

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	14	9,531,300	0	Low	459,000	0	0.00	1,888	201.40	0.00	4	4
				Avg	680,807	0	0.00	2,966	228.68	0.00	99	98
				High	1,225,000	0	0.00	4,815	256.58	0.00	335	335
UCB (Under Contract-Backups)	3	2,244,900	0	Low	450,000	0	0.00	1,970	220.77	0.00	5	5
				Avg	748,300	0	0.00	3,274	228.73	0.00	81	144
				High	899,900	0	0.00	4,054	237.00	0.00	211	218
Pending	5	3,564,400	0	Low	528,000	0	0.00	2,231	228.37	0.00	1	1
				Avg	712,880	0	0.00	2,932	242.38	0.00	22	56
				High	1,098,500	0	0.00	4,482	254.00	0.00	61	196
Closed	37	23,752,800	22,855,800	Low	339,900	330,000	0.89	1,616	177.98	163.69	8	7
				Avg	641,968	617,724	0.96	2,820	228.78	220.38	97	104
				High	1,385,000	1,335,000	1.00	4,962	287.71	276.98	357	357
Overall	59	39,093,400	22,855,800	Low	339,900	330,000	0.89	1,616	177.98	163.69	1	1
				Avg	662,600	617,724	0.96	2,887	229.90	220.38	90	101
				High	1,385,000	1,335,000	1.00	4,962	287.71	276.98	357	357

Selection Criteria for Comparable Properties

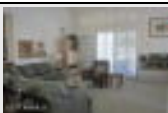
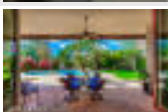
Search Parameters: Property type Residential; Inside Stonegate of Stonegate; Status of 'Active', 'Closed', 'Pending','CCBS (Contract Contingent on Buyer Sale)'; UCB (Under Contract-Backups)'; Close of Escrow Date between '11/1/2017' and '4/30/2018'.

Active Listings

Photo	MLS #	Address	Subdivision	Bed		Bth	Bedrooms	SqFt	Approx YR		OLP	LP SP COE		LP/ CDOM		
																SP/\$/SF
	5686927	9605 N 118TH WAY	STONEGATE	2	2.5		3	2,210	5,250	1994	476,500	459,000			207.69 / NA	171
	5757650	11659 E CARON ST	PARCEL 8B AT STONEGATE	2	2		2	1,888	6,684	1994	475,000	475,000			251.59 / NA	4
	5746306	11919 E DEL TIMBRE DR	PARCEL 10 AT STONEGATE	3	2		3	2,271	5,940	1996	495,000	485,000			213.56 / NA	27
	5741262	9690 N 118th PL	STONEGATE	3	2.5		4	2,199	7,829	1994	499,000	489,000			222.37 / NA	39
	5703964	11946 E DEL TIMBRE DR	PARCEL 10 AT STONEGATE	3	2.5		3	2,410	6,054	1996	519,500	509,900			211.58 / NA	117
	5675406	9048 N 115TH PL	STONEGATE	3	2		3	2,241	7,155	1991	575,000	575,000			256.58 / NA	196
	5754605	9077 N 116TH WAY	STONEGATE	3	2		4	2,375	7,064	1994	575,000	575,000			242.11 / NA	11

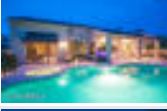
Photo	MLS #	Address	Subdivision	Bed		Bth	Bedrooms	SqFt	Approx YR	OLP	LP	SP	COE	LP/ CDOM		
														Plus	Lot SqFt	SP/\$/SF
	5588508	11662 E APPALOOSA PL	STONEGATE	4	3		4	3,297	9,130	1994	759,000	664,000			201.4 / NA	335
	5718126	9612 N 117TH WAY	STONEGATE	4	3		4	3,041	12,290	1997	699,900	669,900			220.29 / NA	88
	5714799	9667 N 117TH WAY	Stonegate	5	3.5		5	3,249	13,513	1998	680,000	677,500			208.53 / NA	95
	5728256	9719 N 113TH WAY	Stonegate	5	4		5	3,710	12,912	1994	925,000	879,000			236.93 / NA	66
	5751621	12125 E MISSION LN	PARCEL 12 AT STONEGATE	4	3.5		5	3,641	36,968	1996	899,000	899,000			246.91 / NA	18
	5740411	9227 N 113th WAY	Stonegate, The Retreat	5	4.5		5	4,171	14,141	1994	949,000	949,000			227.52 / NA	40
	5686943	11267 E PALOMINO RD	STONEGATE PARCEL 1 LOT 69	4	5		6	4,815	17,619	1996	1,279,000	1,225,000			254.41 / NA	171

