

# Tramonto Home Sales Activity - May 2011






| 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         | 19         | 3,723,577        | 3,677,206        | Low         | 98,900         | 88,500     | 0.89            | 1,264        | 61.28                      | 60.25                      | 1                    | 1                         |
|                |            |                  |                  | Avg         | 195,978        | 193,537    | 0.99            | 2,263        | 85.63                      | 84.65                      | 89                   | 108                       |
|                |            |                  |                  | High        | 379,750        | 368,000    | 1.10            | 3,464        | 127.48                     | 123.53                     | 365                  | 365                       |
| <b>Overall</b> | <b>19</b>  | <b>3,723,577</b> | <b>3,677,206</b> | <b>Low</b>  | <b>98,900</b>  |            |                 | <b>1,264</b> | <b>61.28</b>               |                            | <b>1</b>             | <b>1</b>                  |
|                |            |                  |                  | <b>Avg</b>  | <b>195,978</b> |            |                 | <b>2,263</b> | <b>85.63</b>               |                            | <b>89</b>            | <b>108</b>                |
|                |            |                  |                  | <b>High</b> | <b>379,750</b> |            |                 | <b>3,464</b> | <b>127.48</b>              |                            | <b>365</b>           | <b>365</b>                |

## 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 '05/01/2011' and '05/31/2011'.

## Closed Listings

| Photo  | MLS #   | Address                       | COE Date  | Year Built | Encoded Features | Square Feet | Original List Price | List Price | Sold Price | List/Sold Price Per Approx SQFT | Cumulative Days On Market |
|--|---------|-------------------------------|-----------|------------|------------------|-------------|---------------------|------------|------------|---------------------------------|---------------------------|
|    | 4483851 | 3003 W SAND FLOWER DR         | 5/2/2011  | 2004       | 22RO2G           | 1,469       | 84,900              | 99,900     | 88,500     | 68.01 / 60.25                   | 119                       |
|   | 4477519 | 34963 N 30TH AVE              | 5/5/2011  | 2004       | 32R2G            | 1,264       | 119,000             | 112,000    | 112,000    | 88.61 / 88.61                   | 256                       |
|  | 4548708 | 34932 N 30TH AVE              | 5/6/2011  | 2003       | 32.5R2G          | 1,614       | 102,900             | 98,900     | 98,900     | 61.28 / 61.28                   | 226                       |
|  | 4557299 | 3105 W ESPARTERO WAY          | 5/9/2011  | 2005       | 42FR3G           | 2,061       | 185,000             | 185,000    | 180,000    | 89.76 / 87.34                   | 25                        |
|  | 4538870 | 34820 N 30TH DR               | 5/10/2011 | 2003       | 32.5RO2G         | 1,534       | 125,900             | 125,900    | 125,900    | 82.07 / 82.07                   | 24                        |
|  | 4473560 | 35824 N 34TH LN               | 5/12/2011 | 2003       | 42FRD2G          | 2,423       | 225,000             | 214,900    | 214,900    | 88.69 / 88.69                   | 159                       |
|  | 4550967 | 34809 N 25TH DR               | 5/12/2011 | 2002       | 32.5FRDX2G       | 1,843       | 154,900             | 154,900    | 154,000    | 84.05 / 83.56                   | 26                        |
|  | 4549997 | 36022 N 34TH LN               | 5/13/2011 | 2003       | 42RDXP3G         | 2,347       | 200,000             | 200,000    | 200,000    | 85.22 / 85.22                   | 123                       |
|  | 4566030 | 2625 W LUCE DR                | 5/16/2011 | 2004       | 42FRDX3G         | 2,647       | 224,900             | 228,900    | 228,900    | 86.48 / 86.48                   | 1                         |
|  | 4431397 | 3411 W VIA DE PEDRO MIGUEL -- | 5/19/2011 | 2010       | 42.5RDNO3G       | 2,250       | 251,345             | 199,950    | 219,387    | 88.87 / 97.51                   | 228                       |
|  | 4561604 | 2503 W VIA SAVELLI --         | 5/23/2011 | 2004       | 43RDXP03G        | 2,979       | 379,750             | 379,750    | 368,000    | 127.48 / 123.53                 | 15                        |
|  | 4470565 | 35720 N 34 DR                 | 5/23/2011 | 2003       | 32RO2G           | 2,423       | 390,000             | 179,777    | 175,000    | 74.20 / 72.22                   | 217                       |
|  | 4502266 | 3222 W LEISURE LN             | 5/24/2011 | 2003       | 42.75FRPSO3G     | 2,958       | 225,000             | 225,000    | 219,000    | 76.06 / 74.04                   | 13                        |
|  | 4533546 | 2535 W CAVALRY DR             | 5/26/2011 | 2002       | 32RPSO3G         | 2,149       | 199,900             | 199,900    | 208,819    | 93.02 / 97.17                   | 81                        |

|  |         |                     |           |      |            |       |         |         |         |                 |     |
|--|---------|---------------------|-----------|------|------------|-------|---------|---------|---------|-----------------|-----|
|   | 4570935 | 35301 N 30TH AVE    | 5/26/2011 | 2002 | 42.5FRDO3G | 2,677 | 195,000 | 195,000 | 195,000 | 72.84 / 72.84   | 19  |
|  | 4513895 | 35110 N 25TH AVE    | 5/27/2011 | 2005 | 43.5FRXQ2G | 3,464 | 324,900 | 324,900 | 300,000 | 93.79 / 86.61   | 117 |
|  | 4567106 | 3222 W DONATELLO DR | 5/27/2011 | 2004 | 43FRPO3G   | 2,940 | 234,900 | 234,900 | 234,900 | 79.90 / 79.90   | 16  |
|  | 4400059 | 35205 N 30TH DR     | 5/31/2011 | 2004 | 32RO2G     | 2,113 | 235,000 | 149,000 | 152,000 | 70.52 / 71.94   | 365 |
|  | 4558259 | 3029 W RAPALO RD    | 5/31/2011 | 2003 | 32FRDPO2G  | 1,850 | 215,000 | 215,000 | 202,000 | 116.22 / 109.19 | 39  |

Prepared by Ron  
Weiss, CRS GRI

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