

Tramonto Home Sales Activity - May 2016




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	14	4,561,490	4,488,400	Low	171,000	158,500	0.93	1,040	93.21	89.76	2	2
				Avg	325,821	320,600	0.98	2,638	127.06	124.72	54	65
				High	650,000	648,000	1.02	4,183	175.44	174.90	237	237
Overall	14	4,561,490	4,488,400	Low	171,000	158,500	0.93	1,040	93.21	89.76	2	2
				Avg	325,821	320,600	0.98	2,638	127.06	124.72	54	65
				High	650,000	648,000	1.02	4,183	175.44	174.90	237	237

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 '05/01/2016' and '05/30/2016'.

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 Sqrt	Cumulative DOM
	5412967	3326 W LEISURE LN	05/02/2016	03/28/2016	2004	42.5FRDPO2G2S	2,800	319,900	319,900	309,000	114.25 / 110.36	20
	5399993	35601 N VIA TRAMONTO --	05/03/2016	03/26/2016	2006	33.5RDXPQ3G4S	3,705	650,000	650,000	648,000	175.44 / 174.9	38
	5352896	36010 N 30th AVE	05/05/2016	03/20/2016	2003	53.5FRDXPO3G	4,183	419,900	389,900	388,000	93.21 / 92.76	150
	5411338	35814 N 33RD LN	05/06/2016	03/18/2016	2004	42FR3G3S	2,126	298,900	298,900	305,000	140.59 / 143.46	11
	5322919	3113 W ESPARTERO WAY	05/06/2016	04/11/2016	2004	43FRDO3G3S	3,227	350,000	337,000	325,000	104.43 / 100.71	237
	5406487	2506 W VIA DE PEDRO MIGUEL RD	05/06/2016	04/12/2016	2003	43.5FRDPSO3G	4,178	390,000	390,000	375,000	93.35 / 89.76	187
	5401865	3432 W LEISURE LN	05/09/2016	03/25/2016	2003	32RO2G2S	2,103	315,000	315,000	308,000	149.79 / 146.46	38
	5415127	3111 W SENTINEL ROCK RD	05/09/2016	04/01/2016	2004	43FDXPO3G3S	3,227	379,990	379,990	380,000	117.75 / 117.76	16
	5372268	3347 W RESTIN RD	05/10/2016	03/24/2016	2003	32FRD3G2S	2,239	319,900	304,900	293,500	136.18 / 131.09	105
	5417953	35015 N 30TH AVE	05/13/2016	03/28/2016	2004	22RXO2G	1,040	171,000	171,000	158,500	164.42 / 152.4	26
	5411897	3322 W GRAN PARADISO DR	05/16/2016	03/20/2016	2012	42.5RO2G	2,455	309,900	309,900	309,900	126.23 / 126.23	11

	5428518	3413 W LANGUID LN	05/20/2016	04/16/2016	2004	42FRDP2G2S	2,423	325,000	325,000	320,000	134.13 / 132.07	2
	5402595	34955 N 30TH AVE	05/27/2016	03/21/2016	2004	32.5R2G	1,615	185,000	185,000	183,500	114.55 / 113.62	29
	5428809	34915 N 30TH AVE	05/27/2016	04/21/2016	2004	32.5FR2G	1,615	185,000	185,000	185,000	114.55 / 114.55	42

Prepared by Ron Weiss,
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*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
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