

Statistical Market Analysis

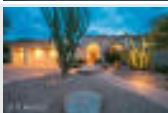
Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/ List Price	Approx SQFT	List Price Per Approx SQFT	Sold Price Per Approx SQFT	Agent Days on Market	Cumulative Days on Market
Active	15	10,348,300	0	Low	435,000	0	0.00	1,616	192.31	0.00	3	3
				Avg	689,887	0	0.00	3,103	225.42	0.00	68	74
				Med	689,000	0	0.00	3,164	224.08	0.00	69	83
				High	872,000	0	0.00	4,368	269.18	0.00	181	181
UCB (Under Contract-Backups)	3	2,105,000	0	Low	365,000	0	0.00	1,616	203.47	0.00	52	52
				Avg	701,667	0	0.00	3,187	220.86	0.00	102	102
				Med	775,000	0	0.00	3,809	225.87	0.00	85	85
				High	965,000	0	0.00	4,137	233.26	0.00	169	169
Pending	2	820,000	0	Low	345,000	0	0.00	1,616	201.02	0.00	88	88
				Avg	410,000	0	0.00	1,990	207.25	0.00	103	102
				Med	410,000	0	0.00	1,990	207.25	0.00	103	102
				High	475,000	0	0.00	2,363	213.49	0.00	118	117
Closed	41	25,725,198	24,682,380	Low	315,000	293,000	0.89	1,466	174.16	167.31	4	2
				Avg	627,444	602,009	0.96	2,865	220.74	212.21	101	112
				Med	549,900	540,000	0.96	2,466	216.91	209.54	97	105
				High	1,024,900	1,015,000	1.01	4,590	302.38	291.58	256	346
Overall	61	38,998,498	24,682,380	Low	315,000	293,000	0.89	1,466	174.16	167.31	3	2
				Avg	639,320	602,009	0.96	2,910	221.46	212.21	93	102
				Med	599,000	540,000	0.96	2,883	219.49	209.54	85	89
				High	1,024,900	1,015,000	1.01	4,590	302.38	291.58	256	346

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 '2/1/2017' and '7/31/2017'.

Active Listings

Photo	MLS #	Address	Subdivision	Bed Bth Bedrooms			SqFt Approx YR			OLP	LP SP COE		LP/ CDOM	
				Plus			Lot					SP/\$/SF		
							SqFt							
	5620950	11886 E SORREL LN	PARCEL 5 AT STONEGATE LOT 1-86 TR A-I	2	2	3	1,616	5,920	1994	435,000	435,000		269.18 / NA	46
	5600014	11825 E BELLA VISTA DR	Stonegate	3	2	3	2,466	8,649	1992	625,000	560,000		227.09 / NA	89
	5636811	11814 E BELLA VISTA DR	PARCEL 9 AT STONEGATE LOT 1-76 TR A-C	3	2	4	2,200	9,278	1991	565,000	565,000		256.82 / NA	10
	5594088	11987 E BELLA VISTA DR	Stonegate, Parcel 11	4	3	4	2,480	9,970	1994	589,900	569,900		229.8 / NA	102
	5603510	11818 E MISSION LN	STONEGATE	3	3.5	5	3,006	8,963	1992	599,000	599,000		199.27 / NA	83
	5595187	11640 E Arabian Park DR	Stonegate	3	2.5	4	2,879	12,114	1997	650,000	625,000		217.09 / NA	90

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	Lot	YR	OLP	LP	SP	COE	LP/CDOM	SP/\$/SF
						Plus			SqFt							
	5597970	11638 E APPALOOSA PL	Stonegate, Tradewinds	4	2.5	4	2,883	9,130	1994	649,500	649,500				225.29 / NA	94
	5588508	11662 E APPALOOSA PL	STONEGATE	4	3	4	3,297	9,130	1994	759,000	689,000				208.98 / NA	113
	5639705	11861 E BELLA VISTA DR	STONEGATE	4	3	5	3,164	8,731	1996	700,000	700,000				221.24 / NA	3
	5600253	11376 E APPALOOSA PL	PARCEL 1 AT STONEGATE	5	3	5	3,551	15,530	1993	750,000	740,000				208.39 / NA	38
	5630815	9274 N 113TH WAY	Stonegate, The Retreat	3	2.5	4	3,286	18,092	1996	789,900	789,900				240.38 / NA	23
	5554656	11298 E SORREL LN	Stonegate Retreat	5	4	6	4,368	13,597	1996	940,000	840,000				192.31 / NA	181
	5624081	11438 E CARON ST	Stonegate	5	4	5	3,771	18,183	1992	859,000	845,000				224.08 / NA	131
	5622158	9246 N 114TH ST	PARCEL 2B AT STONEGATE REPLAT L 1-5 8-37 39-58 A-E	5	3	6	4,006	13,110	1992	869,000	869,000				216.92 / NA	43
	5610077	11227 E APPALOOSA PL	STONEGATE	4	3	4	3,567	14,876	1994	875,000	872,000				244.46 / NA	69

