

# 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	27	3,384,000	3,289,300	Low	70,000	67,500	0.89	1	59,685.53	59,119.50	3	2
				Avg	125,333	121,826	0.97	1	97,771.80	94,647.73	110	110
				High	250,000	250,000	1.11	2	157,894.74	175,438.60	365	365
<b>Overall</b>	<b>27</b>	<b>3,384,000</b>	<b>3,289,300</b>	<b>Low</b>	<b>70,000</b>	<b>67,500</b>	<b>0.89</b>	<b>1</b>	<b>59,685.53</b>	<b>59,119.50</b>	<b>3</b>	<b>2</b>
				<b>Avg</b>	<b>125,333</b>	<b>121,826</b>	<b>0.97</b>	<b>1</b>	<b>97,771.80</b>	<b>94,647.73</b>	<b>110</b>	<b>110</b>
				<b>High</b>	<b>250,000</b>	<b>250,000</b>	<b>1.11</b>	<b>2</b>	<b>157,894.74</b>	<b>175,438.60</b>	<b>365</b>	<b>365</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 '1/1/2004' and '12/31/2004'; 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
2206849	47 W DOBBINS AVE 2	2	300-12-009-S	110,000	110,000	1	43,223	NA / NA	12/31/2004	204	203
2175717	11924 S 38 AVE 0	0	300-09-015-T	139,000	130,000	1	44,100	NA / NA	12/31/2004	140	140
2184086	3633 W Bohl ST 1	1	300-09-009-W	142,900	139,900	1.85	80,610	NA / NA	12/20/2004	138	138
2221096	43 W Ceton DR none	none	300-08-030-D	150,000	150,000	1	43,647	NA / NA	12/20/2004	3	2
2186281	4102 W Carver RD 0	0	300-09-012-v	98,000	98,000	1.39	60,505	NA / NA	12/17/2004	100	100
2222409	47 W DOBBINS AVE 4	4	300-12-009-S	199,000	190,000	2	87,120	NA / NA	12/15/2004	93	92
2196650	47 W Euclid AVE ?	?	300-12-009-?	102,000	91,000	1.1	48,285	NA / NA	12/13/2004	49	49
2204733	29 W Beautiful LN 1	1	300-14-197-A	110,000	100,000	1.13	49,282	NA / NA	12/05/2004	76	76
2204738	29 W Beautiful LN 2	2	300-14-197-A	110,000	100,000	1.13	49,282	NA / NA	12/05/2004	76	76
2204739	29 W Beautiful LN 3	3	300-14-197-A	110,000	100,000	1.13	49,282	NA / NA	12/05/2004	76	76
2223692	2750 W Ceton DR 3	3	300-15-043	180,000	200,000	1.14	49,685	NA / NA	11/30/2004	20	20
2206848	47 W DOBBINS AVE 1	1	300-12-009-S	110,000	104,000	1	43,223	NA / NA	11/23/2004	32	31
2105621	11433 S 27 DR		300-06-008-Z	250,000	250,000	0	87,120	NA / NA	11/15/2004	268	268
2149912	29 W Beautiful LN 4	4	300-14-197-A	110,000	100,000	1.13	49,282	NA / NA	09/30/2004	129	129
2181286	2700 W Cheyenne DR		300-06-008	169,000	160,000	1.49	64,904	NA / NA	09/21/2004	55	55
2181251	2700 W Cheyenne DR		300-06-008-H	160,000	160,000	1.49	64,904	NA / NA	08/31/2004	34	34
2131973	3111 W Carver RD		300-15-129-C	74,900	73,000	1.04	43,750	NA / NA	08/04/2004	110	110
2160386	3600 W Bohl ST		300-09-009-W	94,900	94,000	1.59	69,260	NA / NA	07/30/2004	45	45
2124007	93 - 37th LN		300-11-021-W	185,000	184,000	2	86,964	NA / NA	07/29/2004	119	119
2096382	6200 W VINEYARD RD		104-86-004	139,900	139,900	1.8	78,452	NA / NA	07/22/2004	155	155
2102593	4049 W Avion Way AVE		300-11-038-A	132,500	120,000	1	43,645	NA / NA	06/01/2004	107	107
2000960	3835 W Carver RD		300-09-015-H	89,000	88,000	1.02	44,518	NA / NA	04/29/2004	268	267

2103110	8236 S 29 AVE		300-14-004-K	79,000	76,000	1	43,714	NA / NA	04/27/2004	72	72
2075789	11811 S 42 DR 7	7	300-81-008-C	89,000	89,000	1	43,663	NA / NA	04/19/2004	123	123
2093066	30 W beautiful LN		300-14-195	80,000	80,000	1.04	43,750	NA / NA	04/05/2004	83	83
2102455	10800 S 35 AVE		300-09-009-a	99,900	95,000	1.13	49,299	NA / NA	03/26/2004	40	40
1941801	0 S 40TH AVE		300-81-010-F	70,000	67,500	1	43,560	NA / NA	02/20/2004	365	365

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 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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