

Tramonto Home Sales Activity - July 2017

Status #	List Listings	Sold Volume	List Price	Sold Price	Sale/List Price	Approx SQFT	List Price Per SQFT	Sold Price Per SQFT	Agent Days on Market	Cumulative Days on Market		
Closed	18	5,738,400	5,603,000	Low	199,900	199,000	0.91	1,253	101.09	101.09	2	1
				Avg	318,800	311,278	0.98	2,321	142.40	138.84	55	55
				High	475,000	450,000	1.02	3,956	199.52	195.53	214	214
Overall	18	5,738,400	5,603,000	Low	199,900	199,000	0.91	1,253	101.09	101.09	2	1
				Avg	318,800	311,278	0.98	2,321	142.40	138.84	55	55
				High	475,000	450,000	1.02	3,956	199.52	195.53	214	214

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 '07/01/2017' and '07/31/2017'.

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	Cumulative Sqft
	5611712	35826 N 33RD LN	07/05/2017	06/02/2017	2004	32FRD03G3S	1,945	319,000	319,000	295,000	164.01 / 151.67	
	5611865	35706 N 30TH DR	07/06/2017	06/02/2017	2003	32RPO2G2S	2,142	308,000	308,000	310,000	143.79 / 144.72	
	5608153	34931 N 30TH AVE	07/06/2017	06/06/2017	2004	33RO2G	1,601	205,000	199,900	199,000	124.86 / 124.3	
	5598296	3424 W FLORIMOND RD	07/07/2017	06/02/2017	2005	32R2G2S	1,416	255,000	249,000	247,500	175.85 / 174.79	
	5602606	2621 W PERDIDO WAY	07/07/2017	06/04/2017	2002	42FRPO2G2S	2,166	318,000	318,000	310,000	146.81 / 143.12	
	5559867	35401 N VIA TRAMONTO --	07/07/2017	06/05/2017	2005	42.5RDO3G3S	3,220	485,000	475,000	450,000	147.52 / 139.75	
	5591230	35815 N 33RD LN	07/10/2017	05/24/2017	2004	53.5FRDPSO3G3S	3,376	399,900	399,900	394,000	118.45 / 116.71	
	5605256	3425 W LITTLE HOPI DR	07/12/2017	06/05/2017	2004	42FRXPO2G2S	2,423	350,000	350,000	340,000	144.45 / 140.32	
	5619564	3240 W GRAN PARADISO DR	07/12/2017	06/14/2017	2012	32R2G2S	1,253	250,000	250,000	245,000	199.52 / 195.53	

Photo	MLS #	Address	COE Date	Under Contract Date	Year Built	Encoded Features	Square Feet	Original List Price	List Price	Sold Price	List/Sold Price	Cumulative Sqft
	5557104	3006 W CAVALRY DR	07/14/2017	06/15/2017	2005	32.5RDO2G	2,090	268,900	255,900	260,000	122.44 / 124.4	
	5575662	3401 W LITTLE HOPI DR	07/15/2017	03/26/2017	2003	32FRXO2G	2,423	350,000	345,000	330,000	142.39 / 136.19	
	5589984	3010 W DONATELLO DR	07/18/2017	06/09/2017	2002	53FRDXPO3G1S	3,380	399,000	384,900	387,000	113.88 / 114.5	
	5621365	3407 W RESTIN RD	07/20/2017	06/29/2017	2003	42FRDX2G	2,423	325,000	325,000	320,000	134.13 / 132.07	
	5617384	3442 W DARIEN WAY	07/21/2017	07/11/2017	2006	32.5FR2G4S	1,958	279,000	279,000	265,000	142.49 / 135.34	
	5566350	3014 W GRAN PARADISO DR	07/25/2017	06/13/2017	2003	53.5RDPSO3G2S	3,956	415,900	399,900	399,900	101.09 / 101.09	
	5614174	2737 W VIA CALABRIA DR	07/25/2017	06/23/2017	2003	32RDXP3G2S	1,945	330,000	319,900	310,600	164.47 / 159.69	
	5618490	34806 N 31ST AVE	07/27/2017	06/14/2017	2003	32.5FRO2G	1,642	235,000	235,000	215,000	143.12 / 130.94	
	5530873	34806 N 24TH LN	07/28/2017	07/02/2017	2004	42FRDPO2G	2,426	359,000	325,000	325,000	133.97 / 133.97	