



# Tramonto Home Sales November 2006

Your initial search criteria were: ((LISTSTATUS ='CLOSD' AND (CLOSEDDATE>=CONVERT(DATETIME,'11/1/2006') AND CLOSEDDATE<=CONVERT(DATETIME,'11/30/2006')))) 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	CDOM
1	2641307	11/28/2006	3013 W Ferruccio PL Phoenix	2004	32.5R2G Loft	1534	\$247,900	\$162	\$247,900	\$162	7
2	2523526	11/07/2006	34819 N 30th DR Phoenix	2004	32.5FRD2G+LOFT	1642	\$279,000	\$170	\$276,300	\$168	157
3	2581709	11/28/2006	3417 W Florimond RD Phoenix	2005	32FRDX2G+GATED!!	1658	\$299,900	\$181	\$296,500	\$179	92
4	2479591	11/10/2006	2622 W FLORENTINE RD Phoenix	2003	44FRD2G	2483	\$359,900	\$145	\$359,950	\$145	256
5	2577918	11/06/2006	2525 W PERDIDO WA Phoenix	2002	32R3G+Den	2099	\$405,000	\$193	\$395,000	\$188	100
6	2626582	11/20/2006	2409 W Florentine RD Phoenix	2003	43.5Den2GBonusrm	3952	\$475,000	\$120	\$475,000	\$120	242
7	2560102	11/20/2006	35209 N 27TH AV Phoenix	2002	433GVIEW \$5K	2622	\$489,900	\$187	\$450,000	\$172	125
8	2622138	11/17/2006	3102 W DONATELLO DR Phoenix	2002	43FRDXPSDEN3G	3380	\$519,000	\$154	\$520,000	\$154	157
<b>Average</b>						<b>2,421</b>	<b>\$384,450</b>		<b>\$377,581</b>		<b>142</b>
<b>Number of Properties: 8</b>											
<b>( Average SalePrice / Average SqFt ) : ( 377581 / 2421 ) = \$ 155.96</b>											

Comments
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Prepared by

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Information is believed to be accurate but is not guaranteed.