

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	17	10,732,800	0	Low	329,000	0	0.00	1,616	176.35	0.00	4	4
				Avg	631,341	0	0.00	2,996	209.28	0.00	81	105
				Med	599,000	0	0.00	2,552	203.84	0.00	66	68
				High	1,349,000	0	0.00	5,359	251.73	0.00	281	281
UCB (Under Contract-Backups)	2	1,160,555	0	Low	285,000	0	0.00	1,616	170.24	0.00	74	74
				Avg	580,278	0	0.00	3,380	173.30	0.00	201	201
				Med	580,278	0	0.00	3,380	173.30	0.00	202	202
				High	875,555	0	0.00	5,143	176.36	0.00	329	329
Pending	4	2,522,900	0	Low	399,900	0	0.00	2,077	187.97	0.00	0	0
				Avg	630,725	0	0.00	2,905	211.07	0.00	64	64
				Med	537,500	0	0.00	2,607	207.08	0.00	74	73
				High	1,048,000	0	0.00	4,328	242.14	0.00	112	112
Closed	26	16,002,600	15,240,950	Low	340,000	335,000	0.85	1,616	172.59	158.47	4	4
				Avg	615,485	586,190	0.96	2,977	206.46	197.85	91	140
				Med	585,000	545,000	0.97	3,134	207.00	198.26	68	128
				High	1,294,000	1,100,000	1.00	5,123	252.59	235.75	310	542
Overall	49	30,418,855	15,240,950	Low	285,000	335,000	0.85	1,616	170.24	158.47	0	0
				Avg	620,793	586,190	0.96	2,994	206.46	197.85	90	124
				Med	595,000	545,000	0.97	2,820	203.84	198.26	66	96
				High	1,349,000	1,100,000	1.00	5,359	252.59	235.75	329	542

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)'; Close of Escrow Date between '8/1/2014' and '1/31/2015'.

Active Listings

MLS #	Address	Bed	Bth	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP\$/SF	CDOM
5225516	9627 N 118th WAY	2	2	1,616	5,561	1994	329,000	329,000			203.59 / NA	10
5190909	11824 E Terra DR	2	2	1,938	6,050	1994	429,900	399,900			206.35 / NA	68
5228393	11862 E SORREL LN	3	2.5	1,824	5,551	1994	419,900	419,900			230.21 / NA	4
5170155	11971 E TERRA DR	2	2.5	2,410	7,856	1996	439,000	425,000			176.35 / NA	141
5106406	9177 N 115TH PL	2	2.5	1,970	7,369	1993	449,500	429,500			218.02 / NA	281
5205042	11962 E DEL TIMBRE DR	3	2	2,259	8,128	1994	440,000	433,000			191.68 / NA	66
5218497	11597 E Bella Vista DR	2	2	2,134	6,729	1991	435,000	435,000			203.84 / NA	24
5208217	9320 N 114TH WAY	3	3	2,440	5,712	1993	475,000	475,000			194.67 / NA	175
5228037	11789 E TERRA DR	3	2	2,552	7,000	1993	599,000	599,000			234.72 / NA	5
5193702	11777 E BELLA VISTA DR	5	3.5	3,146	8,680	1991	649,900	606,000			192.63 / NA	93
5213988	11736 E DEL TIMBRE DR	3	2.5	3,028	10,731	1993	709,900	694,500			229.36 / NA	38
5227380	11288 E APPALOOSA PL	4	2.5	3,237	15,816	1995	735,000	735,000			227.06 / NA	6
5204349	9201 N 115TH ST	5	4	3,892	12,518	1993	780,000	739,000			189.88 / NA	66
5178605	11442 E BELLA VISTA DR	5	4.25	3,900	14,098	1992	799,900	750,000			192.31 / NA	227
5227500	9368 N 113TH WAY	5	4	4,424	18,177	1996	939,000	939,000			212.25 / NA	189
5178180	12209 E MISSION LN	5	4.5	4,800	36,457	1999	999,000	975,000			203.13 / NA	125
5112874	12142 E SAN VICTOR DR	6	4.5	5,359	35,284	2000	1,550,000	1,349,000			251.73 / NA	269

UCB (Under Contract-Backups) Listings

MLS #	Address	Bed	Bth	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP\$/SF	CDOM
5202062	9671 N 118TH WAY	2	2	1,616	6,500	1994	315,000	285,000			176.36 / NA	74
5081682	11393 E CAROL AVE	5	4.5	5,143	15,940	1994	1,099,000	875,555			170.24 / NA	329

