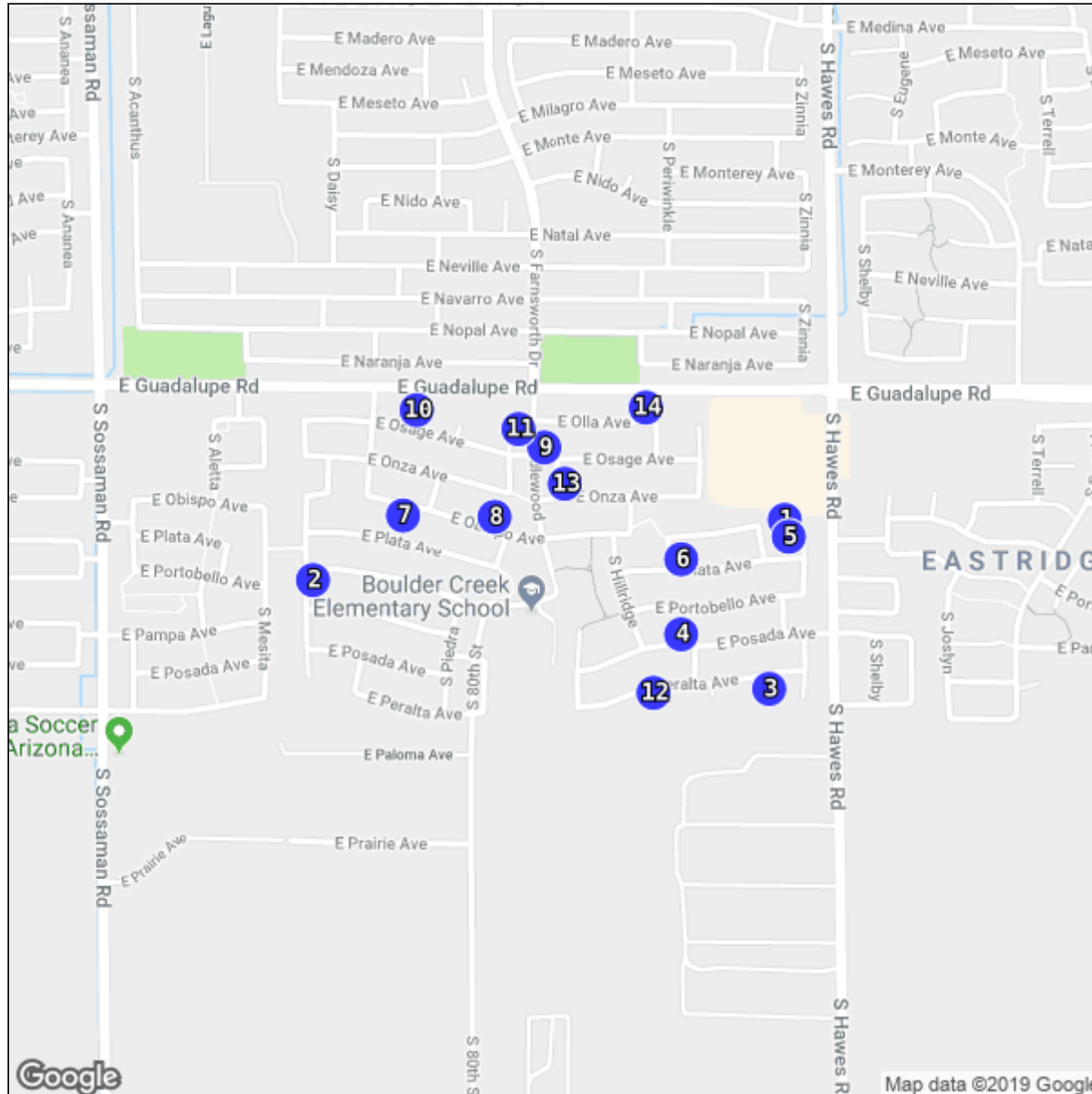


Map of Subject And Comparable Properties



● Active
 ● Sold
 ● Pending
 ● Temp Off Market
 ● Cancelled
 ● Expired

	Address	MLS #	Status	Distance from Subject
1	2934 S Woodruff CIR , Mesa AZ 85212	5820704	Closed	

