

Residential CMA

Listings as of 02/11/20 at 11:35 AM

Status of 'Active', 'Closed', 'Pending', 'Pending Bank Approval', 'Pending - Take Backup', 'Active Contingency Removal'; Area of '135 - Switzer Mesa', '135 - Switzer Mesa/Ridge'; Property Sub-Type of 'Single Family', 'Single Family - Detached', 'Single Family', 'Single Family Residence'; Under Contract Date between '2/11/2019' and '2/11/2030'; Sold Date between '8/11/2019' and '2/11/2030'. **(Selected Listings Only)**

ACTIVE Properties

Address	City	Bd	Bth	SqFt	Lot Acres	Year	TT	Date	\$/SqFt	DOM	Orig Price	List Price
775 N Forrest View DR	Flagstaff	4	3	2,474	0.12	2008	Sale	02/10/2020	\$242.48	1	\$599,900	\$599,900
774 N Forest View DR	Flagstaff	3	4	2,550	0.16	2017	Sale	12/09/2019	\$258.82	64	\$660,000	\$660,000
1080 N Turquoise Dr DR	Flagstaff	4	2.5	2,941	0.27	1973	Sale	02/09/2020	\$221.01	2	\$650,000	\$650,000

Total Listings 3

Avg Sqft: 2,655
 Avg \$/Sqft: \$240.77
 Avg DOM: 22
 Avg Orig Price: \$636,633
 Avg Current Price: \$636,633
 Median Current Price: \$650,000

PENDING - TAKE BACKUP Properties

Address	City	Bd	Bth	SqFt	Lot Acres	Year	TT	Date	\$/SqFt	DOM	Orig Price	List Price
486 N Pinecliff DR	Flagstaff	3	2.5	1,709	0.13	2000	Sale	07/25/2019	\$243.41	166	\$429,000	\$416,000

Total Listings 1

Avg Sqft: 1,709
 Avg \$/Sqft: \$243.41
 Avg DOM: 166
 Avg Orig Price: \$429,000
 Avg Current Price: \$416,000
 Median Current Price: \$416,000

PENDING Properties

Address	City	Bd	Bth	SqFt	Lot Acres	Year	TT	Date	\$/SqFt	DOM	Orig Price	List Price
728 N Locust ST	Flagstaff	3	2	1,761	0.16	2001	Sale	11/02/2019	\$241.28	101	\$424,900	\$424,900

Total Listings 1

Avg Sqft: 1,761
 Avg \$/Sqft: \$241.28
 Avg DOM: 101
 Avg Orig Price: \$424,900
 Avg Current Price: \$424,900
 Median Current Price: \$424,900

CLOSED Properties

Address	City	Bd	Bth	SqFt	Lot Acres	Year	TT	Sold Date	\$/SqFt	DOM	Orig Price	Closed Price	Sale/List Price
788 N Forest View DR	Flagstaff	5	4	3,500	0.13	2019	Sale	10/18/2019	\$212.85	48	\$749,000	\$745,000	0.99
1170 N Worthington Place	Flagstaff	4	3.5	4,250	0.71	2006	Sale	10/28/2019	\$190.58	119	\$870,000	\$810,000	0.93

Total Listings 2

Avg Sqft: 3,875
 Avg \$/Sqft: \$201.72
 Avg DOM: 83
 Avg Orig Price: \$809,500
 Avg Current Price: \$777,500
 Median Current Price: \$777,500

Report Count 7

Summary

Total	Average Sqft	Average \$/Sqft	Average DOM	Average Original List Price	Average Current Price	Average Closed Price
7	2,741	\$230	71	\$626,114	\$615,114	\$777,500

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