



# Comparative Market Analysis

Tramonto Sold Homes That Closed Escrow Between January 1, 2006 and May 31, 2006

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	2420178	5/01/2006	34975 N 30th AV Phoenix	2004	2+Den/Loft2FR2G	1100	\$225,000	\$205	\$212,000	\$193	148
2	2485212	5/15/2006	34610 N 30th DR Phoenix	2004	32FR2G	1052	\$229,950	\$219	\$229,950	\$219	9
3	2482647	3/31/2006	2437 W Florentine RD Phoenix	2002	22GD	0	\$238,000	\$0	\$243,000	\$0	7
4	2425850	2/22/2006	34612 N 30TH AV Phoenix	2004	22RPST2G	1040	\$239,900	\$231	\$230,000	\$221	58
5	2434216	1/18/2006	2437 W FLORENTINE RD Phoenix	2002	32R2G	1130	\$239,900	\$212	\$237,500	\$210	7
6	2439873	5/03/2006	34603 N 30th AV Phoenix	2005	22FRPST2G	1095	\$240,000	\$219	\$230,000	\$210	101
7	2444441	2/23/2006	34979 N 30th AV Phoenix	2004	32FR2G+VIEWS!	1080	\$249,000	\$231	\$245,500	\$227	155
8	2484246	4/27/2006	2605 W FLORENTINE RD Phoenix	2003	22GRTROOM2G+DEN	1130	\$250,000	\$221	\$250,000	\$221	23
9	2371490	3/03/2006	2637 W Florentine RD Phoenix	2002	22DR2G-Model3%	1130	\$269,900	\$239	\$259,900	\$230	134
10	2467875	5/26/2006	34803 N 30TH DR Phoenix	2003	33FRDPST2G+LOFT	1539	\$292,000	\$190	\$292,000	\$190	63
11	2503317	5/22/2006	2611 W Sat Nam WY Phoenix	2002	32FRD2G	1381	\$294,900	\$214	\$281,500	\$204	3
12	2463465	5/31/2006	34909 N 30TH DR Phoenix	2003	42.5FR2Gpretty	1642	\$299,900	\$183	\$296,000	\$180	119
13	2480224	6/02/2006	34917 N 30th DR Phoenix	2004	32.5FRD2G+LOFT	1642	\$299,900	\$183	\$299,900	\$183	39
14	2397761	1/25/2006	35210 N 31st AV Phoenix	2004	42.5FR2G	2024	\$314,900	\$156	\$310,000	\$153	90
15	2426141	4/07/2006	35811 N 34th AV Phoenix	2003	32R2.5G	1633	\$319,000	\$195	\$314,500	\$193	100
16	2369775	1/17/2006	2633 W Florentine RD Phoenix	2002	32.5DR2G 4%CB!!	1843	\$329,500	\$179	\$325,000	\$176	97
17	2493618	4/14/2006	35214 N 34th LN Phoenix	2006	32.5FRD2G	1946	\$349,000	\$179	\$335,000	\$172	10
18	2432025	1/11/2006	35001 N 30TH DR Phoenix	2003	32FRD2G VIEWS	2090	\$349,500	\$167	\$349,500	\$167	24
19	2504384	5/25/2006	3415 W LEISURE LN Phoenix	2004	32RO2G+DEN&BONUS	2237	\$349,900	\$156	\$349,900	\$156	27
20	2433394	4/11/2006	3310 W Leisure LN Phoenix	2004	42FRDX3G	1941	\$369,000	\$190	\$359,000	\$185	94
21	2411153	3/30/2006	3021 W TRAPANOTTO RD Phoenix	2004	32DEN2G	2113	\$370,000	\$175	\$368,000	\$174	141
22	2462013	3/24/2006	3435 W LEISURE LN Phoenix	2003	42GRTP3G+Pool!	1941	\$374,900	\$193	\$370,000	\$191	211
23	2443309	3/22/2006	3002 W Gran Paradiso DR Phoenix	2002	42FRD2.5G	2223	\$389,900	\$175	\$383,000	\$172	31
24	2396427	2/15/2006	3021 W Leisure LN Phoenix	2002	32R3G	1878	\$394,000	\$210	\$389,000	\$207	85
25	2438410	4/19/2006	3414 W GALVIN ST Phoenix	2004	32DEN3GPOOL*WOW	2103	\$399,900	\$190	\$390,000	\$185	94
26	2435049	3/23/2006	35726 N 30 -- Phoenix	2004	43FRDX2G	2110	\$409,900	\$194	\$409,000	\$194	40
27	2416558	1/15/2006	3351 W Restin RD Phoenix	2003	42FRDX2G	2423	\$414,900	\$171	\$410,000	\$169	59
28	2483933	4/25/2006	3005 W Rapalo RD Phoenix	2002	32FRDP2GDen+Pool	1850	\$415,000	\$224	\$405,000	\$219	22
29	2391663	1/17/2006	35805 N 34th LN Phoenix	2003	33FRD2.5G+Loft	2708	\$419,900	\$155	\$404,900	\$150	91
30	2379005	4/14/2006	2506 W Sat Nam WY Phoenix	2003	44FDP2G+GMRM+Den	2483	\$425,000	\$171	\$418,000	\$168	187
31	2456532	4/12/2006	35001 N 27TH LN Phoenix	2001	32FRD3G+Den*NICE	1945	\$429,000	\$221	\$410,000	\$211	45
32	2419906	2/15/2006	35819 N 34th AV Phoenix	2003	42FRDX2G	2423	\$448,600	\$185	\$435,000	\$180	64
33	2453839	4/04/2006	3225 W Galvin ST Phoenix	2004	32FRP2G+Ofc/Den	2430	\$459,000	\$189	\$459,000	\$189	51
34	2443971	2/24/2006	2718 W Via Calabria WY Phoenix	2004	32FRDXO3G	2126	\$469,000	\$221	\$450,000	\$212	4
35	2394742	1/23/2006	2401 W FLORENTINE RD Phoenix	2004	42.5FRPNO2G+GAME	3161	\$469,900	\$149	\$459,900	\$145	106
36	2454819	3/30/2006	35325 N 27TH LN Phoenix	2003	32FRDX3G	2149	\$479,000	\$223	\$467,000	\$217	38
37	2417478	4/26/2006	2910 W CARAVAGGIO LN Phoenix	2003	43RXQ2G*REDUCED*	2680	\$480,000	\$179	\$478,000	\$178	140
38	2459296	5/10/2006	2524 W PERDIDO WY Phoenix	2002	32FRDXPS2G-VIEW	2166	\$489,900	\$226	\$483,000	\$223	74
39	2468311	5/23/2006	3413 W Little Hopi DR Phoenix	2004	42.5FRD2.5G	2755	\$495,000	\$180	\$474,000	\$172	74

