

LUXURY HOMES & LAND IN NORTH  
**SCOTTSDALE**

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RANCH DESERT HIGHLANDS DESERT MOUNTAIN ESTANCIA GRAYHAWK LEGEND TRAIL MIRABEL SILVERLE




**North Scottsdale - Sold Lots 2006 - 85262 Zip Code**

#	MLS#	COE Date	Address	Lot	Acre	List Price	LP/AC	Sale Price	SP/AC	DOM
1	2621779	10/27/2006	16 N Walking Stick TL	S	1.1	\$170,000	\$154,545	\$180,000	\$163,636	8
2	2511937	5/26/2006	167 E & Rio Verde	1	1	\$175,000	\$175,000	\$154,500	\$154,500	7
3	2511945	5/26/2006	167 E & Rio Verde	2	1	\$175,000	\$175,000	\$154,500	\$154,500	7
4	2624926	10/29/2006	160 N Walking Stick TL	0	1.1	\$180,000	\$163,636	\$180,000	\$163,636	4
5	2467799	3/31/2006	15990 E Monument DR	4	1.5	\$199,000	\$132,667	\$199,000	\$132,667	25
6	2406266	1/9/2006	28400 N 169th ST	-	1.25	\$199,000	\$159,200	\$190,000	\$152,000	71
7	2461385	4/6/2006	168 S SOUTH OF RIO VERDE	1	1	\$200,000	\$200,000	\$200,000	\$200,000	8
8	2461387	4/6/2006	168 S SOUTH OF RIO VERDE	2	1	\$200,000	\$200,000	\$200,000	\$200,000	8
9	2461389	4/6/2006	168 S SOUTH OF RIO VERDE	3	1	\$200,000	\$200,000	\$200,000	\$200,000	8
10	2461394	4/6/2006	168 S SOUTH OF RIO VERDE	4	1	\$200,000	\$200,000	\$200,000	\$200,000	8
11	2379995	1/18/2006	10727 N Prospect Point DR	70	0.56	\$200,000	\$357,143	\$175,000	\$312,500	129
12	2469190	4/4/2006	168 N Lone Mountain RD	0	1.129	\$207,500	\$183,791	\$190,000	\$168,291	25
13	2464188	4/4/2006	31 N Rancho Del Oro ST	NA	1.1	\$209,000	\$190,000	\$197,000	\$179,091	163
14	2461162	7/21/2006	154 N AND DIXILETA	5	1	\$210,000	\$210,000	\$205,000	\$205,000	134
15	2321609	1/10/2006	30000 N 164th ST	1	1.25	\$218,000	\$174,400	\$215,000	\$172,000	222
16	2395062	1/13/2006	28200 E 158th ST	2	1	\$219,000	\$219,000	\$219,000	\$219,000	64
17	2423418	5/10/2006	28600 N 169th ST	-	1.5	\$219,900	\$146,600	\$207,000	\$138,000	145
18	2333683	1/11/2006	168 N RIO VERDE DR	3	1.014	\$225,000	\$221,893	\$210,000	\$207,101	216
19	2334630	1/11/2006	168 N RIO VERDE DR	1	1.014	\$225,000	\$221,893	\$210,000	\$207,101	213
20	2429321	1/6/2006	36017 E 136th ST	A	1.02	\$225,000	\$220,588	\$210,000	\$205,882	0
21	2568563	12/21/2006	29000 N 153rd WY	4	1	\$229,000	\$229,000	\$239,000	\$239,000	133
22	2437049	3/13/2006	140 N & SMOKEHOUSE TRAIL	C	1.15	\$250,000	\$217,391	\$245,000	\$213,043	53
23	2437052	4/12/2006	140 N & SMOKEHOUSE TRAIL	D	1.15	\$250,000	\$217,391	\$250,000	\$217,391	65
24	2461142	6/29/2006	154 N AND DIXILETA	1	1	\$255,000	\$255,000	\$240,000	\$240,000	90
25	2543412	9/26/2006	141 E Rio Verde LOT 2 DR	2	1	\$255,000	\$255,000	\$250,000	\$250,000	91
26	2568586	10/31/2006	29000 N 153rd WY	2	1	\$259,000	\$259,000	\$264,000	\$264,000	111
27	2403147	5/26/2006	28000 E 139th ST	k	1.25	\$259,900	\$207,920	\$248,900	\$199,120	167
28	2399708	6/23/2006	138 N Carefree Hwy	0	1	\$259,999	\$259,999	\$240,000	\$240,000	212
29	2432590	5/30/2006	156 N Dixileta DR	3	1	\$260,000	\$260,000	\$250,000	\$250,000	12
30	2355383	1/10/2006	169-- N Rio Verde Dr	2	1	\$260,000	\$260,000	\$240,000	\$240,000	87
31	2355384	1/10/2006	169-- N Rio Verde Dr	3	1	\$260,000	\$260,000	\$230,000	\$230,000	87
32	2355386	1/10/2006	169-- N Rio Verde Dr	4	1	\$260,000	\$260,000	\$240,000	\$240,000	87
33	2447764	6/7/2006	159 N NORTH OF RIO VERDE	1	1	\$265,000	\$265,000	\$255,000	\$255,000	8
34	2484905	4/28/2006	29 N 175th ST	1	1	\$265,000	\$265,000	\$253,000	\$253,000	58
35	2385611	4/24/2006	15503 N Windstone TR	3	1.478	\$269,900	\$182,612	\$269,900	\$182,612	118
