



Huntington Renovation Property Comparative Market Analysis

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Comparable Property Details



Subject Property



233 E Huntington Drive
Tempe, Arizona 85281
Subdivision: NU-VISTA 4 Lots 196-258

Property Details

4 Bedroom/2Bath/2 Car Garage
Year/Age: 1960 Complete Renovation: 2007
Property Use: 0131 – R3 Single Family Residential
Square Footage: 1,950 sq ft. Lot Size: 7,523 sq ft.
Projected List Price: \$400,000

This home has been completely renovated to be modernized including changing the floorplan to be more open and flowing, kitchen upgraded with maple cabinets, granite countertops and all new stainless steel appliances. New tile flooring throughout and new carpeting in all the bedrooms. Bathrooms have been remodeled with luxury tile enclosures and fixtures. Each bedroom has been redesigned with more usable closet space. The exterior of the property has been redesigned as well, with better use of patio space and landscaping.

Neighborhood Information

Elementary School District: Tempe Elementary District
Elementary School: Broadmor Elementary
High School District: Tempe Union #210
High School: Tempe High School
Location is close to ASU, retail shopping and entertainment.

Market Analysis



Summary of Comparable Properties

LISTED	Property Address	Built	SqFt	Sales Price	LP/ SqFt	Description
#1	4420 S Newberry Rd	1971	1832	\$299,000	\$163	4BD/2BA/2G
#2	2138 E Fremont Dr	1972	1927	\$319,900	\$166	4BD/2BA/2G
#3	3617 S Siesta Ln	1979	2155	\$330,000	\$153	4BD/2BA/2G
#4	1912 E Fremont Dr	1971	2133	\$350,000	\$164	4BD/2BA/2G
#5	1959 E Laguna Dr	1969	2122	\$357,000	\$168	5BD/2BA/2G
#6	1957 E Loma Vista Dr	1969	1900	\$359,900	\$189	4BD/2BA/2G
#7	1227 E Del Rio Dr	1966	2010	\$385,000	\$192	4BD/2BA/2G

Average Price Per Square Foot = \$170.55

SOLD	Property Address	Built	SqFt	Sales Price	SP/ SqFt	CDOM	COE
#8	8477 S Mill Ave	1987	1874	\$392,000	\$209	75	04/20/2007
#9	533 E Fairmont Dr	1966	2144	\$468,000	\$218	14	02/23/2007
#10	8536 S Los Feliz Dr	1985	2118	\$490,000	\$231	49	04/16/2007

Average Price Per Square Foot = \$220.05

Pending Sales	Property Address	Built	SqFt	List Price	LP/ SqFt	CDOM
#11	148 W Dawn Dr	1986	2066	\$395,000	\$191	24
#12	157 W Jeanine Dr	1985	2066	\$405,000	\$196	70

Average Price Per Square Foot = \$193.61

Market Analysis



Comparable Price Analysis

Comparable Price Analysis	Sold Price	Price per Sq Ft
Low Price	\$392,000	\$209
Average Price	\$450,000	\$220
High Price	\$490,000	\$231
Aprox. Market Value	\$400,000	\$205

This price approximation is based on sold properties with similar attributes and same grade materials used to renovate these properties. The comparable properties have closed escrow within the last 6 months and are located in the same general area.

Comparable Property Details



Property Currently for Sale



#1 4420 S Newberry Road

City/Area: Tempe, AZ 85282

MLS#: 2778244

List Price: \$299,000

Year/Age: 1971

Sq Ft: 1832 \$/Sq Ft: \$163

Features:

4 Bedrooms 2 Bathrooms 2 Car Garage. This property has not been completely renovated, however it does have new paint and carpet and newer appliances. This property has a pool and is on a 7,566 square foot lot.

Comparable Property Details



Property Currently for Sale



#2 2138 E Fremont Drive

City/Area: Tempe, AZ 85282

MLS#: 2647253

List Price: \$319,900

Year/Age: 1972

Sq Ft: 1927

\$/Sq Ft: \$166

Features:

4 Bedrooms 2 Bathrooms 2 Car Garage. Newly remodeled and professionally expanded, with higher grade materials including 18 inch Italian ceramic tile with custom borders. This property has a pool and a covered patio with spa. On a 8,808 square foot lot.

