



Neighborhood Report



Patrick Walsh, REALTOR®

Keller Williams

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Affiliation

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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.

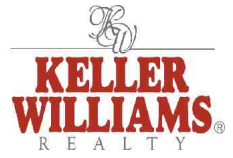
Patrick Walsh
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Tempe Community Involvement
Tempe Community Action Agency: 2003-current
Tempe Rotary: Member
Rio Salado Rowing Club: Board, 2003-2005
Broadmor Neighborhood Association
Compadre High School Advisory Board
Tempe Library Board: 1986-1990



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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.

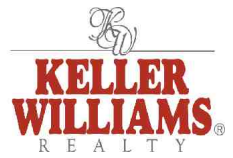


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Property Highlights



85284



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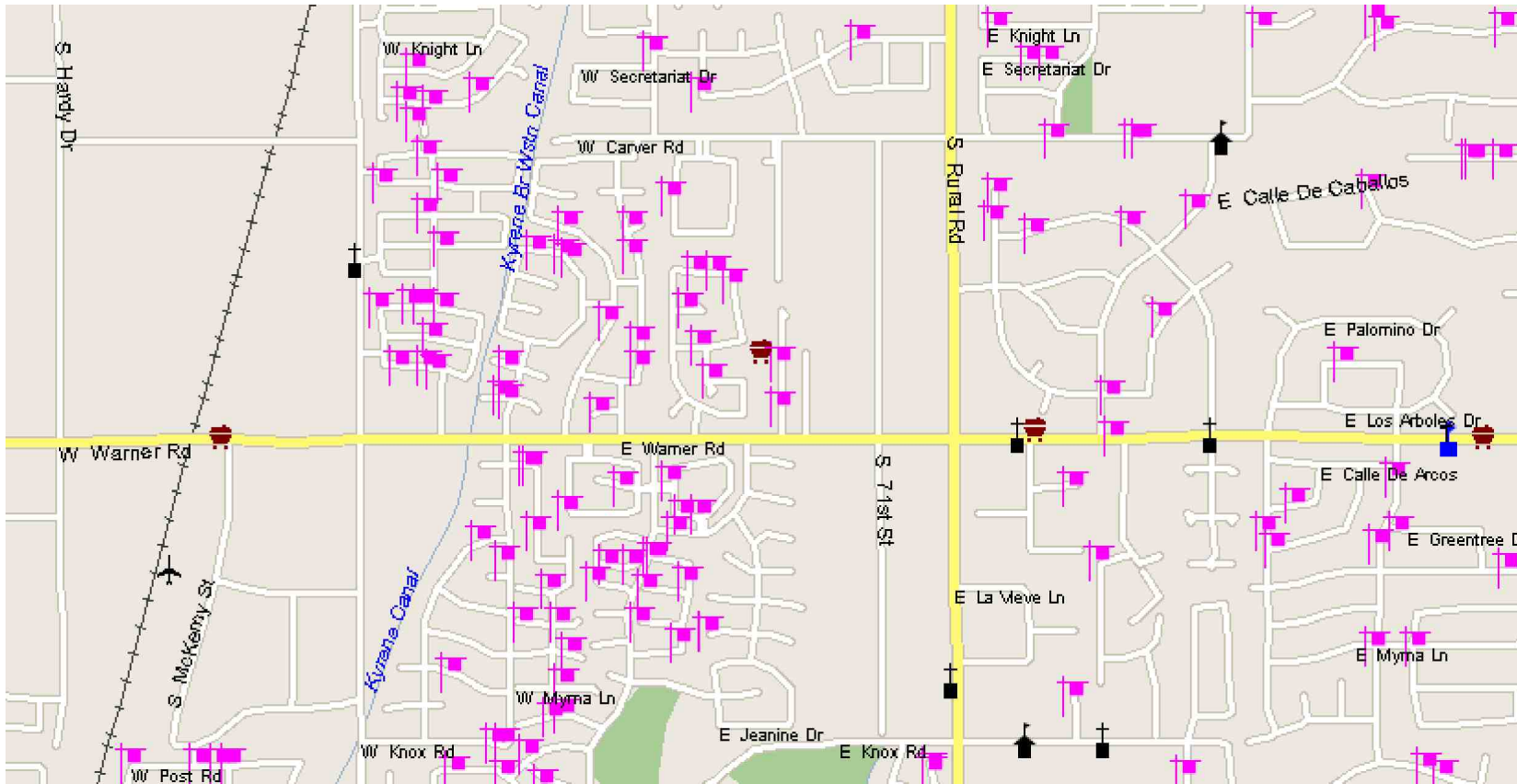




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85284 TEMPE



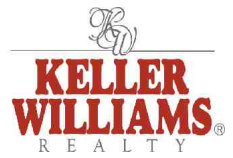


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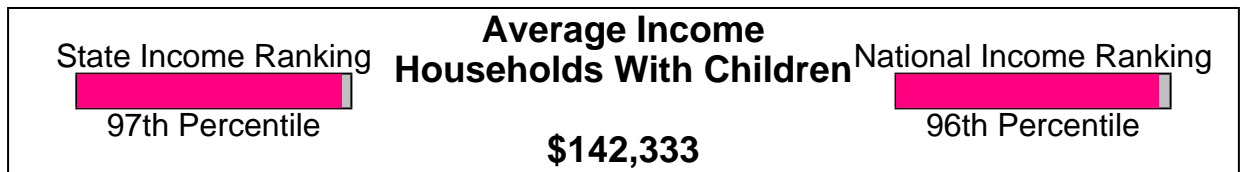
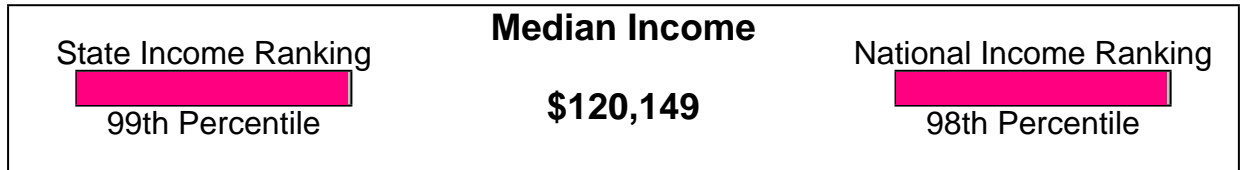
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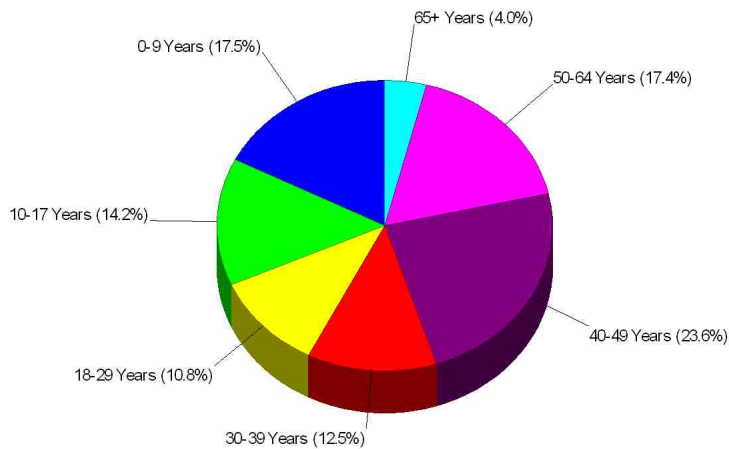
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Income For Neighborhood Within City of Tempe



Age Breakdown For Neighborhood Within City of Tempe Average Age = 35.2 Years



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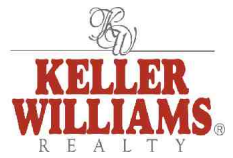