36	2385617	4/24/2006	15504 N Windstone TR	4	1.478	\$269,900	\$182,612	\$269,900	\$182,612	180
37	2429336	4/3/2006	164 E N of Rio Verde ST	1A	1.1	\$270,000	\$245,455	\$255,000	\$231,818	69
38	2429357	4/3/2006	164 E N of Rio Verde ST	1B	1.1	\$270,000	\$245,455	\$250,000	\$227,273	69
39	2432565	5/30/2006	156 N Dixileta DR	4	1	\$270,000	\$270,000	\$250,000	\$250,000	12
40	2466284	3/31/2006	143 N NORTH OF RIO VERDE	3	1	\$275,000	\$275,000	\$275,000	\$275,000	13
41	2518108	6/14/2006	138 N Westland RD	2	1.1	\$275,000	\$250,000	\$259,000	\$235,455	22
42	2518823	6/15/2006	174 E Rio Verde lot 3 ST	3	1	\$275,000	\$275,000	\$275,000	\$275,000	2
43	2546804	8/18/2006	174 E Rio Verde lot 5 ST	5	1	\$275,000	\$275,000	\$275,000	\$275,000	51
44	2429388	3/17/2006	164 S N of Rio Verde ST	1C	1.249	\$275,000	\$220,176	\$275,000	\$220,176	60
45	2429421	3/17/2006	164 E N of Rio Verde ST	1D	1.249	\$275,000	\$220,176	\$275,000	\$220,176	60
46	2375466	4/4/2006	29200 E 146th ST	2	1	\$280,000	\$280,000	\$280,000	\$280,000	211
47	2361726	2/1/2006	10385 N Chia WY	14	0.5	\$282,500	\$565,000	\$270,000	\$540,000	340
48	2424938	5/30/2006	156 N Dixileta DR	5	1	\$285,000	\$285,000	\$250,000	\$250,000	28
49	2399804	1/16/2006	29000 N 157th ST	1	1	\$289,950	\$289,950	\$289,950	\$289,950	96
50	2487233	6/30/2006	0 N DALE LN	1	1.014	\$295,000	\$290,927	\$284,000	\$280,079	91
51	2385578	4/21/2006	15901 N Roy Rogers RD	1	1	\$295,000	\$295,000	\$295,000	\$295,000	180

#	MLS#	COE Date	Address	Lot	Acre	List Price	LP/AC	Sale Price	SP/AC	DOM
52	2385660	4/24/2006	15902 N Roy Rogers RD	2	1	\$295,000	\$295,000	\$295,000	\$295,000	180
53	2536315	7/21/2006	14433 N Monument DR	0	1.14	\$299,000	\$262,281	\$290,000	\$254,386	37
54	2475043	4/18/2006	0 N Dale LN	X	1.25	\$299,900	\$239,920	\$295,000	\$236,000	38
55	2584266	8/4/2006	3827 E 97 WY	297	1	\$300,000	\$300,000	\$295,000	\$295,000	0
56	2377154	2/20/2006	28 E 152nd ST	0	1	\$300,000	\$300,000	\$300,000	\$300,000	106
57	2550573	10/31/2006	14301 N BAJADA RD	1	1	\$310,000	\$310,000	\$300,000	\$300,000	147
58	2597958	10/5/2006	29150 E 158th PL	1	1	\$315,000	\$315,000	\$315,000	\$315,000	50
59	2500521	4/28/2006	28203 N Rio Mountain CT	15	1.25	\$315,900	\$252,720	\$305,000	\$244,000	41
60	2489071	4/30/2006	15039 N DESERT VISTA CT	19	1.187	\$318,500	\$268,324	\$315,000	\$265,375	19
61	2441760	4/11/2006	28317 E 112 WY	8	0.5	\$320,000	\$640,000	\$275,000	\$550,000	80
62	2454374	2/24/2006	38475 E 102ND ST	462	0.83	\$320,000	\$385,542	\$320,000	\$385,542	36
63	2445211	4/30/2006	39769 N 106 PL	104	0.696	\$324,000	\$465,785	\$324,000	\$465,785	23
64	2436390	6/30/2006	154 N NORTH OF RIO VERDE	4	1	\$325,000	\$325,000	\$310,000	\$310,000	67
65	2436391	6/30/2006	154 N NORTH OF RIO VERDE	5	1	\$325,000	\$325,000	\$310,000	\$310,000	67
66	2437100	6/19/2006	144 N & QUAIL TRACK	1	1	\$325,000	\$325,000	\$300,000	\$300,000	65
67	2333475	10/30/2006	13800 E Lone Mountain RD	K	2	\$325,000	\$162,500	\$305,000	\$152,500	479
68	2413501	2/28/2006	38225 E 104th PL	361	0.91	\$325,000	\$357,143	\$325,000	\$357,143	118
69	2476025	4/28/2006	30 N 176th ST	2	1.145	\$329,000	\$287,336	\$320,000	\$279,476	66
70	2503035	11/7/2006	0 N 144th ST	3	1.446	\$329,000	\$227,524	\$300,000	\$207,469	166
71	2466619	3/8/2006	10160 N Groundcherry LN	85	1	\$330,000	\$330,000	\$330,000	\$330,000	2
72	2622856	11/21/2006	28918 E 151 ST	35	1.24	\$330,000	\$266,129	\$322,000	\$259,677	31
73	2468945	4/1/2006	30 N 144th ST	B-1	1	\$335,000	\$335,000	\$335,000	\$335,000	0
