



Tramonto Home Sales October 2006

Your initial search criteria were: ((LISTSTATUS ='CLOSD' AND (CLOSEDDATE>=CONVERT(DATETIME,'10/1/2006') AND CLOSEDDATE<=CONVERT(DATETIME,'10/31/2006')))) 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	2519464	10/26/2006	3022 W FERRUCCIO PL Phoenix	2004	32.5FR2G+LOFT	1534	\$249,900	\$163	\$245,000	\$160	303
2	2458648	10/12/2006	2515 W OLD PAINT TR Phoenix	2002	22F2G+DEN	1400	\$279,000	\$199	\$269,900	\$193	242
3	2554769	10/12/2006	2534 W Sat Nam WY Phoenix	2003	22FRD1X2G	1400	\$287,500	\$205	\$282,000	\$201	87
4	2543757	10/23/2006	3035 W Cavalry DR Phoenix	2004	32.5FRD2G+Loft	2024	\$290,000	\$143	\$288,650	\$143	82
5	2507021	10/04/2006	3028 W CAVALRY DR Phoenix	2004	32.5FRD2G+LOFT	2024	\$300,000	\$148	\$290,000	\$143	153
6	2523366	10/16/2006	35317 N 30th AV Phoenix	2003	32FRD2.5G+DEN	2120	\$317,000	\$150	\$306,000	\$144	387
7	2573469	10/25/2006	2525 W Sat Nam -- Phoenix	2002	42.5FR2G	1881	\$324,897	\$173	\$317,500	\$169	68
8	2598853	10/25/2006	3422 W LITTLE HOPI DR Phoenix	2004	32RXP2G	1633	\$330,000	\$202	\$330,000	\$202	18
9	2589512	10/06/2006	3102 W Eagle Claw DR Phoenix	2002	32RX2G	2094	\$379,000	\$181	\$380,000	\$181	35
10	2580673	10/24/2006	3045 W Leisure LN Phoenix	2002	43FRD2G+DEN	2465	\$408,888	\$166	\$400,000	\$162	65
11	2493010	10/03/2006	3423 W ZUNI BRAVE TL Phoenix	2003	53FR3G4.5%	2958	\$430,000	\$145	\$420,000	\$142	189
12	2477187	10/13/2006	36006 N 34th LN Phoenix	2004	53.5FD2GLoft	3591	\$499,900	\$139	\$499,900	\$139	203
13	2574607	10/13/2006	2506 W Via De Pedro Miguel RD Phoenix	2003	43.5RDPS3G	4178	\$639,900	\$153	\$634,000	\$152	73
14	2504498	10/04/2006	34810 N 24 LN Phoenix	2004	54FRBO2G	3952	\$659,000	\$167	\$660,000	\$167	212
Average						2,375	\$385,356		\$380,210		151
Number of Properties: 14											
(Average SalePrice / Average SqFt) : (380210 / 2375) = \$ 160.09											

Comments
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Prepared by

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Information is believed to be accurate but is not guaranteed.