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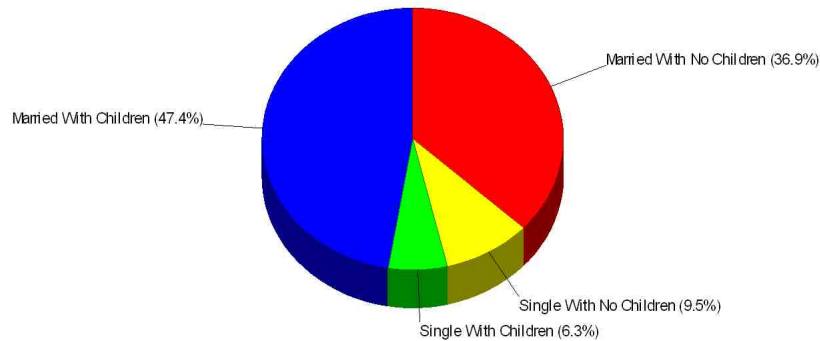
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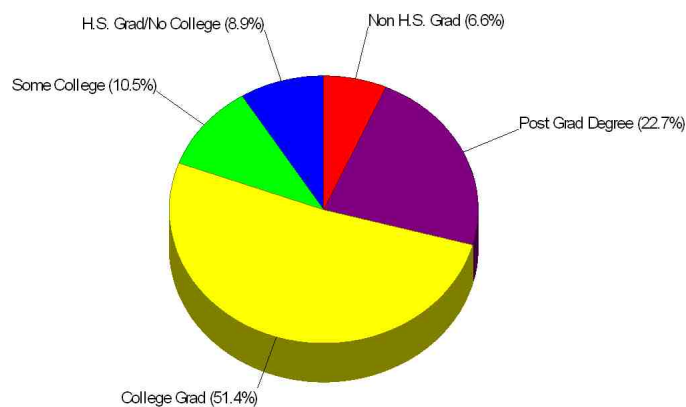
Household Characteristics For Neighborhood Within City of Tempe

84.3% Married
53.7% With Children



Adult Education Level For Neighborhood Within City of Tempe

93.4% High School Graduates
74.1% College Graduates



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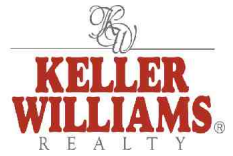


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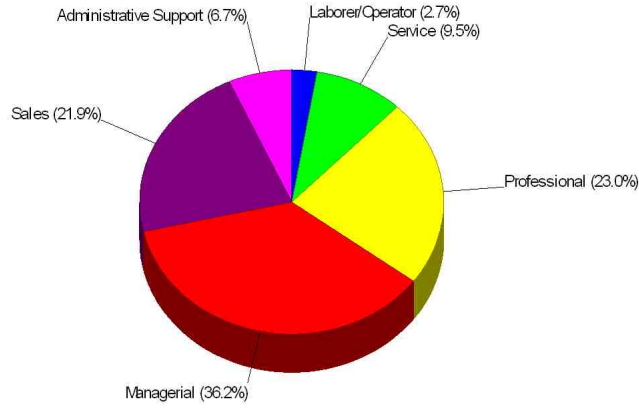
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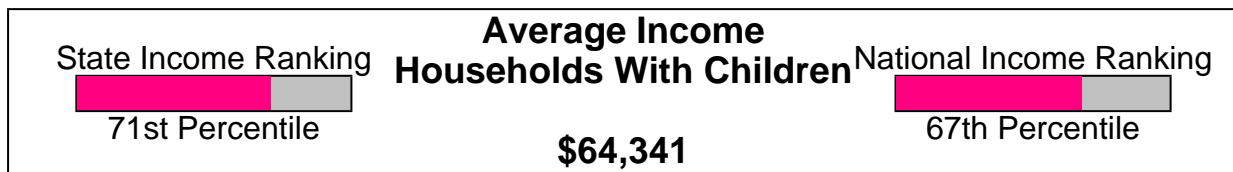
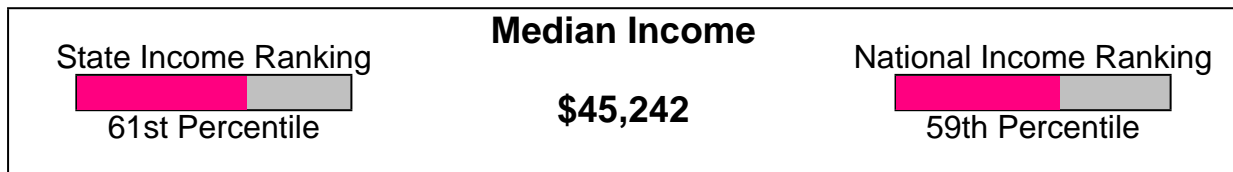


Employment For Neighborhood Within City of Tempe Average Travel Time To Work = 24.8 Minutes



Occupation

Income For Area of Phoenix



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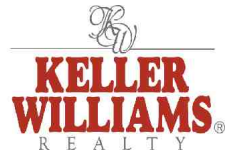


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Population For Area of Phoenix

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)

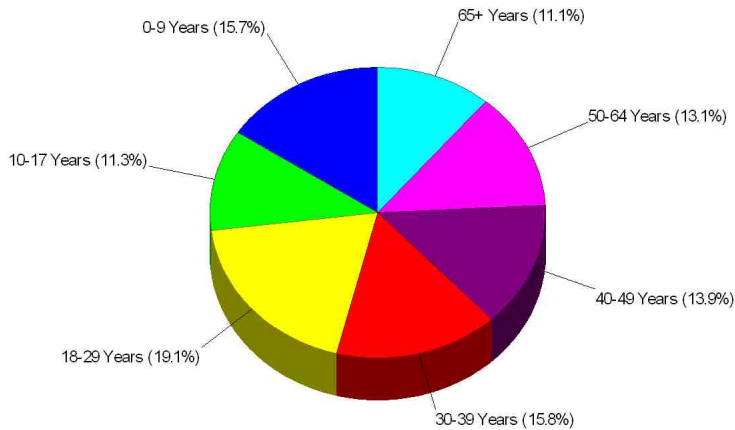
National Growth Ranking



95th Percentile

Age Breakdown For Area of Phoenix

Average Age = 32.5 Years



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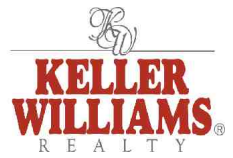


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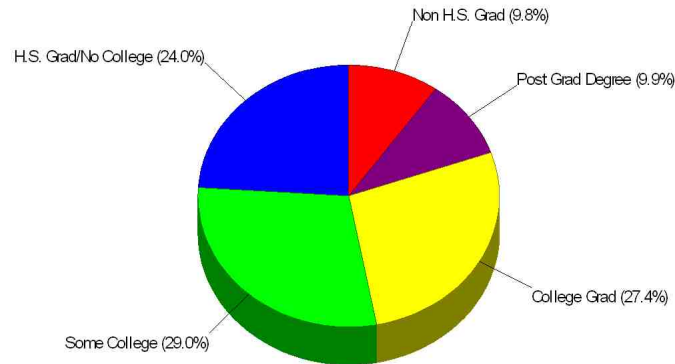
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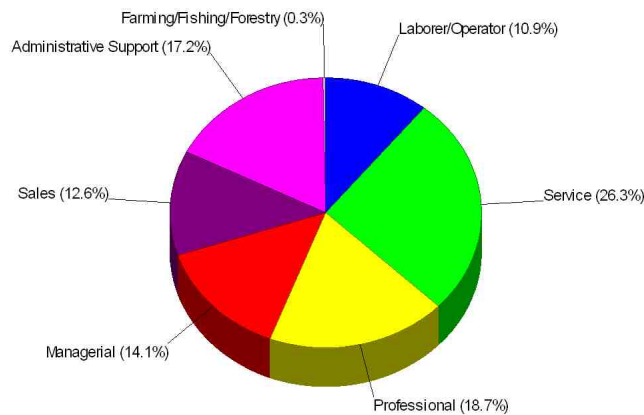
Adult Education Level For Area of Phoenix

**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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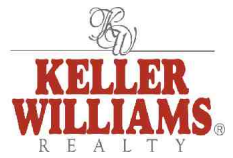


