

# 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	1,641,600	1,546,800	Low	21,000	21,000	0.78	1	21,000.00	18,796.99	0	0
				Avg	63,138	59,492	0.93	1	50,856.10	47,904.44	157	154
				High	390,000	375,000	1.05	2	251,612.90	241,935.48	1,004	1,004
<b>Overall</b>	<b>26</b>	<b>1,641,600</b>	<b>1,546,800</b>	<b>Low</b>	<b>21,000</b>	<b>21,000</b>	<b>0.78</b>	<b>1</b>	<b>21,000.00</b>	<b>18,796.99</b>	<b>0</b>	<b>0</b>
				<b>Avg</b>	<b>63,138</b>	<b>59,492</b>	<b>0.93</b>	<b>1</b>	<b>50,856.10</b>	<b>47,904.44</b>	<b>157</b>	<b>154</b>
				<b>High</b>	<b>390,000</b>	<b>375,000</b>	<b>1.05</b>	<b>2</b>	<b>251,612.90</b>	<b>241,935.48</b>	<b>1,004</b>	<b>1,004</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 '1/1/2012' and '12/31/2013'; 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
5041170	14102 S 45TH AVE 1	1	300-04-003-N	29,000	28,000	1	44,307	NA / NA	12/20/2013	0	0
5033152	14106 S 45TH AVE 1	1	300-04-003-L	25,000	25,000	1.02	44,298	NA / NA	12/06/2013	6	6
4519439	11626 S 28TH AVE N/A	N/A	300-06-012-W	163,000	145,000	1.88	81,892	NA / NA	10/11/2013	1,004	1,004
4899623	4199 W Souix ST 15	15	300-81-019-H	30,000	31,500	1	42,592	NA / NA	09/05/2013	108	108
4906384	000x E NO ADDRESS DR 0	0	300-09-015	49,500	40,000	1.12	49,007	NA / NA	07/17/2013	124	121
4908995	35xx W Minton AVE 0	0	105-89-184-E	86,000	86,000	1	43,638	NA / NA	07/05/2013	84	83
4821530	4535-A W Euclid AVE 3	3	300-12-021-A	90,000	80,000	1.11	48,313	NA / NA	03/21/2013	718	684
4863089	11000 S 42nd LN 052	052	300-09-052	69,900	69,900	1.4	61,215	NA / NA	02/26/2013	72	71
4863103	4200 W Carver RD 053	053	300-09-053	69,900	69,900	1.4	61,215	NA / NA	02/26/2013	71	71
4821173	12120 S 43RD AVE 12	12	300-81-013-K	39,000	38,000	1	43,561	NA / NA	01/28/2013	125	125
4830983	4801 W SUNRISE DR METES & BOUNDS	METES & BOUNDS	300-10-935	67,500	68,500	1.1	48,090	NA / NA	11/30/2012	18	18
4824313	3500 W Mcneil AVE 1	1	300-15-012-H	55,000	52,500	1.03	44,885	NA / NA	11/20/2012	46	45
4824296	9800 S 35th AVE 3	3	300-15-012-J	59,000	55,000	1.17	51,174	NA / NA	10/17/2012	3	2
4818191	3801 W CARVER RD 8	8	300-09-074	65,000	65,000	1.33	57,934	NA / NA	10/10/2012	8	8
4728448	4618 W Crivello AVE 19	19	300-77-033	60,000	60,000	1	43,834	NA / NA	09/05/2012	163	162
4793907	3709 W Calle Poco -- 0	0	300-09-014-M	32,000	32,000	1.43	62,303	NA / NA	08/27/2012	28	27
4711980	7826 S 50th DR 138	138	300-21-209	390,000	375,000	1.55	67,500	NA / NA	08/21/2012	139	139
4753165	7830 S 29th AVE 1	1	300-14-058-K	35,000	28,000	1	49,784	NA / NA	06/07/2012	17	16

4617066	43XX W ESTRELLA DR 15	15	300-81-019- G	30,000	25,000	1	43,573	NA / NA	04/24/2012	243	241
4592017	43XX W Centon DR 0	0	300-08-030- D	21,000	21,000	1	43,647	NA / NA	04/15/2012	314	285
4712468	XXX1 W Baseline RD 5	5	300-14-082- E	29,000	25,000	1	43,557	NA / NA	03/07/2012	9	9
4662038	XXX2 W Baseline RD 4	4	300-14-082- D	29,000	25,000	1	43,558	NA / NA	03/07/2012	124	123
4596792	11701 S 38th AVE 0	0	300-09-074	32,000	25,000	1.33	57,934	NA / NA	02/29/2012	252	251
4662045	XXX3 W Baseline RD 3	3	300-14-082- C	29,000	25,000	1	43,558	NA / NA	02/06/2012	115	114
4662018	XXXX W Baseline RD 6	6	300-14-082- F	29,000	25,000	1	43,559	NA / NA	02/06/2012	115	114
4609999	7830 S 29TH AVE J	J	300-14-058- J	27,800	26,500	1	43,741	NA / NA	01/20/2012	188	188

Prepared by Kelly Meadows,  
Associate Broker

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.  
DND2 ( D o N o 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.*

08/07/2015  
3:59 PM

© 2015 ARMLS  
and FBS.  
DMCA