


Tramonto Home Sales Activity - December 2014

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	8	2,485,800	2,360,400	Low	143,900	140,000	0.92	1,187	87.85	84.16	14	10
				Avg	310,725	295,050	0.96	2,645	117.33	111.95	91	89
				High	635,000	585,000	0.98	4,306	155.41	143.17	158	153
Overall	8	2,485,800	2,360,400	Low	143,900	140,000	0.92	1,187	87.85	84.16	14	10
				Avg	310,725	295,050	0.96	2,645	117.33	111.95	91	89
				High	635,000	585,000	0.98	4,306	155.41	143.17	158	153

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 '12/01/2014' and '12/31/2014'.

Closed Listings

Photo	MLS #	Address	COE Date	Year Built	Encoded Features	Square Feet	Original List Price	List Price	Sold Price	List/Sold Price Sqft	Cumulative DOM
	5154714	34844 N 30th AVE	12/01/2014	2003	22RDO1G	1,187	147,900	143,900	140,000	121.23 / 117.94	117
	5167256	3018 W VILLA CASSANDRA DR	12/03/2014	2003	32.5RO2G2S	2,024	230,000	224,900	210,000	111.12 / 103.75	90
	5193948	3011 W CAVALRY DR	12/12/2014	2003	32.5FRSO2G	2,024	221,900	209,900	205,000	103.71 / 101.28	153
	5172379	34913 N 25th LN	12/17/2014	2002	54.5FRDXO3G	4,306	379,999	378,300	362,400	87.85 / 84.16	48
	5165871	35405 N VIA TRAMONTO --	12/19/2014	2006	44RDXP04G1S	4,086	635,000	635,000	585,000	155.41 / 143.17	124
	5199141	2714 W VIA VISTA --	12/19/2014	2003	43.5RDXP2G	3,060	409,000	409,000	390,000	133.66 / 127.45	40
	5202724	3031 W CAVALRY DR	12/29/2014	2003	32.5RO2G	1,534	194,900	194,900	188,000	127.05 / 122.56	10
	5187068	3220 W LANGUID LN	12/30/2014	2005	53FRDO3G2S	2,939	249,900	289,900	280,000	98.64 / 95.27	137