










Tramonto Home Sales Activity - December 2016

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	9	2,848,300	2,819,500	Low	185,000	181,000	0.97	1,265	111.27	109.07	1	1
				Avg	316,478	313,278	0.99	2,477	131.93	47	47	
				High	399,900	399,000	1.00	3,594	162.28	115	114	
Overall	9	2,848,300	2,819,500	Low	185,000	181,000	0.97	1,265	111.27	109.07	1	1
				Avg	316,478	313,278	0.99	2,477	131.93	130.63	47	47
				High	399,900	399,000	1.00	3,594	162.28	162.28	115	114

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 '12/01/2016' and '12/31/2016'.

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 Sqrt	Cumulative DOM
	5502833	36013 N 33RD LN	12/01/2016	10/23/2016	2003	53.5FRDPSO3G3S	3,367	399,000	399,000	399,000	118.5 / 118.5	27
	5513455	3038 W VILLA CASSANDRA DR	12/05/2016	11/03/2016	2003	42.5FRO2G	1,733	210,000	210,000	210,000	121.18 / 121.18	15
	5513933	3229 W FLORIMOND RD	12/06/2016	10/22/2016	2007	32RDXO2G2S	1,658	250,000	250,000	250,000	150.78 / 150.78	4
	5472595	3218 W Donatello DR	12/14/2016	11/10/2016	2004	43RPO3G3S	2,940	375,000	354,500	354,500	120.58 / 120.58	114
	5510599	3425 W DONATELLO DR	12/16/2016	11/13/2016	2003	42FRDPO3G	2,126	345,000	345,000	345,000	162.28 / 162.28	34
	5529720	34703 N 30TH AVE	12/20/2016	11/29/2016	2004	32RO2G	1,265	185,000	185,000	181,000	146.25 / 143.08	1
	5483426	35823 N 33RD LN	12/22/2016	11/08/2016	2004	63.5FRDPO2G2S	3,594	410,000	399,900	392,000	111.27 / 109.07	94
	5501388	35731 N 31ST AVE	12/27/2016	11/22/2016	2005	53FRDPSO3G3S	3,227	364,900	359,900	353,000	111.53 / 109.39	95
	5525756	2614 W Cavalry DR	12/29/2016	11/17/2016	2002	42FRDPO2G	2,379	345,000	345,000	335,000	145.02 / 140.82	43