



# Tramonto Home Sales - February 2007

Your initial search criteria were: ((LISTSTATUS ='CLOSD' AND (CLOSEDDATE>=CONVERT(DATETIME,'2/1/2007') AND CLOSEDDATE<=CONVERT(DATETIME,'2/28/2007')))) AND (AREA LIKE '%201%') AND (SUBDIVISION LIKE 'TR%' )

**Property Type: Residential Status: Sold**

Subject Property											
#	ML#	COE Date	Address	Built	Fe Code	SqFt	List Price	LP/ SF	Sale Price	SP/ SF	CDOM
1	2477234	2/15/2007	34911 N 30th AV Phoenix	2004	32R2G	1228	\$225,000	\$183	\$222,500	\$181	252
2	2655863	2/12/2007	34944 N 30th AV Phoenix	2003	33RTO2G	1572	\$225,000	\$143	\$218,000	\$139	165
3	2646808	2/28/2007	3035 W Sand Flower DR Phoenix	2003	33RTO2.5G	1572	\$235,000	\$149	\$227,500	\$145	247
4	2660195	2/15/2007	2637 W Florentine RD Phoenix	2002	22RO2G	1139	\$247,500	\$217	\$247,500	\$217	55
5	2646987	2/28/2007	2609 W FLORENTINE RD Phoenix	2003	32R2G	1400	\$259,900	\$186	\$250,000	\$179	70
6	2638229	2/15/2007	3026 W VILLA CASANDRA DR Phoenix	2003	42.5RDO2G	1733	\$268,600	\$155	\$268,600	\$155	73
7	2485321	2/23/2007	2534 W FLORENTINE RD Phoenix	2003	32FRO2G	1400	\$269,000	\$192	\$255,000	\$182	316
8	2675485	2/22/2007	3037 W Darien WY Phoenix	2004	42.5FRDO2G	2024	\$280,000	\$138	\$278,000	\$137	85
9	2532711	2/15/2007	34722 N 27TH AV Phoenix	2003	32.5RXO2G	2018	\$329,900	\$163	\$276,000	\$137	248
10	2508758	2/16/2007	2633 W PERDIDO WY Phoenix	2002	32RO3G	2126	\$399,900	\$188	\$374,900	\$176	292
<b>Average</b>						<b>1,621</b>	<b>\$273,980</b>		<b>\$261,800</b>		<b>180</b>
<b>Number of Properties: 10</b>											
<b>( Average SalePrice / Average SqFt ) : ( 261800 / 1621 ) = \$ 161.51</b>											

**Comments**

Tramonto Home Sales - February 2007

Prepared by

**Ronald Weiss**  
**602-469-3078**  
**Equitable**  
**ron@ronweiss.com**

Information is believed to be accurate but is not guaranteed.