

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	22	14,914,690	0	Low	430,000	0	0.00	1,616	195.95	0.00	3	3
				Avg	677,940	0	0.00	2,980	228.00	0.00	83	92
				Med	634,500	0	0.00	2,990	223.85	0.00	74	78
				High	995,000	0	0.00	4,408	266.09	0.00	310	310
CCBS (Contract Contingent on Buyer Sale)	1	749,900	0	Low	749,900	0	0.00	3,980	188.42	0.00	87	87
				Avg	749,900	0	0.00	3,980	188.42	0.00	87	87
				Med	749,900	0	0.00	3,980	188.42	0.00	87	87
				High	749,900	0	0.00	3,980	188.42	0.00	87	87
UCB (Under Contract-Backups)	5	2,852,700	0	Low	429,800	0	0.00	1,938	199.41	0.00	25	25
				Avg	570,540	0	0.00	2,681	214.76	0.00	99	99
				Med	559,000	0	0.00	2,480	221.78	0.00	89	89
				High	780,000	0	0.00	3,828	225.40	0.00	223	223
Pending	7	4,736,002	0	Low	319,900	0	0.00	1,616	177.52	0.00	10	10
				Avg	676,572	0	0.00	3,248	212.34	0.00	108	108
				Med	749,802	0	0.00	3,783	209.79	0.00	86	86
				High	895,500	0	0.00	4,422	268.34	0.00	267	267
Closed	27	15,785,022	15,275,275	Low	289,900	280,000	0.91	1,616	179.39	173.27	8	7
				Avg	584,630	565,751	0.97	2,676	216.86	210.49	61	76
				Med	519,500	514,500	0.97	2,394	215.79	207.47	50	55
				High	979,900	929,900	1.04	4,014	288.90	277.38	292	403
Overall	62	39,038,314	15,275,275	Low	289,900	280,000	0.91	1,616	177.52	173.27	3	3
				Avg	629,650	565,751	0.97	2,870	219.68	210.49	78	87
				Med	592,500	514,500	0.97	2,769	218.21	207.47	62	66
				High	995,000	929,900	1.04	4,422	288.90	277.38	310	403

Selection Criteria for Comparable Properties

Search Parameters: Property type Residential; Inside Stonegate of Stonegate; Status of 'Active', 'Closed', 'Pending','CCBS (Contract Contingent on Buyer Sale)','UCB (Under Contract-Backups)'; Close of Escrow Date between '11/1/2015' and '4/30/2016'.

Active Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/ SP/\$/SF	CDOM
	5434903	9526 N 118TH ST	STONEGATE	2	2	3	1,616	6,545	1992	430,000	430,000			266.09 / NA	3
	5411400	9476 N 115TH PL	Stonegate, Belcourt	3	2	3	1,970	6,466	1991	440,000	435,000			220.81 / NA	52
	5395913	11914 E DEL TIMBRE DR	STONEGATE	3	2	3	2,271	6,146	1996	449,000	449,000			197.71 / NA	82
	5427393	11872 E TERRA DR	STONEGATE	3	2.5	3	2,410	6,462	1994	495,000	495,000			205.39 / NA	18
	5431406	11826 E DEL TIMBRE DR	PARCEL 10 AT STONEGATE	3	2	3	2,271	7,426	1994	499,000	499,000			219.73 / NA	11
	5424481	9191 N 117TH WAY	STONEGATE	3	2	3	2,148	9,368	1992	549,500	519,900			242.04 / NA	24
	5400382	9298 N 119TH ST	Stonegate, Tamarack	3	2	3	2,345	7,685	1996	559,900	547,000			233.26 / NA	73

