

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	
Closed	46	127,230,990	121,486,850	Low	393,000	375,000	0.80	740	309.85	306.59	0	0
				Avg	2,765,891	2,641,018	0.95	4,110	627.48	596.70	52	54
				High	14,500,000	14,500,000	1.12	15,435	1,065.92	1,057.72	122	129
Overall	46	127,230,990	121,486,850	Low	393,000	375,000	0.80	740	309.85	306.59	0	0
				Avg	2,765,891	2,641,018	0.95	4,110	627.48	596.70	52	54
				High	14,500,000	14,500,000	1.12	15,435	1,065.92	1,057.72	122	129

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Status of 'Closed'; Zip Code of '85253'; Under Contract Date between '8/01/2022' and '11/01/2032'.

Closed Listings

MLS #	Address	FE	Bed	Bth	SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	ADOM	CDOM
6441047	5101 N Casa Blanca DR 301	22FRX2G	2	2	1,914	1991	1,400,000	1,400,000	1,350,000	11/01/2022	731.45 / 705.33	0	0
6442757	10301 N 70TH ST 110	22RXP1C	2	2	1,061	1985	400,000	393,000	375,000	10/28/2022	370.41 / 353.44	38	38
6466348	7027 N Scottsdale RD 110	11RXNO1G	1	1	906	2004	399,000	399,000	380,000	10/28/2022	440.4 / 419.43	39	39
6464818	5101 N CASA BLANCA DR 3	01RX1C1S	0	1	740	1969	500,000	500,000	450,000	10/28/2022	675.68 / 608.11	20	20
6474109	5991 E MOCKINGBIRD LN	44.5FRDXPSO3G8S	4	4.5	4,869	1989	2,600,000	2,600,000	2,500,000	10/28/2022	533.99 / 513.45	22	22
6463666	8100 N 54TH ST	56FRDXPSTQO3G6S	5	6	6,767	1979	3,750,000	3,750,000	3,450,000	10/28/2022	554.16 / 509.83	43	129
6456910	6927 E DOUBLETREE RANCH RD	76.5RXPSQO4G5S	7	6.5	7,141	1999	4,500,000	4,500,000	4,500,000	10/28/2022	630.16 / 630.16	112	112
6447819	6124 N LAS BRISAS DR	33.5RXNO2G2S	3	3.5	3,049	2019	3,250,000	3,250,000	3,225,000	10/27/2022	1,065.92 / 1,057.72	95	74
6461534	9530 N 53RD PL	43RDXPO2G4S	4	3	3,419	1979	1,500,000	1,500,000	1,680,000	10/21/2022	438.72 / 491.37	45	43
6435473	8501 N GOLF DR	55.5FRDXPO4G	5	5.5	6,159	1983	4,175,000	4,175,000	4,000,000	10/21/2022	677.87 / 649.46	67	67
6458561	7291 N Scottsdale RD 2006	11.5R1G	1	1.5	1,012	2009	429,000	429,000	410,000	10/13/2022	423.91 / 405.14	37	37
6458722	6500 N 66TH PL	32.5RDXPSO4G10S	3	2.5	4,000	1966	2,000,000	2,000,000	1,775,000	10/11/2022	500 / 443.75	40	40
6415403	5914 E Vía Los Caballos --	55.5FRDXPSO3G6S	5	5.5	4,649	1992	2,999,000	2,799,000	2,725,000	10/11/2022	602.06 / 586.15	115	115
6460208	6480 E ARROYO VERDE DR	910FRDXPSTQO8G10S	9	10	15,435	1995	14,500,000	14,500,000	14,500,000	10/11/2022	939.42 / 939.42	36	36
6460722	10432 N 61ST PL	42.5FBDXP2G	4	2.5	2,590	1973	1,050,000	1,050,000	1,050,000	10/07/2022	405.41 / 405.41	2	2
6466990	8717 N AVENIDA DEL SOL DR	43FRDXP2G2C	4	3	2,658	1975	1,500,000	1,500,000	1,600,000	10/07/2022	564.33 / 601.96	0	0
6419428	5871 E SANNA ST	44FRDXPO3G10S	4	4	4,732	1990	3,350,000	2,999,990	2,794,700	10/06/2022	633.98 / 590.6	97	97
6452082	5731 N 32ND PL	43.5FRDXPSO3G	4	3.5	4,997	1995	3,250,000	3,250,000	3,025,000	10/06/2022	650.39 / 605.36	122	121
6399583	6102 E GOLD DUST AVE	55.5FRDXQO4G4S	5	5.5	5,688	2008	2,795,000	2,595,000	2,550,000	10/05/2022	456.22 / 448.31	112	112
6421027	7001 N 40th ST	66FRXPQO3.5G6S	6	6	5,000	1970	3,800,000	3,800,000	3,625,000	10/03/2022	760 / 725	100	100
6446172	5305 N 68th PL	54.5FRDXPQO3G4S	5	4.5	5,236	1962	2,995,000	2,895,000	2,650,000	09/30/2022	552.9 / 506.11	31	31
6454074	5720 E Huntress DR	33.5FRDXO3G2S	3	3.5	4,286	2015	4,100,000	4,100,000	3,950,000	09/30/2022	956.6 / 921.61	17	11
6411560	6302 E TURQUOISE AVE	32RPHO2G8S	3	2	1,852	1972	1,849,900	1,725,000	1,575,000	09/29/2022	931.43 / 850.43	88	88
6450841	5455 E LINCOLN DR 1011	01RPSN1G	0	1	1,005	2017	1,050,000	1,050,000	1,050,000	09/28/2022	1,044.78 / 1,044.78	44	44

