



## Neighborhood Report



**Patrick Walsh, REALTOR®**

**Keller Williams**

**3920 S. Rural Rd. Suite 110**

**Tempe, AZ 85282**

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# Patrick Walsh

## Affiliation

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Mobile: 602-369-3224



## Personal Information

### Biography & Tempe Credentials for Patrick Walsh

- Patrick Walsh brings a wealth of background and experience to his Real Estate Business to better serve your needs.
- He has lived and worked in Tempe and the Phoenix area since the late 70's.
- He is well connected with a variety of businesses, community groups and the educational community.
- His teaching, publishing, financial services and sales background all come together to ensure that you will have the most effective and pleasant home buying and/or selling experience.
- Working with The Walsh Team of Keller Williams Sonoran Living brings Real Estate experts and some of the most talented individuals in the local Housing Industry to your team.
- He specializes in the East Valley and Tempe, and has helped his clients buy and sell homes all over the Valley of the Sun.
- Patrick looks forward to working with you and making sure that your next real estate experience is a very memorable one...for all the right reasons....contact him today.

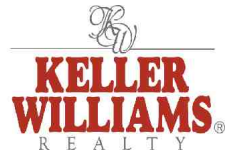
Patrick Walsh  
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(602) 369-3224

Tempe Community Involvement  
Tempe Community Action Agency: 2003-current  
Tempe Rotary: Member  
Rio Salado Rowing Club: Board, 2003-2005  
Broadmor Neighborhood Association  
Compadre High School Advisory Board  
Tempe Library Board: 1986-1990



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## Our Company

We have been conducting business in the local area for many years. We have and continue to work hard to gain the respect of these many distinguished communities. This recognition is built upon a respect for our clients and neighbors. We hope your experience with us will further this reputation of personalized service and client satisfaction.

Our company is comprised of people who live and work in the surrounding communities. We have personal knowledge of each neighborhood's nature, and growth possibilities. Based on this we hope to find the perfect fit for you and your family. Every community is different. Whether your focus is schools, shopping, transportation, or recreational facilities our associates will draw upon their knowledge of the local areas to find the ideal property to meet your needs.

We supplement this high-touch philosophy, with a high tech edge. We have quick access to local MLS computers and software to help us analyze local market conditions.

If you are one of the growing number of real estate investors, our commercial division is more than capable to provide our clients with commercial and income property opportunities.

Our best asset is our people. Our dedicated and talented staff of professionals will make every effort to make sure your transaction goes as smoothly as possible.

We understand that we need to earn your business. We hope the level of detail found within this Comparative Market Analysis helps you with your decision making process. We want to do as much as possible to give you the information you need to price and market your most valuable asset - your home.

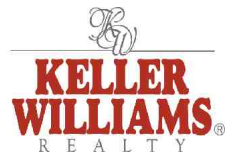


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## Property Highlights



**85282**



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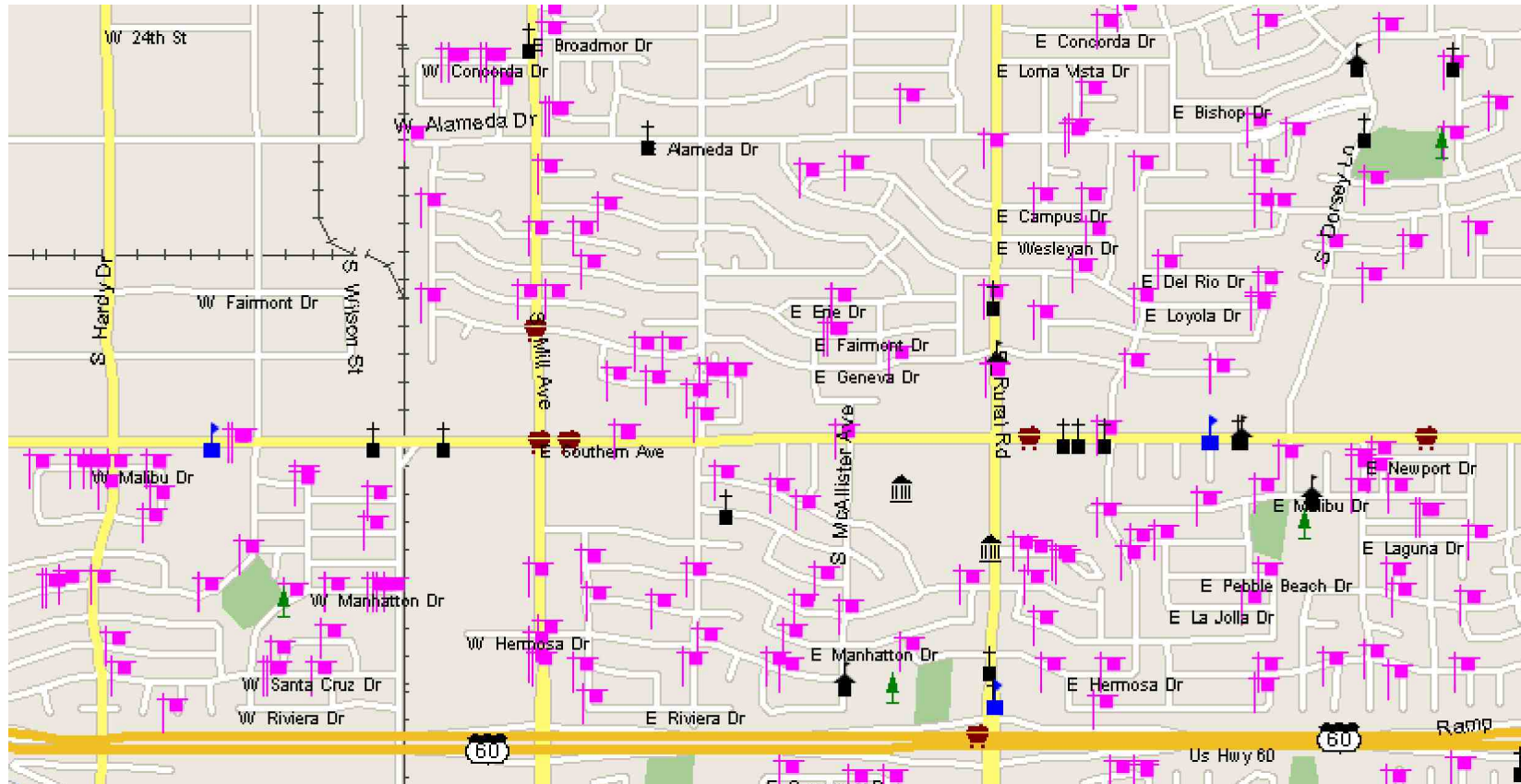
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## 85282 TEMPE



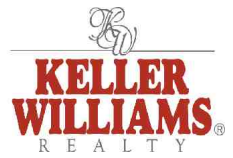


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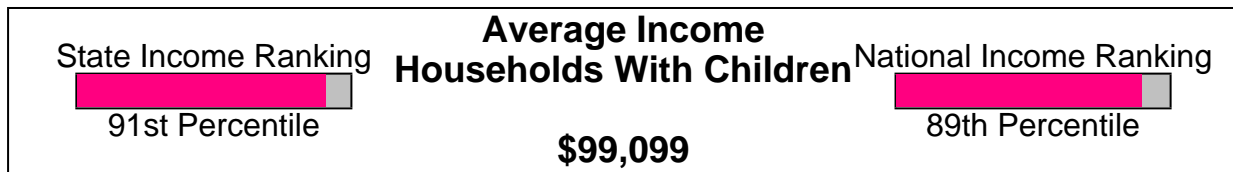
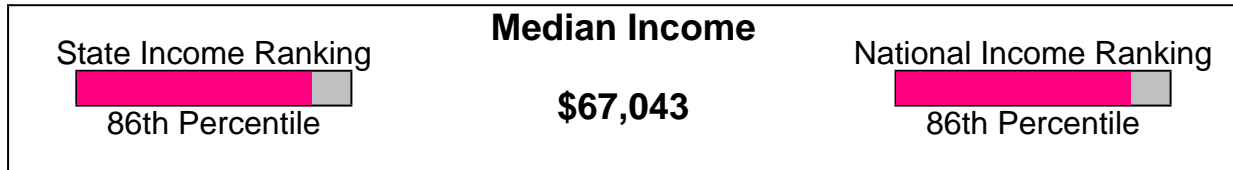
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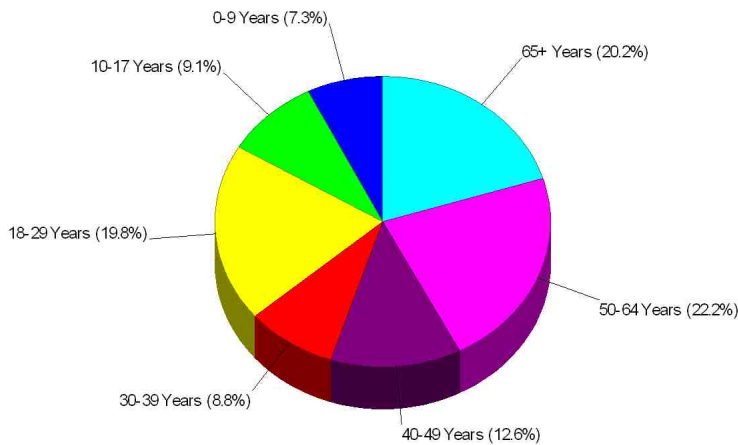
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## Income For Neighborhood Within City of Tempe



## Age Breakdown For Neighborhood Within City of Tempe Average Age = 43.0 Years



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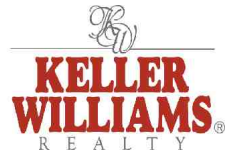


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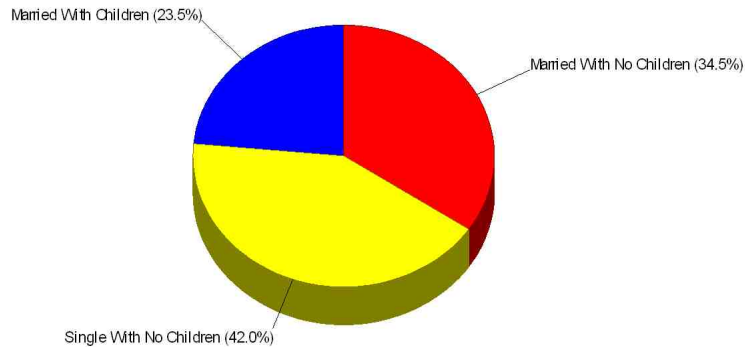
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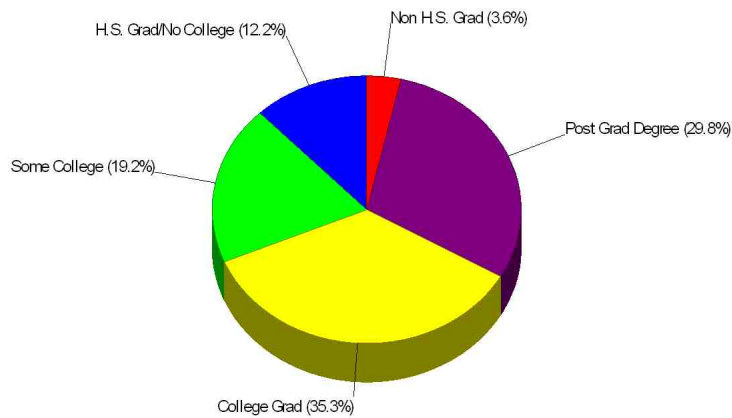
## Household Characteristics For Neighborhood Within City of Tempe

**58.0% Married**  
**23.5% With Children**



## Adult Education Level For Neighborhood Within City of Tempe

**96.4% High School Graduates**  
**65.1% College Graduates**



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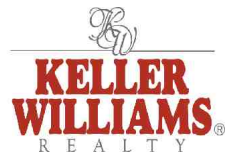


