



Tramonto Home Sales July 2006

Your initial search criteria were: ((LISTSTATUS = 'CLOSD' AND (CLOSEDDATE >= CONVERT(DATETIME, '7/1/2006') AND CLOSEDDATE <= CONVERT(DATETIME, '7/31/2006')))) AND (AREA LIKE '%201%') AND (SUBDIVISION LIKE '%TRAMONTO%')

Property Type: Residential Status: Sold

Subject Property											
#	ML#	COE Date	Address	Built	Fe Code	SqFt	List Price	LP/SF	Sale Price	SP/SF	CDOM
1	2555730	7/27/2006	34904 N 30TH AV Phoenix	2003	32FRPST2G	1080	\$237,000	\$219	\$231,000	\$214	18
2	2565381	7/28/2006	34623 N 30 AV Phoenix	2005	22FRPST2G -CUTE!	1095	\$239,900	\$219	\$230,000	\$210	5
3	2505033	7/31/2006	34908 N 31st AV Phoenix	2004	42.5R2G+Loft	1733	\$309,900	\$179	\$314,000	\$181	102
4	2551365	7/17/2006	34713 N 26TH AV Phoenix	2003	32.5FR2G	2018	\$335,000	\$166	\$314,000	\$156	315
5	2482771	7/25/2006	2757 W Via Callabria WY Phoenix	2003	32RP3G	1950	\$399,900	\$205	\$389,900	\$200	145
6	2533725	7/13/2006	35422 N 31st DR Phoenix	2004	32FRD2GDenPrivat	2223	\$415,000	\$187	\$358,500	\$161	32
7	2500684	7/26/2006	3402 W Languid LN Phoenix	2004	42.5RD2G+LOFT	2708	\$447,900	\$165	\$420,000	\$155	98
8	2561135	7/31/2006	3440 W Via Del Desierto -- Phoenix	2003	43FRDX3G+LOFT	2918	\$450,000	\$154	\$445,000	\$153	180
9	2517138	7/27/2006	2535 W CAVALRY DR Phoenix	2002	32RDPS3G+Den/Off	2149	\$460,000	\$214	\$450,000	\$209	61
10	2436194	7/27/2006	35803 N 34th AV Phoenix	2003	32FRD2GDENRVPOOL	2423	\$485,000	\$200	\$490,000	\$202	249
11	2536405	7/10/2006	3033 W Trapanotto RD Phoenix	2003	42.5FRDP3G	2730	\$510,000	\$187	\$550,000	\$201	41
12	2488499	7/31/2006	2426 W Old Paint TL Phoenix	2004	43.5FRDO2GBONUS!	3952	\$529,900	\$134	\$500,000	\$127	116
13	2517920	7/28/2006	3409 W Donatello DR Phoenix	2004	54FDPS3GPool&Spa	3376	\$539,000	\$160	\$520,000	\$154	163
14	2552582	7/28/2006	35326 N 27 DR Phoenix	2003	43FRDP3G RV	2851	\$570,000	\$200	\$560,000	\$196	31
15	2545902	7/22/2006	2634 W TRAPANOTTO RD Phoenix	2003	43FRDXP3G	3402	\$595,000	\$175	\$560,000	\$165	18
16	2505730	7/25/2006	35209 N 30th DR Phoenix	2004	53.5FRD3G+GameRm	3955	\$596,000	\$151	\$590,000	\$149	69
17	2518432	7/14/2006	34715 N 24 DR Phoenix	2004	43.5D2G3.5%COBRK	3952	\$605,000	\$153	\$590,000	\$149	45
Average						2,618	\$454,382		\$441,905		99
Number of Properties: 17											
(Average SalePrice / Average SqFt) : (441905 / 2618) = \$ 168.79											

Comments
All Home Sales In Tramonto in July 2006

Prepared by

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Information is believed to be accurate but is not guaranteed.