

# 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	26	2,020,498	1,811,500	Low	17,000	14,000	0.75	1	18,085.11	14,893.62	4	0
				Avg	77,711	69,673	0.89	1	64,742.10	57,746.15	236	234
				High	165,000	158,000	1.02	2	134,745.76	124,409.45	1,840	1,838
<b>Overall</b>	<b>26</b>	<b>2,020,498</b>	<b>1,811,500</b>	<b>Low Avg High</b>	<b>17,000 77,711 165,000</b>	<b>14,000 69,673 158,000</b>	<b>0.75 0.89 1.02</b>	<b>1 1 2</b>	<b>18,085.11 64,742.10 134,745.76</b>	<b>14,893.62 57,746.15 124,409.45</b>	<b>4 236 1,840</b>	<b>0 234 1,838</b>

## Selection Criteria for Comparable Properties

**Specified listings from the following search:** Property type Land and Lots; Status of 'Closed'; Zip Code like 85339; Close of Escrow Date between '01/01/2014' and '12/31/2015'; 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
5336217	4250 W Estrella DR 14	14	300-81-015-E	47,500	47,500	1.05	45,800	NA / NA	12/11/2015	20	20
5299432	4002 W CARVER RD 0	0	300-09-068-A	39,900	33,000	1	43,561	NA / NA	10/28/2015	86	85
5333002	54XX W Piedmont DR		300-02-180	115,000	100,000	1.09	47,489	NA / NA	10/23/2015	14	14
5063970	3922 W SUNRISE DR 0	0	300-11-016-D	99,999	90,000	2	87,120	NA / NA	10/22/2015	598	598
5232476	2947 W AVION WAY 27	27	300-15-090	165,000	158,000	1.27	55,452	NA / NA	09/29/2015	237	237
5285179	45xx W Siesta WAY 029-A Lot 11	029-A Lot 11	300-12-029-A	94,500	87,500	1.1	48,164	NA / NA	09/08/2015	106	106
5313924	7426 S 63rd AVE 2	2	104-85-005-a	69,000	69,000	0.91	39,670	NA / NA	09/02/2015	4	4
5280123	4001 W Elliot RD -	-	300-11-032	55,000	55,000	1.94	84,472	NA / NA	06/30/2015	5	5
5208546	34xx W CETON DR x	x	300-15-013-Y	74,900	70,000	1.18	51,493	NA / NA	06/14/2015	174	174
5128915	451X W EUCLID AVE 4	4	300-12-022-B	159,000	125,000	1.18	51,527	NA / NA	06/12/2015	369	369
5256592	4717 W ELLIOT RD D	D	300-08-947	69,000	67,000	1.47	63,822	NA / NA	04/30/2015	1,840	1,838
5208476	4801 W SUNRISE DR METES & BOUNDS	METES & BOUNDS	300-10-935	79,900	67,000	1.1	48,090	NA / NA	03/25/2015	91	91
5172853	35th ave S MCNEIL AVE J	J	300-15-012-J	55,000	55,000	1.17	51,174	NA / NA	12/08/2014	22	22
5192602	108xx S 29th AVE x	x	300-06-013-P	125,000	125,000	1.59	69,304	NA / NA	12/05/2014	5	4
5156376	3651 W CARVER RD 0	0	300-09-054	75,000	60,000	1.48	64,300	NA / NA	11/25/2014	120	107
4921608	123 W Main ST 0	0	300-11-023-g	45,000	40,000	1	44,152	NA / NA	07/18/2014	366	363
5020949	4523 W EUCLID AVE 4	4	300-12-022-A	150,000	145,000	1.18	51,614	NA / NA	05/23/2014	199	196
4352804	4717 W ELLIOT RD E	E	300-08-946	69,000	62,000	1.45	63,822	NA / NA	04/30/2014	1,508	1,506
5080436	8014 S 55 AVE 44	44	300-02-104	70,000	55,000	0.83	36,046	NA / NA	04/25/2014	36	35
5065166	41xx W Gumina RD 12	12	300-81-013-L	69,900	52,500	1	43,528	NA / NA	04/18/2014	59	58
5065176	41xx W Gumina RD 12	12	300-81-013-M	69,900	52,500	1	43,537	NA / NA	04/18/2014	59	58
5068798	4002 W CARVER RD 300-09-0	300-09-0	300-09-071-A	17,000	14,000	0.94	41,124	NA / NA	03/12/2014	7	7
5054222	3633 W Bohl ST 0	0	300-09-009-W	85,000	70,000	1.6	69,588	NA / NA	02/20/2014	39	39

5016813	15000 S 43rd AVE 300-04-025A	300-04-025A	300-04-025-A	31,999	26,500		1	43,500	NA / NA	01/31/ 2014	98	96
5052975	4202 W Olney AVE 2	2	300-11-023-H	44,000	45,000		1	44,152	NA / NA	01/16/ 2014	14	0
5013159	XXXX W CARVER RD 300-15-004-U	300-15-004-U	300-15-004-U	45,000	40,000		1.2	48,909	NA / NA	01/09/ 2014	60	60

Prepared by Kelly Meadows,  
Associate Broker

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.  
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