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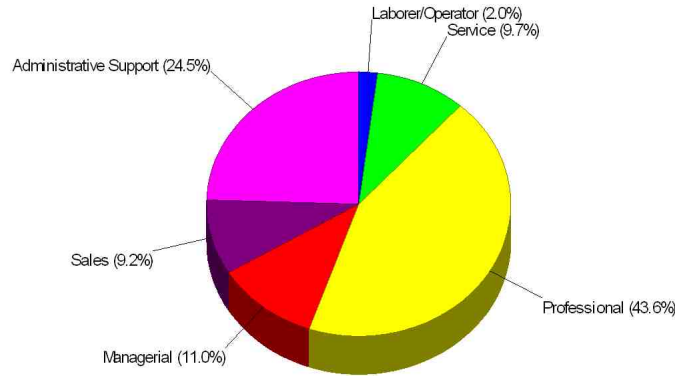
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## Employment For Neighborhood Within City of Tempe Average Travel Time To Work = 20.3 Minutes



Occupation

## Income For Area of Phoenix



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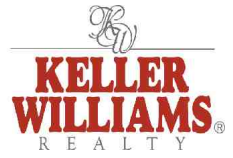


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## Population For Area of Phoenix

**Population = 3,012,598**  
**Land Area = 1,089.1 Square Miles**

State Density Ranking



42nd Percentile

Population  
Density

**2,766**

Persons  
Per Square Mile

National Density Ranking



59th Percentile

State Growth Ranking



90th Percentile

Population  
Growth Rate

**2.9%**

Annualized  
(Last 5 Years)

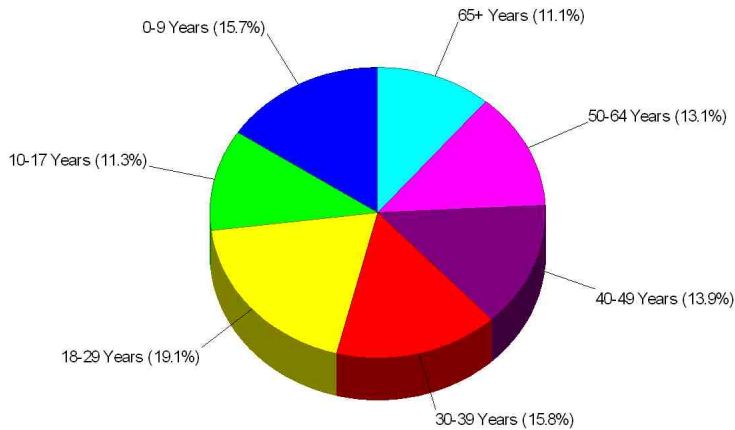
National Growth Ranking



95th Percentile

## Age Breakdown For Area of Phoenix

**Average Age = 32.5 Years**



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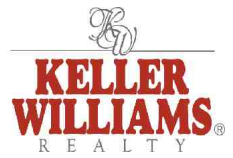


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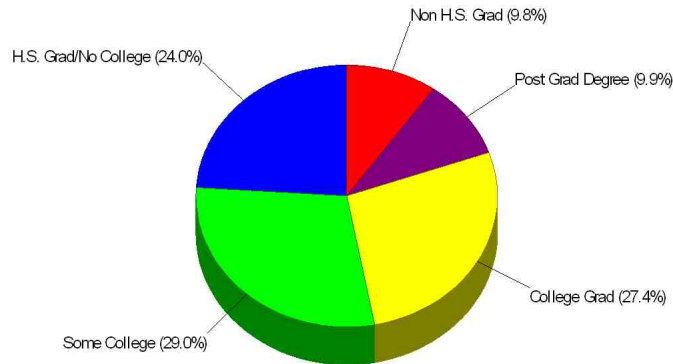
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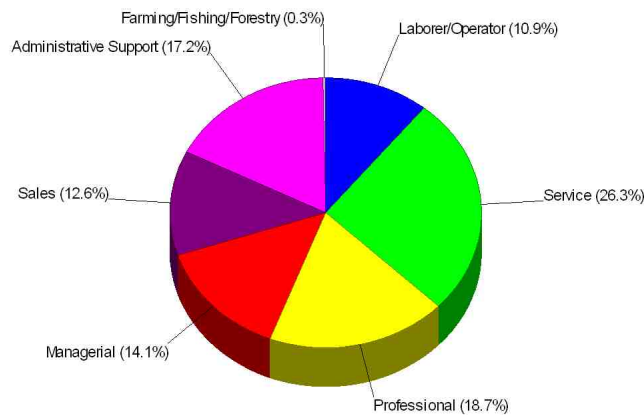
## Adult Education Level For Area of Phoenix

**90.2% High School Graduates  
37.3% College Graduates**



## Employment For Area of Phoenix

**Average Travel Time To Work = 27.7 Minutes**



**Occupation**

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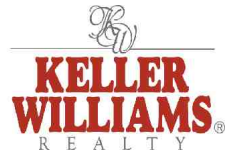


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## General Facts FOR TEMPE SCHOOL DISTRICT

TEMPE SCHOOL DISTRICT

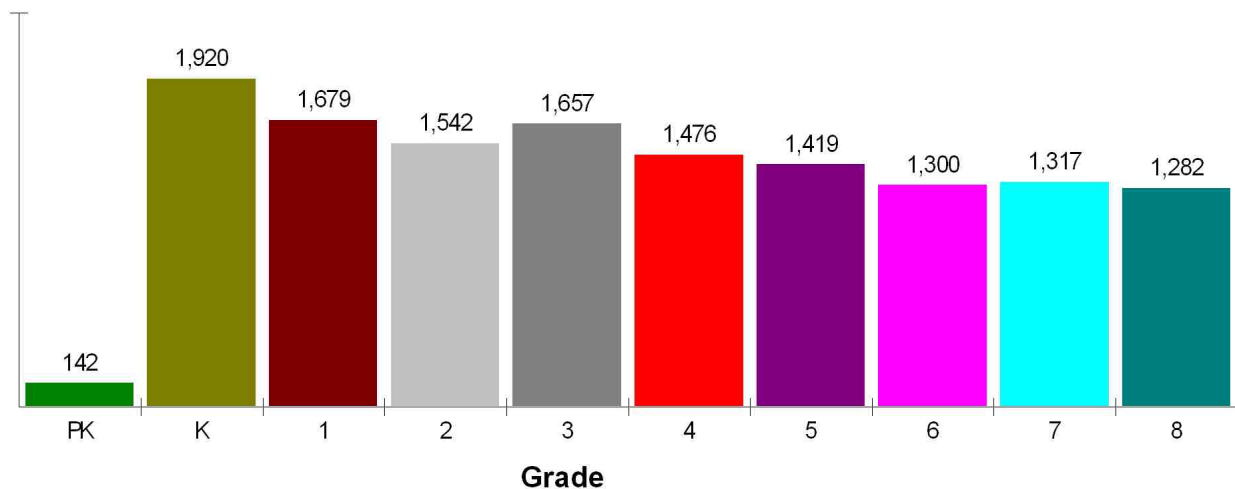
3205 S RURAL RD

TEMPE, AZ 85282

Type:	(480)730-7100	Independent Local District
Grade Range:		PK - 8
Schools:		27
Teacher:		872
Students:		13,734
Student/Teacher Ratio:		15.8 To 1
Student/Librarian Ratio:		784.8 To 1
Secondary Student/Guidance Ratio:		Not Available

## Student Enrollment By Grade FOR TEMPE SCHOOL DISTRICT

Total Enrollment = 13,734



National Enrollment Ranking: 575 of 15,679 (96th Percentile)

State Enrollment Ranking: 16 of 310 (95th Percentile)

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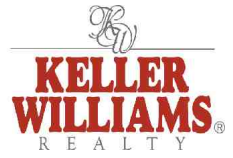


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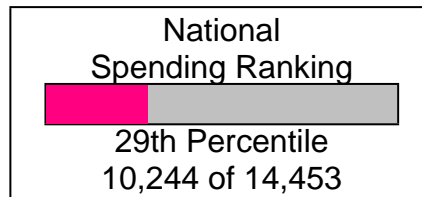
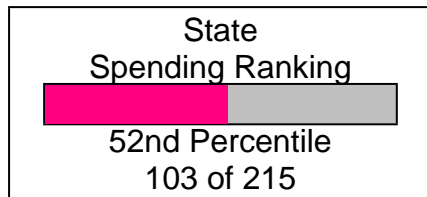
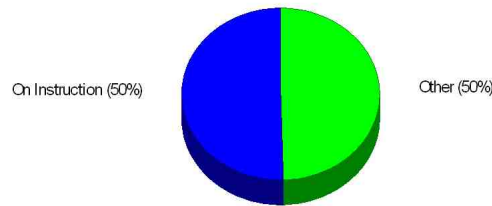


## High School Statistics FOR TEMPE SCHOOL DISTRICT

Information Not Available For This Area

## School Expenditures FOR TEMPE SCHOOL DISTRICT

Expenditures Per Student  
\$7,724



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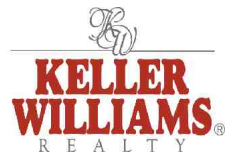


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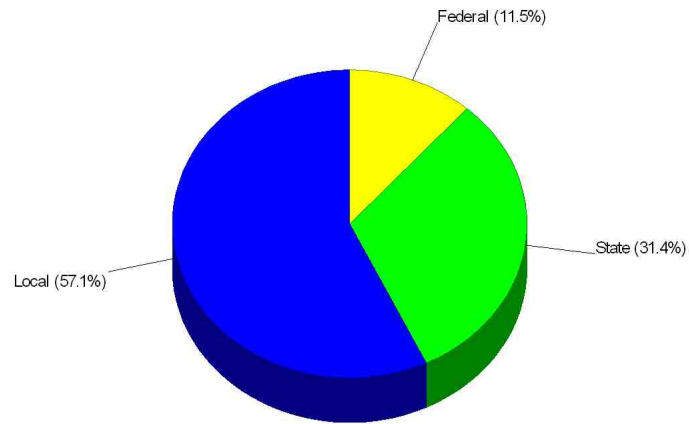
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## School Funding FOR TEMPE SCHOOL DISTRICT



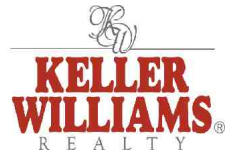
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**Public Schools for District**

**EARLY K**

3205 S RURAL ROAD, TEMPE, AZ 85282

**Distance from Subject:** 0.4 Miles  
**Student/Teacher Ratio:** N/A

**School Type:** Regular  
**Students/Teachers:** NA/NA

**Phone:** (480)730-7327  
**Grades:** K

**PRIVATE PLACEMENT**

3205 SOUTH RURAL ROAD, TEMPE, AZ 85282

**Distance from Subject:** 0.4 Miles  
**Student/Teacher Ratio:** N/A

**School Type:** Regular  
**Students/Teachers:** NA/NA

**Phone:** (480)730-7327  
**Grades:** K - 8

**CARMINATI SCHOOL**

4001 S MCALLISTER AVE, TEMPE, AZ 85282

**Distance from Subject:** 0.5 Miles  
**Student/Teacher Ratio:** 14.6 to 1  
**Mascot:** Cobras

**School Type:** Regular  
**Students/Teachers:** 481/33  
**School Colors :** Yellow & Maroon

**Phone:** (480)784-4484  
**Grades:** K - 5

**MCKEMY MIDDLE SCHOOL**

2250 S COLLEGE AVE, TEMPE, AZ 85282

**Distance from Subject:** 0.7 Miles  
**Student/Teacher Ratio:** 14.5 to 1  
**Mascot:** Tigers

**School Type:** Regular  
**Students/Teachers:** 884/61  
**School Colors :** Royal & White

**Phone:** (480)921-9003  
**Grades:** 6 - 8

**EVANS ELEMENTARY SCHOOL**

4525 S COLLEGE AVE, TEMPE, AZ 85282

**Distance from Subject:** 0.7 Miles  
**Student/Teacher Ratio:** 12.9 to 1  
**Mascot:** Eagles

**School Type:** Regular  
**Students/Teachers:** 401/31  
**School Colors :** Red & Royal

**Phone:** (480)839-8489  
**Grades:** K - 5

**BROADMOR ELEMENTARY SCHOOL**

311 AEPLI DR., TEMPE, AZ 85282

**Distance from Subject:** 0.8 Miles  
**Student/Teacher Ratio:** 18.3 to 1  
**Mascot:** Bobcats

**School Type:** Regular  
**Students/Teachers:** 511/28  
**School Colors :** Red & White

**Phone:** (480)967-6599  
**Grades:** K - 5

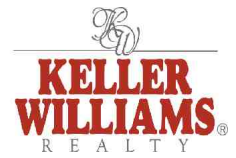






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**Public Schools for District**

