

The Cliffs - North Phoenix



- | **SqFt:** 810 to 886
- | **Taxes:** approx. \$900/yr.
- | **HOA fees:** approx. \$150 to \$170/mo.
- | **Rents:** \$650 to \$895 /mo.

2 Bed/2 Bath Condos \$50,000 to \$75,000

1720 E THUNDERBIRD RD Phoenix, AZ 85022

Cashflow opportunity in north central Phoenix, great long term rental potential. Close to everything, minutes from the airport.

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Approx SQFT	List Price Per Approx SQFT	Sold Price Per Approx SQFT	Agent Days On Market	Cumulative Days On Market
Active	4	249,800	0	Low	54,900	0	0.00	810	67.81	0.00	12	35
				Avg	62,450	0	0.00	848	73.92	0.00	79	123
				High	75,000	0	0.00	886	92.59	0.00	211	208
Closed	9	526,900	511,000	Low	48,500	48,500	0.90	810	59.88	59.26	19	19
				Avg	58,544	56,778	0.97	852	66.58	66.55	59	58
				High	69,000	69,000	1.00	886	77.88	77.88	133	133
Overall	13	776,700	511,000	Low	48,500			810	59.88		12	19
				Avg	59,746			851	70.22		66	78
				High	75,000			886	92.59		211	208

Active Listings

MLS #	Address	FE	Bed	Bth	SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	ADOM	CDOM
4322089	1720 E THUNDERBIRD RD 2020	22R1C	2	2	810	1987	59,900	54,900	0		67.78 / NA	60	57
4350385	1720 E THUNDERBIRD RD 1106	22FR	2	2	886	1987	59,900	59,900	0		67.81 / NA	12	194
4334987	1720 E THUNDERBIRD RD 1001	22R1C	2	2	886	1987	60,000	60,000	0		67.72 / NA	36	35
4240922	1720 E THUNDERBIRD RD 2087	22RL	2	2	810	1987	89,900	75,000	0		92.59 / NA	211	208

Closed Listings

MLS #	Address	FE	Bed	Bth	SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	ADOM	CDOM
4318241	1720 E THUNDERBIRD RD 2101	22FRPS1C	2	2	810	1987	60,500	60,500	60,000	3/10/2010	74.69 / 74.07	28	28
4289925	1720 E THUNDERBIRD RD 1032	22R1C	2	2	810	1987	65,900	48,900	49,000	3/1/2010	60.37 / 60.49	86	83
4310235	1720 E THUNDERBIRD RD 1088	22FR1C	2	2	810	1987	55,500	48,500	48,500	2/24/2010	59.88 / 59.88	49	44
4294843	1720 E THUNDERBIRD RD 2034	22R1C	2	2	886	1987	70,000	58,500	52,500	2/24/2010	66.03 / 59.26	84	80
4281914	1720 E THUNDERBIRD RD 1073	22R1C	2	2	886	1987	65,000	58,500	54,000	2/17/2010	66.03 / 60.95	51	50
4278386	1720 E THUNDERBIRD RD 2095	22R1C	2	2	886	1987	72,500	69,000	69,000	2/5/2010	77.88 / 77.88	68	67
4293711	1720 E Thunderbird -- 1006	22R1C	2	2	810	1987	54,500	54,500	52,500	1/15/2010	67.28 / 64.81	21	21
4188640	1720 E THUNDERBIRD RD 2023	22R1C	2	2	886	1987	65,000	65,000	65,000	12/29/2009	73.36 / 73.36	133	133
4292764	1720 E THUNDERBIRD RD 1066	22RN1C	2	2	886	1987	63,500	63,500	60,500	12/28/2009	71.67 / 68.28	19	19

Mark Dziedzic
Cross Border Realty
Cosmopolitan Properties, LLC

Mark@CrossBorderRealty.com
602-882-5702

