









Tramonto Home Sales Activity - April 2014




| 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 | 5,004,900 | 4,912,700 | Low | 218,000 | 215,000 | 0.92 | 1,958 | 92.97 | 92.97 | 3 | 0 |
| | | | | Avg | 278,050 | 272,928 | 0.98 | 2,287 | 122.57 | 120.12 | 82 | 88 |
| | | | | High | 354,900 | 354,900 | 1.00 | 2,974 | 143.12 | 137.58 | 242 | 242 |
| Overall | 18 | 5,004,900 | 4,912,700 | Low | 218,000 | 215,000 | 0.92 | 1,958 | 92.97 | 92.97 | 3 | 0 |
| | | | | Avg | 278,050 | 272,928 | 0.98 | 2,287 | 122.57 | 120.12 | 82 | 88 |
| | | | | High | 354,900 | 354,900 | 1.00 | 2,974 | 143.12 | 137.58 | 242 | 242 |

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 '04/01/2014' and '04/30/2014'.

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 |
|---|---------|-------------------------------|-----------|------------|------------------|-------------|---------------------|------------|------------|---------------------------------|---------------------------|
|  | 5046470 | 3030 W Via De Pedro Miguel -- | 4/7/2014 | 2004 | 32RDO2.5G2S | 2,225 | 275,000 | 249,900 | 230,000 | 112.31 / 103.37 | 101 |
|  | 4979513 | 3422 W ZUNI BRAVE TRL | 4/10/2014 | 2003 | 53FRXO3G3S | 2,958 | 339,500 | 275,000 | 275,000 | 92.97 / 92.97 | 242 |
|  | 5069131 | 34922 N 27TH AVE | 4/10/2014 | 2003 | 42RXS3G | 2,149 | 295,900 | 295,900 | 284,000 | 137.69 / 132.15 | 54 |
|  | 5028550 | 3425 W DONATELLO DR | 4/15/2014 | 2003 | 42RPO3G3S | 2,126 | 305,000 | 295,000 | 287,000 | 138.76 / 135.00 | 121 |
|  | 5045908 | 3443 W DARIEN WAY | 4/15/2014 | 2006 | 32.5FRD2G2S | 1,958 | 249,000 | 230,000 | 223,000 | 117.47 / 113.89 | 56 |
|  | 5072746 | 3021 W Languid LN | 4/15/2014 | 2003 | 42FRDXPSO2G | 2,465 | 309,000 | 309,000 | 309,000 | 125.35 / 125.35 | 55 |
|  | 5075324 | 3009 W TRAPANOTTO RD | 4/15/2014 | 2004 | 32RO2G | 2,113 | 254,000 | 254,000 | 251,500 | 120.21 / 119.03 | 145 |
|  | 5048594 | 35305 N 30TH AVE | 4/16/2014 | 2002 | 42.5FRDO3G2S | 2,677 | 289,000 | 279,900 | 279,900 | 104.56 / 104.56 | 55 |
|  | 5072488 | 3025 W DONATELLO DR | 4/16/2014 | 2002 | 42FRDX3G | 2,093 | 279,900 | 279,900 | 274,900 | 133.73 / 131.34 | 14 |
|  | 5067140 | 3050 W LEISURE LN | 4/17/2014 | 2002 | 32RP2G2S | 2,103 | 277,000 | 269,900 | 268,000 | 128.34 / 127.44 | 69 |
|  | 4986331 | 3014 W LANGUID LN | 4/22/2014 | 2003 | 32RDXP02G2S | 2,142 | 299,900 | 275,000 | 274,000 | 128.38 / 127.92 | 202 |
|  | 5045066 | 35014 N 27TH LN | 4/22/2014 | 2003 | 32FRO2G | 2,166 | 310,000 | 310,000 | 298,000 | 143.12 / 137.58 | 104 |
|  | 5077508 | 3426 W DARIEN WAY | 4/25/2014 | 2006 | 32.5FRD2G4S | 1,958 | 249,000 | 249,000 | 230,000 | 127.17 / 117.47 | 64 |
|  | 5039637 | 3210 W EAGLE CLAW DR | 4/30/2014 | 2003 | 42FRDXO3G | 2,061 | 279,500 | 259,500 | 258,500 | 125.91 / 125.42 | 89 |
|  | 5041076 | 3036 W CAVALRY DR | 4/30/2014 | 2003 | 32.5FRO2G2S | 2,024 | 248,000 | 218,000 | 215,000 | 107.71 / 106.23 | 120 |

| | | | | | | | | | | | |
|---|---------|--------------------------|-----------|------|-----------------|-------|---------|---------|---------|--------------------|-----|
|  | 5054237 | 3419 W ZUNI BRAVE TRL | 4/30/2014 | 2004 | 42FRXPO2G | 2,125 | 275,000 | 270,000 | 270,000 | 127.06 / 127.06 | 107 |
|  | 5089463 | 35334 N 27TH DR | 4/30/2014 | 2004 | 43.5FRDXPS3G3S | 2,851 | 354,900 | 354,900 | 354,900 | 124.48 / 124.48 | 3 |
|  | 5095766 | 35522 N 30TH DR | 4/30/2014 | 2002 | 42.5FRDXPSO3G2S | 2,974 | 330,000 | 330,000 | 330,000 | 110.96 / 110.96 | 0 |

Prepared by Ron Weiss,
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