











Tramonto Home Sales Activity - July 2015

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	10	3,237,899	3,164,250	Low	125,000	128,750	0.96	1,037	100.00	99.17	15	15
				Avg	323,790	316,425	0.98	2,484	128.08	125.69	65	78
				High	650,000	625,000	1.03	4,480	183.10	176.06	316	315
Overall	10	3,237,899	3,164,250	Low	125,000	128,750	0.96	1,037	100.00	99.17	15	15
				Avg	323,790	316,425	0.98	2,484	128.08	125.69	65	78
				High	650,000	625,000	1.03	4,480	183.10	176.06	316	315

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 '07/01/2015' and '07/31/2015'.

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 Sqft	Cumulative DOM
	5249210	34615 N 30TH AVE	07/10/2015	05/28/2015	2004	22R1G1S	1,037	129,999	125,000	128,750	120.54 / 124.16	77
	5229528	34607 N 30th AVE	07/11/2015	05/30/2015	2004	33RPO2G	1,615	185,000	180,000	176,000	111.46 / 108.98	85
	5279636	2633 W FLORENTINE RD	07/14/2015	05/23/2015	2002	32.5FRDXO2G2S	1,843	238,000	238,000	230,000	129.14 / 124.8	15
	5151216	2604 W RAPALO RD	07/14/2015	06/10/2015	2006	44.5FRXPSQ3G	3,550	700,000	650,000	625,000	183.1 / 176.06	315
	5262349	3113 W VIA DE PEDRO MIGUEL DR	07/15/2015	05/11/2015	2004	32RO2G	2,113	260,000	260,000	260,000	123.05 / 123.05	34
	5285890	3443 W LEISURE LN	07/15/2015	06/15/2015	2003	32FRXS03G	2,230	279,000	275,000	272,000	123.32 / 121.97	19
	5293688	3005 W EAGLE CLAW DR	07/17/2015	06/16/2015	2003	52.5FRDO2G4S	3,000	299,999	299,999	297,500	100 / 99.17	176
	5283262	2515 W VIA SAVELLI --	07/27/2015	06/04/2015	2005	54FRDXPSO3G4S	4,480	540,000	540,000	525,000	120.54 / 117.19	35
	5302928	2505 W VIA DE PEDRO MIGUEL --	07/27/2015	07/16/2015	2003	42.5FRDXS3G3S	2,622	349,900	349,900	340,000	133.45 / 129.67	15
	5293611	3022 W Caravaggio LN	07/31/2015	06/22/2015	2002	32FRDO3G	2,350	320,000	320,000	310,000	136.17 / 131.91	16

Prepared by Ron Weiss,
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