	5384305	11850 E DEL TIMBRE DR	PARCEL 10 AT STONEGATE	3	2	3	2,271	7,038	1994	649,900	589,000			259.36 / NA	107
	5429991	11818 E MISSION LN	STONEGATE	3	3.5	5	3,006	8,963	1992	600,000	600,000			199.6 / NA	227
	5413771	11709 E TERRA DR	Stonegate	3	2	3	2,843	9,505	1993	614,900	614,900			216.29 / NA	46
	5400076	11834 E MISSION LN	Stonegate	4	3	5	3,164	8,889	1994	645,000	620,000			195.95 / NA	74
	5375767	11430 E PALOMINO RD	Stonegate	3	2.5	3	2,694	13,701	1992	695,000	649,000			240.91 / NA	130
	5417416	11649 E TERRA DR	Stonegate, The Vintage	3	2.5	3	2,975	10,075	1990	695,000	675,000			226.89 / NA	39
	5362707	9667 N 117TH WAY	Stonegate	4	3.5	5	3,249	13,513	1998	689,000	689,000			212.07 / NA	169
	5389888	11739 E TURQUOISE AVE	STONEGATE	4	3.5	4	3,191	13,840	1998	759,900	749,900			235 / NA	94
	5422926	11412 E BELLA VISTA DR	PARCEL 2B AT STONEGATE REPLAT L 1-5 8-37 39-58 A-E	3	3	5	3,401	14,470	1994	775,000	775,000			227.87 / NA	27
	5299618	9264 N 114TH ST	Stonegate Regent	5	3	5	3,830	13,463	1992	849,000	799,000			208.62 / NA	310
	5367861	11457 E BELLA VISTA DR	Stonegate Reserve	4	3.5	5	3,612	12,882	1991	985,000	915,000			253.32 / NA	153
	5377316	9080 N 114TH PL	Stonegate	4	3	4	3,624	14,135	1990	1,099,000	949,990			262.14 / NA	122
	5396460	11298 E SORREL LN	Stonegate Retreat	6	4	6	4,368	13,597	1996	980,000	950,000			217.49 / NA	81
	5428618	9368 N 113TH WAY	PARCEL 1 AT STONEGATE	5	4	6	4,408	18,177	1996	969,000	969,000			219.83 / NA	16
	5361274	9201 N 115TH ST	Stonegate	5	4	5	3,892	12,518	1993	1,050,000	995,000			255.65 / NA	172

CCBS (Contract Contingent on Buyer Sale) Listings

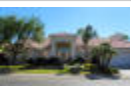
Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
	5393862	9318 N 114TH ST	Stonegate, Regent	5	4	5	3,980	13,934	1992	795,000	749,900			188.42 / NA	87

UCB (Under Contract-Backups) Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
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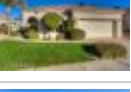
	5392783	11824 E TERRA DR	STONEGATE	3	2		3	1,938		6,050	1994	449,000	429,800			221.78 / NA	89
	5424081	11645 E BELLA VISTA DR	STONEGATE	3	2		3	2,278		6,367	1994	509,000	509,000			223.44 / NA	25
	5417234	11643 E APPALOOSA PL	STONEGATE	3	2		4	2,480		8,621	1994	559,000	559,000			225.4 / NA	39
	5377614	12099 E BELLA VISTA CIR	STONEGATE	4	2		4	2,883		9,662	1996	610,000	574,900			199.41 / NA	121
	5416572	11212 E CAROL AVE	STONEGATE	5	4		6	3,828		17,854	1993	785,000	780,000			203.76 / NA	223

Pending Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/ SP/\$/SF	CDOM
	5363289	9693 N 118TH WAY N	PARCEL 5 AT STONEGATE LOT 1-86 TR A-I	2	2	3	1,616	6,500	1994	325,000	319,900			197.96 / NA	156
	5408042	11855 E DEL TIMBRE DR	STONEGATE	3	2	3	2,012	9,520	1994	539,900	539,900			268.34 / NA	31
	5386223	12113 E MISSION LN	STONEGATE	4	2.5	4	2,841	48,173	1998	596,000	596,000			209.79 / NA	86
	5378077	11349 E CAROL AVE	Stonegate	5	3.5	5	4,044	13,530	1994	789,000	749,802			185.41 / NA	267
	5391752	11264 E APPALOOSA PL	STONEGATE	5	4	6	4,422	17,295	1994	800,000	785,000			177.52 / NA	56
	5413894	11245 E DEL TIMBRE DR	Stonegate, The Retreat	5	4.5	5	3,783	15,268	1993	849,900	849,900			224.66 / NA	10
	5359191	11251 E APPALOOSA PL	STONEGATE	5	4	5	4,021	16,301	1994	925,000	895,500			222.71 / NA	156

Closed Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/ SP/\$/SF	CDOM
	5411724	11868 E PURDUE AVE	PARCEL 5 AT STONEGATE LOT 1-86 TR A-I	3	2	3	1,616	7,834	1994	310,000	310,000	310,000	04/29/2016	191.83 / 191.83	50
	5389661	9371 N 113TH WAY	STONEGATE	4	2.5	4	2,821	14,353	1994	815,000	815,000	782,500	04/29/2016	288.9 / 277.38	76
	5401356	9194 N 115TH PL	STONEGATE	3	2	3	2,394	6,903	1990	529,000	479,000	463,000	04/26/2016	200.08 / 193.4	55
	5341490	11418 E MISSION LN	Stonegate, The Regent	5	3	6	4,014	14,909	1991	899,900	899,900	865,000	04/14/2016	224.19 / 215.5	197

