










Tramonto Home Sales Activity - January 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	9	3,073,900	3,017,000	Low	169,000	160,000	0.95	1,187	103.65	102.03	31	31
				Avg	341,544	335,222	0.98	2,645	128.62	125.87	78	164
				High	760,000	755,000	1.00	4,104	185.19	183.97	244	842
Overall	9	3,073,900	3,017,000	Low	169,000	160,000	0.95	1,187	103.65	102.03	31	31
				Avg	341,544	335,222	0.98	2,645	128.62	125.87	78	164
				High	760,000	755,000	1.00	4,104	185.19	183.97	244	842

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 '01/01/2017' and '01/31/2017'.

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
	5514678	2626 W PERDIDO WAY	01/06/2017	11/21/2016	2002	54RDPO3G2S	3,376	389,500	384,500	370,000	113.89 / 109.6	31
	5524277	3039 W SAND FLOWER DR	01/10/2017	12/28/2016	2003	32.5RO2G	1,615	193,500	193,500	188,000	119.81 / 116.41	37
	5515188	2607 W SAT NAM WAY	01/17/2017	12/13/2016	2002	32.5RDO2G2S	1,843	269,700	265,000	260,000	143.79 / 141.07	54
	5537247	3037 W VILLA CASSANDRA DR	01/19/2017	12/19/2016	2003	42.5RTO2G	1,733	220,000	216,000	216,000	124.64 / 124.64	32
	5425175	2428 W ESPARTERO WAY	01/20/2017	12/09/2016	2008	43.5RDXSQO3G4S	4,104	800,000	760,000	755,000	185.19 / 183.97	244
	5461618	35737 N 32ND AVE	01/24/2017	12/14/2016	2004	43FRDXPO3G3S	3,097	347,000	321,000	316,000	103.65 / 102.03	110
	5507553	3230 W RAPALO RD	01/25/2017	12/10/2016	2004	43FRDO3G3S	2,940	339,900	339,900	332,000	115.61 / 112.93	842
	5529174	2610 W TRAPANOTTO RD	01/31/2017	12/02/2016	2003	54.5FRDSO3G	3,912	425,000	425,000	420,000	108.64 / 107.36	34
	5510384	34924 N 30TH AVE	01/31/2017	01/13/2017	2003	32RO2G	1,187	169,000	169,000	160,000	142.38 / 134.79	93