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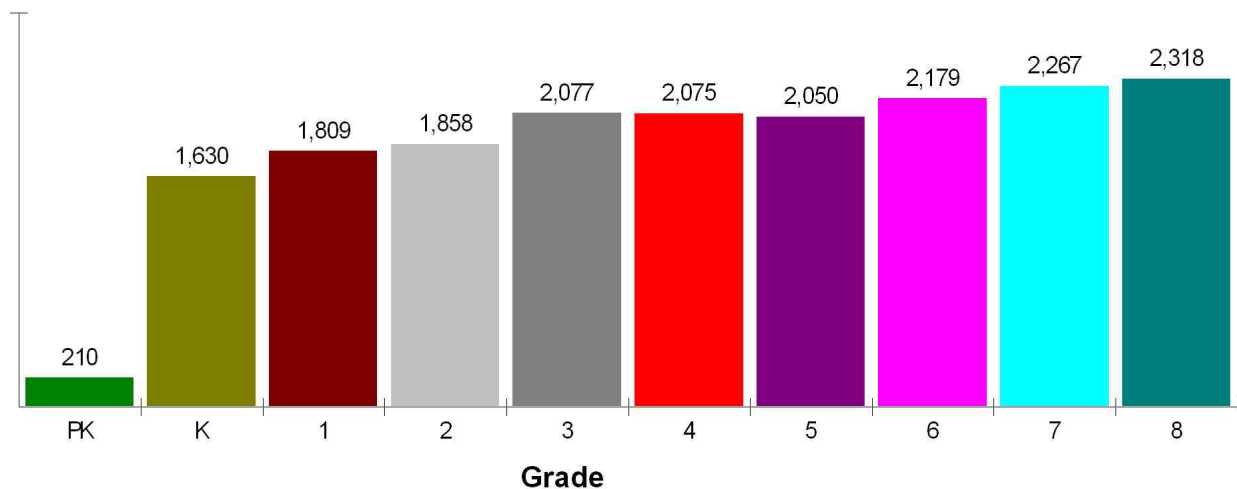
General Facts FOR KYRENE ELEMENTARY DISTRICT

KYRENE ELEMENTARY DISTRICT
8700 S KYRENE ROAD
TEMPE, AZ 85284

Type:	(480)783-4267	Independent Local District
Grade Range:		PK - 8
Schools:		26
Teacher:		1,031
Students:		18,473
Student/Teacher Ratio:		17.9 To 1
Student/Librarian Ratio:		750.9 To 1
Secondary Student/Guidance Ratio:		Not Available

Student Enrollment By Grade FOR KYRENE ELEMENTARY DISTRICT

Total Enrollment = 18,473



National Enrollment Ranking: 332 of 15,679 (97th Percentile)

State Enrollment Ranking: 10 of 310 (97th Percentile)

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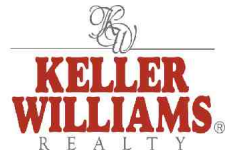


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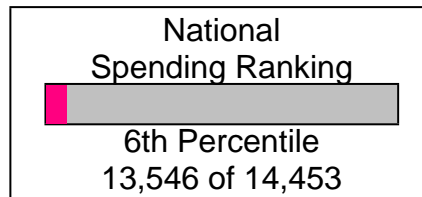
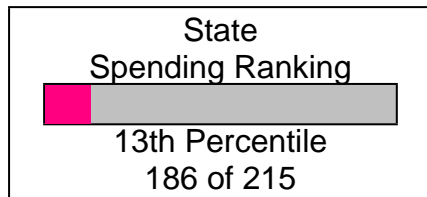
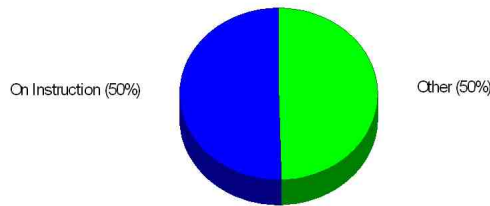


High School Statistics FOR KYRENE ELEMENTARY DISTRICT

Information Not Available For This Area

School Expenditures FOR KYRENE ELEMENTARY DISTRICT

Expenditures Per Student
\$7,101



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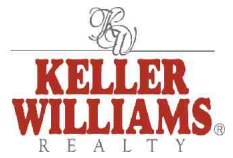


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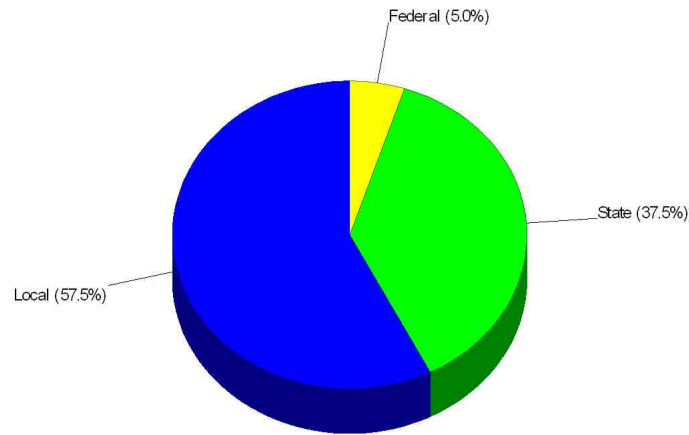
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School Funding FOR KYRENE ELEMENTARY DISTRICT



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Public Schools for District

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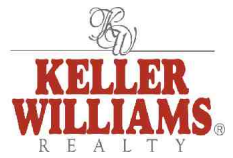


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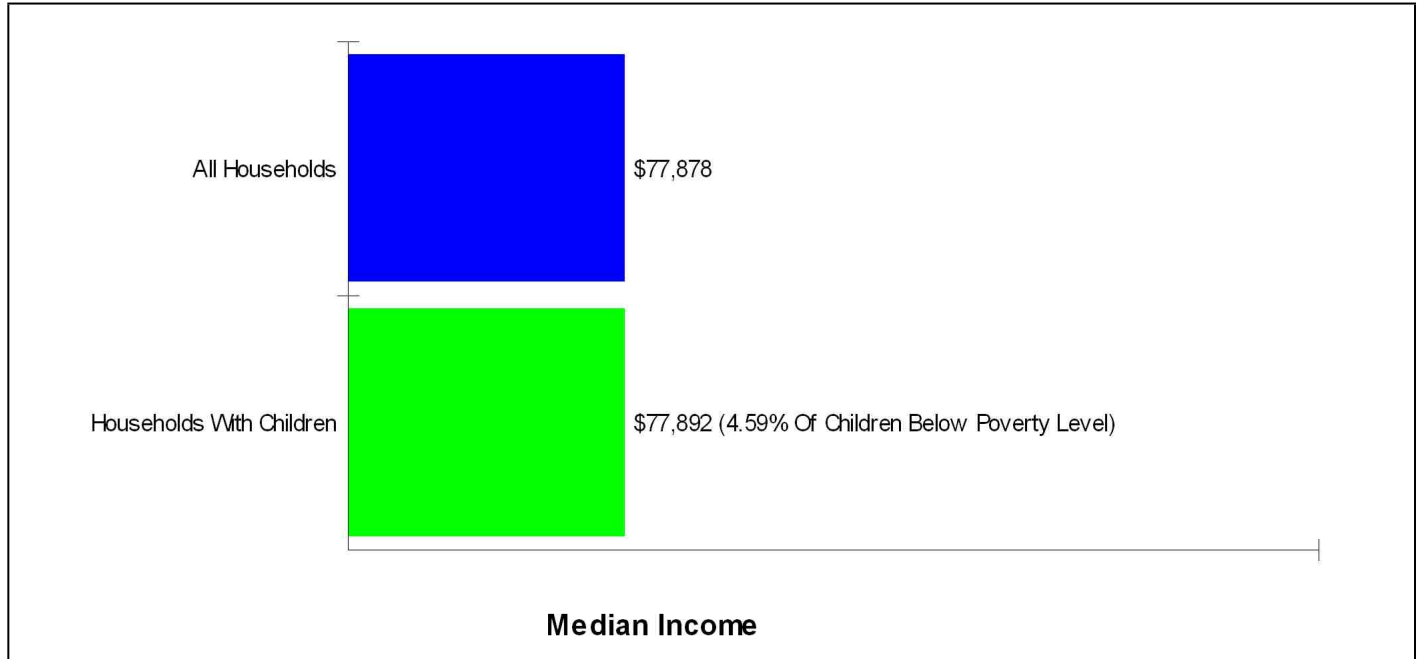
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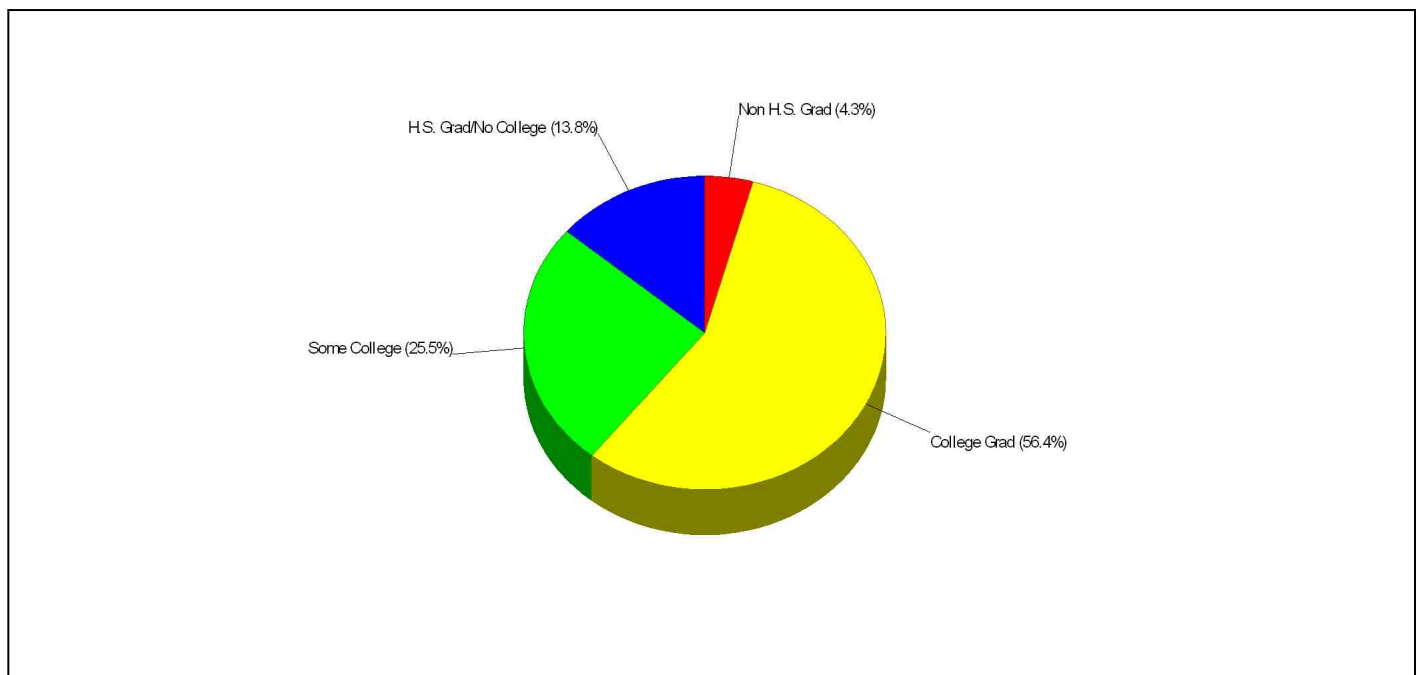
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Income FOR KYRENE ELEMENTARY DISTRICT



