

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	29	2,117,900	2,036,800	Low	37,900	37,900	0.77	1	18,950.00	18,950.00	1	1
				Avg	73,031	70,234	0.96	1	63,573.19	61,113.95	230	229
				High	110,000	108,000	1.06	2	86,500.00	83,500.00	1,058	1,058
Overall	29	2,117,900	2,036,800	Low	37,900	37,900	0.77	1	18,950.00	18,950.00	1	1
				Avg	73,031	70,234	0.96	1	63,573.19	61,113.95	230	229
				High	110,000	108,000	1.06	2	86,500.00	83,500.00	1,058	1,058

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 '1/1/2003' and '12/31/2003'; 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
2009308	32 W MCNEIL ST		300-15-070-J	71,000	67,500	1	43,577	NA / NA	12/30/2003	156	156
2056835	45 -- IVANHOE RD		300-04-021	69,900	65,000	2	87,120	NA / NA	12/01/2003	3	3
1947720	9841 S 31 AVE		300-79-005-C	69,000	67,500	1	43,560	NA / NA	11/26/2003	269	269
1903106	10800 S 35th AVE 5B	5B	300-09-009-V	74,900	72,500	1	43,789	NA / NA	10/30/2003	340	340
1900215	777 N Sage		510-10-02I	37,900	37,900	2	87,000	NA / NA	10/06/2003	295	295
2005255	3650 W 1st Drive S of Carver RD Lot 4	Lot 4	300-09-009-A	84,500	81,500	1.24	54,450	NA / NA	10/01/2003	127	127
2005287	3602 W 1st Drive S of Carver RD Lot 3	Lot 3	300-09-009-A	83,500	81,500	1	43,733	NA / NA	09/29/2003	123	123
1903055	10800 S 35th AVE 5A	5A	300-09-009-U	74,900	73,200	1	43,789	NA / NA	09/05/2003	285	285
2005294	3550 W 1st Drive S of Carver RD Lot 2	Lot 2	300-09-009-A	84,500	82,500	1	43,733	NA / NA	08/29/2003	5	5
1845377	3502 W 1st Drive S of Carver RD Lot 1	Lot 1	300-09-009-A	86,500	83,500	1	43,733	NA / NA	07/31/2003	296	296
1835707	12060 S 43 AVE		300-08-016	72,000	68,000	1	43,593	NA / NA	07/16/2003	312	312
2001087	4721 W Euclid (Parcel B) AVE		300-12-009	77,500	75,000	1	43,560	NA / NA	07/16/2003	1	1
1857652	10800 S 35th AVE 3	3	300-09-009-A	79,900	75,900	1.13	49,299	NA / NA	06/16/2003	280	280
1868483	4200 W Gumina ST		300-81-011-A	67,500	61,500	1	44,044	NA / NA	06/12/2003	256	256
1903117	10800 S 35TH AVE		300-09-009-W	74,900	73,000	1.39	60,610	NA / NA	06/12/2003	200	200
1857659	10800 S 35th AVE 4	4	300-09-009-A	77,900	75,400	1.13	49,299	NA / NA	06/02/2003	286	286
1857640	10800 S 35th AVE 1	1	300-09-009-A	87,900	87,900	1.13	49,299	NA / NA	05/29/2003	282	282
1935446	3129 W Elliot RD		300-15-070	67,500	65,000	1	43,560	NA / NA	05/08/2003	87	85
1846124	4721 W Euclid AVE		300-12-009	66,000	70,000	1	43,700	NA / NA	04/30/2003	203	183
1896571	4521 -- LARSON RD 41	41	104-76-009-A	50,000	45,000	1.76	76,666	NA / NA	04/18/2003	169	169
1737611	4804 W ESTRELLA (APPROX) PARCEL D RD MB	MB	300-08-002-D	71,900	71,900	1	43,560	NA / NA	04/16/2003	429	424
1841079	4309 W Ceton AVE		300-08-030-A	65,000	50,000	1.01	44,080	NA / NA	03/31/2003	213	213

1857646	10800 S 35th AVE 2	2	300-09-009-A	82,900	80,700	1.13	49,299	NA / NA	03/28/2003	220	220
1909349	7830 S 29 AVE		300-14-58b	59,000	57,500	1	43,560	NA / NA	03/25/2003	107	107
1893226	6400 S 64 DR		104-82-010-B	110,000	108,000	1.75	76,230	NA / NA	03/18/2003	141	141
1868514	4300 W Gumina ST		300-81-012-a	67,500	63,000	1.14	49,984	NA / NA	03/07/2003	180	180
1933947	4737 W GUMINA AVE		300-08-028-A	64,000	64,000	1.25	54,450	NA / NA	03/07/2003	1	1
1492287	2903 W CARVER RD		300-15-005	79,900	79,900	2.15	93,645	NA / NA	02/05/2003	1,058	1,058
1720388	4737 W GUMINA AVE		300-08-028-A	60,000	52,500	1.25	54,450	NA / NA	01/13/2003	361	361

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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