**HUDSON ELEMENTARY SCHOOL**  
1325 E MALIBU DR, TEMPE, AZ 85282

**Distance from Subject:** 0.9 Miles  
**Student/Teacher Ratio:** 15.8 to 1  
**Mascot:** Hawks

**School Type:** Regular  
**Students/Teachers:** 507/32  
**School Colors :** Gold & Maroon

**Phone:** (480)897-6608  
**Grades:** K - 5

**MEYER ELEMENTARY SCHOOL**  
2615 S. DORSEY LN., TEMPE, AZ 85282

**Distance from Subject:** 1.1 Miles  
**Student/Teacher Ratio:** 15.4 to 1  
**Mascot:** Mustangs

**School Type:** Regular  
**Students/Teachers:** 384/25  
**School Colors :** Gold & Royal

**Phone:** (480)829-8002  
**Grades:** K - 5

**ARREDONDO ELEMENTARY SCHOOL**  
1330 E CARSON DR, TEMPE, AZ 85282

**Distance from Subject:** 1.2 Miles  
**Student/Teacher Ratio:** 16.1 to 1  
**Mascot:** Roadrunners

**School Type:** Regular  
**Students/Teachers:** 402/25  
**School Colors :** Gold & Black

**Phone:** (480)897-2744  
**Grades:** K - 5

**AGUILAR SCHOOL**  
5800 S. FOREST AVE., TEMPE, AZ 85283

**Distance from Subject:** 1.7 Miles  
**Student/Teacher Ratio:** 15.9 to 1  
**Mascot:** Wildcats

**School Type:** Regular  
**Students/Teachers:** 508/32  
**School Colors :** Royal & Red

**Phone:** (480)897-2544  
**Grades:** K - 5

**GETZ SCHOOL**  
625 W CORNELL DR, TEMPE, AZ 85283

**Distance from Subject:** 1.7 Miles  
**Student/Teacher Ratio:** 6.8 to 1

**School Type:** Regular  
**Students/Teachers:** 150/22

**Phone:** (480)897-6233  
**Grades:** PK - 12

**WOOD SCHOOL**  
727 W CORNELL DR, TEMPE, AZ 85283

**Distance from Subject:** 1.8 Miles  
**Student/Teacher Ratio:** 17.1 to 1  
**Mascot:** Termites

**School Type:** Regular  
**Students/Teachers:** 615/36  
**School Colors :** Red & White

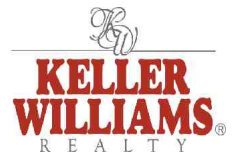
**Phone:** (480)838-0711  
**Grades:** K - 5





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## Public Schools for District

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**HOLDEMAN ELEMENTARY SCHOOL**  
1326 W 18TH ST, TEMPE, AZ 85281

**Distance from Subject:** 1.8 Miles  
**Student/Teacher Ratio:** 16.6 to 1  
**Mascot:** Huskies

**School Type:** Regular  
**Students/Teachers:** 616/37  
**School Colors :** Royal & White

**Phone:** (480)966-9934  
**Grades:** K - 5

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**WARD SCHOOL**  
1965 EAST HERMOSA DRIVE, TEMPE, AZ 85282

**Distance from Subject:** 1.9 Miles  
**Student/Teacher Ratio:** N/A

**School Type:** Regular  
**Students/Teachers:** NA/11

**Phone:** (480)491-8871  
**Grades:** 3 - 5

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**INTERVENTION LEARNING PROGRAM**  
1965 EAST HERMOSA DRIVE, TEMPE, AZ 85282

**Distance from Subject:** 1.9 Miles  
**Student/Teacher Ratio:** N/A

**School Type:** Alternative  
**Students/Teachers:** 3/NA

**Phone:** (480)491-8871  
**Grades:** 6 - 8

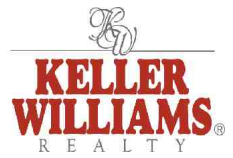


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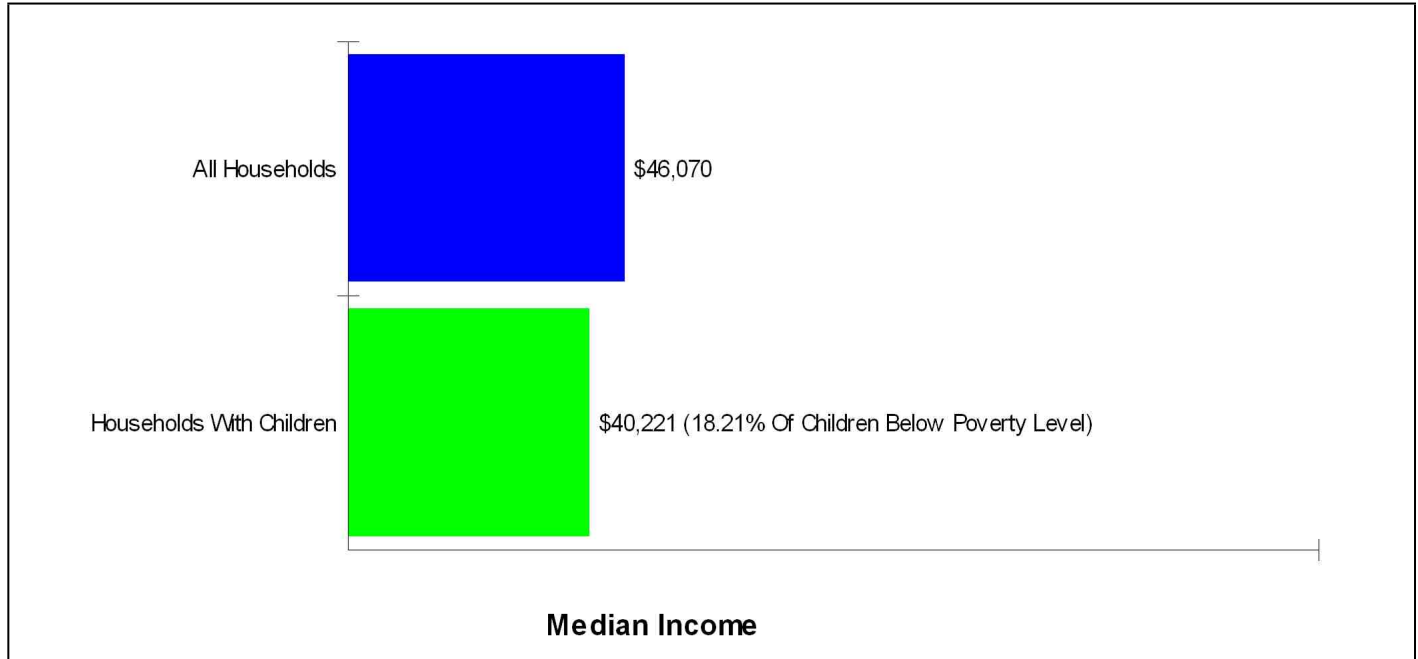
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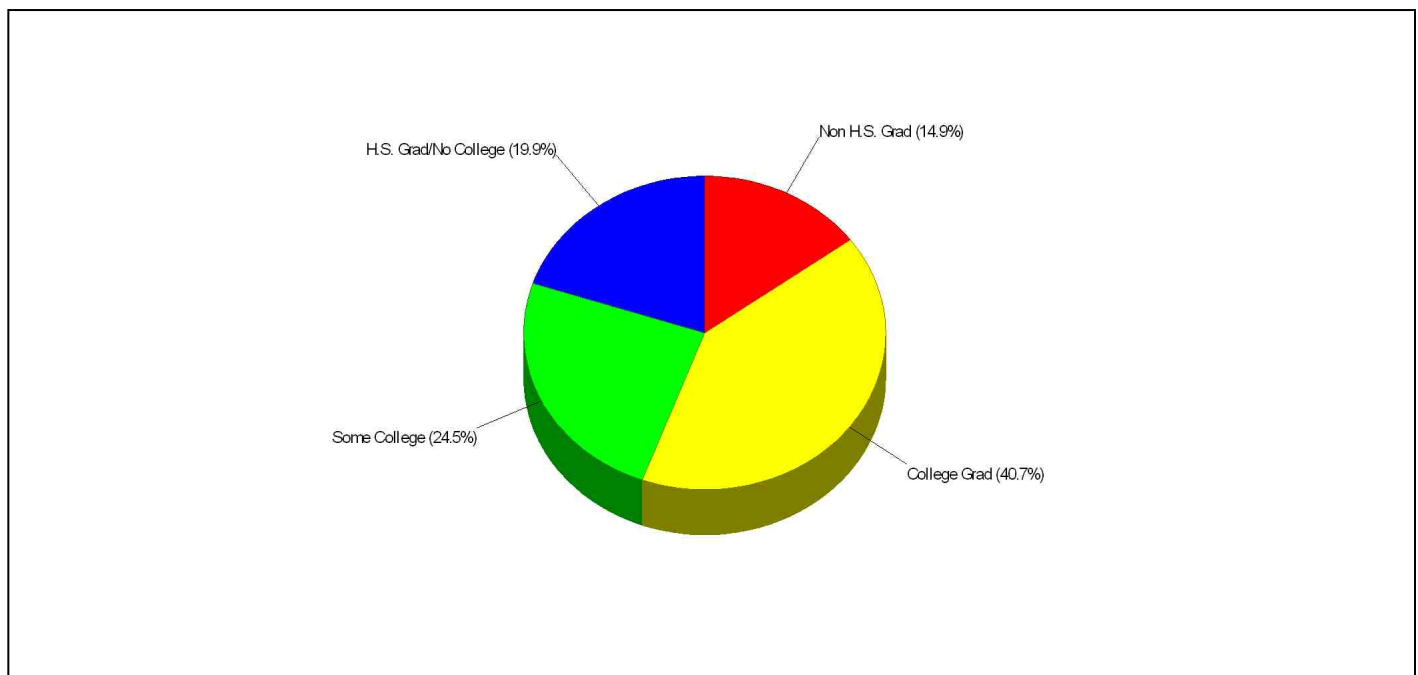
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## Income FOR TEMPE SCHOOL DISTRICT



## Parent Education Level FOR TEMPE SCHOOL DISTRICT



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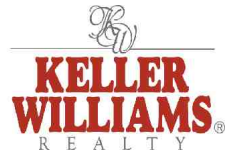


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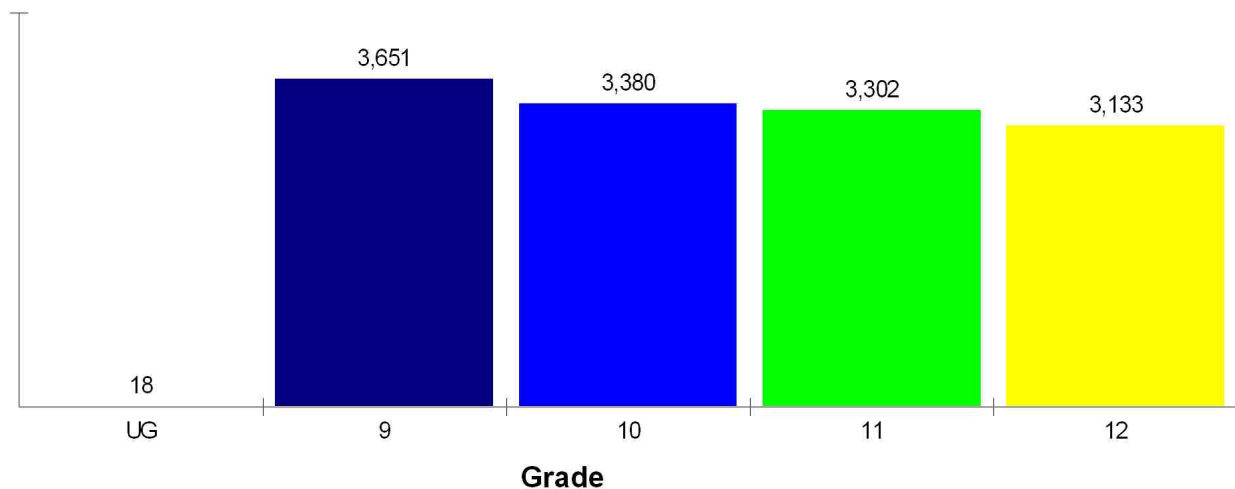
## General Facts FOR TEMPE UNION HIGH SCHOOL DISTRICT