Parent Education Level FOR KYRENE ELEMENTARY DISTRICT



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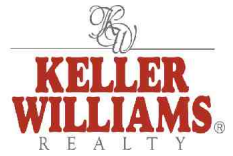


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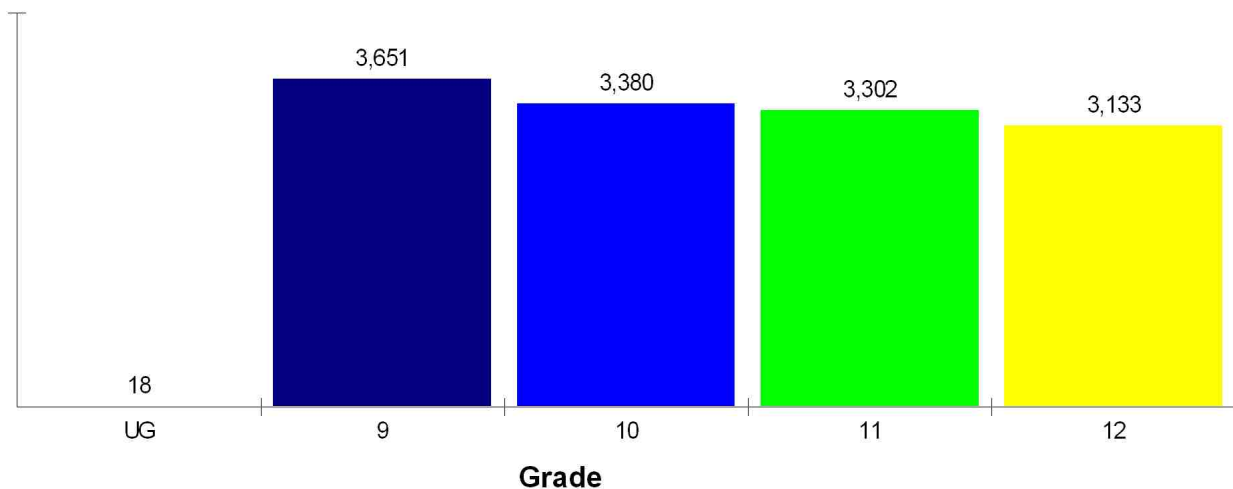
General Facts FOR TEMPE UNION HIGH SCHOOL DISTRICT

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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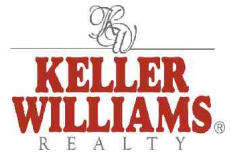


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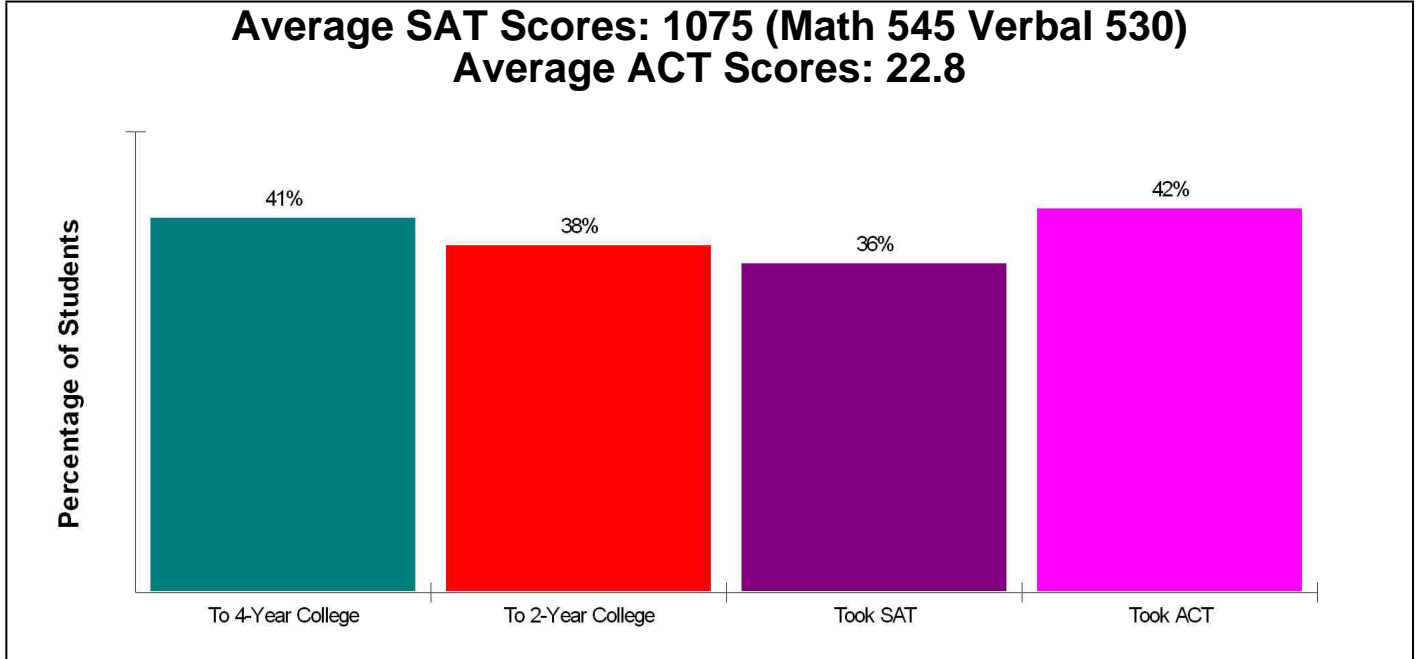
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High School Statistics FOR TEMPE UNION HIGH SCHOOL DISTRICT

Average SAT Scores: 1075 (Math 545 Verbal 530)

