

WildHorse at Allen Ranch Market Update As of July 25th, 2011

Homes Sold in 2011



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
4/18/2011	311 E Frances Ln	2002	3,673		4	3.5	No	\$299,900	\$82	\$298,000	\$81	11
6/6/2011	3070 S Ironwood St	2000	4,093	President's Choice	5	3.5	Yes	\$400,000	\$98	\$330,000	\$81	128
7/7/2011	261 E Frances Ln	2002	3,673		4	3.5	No	\$330,000	\$90	\$315,000	\$86	17
7/21/2011	295 E Frances Ln	2002	2,539		3	2	Yes	\$250,000	\$98	\$227,000	\$89	225
Average			3,495					\$319,975	\$92	\$292,500	\$84	95

311 E. Frances Ln was a bank owned property.
295 E. Frances Ln was a short sale listing.

3070 S. Ironwood St was a short sale listing.

Homes With Sales Pending

Address	Built	Sq. Ft.	Model	Beds	Baths	Pool	Original List Price	Original LP/ SF	Current List Price	Current LP/ SF	Total Time On Market
296 E Frances Ln	2003	4,093	President's Choice	5	3.5	Yes	\$415,000	\$101	\$399,000	\$97	52
Average		\$ 4,093					\$415,000	\$ 101	\$399,000	\$ 97	52

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
3060 S. Ironwood	2006	3,124	Crown Appeal	4	3.5	Yes	\$325,000	\$104	\$299,700	\$96	29
2999 S. Larkspur	2001	4,093	President's Choice	5	3.5	Yes	\$409,600	\$100	\$409,600	\$100	7
Average		3,609					\$367,300	\$102	\$354,650	\$98	18

3060 S. Ironwood is a short sale listing.

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



Direct (602) 695-5478
Office (480) 820-3333
www.houseaz.com
JerryR@houseaz.com



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