

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	43	1,445,725	1,241,465	Low	12,900	8,000	0.30	1	12,766.67	4,504.50	0	0
				Avg	33,622	28,871	0.87	1	29,081.64	25,285.90	94	120
				High	120,000	100,000	1.26	2	82,758.62	68,965.52	230	329
Overall	43	1,445,725	1,241,465	Low	12,900	8,000	0.30	1	12,766.67	4,504.50	0	0
				Avg	33,622	28,871	0.87	1	29,081.64	25,285.90	94	120
				High	120,000	100,000	1.26	2	82,758.62	68,965.52	230	329

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 '1/1/2010' and '12/31/2011'; 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
4662035	XXX1 W Baseline RD 5	5	300-14-082-E	29,000	25,000	1	43,557	NA / NA	12/27/2011	59	58
4672271	XXXX W Carver RD 300-15-004-U	300-15-004-U	300-15-004-U	16,500	19,000	1.2	48,909	NA / NA	12/16/2011	19	19
4643462	3900 W Carver - Lot 17 RD 17	17	300-81-016-X	18,000	20,000	1.01	43,889	NA / NA	11/07/2011	9	8
4566092	10446 S 27TH AVE 0	0	300-15-055-E	63,200	57,500	1.86	80,831	NA / NA	07/26/2011	77	124
4583031	14011 S 43rd DR 1	1	300-04-035	19,000	19,000	1.02	44,639	NA / NA	06/13/2011	14	12
4542414	28XX W Cheyenne DR A	A	300-06-148-A	45,000	52,700	1.12	48,794	NA / NA	03/23/2011	16	16
4490437	14419 S 45TH AVE 0	0	300-04-043	27,500	22,000	1.43	62,080	NA / NA	01/06/2011	47	43
4405773	7827 W Alta Vista RD 1	1	104-84-008-Y	16,900	13,000	1	43,564	NA / NA	01/04/2011	194	194
4405776	7827 W Alta Vista RD 2	2	104-84-008-X	16,900	13,000	1	43,564	NA / NA	01/04/2011	194	194
4405777	7827 W Alta Vista RD 3	3	104-84-008-V	16,900	13,000	1	43,564	NA / NA	01/04/2011	194	194
4405779	7827 W Alta Vista RD 4	4	104-84-008-W	16,900	13,000	1	43,564	NA / NA	01/04/2011	194	194
4505975	3211 W Olney AVE 0	0	300-15-141	22,560	17,560	1	43,777	NA / NA	01/04/2011	15	10
4472528	11639 S 39th AVE 0	0	300-09-060	21,560	18,000	1.21	52,498	NA / NA	12/30/2010	57	57
4505961	3816 W CARVER RD 0	0	300-09-020-J	26,560	18,000	1.34	58,178	NA / NA	12/30/2010	15	10
4399110	4002 W CARVER RD 0	0	300-09-067	12,900	11,000	1	43,561	NA / NA	11/09/2010	105	105
4486657	11924 S 38TH AVE 4	4	300-09-014-W	40,000	30,000	1.04	43,144	NA / NA	11/05/2010	0	0
4382604	445x W Ceton DR D	D	300-08-026-D	32,900	10,000	2.22	96,812	NA / NA	10/29/2010	165	165
4390439	14102 S 45TH AVE N	N	300-04-003-N	16,298	8,000	1.02	44,298	NA / NA	10/18/2010	151	151
4442556	39XX W Carver RD 17	17	300-81-016-	29,900	27,000	1.01	43,889	NA / NA	09/10/2010	4	4

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4442582	398X W Carver RD 17	17	300-81-016-Y	29,900	27,000	1.01	43,889	NA / NA	09/10/2010	4	4
4386753	4824 W ESTRELLA DR H	H	300-08-938-H	65,000	57,000	1	44,385	NA / NA	09/03/2010	111	110
4413072	47xxx W Crivello AVE 1	1	300-08-936-j	30,000	30,000	0.99	43,292	NA / NA	08/30/2010	5	4
4288680	3801 W CARVER RD #1 Lot Best / Laveen	#1 Lot Best / Laveen	300-09-014-Y	32,500	32,500	1.54	67,171	NA / NA	07/28/2010	203	203
4392558	14106 S 45TH AVE MB	MB	300-04-003-G	13,022	12,500	1.02	44,298	NA / NA	07/26/2010	61	57
4388154	302X W Carver RD V	V	300-15-004-V	25,025	23,500	1.45	63,168	NA / NA	07/26/2010	59	59
4382377	12000 S 38TH AVE A	A	300-09-072-A	27,900	27,900	1.01	43,820	NA / NA	06/16/2010	30	123
4298123	3116 W CETON DR 17	17	300-15-066-A	120,000	80,000	1.45	63,287	NA / NA	05/27/2010	176	176
4339901	39XX W GUMINA AVE V	V	300-81-016	29,900	28,000	1.01	43,935	NA / NA	05/17/2010	73	72
4339986	39XX W GUMINA AVE U	U	300-81-016	29,900	28,000	1.01	43,845	NA / NA	05/17/2010	73	72
4348455	8014 S 55 AVE 44	44	300-02-104	44,900	37,000	0.83	36,046	NA / NA	05/17/2010	51	51
4289770	39XX W CARVER RD 17	17	300-81-016-B	36,900	34,900	1.01	4,388	NA / NA	05/10/2010	165	165
4330506	11032 S 27TH DR unknown	unknown	300-06-032-A	55,000	55,000	1.11	48,546	NA / NA	04/30/2010	89	88
4331204	47XX W ELLIOT RD 3	3	300-08-943	27,900	23,000	1.01	43,809	NA / NA	04/28/2010	73	327
4298118	3122 W Ceton DR 17	17	300-15-066-B	120,000	100,000	1.45	63,287	NA / NA	04/27/2010	137	137
4244830	116XX S 38th AVE 0	0	300-09-014-S	19,900	25,100	1.17	51,058	NA / NA	04/26/2010	230	290
4331291	47xx W Elliott RD 2	2	300-08-944	27,900	22,000	1.01	43,809	NA / NA	04/23/2010	67	170
4331307	47XX W ELLIOT RD 1	1	300-08-945	27,900	22,000	1.01	44,454	NA / NA	04/23/2010	67	205
4244815	116XX S 38th AVE 0	0	300-09-014-T	19,900	16,600	1.09	47,243	NA / NA	03/24/2010	197	256
4340360	2800 W PEARCE RD 0	0	300-15-001-L	31,500	27,000	1.29	56,131	NA / NA	03/21/2010	29	66
4244613	38XX W Carver RD 00	00	300-09-030-A	27,500	20,000	1	43,844	NA / NA	03/16/2010	191	264
4262171	43xx W Sioux ST 13	13	300-81-014-G	34,900	41,205	1	43,667	NA / NA	02/08/2010	109	329
4244838	116XX S 38th AVE 0	0	300-09-014-R	34,900	32,000	1.06	46,195	NA / NA	01/29/2010	119	171
4169831	14109 S 43rd DR 033	033	300-04-033	45,000	32,500	1.41	61,312	NA / NA	01/13/2010	229	228