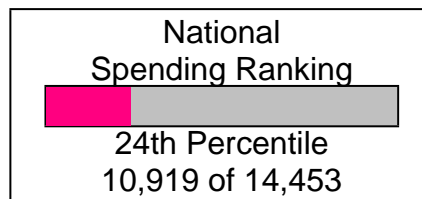
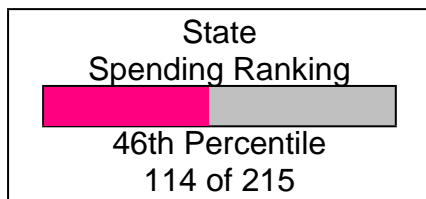
Average ACT Scores: 22.8



School Expenditures FOR TEMPE UNION HIGH SCHOOL DISTRICT

Expenditures Per Student

\$7,464



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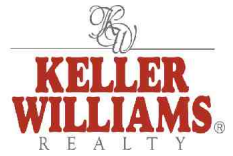


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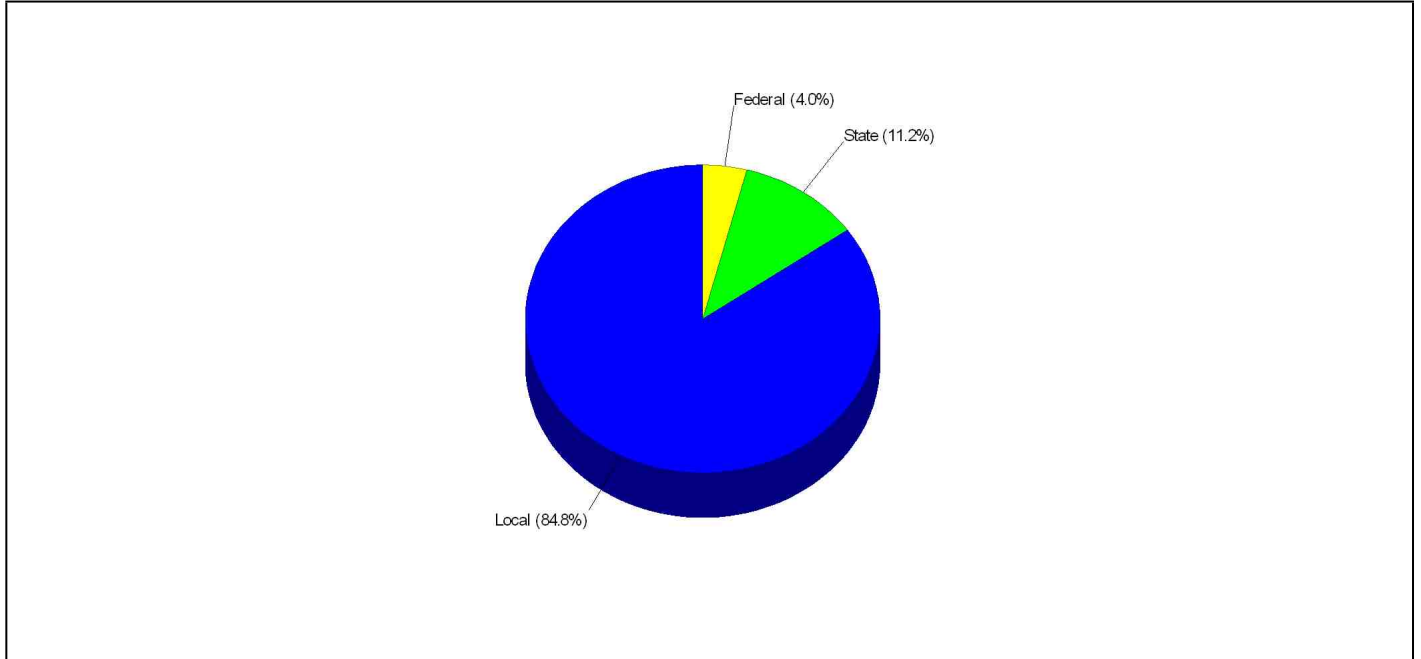
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School Funding FOR TEMPE UNION HIGH SCHOOL DISTRICT



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Public Schools for District

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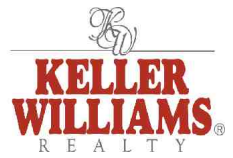


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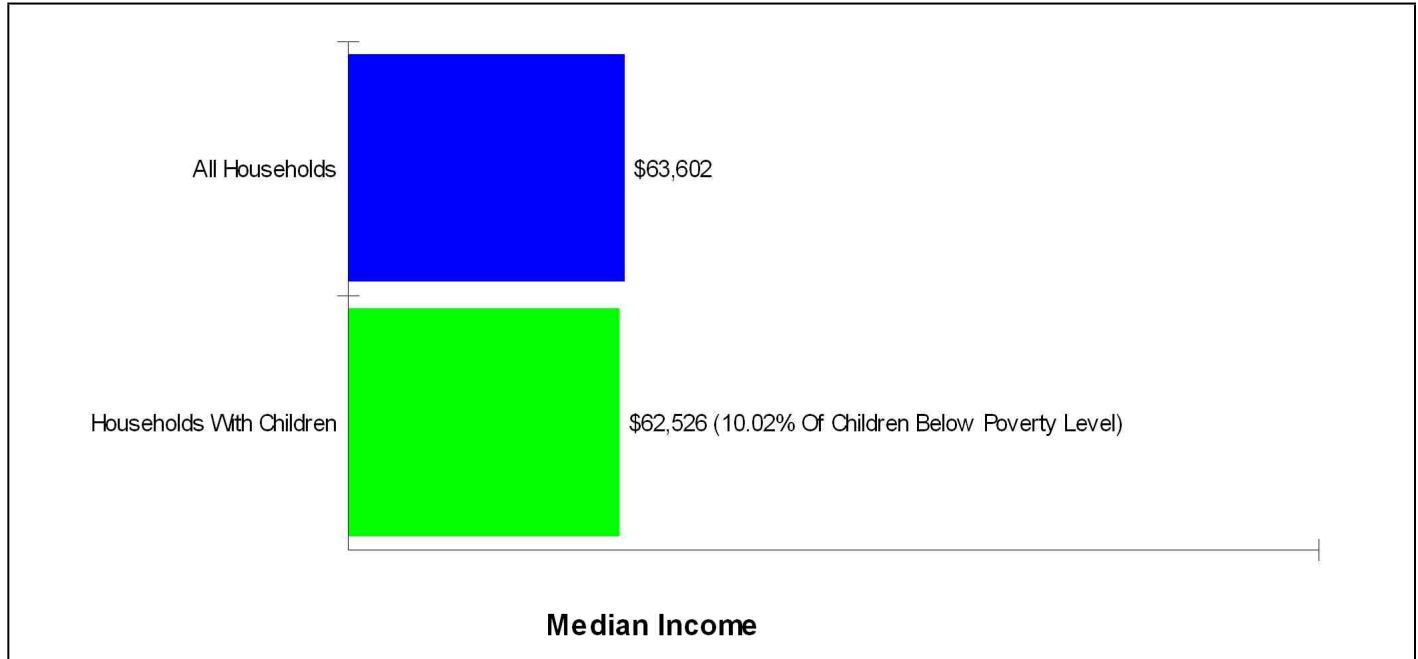
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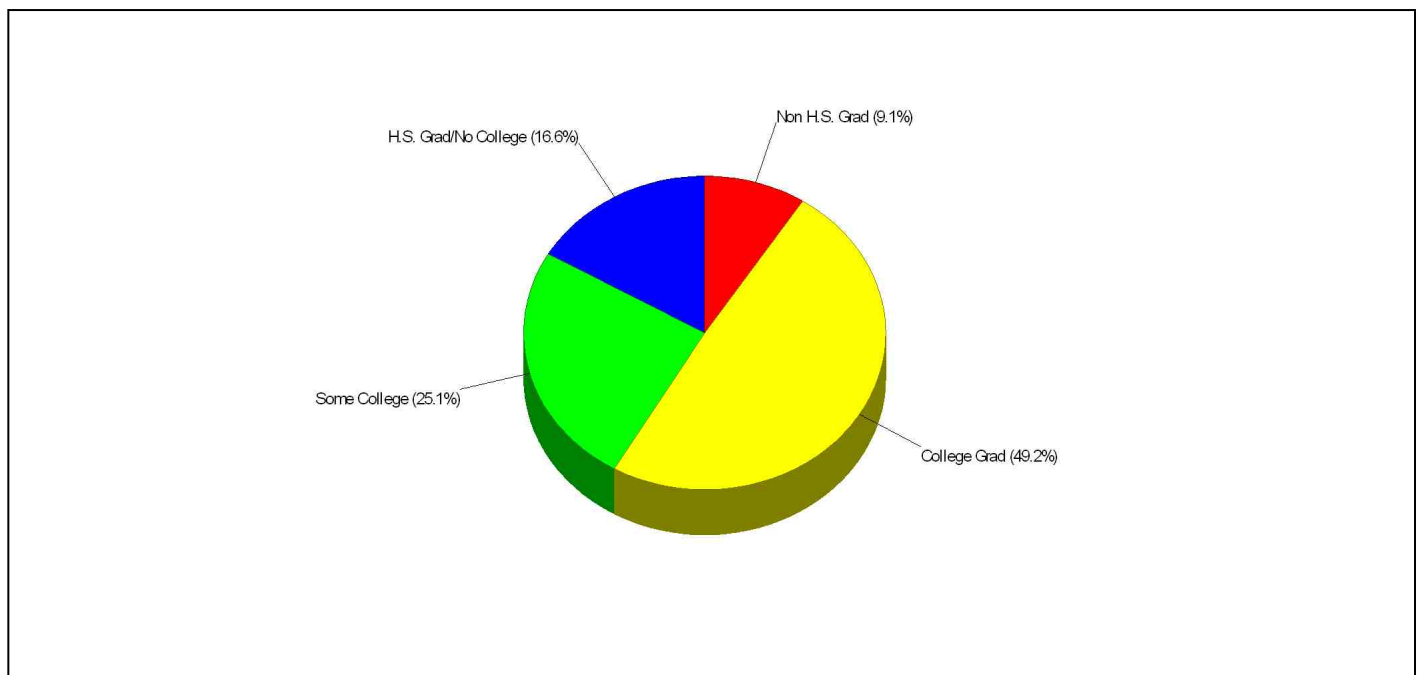
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Income FOR TEMPE UNION HIGH SCHOOL DISTRICT



