












# Tramonto Home Sales Activity - October 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	17	4,884,200	4,816,000	Low	169,000	162,500	0.95	1,100	96.10	96.13	4	4
				Avg	287,306	283,294	0.99	2,169	134.76	132.69	63	79
				High	369,000	367,000	1.02	3,433	178.75	178.75	167	390
Overall	17	4,884,200	4,816,000	Low	169,000	162,500	0.95	1,100	96.10	96.13	4	4
				Avg	287,306	283,294	0.99	2,169	134.76	132.69	63	79
				High	369,000	367,000	1.02	3,433	178.75	178.75	167	390

## 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 '10/01/2016' and '10/31/2016'.

## 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 Sqft	Cumulative DOM
	5471357	34715 N 22ND DR	10/03/2016	08/17/2016	2007	43FRXO3G2S	2,693	330,000	330,000	330,000	122.54 / 122.54	34
	5474975	3403 W RESTIN RD	10/03/2016	08/19/2016	2003	43RXO2G	2,000	295,000	295,000	290,000	147.5 / 145	71
	5438847	34716 N 30TH AVE	10/05/2016	08/08/2016	2004	32RDO2G	1,468	183,000	178,500	178,500	121.59 / 121.59	51
	5470532	36002 N 33RD LN	10/06/2016	09/02/2016	2004	32FRDXPO3G3S	1,945	329,900	309,900	295,000	159.33 / 151.67	50
	5457179	35719 N 34TH LN	10/07/2016	08/12/2016	2003	42FRDXP2G2S	2,423	334,900	319,900	319,000	132.03 / 131.65	108
	5448238	3414 W DARIEN WAY	10/12/2016	08/19/2016	2006	32.5FRD2G2S	1,958	255,000	251,900	250,000	128.65 / 127.68	390
	5477398	3014 W VILLA CASSANDRA DR	10/17/2016	09/02/2016	2003	32.5RD2G	2,090	268,900	268,900	261,500	128.66 / 125.12	34
	5458984	2614 W LUCE DR	10/17/2016	09/19/2016	2004	43RDXS3G6C3S	2,622	350,000	339,900	325,000	129.63 / 123.95	88
	5495663	35321 N 26TH AVE	10/19/2016	09/14/2016	2003	42FRDPO3G	2,014	349,900	360,000	360,000	178.75 / 178.75	4
	5486216	2929 W DONATELLO DR	10/21/2016	09/07/2016	2003	42.75FRX2G2S	2,670	365,000	365,000	355,000	136.7 / 132.96	20
	5495670	34714 N 21ST LN	10/21/2016	09/15/2016	2007	43FRDXPO3G	2,693	369,000	369,000	367,000	137.02 / 136.28	42

	5448051	34947 N 30TH AVE	10/26/2016	09/08/2016	2004	22RO2G	1,187	169,900	169,900	164,000	143.13 / 138.16	112
	5482430	3215 W RAPALO RD	10/27/2016	09/14/2016	2005	53FRD3G3S	3,433	329,900	329,900	330,000	96.1 / 96.13	89
	5443452	3411 W DARIEN WAY	10/27/2016	09/29/2016	2006	32.75FRDO2G2S	2,212	305,000	270,000	274,000	122.06 / 123.87	166
	5490542	34720 N 30TH AVE	10/28/2016	09/17/2016	2004	32FR2G	1,100	169,000	169,000	162,500	153.64 / 147.73	24
	5501214	35306 N 27TH AVE	10/28/2016	09/29/2016	2004	42FRDX3G	2,348	319,900	319,900	312,000	136.24 / 132.88	36
	5501125	3037 W DARIEN WAY	10/31/2016	10/01/2016	2004	32.5FRDO2G2C2S	2,024	237,500	237,500	242,500	117.34 / 119.81	40

Prepared by Ron Weiss,  
CRS GRI

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

11/21/2016 1:22 © 2016 ARMLS and

*DND2 ( D o N o 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.*

PM

FBS.  
DMCA