Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Approx SQFT	List Price Per Approx SQFT	Sold Price Per Approx SQFT	Agent Days on Market	Cumulative Days on Market
Pending	2	469,800	0	Low	209,900	0	0.00	1,581	132.76	0.00	4	4
				Avg	234,900	0	0.00	1,725	135.91	0.00	12	12
				High	259,900	0	0.00	1,869	139.06	0.00	21	20
Closed	19	5,424,600	5,385,100	Low	120,000	120,000	0.97	1,344	78.66	79.89	2	2
				Avg	285,505	283,426	0.99	2,161	137.28	136.14	50	63
				High	434,900	430,000	1.02	4,651	183.23	180.12	146	193
Overall	21	5,894,400	5,385,100	Low	120,000	120,000	0.97	1,344	78.66	79.89	2	2
				Avg	280,686	283,426	0.99	2,119	137.15	136.14	47	58
				High	434,900	430,000	1.02	4,651	183.23	180.12	146	193

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Listing, Co-Listing Member of Michelle Noel, Michelle R Noel; Status of 'Active', 'Cancelled', 'Closed', 'Expired', 'Pending', 'Temp Off Market','UCB (Under Contract-Backups)','CCBS (Contract Contingent on Buyer Sale)'; Close of Escrow Date between '01/01/2017' and '07/13/2029'; Expire Date between '01/01/2017' and '07/13/2029'; Temp Off Market Date between '01/01/2017' and '07/13/2029'; Cancel Date between '01/01/2017' and '07/13/2029'.

NOTICE THIS INCLUDES EVERYTHING / INCLUDING CANCELLED AND EXPIRED - I DID NOT INCLUDE BUYER ACTIVITY SPECIFICALLY BECAUSE I WANT YOU TO SEE THAT I LIST HOMES TO GET SOLD - NOT TO LIST JUST TO LIST.

Pending Listings

MLS #	Address	FE	Bed	Bth	SqFt	YR	OLP	LP	SP	COE	LP/SP/$/SF	ADOM	CDOM
5937218	7104 S 252ND DR	32R2G	3	2	1,581	2013	214,900	209,900			132.76 / NA	21	20
5951793	18153 W DESERT LN	32RO2G	3	2	1,869	2008	259,900	259,900			139.06 / NA	4	4

Closed Listings

MLS #	Address	FE	Bed	Bth	SqFt	YR	OLP	LP	SP	COE	LP/SP/$/SF	ADOM	CDOM
5939575	118 N 350TH AVE	42RA2G	4	2	1,680	2002	174,900	174,900	174,900	07/19/2019	104.11 / 104.11	2	2
5923326	14908 W WATSON CIR	42R2G	4	2	1,482	1999	229,900	229,900	222,000	05/31/2019	155.13 / 149.8	23	23
5845960	1021 E ANNETTE DR	32.5RDPS2G	3	2.5	1,902	1989	289,900	284,800	285,000	05/13/2019	149.74 / 149.84	136	136
5836165	14120 W MANDALAY LN	62.5FRDPO3G1S	6	2.5	4,068	2004	339,900	320,000	325,000	03/12/2019	78.66 / 79.89	117	117
5857812	3640 W BLOOMFIELD RD	32FRDXP2G	3	2	1,870	1970	249,900	244,900	242,500	02/27/2019	130.96 / 129.68	43	43
5831862	1940 N 107TH DR	32FRD2G	3	2	1,573	2001	239,900	235,000	230,000	12/19/2018	149.4 / 146.22	32	32
5768655	15635 N 19th PL	32RDXO2G2S	3	2	2,223	1984	385,000	350,000	350,000	09/06/2018	157.44 / 157.44	78	78
5771718	5206 W Gwen ST	64.5FRDPSO4G	6	4.5	4,651	2006	430,000	430,000	430,000	07/06/2018	92.45 / 92.45	15	14
5741837	17529 W WIND DRIFT CT	32FRDPO2G	3	2	1,746	2000	264,900	264,800	264,800	05/29/2018	151.66 / 151.66	29	151
5731815	2038 W OLIVE WAY	32FR2G2S	3	2	1,610	2001	295,000	295,000	290,000	04/20/2018	183.23 / 180.12	5	5
5729807	301 S 96TH PL	32R	3	2	1,344	2007	120,000	120,000	120,000	04/19/2018	89.29 / 89.29	6	6
5685639	4747 S 235TH LN	32FRD2G	3	2	1,537	2008	176,500	174,900	174,900	01/31/2018	113.79 / 113.79	36	36
5677464	1882 W OLIVE WAY	32.5FRDO2G	3	2.5	2,137	2003	310,000	300,000	300,000	01/16/2018	140.38 / 140.38	79	193
5654250	4034 E DEL RIO ST	33FRDPO3G1S	3	3	2,540	2002	357,000	357,000	357,000	10/23/2017	140.55 / 140.55	4	4
5639469	21168 E ASPEN VALLEY DR	32R2G2S	3	2	1,365	2004	200,000	200,000	200,000	08/29/2017	146.52 / 146.52	33	34
5623555	6151 E RIVERDALE ST	42FRD2G	4	2	2,175	1996	329,000	328,900	325,000	08/25/2017	151.22 / 149.43	64	64
5556435	2244 E CHERRY HILLS PL	43FRDPO2.5G	4	3	2,539	2000	365,000	359,700	356,000	04/28/2017	141.67 / 140.21	76	76
5560070	2314 E TAHITIAN WAY	42.5FRDXP3G	4	2.5	2,807	1989	435,000	434,900	423,000	04/20/2017	154.93 / 150.69	40	40
5520957	4126 E APPLEBY DR	22RDO2G2S	2	2	1,805	2004	329,900	319,900	315,000	01/10/2017	177.23 / 174.52	146	146

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 *(* ***D*** *o* ***N*** *ot* ***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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DMCA

I AM A LENDER OF 25+ YRS AND A REALTOR OF 15 YRS + A TEAM LEAD + TRAINER + COACH + STRATEGIST + RESULT DRIVEN + I'VE GONE TOE TO TOE WITH APPRAISERS TOO - HAVEN'T LOST A BATTLE YET ** CALL NOW TO SCHEDULE A STRATEGY MEETING 480.238.9043 ** MICHELLE NOEL