74	2510328	7/12/2006	29400 N 66th ST	-	1.1	\$335,000	\$304,545	\$281,250	\$255,682	176
75	2510347	7/12/2006	6600 N MORNING VISTA RD	-	1.1	\$335,000	\$304,545	\$281,250	\$255,682	79
76	2638511	12/13/2006	28315 N RIO MOUNTAIN CT	13	1.2	\$339,000	\$282,500	\$330,000	\$275,000	62
77	2624106	11/3/2006	15044 N DESERT VISTA CT	23	1.012	\$344,900	\$340,810	\$305,000	\$301,383	17
78	2459276	4/14/2006	29200 N 175th ST	1	1	\$349,000	\$349,000	\$325,000	\$325,000	67
79	2436295	6/30/2006	154 N NORTH OF RIO VERDE	1	1	\$350,000	\$350,000	\$310,000	\$310,000	67
80	2436299	6/30/2006	154 N NORTH OF RIO VERDE	2	1	\$350,000	\$350,000	\$310,000	\$310,000	67
81	2436393	6/30/2006	154 N NORTH OF RIO VERDE	3	1	\$350,000	\$350,000	\$310,000	\$310,000	67
82	2445957	2/13/2006	9912 N Miramonte DR	208	0.84	\$350,000	\$416,667	\$315,000	\$375,000	9
83	2533413	9/16/2006	31234 N 142nd ST	100	3.81	\$350,000	\$91,864	\$350,000	\$91,864	39
84	2422196	2/1/2006	8400 N Dixileta DR	151	1.37	\$350,000	\$255,474	\$340,000	\$248,175	19
85	2430811	2/15/2006	10725 E PALO BREA DR	178	0.6	\$350,000	\$583,333	\$325,000	\$541,667	167
86	2560708	8/15/2006	13650 N VILLA CASSANDRA	0	2.8	\$355,000	\$126,786	\$350,000	\$125,000	39
87	2532785	9/18/2006	171 N Lone Mountain RD	1	2.1	\$359,000	\$170,952	\$335,000	\$159,524	128
88	2404721	3/8/2006	26807 N 56th ST	2B	1	\$359,000	\$359,000	\$345,000	\$345,000	139
89	2545692	9/15/2006	10386 E CELESTIAL DR	370	1.1	\$369,900	\$336,273	\$330,000	\$300,000	359
90	2609214	12/7/2006	32822 N 67th ST	None	1.3	\$370,000	\$284,615	\$350,000	\$269,231	50
91	2413480	5/19/2006	30 N 172nd ST	2	2.19	\$370,000	\$168,950	\$350,000	\$159,817	133
92	2310671	3/24/2006	9333 N BAJADA RD	186	0.8	\$374,000	\$467,500	\$350,000	\$437,500	257
93	2442671	2/27/2006	163 E Montgomery RD	1	2.5	\$375,000	\$150,000	\$360,000	\$144,000	6
94	2539829	10/26/2006	28915 N 151st ST	36	1.24	\$375,000	\$302,419	\$335,000	\$270,161	135
95	2490627	5/18/2006	40121 N 107 ST	160	0.6	\$377,777	\$629,628	\$350,000	\$583,333	41
96	2445221	8/1/2006	10153 N Joy Ranch RD	391	1.25	\$379,000	\$303,200	\$370,000	\$296,000	167
97	2493073	5/10/2006	9121 N ANDORA HILLS DR	156	0.9	\$379,000	\$421,111	\$360,000	\$400,000	39
98	2510151	8/24/2006	28 E 165th ST	1	1.1	\$379,000	\$344,545	\$310,000	\$281,818	105
99	2615474	12/20/2006	8299 N Granite Pass RD	8	1.05	\$385,000	\$366,667	\$345,000	\$328,571	197
100	2395161	1/3/2006	29290 E 69 WY	23	0.44	\$385,000	\$875,000	\$350,000	\$795,455	40
101	2407429	1/31/2006	39009 E FERNWOOD LN	28	1	\$385,000	\$385,000	\$340,000	\$340,000	85
102	2636792	11/3/2006	26838 N 78TH ST	0	1.25	\$389,000	\$311,200	\$363,500	\$290,800	92
103	2636794	11/3/2006	0 N 78TH ST	0	1.25	\$389,000	\$311,200	\$363,500	\$290,800	92
104	2440868	3/20/2006	37950 E 99TH WY	292	0.9	\$395,000	\$438,889	\$395,000	\$438,889	49
105	2407560	5/12/2006	10572 N Ground Cherry LN	88	0.67	\$395,000	\$589,552	\$380,000	\$567,164	147
106	2412797	5/23/2006	37960 N 95TH WY	85	1.08	\$395,000	\$365,741	\$350,000	\$324,074	166
107	2411900	4/12/2006	8530 E Montello RD	19	0.81	\$398,900	\$492,469	\$375,000	\$462,963	217
108	2493355	12/16/2006	37791 N Boulder View DR	91	0.72	\$399,900	\$555,417	\$370,000	\$513,889	215
109	2346301	5/15/2006	9411 N Covey TR	241	1	\$399,900	\$399,900	\$385,000	\$385,000	271
110	2307561	6/16/2006	82 N SMOKEHOUSE TL	0	1	\$400,000	\$400,000	\$410,000	\$410,000	181
111	2479799	4/24/2006	6730 N Redbird RD	0	1	\$410,000	\$410,000	\$397,700	\$397,700	13
