

## Residential CMA

Listings as of 01/09/17 at 2:35 PM

Property types Residential, Rental, Business Opp, Commercial/Industry, Multi-Family, Vacant Land, Fractional/Timeshare; Status of 'Closed';  
Subdivision of 'Cross Creek Ranch'; Close Date between '7/1/2016' and '1/9/2017'.

### CLOSED Properties

Address	City	Bd	Bth	SqFt	LotSz	Year	Sold Date	\$/SqFt	CDOM	Orig Price	List Price	Closed Price	Sale/List Price
5 Anglers Way	Sedona	3	4	5,040	2.37	2006	07/07/2016	\$416.66	309	\$2,350,000	\$2,350,000	\$2,100,000	0.89

Total Listings 1

High Current Price: \$2,100,000      Avg Sqft: 5,040  
 Median Current Price: \$2,100,000      Avg \$/Sqft: \$416.66  
 Avg Current Price: \$2,100,000      Avg DOM: 309  
 Low Current Price: \$2,100,000

Report Count 1

### Summary

Total	Average Sqft	Average \$/Sqft	Average DOM	Average Original List Price	Average Current Price	Average Closed Price
1	5,040	\$417	309	\$2,350,000	\$2,100,000	\$2,100,000

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## Vacant Land CMA

Listings as of 01/09/17 at 2:35 PM

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Subdivision of 'Cross Creek Ranch'; Close Date between '7/1/2016' and '1/9/2017'.

### CLOSED Properties

Address	City	LotSz	Date	\$/Acre	CDOM	Orig Price	List Price	Closed Price	Sale/List Price
425 Cross Creek Circle	Sedona	2.02	07/28/2016	\$93,069.3	1024	\$238,000	\$208,600	\$188,000	0.90
20 Harvest Lane	Sedona	2.07	09/13/2016	\$154,589.37	210	\$335,000	\$335,000	\$320,000	0.96
55 Ravens Call Place	Sedona	2.31	11/10/2016	\$129,870.12	477	\$345,000	\$310,000	\$300,000	0.97

Total Listings 3

High Current Price: \$320,000      Avg Acres: 2.13  
 Median Current Price: \$300,000      Avg \$/Acre: \$125,842.93  
 Avg Current Price: \$269,333      Avg DOM: 466  
 Low Current Price: \$188,000

Report Count 3

### Summary

Total	Average Acres	Average \$/Acre	Average DOM	Average Original List Price	Average Current Price	Average Closed Price
3	2	\$125,842.93	466	\$306,000	\$269,333	\$269,333

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