



Tramonto Home Sales - July 2007

Your initial search criteria were: ((LISTSTATUS = 'CLOSD' AND (CLOSEDDATE >= CONVERT(DATETIME, '7/1/2007') AND CLOSEDDATE <= CONVERT(DATETIME, '7/30/2007')))) 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	ADOM	CDOM
1	2719292	7/16/2007	34634 N 30TH DR Phoenix	2004	32RO2G	1052	\$199,900	\$190	\$193,000	\$183	75	75
2	2755686	7/13/2007	34819 N 30TH AVE Phoenix	2004	32RO2G	1052	\$208,900	\$199	\$194,000	\$184	21	215
3	2632945	7/25/2007	34743 N 30th AVE Phoenix	2004	32RT2G	1228	\$225,000	\$183	\$223,000	\$182	271	271
4	2674227	7/25/2007	3017 W LANGUID LN Phoenix	2003	43RX2G	2142	\$379,900	\$177	\$349,000	\$163	205	205
5	2734354	7/10/2007	35513 N 31st DR Phoenix	2002	42RXPO2G	2091	\$388,000	\$186	\$385,000	\$184	70	261
6	2715733	7/25/2007	3106 W ESPARTERO WAY Phoenix	2005	43FRO3G	3090	\$390,000	\$126	\$375,000	\$121	115	115
7	2686348	7/15/2007	3318 W Galvin ST Phoenix	2004	53FRDO3G	2958	\$398,000	\$135	\$404,000	\$137	178	432
8	2687002	7/06/2007	2601 W Via Vista -- Phoenix	2004	33.5FRDXPO3G	2851	\$499,000	\$175	\$499,000	\$175	146	359
9	2705868	7/27/2007	2724 W Via Bona Fortuna -- Phoenix	2002	53.5FRDXPSO3G	3376	\$499,850	\$148	\$475,000	\$141	134	134
10	2732268	7/26/2007	35313 N 27TH LN Phoenix	2002	54.5RDO3G	4306	\$499,900	\$116	\$494,500	\$115	93	244
11	2701176	7/09/2007	2708 W Languid LN Phoenix	2005	43FRD3G	3477	\$670,000	\$193	\$650,000	\$187	89	89
Average						2,511	\$396,222		\$385,590		127	218
Number of Properties: 11												
(Average SalePrice / Average SqFt) : (385590 / 2511) = \$ 153.56												

Comments
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Prepared by

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Information is believed to be accurate but is not guaranteed.