



Tramonto Home Sales Activity - September 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	13	4,723,393	4,451,155	Low	266,500	245,000	0.79	1,843	89.57	83.00	9	9
				Avg	363,338	342,397	0.95	2,892	126.82	120.09	66	66
				High	629,000	500,000	1.00	3,952	172.00	147.61	140	140
Overall	13	4,723,393	4,451,155	Low	266,500	245,000	0.79	1,843	89.57	83.00	9	9
				Avg	363,338	342,397	0.95	2,892	126.82	120.09	66	66
				High	629,000	500,000	1.00	3,952	172.00	147.61	140	140

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Inside the map search Polygon; Close of Escrow Date between '09/01/2016' and '09/30/2016'; 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 Sqft	Cumulative DOM
	5427348	3049 W LEISURE LN	09/01/2016	07/01/2016	2002	32FRDO3G	2,191	299,900	289,900	285,900	132.31 / 130.49	114
	5451391	35916 N 33RD AVE	09/01/2016	07/03/2016	2003	43FRDP3G	2,967	375,000	375,000	368,000	126.39 / 124.03	41
	5447510	3013 W TRAPANOTTO RD	09/01/2016	07/25/2016	2003	32RDO2.5G2S	2,192	290,000	270,000	245,000	123.18 / 111.77	62
	5471735	35715 N 31ST AVE	09/09/2016	07/25/2016	2004	53FRD2G2S	2,276	299,900	299,900	299,000	131.77 / 131.37	9
	5455737	35705 N 32ND AVE	09/09/2016	08/10/2016	2004	43FRDO3G3S	2,939	339,900	329,900	321,755	112.25 / 109.48	75
	5461217	34709 N 26TH AVE	09/12/2016	07/26/2016	2003	32.5FRDX2G	1,843	275,000	266,500	250,000	144.6 / 135.65	34
	5470747	3017 W SENTINEL ROCK RD	09/12/2016	08/08/2016	2003	42.5RDXP3G3S	2,862	319,444	319,444	310,000	111.62 / 108.32	29
	5409395	36021 N 29TH DR	09/16/2016	07/23/2016	2003	42.5FRDXS3G2S	2,676	425,000	407,000	395,000	152.09 / 147.61	140
	5464450	35713 N 29TH LN	09/16/2016	07/29/2016	2003	43.5FRDO2G	3,286	340,000	340,000	333,500	103.47 / 101.49	78
	5465798	2426 W OLD PAINT TRL	09/16/2016	09/08/2016	2004	43.5FRDO2G	3,952	365,000	354,000	328,000	89.57 / 83	73
	5448278	3409 W DONATELLO DR	09/19/2016	07/04/2016	2004	54FRDPSO3G2S	3,376	398,750	398,750	390,000	118.11 / 115.52	39

	5432018	36010 N 31ST AVE	09/19/2016	07/31/2016	2002	42.5FRDXPO3G	3,380	459,999	443,999	425,000	131.36 / 125.74	105
	5459855	35311 N VIA TRAMONTO AVE	09/30/2016	07/14/2016	2006	43.5FRDXPSQ3G	3,657	700,000	629,000	500,000	172 / 136.72	63

Prepared by Ron Weiss,
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