	5402716	11814 E Carol AVE	PARCEL 5 AT STONEGATE LOT 1-86 TR A-I	2	2	3	1,616	5,806	1993	334,900	334,900	330,000	04/05/2016	207.24 / 204.21	7
	5370192	9671 N 118TH WAY	PARCEL 5 AT STONEGATE LOT 1-86 TR A-I	2	2	3	1,616	6,500	1994	351,900	289,900	280,000	03/31/2016	179.39 / 173.27	403
	5363605	9105 N 115th ST	Stonegate - The Reserve	5	4	5	3,721	12,862	1991	973,700	879,900	800,000	03/31/2016	236.47 / 215	82
	5374261	9252 N 113TH WAY	Stonegate, The Retreat	5	3.5	5	4,002	15,382	1994	899,000	899,000	865,000	03/29/2016	224.64 / 216.14	27
	5399135	9320 N 114TH WAY	PARCEL 3 AT STONEGATE LOT 1-78 TR A-F	3	2.5	4	2,440	5,712	1993	468,900	468,900	451,500	03/24/2016	192.17 / 185.04	143
	5396395	11670 E APPALOOSA PL	STONEGATE	4	2.5	4	2,883	8,758	1994	679,000	679,000	665,000	03/15/2016	235.52 / 230.66	19
	5395641	11834 E Del Timbre DR	Stonegate	3	2	3	2,346	6,937	1996	505,000	505,000	500,000	03/11/2016	215.26 / 213.13	19
	5389526	9439 N 114TH WAY	Stonegate Belcourt	3	2	3	1,970	7,426	1993	420,000	420,000	420,000	03/09/2016	213.2 / 213.2	43
	5358945	11629 E DEL TIMBRE DR	STONEGATE, The Vintage	5	4	5	3,888	10,974	1992	784,900	784,900	762,000	02/29/2016	201.88 / 195.99	67
	5385176	12016 E BELLA VISTA DR	STONEGATE	4	2	5	2,717	10,799	1997	586,300	586,300	556,300	02/16/2016	215.79 / 204.75	11
	5353893	9112 N 115th WAY	Stonegate	3	2	3	2,241	9,583	1993	539,900	537,900	537,900	01/29/2016	240.03 / 240.03	64
	5352887	9712 N 118TH PL	STONEGATE, Saddleback	3	2.5	3	1,824	7,828	1994	439,000	429,000	420,000	01/28/2016	235.2 / 230.26	89
	5377291	12035 E BELLA VISTA DR	Stonegate	3	2	3	2,297	9,098	1996	500,000	500,000	521,000	01/28/2016	217.68 / 226.82	29
	5379103	11871 E Appaloosa PL	Stonegate Saddleback	3	2.5	3	1,824	5,391	1994	389,000	389,000	371,500	01/20/2016	213.27 / 203.67	15
	5360639	9041 N 116TH WAY	STONEGATE	3	2	3	2,375	6,492	1994	519,500	519,500	514,500	01/06/2016	218.74 / 216.63	9
	5348243	9335 N 113TH WAY	STONEGATE	2	3.5	3	3,952	12,296	1994	729,000	729,000	700,000	12/31/2015	184.46 / 177.13	63
	5352934	9894 N 117TH PL N	Stonegate, Regal	4	4.5	4	3,735	13,970	1999	839	839,000	819,000	12/17/2015	224.63 / 219.28	9
	5346746	11648 E Caron ST	Stonegate, Timarron	2	2	3	2,145	6,092	1994	475,000	475,000	442,000	12/09/2015	221.45 / 206.06	12
	5320525	11971 E Terra DR	Stonegate	3	2.5	4	2,410	7,856	1996	539,000	522,222	500,000	12/07/2015	216.69 / 207.47	70
	5337553	11237 E Sorrel LN	Stonegate	5	4	5	3,953	13,529	1993	979,900	979,900	929,900	12/01/2015	247.89 / 235.24	60

	5344101	11862 E SORREL LN	Stonegate	3	2.5	3	1,824	5,551	1994	359,900	359,900	350,175	11/25/ 2015	197.31 / 191.98	292
	5284089	9207 N 119TH WAY	STONEGATE	4	3	5	3,297	10,878	1994	715,000	668,000	649,000	11/23/ 2015	202.61 / 196.85	132
	5328718	9390 N 115th ST	Stonegate	3	2.5	4	2,322	6,465	1994	484,900	484,900	470,000	11/16/ 2015	208.83 / 202.41	28

Prepared by Robert A.
Williams, PLC

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