Parent Education Level FOR TEMPE UNION HIGH SCHOOL DISTRICT



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Private Schools

Private School Enrollment= 100% within School District

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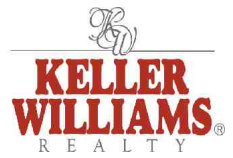


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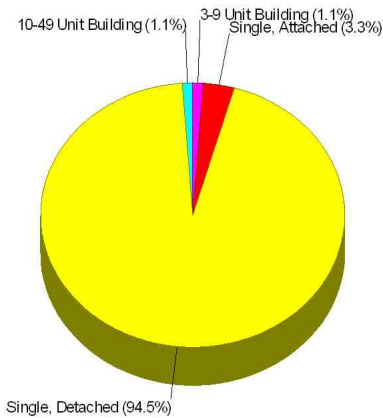
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Housing Characteristics For Neighborhood Within City of Tempe

Average Age of Housing 10 years



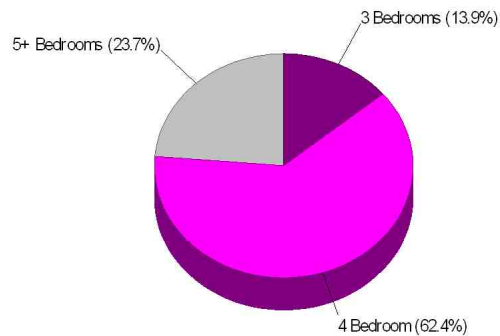
Type of Dwelling

Home Ownership For Neighborhood Within City of Tempe

Owner Occupied Households = 96.5%

Median Housing Value = \$738,036

Median Number of Bedrooms = 4



Home Size Breakdown

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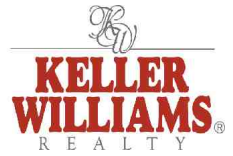


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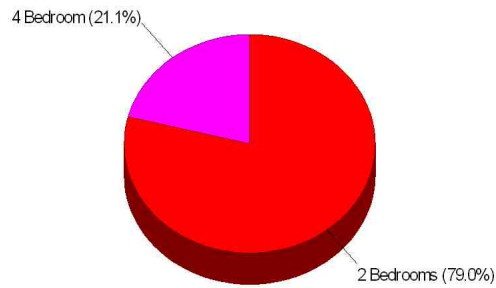
Rental

For Neighborhood Within City of Tempe

Renter Occupied Households = 3.5%

Median Monthly Rent = \$1,208

Median Number of Bedrooms = 2



Home Size Breakdown

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Recent Home Sales

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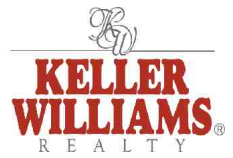


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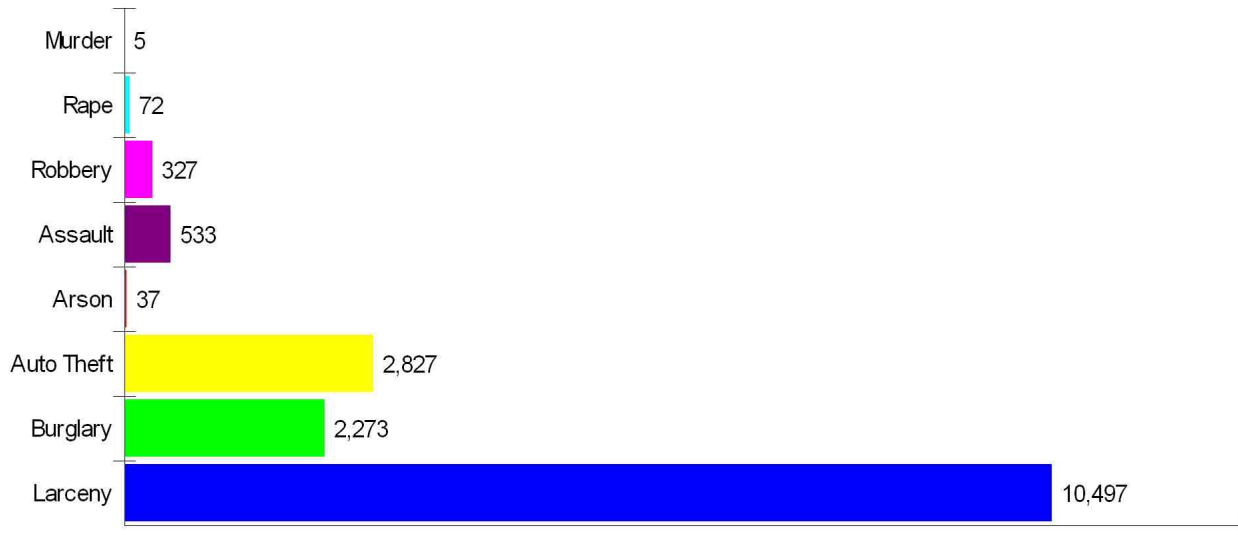
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Home Sales Pricing Pattern (Closest 20)

No Home Sales Pricing Available For This Area

Crime Incidents For City of Tempe



Crimes Committed Last Year

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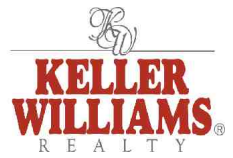