TEMPE UNION HIGH SCHOOL DISTRICT  
500 W GUADALUPE RD  
TEMPE, AZ 85283

Type:	(480)839-0292	Independent Local District
Grade Range:		9 - 12
Schools:		8
Teacher:		663
Students:		13,484
Student/Teacher Ratio:		20.3 To 1
Student/Librarian Ratio:		688.0 To 1
Secondary Student/Guidance Ratio:		406.8 To 1

## Student Enrollment By Grade FOR TEMPE UNION HIGH SCHOOL DISTRICT

Total Enrollment = 13,484



National Enrollment Ranking: 599 of 15,679 (96th Percentile)

State Enrollment Ranking: 17 of 310 (94th Percentile)

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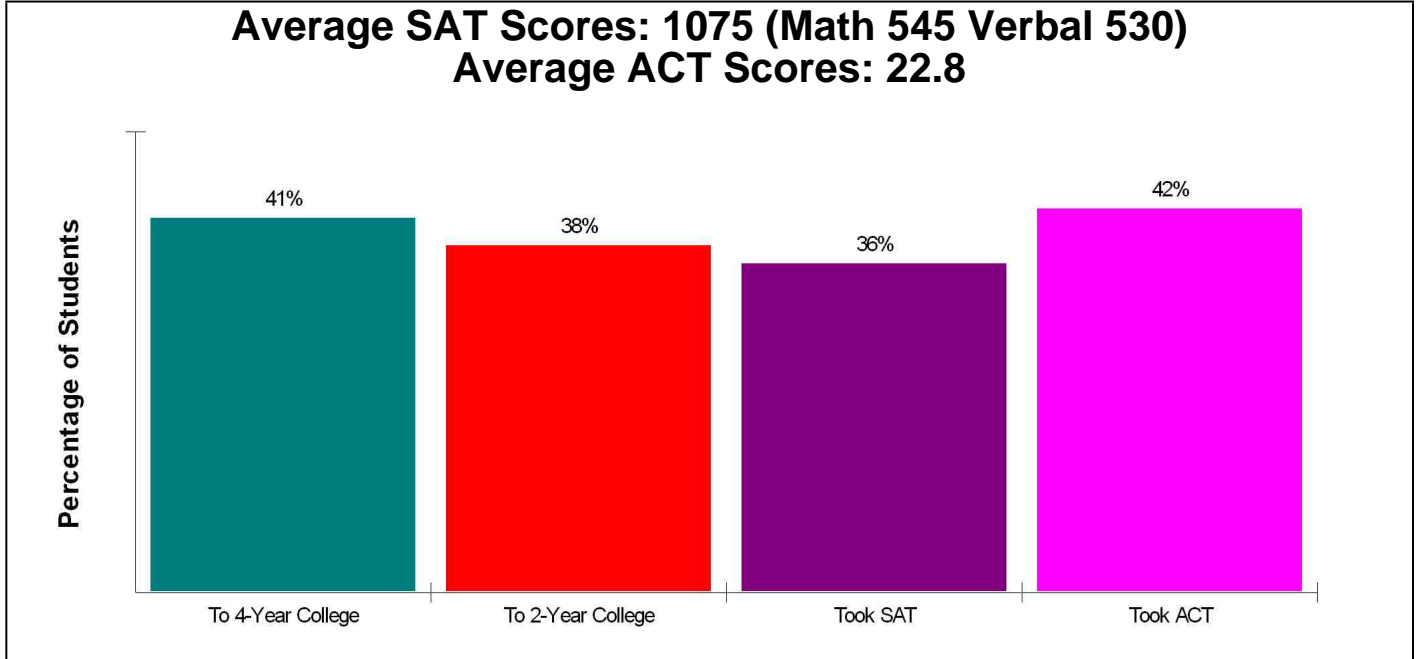
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## High School Statistics FOR TEMPE UNION HIGH SCHOOL DISTRICT

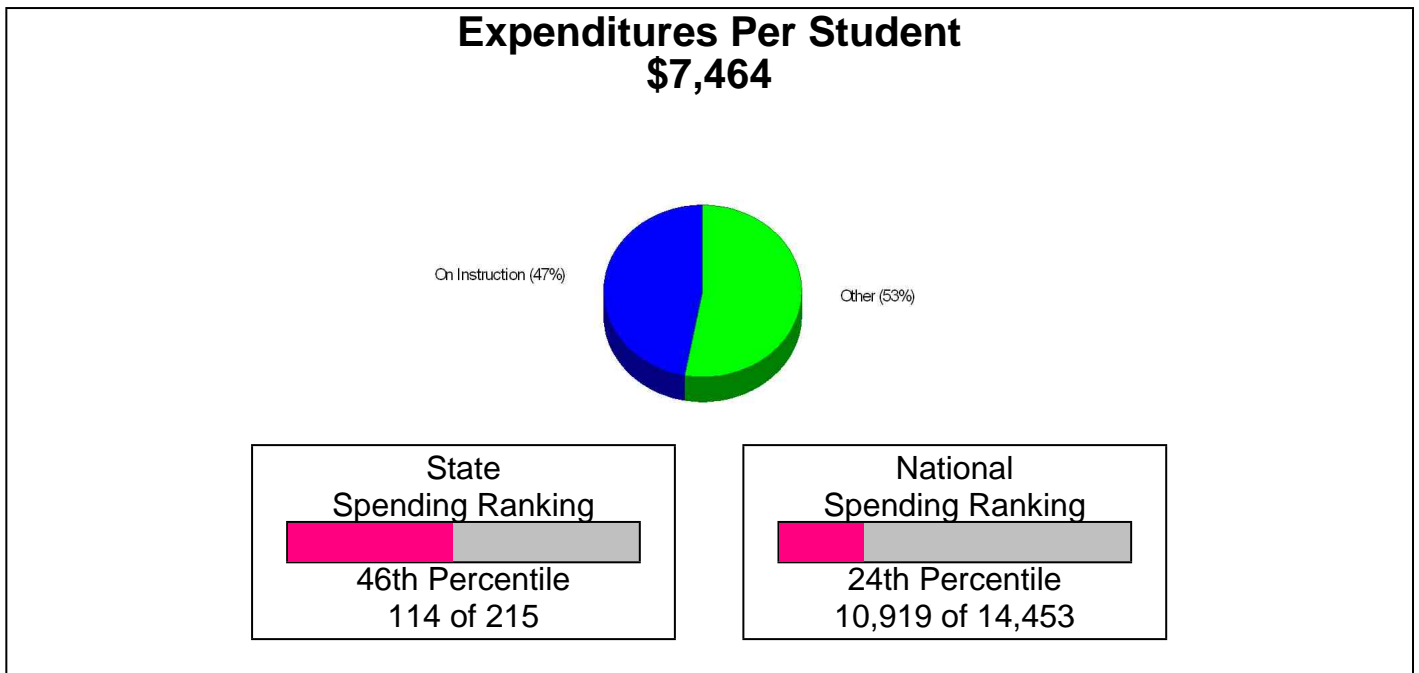
Average SAT Scores: 1075 (Math 545 Verbal 530)

Average ACT Scores: 22.8



## School Expenditures FOR TEMPE UNION HIGH SCHOOL DISTRICT

Expenditures Per Student  
\$7,464



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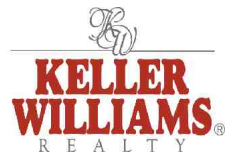


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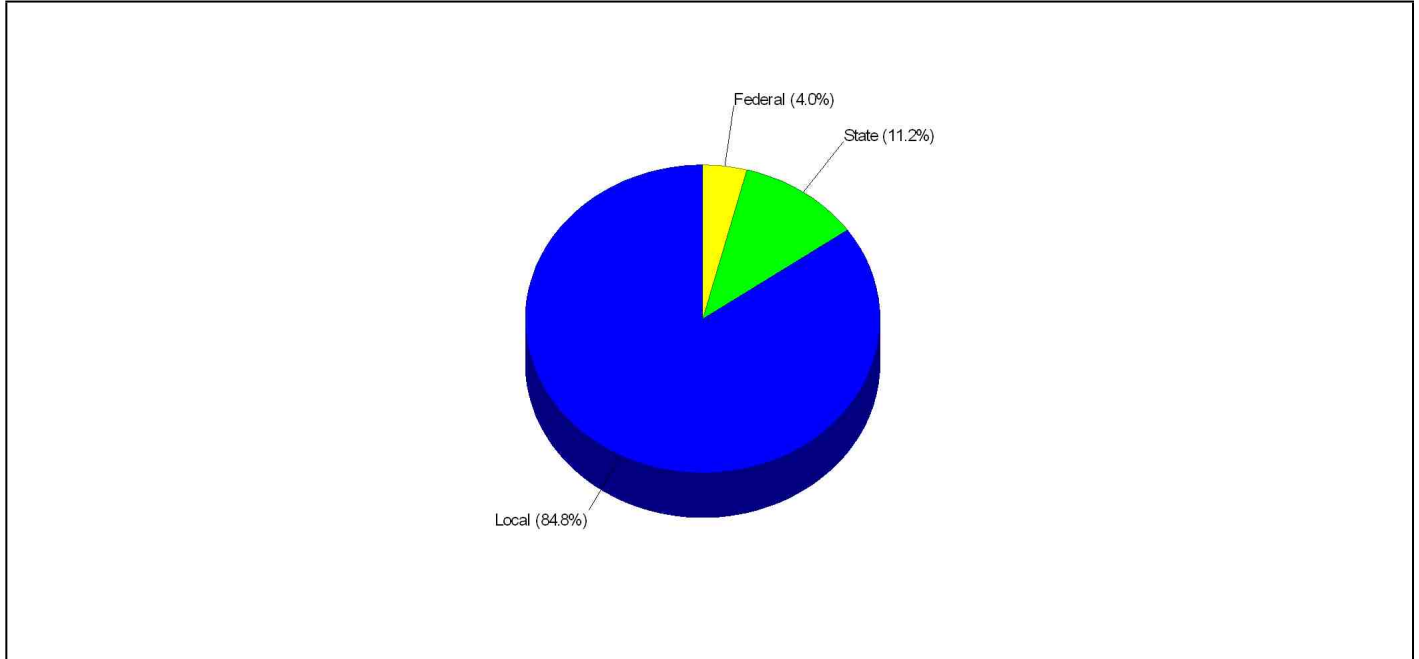
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## School Funding FOR TEMPE UNION HIGH SCHOOL DISTRICT



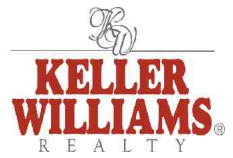
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**Public Schools for District**

**TEMPE HIGH SCHOOL**

1730 S. MILL AVE., TEMPE, AZ 85281

**Phone:** (480)967-1661

**Grades:** 9 - 12

**Distance from Subject:** 1.1 Miles  
**Student/Teacher Ratio:** 16.3 to 1  
**Mascot:** Buffaloes  
**Average SAT:** 1104 (Math 559 Verbal 545)  
**Students Taking SAT:** 30.0%  
**Average ACT:** 23  
**Students Taking ACT:** 35%

**School Type:** Regular  
**Students/Teachers:** 1,302/80  
**School Colors :** Royal & White  
**Graduates To 2-Year College:** 46.0%  
**Graduates To 4-Year College:** 21.0%

