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### North Scottsdale - Sold Lots 2005 - 85377 Zip Code

#	MLS#	COE Date	Address	Lot	Acre	List Price	LP/AC	Sale Price	SP/AC	DOM
1	1733763	1/4/2005	8151 E GRAPEVINE RD	6	10.02	\$405,000	\$40,419	\$380,000	\$37,924	1050
2	2210679	1/5/2005	36026 N 61ST ST	99	1.31	\$350,000	\$267,176	\$365,000	\$278,626	97
3	2232210	1/7/2005	0 N TOM DARLINGTON RD	168	1.61	\$299,900	\$186,273	\$299,900	\$186,273	4
4	2237037	1/12/2005	0 E Canyon Crossings DR	1	0.86	\$199,000	\$231,395	\$235,000	\$273,256	9
5	2184521	1/24/2005	6110 E Little Hope PL	93	1.15	\$350,000	\$304,348	\$330,000	\$286,957	123
6	2227914	1/24/2005	131 N CAVE CREEK MULE TRAIN RD	131	1.8	\$269,900	\$149,944	\$255,000	\$141,667	48
7	2240949	2/15/2005	37550 N Piedra Grande DR	10B	2.5	\$369,000	\$147,600	\$354,000	\$141,600	15
8	2131731	2/16/2005	8000 E RISING SUN RD	NA	4.45	\$425,000	\$95,506	\$400,000	\$89,888	272
9	2217753	2/18/2005	5 E GRAPEVINE/TUMACACORI RD	K	5	\$285,000	\$57,000	\$250,000	\$50,000	96
10	2226442	2/25/2005	75 E grapevine RD	Q	4.7	\$499,900	\$106,362	\$470,000	\$100,000	105
11	2170468	3/1/2005	36789 N LONE EAGLE	19	1.9	\$595,000	\$313,158	\$575,000	\$302,632	259
12	2127094	3/10/2005	9 E CAREFREE HWY	9P	1.79	\$260,000	\$145,251	\$162,500	\$90,782	173
13	2127102	3/10/2005	9 E CAREFREE HWY	9P	1.79	\$260,000	\$145,251	\$162,600	\$90,838	173
14	2171794	3/16/2005	8600 E Father Kino Trail TER	NA	15	\$630,000	\$42,000	\$312,000	\$20,800	235
15	2204106	3/18/2005	376 N PIMA RD	932	1.33	\$225,000	\$169,173	\$220,000	\$165,414	4
16	1810233	3/24/2005	0 E SILVER SADDLE DR	90	5	\$500,000	\$100,000	\$425,000	\$85,000	1080
17	2258925	3/30/2005	35633 N Ridgeway DR	10	3.88	\$695,000	\$179,124	\$687,000	\$177,062	60
18	2125057	3/31/2005	0 N 0	NA	69.7	\$3,400,000	\$48,780	\$2,500,000	\$35,868	345
19	2266635	3/31/2005	85 E CAREFREE DR	949	1	\$230,000	\$230,000	\$212,500	\$212,500	5
20	2195833	4/5/2005	35252 N 66th ST	30	1.86	\$665,000	\$357,527	\$665,000	\$357,527	158
21	2279339	4/15/2005	3114 E ARROYO HONDO RD	6	0.54	\$400,000	\$740,741	\$400,000	\$740,741	2
22	2232858	4/22/2005	8906 E Jack Neville Dr.	16	5.23	\$500,000	\$95,602	\$412,000	\$78,776	112
23	2161290	4/29/2005	0 N Hum RD	309	1.31	\$560,000	\$427,481	\$550,000	\$419,847	317
24	2204084	4/29/2005	7400 E HUM & CAREFREE DR	312	2.8	\$1,050,000	\$375,000	\$1,050,000	\$375,000	166
25	2273776	5/2/2005	5 E GRAPEVINE/TUMACACORI RD	K	5	\$285,000	\$57,000	\$275,000	\$55,000	61
26	2232022	5/3/2005	8070 E CRISSCROSS WAY	5	4.8	\$775,000	\$161,458	\$745,000	\$155,208	165
27	2282175	5/5/2005	37550 N Piedra Grande DR	10B	2.5	\$429,000	\$171,600	\$429,000	\$171,600	38
28	2179667	5/17/2005	6610 E Mule Deer	4	4.6	\$950,000	\$206,522	\$895,000	\$194,565	294
29	2305625	6/1/2005	7100 E RIDGEVIEW PL	21	0.24	\$219,000	\$912,500	\$222,000	\$925,000	0
30	2202522	6/10/2005	8300 E ROCKAWAY HILLS RD	NA	10	\$450,000	\$45,000	\$435,000	\$43,500	235
31	2214741	6/20/2005	40200 -- 80th ST	0	100	\$7,500,000	\$75,000	\$7,200,000	\$72,000	105
32	2287806	6/30/2005	0 E FATHER KINO TER	NA	11.5	\$1,322,500	\$115,000	\$1,322,500	\$115,000	162
33	2287813	7/15/2005	0 E MONTEZUMA RD	NA	14	\$1,300,000	\$92,857	\$1,960,000	\$140,000	56
34	2313897	7/15/2005	8400 E TUMACACORI RD	35	1.95	\$500,000	\$256,410	\$502,000	\$257,436	26
35	2267433	7/20/2005	0 E Cow Track DR	36	4.32	\$500,000	\$115,741	\$475,000	\$109,954	156
36	2287820	7/26/2005	0 N FATHER KINO TER	NA	10.05	\$1,437,500	\$143,035	\$1,224,000	\$121,791	119
37	2320773	7/28/2005	3108 E ARROYO HONDO RD	9	0.49	\$425,000	\$867,347	\$425,000	\$867,347	1
38	2331983	8/15/2005	0 -- scopa TER	NA	4.87	\$930,000	\$190,965	\$930,000	\$190,965	30
39	2348770	8/18/2005	34601 N Whileaway RD	646	2.27	\$349,000	\$153,744	\$340,000	\$149,780	14
40	2306198	8/19/2005	35649 N Ridgeway DR	12	2.21	\$825,000	\$373,303	\$709,000	\$320,814	109

