

Tramonto Home Sales Activity - May 2017

Status #	List Listings	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	21	6,463,899	6,304,890	Low 200,000	193,000	0.92	1,253	90.19	2	2
				Avg 307,805	300,233	0.97	2,340	139.56	52	68
				High 449,900	449,990	1.00	4,178	191.54	249	498

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Inside the map search Polygon; Close of Escrow Date between '05/01/2017' and '05/31/2017'; Status of 'Closed'; Zip Code like 85086*.

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	Cumulative DOM
	5568195	35703 N 31ST AVE	05/03/2017	03/27/2017	2004	42FRDO3G	2,061	299,999	299,999	298,000	145.56 / 144.59	64
	5562202	3128 W SENTINEL ROCK RD	05/08/2017	04/13/2017	2004	32RDO3G2S	2,061	299,000	285,000	275,000	138.28 / 133.43	51
	5571520	3410 W VIA DE PEDRO MIGUEL --	05/10/2017	04/09/2017	2005	32R2G2S	1,416	245,000	249,000	245,000	175.85 / 173.02	36
	5541747	36018 N 30TH AVE	05/10/2017	04/21/2017	2003	43.5FRDXO3G2S	3,533	409,900	367,000	357,000	103.88 / 101.05	200
	5580628	3022 W LANGUID LN	05/11/2017	04/13/2017	2003	32RDO3G	1,839	299,900	299,900	275,000	163.08 / 149.54	58
	5583886	3030 W VILLA CASSANDRA DR	05/12/2017	04/04/2017	2003	32.5RO2G1S	1,642	200,000	200,000	193,000	121.8 / 117.54	6
	5579911	35210 N 33RD DR	05/12/2017	04/13/2017	2012	42.5RXO2G2S	2,455	310,000	310,000	310,000	126.27 / 126.27	45
	5576898	2902 W SENTINEL ROCK RD	05/12/2017	04/29/2017	2003	32RDXO2G	2,125	310,000	299,900	295,000	141.13 / 138.82	56




Photo	MLS #	Address	COE Date	Under Contract Date	Year Built	Encoded Features	Square Feet	Original List Price	List Price	Sold Price	List/Sold Price	Cumulative DOM
	5583765	3224 W GRAN PARADISO DR	05/19/2017	04/02/2017	2012	32R2G2S	1,360	250,000	250,000	250,000	183.82 / 183.82	3
	5525904	2753 W VIA CALABRIA --	05/22/2017	04/08/2017	2002	53.5FRDPSO3G2S	3,376	400,000	369,900	360,000	109.57 / 106.64	187
	5586140	35207 N 30TH LN	05/22/2017	04/17/2017	2004	32.5RO2G2S	1,534	249,000	249,000	228,000	162.32 / 148.63	50
	5586729	35513 N 31ST DR	05/25/2017	04/09/2017	2002	42RXPO2G	2,114	329,900	329,900	329,900	156.05 / 156.05	20
	5593776	3334 W GRAN PARADISO DR	05/26/2017	04/24/2017	2010	42.5RDO2G2S	2,455	325,000	325,000	320,000	132.38 / 130.35	4
	5592543	3058 W EAGLE CLAW DR	05/26/2017	05/01/2017	2002	43FRDO3G3S	3,034	345,000	345,000	330,500	113.71 / 108.93	12
	5597208	3314 W GRAN PARADISO DR	05/29/2017	04/30/2017	2012	32R2G2S	1,253	240,000	240,000	240,000	191.54 / 191.54	2
	5554959	35201 N 27TH AVE	05/30/2017	03/29/2017	2003	43RX3G6S	2,647	395,900	395,900	385,000	149.57 / 145.45	57
	5575815	34801 N 25TH DR	05/30/2017	03/31/2017	2002	43.5RPO2G2S	2,483	310,000	310,000	294,000	124.85 / 118.41	35
	5588265	3110 W EAGLE CLAW DR	05/30/2017	04/23/2017	2002	32FRXPSO2G	2,103	309,000	309,000	308,500	146.93 / 146.7	30
	5566678	35202 N 30TH DR	05/30/2017	04/29/2017	2004	54FRDO3G2S	3,936	355,000	355,000	340,000	90.19 / 86.38	498
	5597973	3031 W PERDIDO WAY	05/30/2017	04/30/2017	2004	32.5RO2G2S	1,534	224,500	224,500	221,000	146.35 / 144.07	26

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	5587996	2626 W FLORIMOND RD	05/31/2017	04/10/2017	2004	43.5FRDXPO3G	4,178	449,900	449,900	449,990	107.68 / 107.7	3

Prepared by Ron Weiss, CRS GRI

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.*

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