

Montage - Phoenix/Scottsdale Border



2 Bed/2 Bath and 3 Bed/2 Bath Condos

1 **SqFt:** 843 to 1093

1 **Taxes:** approx. \$1,248 to 1,600/yr.

1 **HOA fees:** approx. \$160 to \$190/mo.

1 **Rents:** \$750 to \$950 /mo.

\$90,000 to \$138,000

6900 E. Princess Dr. Phoenix, AZ 85054

Vacation Rental or Long Term in north Phoenix on Scottsdale border, great long term rental potential. Close to golf, shopping and great restaurants **Best price in the area!**

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	5	551,300	0	Low	89,900	0	0.00	843	98.12	0.00	4	4
				Avg	110,260	0	0.00	945	117.93	0.00	74	74
				High	137,500	0	0.00	1,093	163.11	0.00	156	156
Closed	13	1,429,590	1,343,150	Low	87,500	87,500	0.79	843	103.80	94.15	17	20
				Avg	109,968	103,319	0.94	938	117.53	110.35	107	108
				High	134,900	135,250	1.04	1,093	136.42	130.49	438	420
Overall	18	1,980,890	1,343,150	Low	87,500			843	98.12		4	4
				Avg	110,049			940	117.64		98	98
				High	137,500			1,093	163.11		438	420

Active Listings

MLS #	Address	FE	Bed	Bth	SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	ADOM	CDOM
4340613	6900 E PRINCESS DR 1160	22FR1C	2	2	843	2006	89,900	89,900	0		106.64 / NA	26	26
4271295	6900 E PRINCESS DR 2231	22RX1C	2	2	1,009	2003	118,000	99,000	0		98.12 / NA	156	156
4282226	6900 E PRINCESS DR 1191	22R1C	2	2	937	2003	119,900	105,000	0		112.05 / NA	137	137
4354546	6900 E Princess DR 2145	32FR1C	3	2	1,093	2003	119,900	119,900	0		109.70 / NA	4	4
4323598	6900 E PRINCESS DR 1228	22R1C	2	2	843	2006	142,500	137,500	0		163.11 / NA	47	47

Closed Listings

MLS #	Address	FE	Bed	Bth	SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	ADOM	CDOM
4309279	6900 E PRINCESS DR 2204	32R1C	3	2	1,093	2003	134,900	134,900	135,250	3/12/2010	123.42 / 123.74	25	25
4287452	6900 E PRINCESS DR 2213	22R1C	2	2	985	2003	99,000	105,000	105,000	3/11/2010	105.60 / 106.60	123	123
4304703	6900 E PRINCESS DR 2158	22R	2	2	937	2003	120,900	120,900	95,000	2/26/2010	129.03 / 101.39	55	54
4275984	6900 E Princess DR 1252	22R1C	2	2	1,009	2003	119,900	104,900	95,000	2/12/2010	103.96 / 94.15	123	119
4267477	6900 E PRINCESS DR 2153	22R	2	2	1,009	2003	125,000	119,990	110,000	2/12/2010	118.92 / 109.02	111	107
4289022	6900 E Princess DR 1222	22R1C	2	2	843	2003	112,900	99,900	90,000	2/11/2010	118.51 / 106.76	65	63
4242218	6900 E PRINCESS DR 1164	22R1C	2	2	927	2003	118,500	105,000	100,000	2/3/2010	113.27 / 107.87	163	201
4227241	6900 E PRINCESS DR 2164	22R1C	2	2	927	2003	119,900	114,900	105,000	2/3/2010	123.95 / 113.27	188	188
4300754	6900 E PRINCESS DR 2228	21.75R1C	2	1.75	843	2003	97,900	92,900	96,900	1/29/2010	110.20 / 114.95	20	20
4082194	6900 E PRINCESS DR 2128	22R1C	2	2	843	2003	134,500	115,000	100,000	1/25/2010	136.42 / 118.62	438	420
4295869	6900 E PRINCESS DR 2176	22R	2	2	843	2003	112,900	112,900	110,000	1/22/2010	133.93 / 130.49	34	32
4298735	6900 E Princess DR 1251	32R	3	2	1,093	2003	115,800	115,800	113,500	1/20/2010	105.95 / 103.84	17	24
4266135	6900 E PRINCESS DR 2198	22RD1C	2	2	843	2003	100,700	87,500	87,500	1/19/2010	103.80 / 103.80	35	34

Mark Dziedzic
Cross Border Realty
Cosmopolitan Properties, LLC

Mark@CrossBorderRealty.com
602-882-5702