UCB (Under Contract-Backups) Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx YR	OLP	LP	SP	COE	LP/ CDOM	
						Plus	Lot SqFt						SP/\$/SF	
	5667962	9148 N 115TH WAY	Stonegate, Heritage Court	3	2	3	1,970	7,186	1994	465,000	450,000		228.43 / NA	211
	5745464	11393 E SORREL LN	STONEGATE	4	4	5	4,054	14,535	1995	895,000	895,000		220.77 / NA	218
	5757495	11255 E PALOMINO RD	PARCEL 1 AT STONEGATE	4	3.5	4	3,797	14,550	1994	899,900	899,900		237 / NA	5

Pending Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx YR	OLP	LP	SP	COE	LP/ CDOM	
						Plus	Lot						SP/\$/SF	
							SqFt							
	5711926	9177 N 119TH ST	PARCEL 9 AT STONEGATE LOT 1-76 TR A-C	3	2	3	2,312	9,523	1993	528,000	528,000		228.37 / NA	61

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP	COE	LP/ CDOM
						Plus		Lot						SP/\$/SF
								SqFt						
	5734393	11675 E CARON ST	STONEGATE	3	2	3	2,231	8,928	1996	539,900	539,900			242 / NA 196
	5728889	11632 E SORREL LN	STONEGATE	3	2.5	4	2,883	9,355	1994	699,000	699,000			242.46 / NA 20
	5733968	11879 E MISSION LN	Stonegate, Windemere	4	2.5	4	2,752	8,998	1993	699,000	699,000			254 / NA 4
	5737605	9297 N 115TH ST	Stonegate, The Reserve	4	3.5	5	4,482	14,932	1998	1,098,500	1,098,500			245.09 / NA 1

Closed Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP	COE	LP/ CDOM
						Plus		Lot						SP/\$/SF
								SqFt						
	5712822	9159 N 119TH ST	Stonegate	4	3	5	3,164	8,823	1992	769,000	759,000	739,000	04/30/2018	239.89 / 233.57 98
	5727675	9383 N 114th WAY	Stonegate	2	2	2	1,733	6,736	1992	525,000	498,500	480,000	04/26/2018	287.65 / 276.98 38
	5695606	9768 N 117TH WAY	STONEGATE	4	3	4	2,874	12,302	1998	699,000	650,000	640,000	04/26/2018	226.17 / 222.69 105
	5721795	9335 N 113TH WAY	PARCEL 1 AT STONEGATE THE RETREAT	4	4	4	3,952	12,296	1994	999,900	998,650	980,000	04/26/2018	252.69 / 247.98 61
	5665154	11321 E SORREL LN	STONEGATE	4	4	6	3,760	13,285	1994	949,000	899,900	850,000	04/25/2018	239.34 / 226.06 211
	5726763	11329 E APPALOOSA PL	STONEGATE	4	4	5	3,929	13,153	1996	895,000	895,000	880,000	04/16/2018	227.79 / 223.98 52
	5656177	12129 E SAN SIMEON DR	Stonegate	5	3.5	6	4,962	35,059	2005	1,500,000	1,385,000	1,335,000	04/12/2018	279.12 / 269.04 203
	5693731	9372 N 114TH WAY	Stonegate	2	2	2	1,733	6,241	1992	449,900	439,900	420,000	04/11/2018	253.84 / 242.35 108

