

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Approx SQFT	List Price Per Approx SQFT	Sold Price Per Approx SQFT	Agent Days on Market	Cumulative Days on Market
Active	20	13,069,799	0	Low	439,900	0	0.00	1,888	181.95	0.00	12	12
				Avg	653,490	0	0.00	2,941	223.77	0.00	78	84
				Med	587,450	0	0.00	2,818	223.72	0.00	74	62
				High	1,298,000	0	0.00	6,253	264.90	0.00	216	379
CCBS (Contract Contingent on Buyer Sale)	2	1,563,900	0	Low	640,000	0	0.00	2,883	221.99	0.00	19	19
				Avg	781,950	0	0.00	3,424	227.50	0.00	93	93
				Med	781,950	0	0.00	3,424	227.50	0.00	93	93
				High	923,900	0	0.00	3,965	233.01	0.00	168	168
UCB (Under Contract-Backups)	1	715,000	0	Low	715,000	0	0.00	2,503	285.66	0.00	6	6
				Avg	715,000	0	0.00	2,503	285.66	0.00	6	6
				Med	715,000	0	0.00	2,503	285.66	0.00	6	6
				High	715,000	0	0.00	2,503	285.66	0.00	6	6
Pending	3	2,437,000	0	Low	423,000	0	0.00	2,162	195.65	0.00	36	36
				Avg	812,333	0	0.00	3,508	225.76	0.00	108	108
				Med	999,000	0	0.00	4,170	239.57	0.00	62	62
				High	1,015,000	0	0.00	4,193	242.07	0.00	227	227
Closed	19	12,481,800	12,152,088	Low	439,500	410,000	0.93	1,733	196.59	191.23	4	4
				Avg	656,937	639,584	0.97	2,746	243.39	236.99	59	59
				Med	559,000	550,000	0.97	2,363	243.60	236.61	46	46
				High	1,120,000	1,085,000	1.01	4,573	288.07	291.40	260	260
Overall	45	30,267,499	12,152,088	Low	423,000	410,000	0.93	1,733	181.95	191.23	4	4
				Avg	672,611	639,584	0.97	2,909	233.73	236.99	71	74
				Med	639,000	550,000	0.97	2,752	230.39	236.61	56	56
				High	1,298,000	1,085,000	1.01	6,253	288.07	291.40	260	379

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Inside Stonegate of Stonegate; Status of 'Active', 'Closed', 'Pending', 'UCB (Under Contract-Backups)', 'CCBS (Contract Contingent on Buyer Sale)'; Close of Escrow Date between '8/1/2018' and '1/31/2019'.

Active Listings

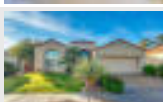
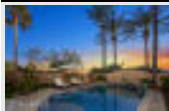
Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx YR Lot SqFt	OLP	LP	SP	COE	LP/SP\$/SF	CDOM
	5858786	11875 E TERRA DR	STONEGATE	2	2	2	1,938	6,867	1994	455,000	439,900		226.99 / NA	44
	5844972	9534 N 115TH ST	STONEGATE PARCEL 3 LOT 1-78 TR A-F	3	2	3	1,970	5,981	1993	479,900	459,900		233.45 / NA	84
	5843200	11680 E CARON ST	STONEGATE	2	2	2	1,888	6,429	1994	489,000	469,000		248.41 / NA	88
	5851832	9475 N 115TH PL	STONEGATE	3	2	5	2,295	6,995	1992	474,900	474,900		206.93 / NA	58
	5787759	11946 E DEL TIMBRE DR	PARCEL 10 AT STONEGATE	3	2.5	3	2,410	6,054	1996	509,900	490,900		203.69 / NA	379
	5870897	11811 E TERRA DR	Stonegate, Tamarack	2	2.5	3	2,410	6,210	1994	515,000	515,000		213.69 / NA	12
	5870105	11867 E Terra DR	Stonegate	2	2.5	3	2,410	6,830	1994	519,000	519,000		215.35 / NA	14

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
						Plus		Lot	SqFt						
	5864317	9221 N 117TH ST	PARCEL 8B AT STONEGATE	3	2	3	2,278	5,973	1996	519,900	519,900			228.23 / NA	25
	5867369	11904 E Terra DR	Stonegate	3	2	3	2,271	6,643	1996	579,000	573,000			252.31 / NA	19
	5834879	9315 N 119TH WAY	STONEGATE	3	2.5	4	2,883	9,134	1996	650,000	575,000			199.45 / NA	106
	5853300	11614 E APPALOOSA PL	Stonegate	4	3	5	3,297	9,130	1994	735,000	599,900			181.95 / NA	60
	5862408	11662 E APPALOOSA PL	STONEGATE	4	3	5	3,297	9,130	1994	652,000	647,000			196.24 / NA	29
	5853804	11757 E ARABIAN PARK DR	STONEGATE, The Regal	3	2.5	5	3,140	14,315	1998	675,000	665,000			211.78 / NA	59
	5838047	11879 E MISSION LN	Stonegate, Windemere LN	4	2.5	4	2,752	8,998	1993	748,000	729,000			264.9 / NA	93
	5864558	11724 E DEL TIMBRE DR	Stonegate, The Vintage	3	2.5	4	3,200	9,950	1992	765,000	765,000			239.06 / NA	24
	5818635	11644 E DEL TIMBRE DR	Vintage PARCEL 6/7 AT STONEGATE	3	2.5	3	3,100	10,122	1993	789,900	784,400			253.03 / NA	140
	5831737	11283 E CAROL AVE	PARCEL 1 AT STONEGATE	3	3.5	4	3,657	16,097	1996	849,900	824,999			225.59 / NA	113
	5845393	11728 E TURQUOISE AVE	PARCEL 13 AT STONEGATE REPLAT	4	3.5	4	3,764	14,000	1997	899,999	835,000			221.84 / NA	84
	5851310	11221 E DEL TIMBRE DR	Stonegate, The Retreat	5	3	5	3,614	14,351	1993	897,900	885,000			244.88 / NA	65
	5832167	11755 E TURQUOISE AVE	STONEGATE	5	7	8	6,253	14,178	1998	1,298,000	1,298,000			207.58 / NA	201