Pending Listings

MLS #	Address	Bed	Bth	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
5180634	11835 E SORREL LN	3	2.5	2,077	5,875	1994	424,900	399,900			192.54 / NA	98
5209143	11585 E BELLA VISTA DR	3	2	2,394	6,608	1993	450,000	450,000			187.97 / NA	48
5221142	12104 E BELLA VISTA CIR	4	3.5	2,820	12,702	1996	625,000	625,000			221.63 / NA	0
5176449	12197 E MISSION LN	4	3.5	4,328	34,974	2000	1,048,000	1,048,000			242.14 / NA	112

Closed Listings

MLS #	Address	Bed	Bth	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
5216428	9540 N 114TH WAY	3	2	1,970	6,234	1991	449,900	449,900	445,000	01/26/2015	228.38 / 225.89	4
5207279	11324 E CAROL AVE	4	3	4,054	13,009	1994	795,000	795,000	775,000	01/26/2015	196.1 / 191.17	542
5202757	11601 E TERRA DR	3	2.5	3,346	11,625	1990	750,000	750,000	737,500	01/22/2015	224.15 / 220.41	22
5202200	11636 E TERRA DR	4	2.5	3,730	10,731	1990	775,000	775,000	750,000	01/15/2015	207.77 / 201.07	4
5199643	12168 E MISSION LN	5	4.5	5,123	35,719	1999	1,295,000	1,294,000	1,100,000	01/05/2015	252.59 / 214.72	138
5197166	11326 E DEL TIMBRE DR	4	3	3,687	12,300	1994	742,500	742,500	720,000	12/30/2014	201.38 / 195.28	59
5162247	11874 E DEL TIMBRE DR	3	2	2,271	6,385	1996	429,000	420,000	415,000	12/22/2014	184.94 / 182.74	120
5187721	11624 E CARON ST	3	3	2,333	6,384	1994	435,000	435,000	421,250	12/22/2014	186.46 / 180.56	7
5171534	9171 N 115TH ST	4	3.5	4,006	12,518	1992	769,900	769,900	730,000	12/18/2014	192.19 / 182.23	232
5186104	11430 E PALOMINO RD	3	2.5	2,694	13,701	1992	575,000	575,000	555,000	12/04/2014	213.44 / 206.01	25
5164364	9084 N 115TH PL	3	2	2,241	7,853	1991	495,000	479,000	462,000	12/02/2014	213.74 / 206.16	96
5114582	9274 N 113TH WAY	3	2.5	3,286	18,092	1996	739,900	709,900	672,600	11/13/2014	216.04 / 204.69	171
5112804	9745 N 113TH WAY	4	3.5	4,301	13,211	1994	969,000	948,900	900,000	11/13/2014	220.62 / 209.25	148
5037998	11286 E SORREL LN	3	2.5	3,376	13,073	1994	700,000	595,000	535,000	10/30/2014	176.24 / 158.47	146
5030094	12116 E BELLA VISTA CIR	3	2	2,363	13,045	1996	514,900	449,900	443,000	10/02/2014	190.39 / 187.47	281
5123280	9369 N 115TH ST	2	2	1,733	6,052	1992	400,000	375,000	372,600	09/25/2014	216.39 / 215	24
5098936	12041 E MISSION LN	3	2.5	2,983	8,652	1994	550,000	550,000	495,000	09/19/2014	184.38 / 165.94	135
5140427	9383 N 118TH PL	3	2	2,259	7,561	1994	439,900	429,900	419,000	09/18/2014	190.31 / 185.48	75
5013541	9207 N 119TH WAY	4	3	3,297	10,878	1994	695,000	679,900	645,000	09/12/2014	206.22 / 195.63	310
5125143	11438 E PALOMINO RD	5	4.5	3,910	15,598	1992	719,900	724,900	720,000	09/08/2014	185.4 / 184.14	447
5132630	9668 N 118TH PL	3	2.5	1,824	7,823	1994	450,000	450,000	430,000	09/05/2014	246.71 / 235.75	160
5064729	9540 N 114TH WAY	3	2	1,970	6,234	1991	395,000	340,000	340,000	08/28/2014	172.59 / 172.59	182
5136569	9172 N 117TH WAY	3	2	2,116	8,582	1991	500,000	500,000	485,000	08/11/2014	236.29 / 229.21	24
5137926	11855 E APPALOOSA PL	2	2	1,616	5,561	1994	349,900	349,900	335,000	08/06/2014	216.52 / 207.3	6
5047501	9764 N 116th ST	5	3	3,297	11,203	1994	669,500	649,000	613,000	08/04/2014	196.85 / 185.93	191
5091781	11236 E CAROL AVE	4	4	3,609	13,483	1993	795,000	765,000	725,000	08/04/2014	211.97 / 200.89	91

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