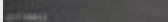
Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt Approx YR			OLP	LP	SP COE	LP/ CDOM		
							Plus	Lot	Sf				SP/\$/SF		
															SqFt
	5680725	9207 N 119th WAY	Stonegate	4	3	5	3,297	10,878	1994	769,000	714,000	687,000	04/11/2018	216.56 / 208.37	164
	5707188	9369 N 114TH WAY	PARCEL 3 AT STONEGATE LOT 1-78 TR A-F	3	2	3	2,035	5,980	1991	464,900	454,900	425,000	04/05/2018	223.54 / 208.85	58
	5718065	9191 N 117TH WAY	Stonegate	3	2.5	3	2,148	9,368	1992	618,000	618,000	590,000	03/30/2018	287.71 / 274.67	53
	5717246	9299 N 113TH WAY	Stonegate	5	3	5	4,109	12,302	1994	875,000	875,000	830,000	03/22/2018	212.95 / 202	49
	5725042	11753 E BELLA VISTA DR	PARCEL 9 AT STONEGATE LOT 1-76 TR A-C	4	3.5	4	2,837	13,219	1990	724,900	724,900	724,900	03/21/2018	255.52 / 255.52	7
	5708725	9167 N 116TH WAY	Stonegate, Timarron	3	2	3	2,278	6,157	1994	505,000	505,000	490,000	03/12/2018	221.69 / 215.1	12
	5720659	11644 E DEL TIMBRE DR	STONEGATE	3	2.5	3	3,098	10,122	1993	610,000	610,000	575,000	03/12/2018	196.9 / 185.6	33
	5725776	11620 E SORREL LN	STONEGATE	4	2.5	4	2,883	9,334	1994	689,000	750,000	750,000	03/07/2018	260.15 / 260.15	11
	5689001	11873 E BELLA VISTA DR	STONEGATE PARCEL 9 LOT 1-76 TR A-C	4	3	5	3,164	8,424	1993	699,000	685,000	665,000	03/05/2018	216.5 / 210.18	110
	5554656	11298 E SORREL LN	Stonegate Retreat	5	4	6	4,368	13,597	1996	940,000	799,000	715,000	02/26/2018	182.92 / 163.69	357
	5645426	11839 E DEL TIMBRE DR	PARCEL 10 AT STONEGATE	2	2	2	1,938	6,555	1994	435,000	399,900	385,000	02/23/2018	206.35 / 198.66	206
	5702353	11947 E TERRA DR	PARCEL 10 AT STONEGATE & PT TR B PAR 11 SG REPLAT	3	2	3	2,271	6,879	1996	509,000	509,000	495,000	02/22/2018	224.13 / 217.97	40
	5684093	9147 N 119TH ST	Stonegate	3	2	4	2,727	9,395	1992	624,000	624,000	624,000	02/16/2018	228.82 / 228.82	59

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP COE	LP/ CDOM		
						Plus		Lot					SP/\$/SF		
							SqFt								
	5667679	11597 E BELLA VISTA DR	Stonegate	3	2	3	2,150	6,729	1991	569,900	554,650	540,000	02/14/2018	257.98 / 251.16	113
	5711811	11656 E CARON ST	PARCEL 10 AT STONEGATE & PT TR B PAR 11 SG REPLAT	3	2	3	2,271	6,879	1996	519,900	519,900	505,000	02/12/2018	228.93 / 222.37	8
	5674636	11887 E DEL TIMBRE DR	STONEGATE	3	2.5	3	2,410	6,858	1996	524,900	519,900	505,000	01/31/2018	215.73 / 209.54	103
	5659626	9093 N 119TH ST	STONEGATE	4	3	5	3,164	9,347	1992	650,000	599,000	550,000	01/29/2018	189.32 / 173.83	139
	5672726	9087 N 115TH PL	STONEGATE	3	2	3	1,982	8,078	1993	449,500	449,500	400,000	01/16/2018	226.79 / 201.82	77
	5683555	11890 E DEL TIMBRE DR	Stonegate, Tamarack	3	2	3	2,271	6,401	1996	509,000	499,500	490,000	01/16/2018	219.95 / 215.76	60
	5603510	11818 E MISSION LN	STONEGATE	3	3.5	5	3,006	8,963	1992	599,000	535,000	522,500	12/29/2017	177.98 / 173.82	217
	5691798	11886 E SORREL LN	Stonegate	2	2	3	1,616	5,920	1994	392,000	392,000	389,000	12/28/2017	242.57 / 240.72	190
	5655742	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	825,000	825,000	810,000	12/15/2017	205.94 / 202.2	154
	5677447	9695 N 117TH WAY	Stonegate, Stonecreek	4	2.5	4	3,087	13,515	1996	739,900	739,900	710,000	12/05/2017	239.68 / 230	20
	5600014	11825 E BELLA VISTA DR	Stonegate	3	2	4	2,466	8,649	1992	625,000	535,000	498,000	11/30/2017	216.95 / 201.95	187
	5624081	11438 E CARON ST	Stonegate	5	4	5	3,771	18,183	1992	859,000	829,000	756,600	11/28/2017	219.84 / 200.64	241
	5655128	11879 E APPALOOSA PL	STONEGATE	3	2	3	1,616	5,410	1994	370,000	365,000	360,000	11/27/2017	225.87 / 222.77	53

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP	COE	LP/ CDOM	
							Plus	Lot						SP/\$/SF	
								SqFt							
	5649430	11646 E CAROL AVE	STONEGATE	2	2.5	3	2,480	10,788	1994	575,000	575,000	560,000	11/ 21/ 2017	231.85 / 225.81	77
	5639705	11861 E BELLA VISTA DR	STONEGATE	4	3	5	3,164	8,731	1996	700,000	679,900	649,800	11/ 17/ 2017	214.89 / 205.37	123
	5642092	11844 E Purdue AVE	STONEGATE	2	2	3	1,616	8,851	1994	359,900	339,900	330,000	11/ 09/ 2017	210.33 / 204.21	80

Prepared by Robert A.
Williams, PLC

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
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