

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	19	13,500,297	0	Low	325,000	0	0.00	1,616	192.17	0.00	1	1
				Avg	710,542	0	0.00	3,028	232.30	0.00	73	90
				Med	695,000	0	0.00	3,249	217.76	0.00	51	54
				High	1,099,000	0	0.00	4,021	303.26	0.00	281	343
UCB (Under Contract-Backups)	2	1,328,000	0	Low	429,000	0	0.00	1,824	224.64	0.00	16	15
				Avg	664,000	0	0.00	2,913	229.92	0.00	43	42
				Med	664,000	0	0.00	2,913	229.92	0.00	43	42
				High	899,000	0	0.00	4,002	235.20	0.00	70	70
Pending	1	519,500	0	Low	519,500	0	0.00	2,375	218.74	0.00	9	9
				Avg	519,500	0	0.00	2,375	218.74	0.00	9	9
				Med	519,500	0	0.00	2,375	218.74	0.00	9	9
				High	519,500	0	0.00	2,375	218.74	0.00	9	9
Closed	28	15,628,021	15,167,175	Low	319,900	315,000	0.90	1,616	168.67	163.69	2	2
				Avg	558,144	541,685	0.97	2,672	209.01	202.72	80	93
				Med	492,450	460,000	0.97	2,386	210.08	203.47	49	66
				High	979,900	929,900	1.01	3,983	251.92	241.23	428	428
Overall	50	30,975,818	15,167,175	Low	319,900	315,000	0.90	1,616	168.67	163.69	1	1
				Avg	619,516	541,685	0.97	2,811	218.89	202.72	74	88
				Med	610,500	460,000	0.97	2,552	216.49	203.47	50	58
				High	1,099,000	929,900	1.01	4,021	303.26	241.23	428	428

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 '7/1/2015' and '12/31/2015'.

Active 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	325,000			201.11 / NA	46
	5334778	9565 N 118TH WAY	Stonegate	2	2	2	1,616	5,250	1994	360,000	335,000			207.3 / NA	108
	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	351,900			217.76 / NA	343
	5356222	9320 N 114TH WAY	Stonegate, Belcourt	3	2.5	4	2,440	5,712	1993	474,900	468,900			192.17 / NA	62
	5377291	12035 E BELLA VISTA DR	Stonegate	3	2	3	2,297	9,098	1996	500,000	500,000			217.68 / NA	1
	5353893	9112 N 115th WAY	Stonegate	3	2	3	2,241	9,583	1993	539,900	539,000			240.52 / NA	50
	5318607	11818 E MISSION LN	PARCEL 9 AT STONEGATE LOT 1-76 TR A-C	3	3.5	5	3,006	8,963	1992	625,000	615,000			204.59 / NA	145
	5256211	9489 N 115TH ST	Stonegate, Belcourt	3	2.5	4	2,322	5,963	1991	655,000	635,000			273.47 / NA	281

	5362707	9667 N 117TH WAY	Stonegate	4	3.5	5	3,249	13,513	1998	689,000	689,000			212.07 / NA	48
	5375767	11430 E PALOMINO RD	Stonegate	3	2.5	3	2,694	13,701	1992	695,000	695,000			257.98 / NA	9
	5358945	11629 E DEL TIMBRE DR	STONEGATE, The Vintage	5	4	5	3,888	10,974	1992	784,900	784,900			201.88 / NA	54
	5337499	11212 E CAROL AVE	STONEGATE	5	4	6	3,828	17,854	1993	829,000	799,997			208.99 / NA	102
	5299618	9264 N 114TH ST	Stonegate Regent	5	3	5	3,830	13,463	1992	849,000	829,000			216.45 / NA	189
	5341490	11418 E MISSION LN	Stonegate, The Regent	5	3	6	4,014	14,909	1991	899,900	899,900			224.19 / NA	93
	5359191	11251 E APPALOOSA PL	STONEGATE	5	4	5	4,021	16,301	1994	925,000	925,000			230.04 / NA	56
	5363605	9105 N 115th ST	Stonegate - The Reserve	5	4	5	3,721	12,862	1991	973,700	973,700			261.68 / NA	45
	5367861	11457 E BELLA VISTA DR	Stonegate Reserve	4	3.5	5	3,612	12,882	1991	985,000	985,000			272.7 / NA	32
	5361274	9201 N 115TH ST	Stonegate	5	4	5	3,892	12,518	1993	1,050,000	1,050,000			269.78 / NA	51
	5377316	9080 N 114TH PL	PARCEL 2A AT STONEGATE	4	3	4	3,624	14,135	1990	1,099,000	1,099,000			303.26 / NA	1

