



Tramonto Home Sales - October 2007

Your initial search criteria were: ((LISTSTATUS ='CLOSD' AND (CLOSEDDATE>=CONVERT(DATETIME,'10/1/2007') AND CLOSEDDATE<=CONVERT(DATETIME,'10/31/2007')))) 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	2767005	10/26/2007	34907 N 30TH AVE Phoenix	2004	22RO2G	1187	\$185,900	\$157	\$171,500	\$144	118	118
2	2848892	10/22/2007	34620 N 30th AVE Phoenix	2004	32RO2G	1052	\$199,900	\$190	\$197,000	\$187	27	27
3	2837581	10/08/2007	34991 N 30th AVE Phoenix	2004	32R2G	1261	\$219,000	\$174	\$210,000	\$167	35	35
4	2774489	10/29/2007	3039 W Cavalry DR Phoenix	2004	42.5RO2G	1753	\$239,000	\$136	\$217,000	\$124	385	475
5	2751145	10/05/2007	2525 W FLORENTINE RD Phoenix	2003	32.5FR2G	1843	\$243,500	\$132	\$243,500	\$132	124	119
6	2846312	10/29/2007	3421 W FLORIMOND RD Phoenix	2005	32.5FRD2G	1946	\$258,000	\$133	\$258,000	\$133	53	53
7	2788713	10/22/2007	3233 W FLORIMOND RD Phoenix	2007	32RXNO2G	1417	\$270,737	\$191	\$254,493	\$180	91	91
8	2788223	10/19/2007	3237 W FLORIMOND RD Phoenix	2007	32RDXNO2G	1670	\$288,732	\$173	\$253,371	\$152	119	119
9	2795224	10/08/2007	35723 N 31ST AVE Phoenix	2004	53RDPSTO3G	3227	\$419,500	\$130	\$400,000	\$124	88	74
10	2818912	10/12/2007	3231 W DONATELLO DR Phoenix	2005	53.5FRDPO3G	3707	\$457,500	\$123	\$457,500	\$123	77	77
11	2841470	10/09/2007	2629 W Via Vista DR Phoenix	2003	54.5FRDXPO3G	3948	\$529,900	\$134	\$534,000	\$135	12	12
12	2814502	10/03/2007	2324 W Villa Cassandra DR Phoenix	2004	42.5FRXPO3G	5488	\$759,900	\$138	\$710,000	\$129	151	424
Average						2,374	\$339,297		\$325,530		107	135
Number of Properties: 12												
(Average SalePrice / Average SqFt) : (325530 / 2374) = \$ 137.12												

Comments
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Prepared by

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Information is believed to be accurate but is not guaranteed.