	Low	99,900			1,614	61.90		2	1
				Avg	189,857			2,375	78.45		109	141
				High	280,000			3,207	88.59		315	301

## 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 '12/01/2010' and '12/31/2010'.

## Closed Listings

Photo	MLS #	Address	COE Date	Year Built	Encoded Features	Square Feet	Original List Price	List Price	Sold Price	List/Sold Price Per Approx SQFT	Cumulative Days On Market
	4447956	3053 W EAGLE CLAW DR	12/2/2010	2002	32RX2G	2,465	229,900	193,900	184,999	78.66 / 75.05	71
	4363973	2611 W LANGUID LN	12/3/2010	2004	43RDXPO2G	3,207	280,000	280,000	280,000	87.31 / 87.31	1
	4418680	2606 W VIA DE PEDRO MIGUEL --	12/20/2010	2004	42.5FRDX3G	2,647	294,900	209,900	205,000	79.30 / 77.45	131
	4408019	3245 W FLORIMOND RD	12/22/2010	2007	32.5R2G	1,958	147,500	152,500	150,000	77.89 / 76.61	188
	4489867	3029 W VIA PERUGIA --	12/23/2010	2003	32.5FRO2G	2,024	152,900	152,900	152,900	75.54 / 75.54	49
	4465930	34915 N 30TH AVE	12/30/2010	2004	32.5R2G	1,614	109,900	99,900	100,000	61.90 / 61.96	250
	4355389	34712 N 22ND DR	12/31/2010	2006	42.5FRDO2.5G	2,708	239,900	239,900	239,900	88.59 / 88.59	301

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