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
	5352887	9712 N 118TH PL	STONEGATE, Saddleback	3	2.5	3	1,824	7,828	1994	439,000	429,000			235.2 / NA	70
	5374261	9252 N 113TH WAY	Stonegate, The Retreat	5	3.5	5	4,002	15,382	1994	899,000	899,000			224.64 / NA	15

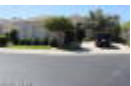
Pending Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP\$/SF	CDOM
	5360639	9041 N 116TH WAY	STONEGATE	3	2	3	2,375	6,492	1994	519,500	519,500			218.74 / NA	9

Closed 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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	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
	5330822	11645 E DEL TIMBRE DR	STONEGATE	4	3	5	3,888	10,824	1991	750,000	750,000	741,000	10/16/2015	192.9 / 190.59	170
	5296327	9484 N 114th WAY	Stonegate, Belcourt	2	2	2	1,848	6,235	1993	389,900	389,900	389,900	09/30/2015	210.98 / 210.98	104
	5324551	9611 N 117TH WAY	STONEGATE	4	3	4	3,227	18,197	1998	675,000	675,000	660,000	09/15/2015	209.17 / 204.52	2
	5303514	9668 N 118TH PL	STONEGATE PARCEL 5 AT LOT 1-86 TR A-I	3	2.5	3	1,824	7,823	1994	459,500	459,500	440,000	09/01/2015	251.92 / 241.23	5
	5306058	9946 N 117th PL	Stonegate	4	2.5	4	2,664	14,000	1996	632,000	632,000	632,000	08/17/2015	237.24 / 237.24	38
	5307042	11822 E CAROL AVE	STONEGATE	2	2	3	1,616	5,781	1992	319,900	319,900	315,000	08/12/2015	197.96 / 194.93	14
	5277830	11635 E APPALOOSA PL	Stonegate	3	2	3	2,363	8,616	1994	525,000	500,000	450,000	08/12/2015	211.6 / 190.44	30
	5287713	9502 N 115TH ST	PARCEL 3 AT STONEGATE LOT 1-78 TR A-F	3	2.5	3	2,322	5,918	1993	443,000	443,000	418,000	08/07/2015	190.78 / 180.02	43
	5233401	11927 E DEL TIMBRE DR	Stonegate, Tamarack	2	2.5	3	2,410	5,940	1996	425,000	406,500	394,500	07/31/2015	168.67 / 163.69	134
	5296662	11847 E APPALOOSA PL	Stonegate, Saddleback	2	2	3	1,616	5,558	1993	349,900	349,900	340,000	07/27/2015	216.52 / 210.4	24
	5193702	11777 E BELLA VISTA DR	Stonegate, Windemere	5	3.5	8	3,146	8,680	1991	649,900	606,000	580,000	07/23/2015	192.63 / 184.36	213
	5276975	11425 E MISSION LN	STONEGATE - REGENT	5	4.5	5	3,482	15,557	1992	769,000	750,000	737,500	07/22/2015	215.39 / 211.8	29

	5296471	9112 N 115TH WAY	STONEGATE	3	2	3	2,241	9,583	1993	399,900	399,900	391,000	07/17/2015	178.45 / 174.48	73
	5257212	11962 E DEL TIMBRE DR	STONEGATE	3	2	3	2,259	8,128	1994	417,500	409,900	400,000	07/15/2015	181.45 / 177.07	202
	5289487	11414 E CARON ST	PARCEL 2B AT STONEGATE REPLAT L 1-5 8-37 39-58 A-E	4	3.5	6	3,531	13,824	1992	774,900	774,900	784,900	07/15/2015	219.46 / 222.29	14
	5258907	11795 E TERRA DR	STONEGATE	2	2	2	1,938	6,151	1994	445,000	419,900	419,900	07/10/2015	216.67 / 216.67	71
	5213988	11736 E DEL TIMBRE DR	STONEGATE, THE VINTAGE	3	2.5	3	3,028	10,731	1993	709,900	674,900	670,000	07/10/2015	222.89 / 221.27	164
	5253729	9568 N 114th WAY	STONEGATE PARCEL 3 AT STO	3	2	4	1,825	5,731	1993	439,000	419,899	415,900	07/07/2015	230.08 / 227.89	110
	5236940	11219 E PALOMINO RD	STONEGATE - Retreat	5	4	6	3,983	13,085	1995	795,000	779,000	750,000	07/06/2015	195.58 / 188.3	73
	5106406	9177 N 115TH PL	Stonegate (Heritage Court)	2	2.5	3	1,970	7,369	1993	449,500	410,000	377,500	07/03/2015	208.12 / 191.62	428

Prepared by Robert A. Williams, PLC

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