112	2462415	5/2/2006	40425 N 109 ST	91	1.1	\$419,000	\$380,909	\$415,000	\$377,273	15
113	2394542	3/31/2006	38450 N 95 WY	60	1.1	\$419,000	\$380,909	\$405,000	\$368,182	112
114	2457757	9/7/2006	141 N Cavedale DR	UNK	2.5	\$419,900	\$167,960	\$420,000	\$168,000	466

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115	2388440	3/9/2006	9754 E Sundance TR	325	0.9	\$420,000	\$466,667	\$395,000	\$438,889	135
116	2442733	4/24/2006	9553 N Madera DR	85	1.6	\$425,000	\$265,625	\$415,000	\$259,375	111
117	2447410	5/18/2006	10122 E Filaree LN	73	1.007	\$425,000	\$422,046	\$415,000	\$412,115	75
118	2316113	4/25/2006	9198 N Skyline DR	118	1.12	\$425,000	\$379,464	\$399,000	\$356,250	295
119	2400733	4/27/2006	0 N 166th ST	0	2.5	\$425,000	\$170,000	\$410,000	\$164,000	196
120	2595819	9/18/2006	9279 E ANDORA HILLS DR	126	0.94	\$435,000	\$462,963	\$425,000	\$452,320	0
121	2372140	1/18/2006	8298 N Granite Pass RD	1	0.87	\$435,000	\$500,000	\$415,000	\$477,011	184
122	2469169	3/31/2006	9858 N Dale LN	307	0.36	\$439,000	\$1,219,444	\$425,000	\$1,180,556	115
123	2472697	8/30/2006	38450 N 94TH WY	48	1	\$439,000	\$439,000	\$439,000	\$439,000	139
124	2455861	3/2/2006	37310 E 104th ST	18	1.01	\$440,000	\$435,644	\$440,000	\$435,644	39
125	2336602	1/3/2006	37310 E 104th ST	18	1.01	\$440,000	\$435,644	\$415,000	\$410,891	135
126	2609101	10/25/2006	7801 N Soaring Eagle WY	35	0.56	\$445,000	\$794,643	\$416,250	\$743,304	17
127	2435590	6/28/2006	10633 N Prospect Point DR	47	0.5	\$449,000	\$898,000	\$430,000	\$860,000	128
128	2492534	9/15/2006	10897 E Santa Fe TL	6	0.84	\$449,000	\$534,524	\$425,000	\$505,952	129
129	2320976	1/24/2006	37905 N 95th WY	200	1.1	\$449,000	\$408,182	\$442,000	\$401,818	185
130	2526464	12/13/2006	30020 E 110th PL	2B	1.1	\$450,000	\$409,091	\$421,000	\$382,727	115
131	2602499	9/29/2006	10356 N FILAREE LN	36	0.8	\$450,000	\$562,500	\$425,000	\$531,250	17
132	2413514	2/3/2006	30548 N 74th WY	59	1	\$465,000	\$465,000	\$432,500	\$432,500	64
133	2407964	2/28/2006	10911 N Taos DR	24	1.4	\$469,000	\$335,000	\$469,000	\$335,000	107
134	2430731	4/17/2006	39009 E 110 PL	3A	1	\$474,900	\$474,900	\$450,000	\$450,000	98
135	2503499	12/13/2006	30020 E 110th PL	2A	1.41	\$475,000	\$336,879	\$435,000	\$308,511	147
136	2631784	12/15/2006	10198 N Sundance TR	229	1	\$479,000	\$479,000	\$405,000	\$405,000	41
137	2448418	4/24/2006	8005 N Soaring Eagle WY	8	1.24	\$485,000	\$391,129	\$485,000	\$391,129	110
138	2475206	4/10/2006	0 E Rancho Del Oro CT	91	2.02	\$485,000	\$240,099	\$485,000	\$240,099	21
139	2426981	4/13/2006	8562 N Tumbleweed DR	10	0.96	\$489,000	\$509,375	\$489,000	\$509,375	75
140	2378938	1/16/2006	36421 E 105th PL	237	0.86	\$495,000	\$575,581	\$490,000	\$569,767	95
141	2509516	6/28/2006	7262 N Lower Wash Pass RD	35	1.39	\$498,500	\$358,633	\$490,000	\$352,518	76
142	2509658	6/28/2006	7289 N SONORAN TR	48	1.4	\$498,500	\$356,071	\$490,000	\$350,000	76
143	2476302	5/5/2006	8627 N ARROYO HONDO RD	38	0.79	\$499,900	\$632,785	\$475,000	\$601,266	43
144	2624746	11/15/2006	42059 E 109 ST	6	0.7	\$520,000	\$742,857	\$475,000	\$678,571	22
145	2411554	6/1/2006	7254 N SONORAN TR	49	1.17	\$520,000	\$444,444	\$470,000	\$401,709	181
146	2459789	6/30/2006	0 E Visado CT	91	3.7	\$525,000	\$141,892	\$485,000	\$131,081	111
147	2526988	12/27/2006	37183 E 104th PL	19	0.99	\$525,000	\$530,303	\$500,000	\$505,051	461
148	2663080	12/29/2006	36987 N 102nd PL	300	0.88	\$525,000	\$596,591	\$525,000	\$596,591	0
