



Tramonto Home Sales Activity - February 2008

Your initial search criteria were: ((LISTSTATUS='CLOSD' AND (CLOSEDDATE>=CONVERT(DATETIME,'2/1/2008') AND CLOSEDDATE<=CONVERT(DATETIME,'2/29/2008')))) AND (AREA LIKE '%201%') AND (SUBDIVISION LIKE '%TRAMONTO%')

Property Type: Residential Status: Sold												
Subject Property												
#	ML#	COE Date	Address	Built	Fe Code	SqFt	List Price	LP/SF	Sale Price	SP/SF	ADOM	CDOM
1	2864200	2/15/2008	3249 W FLORIMOND RD Phoenix	2007	32RN2G	1417	\$239,744	\$169	\$226,600	\$160	103	103
2	2898052	2/13/2008	3033 W TRAPANOTTO RD Phoenix	2003	42.5FRDPO3G	2730	\$289,900	\$106	\$275,000	\$101	42	41
3	2909130	2/28/2008	3110 W EAGLE CLAW DR Phoenix	2002	32RXPSO2G	2103	\$299,900	\$143	\$280,000	\$133	35	154
4	2805374	2/07/2008	2629 W Florentine RD Phoenix	2002	43.5RDXO2GS	2483	\$319,000	\$128	\$295,000	\$119	175	403
5	2904514	2/25/2008	3351 W RESTIN RD Phoenix	2003	42RDXSO2G	2423	\$323,900	\$134	\$273,000	\$113	4	328
6	2882557	2/20/2008	35718 N 30th DR Phoenix	2003	42.5FRDXPSO3G	2882	\$389,900	\$135	\$340,000	\$118	76	76
7	2795307	2/21/2008	35114 N 25th AVE Phoenix	2005	43.5FRDXO3G	5377	\$899,900	\$167	\$855,000	\$159	218	218
Average						2,773	\$394,606		\$363,514		93	189
Number of Properties: 7												
(Average SalePrice / Average SqFt) : (363514 / 2773) = \$ 131.09												

Comments
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Prepared by

Ronald Weiss
602-469-3078
Equitable Sotheby's International Realty
ron@ronweiss.com

Information is believed to be accurate but is not guaranteed.