









CMA: Comparable Properties

	4726633	4878829	4800259
			
	2749 S el paradiso -- Mesa AZ	1624 W MILAGRO AVE Mesa AZ	1325 W Lobo AVE Mesa AZ
List Price	\$315,000	\$293,000	\$294,900
Original List Price	\$315,000	\$299,000	\$294,900
Sold Price			\$290,000
Status	Active	Active	Sold
Status Date	03/07/2012	01/22/2013	10/27/2012
Agent Days on Market	351	30	29
Cumulative Days on Market	351	30	28
# Bedrooms	3	5	4
# Bathrooms	2.00	2.50	3.50
Approx SQFT	1,856	2,205	2,651
Approx Lot SqFt	12489.00	11047.00	8294.00
Year Built	1979	1976	1978
Price	\$315,000	\$293,000	\$290,000

CMA: Comparable Properties

	4821003	4827914	4858577
			
	2335 S Paseo Loma CIR Mesa AZ	2426 S STANDAGE -- Mesa AZ	2214 W NARANJA AVE Mesa AZ
List Price	\$279,900	\$299,900	\$294,500
Original List Price	\$299,900	\$299,900	\$295,000
Sold Price	\$272,500	\$280,000	
Status	Sold	Sold	Pending
Status Date	11/30/2012	11/16/2012	02/19/2013
Agent Days on Market	37	7	80
Cumulative Days on Market	37	7	77
# Bedrooms	4	3	4
# Bathrooms	3.00	2.00	2.00
Approx SQFT	2,380	2,072	2,563
Approx Lot SqFt	5672.00	15551.00	9361.00
Year Built	1983	1978	1979
Price	\$272,500	\$280,000	\$294,500

CMA: Comparable Properties

	4876012	4882784	
			
	2744 S Cholla CIR Mesa AZ	2637 W LAGUNA AZUL AVE Mesa AZ	
List Price	\$294,950	\$210,000	
Original List Price	\$299,950	\$210,000	
Sold Price			
Status	Pending	Pending	
Status Date	02/06/2013	02/02/2013	
Agent Days on Market	21	3	
Cumulative Days on Market	21	3	
# Bedrooms	4	3	
# Bathrooms	2.00	2.00	
Approx SQFT	2,644	2,000	
Approx Lot SqFt	13011.00	8965.00	
Year Built	1980	1976	
Price	\$294,950	\$210,000	

Price Analysis

Summary of Closed Listings

MLS #	Address	List Price	ADOM	CDOM	Encoded Features	Approx SQFT	Price per Approx SQFT	Sold Date	Sold Price	Total Adjusts	Adjusted Price
4821003	2335 S Paseo Loma CIR, Mesa AZ	\$279,900	37	37	43RX2G2S	2,380	\$114.50	11/29/2012	\$272,500	-	\$272,500
4827914	2426 S STANDAGE --, Mesa AZ	\$299,900	7	7	32FRP2G	2,072	\$135.14	11/16/2012	\$280,000	-	\$280,000
4800259	1325 W Lobo AVE, Mesa AZ	\$294,900	29	28	43.5FRDXP2G3S	2,651	\$109.39	10/26/2012	\$290,000	-	\$290,000

Summary of Pending Listings

MLS #	Address	Orig. List Price	ADOM	CDOM	Encoded Features	Approx SQFT	Price per Approx SQFT	Approx List Price	Total Adjusts	Adjusted Price
4882784	2637 W LAGUNA AZUL AVE, Mesa AZ	\$210,000	3	3	32RDPO2G2S	2,000	\$105.00	\$210,000	-	\$210,000
4858577	2214 W NARANJA AVE, Mesa AZ	\$295,000	80	77	42FRXPO2G2S	2,563	\$114.90	\$294,500	-	\$294,500
4876012	2744 S Cholla CIR, Mesa AZ	\$299,950	21	21	42FRDXP2G	2,644	\$111.55	\$294,950	-	\$294,950

Summary of Active Listings

MLS #	Address	Orig. List Price	ADOM	CDOM	Encoded Features	Approx SQFT	Price per Approx SQFT	Approx List Price	Total Adjusts	Adjusted Price
4878829	1624 W MILAGRO AVE, Mesa AZ	\$299,000	30	30	52.5FRXPO2G	2,205	\$132.88	\$293,000	-	\$293,000
4726633	2749 S el paradiso --, Mesa AZ	\$315,000	351	351	32RDXP2G	1,856	\$169.72	\$315,000	-	\$315,000

Low, Average, Median, and High Comparisons

	Closed	Pending	Active	Overall
Low	\$272,500	\$210,000	\$293,000	\$210,000
Average	\$280,833	\$266,483	\$304,000	\$281,244
Median	\$280,000	\$294,500	\$304,000	\$291,500
High	\$290,000	\$294,950	\$315,000	\$315,000

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. Approx SQFT	Avg. List \$/Approx SQFT	Avg. Sold \$/Approx SQFT	Avg. ADOM	Avg. CDOM
Closed	3	874,700	291,567	842,500	280,833	0.96	2,368	124.53	119.67	24	24
Pending	3	799,450	266,483	0	0	0.00	2,402	110.49	0.00	35	34
Active	2	608,000	304,000	0	0	0.00	2,030	151.30	0.00	190	190
Overall	8	2,282,150	285,269	842,500	280,833	0.36	2,296	125.96	119.67	70	69