MLS #	Address	FE	Bed	Bth	SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	ADOM	CDOM
6425009	7275 N SCOTTSDALE RD 1019	43.5FRDX2G	4	3.5	3,062	2009	1,400,000	1,195,000	980,000	09/26/2022	390.27 / 320.05	65	65
6423575	7073 E MCDONALD DR	32.5FRDX2G	3	2.5	2,582	1971	1,390,000	1,349,000	1,305,000	09/22/2022	522.46 / 505.42	91	91
6401981	5635 E LINCOLN DR 6	33.5FRDXO2G2S	3	3.5	2,734	1958	1,675,000	1,640,000	1,550,000	09/22/2022	599.85 / 566.93	115	115
6418233	9827 N 65TH PL	53FRXP2.5G3S	5	3	3,365	1975	1,899,000	1,595,000	1,595,000	09/21/2022	474 / 474	59	59
6444573	10229 N 64th ST	32.5FRDXHO3G	3	2.5	2,847	1979	1,195,000	1,195,000	1,125,000	09/20/2022	419.74 / 395.15	42	55
6447207	6945 E Cochise RD 145	22RX1C	2	2	1,533	1986	475,000	475,000	470,000	09/16/2022	309.85 / 306.59	33	33
6440009	7247 N BLACK ROCK TRL	43.5FRDXPQ2G6S	4	3.5	2,966	1961	2,450,000	2,350,000	2,000,000	09/16/2022	792.31 / 674.31	44	43
6443002	4615 E ARROYO VERDE DR	44.5FRDXPO3G	4	4.5	5,654	1977	4,200,000	4,200,000	4,250,000	09/16/2022	742.84 / 751.68	48	45
6445915	6601 N 40TH ST	65RDXPO2G3C4S	6	5	4,355	1970	2,499,000	2,499,000	2,000,000	09/15/2022	573.82 / 459.24	28	28
6452108	7017 E Orange Blossom LN	33RS2C2S	3	3	2,082	1953	949,000	949,000	949,000	09/09/2022	455.81 / 455.81	27	21
6404601	6014 N LA COLINA DR	56.5RDXPSQNO6G	5	6.5	9,642	1985	7,450,000	6,950,000	6,600,000	09/08/2022	720.8 / 684.51	79	79
6423555	6350 E NAUMANN DR	67FRDXPSO4G4S	6	7	9,100	2008	7,850,000	7,850,000	7,500,000	09/08/2022	862.64 / 824.18	77	77
6437018	9147 N KOBER RD	69RDXPSTQO5.5G8S	6	9	8,522	2017	8,000,000	8,000,000	7,750,000	09/08/2022	938.75 / 909.41	15	15
6435831	4861 E MARSTON DR	44FRDXPSTQO4G2C4S	4	4	5,892	1981	2,450,000	2,450,000	2,200,000	09/07/2022	415.82 / 373.39	32	32
6431353	10401 N 52ND ST 209	22RX1C	2	2	1,054	1995	439,000	419,000	400,000	09/06/2022	397.53 / 379.51	30	30
6449563	5745 N QUAIL RUN RD	44.5FRDXPQO3G10S	4	4.5	4,254	1959	3,500,000	3,500,000	3,500,000	09/02/2022	822.76 / 822.76	0	20
6434842	5031 E DESERT JEWEL DR	33FRDXPO7G	3	3	4,216	1971	2,200,000	2,200,000	2,150,000	08/31/2022	521.82 / 509.96	42	42
6456355	5524 N HOMESTEAD LN	32.5RX2C	3	2.5	2,626	1957	2,050,000	2,050,000	2,050,000	08/30/2022	780.65 / 780.65	2	2
6441757	7113 E MCDONALD DR	22FRDO2G	2	2	1,830	1971	750,000	730,000	700,000	08/29/2022	398.91 / 382.51	12	12
6412696	6120 E REDWING RD	53.5FRDXPO2G2C6S	5	3.5	4,089	1965	3,350,000	2,995,000	2,500,000	08/22/2022	732.45 / 611.4	77	77
6391227	6924 E PASADENA AVE	43RDXO2G4C	4	3	3,276	1960	2,295,000	2,180,000	1,850,000	08/19/2022	665.45 / 564.71	90	90
6395370	9789 N 57TH ST	44.5FRDXP3G6S	4	4.5	4,202	1989	3,875,000	3,300,000	2,873,150	08/12/2022	785.34 / 683.76	99	99