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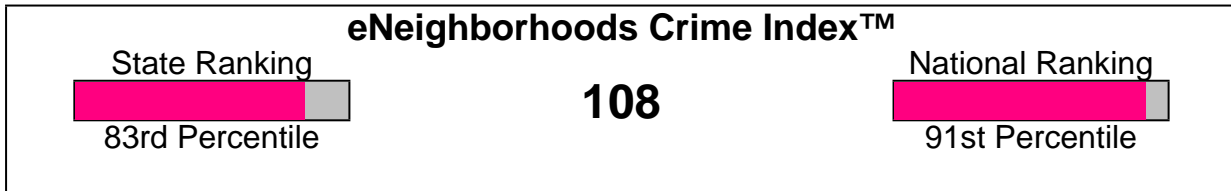
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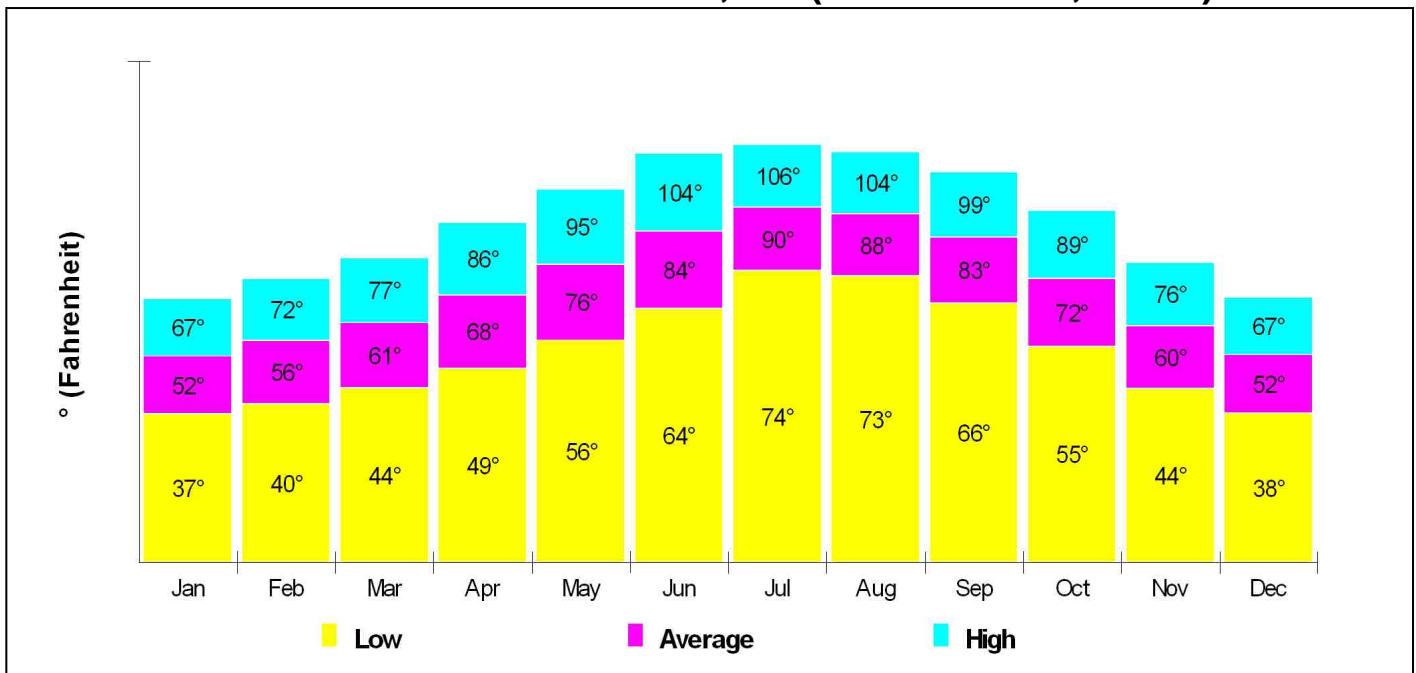
Crime Index For City of Tempe



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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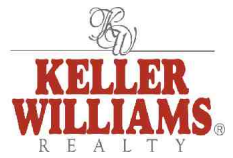


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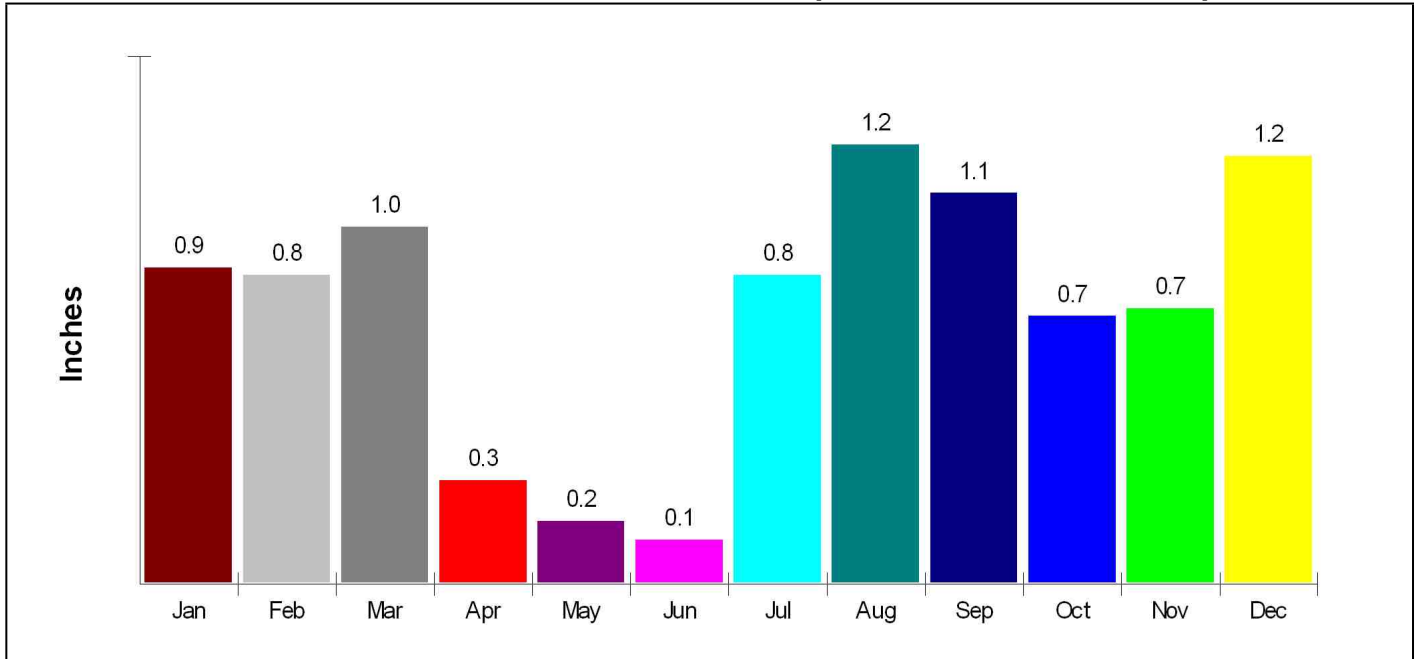
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Average Precipitation Measured at TEMPE A S U, AZ (elevation = 1,170ft.)



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Houses of Worship

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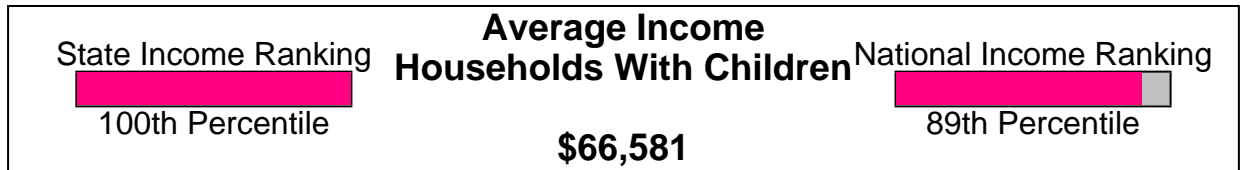
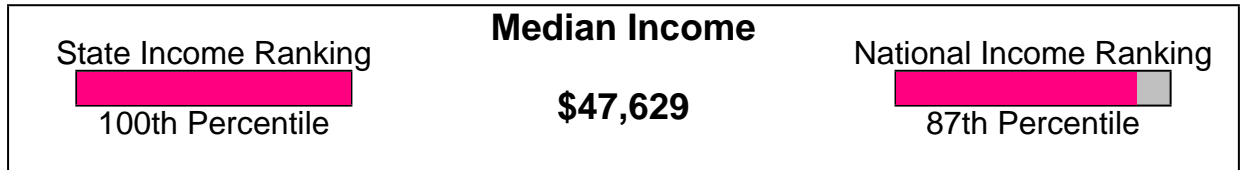
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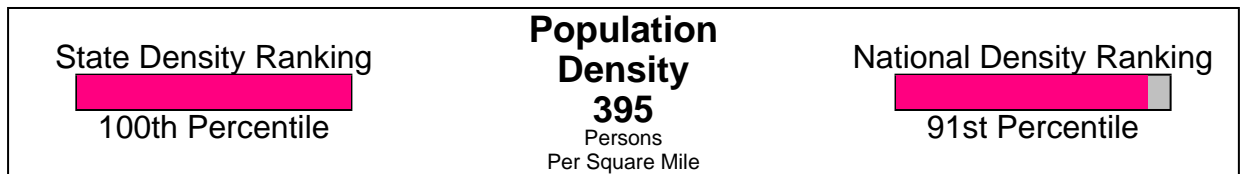


Income For Maricopa County



Population For Maricopa County

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



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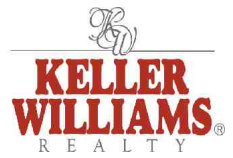


