

# Study of Current Market Conditons

Saturday, December 6, 2008



For

Mike & Geraldine  
6621 S 57th AVE  
Laveen, AZ 85339

[www.AirForceHomeSeller.com](http://www.AirForceHomeSeller.com)

By

Lori & G-II's eTeam of Professional REALTORS®  
3050 W Agua Fria #110  
Phoenix, AZ 85027  
Other - (602) 796-5674  
[Lori.and.G-II@RealEstateInPhoenix.net](mailto:Lori.and.G-II@RealEstateInPhoenix.net)  
<http://www.realestateinphoenix.net>  
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This report is not an appraisal and is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the services of a licensed appraiser should be obtained.

CMA: Subject Property

prepared for Mike &amp; Geraldine Saavedra

## Subject Property Description



Address	6621 S 57th AVE Laveen, AZ 85339
# Bedrooms	4
# Bathrooms	3.00
Approx SQFT	2503.00
Lot Size	1 - 7,500
Year Built	2005
Pool - Private	No Pool
Exterior Features: Covered Patio(s)	YES

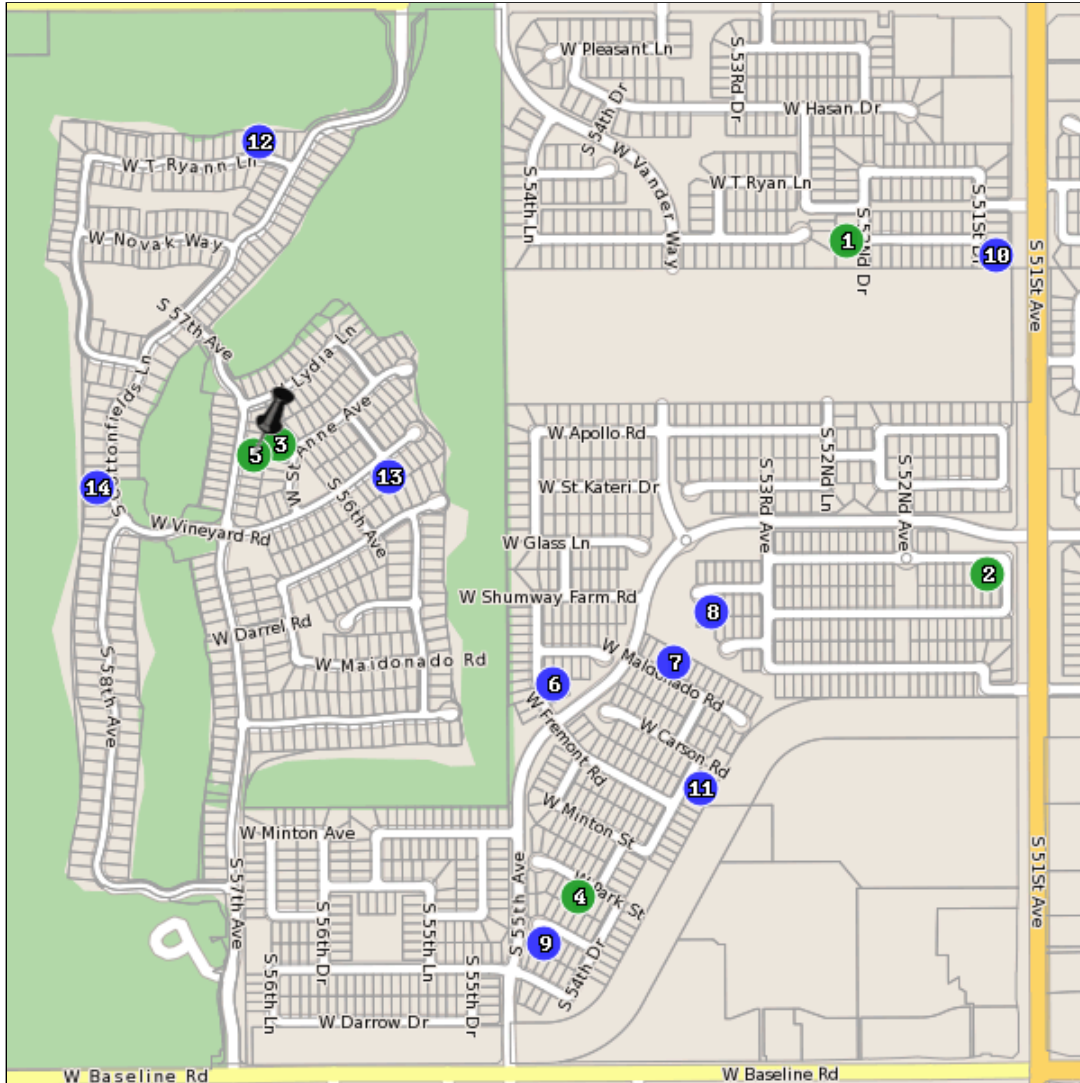
## Listing Price Recommendation



Low	\$132,500
High	\$213,500
Recommended	<b>\$172,663</b>

*Calculation Method: Recommended Price is generated using the average price of the comparables. High/Low Prices are generated using the High/Low Price of the comparables*

### Map of Subject And Comparable Properties



Legend	
<span style="color: green;">●</span>	Active
<span style="color: blue;">●</span>	Sold
<span style="color: yellow;">●</span>	Pending
<span style="color: orange;">●</span>	Temporary Off Market
<span style="color: purple;">●</span>	Cancelled
<span style="color: red;">●</span>	Expired
Subject: 6621 S 57th AVE Laveen AZ 85339	
1. 6312 S 52ND DR , Laveen AZ 85339	2. 5111 W GLASS LN , Laveen AZ 85339
3. 5626 W ST ANNE AVE , Laveen AZ 85339	4. 5421 W PARK ST , Laveen AZ 85339
5. 6621 S 57th AVE , Laveen AZ 85339	6. 7009 S 54TH LN , Laveen AZ 85339
7. 5350 W MALDONADO RD , Laveen AZ 85339	8. 5325 W GLASS LN , Laveen AZ 85339
9. 5427 W POLLACK ST , Laveen AZ 85339	10. 6317 S 51 DR , Phoenix AZ 85339
11. 7115 S 53RD LN , Laveen AZ 85339	12. 5714 W T RYAN LN , Laveen AZ 85339
13. 5601 W Vineyard RD , Laveen AZ 85339	14. 6642 S COTTONFIELDS LN , Laveen AZ 85339