149	2384368	2/3/2006	38305 E 95TH WY	3	0.86	\$525,000	\$610,465	\$495,000	\$575,581	129
150	2372904	1/23/2006	8193 E TECOLOTE CT	22	1.33	\$529,900	\$398,421	\$515,000	\$387,218	75
151	2492640	11/16/2006	36524 N 101st WY	267	1	\$535,000	\$535,000	\$475,000	\$475,000	215
152	2426930	4/13/2006	8541 N Tumbleweed DR	7	1	\$549,000	\$549,000	\$549,000	\$549,000	75
153	2439373	1/18/2006	30600 E Pima RD	74	1.28	\$550,000	\$429,688	\$550,000	\$429,688	23
154	2438175	1/26/2006	30600 E Pima RD	73	1.28	\$550,000	\$429,688	\$550,000	\$429,688	37
155	2473522	10/13/2006	11167 N Jimson Loco LN	2	1.4	\$550,000	\$392,857	\$450,000	\$321,429	242
156	2549258	7/30/2006	0 E Lowden CT	69	2.01	\$550,000	\$273,632	\$550,000	\$273,632	1
157	2414073	1/10/2006	8400 N DIXILETA	168	1.29	\$550,000	\$426,357	\$525,000	\$406,977	13
158	2418098	3/27/2006	10126 N Sundance Trail TR	225	1.1	\$550,000	\$500,000	\$530,000	\$481,818	99
159	2426962	4/13/2006	8584 N Tumbleweed DR	9	1	\$553,000	\$553,000	\$553,000	\$553,000	75
160	2461677	3/14/2006	0 E Montgomery CT	52	2.67	\$560,000	\$209,738	\$550,000	\$205,993	106
161	2443698	4/13/2006	8563 N Tumbleweed DR	8	1	\$574,000	\$574,000	\$574,000	\$574,000	56
162	2439386	4/7/2006	37775 E 93RD ST	138	0.779	\$575,000	\$738,126	\$552,000	\$708,601	92
163	2524222	12/28/2006	71 E Dale LN	0	2.5	\$575,000	\$230,000	\$562,000	\$224,800	222
164	2406016	4/24/2006	38162 E 104th ST	41	1.05	\$575,000	\$547,619	\$550,000	\$523,810	185
165	2058969	3/27/2006	42125 E CHARBRAY DR	25C	13.23	\$595,000	\$44,974	\$650,000	\$49,131	712
166	2491510	7/31/2006	10396 N White Feather LN	17	0.74	\$595,000	\$804,054	\$550,000	\$743,243	126
167	2385084	4/24/2006	38149 N 108th ST	123	0.97	\$595,000	\$613,402	\$575,000	\$592,784	217
168	2408998	1/2/2006	37526 E 104th PL	12	1.2	\$595,000	\$495,833	\$570,000	\$475,000	27
169	2465112	3/26/2006	37474 N 104th PL	13	1	\$599,000	\$599,000	\$585,000	\$585,000	30
170	2381065	3/10/2006	40036 E 107th PL	166	0.54	\$599,000	\$1,109,259	\$580,000	\$1,074,074	167
171	2415208	8/22/2006	10217 N Mirabel Club DR	257	1.09	\$599,000	\$549,541	\$515,000	\$472,477	263
172	2409802	4/3/2006	1115 E E Honey Mesquite PL	31	1.5	\$599,900	\$399,933	\$575,000	\$383,333	142
173	2453146	2/28/2006	30600 E Pima RD	65	1.35	\$600,000	\$444,444	\$600,000	\$444,444	41
174	2460221	4/27/2006	8400 N DIXILETA DR	169	1.349	\$625,000	\$463,306	\$570,000	\$422,535	35
175	2663086	12/29/2006	36820 N 101st ST	325	1.01	\$625,000	\$618,812	\$625,000	\$618,812	0
176	2663306	12/29/2006	10028 N Mirabel Club DR	336	1.08	\$625,000	\$578,704	\$625,000	\$578,704	0
177	2470787	6/15/2006	38455 N 94th WY	51	0.78	\$639,000	\$819,231	\$587,500	\$753,205	122

#	MLS#	COE Date	Address	Lot	Acre	List Price	LP/AC	Sale Price	SP/AC	DOM
178	2568909	10/16/2006	38380 N 95TH WY	61	1.14	\$639,000	\$560,526	\$590,000	\$517,544	103
179	2443990	7/12/2006	29400 N 66th ST	-	2.2	\$650,000	\$295,455	\$562,500	\$255,682	176
180	2487019	4/10/2006	7500 N Dale LN	0	2.5	\$650,000	\$260,000	\$585,000	\$234,000	34
181	2591345	12/29/2006	10297 E Aniko DR	296	0.71	\$650,000	\$915,493	\$650,000	\$915,493	116
182	2311398	8/1/2006	27154 E 112th PL	23	2.89	\$650,000	\$224,913	\$630,000	\$217,993	396
183	2411143	6/2/2006	31225 E Black Cross RD	63	4.459	\$650,000	\$145,773	\$600,000	\$134,559	177
184	2421070	4/10/2006	7442 N Roy Rogers RD	0	2.5	\$650,000	\$260,000	\$585,000	\$234,000	148
185	2473083	7/31/2006	10638 N Hedgehog PL	11	0.8	\$659,000	\$823,750	\$610,000	\$762,500	123
