



Tramonto Home Sales Activity - May 2008

Your initial search criteria were: ((LISTSTATUS ='CLOSD' AND (CLOSEDDATE>=CONVERT(DATETIME,'5/1/2008') AND CLOSEDDATE<=CONVERT(DATETIME,'5/31/2008')))) 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	2960522	5/21/2008	3023 W PERDIDO WAY Phoenix	2004	42.5RO2G	1733	\$214,900	\$124	\$214,900	\$124	23	132
2	2888890	5/08/2008	3031 W PERDIDO WAY -- Phoenix	2004	32.5RO2G	1534	\$229,000	\$149	\$210,000	\$137	113	112
3	2916655	5/09/2008	3429 W FLORIMOND RD Phoenix	2005	32.5RD2G	1958	\$234,900	\$120	\$215,000	\$110	98	97
4	2904467	5/14/2008	36002 N 34TH LN Phoenix	2004	32RP3G	1945	\$240,000	\$123	\$234,000	\$120	48	723
5	2947358	5/07/2008	3310 W LEISURE LN Phoenix	2004	32RXO3G	1941	\$246,900	\$127	\$251,000	\$129	28	27
6	2898802	5/31/2008	36017 N 33RD LN Phoenix	2003	42FRO3G	2000	\$254,000	\$127	\$260,000	\$130	175	246
7	2957939	5/06/2008	35615 N 34th AVE Phoenix	2004	42.5FRDO2.5G	2708	\$265,000	\$98	\$270,000	\$100	14	14
8	2911460	5/23/2008	35410 N 30th AVE Phoenix	2003	42FRD2G	2223	\$289,800	\$130	\$259,900	\$117	138	437
9	2920920	5/23/2008	2737 W Via Calabria DR Phoenix	2003	32RXPO3G	1945	\$298,500	\$153	\$283,750	\$146	84	84
10	2920298	5/01/2008	2544 W Via Perugia -- Phoenix	2002	42R3G	2149	\$309,000	\$144	\$295,000	\$137	62	62
11	2941031	5/16/2008	3033 W Trapanotto RD Phoenix	2003	42.5FRDPO3G	2738	\$313,000	\$114	\$308,000	\$112	80	80
12	2700138	5/15/2008	35707 N 34th LN Phoenix	2003	42FRDPO2G	2423	\$349,900	\$144	\$349,900	\$144	435	435
13	2937339	5/25/2008	3005 W Gran Paradiso DR Phoenix	2003	53.5FRDPO3G	3936	\$351,900	\$89	\$345,000	\$88	189	186
14	2889120	5/25/2008	35202 N 27th AVE Phoenix	2004	43.5RDX3G	4178	\$362,900	\$87	\$355,000	\$85	149	149
15	2931772	5/31/2008	2705 W Espartero WAY Phoenix	2007	54FRDXQNO3G	4649	\$725,000	\$156	\$725,000	\$156	76	76
Average						2,537	\$312,313		\$305,096		114	191
Number of Properties: 15												
(Average SalePrice / Average SqFt) : (305096 / 2537) = \$ 120.26												

Comments

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Prepared by

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Information is believed to be accurate but is not guaranteed.