



Tramonto Home Sales Activity - June 2008

Your initial search criteria were: ((LISTSTATUS ='CLOSD' AND (CLOSEDDATE>=CONVERT(DATETIME,'6/1/2008') AND CLOSEDDATE<=CONVERT(DATETIME,'6/30/2008')))) 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	2926799	6/25/2008	3001 W Gran Paradiso DR Phoenix	2002	32FRDO2.5G	2192	\$245,000	\$112	\$235,000	\$107	118	118
2	2965109	6/12/2008	3002 W GRAN PARADISO DR Phoenix	2002	42RD2G	2192	\$254,900	\$116	\$258,500	\$118	34	33
3	2916529	6/30/2008	34702 N 25 LN Phoenix	2003	43R2G	2018	\$255,000	\$126	\$250,000	\$124	148	148
4	2985562	6/23/2008	3221 W ESPARTERO WAY Phoenix	2005	53FRO3G	3227	\$264,900	\$82	\$264,900	\$82	11	735
5	2940130	6/04/2008	3405 W Little Hopi DR Phoenix	2003	43FRDXO2G	2918	\$269,900	\$92	\$280,000	\$96	83	246
6	2944310	6/04/2008	35305 N 30TH AVE Phoenix	2002	42.5RDO3G	2702	\$275,000	\$102	\$260,000	\$96	56	236
7	2864206	6/26/2008	3311 W FLORIMOND RD Phoenix	2007	32.75FRDNO2G	2193	\$277,950	\$127	\$250,072	\$114	235	235
8	2975171	6/27/2008	3121 W ESPARTERO WAY Phoenix	2004	43FRDO3G	2939	\$294,900	\$100	\$288,000	\$98	48	48
9	2767307	6/26/2008	3006 W VIA DE PEDRO MIGUEL -- Phoenix	2004	43FRDO3G	3936	\$300,000	\$76	\$290,000	\$74	385	384
10	2985386	6/05/2008	35210 N 27 th AVE Phoenix	2003	32.75FRDO3G	2647	\$330,000	\$125	\$300,000	\$113	97	97
11	2969731	6/09/2008	2605 W Florimond RD Phoenix	2002	42.5FRDP3G	2647	\$339,900	\$128	\$320,000	\$121	40	91
12	2956564	6/16/2008	35333 N 27TH LN Phoenix	2002	53.5FRDO3G	3906	\$364,900	\$93	\$345,000	\$88	42	42
13	2855283	6/10/2008	3219 W RAPALO RD Phoenix	2004	43FRDPO3G	3613	\$399,900	\$111	\$365,000	\$101	242	410
14	2925439	6/15/2008	2626 W PERDIDO WAY Phoenix	2002	54FRDPTO3G	3376	\$469,900	\$139	\$457,450	\$136	146	145
Average						2,893	\$310,153		\$297,423		120	212

Number of Properties: 14

(Average SalePrice / Average SqFt) : (297423 / 2893) = \$ 102.81

Comments

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Prepared by

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Information is believed to be accurate but is not guaranteed.