186	2372633	2/2/2006	14535 E Bajada DR	1	5.01	\$665,000	\$132,735	\$650,000	\$129,741	148
187	2447946	2/16/2006	39629 N 98th WY	15	0.8	\$670,000	\$837,500	\$635,000	\$793,750	11
188	2354316	1/28/2006	28300 E 7th ST	NA	2.5	\$675,000	\$270,000	\$585,000	\$234,000	163
189	2540446	9/19/2006	8400 N Dixileta DR	169	1.349	\$695,000	\$515,196	\$640,000	\$474,426	38
190	2591446	11/7/2006	41960 E 113 WY	133	1.03	\$697,500	\$677,184	\$675,000	\$655,340	40
191	2382121	5/17/2006	9975 N Aleka WY	338	0.72	\$700,000	\$972,222	\$675,000	\$937,500	367
192	2376635	5/25/2006	37243 E 104th PL	20	1.09	\$715,000	\$655,963	\$662,500	\$607,798	224
193	2488051	8/31/2006	29011 E 106th WY	46	0.75	\$725,000	\$966,667	\$650,000	\$866,667	94
194	2558505	8/1/2006	37981 E 104th PL	57	1.77	\$725,000	\$409,605	\$675,000	\$381,356	239
195	2382125	5/15/2006	9989 N Aleka WY	337	0.82	\$725,000	\$884,146	\$725,000	\$884,146	202
196	2437610	3/13/2006	41739 N 112th PL	124	0.9	\$735,000	\$816,667	\$695,000	\$772,222	247
197	2451848	6/23/2006	41932 N 113 WY	134	0.98	\$735,000	\$750,000	\$720,000	\$734,694	119
198	2465747	4/27/2006	7752 N BLACK MOUNTAIN RD	2	0.53	\$735,000	\$1,386,792	\$735,000	\$1,386,792	67
199	2386547	1/24/2006	11121 E Salero DR	23	1.07	\$748,500	\$699,533	\$748,500	\$699,533	296
200	2427601	6/30/2006	33296 N Vanishing TL	160	1.1	\$749,000	\$680,909	\$650,000	\$590,909	153
201	2473720	8/3/2006	31402 N GRANITE REEF RD	34	5	\$749,900	\$149,980	\$625,000	\$125,000	119
202	2514355	6/30/2006	10585 N Greythorn DR	25	0.93	\$749,900	\$806,344	\$715,000	\$768,817	57
203	2374905	3/10/2006	10414 N Mirabel Club DR	294	0.98	\$750,000	\$765,306	\$725,000	\$739,796	189
204	2423550	3/1/2006	9562 N MADERA DR	56	1.29	\$760,000	\$589,147	\$745,000	\$577,519	83
205	2583801	12/28/2006	10179 E SUNDANCE TR	233	1	\$765,000	\$765,000	\$750,000	\$750,000	104
206	2457909	4/29/2006	42061 N 103RD WY	21	0.85	\$769,000	\$904,706	\$740,000	\$870,588	389
207	2470979	5/4/2006	10144 N Mirabel Club DR	288	0.96	\$775,000	\$807,292	\$725,000	\$755,208	53
208	2591360	12/29/2006	10265 E Aniko DR	298	0.87	\$775,000	\$890,805	\$775,000	\$890,805	111
209	2450633	6/29/2006	28407 N 104th WY	37	1.09	\$782,000	\$717,431	\$715,000	\$655,963	134
210	2460332	4/28/2006	7735 N Black Mountain RD	14	0.65	\$785,000	\$1,207,692	\$730,000	\$1,123,077	60
211	2473898	5/23/2006	10789 N Troon North DR	113	1	\$785,000	\$785,000	\$750,000	\$750,000	52
212	2521655	7/26/2006	8424 E Homestead CR	154	1.14	\$785,000	\$688,596	\$785,000	\$688,596	0
213	2401718	1/5/2006	10271 N Mirabel Club DR	254	1	\$785,000	\$785,000	\$775,000	\$775,000	38
214	2581218	12/2/2006	10149 N Relic Rock RD	14	0.71	\$795,000	\$1,119,718	\$725,000	\$1,021,127	107
215	2428172	6/30/2006	11060 N BALANCING ROCK RD	50	1.145	\$795,000	\$694,323	\$739,000	\$645,415	154
216	2438930	8/25/2006	42107 N 101ST WY	94	1.08	\$799,000	\$739,815	\$750,000	\$694,444	233
217	2326747	4/11/2006	27210 N 103rd WY	208	0.49	\$799,000	\$1,630,612	\$799,000	\$1,630,612	260
218	2403318	5/17/2006	7498 N Whisper Rock Trail TR	13	1.33	\$799,000	\$600,752	\$762,500	\$573,308	175
219	2582520	10/18/2006	31601 N BLACKCROSS RD	32	5	\$799,900	\$159,980	\$775,000	\$155,000	334
220	2406814	3/1/2006	10517 E PALO BREA DR	37	1.04	\$800,000	\$769,231	\$770,000	\$740,385	99
221	2431095	4/13/2006	168 S S OF RIO VERDE RD	1	4.1	\$800,000	\$195,122	\$775,000	\$189,024	64
222	2404549	1/12/2006	9155 N Happy Hollow DR	165	1.2	\$815,000	\$679,167	\$815,000	\$679,167	17
