

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Apx Total Acres	List Price Per Apx Total Acres	Sold Price Per Apx Total Acres	Agent Days On Market	Cumulative Days On Market
Closed	7	517,810	409,801	Low	49,900	37,500	0.46	1	34,950.00	23,148.15	10	10
				Avg	73,973	58,543	0.82	1	65,245.73	50,074.75	90	97
				High	108,210	81,501	1.09	2	141,509.43	72,124.78	275	275
Overall	7	517,810	409,801	Low	49,900	37,500	0.46	1	34,950.00	23,148.15	10	10
				Avg	73,973	58,543	0.82	1	65,245.73	50,074.75	90	97
				High	108,210	81,501	1.09	2	141,509.43	72,124.78	275	275

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Land and Lots; Zip Code like 85339; Status of 'Closed'; Close of Escrow Date between '1/1/2009' and '12/31/2009'; or Parcel Size of .50 - .99 Acres or 1.00 - 2.49 Acres.

Closed Listings

MLS #	Address	Lot #	Assessor Number	LP	SP	Apx Total Acres	Apx SqFT	LP/SP/\$/SF	COE	ADOM	CDOM
4268365	7810 S 29TH AVE x	x	300-14-197-P	54,900	54,900	1.13	49,077	NA / NA	12/14/2009	39	38
4183908	121XX S 43rd AVE 14	14	300-81-015-C	69,900	64,900	2	87,444	NA / NA	09/16/2009	70	70
4183183	4824 W ESTRELLA DR 0	0	300-08-938-H	49,900	45,000	1	44,385	NA / NA	09/15/2009	92	82
4179303	2901 W Carver RD 0	0	300-15-114-B	108,210	50,000	2.16	93,907	NA / NA	08/28/2009	83	139
4199555	2822 W CETON DR 6	6	300-15-046	84,900	76,000	1.3	54,032	NA / NA	07/31/2009	10	10
2968608	10800 S 35 AVE 2	2	300-09-009-H	75,000	81,501	1.13	49,299	NA / NA	01/29/2009	275	275
4061516	3510 W Shawnee DR 1	1	300-09-001	75,000	37,500	0.53	23,087	NA / NA	01/04/2009	67	67

Prepared by Kelly Meadows,
Associate Broker

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DND2 (D o N o t D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

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