

# CMA Report

Sorted by Region/Area (asc), Price (asc)

Listings as of 01/23/11 at 12:39pm

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**Property Type** Residential **Include Property Subtypes** Condo, Single Family, Townhouse **Transaction Type** Sale **Region** South West City **Area** Pine Canyon **Statuses** Active, Active-Cont  
Remove, Sold (1/1/2010 to 12/31/2010)

## RESIDENTIAL

### ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
1734 E Mossy Oak Ct #2	Flagstaff		3	2	1,852		2010	07/04/10	256.48	203	475,000	475,000
1394 E Castle Hills Dr	Flagstaff		2	2	1,527	6570sf	2008	07/03/09	326.46	569	709,000	498,500
1728 E Mossy Oak Ct #8	Flagstaff		3	2	1,858		2009	11/10/10	309.47	74	575,000	575,000
1741 E Bent Tree Circle 14 Unit #55	Flagstaff		3	2	1,805	2178sf	2009	08/20/10	332.41	156	600,000	600,000
1684 E Singletree Ct	Flagstaff		3	3.50	2,743	12632sf	2005	11/03/10	254.83	81	699,000	699,000
1751 E Elysian Ct	Flagstaff		3	3.50	2,743		2007	03/15/10	255.20	314	997,000	700,000
3230 S Tehama Cir	Flagstaff		4	3.75	4,400	0.550ac	2006	12/31/10	170.71	23	751,125	751,125
1711 E Elysian Ct	Flagstaff		3	3.50	2,714	12775sf	2006	01/19/09	285.56	734	935,000	775,000
1975 E Bare Oak Loop	Flagstaff		4	4.50	4,000	16411sf	2009	12/13/10	197.50	41	790,000	790,000
1696 E Trade Winds Ct	Flagstaff		4	3.50	2,931	12864sf	2005	01/05/10	271.24	383	925,000	795,000
1708 E Mossy Oak Ct	Flagstaff		0	0	2,931	12197sf	2004	05/24/10	289.66	244	849,000	849,000
2125 E Del Rae Dr	Flagstaff		4	3.75	3,750	17964sf	2008	07/22/10	230.67	185	890,000	865,000
1655 E Mira Vista Ct	Flagstaff		4	3.50	3,960	23522sf	2004	06/19/10	226.01	218	1,075,000	895,000
1734 E Elysian Ct	Flagstaff		3	3.50	3,436	13504sf	2007	08/01/09	260.48	540	995,000	895,000
1775 E Elysian Ct	Flagstaff		4	4.50	3,556	16117sf	2006	04/22/10	253.07	276	945,000	899,900
1676 Singletree Ct	Flagstaff		4	3.50	3,310	11856sf	2005	03/11/10	271.90	318	1,100,000	900,000
3659 S Clubhouse Cir	Flagstaff		3	3	3,412	16277sf	2012	01/17/11	285.76	6	975,000	975,000
3302 S Tehama Cir	Flagstaff		4	3.50	3,000	18849sf	2005	11/24/10	331.67	60	995,000	995,000
1749 E Mossy Oak Ct	Flagstaff		4	4.50	4,668	14779sf	2006	09/29/10	213.15	116	995,000	995,000
3320 S Clubhouse Cir	Flagstaff		4	4.50	3,589	27042sf	2004	12/18/09	277.24	369	995,000	995,000
3832 S Timoteo Ln	Flagstaff		4	4.50	3,333	8959sf	2008	07/31/10	315.03	176	1,050,000	1,050,000
1766 E Elysian Ct	Flagstaff		3	3.50	3,094	16060.000ac	2007	02/15/10	379.77	342	1,175,000	1,175,000
2214 E Del Rae Dr	Flagstaff		4	3.50	3,700	15682sf	2007	01/04/11	324.32	19	1,200,000	1,200,000
1927 E Bare Oak Loop	Flagstaff		4	3.50	2,991	25265sf	2008	09/24/10	427.62	121	1,279,000	1,279,000
3626 S Clubhouse Cir	Flagstaff		4	3.50	2,991	14810sf	2007	09/21/10	434.30	124	1,299,000	1,299,000
3350 S Tourmaline Dr	Flagstaff		4	3.75	3,430	15672sf	2008	06/06/09	379.01	596	1,439,000	1,300,000
1583 E Castle Hills Dr	Flagstaff		4	3.50	4,000	37462sf	2003	11/10/10	398.75	74	1,595,000	1,595,000
3550 S Balsawood Ct	Flagstaff		5	4.50	5,014	18295sf	2004	01/07/11	329.08	16	1,650,000	1,650,000
2164 E Del Rae Dr	Flagstaff		4	4.50	4,314	23958sf	2005	05/28/10	417.25	240	1,975,000	1,800,000
3749 S Clubhouse Cir	Flagstaff		5	4.50	4,684	28579sf	2005	06/25/10	394.53	212	1,896,000	1,848,000
3229 S Clubhouse Cir	Flagstaff		5	4.50	4,931	31363sf	2004	06/14/10	403.57	223	2,450,000	1,990,000
3287 S Tehama Cir	Flagstaff		4	4.50	5,280	48057sf	2005	07/08/10	378.79	199	1,999,999	1,999,999
3981 S Clubhouse Cir	Flagstaff		4	3.50	4,649	33106sf	2009	02/22/09	451.71	700	2,795,000	2,100,000
3404 S Clubhouse Cir	Flagstaff		4	4.50	5,239	33977sf	2008	06/22/10	419.93	215	2,300,000	2,200,000
1990 E Iron Horse Ct	Flagstaff		4	4.50	5,066	13335sf	2007	02/16/10	473.75	341	2,950,000	2,400,000
3900 S Clubhouse Cir	Flagstaff		4	4.50	6,400	20489sf	2008	05/17/08	437.50	981	3,900,000	2,800,000
3956 S Clubhouse Cir	Flagstaff		5	4.50	7,011	24829sf	2008	05/14/08	463.56	984	4,950,000	3,250,000

