



# Comparative Market Analysis

Your initial search criteria were: (LISTSTATUS IN ('ACT','AWC') AND LISTSTATUS != 'INCOM' OR (LISTSTATUS='CLOSD' AND (CLOSEDDATE>=CONVERT(DATETIME,'09/01/2007'))) AND (OFFM ARKETDATE>=CONVERT(DATETIME,'09/01/2007'))) OR (LISTSTATUS='EXP' AND (OFFMARKETDATE>=CONVERT(DATETIME,'09/01/2007'))) OR (LISTSTATUS IN('PEND','CANC') AND (OFFMARKETDATE>=CONVERT(DATETIME,'09/01/2007'))) AND (SUBDIVISION LIKE '%JADE% P%' ) AND (ZIPCODE LIKE '85308%')

Subject Property Address: 3527 W Quail Ave

Property Type: Residential Status: Active											
Subject Property		3527 W Quail Ave			1975	21.5RH	1232	\$60,000			
#	ML#	Status	Address	Built	Fe Code	SqFt	List Price	LP/ SF	ADOM	CDOM	
1	2860231	act	3617 W POTTER DR Glendale	1970	21FR	960	\$79,000	\$82	172	171	
2	2916335	act	3533 W ROSE GARDEN LN Glendale	1983	22EO2+C	1500	\$110,000	\$73	47	47	
3	2939622	act	20810 N 35TH DR Glendale	1996	22RH	924	\$125,000	\$135	35	35	
4	2793459	act	20821 N 35 DR Glendale	1971	21.75RH1C	1152	\$139,000	\$121	276	275	
5	2944950	act	3743 W Potter DR Glendale	1977	52FRO1C	1580	\$140,000	\$89	27	26	
6	2907605	act	3815 W Irma LN Glendale	2002	32RX2+C	1540	\$164,900	\$107	289	350	
7	2870495	act	3808 W QUAIL AVE Glendale	2007	42RH	1680	\$165,000	\$98	147	155	
Average						1,333	\$131,842		142	151	
Number of Properties: 7											
( Average ListPrice / Average SqFt ) : ( 131842 / 1333 ) = \$ 98.91											

Property Type: Residential Status: Pending											
Subject Property		3527 W Quail Ave			1975	21.5RH	1232	\$60,000			
#	ML#	Status	Address	Built	Fe Code	SqFt	List Price	LP/ SF	ADOM	CDOM	
1	2896417	pend	3501 W SALTER DR Glendale	1987	22B2+CS	1100	\$99,900	\$91	64	64	
Average						1,100	\$99,900		64	64	
Number of Properties: 1											
( Average ListPrice / Average SqFt ) : ( 99900 / 1100 ) = \$ 90.82											

Property Type: Residential Status: Sold												
Subject Property		3527 W Quail Ave			1975	21.5RH	1232	\$60,000				
#	ML#	COE Date	Address	Built	Fe Code	SqFt	List Price	LP/ SF	Sale Price	SP/ SF	ADOM	CDOM
1	2919753	1/30/2008	3623 W Irma LN Glendale	1974	42FR1C	0	\$65,900	\$0	\$60,000	\$0	96	64
Average						0	\$65,900		\$60,000		96	64
Number of Properties: 1												
( Average SalePrice / Average SqFt ) : ( 60000 / 0 )												

Prepared by

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Information is believed to be accurate but is not guaranteed.