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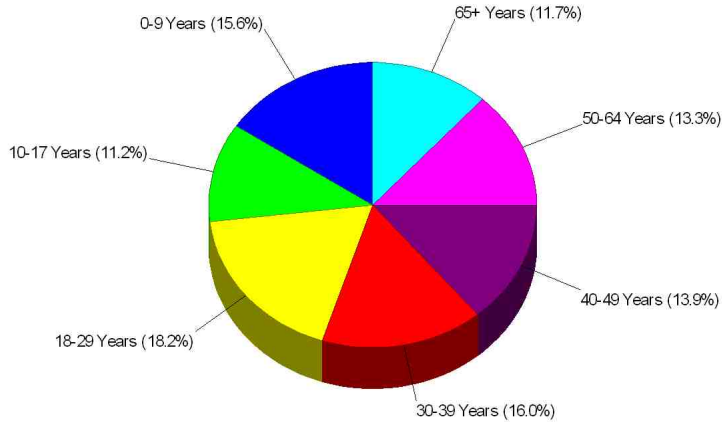
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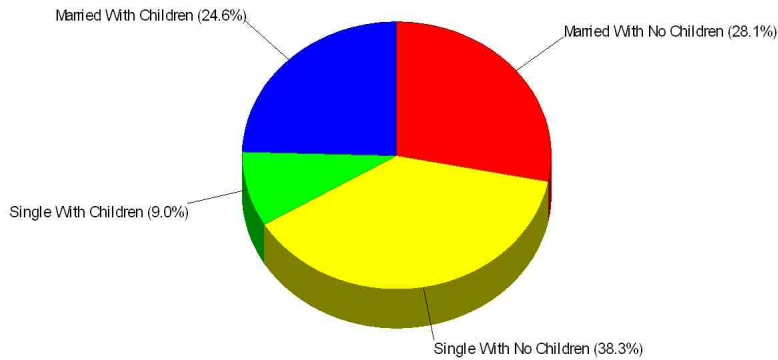


Age Breakdown For Maricopa County Average Age = 33.2 Years



Household Characteristics For Maricopa County

52.7% Married
33.6% With Children



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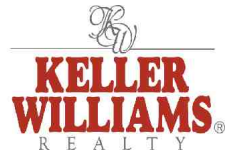


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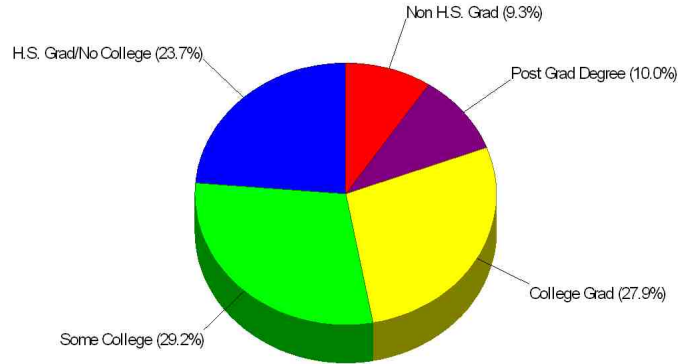
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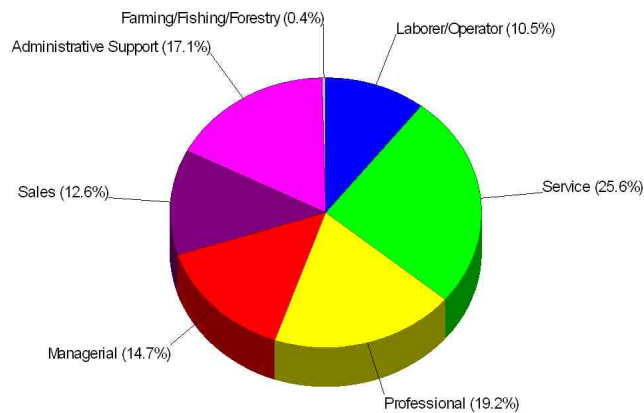
Adult Education Level For Maricopa County

90.7% High School Graduates
37.9% College Graduates



Employment For Maricopa County

Average Travel Time To Work = 28.1 Minutes



Occupation

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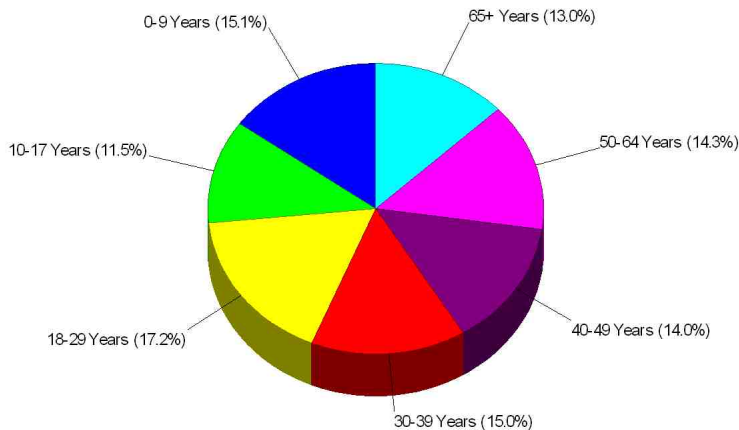
General Facts For Arizona



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

Age Breakdown For Arizona

Average Age = 34.3 Years



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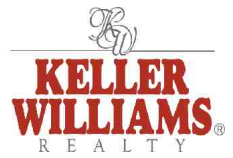


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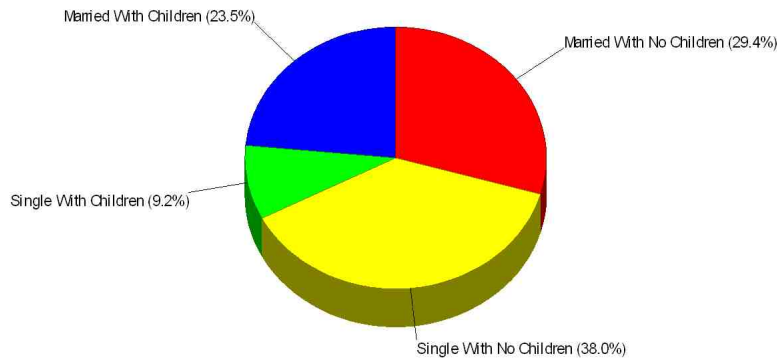
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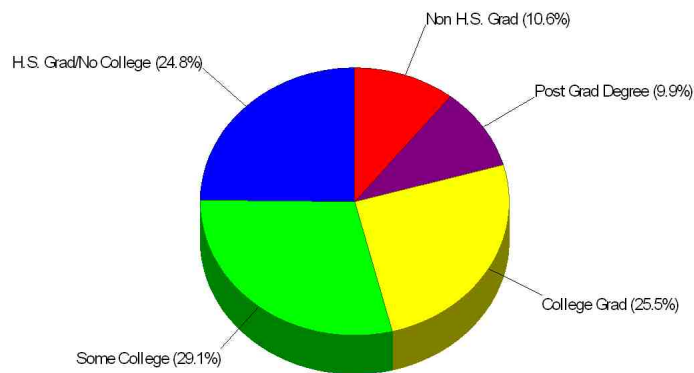
Household Characteristics For Arizona

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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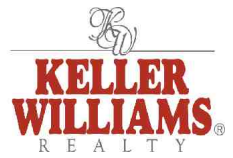


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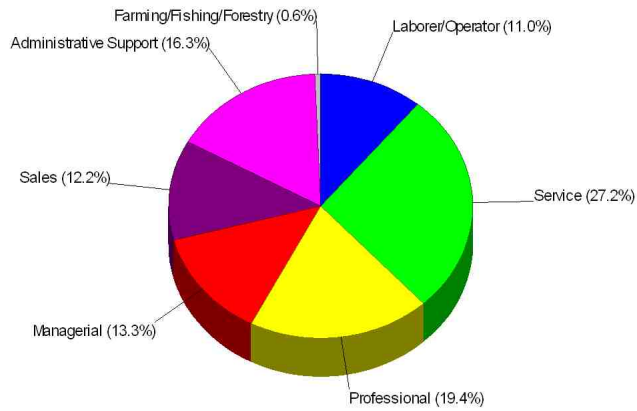
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Employment For Arizona

Average Travel Time To Work = 26.7 Minutes



Occupation

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