

# 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	18	6,138,800	5,888,900	Low	115,000	115,000	0.89	1	138,554.22	138,554.22	6	0
				Avg	341,044	327,161	0.96	1	251,480.77	241,268.57	78	76
				High	699,900	652,000	1.00	2	388,833.33	362,222.22	364	364
<b>Overall</b>	<b>18</b>	<b>6,138,800</b>	<b>5,888,900</b>	<b>Low</b>	<b>115,000</b>	<b>115,000</b>	<b>0.89</b>	<b>1</b>	<b>138,554.22</b>	<b>138,554.22</b>	<b>6</b>	<b>0</b>
				<b>Avg</b>	<b>341,044</b>	<b>327,161</b>	<b>0.96</b>	<b>1</b>	<b>251,480.77</b>	<b>241,268.57</b>	<b>78</b>	<b>76</b>
				<b>High</b>	<b>699,900</b>	<b>652,000</b>	<b>1.00</b>	<b>2</b>	<b>388,833.33</b>	<b>362,222.22</b>	<b>364</b>	<b>364</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 '1/1/2006' and '12/31/2006'; 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
2583711	3031 W Avion WAY 31	31	300-15-094	475,000	475,000	1.5	62,291	NA / NA	12/11/2006	79	79
2600556	66 S 64 AVE 0	0	104-82-001	570,000	555,000	2	87,120	NA / NA	11/18/2006	44	44
2522403	3801 W Carver RD 2	2	300-09-014-X	329,000	300,000	1.04	45,344	NA / NA	11/15/2006	154	152
2425161	4724 W Estrella DR 5	5	300-08-936	289,000	280,000	1	43,660	NA / NA	11/08/2006	364	364
2578194	48 W Estrella AVE A	A	300-08-938-H	235,000	235,000	1.18	44,680	NA / NA	11/01/2006	66	66
2590261	8013 S 56 AVE 27	27	300-02-087	115,000	115,000	0.83	36,107	NA / NA	09/29/2006	12	11
2590267	8014 S 55 AVE 44	44	300-02-104	115,000	115,000	0.83	36,046	NA / NA	09/28/2006	11	10
2493201	123 S 43rd AVE 14	14	300-81-015-C	595,000	560,000	2	87,444	NA / NA	07/17/2006	82	81
2510543	820 S 29TH AVE 4	4	300-14-051-A	225,000	200,000	1	43,560	NA / NA	06/30/2006	69	68
2505916	38 W Carver RD 2	2	300-81-016	289,000	275,000	1.01	43,888	NA / NA	06/07/2006	25	25
2395013	470 W Elliot RD 000	000	300-08-012-Q	369,000	355,000	2.31	100,618	NA / NA	06/02/2006	133	133
2476173	4311 W IVANHOE ST 4	4	300-04-002	169,900	169,900	1.1	48,285	NA / NA	04/27/2006	6	6
2422334	4850 W SUNRISE DR NA	NA	300-10-011-P	295,000	285,000	1.1	48,285	NA / NA	04/11/2006	146	146
2422568	123 S 43 AVE 14	14	300-81-015-C	475,000	462,000	2	87,444	NA / NA	03/15/2006	48	48
2477338	29 W Beautiful LN 3	3	300-14-197-M	315,000	300,000	1.27	49,101	NA / NA	03/03/2006	20	0
2429822	3635 N Dobbins RD 1	1	300-11-007-G	699,900	652,000	1.8	78,756	NA / NA	02/23/2006	26	26
2425152	4724 W Estrella DR 1	1	300-08-936	289,000	275,000	1	43,660	NA / NA	02/20/2006	60	60
2425167	4724 W Estrella DR 2	2	300-08-936	289,000	280,000	1	46,758	NA / NA	02/20/2006	60	60