



Tramonto Market Activity - February 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	8	2,704,200	2,516,400	Low	165,000	160,000	0.81	1,670	72.65	73.02	43	41
				Avg	338,025	314,550	0.97	3,050	106.86	101.29	82	106
				High	749,000	610,000	1.03	5,201	186.55	151.93	129	317

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
	4289266	2/10/2010	2438 W Espartero WAY	2005	53.5FRDXPSO3G	4,015	749,000	749,000	610,000	186.55 / 151.93	86
	4296876	2/15/2010	2533 W VIA PERUGIA --	2002	42RD3G	2,374	229,900	229,900	237,900	96.84 / 100.21	48
	4253995	2/18/2010	3444 W FLORIMOND RD	2005	32RD2G	1,670	165,000	165,000	160,000	98.80 / 95.81	128
	4277702	2/19/2010	2308 W VIA PERUGIA --	2005	43FRDXPO3G	5,201	595,000	549,500	500,000	105.65 / 96.14	106
	4312815	2/24/2010	2634 W FLORIMOND RD	2003	42.5FRDXPSO3G	2,622	298,000	285,000	286,500	108.70 / 109.27	317
	4288157	2/25/2010	2601 W VIA DE PEDRO MIGUEL RD	2004	42.5FRDX3G	2,622	294,500	285,900	283,000	109.04 / 107.93	83
	4316967	2/26/2010	3438 W GALVIN ST	2003	42.5RDP3G	2,958	221,900	214,900	216,000	72.65 / 73.02	41
	4306556	2/26/2010	3118 W Espartero WAY	2004	43FRD4G	2,935	225,000	225,000	223,000	76.66 / 75.98	44