UCB (Under Contract-Backups) Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	Lot	YR	OLP	LP	SP	COE	LP/CDOM	SP/\$/SF
						Plus			SqFt							
	5618215	11847 E APPALOOSA PL	STONEGATE	2	2	3	1,616	5,558	1993	369,900	365,000				225.87 / NA	52
	5560682	9073 N 115TH ST	STONEGATE	4	4.5	5	3,809	13,668	1992	829,000	775,000				203.47 / NA	169
	5602064	11276 E APPALOOSA PL	Stonegate, The Retreat	5	3	5	4,137	16,248	1994	999,977	965,000				233.26 / NA	85

Pending Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx YR	OLP	LP	SP	COE	LP/ CDOM	
						Plus	Lot SqFt						SP/\$/SF	
	5599637	9721 N 118TH WAY	PARCEL 5 AT STONEGATE LOT 1-86 TR A-I	2	2	3	1,616	7,595	1994	350,000	345,000		213.49 / NA	117
	5574296	12049 E Mission Lane CIR	STONEGATE	3	2	3	2,363	8,272	1996	500,000	475,000		201.02 / NA	88

Closed Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP	COE	LP/ CDOM	
						Plus	Lot							SP/\$/SF	
							SqFt								
	5566794	11765 E TERRA DR	STONEGATE	4	2.75	4	3,646	10,559	1993	685,000	635,000	610,000	07/ 27/ 2017	174.16 / 167.31	146
	5581988	9080 N 114TH PL	STONEGATE	4	3	4	3,800	14,135	1990	995,900	995,900	885,000	07/ 27/ 2017	262.08 / 232.89	110
	5567006	11819 E TERRA DR	STONEGATE	3	2	3	2,271	6,210	1994	562,500	549,900	540,000	07/ 20/ 2017	242.14 / 237.78	119
	5591700	11660 E TERRA DR	STONEGATE	4	3.5	4	3,888	10,750	1991	799,900	799,900	762,000	07/ 17/ 2017	205.74 / 195.99	74
	5605934	9583 N 116TH ST	STONEGATE	3	2	4	2,883	8,959	1994	575,000	535,000	525,000	07/ 11/ 2017	185.57 / 182.1	58
	5594066	11220 E PALOMINO RD	STONEGATE (THE RETREAT)	4	2.5	4	3,138	13,101	1993	749,000	719,999	700,000	07/ 05/ 2017	229.45 / 223.07	31
	5537729	11340 E APPALOOSA PL	Stonegate, The Retreat	5	3	6	3,753	14,454	1994	789,900	750,000	700,000	06/ 30/ 2017	199.84 / 186.52	192
	5560278	11838 E CAROL AVE	Stonegate	2	2	3	1,616	5,885	1993	377,700	367,500	352,000	06/ 22/ 2017	227.41 / 217.82	130
	5599982	9318 N 114TH ST	Stonegate The Regent	5	4	5	3,980	13,934	1992	989,000	989,000	970,000	06/ 15/ 2017	248.49 / 243.72	34
	5609355	9454 N 115TH ST	PARCEL 3 AT STONEGATE LOT 1-78 TR A-F	3	2	3	1,970	5,981	1994	439,900	439,900	438,000	06/ 14/ 2017	223.3 / 222.34	2

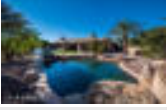
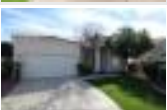
Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP	COE	LP/CDOM	SP/\$/SF
						Plus		Lot	SqFt						
	5565554	11371 E Carol AVE	Stonegate Retreat	5	2.75	5	3,617	13,530	1994	938,200	869,900	818,000	06/12/2017	240.5 / 226.15	60
	5529232	11643 E TURQUOISE AVE	STONEGATE	4	4	5	4,083	21,618	1998	1,049,000	845,000	790,000	06/09/2017	206.96 / 193.49	223
	5562988	11634 E BELLA VISTA DR	Stonegate	3	2	3	2,395	6,909	1990	544,900	544,900	534,000	05/18/2017	227.52 / 222.96	71
	5441492	9355 N 114th WAY	Stonegate	3	2.5	3	2,322	5,980	1991	469,000	489,000	475,000	05/17/2017	210.59 / 204.57	242
	5477598	9122 N 119TH ST	PARCEL 9 AT STONEGATE LOT 1-76 TR A-C	3	2	4	2,466	10,290	1994	550,000	519,000	515,000	05/09/2017	210.46 / 208.84	229
	5509649	11677 E DEL TIMBRE DR	Stonegate	5	3	5	3,888	12,182	1992	789,000	775,000	740,000	05/04/2017	199.33 / 190.33	191
	5468201	12066 E MISSION LANE CIR	STONEGATE	4	2	4	2,883	11,552	1997	585,000	549,000	525,000	05/03/2017	190.43 / 182.1	256
	5567760	11597 E Bella Vista DR	Stonegate	2	2	3	2,134	6,729	1991	450,000	450,000	415,000	04/28/2017	210.87 / 194.47	38
	5499491	9335 N 113TH WAY	Stonegate, The Retreat	3	3.5	3	3,952	12,296	1994	759,900	729,900	680,000	04/28/2017	184.69 / 172.06	269
	5569697	9194 N 115TH PL	Stonegate	3	2	3	2,394	6,903	1990	569,000	569,000	550,000	04/27/2017	237.68 / 229.74	26
	5578364	11806 E CAROL AVE	Stonegate	2	2	3	1,616	6,058	1994	412,000	412,000	412,000	04/19/2017	254.95 / 254.95	161
	5498632	11914 E DEL TIMBRE DR	STONEGATE	3	2	3	2,271	6,146	1996	480,000	475,000	446,000	04/18/2017	209.16 / 196.39	346
	5517933	9264 N 114TH ST	Stonegate	5	3	5	3,830	13,463	1992	805,000	795,000	740,000	04/17/2017	207.57 / 193.21	130
	5542437	9386 N 114TH WAY	STONEGATE	3	2	3	2,082	6,240	1992	439,000	449,000	435,000	04/07/2017	215.66 / 208.93	50

