

Tramonto Home Sales Activity - September 2010




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	18	3,407,099	3,319,655	Low	75,600	72,000	0.91	1,036	59.33	59.33	10	10
				Avg	189,283	184,425	0.98	2,305	83.73	82.42	108	129
				High	384,900	370,000	1.09	5,201	102.87	104.41	538	384
Overall	18	3,407,099	3,319,655	Low	75,600			1,036	59.33		10	10
				Avg	189,283			2,305	83.73		108	129
				High	384,900			5,201	102.87		538	384

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 '09/01/2010' and '09/30/2010'.

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
	4380555	2609 W LUCE DR	9/1/2010	2003	43.5FRDPO3G	4,178	335,000	335,000	305,000	80.18 / 73.00	84
	4399715	35222 N 34TH LN	9/3/2010	2005	32R2G	1,416	140,000	125,000	125,000	88.28 / 88.28	96
	4239978	2328 W Villa Cassandra DR	9/3/2010	2006	43.5FRDXO3G1S	4,015	380,000	365,000	352,000	90.91 / 87.67	384
	4336588	3115 W LANGUID LN	9/7/2010	2004	52RD2G	2,276	199,900	174,500	181,125	76.67 / 79.58	129
	4397390	2504 W OLD PAINT TRL	9/8/2010	2002	22RXPO2G	1,382	137,000	137,000	140,000	99.13 / 101.30	106
	4417279	3053 W LEISURE LN	9/10/2010	2002	32R2G	2,142	197,900	190,000	185,000	88.70 / 86.37	82
	4382479	35035 N 30TH AVE	9/15/2010	2003	32RD2G	1,100	89,900	89,900	98,000	81.73 / 89.09	75
	4435384	3109 W GRAN PARADISO DR	9/16/2010	2004	32FRX2G	2,113	188,900	188,900	180,000	89.40 / 85.19	10
	4404629	3058 W LEISURE LN	9/20/2010	2002	32RO2G	2,103	194,900	194,900	194,900	92.68 / 92.68	327
	4389660	34612 N 30TH AVE	9/22/2010	2004	22RO2G	1,036	104,900	85,500	83,000	82.53 / 80.12	90
	4366523	35819 N 33rd LN	9/22/2010	2004	42FRDPO2G	2,166	220,000	220,000	200,000	101.57 / 92.34	174
	4419224	3017 W ESPARTERO WAY	9/22/2010	2004	32RD3G	2,191	225,000	216,999	215,000	99.04 / 98.13	287
	4354997	2534 W Sat Nam WAY	9/27/2010	2003	22RXO2G	1,361	150,000	140,000	142,100	102.87 / 104.41	198
	4443198	2425 W FLORENTINE RD	9/28/2010	2003	53.5FRDO2G	3,952	249,000	249,000	241,530	63.01 / 61.12	43
	4452975	3021 W ESPARTERO WAY	9/29/2010	2003	32FRDXO3G	2,191	130,000	130,000	130,000	59.33 / 59.33	13

	4434700	34607 N 30TH AVE	9/30/2010	2004	32.5FR2G	1,614	104,900	104,900	105,000	64.99 / 65.06	11
	4349905	34714 N 30TH DR	9/30/2010	2003	22R2G	1,047	94,500	75,600	72,000	72.21 / 68.77	93
	4358653	2514 W PERDIDO WAY	9/30/2010	2004	53.5FRDXPQO2G	5,201	469,900	384,900	370,000	74.00 / 71.14	132

Prepared by Ron Weiss, CRS GRI

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