

# 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	33	6,745,533	6,544,650	Low	95,000	95,000	0.79	1	87,155.96	87,155.96	2	0
				Avg	204,410	198,323	0.97	1	179,653.61	174,603.66	77	82
				High	487,000	487,000	1.04	2	412,844.04	357,798.17	178	336
<b>Overall</b>	<b>33</b>	<b>6,745,533</b>	<b>6,544,650</b>	<b>Low</b>	<b>95,000</b>	<b>95,000</b>	<b>0.79</b>	<b>1</b>	<b>87,155.96</b>	<b>87,155.96</b>	<b>2</b>	<b>0</b>
				<b>Avg</b>	<b>204,410</b>	<b>198,323</b>	<b>0.97</b>	<b>1</b>	<b>179,653.61</b>	<b>174,603.66</b>	<b>77</b>	<b>82</b>
				<b>High</b>	<b>487,000</b>	<b>487,000</b>	<b>1.04</b>	<b>2</b>	<b>412,844.04</b>	<b>357,798.17</b>	<b>178</b>	<b>336</b>

## 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 '1/1/2005' and '12/31/2005'; 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
2366109	3919 W Carver RD 1	1	300-09-030	197,000	202,000	1	43,560	NA / NA	12/21/2005	126	126
2400803	51 -- & DUSTY LN --	.	300-09-020	174,900	174,900	1.25	43,560	NA / NA	12/05/2005	9	7
2321693	5901 W Elliott RD 0	0	300-03-016	225,000	220,000	1	0	NA / NA	10/25/2005	118	118
2348328	3801 W CARVER RD 2	2	300-09-014-B	450,000	390,000	1.09	47,480	NA / NA	10/25/2005	62	62
2304101	3900 W Carver RD 0	0	300-81-016	222,500	222,500	1	43,560	NA / NA	10/17/2005	170	170
2373523	11415 S 35 AVE 0	0	300-06-010-L	487,000	487,000	2.08	90,605	NA / NA	10/05/2005	2	0
2355015	30 W Minton ST B	B	105-89-184-C	250,000	235,000	1.02	44,431	NA / NA	09/30/2005	41	41
2342009	3900 W Carver RD 1-4	1-4	300-81-016	224,000	221,450	1	43,560	NA / NA	09/26/2005	80	80
2291252	2900 W Cheyenne DR lot	lot	300-06-148	395,000	395,000	1.12	48,682	NA / NA	08/31/2005	103	102
2335448	44 W Ivanhoe ST 1	1	300-04-002	179,900	179,900	1	43,560	NA / NA	08/18/2005	35	34
2243989	3211 W Olney DR A	A	300-15-022-L	181,333	181,000	1.01	43,766	NA / NA	08/05/2005	178	175
2299085	30 W Carver RD D	D	300-15-004	225,000	225,000	1.46	63,423	NA / NA	07/30/2005	120	119
2299759	4311 W Ivanhoe ST 4	4	300-04-002-Q	135,000	132,500	1.1	48,285	NA / NA	07/06/2005	34	33
2311260	3919 W Carver RD 0	0	300-09-030	190,000	190,000	1	43,560	NA / NA	06/20/2005	21	21
2298981	35 W Minton AVE 2	2	105-89-184-C	225,000	200,000	1.04	45,491	NA / NA	06/20/2005	47	47
2298982	35 W Minton ST 2	2	105-89-184-C	225,000	200,000	1.04	45,491	NA / NA	06/20/2005	47	47
2296665	4411 W Calle Poco RD 000	000	300-77-003-J	183,000	190,500	1.05	45,868	NA / NA	06/15/2005	12	9
2296089	2800 W Pearce ST M & B	M & B	300-15-001-L	119,000	115,000	1.29	56,131	NA / NA	06/06/2005	33	33
2282641	10001 S 27th AVE LOT	LOT	300-83-001	224,900	199,900	0	38,821	NA / NA	05/20/2005	5	5
2220589	3501 W CARVER RD 2	2	300-09-009	190,000	190,000	1	43,679	NA / NA	05/18/2005	151	147
2220410	3501 W CARVER RD 4	4	300-09-009	190,000	190,000	1.33	57,980	NA / NA	05/17/2005	146	142
2292888	40 W Carver RD 00	00	300-81-002	130,000	125,000	1.18	51,531	NA / NA	05/11/2005	4	0
2245303	35 W Bohl AVE 2	2	300-09-009	299,000	295,000	1.13	49,299	NA / NA	04/20/2005	86	84
2220569	3501 W CARVER RD 1	1	300-09-009	160,000	160,000	1	43,679	NA / NA	04/15/2005	147	144

2240776	4717 W Elliot RD 16	16	300-08-012	158,000	158,000	1.45	43,560	NA / NA	04/05/2005	44	44
2238355	3627 W BohI ST #	#	300-09-009-V	180,000	180,000	1	43,789	NA / NA	03/31/2005	82	82
2279630	2812 W Ceton DR 5	5	300-15-045	220,000	220,000	1.25	54,450	NA / NA	03/15/2005	56	0
2206850	47 W DOBBINS AVE 3	3	300-12-009-S	120,000	120,000	1	43,223	NA / NA	03/02/2005	121	120
2246715	30 W Carver RD 2	2	300-15-004	110,000	110,000	1.13	49,237	NA / NA	03/01/2005	3	2
2253947	30 W Carver RD 2	2	300-15-004	140,000	110,000	1.13	49,237	NA / NA	03/01/2005	15	15
2197114	11639 S 39 AVE 3	3	300-09-015	130,000	120,000	1.2	47,287	NA / NA	02/22/2005	150	336
2197111	11639 S 39 AVE 1	1	300-09-015	95,000	95,000	1.09	47,287	NA / NA	01/30/2005	150	229
2197107	11639 S 39 AVE 2	2	300-09-015	110,000	110,000	1.09	47,287	NA / NA	01/30/2005	151	151

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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