223	2358208	2/6/2006	9726 N FALLING STAR DR	288	2.18	\$819,000	\$375,688	\$770,000	\$353,211	185
224	2470997	5/10/2006	10180 N Mirabel Club DR	290	0.91	\$835,000	\$917,582	\$750,000	\$824,176	43
225	2469889	7/31/2006	11129 N Distant Hills DR	25	1	\$849,000	\$849,000	\$849,000	\$849,000	165
226	2297652	6/12/2006	10253 N MIRABEL CLUB DR	255	1.59	\$850,000	\$534,591	\$800,000	\$503,145	426
227	2439906	3/30/2006	29568 N 106th PL	96	1.45	\$850,000	\$586,207	\$850,000	\$586,207	23
228	2424100	5/3/2006	10188 N Palo Brea DR	90	0.853	\$850,000	\$996,483	\$780,000	\$914,420	108
229	2390168	1/16/2006	11008 N Distant Hills DR	31	0.94	\$860,000	\$914,894	\$1,050,000	\$1,117,021	64
230	2574344	12/8/2006	8342 E E Equinox Circle CR	172	1.25	\$870,000	\$696,000	\$870,000	\$696,000	152
231	2493257	6/26/2006	7413 N LOWER WASH PASS RD	26	1	\$875,000	\$875,000	\$750,000	\$750,000	49
232	2306271	5/31/2006	41638 N 101 PL	80	1.2	\$875,000	\$729,167	\$875,000	\$729,167	353
233	2462443	4/13/2006	27118 N 92nd ST		5	\$879,000	\$175,800	\$865,000	\$173,000	75
234	2455967	3/8/2006	36974 N 104th PL	211	0.93	\$895,000	\$962,366	\$875,000	\$940,860	14
235	2337718	8/22/2006	31026 N GRANITE REEF RD	58	4.4	\$895,000	\$203,409	\$840,000	\$190,909	375
236	2359392	2/16/2006	11372 E Apache Vista DR	41	0.92	\$895,000	\$972,826	\$850,000	\$923,913	79
237	2385234	2/23/2006	10789 E Winter Sun DR	69	1	\$895,000	\$895,000	\$855,000	\$855,000	131
238	2420879	2/21/2006	36696 N Mirabel Club DR	220	0.95	\$895,000	\$942,105	\$875,000	\$921,053	69
239	2425588	3/15/2006	9013 N COVEY TR	220	0.9	\$899,000	\$998,889	\$810,000	\$900,000	61
240	2429254	1/16/2006	38227 N 104th PL	53	0.64	\$899,000	\$1,404,688	\$880,000	\$1,375,000	1

#	MLS#	COE Date	Address	Lot	Acre	List Price	LP/AC	Sale Price	SP/AC	DOM
241	2490386	6/15/2006	28915 N HAYDEN RD		4.56	\$900,000	\$197,368	\$750,000	\$164,474	72
242	2395261	11/7/2006	41831 E 101st WY	79	1.26	\$929,000	\$737,302	\$895,000	\$710,317	398
243	2468650	8/8/2006	27087 E 90TH ST		5	\$950,000	\$190,000	\$650,000	\$130,000	258
244	2472984	8/8/2006	27087 E 90TH ST	1	5	\$950,000	\$190,000	\$750,000	\$150,000	208
245	2476374	5/1/2006	38052 N 108th ST	116	0.84	\$950,000	\$1,130,952	\$925,000	\$1,101,190	177
246	2566017	8/9/2006	42212 E 97th WY	290	2.51	\$950,000	\$378,486	\$895,650	\$356,833	33
247	2388846	1/1/2006	41622 N Stone Cutter DR	11	0.95	\$950,000	\$1,000,000	\$875,000	\$921,053	70
248	2374425	1/16/2006	39014 E Charles Blair McDonald RD	22	6.05	\$975,000	\$161,157	\$1,200,000	\$198,347	136
249	2384494	5/1/2006	42870 N 111th PL	95	1.3	\$995,000	\$765,385	\$950,000	\$730,769	415
250	2401138	4/14/2006	8755 E VIA DONA ST	2	4.37	\$995,000	\$227,689	\$825,000	\$188,787	168
251	2475729	6/27/2006	0 N 168 TH ST	2	5.28	\$1,000,000	\$189,394	\$1,000,000	\$189,394	55
252	2535974	5/18/2006	10495 N White Feather LN	14	5.15	\$1,000,000	\$194,175	\$955,000	\$185,437	0
253	2396731	4/10/2006	42367 N 108th ST	25	0.88	\$1,025,000	\$1,164,773	\$1,005,000	\$1,142,045	351
254	2440060	4/26/2006	8423 N Whisper Rock Trail TR	113	2.88	\$1,049,000	\$364,236	\$975,000	\$338,542	83
255	2336084	2/22/2006	8522 E Leaning Rock RD	103	2.7	\$1,100,000	\$407,407	\$1,000,000	\$370,370	218
256	2374702	2/3/2006	42613 N 111th PL	81	3.18	\$1,175,000	\$369,497	\$1,100,000	\$345,912	11
257	2458027	6/15/2006	9661 N Covey TR	267	2.5	\$1,175,000	\$470,000	\$1,100,000	\$440,000	141
258	2288572	1/11/2006	10187 E PEAK CR	253	1.69	\$1,190,000	\$704,142	\$1,190,000	\$704,142	279
