

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	21	1,987,100	1,804,600	Low	39,000	37,900	0.71	1	34,825.87	32,500.00	4	4
				Avg	94,624	85,933	0.92	1	74,250.64	67,793.17	176	175
				High	175,000	163,500	1.09	2	127,522.94	117,431.19	436	434
Overall	21	1,987,100	1,804,600	Low Avg High	39,000 94,624 175,000	37,900 85,933 163,500	0.71 0.92 1.09	1 1 2	34,825.87 74,250.64 127,522.94	32,500.00 67,793.17 117,431.19	4 176 436	4 175 434

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Land and Lots; Status of 'Closed'; Zip Code like 85339; Close of Escrow Date between '01/01/2016' and '12/31/2017'; 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
5566542	4250 W ESTRELLA DR 14	14	300-81-015-E	74,900	65,200	1.05	45,800	NA / NA	04/04/2017	4	4
5509975	47 W ELLIOT RD 0	0	300-08-012-p	69,900	65,000	2	87,120	NA / NA	03/01/2017	92	92
5545881	3919 W Carver RD 1	1	300-09-030-B	65,000	60,000	1.07	46,643	NA / NA	02/28/2017	352	351
5558676	12209 S 44th AVE -	-	300-08-009-N	85,000	73,000	1	43,644	NA / NA	02/28/2017	14	14
5500113	42XX W ESTRELLA DR 14	14	300-81-015-F	74,900	68,000	1.05	45,800	NA / NA	02/24/2017	140	140
5467033	48XX W ESTRELLA DR -	-	300-08-938-H	85,000	85,000	1.02	44,385	NA / NA	01/03/2017	126	126
5509979	000 S 38th AVE ""_""	""_""	300-09-077	175,000	155,000	2.28	99,525	NA / NA	12/30/2016	72	72
5461926	12205 S 44th AVE -	-	300-08-009-P	75,000	70,000	1	43,759	NA / NA	12/28/2016	131	127
5460173	4700 W SIESTA WAY -	-	300-12-009-J	89,500	88,000	1.09	47,488	NA / NA	12/15/2016	436	434
5497586	3200 W CARVER RD -	-	300-15-111	67,000	55,000	1.6	69,659	NA / NA	11/22/2016	64	64
5482111	0 W Alta Vista RD 33	33	104-85-210	130,000	120,000	1.04	45,103	NA / NA	11/10/2016	93	93
5460282	8013 S 56TH AVE 27	27	300-02-087	65,000	55,000	0.83	36,107	NA / NA	10/28/2016	89	89
5462135	10000 S 39th AVE 17	17	300-81-016-w	75,000	75,000	1	43,889	NA / NA	09/29/2016	67	67
5497659	/-11639 S 38th AVE -	-	300-09-073	74,900	70,000	1.01	43,817	NA / NA	09/16/2016	335	335
5266226	NA S 62nd AVE 31	31	104-86-002-w	150,000	130,000	1.77	76,927	NA / NA	06/01/2016	415	413
5224523	3635 W DOBBINS RD 0	0	300-11-007-G	168,000	163,500	1.81	78,756	NA / NA	04/22/2016	431	431
5233917	9600 S 37TH AVE 0	0	300-11-039-A	39,000	37,900	1.04	45,085	NA / NA	04/06/2016	399	398
5240957	11610 S 44th AVE 9	9	300-77-001-C	140,000	100,000	2.14	93,218	NA / NA	03/31/2016	351	350
5396309	5338 W Piedmont DR -	-	300-02-180	139,000	128,000	1.09	47,489	NA / NA	03/15/2016	20	20
5371690	7440 S 63RD AVE 1	1	104-85-004-A	75,000	65,000	0.92	40,045	NA / NA	02/12/2016	35	35
5280122	0 S 27th AVE -	-	300-14-054	70,000	76,000	2.01	87,381	NA / NA	01/29/2016	33	33

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.*

04/18/2017 © 2017 ARMLS and
4:04 PM FBS.
DMCA