40	2425936	3/08/2006	3030 W Trapanotto RD Phoenix	2002	43FRDPS3G+Den	2677	\$499,000	\$186	\$477,500	\$178	62
41	2373203	2/23/2006	3226 W Rapalo RD Phoenix	2004	53FRD3G	2940	\$499,000	\$170	\$495,000	\$168	239
42	2420682	2/28/2006	2605 W Cavalry DR Phoenix	2003	42FRDXP3G	2374	\$499,900	\$211	\$488,500	\$206	80
43	2449844	5/22/2006	35914 N 31st AV Phoenix	2002	32FRDXXP2G+DEN	2401	\$499,900	\$208	\$499,900	\$208	130
44	2484615	4/02/2006	35305 N North 31st DR Phoenix	2004	32R3G	2677	\$499,900	\$187	\$459,000	\$171	14
45	2497135	4/24/2006	3220 W Caravaggio LN Phoenix	2003	53FRP3G	2669	\$519,900	\$195	\$510,000	\$191	133
46	2450029	3/23/2006	2745 W Darien WY Phoenix	2001	43.5FRDX3G-VIEW	2851	\$555,000	\$195	\$552,000	\$194	127
47	2401435	2/21/2006	2634 W Florimond RD Phoenix	2003	43FRDPS3G	2622	\$559,000	\$213	\$547,500	\$209	86
48	2444318	2/28/2006	3118 W Via De Pedro Miguel RD Phoenix	2004	43.5frd3g+gm rm	3955	\$594,900	\$150	\$589,000	\$149	107
49	2446382	4/14/2006	3006 W VIA DE PEDRO MIGUEL RD Phoenix	2004	43.5FRD3G+GM RM	3936	\$599,900	\$152	\$589,900	\$150	3
50	2443790	4/03/2006	2605 W Via Perugia ST Phoenix	2003	33FRDXPO3G	2850	\$610,000	\$214	\$590,000	\$207	43
51	2427315	3/21/2006	36009 N 30th DR Phoenix	2002	53FRPS3G+Gmroom	3380	\$650,000	\$192	\$626,000	\$185	83
<b>Average</b>							<b>2,153</b>	<b>\$403,300</b>		<b>\$394,848</b>	<b>78</b>

**Number of Properties: 51**

**( Average SalePrice / Average SqFt ) : ( 394848 / 2153 ) = \$ 183.39**

**Comments**

All Homes that have sold in the Tramonto community between January 1st, 2006 through May 31st, 2006

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Information is believed to be accurate but is not guaranteed.