**MCCLINTOCK HIGH SCHOOL**

1830 E DEL RIO DR, TEMPE, AZ 85282

**Phone:** (480)839-4222

**Grades:** 9 - 12

**Distance from Subject:** 1.5 Miles  
**Student/Teacher Ratio:** 18.7 to 1  
**Mascot:** Chargers  
**Average SAT:** 1068 (Math 547 Verbal 521)  
**Students Taking SAT:** 26.0%  
**Average ACT:** 22.1

**School Type:** Regular  
**Students/Teachers:** 1,873/100  
**School Colors :** Red & Navy  
**Graduates To 2-Year College:** 28.0%  
**Graduates To 4-Year College:** 44.0%

**MARCOS DE NIZA HIGH SCHOOL**

6000 S LAKESHORE DRIVE, TEMPE, AZ 85283

**Phone:** (480)838-3200

**Grades:** 9 - 12

**Distance from Subject:** 2.0 Miles  
**Student/Teacher Ratio:** 19.7 to 1  
**Mascot:** Padres  
**Average SAT:** 1080 (Math 549 Verbal 531)  
**Students Taking SAT:** 35.0%  
**Average ACT:** 22.9  
**Students Taking ACT:** 45%

**School Type:** Regular  
**Students/Teachers:** 1,968/100  
**School Colors :** Gold & Brown  
**Graduates To 2-Year College:** 34.0%  
**Graduates To 4-Year College:** 50.0%

**TEMPE DISTRICT OFFICE**

500 W. GUADALUPE RD, TEMPE, AZ 85283

**Phone:** (480)730-7100

**Grades:** Ungraded

**Distance from Subject:** 2.2 Miles  
**Student/Teacher Ratio:** N/A

**School Type:** Regular  
**Students/Teachers:** NA/4

**COMPADRE HIGH SCHOOL**

500 W GUADALUPE RD, TEMPE, AZ 85283

**Phone:** (480)752-3560

**Grades:** 9 - 12

**Distance from Subject:** 2.2 Miles  
**Student/Teacher Ratio:** 10.4 to 1  
**Mascot:** Dream Catchers

**School Type:** Regular  
**Students/Teachers:** 197/19  
**School Colors :** Purple & Teal

**CORONA DEL SOL HIGH SCHOOL**

1001 E. KNOX RD, TEMPE, AZ 85284

**Phone:** (480)752-8888

**Grades:** 9 - 12

**Distance from Subject:** 4.6 Miles  
**Student/Teacher Ratio:** 22.4 to 1  
**Mascot:** Aztecs  
**Average SAT:** 1073 (Math 542 Verbal 531)  
**Students Taking SAT:** 46.0%  
**Average ACT:** 22  
**Students Taking ACT:** 45%

**School Type:** Regular  
**Students/Teachers:** 2,777/124  
**School Colors :** Yellow & Orange  
**Graduates To 2-Year College:** 46.0%  
**Graduates To 4-Year College:** 40.0%

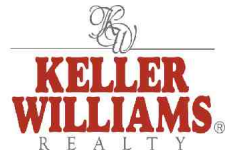






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## Public Schools for District

**MOUNTAIN POINTE HIGH SCHOOL**  
4201 E KNOX RD, PHOENIX, AZ 85044

**Phone:** (480)759-8449  
**Grades:** 9 - 12

**Distance from Subject:** 5.8 Miles  
**Student/Teacher Ratio:** 21.8 to 1  
**Mascot:** Pride  
**Average SAT:** 1053 (Math 530 Verbal 523)  
**Students Taking SAT:** 45.0%  
**Average ACT:** 23.9

**School Type:** Regular  
**Students/Teachers:** 2,371/109  
**School Colors :** Maroon & Gold  
**Graduates To 2-Year College:** 35.0%  
**Graduates To 4-Year College:** 50.0%

**DESERT VISTA HIGH SCHOOL**  
16440 S 32ND ST, PHOENIX, AZ 85044

**Phone:** (480)706-7900  
**Grades:** 9 - 12

**Distance from Subject:** 7.2 Miles  
**Student/Teacher Ratio:** 22.3 to 1  
**Mascot:** Thunder

**School Type:** Regular  
**Students/Teachers:** 2,856/128  
**School Colors :** Royal & Gold



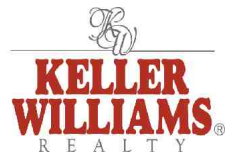


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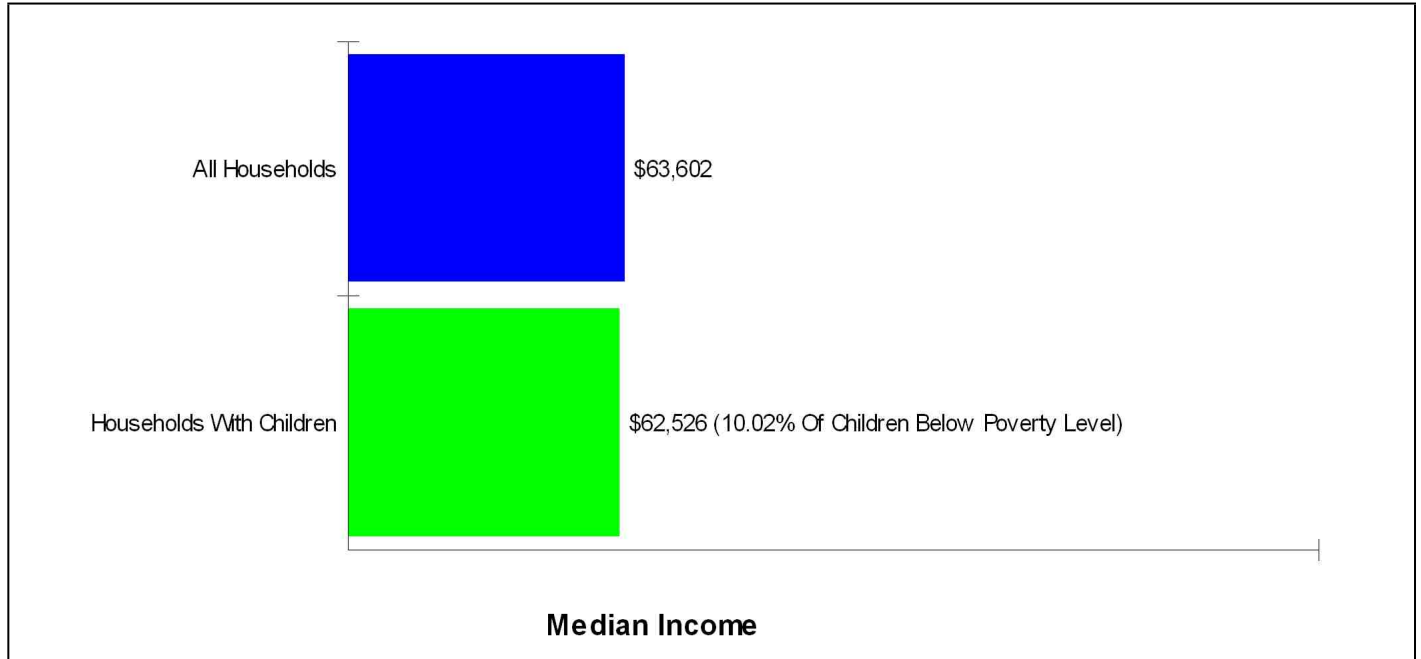
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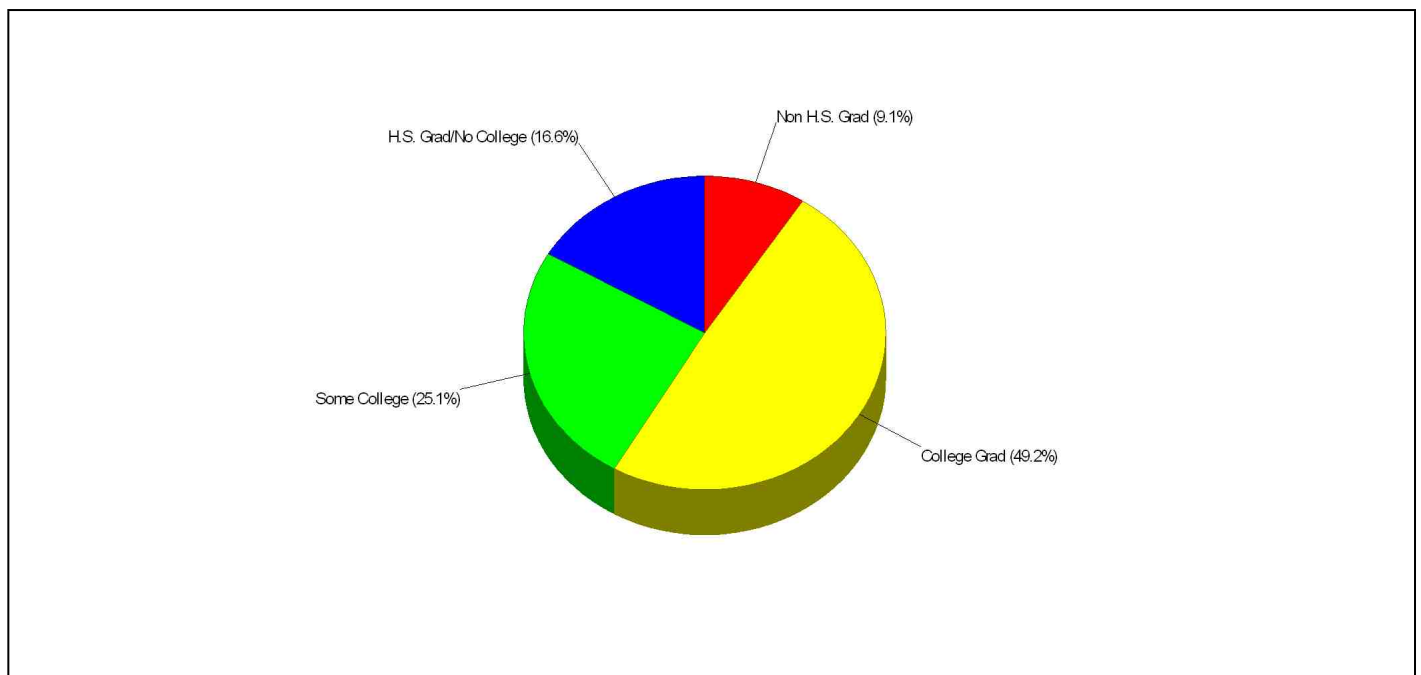
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## Income FOR TEMPE UNION HIGH SCHOOL DISTRICT