**Listing Count** 37

**Averages**      3,738      327.78      283      1,437,111      1,266,447  
**High** 3,250,000      **Low** 475,000      **Median** 995,000

### SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP % LP
1523 E Castle Hills Dr	Flagstaff		2	2	1,526	6098sf	2008	06/10/10	311.27	323	590,000	495,000	475,000	95.96
1741 E Bent Tree Cir #53	Flagstaff		3	2	1,842	1742sf	2008	09/13/10	271.44	0	515,000	515,000	500,000	97.09
1378 E Castle Hills Dr	Flagstaff		2	2	1,732	6534sf	2007	10/19/10	306.00	126	510,000	510,000	530,000	103.92
3305 S Tourmaline Dr	Flagstaff		3	3	2,713	13005sf	2006	07/15/10	217.47	64	749,000	729,000	590,000	80.93
1706 E Solitude Ct	Flagstaff		3	2.50	2,341	12221sf	2004	05/21/10	254.16	442	975,000	695,000	595,000	85.61
1691 E Singletree Ct	Flagstaff		3	3.50	2,898	15246sf	2005	12/08/10	222.74	170	725,000	725,000	645,500	89.03
1735 E Elysian Ct	Flagstaff		3	3.50	2,947	11021sf	2007	09/10/10	220.56	214	850,000	745,000	650,000	87.25
1450 E Castle Hills Dr	Flagstaff		3	3	1,801	8873sf	2008	04/30/10	364.55	23	695,000	695,000	656,563	94.47
1874 E Marengo Ct	Flagstaff		4	3.50	4,046	19677sf	2006	04/15/10	185.37	175	800,000	800,000	750,000	93.75
3770 S Clubhouse Cir	Flagstaff		4	4.50	4,535	24394sf	2006	02/18/10	264.61	52	1,200,000	1,200,000	1,200,000	100.00

*Presented By: Eileen Schreiber / RE/MAX Peak Properties Phone: 928-607-9610*

**Featured properties may not be listed by the office/agent presenting this brochure.**

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**U.S. Patent 6,910,045**

# CMA Report

Listings as of 01/23/11 at 12:39pm

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**Property Type** Residential **Include Property Subtypes** Condo, Single Family, Townhouse **Transaction Type** Sale **Region** South West **City Area** Pine Canyon **Statuses** Active, Active-Cont  
Remove, Sold (1/1/2010 to 12/31/2010)

**RESIDENTIAL**

**SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP % LP
1887 E Marengo Ct	Flagstaff		3	3.50	3,913	19419sf	2005	02/26/10	346.79	349	1,595,000	1,200,000	1,357,000	113.08
3562 S Balsawood Ct	Flagstaff		6	4.50	5,800	23394sf	2009	01/11/10	293.10	196	2,195,000	2,195,000	1,700,000	77.45
<b>Listing Count</b> 12	<b>Averages</b>		3,008						271.51	178	949,917	875,333	804,089	91.86
			<b>High</b> 1,700,000						<b>Low</b> 475,000		<b>Median</b> 647,750			
<b>Report Count</b> 49	<b>Report Averages</b>		3,559						314.00	257	1,317,798	1,170,664	804,089	

*Presented By: Eileen Schreiber / RE/MAX Peak Properties Phone: 928-607-9610*

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U.S. Patent 6,910,045