259	2393256	5/29/2006	42846 N 111TH PL	94	1.6	\$1,195,000	\$746,875	\$1,150,000	\$718,750	356
260	2418136	2/24/2006	29321 E 114TH ST	25	5.4	\$1,195,000	\$221,296	\$1,000,000	\$185,185	89
261	2445613	3/24/2006	42705 N 111th PL	82	2.345	\$1,195,000	\$509,595	\$1,100,000	\$469,083	76
262	2493117	5/30/2006	27665 E 105th PL	29	2.25	\$1,200,000	\$533,333	\$875,000	\$388,889	39
263	2446547	11/15/2006	12 E Desert Mesquite DR	12	1.469	\$1,225,000	\$833,901	\$1,225,000	\$833,901	203
264	2430449	4/15/2006	9910 N Chiricahua Pass RD	67	1.02	\$1,250,000	\$1,225,490	\$1,200,000	\$1,176,471	70
265	2460891	3/15/2006	37859 N 104th PL	37	1.4	\$1,250,000	\$892,857	\$887,725	\$634,089	19
266	2387181	7/17/2006	7798 N Whisper Rock Trail TR	56	2.54	\$1,272,000	\$500,787	\$1,152,000	\$453,543	202
267	2438441	4/3/2006	10149 N Cavedale DR	267	0.91	\$1,295,000	\$1,423,077	\$1,150,000	\$1,263,736	84
268	2446800	10/11/2006	42480 N 111th PL	80	2	\$1,295,000	\$647,500	\$1,040,000	\$520,000	258
269	2384477	2/14/2006	42269 E 112TH PL	165	1.5	\$1,299,000	\$866,000	\$1,225,000	\$816,667	63
270	2614115	10/1/2006	42277 N 104th ST	26	2	\$1,300,000	\$650,000	\$1,300,000	\$650,000	397
271	2047482	3/25/2006	9862 E Chiricahua	65	1	\$1,350,000	\$1,350,000	\$1,350,000	\$1,350,000	881
272	2427122	3/22/2006	9792 N HONEY MESQUITE DR	146	0.98	\$1,350,000	\$1,377,551	\$1,300,000	\$1,326,531	53
273	1805733	1/9/2006	42328 E 105 TH ST	18	0.959	\$1,375,000	\$1,433,785	\$1,250,000	\$1,303,441	247
274	2437716	4/5/2006	152 N SOUTH OF RIO VERDE	1	5.4	\$1,375,000	\$254,630	\$1,250,000	\$231,481	52
275	2451044	4/25/2006	8459 N Whisper Rock Trail TR	115	3.23	\$1,400,000	\$433,437	\$1,300,000	\$402,477	70
276	2388081	1/31/2006	42746 N 102nd ST	253	3.9	\$1,495,000	\$383,333	\$1,300,000	\$333,333	310
277	2403744	10/20/2006	9763 N BAJADA DR	42	0.76	\$1,600,000	\$2,105,263	\$1,500,000	\$1,973,684	327
278	2468279	10/4/2006	42613 N 111th PL	81	3.18	\$1,650,000	\$518,868	\$1,412,000	\$444,025	187
279	2523157	10/2/2006	27550 E 96th WY	57	0.64	\$1,695,000	\$2,648,438	\$1,575,000	\$2,460,938	115
280	2293470	5/26/2006	42182 E 105TH ST	21	1.47	\$1,750,000	\$1,190,476	\$1,725,000	\$1,173,469	358
281	2297927	2/1/2006	9801 N Dynamite RD	186	0.62	\$1,750,000	\$2,822,581	\$1,750,000	\$2,822,581	225
282	2297941	4/3/2006	27158 N 103rd ST	187	0.62	\$1,750,000	\$2,822,581	\$1,750,000	\$2,822,581	225
283	2458261	10/20/2006	9808 N PINNACLE VISTA DR	215	0.68	\$1,950,000	\$2,867,647	\$1,850,000	\$2,720,588	224
284	2006282	1/25/2006	43086 N 111TH PL	98	4.49	\$2,000,000	\$445,434	\$1,600,000	\$356,347	937
285	2411937	1/18/2006	27156 E 98th WY	234	1.41	\$2,000,000	\$1,418,440	\$2,000,000	\$1,418,440	65
286	2426638	5/25/2006	42370 N 105th ST	17	1.25	\$2,200,000	\$1,760,000	\$1,900,000	\$1,520,000	1
287	2571966	12/11/2006	9204 N Grapevine	341	12.19	\$2,250,000	\$184,578	\$1,687,500	\$138,433	80
288	2018944	12/28/2006	42994 E 102 ST	251	9.9	\$2,500,000	\$252,525	\$1,750,000	\$176,768	1244
289	2567931	7/8/2006	42451 E 108th ST	23	2.2	\$2,700,000	\$1,227,273	\$2,650,000	\$1,204,545	0
290	2018928	5/19/2006	43082 E 102 ST	250	18.3	\$3,750,000	\$204,918	\$3,412,500	\$186,475	994
291	2269163	1/30/2006	35650 N Pima RD		17.96	\$4,900,000	\$272,829	\$4,700,000	\$261,693	43

#### OVERVIEW

Sales Year:	2006
Zip Code:	85262
Lots Closed:	291
Average List Price (\$/AC):	\$528,228
Average Sale Price (\$/AC):	\$502,069
Average Days on Market:	133



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