










Tramonto Home Sales Activity - July 2014

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	2,312,900	2,271,900	Low	179,500	172,500	0.95	1,531	102.37	99.81	14	13
				Avg	256,989	252,433	0.98	2,136	121.04	119.00	71	70
				High	399,500	385,000	1.00	3,707	140.13	135.04	155	155
Overall	9	2,312,900	2,271,900	Low	179,500	172,500	0.95	1,531	102.37	99.81	14	13
				Avg	256,989	252,433	0.98	2,136	121.04	119.00	71	70
				High	399,500	385,000	1.00	3,707	140.13	135.04	155	155

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Inside the map search Polygon; Status of 'Closed'; Zip Code like 85086; Close of Escrow Date between '07/01/2014' and '07/31/2014'.

Closed Listings

Photo	MLS #	Address	COE Date	Year Built	Encoded Features	Square Feet	Original List Price	List Price	Sold Price	List/Sold Price Sqft	Cumulative DOM
	5062629	2646 W SAT NAM WAY	07/01/2014	2002	42.5RO2G	1,531	207,900	199,000	189,900	129.98 / 124.04	155
	5082013	2607 W TRAPANOTTO RD	07/15/2014	2003	43.5FRDXP3G	2,851	400,000	399,500	385,000	140.13 / 135.04	128
	5087891	35908 N 33RD AVE	07/11/2014	2005	53.5FRDPSO3G3S	3,707	397,500	379,500	370,000	102.37 / 99.81	113
	5101086	34607 N 30TH AVE	07/24/2014	2004	32.5RO2G1S	1,615	190,000	179,500	172,500	111.15 / 106.81	63
	5110021	3011 W PERDIDO WAY	07/17/2014	2004	42.5RO2G1S	1,733	208,500	208,500	208,000	120.31 / 120.02	33
	5113526	3431 W LEISURE LN	07/28/2014	2004	32FRXO3G	2,103	259,000	252,000	252,000	119.83 / 119.83	81
	5134227	2626 W FLORENTINE RD	07/22/2014	2003	32.5FRO2G2S	1,856	215,000	215,000	215,000	115.84 / 115.84	31
	5121327	34814 N 31ST AVE	07/08/2014	2004	42.5FRO2G	1,733	204,900	204,900	205,000	118.23 / 118.29	13
	5127270	35513 N 31ST DR	07/10/2014	2002	42RXPO2G	2,091	275,000	275,000	274,500	131.52 / 131.28	14

Prepared by Ron Weiss,
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