	Address	MLS #	Status	Distance from Subject
2	7815 E PORTOBELLO AVE , Mesa AZ 85212	5751065	Closed	
3	3135 S 83RD CIR , Mesa AZ 85212	5695304	Closed	
4	8218 E POSADA AVE , Mesa AZ 85212	5816801	Closed	
5	2950 S WOODRUFF CIR , Mesa AZ 85212	5778236	Closed	
6	8210 E PLATA AVE , Mesa AZ 85212	5829147	Closed	
7	7927 E OBISPO AVE , Mesa AZ 85212	5785637	Closed	
8	8012 E OBISPO AVE , Mesa AZ 85212	5771133	Closed	
9	2840 S 81ST ST , Mesa AZ 85212	5791895	Closed	
10	7930 E OSAGE AVE , Mesa AZ 85212	5760498	Closed	
11	2815 S PIEDRA CIR , Mesa AZ 85212	5847922	Closed	
12	3134 S 82ND CIR , Mesa AZ 85212	5808052	Closed	
13	8108 E ONZA AVE , Mesa AZ 85212	5817648	Closed	
14	8162 E OLLA AVE , Mesa AZ 85212	5772907	Closed	

Price Analysis

Summary of Closed Listings

MLS #	Address	List Price	ADOM	CDOM	Encoded Features	Approx SQFT	Price per Approx SQFT	Sold Date	Sold Price	Total Adjusts	Adjusted Price
5820704	2934 S Woodruff CIR, Mesa AZ	\$333,700	87	87	42.5FRDP2G	2,056	\$160.51	01/04/2019	\$330,000	-	\$330,000
5751065	7815 E PORTOBELLO AVE, Mesa AZ	\$305,000	2	2	32FRO3G3S	2,047	\$151.44	05/11/2018	\$310,000	-	\$310,000
5695304	3135 S 83RD CIR, Mesa AZ	\$299,900	83	83	32FRDPO2G	2,100	\$143.38	03/20/2018	\$301,100	-	\$301,100
5816801	8218 E POSADA AVE, Mesa AZ	\$299,000	40	40	42RPO2G	1,922	\$156.61	10/15/2018	\$301,000	-	\$301,000
5778236	2950 S WOODRUFF CIR, Mesa AZ	\$299,900	8	8	42.5FRDO2G4S	2,039	\$147.08	07/19/2018	\$299,900	-	\$299,900
5829147	8210 E PLATA AVE, Mesa AZ	\$299,900	112	112	42FRDPSO2G2S	1,952	\$153.18	01/24/2019	\$299,000	-	\$299,000
5785637	7927 E OBISPO AVE, Mesa AZ	\$294,900	36	36	42FRXO3G2S	1,948	\$152.46	08/01/2018	\$297,000	-	\$297,000
5771133	8012 E OBISPO AVE, Mesa AZ	\$295,000	10	10	32RXO3G3S	1,948	\$151.44	06/29/2018	\$295,000	-	\$295,000
5791895	2840 S 81ST ST, Mesa AZ	\$295,000	52	52	42RDO2G	1,937	\$152.30	08/31/2018	\$295,000	-	\$295,000
5760498	7930 E OSAGE AVE, Mesa AZ	\$277,900	2	2	32FRPO2G	1,862	\$153.06	06/05/2018	\$285,000	-	\$285,000
5847922	2815 S PIEDRA CIR, Mesa AZ	\$289,900	22	22	32FRDO2G2S	1,862	\$150.38	01/25/2019	\$280,000	-	\$280,000
5808052	3134 S 82ND CIR, Mesa AZ	\$279,900	83	83	32RO2G	1,847	\$150.51	11/08/2018	\$278,000	-	\$278,000
5817648	8108 E ONZA AVE, Mesa AZ	\$271,499	138	138	42RD2G2S	1,937	\$139.39	01/25/2019	\$270,000	-	\$270,000
5772907	8162 E OLLA AVE, Mesa AZ	\$269,000	137	134	42FR2G	1,937	\$138.87	10/10/2018	\$269,000	-	\$269,000

Low, Average, Median, and High Comparisons

	Closed	Overall
Low	\$269,000	\$269,000
Average	\$293,571	\$293,571
Median	\$296,000	\$296,000
High	\$330,000	\$330,000

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. Approx SQFT	Avg. List \$/Approx SQFT	Avg. Sold \$/Approx SQFT	Avg. ADOM	Avg. CDOM
Closed	14	4,110,499	293,607	4,110,000	293,571	1.00	1,957	150.07	150.04	58	58
Overall	14	4,110,499	293,607	4,110,000	293,571	1.00	1,957	150.07	150.04	58	58