## Parent Education Level FOR TEMPE UNION HIGH SCHOOL DISTRICT



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**Private Schools**

**Private School Enrollment= 13.14% within School District**

**TEMPE CHRISTIAN SCHOOL**

3929 S Rural Rd., TEMPE, AZ 85282

**Distance from Subject:** 0.6 Miles

**Affiliation:** Other

**Students:** 172

**Student/ Homeroom Ratio:** 17.2

**School Colors:** Red & White

**Enrollment By Grade:** PK-98 K-21 1-14 2-15 3-6 4-9 5-9

**Phone:** (480)838-2866

**Grades:** PK - 5

**School Type:** Regular

**Gender:** Coed

**Student/Teacher Ratio:** 8.9 to 1

**Mascot:** Eagles

**GRACE COMMUNITY CHRISTIAN SCHOOL**

1200 E Southern Ave., TEMPE, AZ 85282

**Distance from Subject:** 0.7 Miles

**Affiliation:** Christian

**Students:** 605

**Student/ Homeroom Ratio:** 21.6

**School Colors:** Royal & White

**Enrollment By Grade:** PK-95 K-62 1-52 2-55 3-54 4-57 5-58 6-58 7-56 8-58

**Phone:** (480)966-5022

**Grades:** PK - 8

**School Type:** Regular

**Gender:** Coed

**Student/Teacher Ratio:** 22.3 to 1

**Mascot:** Patriots

**MILL AVENUE PRESCHOOL**

4431 S Mill Ave., TEMPE, AZ 85282

**Distance from Subject:** 0.8 Miles

**Affiliation:** Nonsectarian

**Students:** 89

**Enrollment By Grade:** PK-70 K-19

**Phone:** (480)839-3306

**Grades:** PK - K

**School Type:** Not Given

**Gender:** Coed

**Student/Teacher Ratio:** 9.0 to 1

**OUR LADY OF MOUNT CARMEL SCHOOL**

2117 S Rural Rd., TEMPE, AZ 85282

**Distance from Subject:** 0.9 Miles

**Affiliation:** Roman Catholic

**Students:** 526

**Student/ Homeroom Ratio:** 32.9

**School Colors:** Red & White

**Enrollment By Grade:** K-50 1-60 2-57 3-62 4-60 5-60 6-64 7-57 8-56

**Phone:** (480)967-5567

**Grades:** K - 8

**School Type:** Regular

**Gender:** Coed

**Student/Teacher Ratio:** 24.0 to 1

**Mascot:** Falcons

**EMMANUEL LUTHERAN SCHOOL**

715 W Southern Ave., TEMPE, AZ 85282

**Distance from Subject:** 0.9 Miles

**Affiliation:** Evangelical Lutheran

**Students:** 135

**Student/ Homeroom Ratio:** 19.3

**School Colors:** Royal & Gold

**Enrollment By Grade:** PK-10 K-16 1-13 2-14 3-10 4-13 5-15 6-19 7-9 8-16

**Phone:** (480)967-3991

**Grades:** PK - 8

**School Type:** Regular

**Gender:** Coed

**Student/Teacher Ratio:** 15.4 to 1

**Mascot:** Lions





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**Private Schools**

**Private School Enrollment= 13.14% within School District**

**TEMPE ADVENTIST CHRISTIAN SCHOOL**

630 W 17th Pl., TEMPE, AZ 85281

**Distance from Subject:** 1.5 Miles

**Affiliation:** Seventh-Day Adventist

**Students:** 56

**Student/ Homeroom Ratio:** 14.0

**School Colors:** Royal & White

**Enrollment By Grade:** PK-9 K-6 1-6 2-8 3-7 4-5 5-1 6-4 7-5 8-5

**Phone:** (480)967-7152

**Grades:** PK - 8

**School Type:** Regular

**Gender:** Coed

**Student/Teacher Ratio:** 10.2 to 1

**Mascot:** Crusaders

**AWAKENING SEED SCHOOL**

1130 W 23rd St., TEMPE, AZ 85282

**Distance from Subject:** 1.5 Miles

**Affiliation:** Nonsectarian

**Students:** 137

**Student/ Homeroom Ratio:** 34.3

**Enrollment By Grade:** PK-46 K-20 1-21 2-20 3-13 4-17

**Phone:** (602)454-2606

**Grades:** PK - 4

**School Type:** Alternative

**Gender:** Coed

**Student/Teacher Ratio:** 16.5 to 1

**ASU DEPT. OF FAMILY AND HUMAN DEVEL.**

PO Box 872502, TEMPE, AZ 85287

**Distance from Subject:** 1.7 Miles

**Affiliation:** Nonsectarian

**Students:** 52

**Enrollment By Grade:** PK-34 K-18

**Phone:** (480)965-7267

**Grades:** PK - K

**School Type:** Early Childhood

**Gender:** Coed

**Student/Teacher Ratio:** 18.0 to 1

**SUNRISE PRESCHOOL**

5301 S McClintock, TEMPE, AZ 85283

**Distance from Subject:** 1.8 Miles

**Affiliation:** Nonsectarian

**Students:** 65

**Enrollment By Grade:** K-40 1-10 2-10 3-5 11-10

**Phone:** (602)820-1861

**Grades:** K - 3

**School Type:** Montessori

**Gender:** Coed

**Student/Teacher Ratio:** 32.5 to 1

**TRI-CITY JCC SCHOOL**

1965 E Hermosa Dr., TEMPE, AZ 85282

**Distance from Subject:** 1.9 Miles

**Affiliation:** Jewish

**Students:** 38

**Enrollment By Grade:** K-13 1-16 2-2 3-7

**Phone:** (480)897-0588

**Grades:** K - 3

**School Type:** Early Childhood

**Gender:** Coed

**Student/Teacher Ratio:** 6.8 to 1



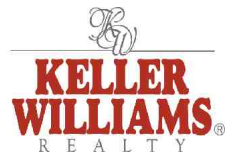


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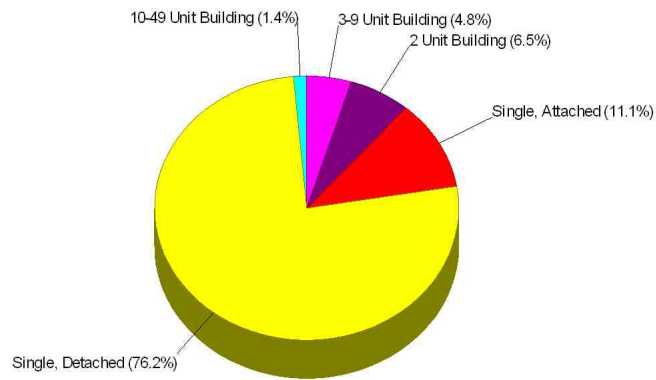
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## Housing Characteristics For Neighborhood Within City of Tempe

**Average Age of Housing 34 years**



**Type of Dwelling**

## Home Ownership For Neighborhood Within City of Tempe

**Owner Occupied Households = 68.5%**

**Median Housing Value = \$322,162**

**Median Number of Bedrooms = 3**



**Home Size Breakdown**

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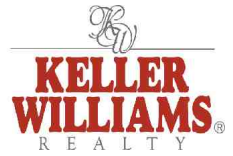


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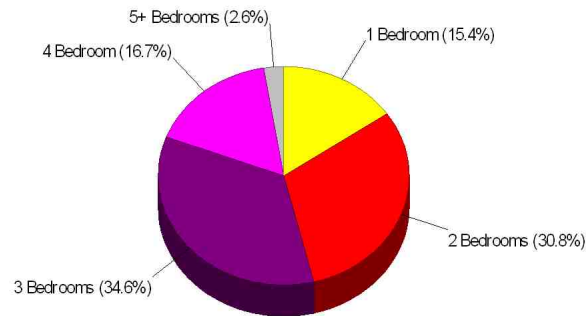
## Rental

### For Neighborhood Within City of Tempe

**Renter Occupied Households = 31.5%**

**Median Monthly Rent = \$671**

**Median Number of Bedrooms = 3**



**Home Size Breakdown**

Prepared by Patrick Walsh, REALTOR®









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## Recent Home Sales

---

### 539 E FAIRMONT DR, TEMPE, AZ 85282

Price Sold:	\$405,000	Sq. Ft.:	2,255
Mortgage:	\$205,000	Year Built/ Age:	1965
Date Sold/ Recorded:	2/27/2007		
Distance from Subject:	0.2 miles		
Lot Size:	0.21 Acres		

---

### 332 E MALIBU DR, TEMPE, AZ 85282

Price Sold:	\$269,000	Sq. Ft.:	1,618
Mortgage:	\$255,000	Year Built/ Age:	1961
Date Sold/ Recorded:	7/6/2007		
Distance from Subject:	0.2 miles		
Lot Size:	0.17 Acres		

---

### 439 E MALIBU DR, TEMPE, AZ 85282

Price Sold:	\$273,000	Sq. Ft.:	1,661
Mortgage:	\$220,000	Year Built/ Age:	1961
Date Sold/ Recorded:	7/30/2007		
Distance from Subject:	0.2 miles		
Lot Size:	0.16 Acres		

---

### 236 E GENEVA DR, TEMPE, AZ 85282

Price Sold:	\$255,000	Sq. Ft.:	1,915
Mortgage:	\$204,000	Year Built/ Age:	1960
Date Sold/ Recorded:	6/29/2007		
Distance from Subject:	0.2 miles		
Lot Size:	0.17 Acres		

---

### 227 E HUNTINGTON DR, TEMPE, AZ 85282

Price Sold:	\$225,000	Sq. Ft.:	1,574
Mortgage:	\$168,000	Year Built/ Age:	1960
Date Sold/ Recorded:	11/29/2006		
Distance from Subject:	0.2 miles		
Lot Size:	0.17 Acres		

---

### 524 E ERIE DR, TEMPE, AZ 85282

Price Sold:	\$380,000	Sq. Ft.:	2,265
Mortgage:	\$304,000	Year Built/ Age:	1966
Date Sold/ Recorded:	2/16/2007		
Distance from Subject:	0.2 miles		
Lot Size:	0.21 Acres		

---

### 509 E MALIBU DR, TEMPE, AZ 85282

Price Sold:	\$227,000	Sq. Ft.:	1,274
Mortgage:	\$182,000	Year Built/ Age:	1961
Date Sold/ Recorded:	12/22/2006		
Distance from Subject:	0.2 miles		
Lot Size:	0.17 Acres		

---

### 211 E GENEVA DR, TEMPE, AZ 85282

Mortgage:	\$268,000	Sq. Ft.:	2,178
Date Sold/ Recorded:	11/22/2006	Year Built/ Age:	1960
Distance from Subject:	0.2 miles		
Lot Size:	0.16 Acres		

---

### 709 E GENEVA DR, TEMPE, AZ 85282

Price Sold:	\$290,000	Sq. Ft.:	2,025
Mortgage:	\$232,000	Year Built/ Age:	1968
Date Sold/ Recorded:	6/26/2007		
Distance from Subject:	0.2 miles		
Lot Size:	0.22 Acres		

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---

## Recent Home Sales

---

**200 E SOUTHERN AVE #230, TEMPE, AZ 85282**

Price Sold: \$115,000  
Mortgage: \$65,000  
Date Sold/ Recorded: 2/20/2007  
Distance from Subject: 0.3 miles

---

**200 E SOUTHERN AVE #130, TEMPE, AZ 85282**

Price Sold: \$109,000  
Mortgage: \$87,000  
Date Sold/ Recorded: 2/21/2007  
Distance from Subject: 0.3 miles

---

**200 E SOUTHERN AVE #139, TEMPE, AZ 85282**

Price Sold: \$109,000  
Mortgage: \$87,000  
Date Sold/ Recorded: 2/27/2007  
Distance from Subject: 0.3 miles

---

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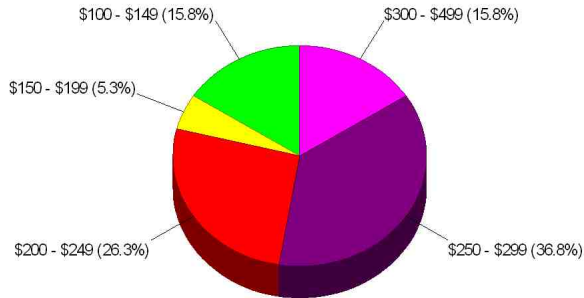
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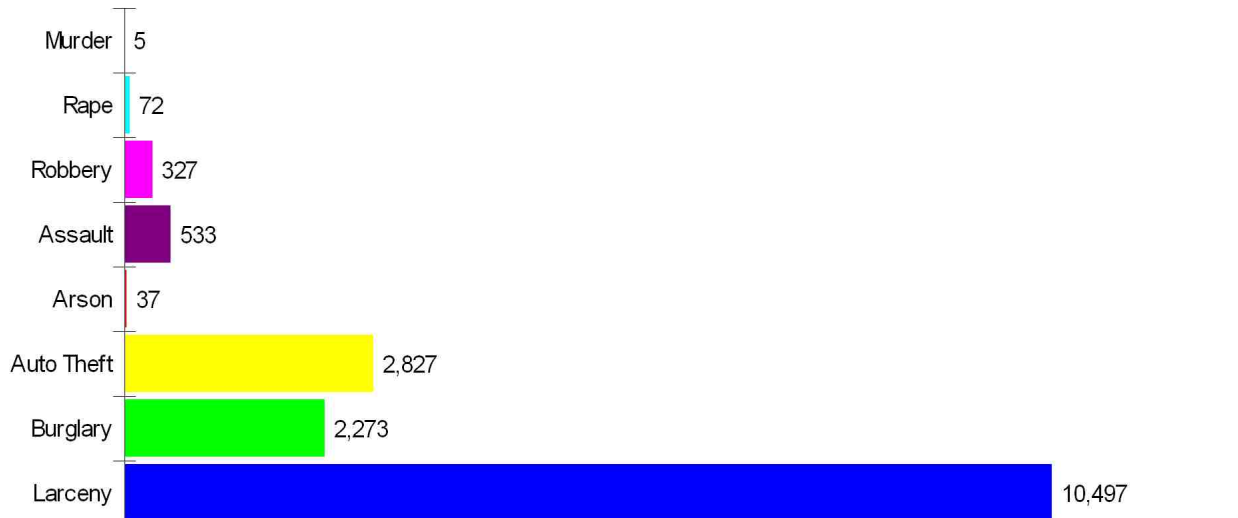
## Home Sales Pricing Pattern (Closest 20)