Comparable Property Details



Property Currently for Sale



#3 3617 S Siesta Lane

City/Area: Tempe, AZ 85282

MLS#: 22731868

List Price: \$330,000

Year/Age: 1979

Sq Ft: 2155

\$/Sq Ft: \$153

Features:

4 Bedrooms 2 Bathrooms 2 Car Garage. New Carpet and newer kitchen appliances. Mature fruit trees. This property has a pool. On a 7,836 square foot lot.

Comparable Property Details



Property Currently for Sale



#4 1912 E Fremont Drive

City/Area: Tempe, AZ 85282

MLS#: 2766636

List Price: \$350,000

Year/Age: 1971

Sq Ft: 2133 \$/Sq Ft: \$164

Features:

4 Bedrooms 2 Bathrooms 2 Car Garage. Newly remodeled with higher grade materials including granite countertops. This property has a pool. On a 9,583 square foot lot.

Comparable Property Details



Property Currently for Sale



#5 1959 E Laguna Drive

City/Area: Tempe, AZ 85282

MLS#: 2694487

List Price: \$357,000

Year/Age: 1969

Sq Ft: 2122 \$/Sq Ft: \$168

Features:

5 Bedrooms 2 Bathrooms 2 Car Garage. This property has a pool. On a 8,790 square foot lot.

Comparable Property Details



Property Currently for Sale



#6 1957 E Loma Vista Drive

City/Area: Tempe, AZ 85282

MLS#: 2759957

List Price: \$359,900

Year/Age: 1969

Sq Ft: 1900 \$/Sq Ft: \$189

Features:

4 Bedrooms 2 Bathrooms 2 Car Garage. This property has a pool. On a 9,718 square foot lot.

Comparable Property Details



Property Currently for Sale



#7 1227 E Del Rio Drive

City/Area: Tempe, AZ 85282

MLS#: 2780524

List Price: \$385,900

Year/Age: 1966

Sq Ft: 1966 \$/Sq Ft: \$192

Features:

4 Bedrooms 2 Bathrooms 2 Car Garage. Completely remodeled in 2004. New covered patio and deck with pool. On a 8,268 square foot lot.

Comparable Property Details



Recently Sold Property



#8 8477 S Mill Avenue

City/Area: Tempe, AZ 85284
MLS#: 2696804 List Price: \$405,000 Sales Price: \$392,000
Year/Age: 1987 Sq Ft: 1874 \$/Sq Ft: \$209

Features:

4 Bedrooms 2.5 Bathrooms 2 Car Garage. Some updating including new paint and cabinet refinishing, newer kitchen appliances. This property has a pool with a covered patio with recessed lighting and fan. On a 10,006 square foot lot.

Comparable Property Details



Recently Sold Property



#9 533 E Fairmont Drive

City/Area: Tempe, AZ 85282
MLS#: 2675185 List Price: \$474,900 Sales Price: \$468,000
Year/Age: 1966 Sq Ft: 2144 \$/Sq Ft: \$218

Features:

4 Bedrooms 2 Bathrooms 2 Car Garage. Completely remodeled in 2000. This property has a pool. On a 9,666 square foot lot.

Comparable Property Details



Recently Sold Property



#10 8536 S Los Feliz Drive

City/Area: Tempe, AZ 85284
MLS#: 2702772 List Price: \$520,000 Sales Price: \$490,000

Year/Age: 1985 Sq Ft: 2118 \$/Sq Ft: \$231

Features:

4 Bedrooms 2.5 Bathrooms 2 Car Garage. Completely remodeled with higher grade materials including a gourmet kitchen, custom lighting and upgraded appliances. This property has a pool with gazebo and covered patio with a wet bar, wine refrigerator and built in BBQ. Has a rv pad On a 10,690 square foot lot.

Comparable Property Details



Property Pending Sale



#11 148 W Dawn Drive

City/Area: Tempe, AZ 85284
MLS#: 2738561 List Price: \$395,000

Year/Age: 1986 Sq Ft: 2066 \$/Sq Ft: \$191

Features:

4 Bedrooms 2.5 Bathrooms 2 Car Garage. Recently painted and new carpet. On a 9,069 square foot lot.

Comparable Property Details



Property Pending Sale



#12 157 W Jeanine Drive

City/Area: Tempe, AZ 85284
MLS#: 2712636 List Price: \$405,000

Year/Age: 1985 Sq Ft: 2066 \$/Sq Ft: \$196

Features:

4 Bedrooms 2 Bathrooms 2 Car Garage. Completely remodeled. This property has a pool and spa. On a 10,914 square foot lot.