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP	COE	LP/CDOM	SP/\$/SF
						Plus		Lot							
								SqFt							
	5549506	11442 E BELLA VISTA DR	Stonegate	5	3.75	6	3,900	14,098	1992	865,000	845,000	840,000	04/07/2017	216.67 / 215.38	48
	5527682	11417 E MISSION LN	STONEGATE	5	4	5	3,898	15,130	1991	925,000	889,000	860,380	04/06/2017	228.07 / 220.72	149
	5568443	11814 E BELLA VISTA DR	STONEGATE	3	2	4	2,236	9,278	1991	479,900	485,000	441,000	04/04/2017	216.91 / 197.23	34
	5554523	9368 N 113TH WAY	PARCEL 1 AT STONEGATE	5	4	6	4,408	18,177	1996	925,000	925,000	875,000	04/03/2017	209.85 / 198.5	28
	5543309	11651 E BELLA VISTA DR	PARCEL 8B AT STONEGATE	3	2	3	2,315	6,084	1994	750,000	700,000	675,000	03/30/2017	302.38 / 291.58	83
	5550505	11207 E PALOMINO RD	PARCEL 1 AT STONEGATE	6	4.5	8	4,590	19,319	1993	1,024,900	1,024,900	1,015,000	03/24/2017	223.29 / 221.13	26
	5556470	9707 N 118TH WAY	Saddleback at Stonegate	2	2	3	1,466	7,927	1994	315,000	315,000	293,000	03/21/2017	214.87 / 199.86	46
	5554803	11830 E CAROL AVE	PARCEL 5 AT STONEGATE LOT 1-86 TR A-I	2	2	4	1,499	5,780	1994	359,000	359,000	362,000	03/15/2017	239.49 / 241.49	15
	5517840	11619 E APPALOOSA PL	Stonegate	3	2	3	2,363	8,459	1994	569,000	545,000	520,000	03/11/2017	230.64 / 220.06	97
	5510981	9238 N 119TH WAY	Stonegate, Windcrest	3	2	4	2,503	13,565	1996	599,900	585,000	570,000	03/10/2017	233.72 / 227.73	124
	5541615	9611 N 117TH ST	STONEGATE	4	2.5	4	2,883	9,173	1994	639,000	639,000	639,000	03/03/2017	221.64 / 221.64	24
	5499267	9298 N 119TH ST	Stonegate, Tamarack	3	2	4	2,271	7,685	1996	545,000	537,500	530,000	02/28/2017	236.68 / 233.38	113
	5522852	11675 E CARON ST	Stonegate	3	2	3	2,231	8,928	1996	499,000	459,000	430,000	02/24/2017	205.74 / 192.74	105
	5472046	9420 N 118TH ST	STONEGATE	3	2.5	3	2,410	6,600	1996	500,000	519,000	505,000	02/21/2017	215.35 / 209.54	139

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP	COE	LP/ CDOM	
							Plus	Lot						SP/\$/SF	
								SqFt							
	5534443	11609 E BELLA VISTA DR	Stonegate	3	2	3	2,441	7,033	1993	545,000	545,000	510,000	02/ 21/ 2017	223.27 / 208.93	60
	5498303	11663 E BELLA VISTA DR	Stonegate	3	2	3	2,278	6,055	1994	515,000	499,999	490,000	02/ 15/ 2017	219.49 / 215.1	153
	5487045	11620 E SORREL LN	STONEGATE	4	2.1	4	2,883	9,334	1994	690,000	599,000	570,000	02/ 09/ 2017	207.77 / 197.71	170

Prepared by Robert A.
Williams, PLC

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

08/01/2017
1:03 PM

© 2017 ARMLS
and FBS.
DMCA