

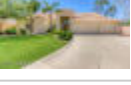
Statistical Market Analysis

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	21	14,988,794	0	Low	439,000	0	0.00	2,082	187.22	0.00	0	0
				Avg	713,752	0	0.00	3,284	218.56	0.00	88	103
				Med	739,900	0	0.00	3,753	210.85	0.00	84	96
				High	940,000	0	0.00	4,408	313.17	0.00	246	312
UCB (Under Contract-Backups)	5	3,094,399	0	Low	439,500	0	0.00	1,616	219.49	0.00	9	9
				Avg	618,880	0	0.00	2,686	234.35	0.00	83	81
				Med	545,000	0	0.00	2,441	223.29	0.00	107	97
				High	1,024,900	0	0.00	4,590	271.97	0.00	138	138
Pending	3	1,695,500	0	Low	519,000	0	0.00	2,271	215.35	0.00	24	24
				Avg	565,167	0	0.00	2,521	224.56	0.00	92	92
				Med	537,500	0	0.00	2,410	221.64	0.00	113	113
				High	639,000	0	0.00	2,883	236.68	0.00	139	139
Closed	23	13,065,040	12,578,180	Low	375,000	367,000	0.90	1,616	179.89	174.27	5	5
				Avg	568,045	546,877	0.96	2,587	220.91	212.91	101	115
				Med	499,000	479,300	0.97	2,271	224.95	217.50	105	112
				High	899,900	850,000	1.00	4,044	263.48	259.95	377	376
Overall	52	32,843,733	12,578,180	Low	375,000	367,000	0.90	1,616	179.89	174.27	0	0
				Avg	631,610	546,877	0.96	2,874	221.46	212.91	93	105
				Med	568,225	479,300	0.97	2,454	219.35	217.50	97	102
				High	1,024,900	850,000	1.00	4,590	313.17	259.95	377	376

Selection Criteria for Comparable Properties

Specified listings from the following search: 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 '8/1/2016' and '1/31/2017'.

Active Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/ SP/\$/SF	CDOM
	5542437	9386 N 114TH WAY	PARCEL 3 AT STONEGATE LOT 1-78 TR A-F	3	2	3	2,082	6,240	1992	439,000	439,000			210.85 / NA	21
	5522852	11675 E CARON ST	Stonegate	3	2	3	2,231	8,928	1996	499,000	459,000			205.74 / NA	84
	5498632	11914 E DEL TIMBRE DR	STONEGATE	3	2	3	2,271	6,146	1996	480,000	475,000			209.16 / NA	312
	5552802	11634 E BELLA VISTA DR	STONEGATE HERITAGE COURT	3	2	3	2,395	6,909	1990	524,994	524,994			219.2 / NA	5
	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	535,000			216.95 / NA	177
	5517840	11619 E APPALOOSA PL	Stonegate	3	2	3	2,363	8,459	1994	569,000	545,000			230.64 / NA	96
	5468201	12066 E MISSION LANE CIR	STONEGATE	3	2	4	2,883	11,552	1997	585,000	560,000			194.24 / NA	208
	5487045	11620 E SORREL LN	STONEGATE	4	2.1	4	2,883	9,334	1994	690,000	599,000			207.77 / NA	164
	5504523	9667 N 117TH WAY	STONEGATE	4	3.5	5	3,249	13,513	1998	685,000	685,000			210.83 / NA	124

	5543309	11651 E BELLA VISTA DR	PARCEL 8B AT STONEGATE	3	2	3	2,315	6,084	1994	750,000	725,000			313.17 / NA	26
	5499491	9335 N 113TH WAY	Stonegate, The Retreat	3	3.5	3	3,952	12,296	1994	759,900	739,900			187.22 / NA	210
	5509649	11677 E DEL TIMBRE DR	Stonegate	5	3	5	3,888	12,182	1992	789,000	789,000			202.93 / NA	113
	5537729	11340 E APPALOOSA PL	Stonegate, The Retreat	5	3	6	3,753	14,454	1994	789,900	789,900			210.47 / NA	44
	5517933	9264 N 114TH ST	Stonegate	5	3	5	3,830	13,463	1992	805,000	799,000			208.62 / NA	96
	5549506	11442 E BELLA VISTA DR	Stonegate	5	3.75	6	3,900	14,098	1992	865,000	865,000			221.79 / NA	12
	5450535	11728 E TURQUOISE AVE	PARCEL 13 AT STONEGATE REPLAT	4	3.5	4	3,965	14,000	1997	975,000	875,000			220.68 / NA	246
	5550731	11438 E CARON ST	Stonegate- The Regent	5	4	5	3,771	18,183	1992	895,000	895,000			237.34 / NA	9
	5527682	11417 E MISSION LN	STONEGATE	5	4	5	3,898	15,130	1991	925,000	899,000			230.63 / NA	127
	5529232	11643 E TURQUOISE AVE	STONEGATE	4	4	5	4,083	21,618	1998	1,049,000	925,000			226.55 / NA	94
	5554523	9368 N 113TH WAY	PARCEL 1 AT STONEGATE	5	4	6	4,408	18,177	1996	925,000	925,000			209.85 / NA	0
	5554656	11298 E SORREL LN	Stonegate Retreat	5	4	6	4,368	13,597	1996	940,000	940,000			215.2 / NA	0

