












Tramonto Home Sales Activity - February 2017

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	17	4,853,598	4,763,000	Low	160,000	164,000	0.92	1,037	104.62	103.41	5	4
				Avg	285,506	280,176	0.99	2,194	134.22	132.33	77	76
				High	525,000	525,000	1.02	4,380	159.02	158.15	272	268
Overall	17	4,853,598	4,763,000	Low	160,000	164,000	0.92	1,037	104.62	103.41	5	4
				Avg	285,506	280,176	0.99	2,194	134.22	132.33	77	76
				High	525,000	525,000	1.02	4,380	159.02	158.15	272	268

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Inside the map search Polygon; Zip Code like 85086; Status of 'Closed'; Close of Escrow Date between '02/01/2017' and '02/28/2017'.

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 Sqft	Cumulative DOM
	5537821	3408 W FLORIMOND RD	02/06/2017	01/02/2017	2005	32.5FRD2G4S	1,958	244,000	244,000	242,000	124.62 / 123.6	33
	5542902	35017 N 30TH DR	02/06/2017	01/08/2017	2003	32RPO2G2S	1,534	225,000	225,000	225,000	146.68 / 146.68	31
	5537405	34612 N 30TH AVE	02/08/2017	01/08/2017	2004	22R2G	1,037	160,000	160,000	164,000	154.29 / 158.15	31
	5529214	3043 W PERDIDO WAY	02/08/2017	01/17/2017	2004	42.5R2G	1,733	230,000	225,000	228,000	129.83 / 131.56	54
	5532737	34820 N 30TH AVE	02/10/2017	12/22/2016	2003	32RO2G	1,100	169,000	169,000	167,000	153.64 / 151.82	28
	5459635	2619 W LANGUID LN	02/10/2017	02/01/2017	2004	43FRDO2G2S	3,207	435,000	466,900	430,000	145.59 / 134.08	171
	5504682	3439 W LEISURE LN	02/13/2017	01/04/2017	2003	32RXO3G2S	2,103	314,900	294,900	290,000	140.23 / 137.9	97
	5549396	3426 W DARIEN WAY	02/13/2017	01/24/2017	2006	32.5FRD2G4S	1,958	258,000	258,000	258,000	131.77 / 131.77	4
	5442525	35206 N 27TH AVE	02/15/2017	01/10/2017	2004	43RDPSO3G	4,110	430,000	430,000	425,000	104.62 / 103.41	268
	5537418	35203 N 30TH LN	02/17/2017	01/06/2017	2004	42.5RO2G2S	1,733	235,999	235,999	233,000	136.18 / 134.45	19
	5537400	36014 N 34TH LN	02/17/2017	01/24/2017	2003	32FRLO3G3S	2,347	295,000	294,999	290,000	125.69 / 123.56	64

	5540150	3008 W CAVALRY DR	02/22/2017	01/10/2017	2005	32.5FRO2G	2,024	234,900	234,900	228,000	116.06 / 112.65	55
	5527398	2905 W ESPARTERO WAY	02/23/2017	01/20/2017	2004	42FRO3G	2,191	315,000	315,000	300,000	143.77 / 136.92	64
	5490822	2510 W VIA SAVELLI --	02/24/2017	11/27/2016	2005	43.5FRDXPSO3G	4,380	530,000	525,000	525,000	119.86 / 119.86	178
	5515900	34611 N 30TH AVE	02/24/2017	01/19/2017	2004	32RO2G	1,468	186,000	180,000	180,000	122.62 / 122.62	85
	5527176	36006 N 31ST AVE	02/27/2017	01/26/2017	2002	42.5FRDXPSO3G2S	3,380	430,000	430,000	414,000	127.22 / 122.49	47
	5527024	34712 N 30th AVE	02/28/2017	01/29/2017	2004	22FR2G	1,037	169,000	164,900	164,000	159.02 / 158.15	74

Prepared by Ron Weiss,
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