**Median Price = \$255,000**  
**Average Price = \$250,316**



**Dollars In Thousands**  
**Homes Sold In Past Year**

## Crime Incidents For City of Tempe



**Crimes Committed Last Year**

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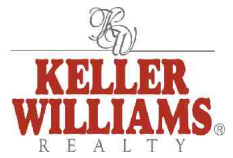


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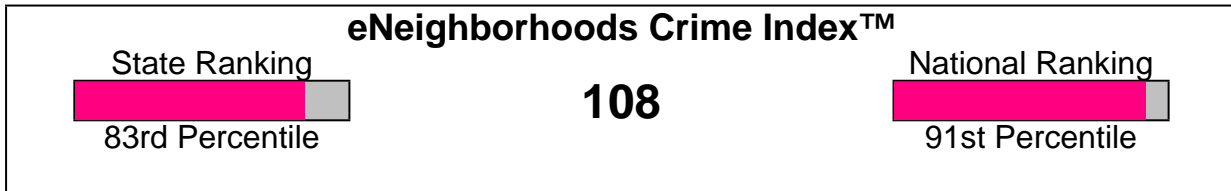
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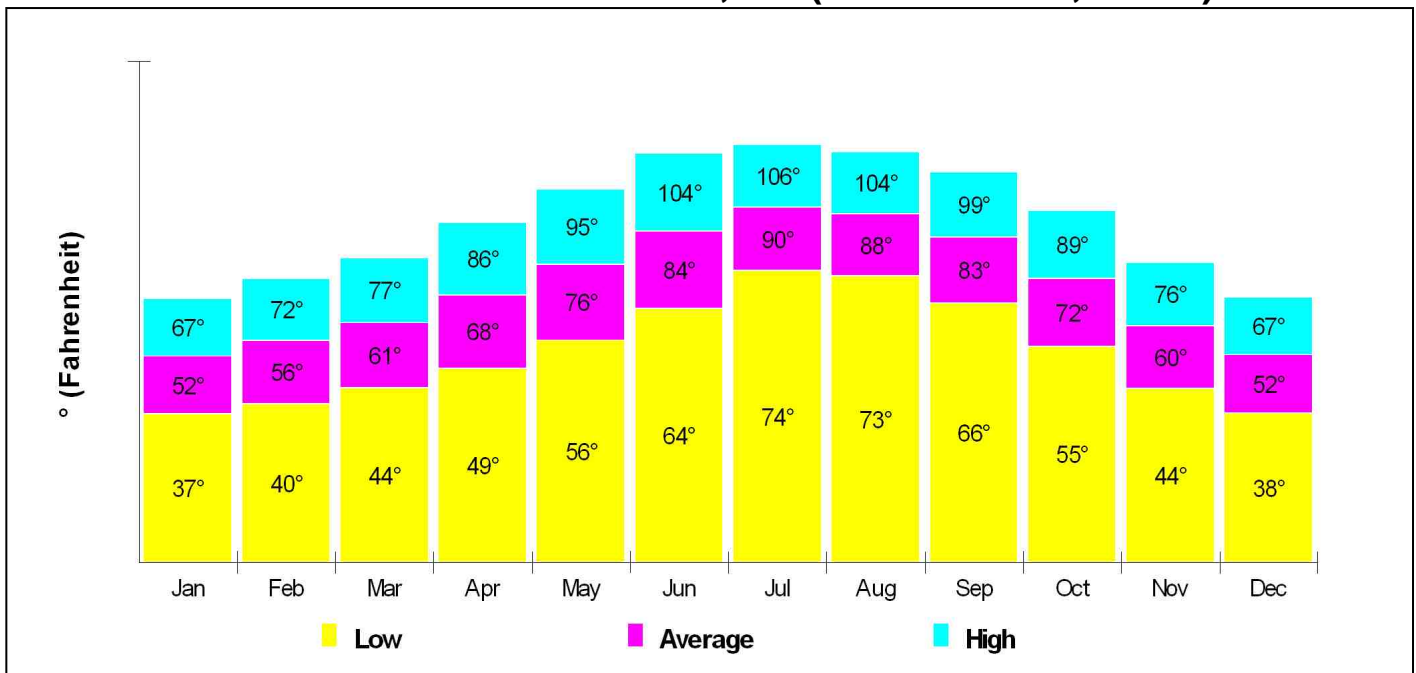
## Crime Index For City of Tempe



**10.10% Chance Of Being The Victim Of A Crime**

**0.57% Chance Of Being The Victim Of A Bodily Crime**

## Temperature Measured at TEMPE A S U, AZ (elevation = 1,170ft. )



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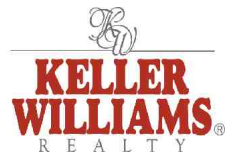


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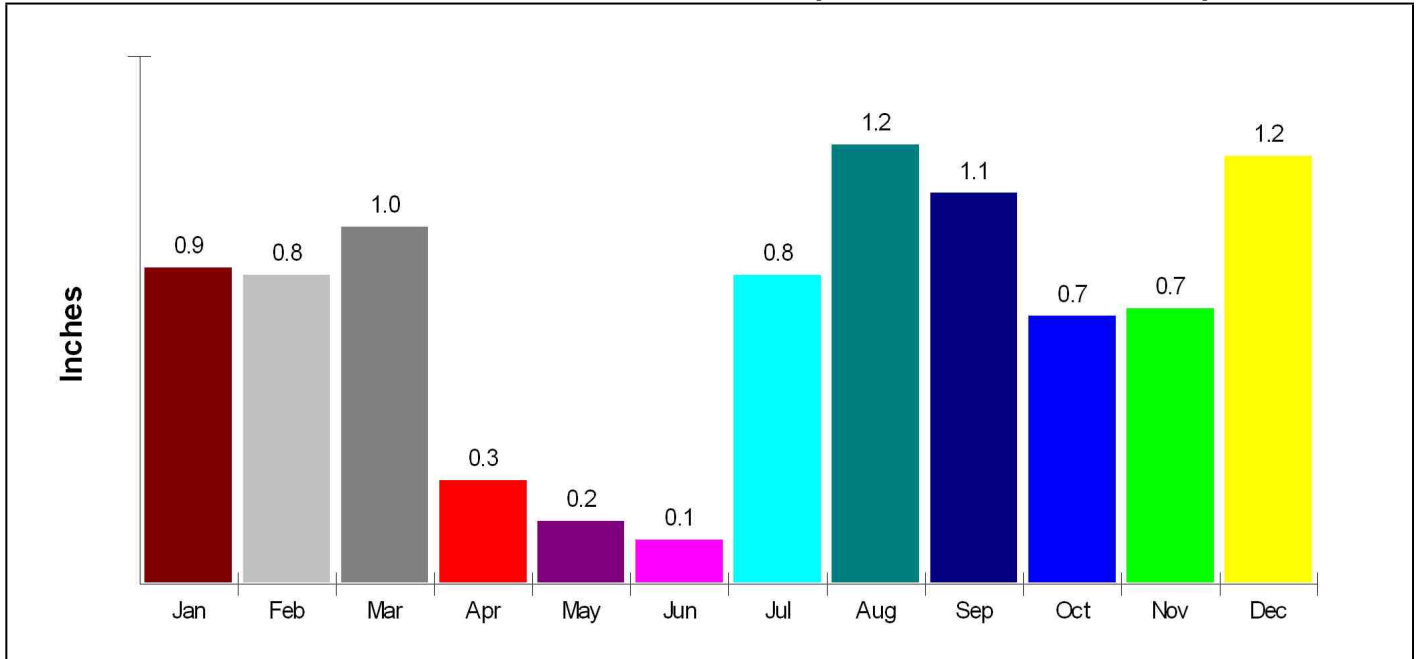
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## Average Precipitation Measured at TEMPE A S U, AZ (elevation = 1,170ft. )



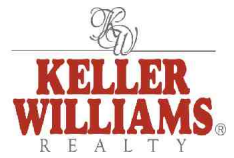
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## Houses of Worship

---

**BIBLE PROPHECY STUDY ASSOC**

339 E LAGUNA DR, TEMPE, AZ 85282

**Denomination:** Churches, Denomination Unknown

**Phone:** (480)967-3066

**Distance from Subject:** 0.20 miles

---

**CROSSROADS COMMUNITY CHURCH**

3030 S RURAL RD, TEMPE, AZ 85282

**Denomination:** Community Churches

**Phone:** (480)829-7627

**Distance from Subject:** 0.40 miles

---

**TEMPE KOREAN METHODIST CHURCH**

139 E ALAMEDA DR, TEMPE, AZ 85282

**Denomination:** Methodist Churches

**Phone:** (480)736-9191

**Distance from Subject:** 0.50 miles

---

**VALLEY CHINESE BAPTIST CHURCH**

1001 E SOUTHERN AVE, TEMPE, AZ 85282

**Denomination:** Baptist Churches

**Phone:** (480)233-1210

**Distance from Subject:** 0.50 miles

---

**VILLAGE CHURCH OF THE VALLEY**

1050 E SOUTHERN AVE, TEMPE, AZ 85282

**Denomination:** Covenant & Evangelical Churches

**Phone:** (480)967-1220

**Distance from Subject:** 0.50 miles

---

**SONRISE WORD OF FAITH**

201 W SOUTHERN AVE, TEMPE, AZ 85282

**Denomination:** Churches, Non-Denominational

**Phone:** (480)968-8858

**Distance from Subject:** 0.50 miles

---

**GRACE COMM CHRISTIAN PRESCH**

3201 S TERRACE RD, TEMPE, AZ 85282

**Denomination:** Community Churches

**Phone:** (480)966-5022

**Distance from Subject:** 0.60 miles

---

**PHOENIX VALLEY CHURCH OF CHRIST**

3910 S RURAL RD, TEMPE, AZ 85282

**Denomination:** Churches of Christ

**Phone:** (480)894-2279

**Distance from Subject:** 0.60 miles

---

**TEMPE CHURCH OF THE NAZARENE**

3929 S RURAL RD, TEMPE, AZ 85282

**Denomination:** Churches of the Nazarene

**Phone:** (480)838-2887

**Distance from Subject:** 0.60 miles

---

**GRACE LIFE FELLOWSHIP EAST**

415 W SOUTHERN AVE, TEMPE, AZ 85282

**Denomination:** Churches, Non-Denominational

**Phone:** (480)829-0399

**Distance from Subject:** 0.70 miles

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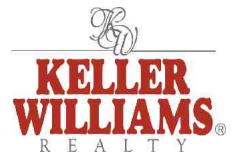
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## Houses of Worship

