

Tramonto Home Sales Activity - December 2008

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	11	3,326,300	3,216,148	Low	194,500	192,000	0.99	1,651	59.93	54.62	13	24
				Avg	302,391	292,377	0.97	3,167	99.34	96.44	68	169
				High	529,000	510,000	0.96	4,380	144.02	138.85	140	623
Overall	11	3,326,300	3,216,148	Low Avg High	194,500 302,391 529,000			1,651 3,167 4,380	59.93 99.34 144.02		13 68 140	24 169 623

Closed Listings

Photo	List #	COE Date	Address	Year Built	Encoded Features	Square Feet	Original List Price	List Price	Sold Price	List/Sold Price Per Approx SQFT	Cumulative Days On Market
	4033809	12/5/2008	2532 W PERDIDO WAY	2002	42FRDXPO2G	2,285	335,000	309,000	301,200	135.23 / 131.82	36
	2993539	12/10/2008	2312 W Via Perugia TRL	2005	43.5FRDXO3G	4,380	499,900	375,000	375,000	85.62 / 85.62	452
	3020891	12/11/2008	35805 N 34TH LN	2003	32.5RDO2.5G	2,708	280,000	259,900	258,000	95.97 / 95.27	140
	4007088	12/12/2008	35433 N 31ST DR	2003	53.5FRDO2G	3,936	320,000	281,600	290,048	71.54 / 73.69	95
	4066177	12/20/2008	35517 N 30TH LN	2002	32RX3G	2,191	219,900	219,900	219,900	100.37 / 100.37	66
	4068932	12/22/2008	35317 N 30TH AVE	2002	32FRO2G	2,113	231,000	231,000	225,000	109.32 / 106.48	24
	4046440	12/23/2008	35804 N 34TH LN	2003	32R2G	1,651	194,500	194,500	192,000	117.81 / 116.29	27
	4026396	12/24/2008	2432 W ESPARTERO WAY	2006	44FRDXPSO4G	3,673	650,000	529,000	510,000	144.02 / 138.85	116
	4068874	12/29/2008	3022 W TRAPANOTTO RD	2003	53.5FRO3G	3,936	210,000	235,900	215,000	59.93 / 54.62	115
	4022804	12/31/2008	2425 W FLORENTINE RD	2003	53.5FRDO2G	3,952	260,000	240,500	230,000	60.86 / 58.20	169
	4057235	12/31/2008	2610 W LANGUID LN	2005	43.5FRDXPO3G	4,015	450,000	450,000	400,000	112.08 / 99.63	623