

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	4	689,000	707,000	Low	115,000	80,000	0.59	1	3.09	1.83	61	61
				Avg	172,250	176,750	1.02	10,937	144,389.33	162,639.01	78	168
				High	289,000	285,000	1.51	43,745	289,000.00	285,000.00	93	312
Overall	4	689,000	707,000	Low	115,000	80,000	0.59	1	3.09	1.83	61	61
				Avg	172,250	176,750	1.02	10,937	144,389.33	162,639.01	78	168
				High	289,000	285,000	1.51	43,745	289,000.00	285,000.00	93	312

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 '1/1/2008' and '12/31/2008'; 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
3004112	8014 S 55th AVE 44	44	300-02-104	115,000	115,000	0.83	36,046	NA / NA	11/20/2008	91	210
3025485	9319 S 37th LN 0	0	300-11-021	135,000	80,000	43,745	43,745	NA / NA	09/23/2008	67	312
2891854	40 W Estrella DR 15	15	300-81-017-G	150,000	227,000	1	43,638	NA / NA	03/30/2008	93	92
2425170	4724 W Estrella DR 4	4	300-08-936	289,000	285,000	1	46,758	NA / NA	01/01/2008	61	61

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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