

# WildHorse At Allen Ranch Market Update As of October 3rd, 2010

Strong Sales in the 2<sup>nd</sup> ½ of 2009  
Reduced The Available Inventory In 2010



## Homes Sold Since January 1, 2010

Date Sold	Address	Built	Sq. Ft.	Model	Beds	Baths	Pool	Original List Price	Original LP/ SF	Final Sale Price	Sale Price	
											Per Sq. Ft.	Total Time On Market
1/31/2010	230 E. Frances	2002	2,871	Crown Appeal	4	2.5	Yes	\$300,000	\$104	\$295,000	\$103	35
4/30/2010	352 E. Mary Ln	2003	4,093	President's Choice	5	3.5	Yes	\$435,000	\$106	\$405,000	\$99	36
6/14/2010	3117 S. Delia Ct	2001	4,093	President's Choice	5	3.5	Yes	\$425,000	\$104	\$399,000	\$97	125
8/26/2010	263 E. Julian	2002	4,093	President's Choice	5	3.5	No	\$409,900	\$100	\$375,000	\$92	51
<b>Average</b>			<b>3,788</b>					<b>\$392,475</b>	<b>\$104</b>	<b>\$368,500</b>	<b>\$98</b>	<b>62</b>

230 E. Frances was a bank owned property.  
3114 S. Delia Ct was a short sale property.

## Homes With Sales Pending

There are no homes with a sale pending.

## Homes For Sale

Address	Built	Sq. Ft.	Model	Beds	Baths	Pool	Original List Price	Original LP/ SF	Current List Price	Current LP/ SF	Time On Market
3079 S. Larkspur St	2002	2,871	Crown Appeal	4	2.5	Yes	\$273,000	\$95	\$257,500	\$90	41
<b>Average</b>			<b>2,871</b>				<b>\$273,000</b>	<b>\$95</b>	<b>\$257,500</b>	<b>\$90</b>	<b>41</b>

3079 S. Larkspur is a bank owned property.

Courtesy of Jerry Raviol  
The Most Successful Realtor In *WildHorse*



Direct (602) 695-5478  
Office (480) 820-3333  
[www.houseaz.com.com](http://www.houseaz.com.com)  
[JerryR@houseaz.com](mailto:JerryR@houseaz.com)



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