---

**TEMPE CHURCH OF CHRIST**

2424 S MILL AVE, TEMPE, AZ 85282

**Denomination:** Churches of Christ

**Phone:** (480)968-7847

**Distance from Subject:** 0.70 miles

---

**FAITH EVANGELICAL FREE CHURCH**

1251 E SOUTHERN AVE, TEMPE, AZ 85282

**Denomination:** Covenant & Evangelical Churches

**Phone:** (480)838-6559

**Distance from Subject:** 0.80 miles

---

**OUR LADY OF MT CARMEL CHURCH**

2121 S RURAL RD, TEMPE, AZ 85282

**Denomination:** Catholic Churches

**Phone:** (480)967-8791

**Distance from Subject:** 0.90 miles

---

**CENTRAL AZ DIST SEMINARIES TEMPE**

45 W BROADWAY RD, TEMPE, AZ 85282

**Denomination:** Church of Jesus Christ of Latter Day Saints

**Phone:** (480)967-8577

**Distance from Subject:** 1.00 miles

---

**SAINT AUGUSTINES EPISCOPAL PARISH**

1735 S COLLEGE AVE, TEMPE, AZ 85281

**Denomination:** Episcopal Churches

**Phone:** (480)967-3295

**Distance from Subject:** 1.00 miles





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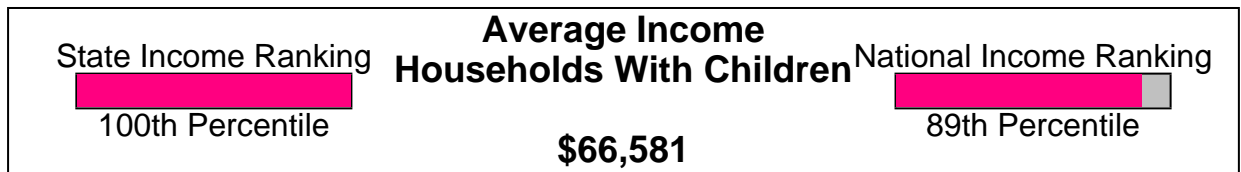
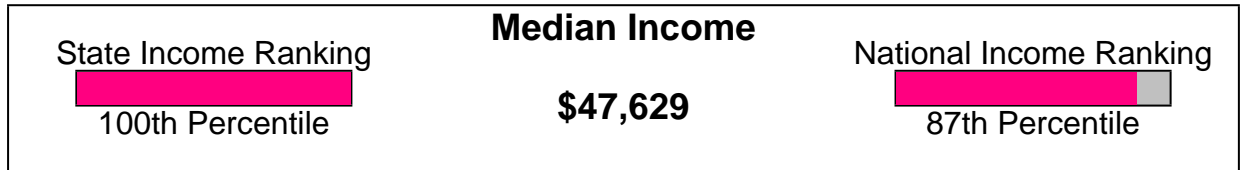
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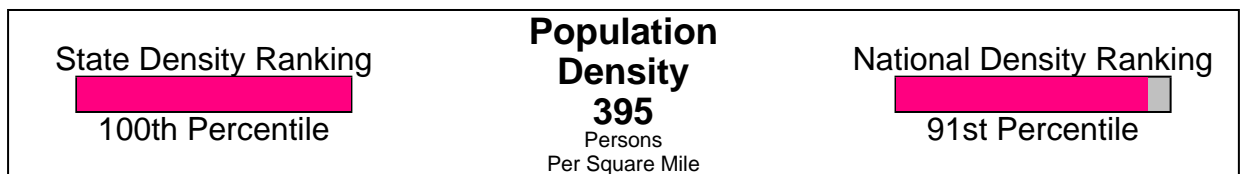


## Income For Maricopa County



## Population For Maricopa County

**Population = 3,635,528**  
**Land Area = 9,203.1 Square Miles**



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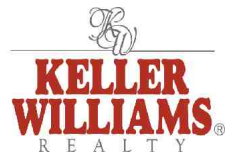


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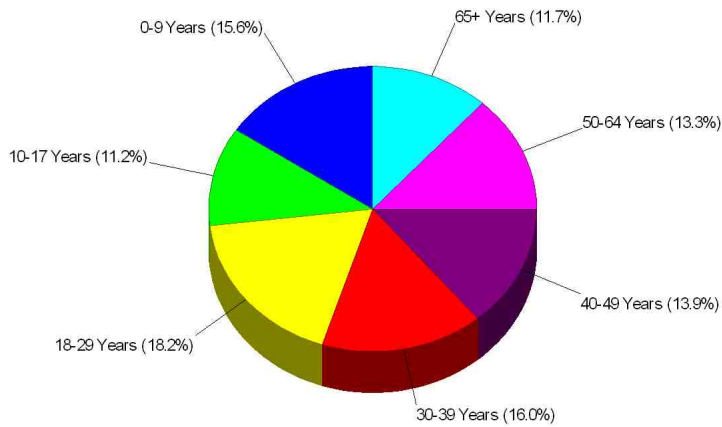
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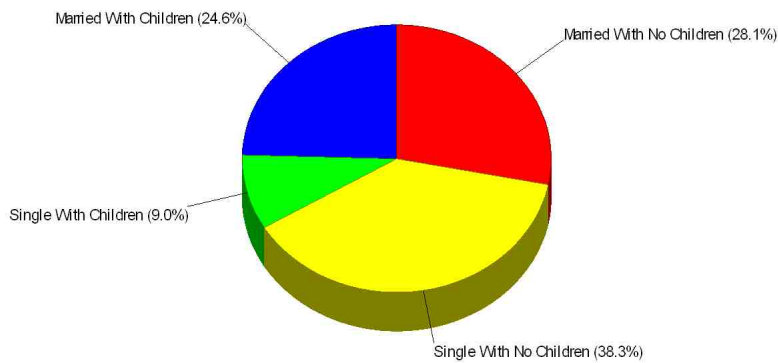


## Age Breakdown For Maricopa County Average Age = 33.2 Years



## Household Characteristics For Maricopa County

**52.7% Married**  
**33.6% With Children**



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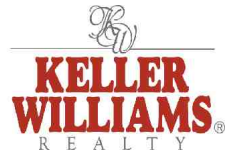


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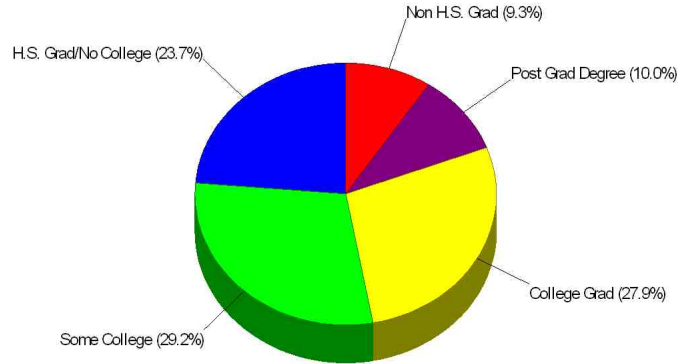
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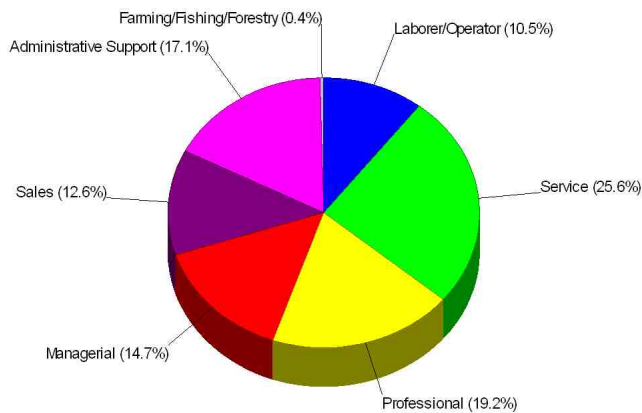
## Adult Education Level For Maricopa County

**90.7% High School Graduates**  
**37.9% College Graduates**



## Employment For Maricopa County

**Average Travel Time To Work = 28.1 Minutes**



**Occupation**

Prepared by Patrick Walsh, REALTOR®



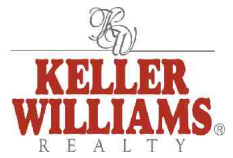


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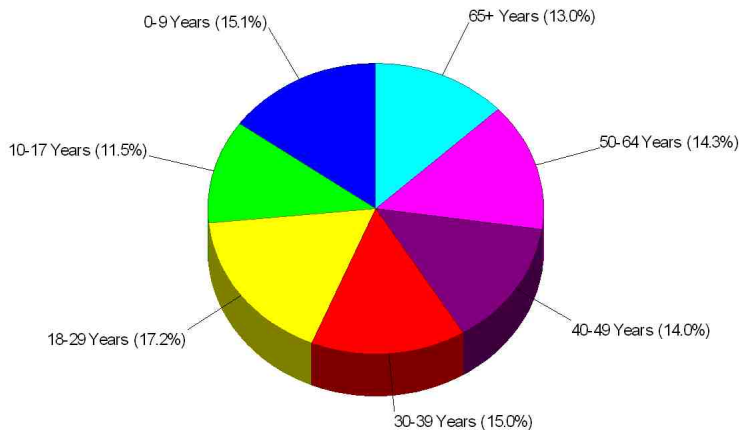
## General Facts For Arizona



Median Income:	<b>\$41,963</b>
Income (W/Children):	<b>\$58,738</b>
Population:	<b>5,939,292</b>
Land Area:	<b>113,635 Square Miles</b>
Population Density:	<b>52 Persons Per Square Mile</b>
Nickname:	<b>Grand Canyon State</b>
Capital:	<b>Phoenix</b>
Date of Statehood:	<b>February 14, 1912</b>
State Bird:	<b>Cactus Wren</b>
State Flower:	<b>Blossom of the Saguaro Cactus</b>
State Tree:	<b>Paloverde</b>

## Age Breakdown For Arizona

**Average Age = 34.3 Years**



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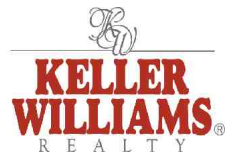


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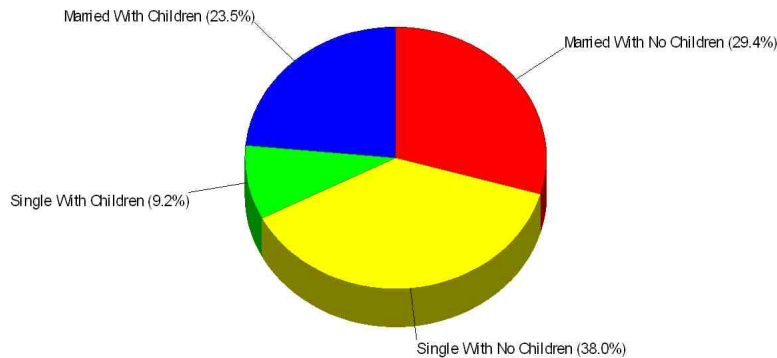
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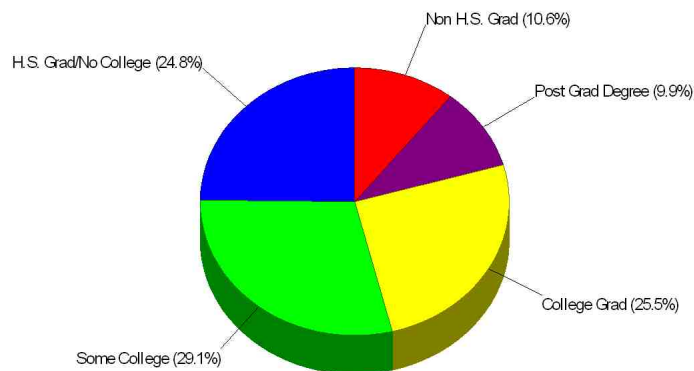
## Household Characteristics For Arizona

**52.9% Married**  
**32.6% With Children**



## Adult Education Level For Arizona

**89.4% High School Graduates**  
**35.4% College Graduates**



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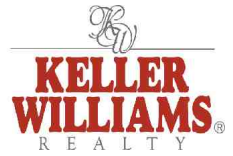


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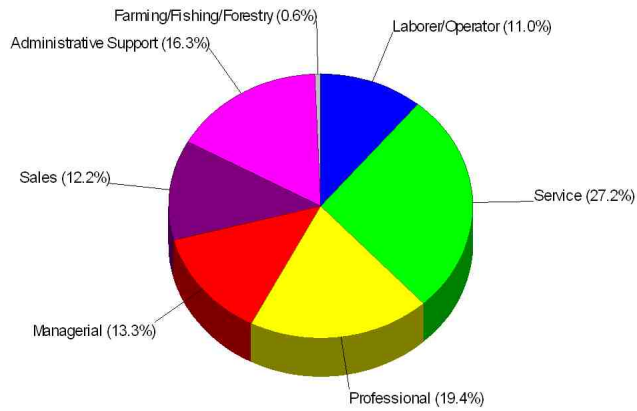
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## Employment For Arizona

Average Travel Time To Work = 26.7 Minutes



Occupation

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