

Tramonto Home Sales Activity - March 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	15	4,318,000	4,250,550	Low	168,000	166,500	0.95	1,100	117.81	111.98	10	10
				Avg	287,867	283,370	0.98	2,129	139.00	136.80	77	77
				High	399,000	394,000	1.02	2,851	191.80	183.09	210	209
Overall	15	4,318,000	4,250,550	Low	168,000	166,500	0.95	1,100	117.81	111.98	10	10
				Avg	287,867	283,370	0.98	2,129	139.00	136.80	77	77
				High	399,000	394,000	1.02	2,851	191.80	183.09	210	209

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 '03/01/2017' and '03/31/2017'.

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
	5536265	3238 W GALVIN ST	03/07/2017	02/08/2017	2004	32FRXO2.5G	2,230	305,000	285,000	285,000	127.8 / 127.8	58
	5507010	35808 N 34TH LN	03/08/2017	01/31/2017	2003	42FRX2G2S	2,423	309,000	299,000	285,000	123.4 / 117.62	127
	5548812	34705 N 24TH LN	03/09/2017	02/06/2017	2003	32RO2G	1,147	216,000	220,000	210,000	191.8 / 183.09	19
	5473945	3445 W Galvin ST	03/13/2017	02/16/2017	2005	32FRDO2G	2,230	299,900	279,900	275,000	125.52 / 123.32	209
	5510541	2926 W CARAVAGGIO LN	03/15/2017	02/04/2017	2003	43.5FRD2G2S	2,670	350,000	329,900	317,500	123.56 / 118.91	118
	5555203	35709 N 29TH LN	03/15/2017	02/11/2017	2003	43FRO2G2S	2,142	315,000	315,000	313,500	147.06 / 146.36	10
	5553133	34999 N 30TH AVE	03/15/2017	02/12/2017	2004	32R2G	1,100	168,000	168,000	166,500	152.73 / 151.36	46
	5553356	35738 N 32nd LN	03/17/2017	02/16/2017	2003	53RDXSQO2G	2,299	31,000	305,000	303,750	132.67 / 132.12	48
	5529160	35803 N 33RD LN	03/21/2017	02/14/2017	2004	42FRDXO2G2S	2,166	315,000	300,000	305,000	138.5 / 140.81	117
	5485512	2910 W CARAVAGGIO LN	03/22/2017	02/21/2017	2003	43RDXQ2G	2,572	325,000	303,000	288,000	117.81 / 111.98	208
	5556648	35112 N 34TH LN	03/23/2017	02/17/2017	2005	32R2G	1,416	229,500	229,500	228,500	162.08 / 161.37	48

	5537189	2605 W VIA PERUGIA ST	03/24/2017	01/21/2017	2003	43.5FRDXPO3G2S	2,851	399,000	399,000	394,000	139.95 / 138.2	67
	5534686	35434 N 31ST DR	03/24/2017	01/31/2017	2003	42.5RDO3G2S	2,677	319,900	319,900	319,900	119.5 / 119.5	53
	5548470	3030 W DONATELLO DR	03/24/2017	02/02/2017	2002	42FRO2G	1,850	274,900	274,900	269,000	148.59 / 145.41	16
	5556127	35710 N 32ND LN	03/24/2017	02/16/2017	2004	32FRD3G	2,162	289,900	289,900	289,900	134.09 / 134.09	13

Prepared by Ron Weiss,
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04/07/2017 5:03 © 2017 ARMLS and
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