

Dynamite Mountain Ranch - North Phoenix



MLS #: 4344506

2301 W OBERLIN WAY
Phoenix, AZ 85085

\$179,900

MUST SEE THIS PROPERTY! Gorgeous all the way around.
Beautiful kitchen and paint throughout entire home. Great location.

Property Characteristics:

- | Bedrooms: 4
- | Bathrooms: 2.5
- | Square Feet: 2,045
- | HOA Fees: \$101/qtr.
- | Taxes: approx. \$1,752/yr.

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Approx \$/GFT	List Price Per Approx \$/GFT	Sold Price Per Approx \$/GFT	Agent Days On Market	Cumulative Days On Market
Active	3	543,900	0	Low	165,000	0	0.00	1,667	87.97	0.00	21	20
				Avg	181,300	0	0.00	1,973	92.39	0.00	36	35
				High	199,000	0	0.00	2,206	98.98	0.00	51	51
Closed	11	1,990,300	1,971,297	Low	158,000	145,000	0.91	1,522	77.26	73.16	15	15
				Avg	180,336	179,209	0.99	2,085	87.94	87.01	41	49
				High	265,000	265,000	1.03	3,006	111.68	111.68	88	144
Overall	14	2,534,200	1,971,297	Low	168,000			1,622	77.28		16	16
				Avg	181,014			2,081	88.88		40	48
				High	286,000			3,008	111.88		88	144

Active Listings

MLS #	Address	FE	Bed	Bth	\$qFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	ADOM	CDOM
4333255	2347 W BLUE SKY DR	32FRD2G	3	2	1,667	2002	185,000	185,000	0		98.98 / NA	36	36
4344506	2301 W OBERLIN WAY	42.5RD2G	4	2.50	2,045	2001	179,900	179,900	0		87.97 / NA	21	20
4325501	28032 N 25TH LN	42.5FRDPSO2G	4	2.50	2,206	2003	209,000	199,000	0		90.21 / NA	51	51

Closed Listings

MLS #	Address	FE	Bed	Bth	\$qFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	ADOM	CDOM
4310170	2341 W GAMBIT TRL	42.5RD2G	4	2.50	2,045	2003	158,000	158,000	155,000	3/12/2010	77.26 / 75.79	43	40
4324856	2410 W VIA DONA RD	42.5FRD2G	4	2.50	2,232	2005	175,000	175,000	180,000	3/4/2010	78.41 / 80.65	27	25
4303837	2425 W SILVER SAGE LN	43FRDPO2G	4	3	2,192	2005	199,000	195,000	198,950	2/26/2010	88.96 / 89.85	53	144
4283800	2513 W RED FOX RD	42.5RDP2G	4	2.50	2,206	2003	194,900	184,900	190,447	2/22/2010	83.82 / 88.33	66	66
4296309	2435 W STRAIGHT ARROW LN	42.5FRDXO3G	4	2.50	3,006	2005	275,000	295,000	285,000	2/19/2010	88.18 / 88.16	47	47
4289111	2339 W RUNNING DEER TRL	32.5FRD2G	3	2.50	1,982	2001	168,900	168,900	162,500	2/12/2010	85.22 / 81.99	50	49
4297307	28418 N 25TH AVE	32FRD2G	3	2	1,522	2005	169,000	169,900	169,900	2/12/2010	111.83 / 111.83	27	27
4315130	2448 W RUNNING DEER TRL	43RO2G	4	3	1,982	2001	159,700	159,700	145,000	2/11/2010	80.58 / 73.16	19	19
4239315	2415 W VIA DONA RD	32.5FRXO2G	3	2.50	1,982	2005	174,900	165,000	157,500	2/9/2010	83.25 / 79.47	88	87
4291671	2518 W OBERLIN WAY	32.5RPO2G	3	2.50	1,558	2002	174,000	174,000	174,000	1/28/2010	111.88 / 111.88	15	15
4287134	2511 W BENT TREE DR	42.5FRD2G	4	2.50	2,232	2005	174,900	174,900	175,000	1/21/2010	78.36 / 78.41	21	21

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MLS #: 4325501

28032 N 25TH LN
Phoenix, AZ 85085

\$199,000

NOT A SHORT SALE OR BANK OWNED HOME** 100% TURN-KEY. HEATED POOL AND SPA, GRANITE, STAINLESS STEEL APPLIANCES, CUSTOM PAINT, TILE IN COMMON AREAS, ALL NEW FIXTURES, NO REAR OR SIDE NEIGHBOR...VIEWS TO THE WEST! THIS HOUSE HAS IT ALL!

Property Characteristics:

- | **Bedrooms:** 4
- | **Bathrooms:** 2.5
- | **Square Feet:** 2,206
- | **HOA Fees:** \$105/qtr.
- | **Taxes:** approx. \$1,875/yr.



MLS #: 4333255

2347 W BLUE SKY DR
Phoenix, AZ 85085

\$165,000

Bank Owned! 3 bedroom, 2 bathroom house in the Dynamite Mountain Ranch subdivision. Great Mountain views. House backs to a scenic desert area. Nice grassy backyard, perfect for entertaining. Custom paint throughout. 2 car garage. Awsome kitchen with all the right appliances. Great price for a even better house!!

Property Characteristics:

- | **Bedrooms:** 3
- | **Bathrooms:** 2
- | **Square Feet:** 1,667
- | **HOA Fees:** \$43/mo.
- | **Taxes:** approx. \$1,555/yr.