41	2261392	8/26/2005	0 N SPANISH BOOT RD	1	7.62	\$795,000	\$104,331	\$700,000	\$91,864	171
42	2298436	8/29/2005	8540 E Double Eagle DR	922	0.99	\$350,000	\$353,535	\$340,000	\$343,434	89
43	2052997	8/31/2005	35428 N 66TH PL	13	2.02	\$800,000	\$396,040	\$900,000	\$445,545	670
44	2297686	9/1/2005	7055 E STAGECOACH PASS RD	500	1.6	\$675,000	\$421,875	\$635,000	\$396,875	44
45	2336323	9/16/2005	7168 E Ridgeview LN	31	0.31	\$269,500	\$869,355	\$265,000	\$854,839	53
46	2325316	9/21/2005	8433 E PAINT PONY DR	22	4.55	\$495,000	\$108,791	\$450,000	\$98,901	42
47	2315119	10/1/2005	0 N Pima RD	8	4.34	\$839,000	\$193,318	\$839,000	\$193,318	94
48	2360440	10/7/2005	3105 E ARROYO HONDO RD	14	0.41	\$499,000	\$1,217,073	\$449,000	\$1,095,122	148
49	2322771	10/28/2005	35426 N 66th PL	29	2.25	\$845,000	\$375,556	\$850,000	\$377,778	241
50	2298251	11/26/2005	38199 N Tranquil WAY	10	1	\$425,000	\$425,000	\$382,500	\$382,500	166

#### OVERVIEW

Sales Year:	2005
Zip Code:	85377
Lots Closed:	50
Average List Price (\$/AC):	\$267,149.36
Average Sale Price (\$/AC):	\$258,182.23
Average Days on Market:	164



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