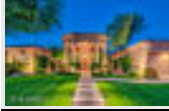
CCBS (Contract Contingent on Buyer Sale) Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	Lot	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
						Plus			SqFt							
	5867427	12053 E MISSION LN	PARCEL 11 AT STONEGATE	3	2.5	4	2,883	8,169	1996	640,000	640,000				221.99 / NA	19
	5808178	9760 N 113th WAY	Stonegate	5	4	5	3,965	16,969	1993	924,000	923,900				233.01 / NA	168

UCB (Under Contract-Backups) Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
	5874061	9238 N 119TH WAY	Stonegate, Windcrest	3	3	4	2,503	13,565	1996	715,000	715,000			285.66 / NA	6

Pending Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
	5859376	9690 N 118TH PL	Stonegate, Saddleback	3	2.5	4	2,162	7,829	1994	470,000	423,000			195.65 / NA	36
	5765843	11741 E Arabian Park DR	Stonegate	4	4.5	5	4,170	23,976	1998	949,000	999,000			239.57 / NA	227
	5841474	11342 E CAROL AVE	STONEGATE	5	3.5	5	4,193	13,054	1996	1,075,000	1,015,000			242.07 / NA	62

Closed Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
	5858318	11772 E DEL TIMBRE DR	STONEGATE	3	2.5	3	2,843	10,878	1992	639,000	639,000	606,250	01/18/2019	224.76 / 213.24	17
	5849197	11758 E Terra DR	Vintage subdivision within Stonegate master community.	3	2	3	2,637	10,801	1993	665,000	665,000	625,000	01/17/2019	252.18 / 237.01	14
	5849506	9337 N 115TH ST	PARCEL 3 AT STONEGATE LOT 1-78 TR A-F	3	2	4	1,970	6,182	1992	479,900	479,900	470,638	01/07/2019	243.6 / 238.9	22
	5773059	11252 E Appaloosa PL	Stonegate, The Retreat	5	4	5	4,573	18,382	1994	995,000	899,000	874,500	12/20/2018	196.59 / 191.23	165
	5740411	9227 N 113th WAY	Stonegate, The Retreat	5	4.5	5	4,171	14,141	1994	949,000	899,900	885,000	12/18/2018	215.75 / 212.18	260
	5820705	9282 N 114TH ST	Stonegate	4	3.5	5	3,888	14,823	1993	1,120,000	1,120,000	1,085,000	11/29/2018	288.07 / 279.06	46
	5821417	11875 E TERRA DR	PARCEL 10 AT STONEGATE REPLAT	2	2	3	1,938	6,867	1994	444,900	439,500	410,000	11/21/2018	226.78 / 211.56	64
	5825066	9260 N 117TH ST	Stonegate, Timarron section	2	2	2	1,888	6,289	1994	499,500	489,900	475,000	11/20/2018	259.48 / 251.59	52
	5807951	12080 E BELLA VISTA CIR	PARCEL 11 AT STONEGATE	3	2	3	2,363	10,676	1996	520,000	520,000	511,000	11/16/2018	220.06 / 216.25	51

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx	YR Lot	OLP	LP	SP COE	LP/SP\$/SF	CDOM	
	5810644	11816 E TERRA DR	Stonegate, Tamarack Section	2	2	2	1,938	8,586	1994	529,900	529,900	527,900	11/15/2018	273.43 / 272.39	33
	5805678	11697 E TERRA DR	STONEGATE	4	3	6	4,070	9,549	1991	939,000	915,000	915,000	10/09/2018	224.82 / 224.82	33
	5802020	11963 E TERRA DR	STONEGATE	2	2	2	1,937	9,674	1994	499,000	489,000	472,000	09/28/2018	252.45 / 243.68	57
	5787049	11416 E PALOMINO RD	PARCEL 2B AT STONEGATE REPLAT L 1-5 8- 37 39-58 A-E	4	3.75	4	3,277	12,624	1992	775,000	755,000	715,000	09/06/2018	230.39 / 218.19	70
	5803807	9087 N 115TH PL	STONEGATE	3	2	3	1,982	8,078	1993	559,000	559,000	550,000	09/04/2018	282.04 / 277.5	29
	5757650	11659 E CARON ST	PARCEL 8B AT STONEGATE	2	2	2	1,888	6,684	1994	475,000	465,000	450,000	08/30/2018	246.29 / 238.35	126
	5786281	11773 E TERRA DR	STONEGATE	4	2.5	4	3,585	10,555	1994	798,000	798,000	789,000	08/23/2018	222.59 / 220.08	56
	5790164	9390 N 114TH ST	PARCEL 2B AT STONEGATE REPLAT L 1-5 8- 37 39-58 A-E	5	3.5	5	3,529	17,434	1998	859,700	859,700	835,000	08/15/2018	243.61 / 236.61	4
	5790689	9417 N 115TH ST	STONEGATE	3	2	3	1,970	9,192	1991	460,000	460,000	450,800	08/08/2018	233.5 / 228.83	8
	5774123	9369 N 115TH ST	STONEGATE	2	2	2	1,733	6,052	1992	499,000	499,000	505,000	08/02/2018	287.94 / 291.4	24