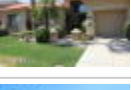
UCB (Under Contract-Backups) Listings

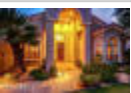
Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/ SP/\$/SF	CDOM
	5517315	11806 E CAROL AVE	STONEGATE	2	2	3	1,616	6,058	1994	449,500	439,500			271.97 / NA	97
	5498303	11663 E BELLA VISTA DR	Stonegate	3	2	3	2,278	6,055	1994	515,000	499,999			219.49 / NA	138
	5534443	11609 E BELLA VISTA DR	Stonegate	3	2	3	2,441	7,033	1993	545,000	545,000			223.27 / NA	54
	5510981	9238 N 119TH WAY	Stonegate, Windcrest	3	2	4	2,503	13,565	1996	599,900	585,000			233.72 / NA	111
	5550505	11207 E PALOMINO RD	PARCEL 1 AT STONEGATE	6	4.5	8	4,590	19,319	1993	1,024,900	1,024,900			223.29 / NA	9

Pending Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
	5472046	9420 N 118TH ST	STONEGATE	3	2.5	3	2,410	6,600	1996	500,000	519,000			215.35 / NA	139
	5499267	9298 N 119TH ST	Stonegate, Tamarack	3	2	4	2,271	7,685	1996	545,000	537,500			236.68 / NA	113
	5541615	9611 N 117TH ST	STONEGATE	4	2.5	4	2,883	9,173	1994	639,000	639,000			221.64 / NA	24

Closed Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
	5473356	11622 E CAROL AVE	STONEGATE	3	2	3	2,363	10,343	1994	479,900	479,900	475,000	01/18/2017	203.09 / 201.02	159
	5525450	11872 E TERRA DR	STONEGATE	3	2.5	3	2,410	6,462	1994	549,900	549,900	542,500	12/29/2016	228.17 / 225.1	66
	5500617	11816 E TERRA DR	STONEGATE, Tamarack	2	2	2	1,938	8,586	1994	469,900	469,900	454,000	12/19/2016	242.47 / 234.26	9
	5468513	11286 E SORREL LN	STONEGATE	3	2.5	4	3,376	13,073	1994	825,000	799,900	795,000	12/12/2016	236.94 / 235.49	99
	5479553	9212 N 115TH PL	Stonegate	3	2	3	2,241	6,877	1990	495,900	486,000	479,000	11/17/2016	216.87 / 213.74	106
	5502144	11256 E PALOMINO RD	PARCEL 1 AT STONEGATE	4	3.75	5	3,499	13,441	1994	850,000	850,000	825,000	11/04/2016	242.93 / 235.78	5
	5389888	11739 E TURQUOISE AVE	STONEGATE	4	3.5	4	3,191	13,840	1998	759,900	623,000	620,000	10/31/2016	195.24 / 194.3	278
	5454545	11712 E DEL TIMBRE DR	PARCEL 6/7 AT STONEGATE	4	2	4	2,737	12,783	1992	650,000	630,000	620,000	10/27/2016	230.18 / 226.53	142
	5456200	11349 E CAROL AVE	Stonegate	5	3.5	5	4,044	13,530	1994	749,802	727,490	710,000	10/21/2016	179.89 / 175.57	376
	5481767	11818 E Del Timbre DR	Stonegate	3	2	3	2,271	7,115	1996	500,000	479,900	460,500	10/17/2016	211.32 / 202.77	52
	5497232	9428 N 115TH PL	PARCEL 3 AT STONEGATE LOT 1-78 TR A-F	3	2	3	1,970	7,439	1991	445,000	445,000	430,000	10/14/2016	225.89 / 218.27	31
	5458672	11457 E BELLA VISTA DR	Stonegate, The Reserve	3	3.5	4	3,612	12,882	1991	899,900	899,900	850,000	10/14/2016	249.14 / 235.33	305
	5489412	11826 E Del Timbre DR	STONEGATE	3	2	3	2,271	7,426	1994	565,000	570,500	570,500	10/10/2016	251.21 / 251.21	8
	5470635	11787 E TERRA DR	STONEGATE	2	2.5	2	2,000	11,213	1994	449,900	449,900	435,000	10/06/2016	224.95 / 217.5	58

	5442297	11835 E MISSION LN	PARCEL 9 AT STONEGATE LOT 1-76 TR A-C	3	2	4	2,148	9,153	1994	575,950	565,950	558,380	10/03/2016	263.48 / 259.95	137
	5489965	11819 E TERRA DR	STONEGATE	3	2	3	2,271	6,210	1994	449,000	449,000	427,000	09/21/2016	197.71 / 188.02	11
	5477788	9191 N 117TH WAY	STONEGATE	3	2	3	2,148	9,368	1992	499,000	499,000	479,300	09/16/2016	232.31 / 223.14	112
	5477249	11417 E MISSION LN	PARCEL 2B AT STONEGATE REPLAT L 1-5 8-37 39-58 A-E	5	4	5	3,898	15,130	1991	799,800	775,000	700,000	09/14/2016	198.82 / 179.58	46
	5413771	11709 E TERRA DR	Stonegate	3	2	3	2,843	9,505	1993	614,900	599,900	540,000	08/25/2016	211.01 / 189.94	131
	5434903	9526 N 118TH ST	STONEGATE	2	2	3	1,616	6,545	1992	430,000	375,000	367,000	08/24/2016	232.05 / 227.1	119
	5411400	9476 N 115TH PL	Stonegate, Belcourt	3	2	3	1,970	6,466	1991	440,000	425,000	400,000	08/24/2016	215.74 / 203.05	158
	5427393	11872 E TERRA DR	STONEGATE	3	2.5	3	2,410	6,462	1994	495,000	449,900	420,000	08/22/2016	186.68 / 174.27	131
	5431406	11826 E DEL TIMBRE DR	PARCEL 10 AT STONEGATE	3	2	3	2,271	7,426	1994	499,000	465,000	420,000	08/18/2016	204.76 / 184.94	119

Prepared by Robert A. Williams, PLC

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