

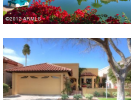
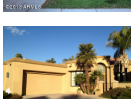
Statistical Market Analysis

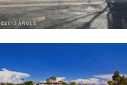
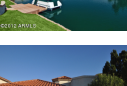
Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/ List Price	Approx SQFT	List Price Per Approx SQFT	Sold Price Per Approx SQFT	Agent Days On Market	Cumulative Days On Market
Closed	107	48,277,136	46,000,000	Low Avg High	85,000 451,188 1,350,000	80,000 429,907 1,250,000	0.58 0.95 1.04	620 2,143 5,193	106.06 206.75 462.17	105.62 196.91 427.94	0 78 464	0 84 464
Overall	107	48,277,136	46,000,000	Low Avg High	85,000 451,188 1,350,000			620 2,143 5,193	106.06 206.75 462.17		0 78 464	0 84 464

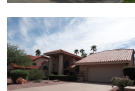
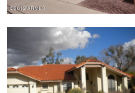
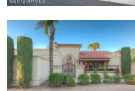
Selection Criteria for Comparable Properties

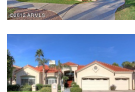
Specified listings from the following search: Property type Residential; Inside Scottsdale Ranch of Scottsdale Ranch; Status of 'Closed'; Close of Escrow Date between '10/1/2012' and '3/31/2023'.

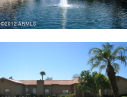
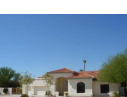
Closed Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
	4839956	10115 E MOUNTAIN VIEW RD 1117	Venetian Condominiums Phase Two	2	2.50	1,254	631	1984	229,900	229,900	132,600	3/29/2013	183.33 / 105.74	220
	4898146	10594 E Cinnabar AVE	Heritage Village 4	2	2.50	2,104	4,583	1988	325,000	325,000	327,000	3/29/2013	154.47 / 155.42	28
	4878004	10516 E BELLA VISTA DR	Scottsdale Ranch	3	2	2,121	7,353	1985	459,000	459,000	440,000	3/29/2013	216.41 / 207.45	69
	4884679	10571 E Bella Vista DR	Scottsdale Ranch	3	2	2,046	7,448	1985	459,000	459,000	461,000	3/29/2013	224.34 / 225.32	3
	4877555	10050 E Mountainview Lake DR 42	Mountainview Lake Estates	3	3	2,340	5,412	1985	575,000	575,000	550,000	3/29/2013	245.73 / 235.04	63
	4832693	11110 E Sorrel LN	SCOTTSDALE RANCH	6	4.50	4,226	22,000	1991	794,000	699,900	675,000	3/29/2013	165.62 / 159.73	170
	4805894	9989 E PURDUE AVE	MISSION MONTEREY	3	2	1,989	6,500	1983	399,900	379,800	365,000	3/28/2013	190.95 / 183.51	156
	4868243	10351 N 101ST PL	Island at Scottsdale Ranch	2	2	2,230	7,289	1990	715,000	715,000	685,000	3/27/2013	320.63 / 307.17	0
	4894304	9460 N 105th PL	Suntree East	3	2	1,544	4,163	1985	379,900	379,900	395,000	3/22/2013	246.05 / 255.83	5
	4873721	10319 N 101st ST	The Island at Scottsdale Ranch	3	2	2,179	6,829	1988	539,000	539,000	520,000	3/20/2013	247.36 / 238.64	0
	4803870	10421 N 101st PL	The Island at Scottsdale Ranch	3	2.50	2,848	7,748	1990	889,000	879,000	855,000	3/19/2013	308.64 / 300.21	187
	4876775	9006 N 107TH PL	MOUNTAINVIEW VILLAGE	3	2	2,119	6,250	1994	489,900	484,900	475,000	3/18/2013	228.83 / 224.16	56
	4828623	10115 E MOUNTAIN VIEW RD 2086	Venetian	2	2	1,076	1,073	1984	159,000	165,000	165,000	3/15/2013	153.35 / 153.35	133

	4838904	10015 E MOUNTAIN VIEW RD 2010	FOUNTAINS	2	2	968	96	1985	175,000	170,000	166,000	3/15/2013	175.62 / 171.49	119
	4869317	10506 E GOLD DUST CIR	Heritage Village IV	3	2	1,988	476	1986	344,900	344,900	344,900	3/15/2013	173.49 / 173.49	6
	4849463	10275 N 103RD PL	Lake Serena Estates at Scottsdale Ranch	4	3	3,234	9,977	1999	669,000	669,000	620,000	3/15/2013	206.86 / 191.71	93
	4825496	10019 E MOUNTAIN VIEW RD 1110	The Fountains	2	2.50	1,792	88	1984	249,900	249,900	235,000	3/14/2013	139.45 / 131.14	134
	4859900	11101 E BELLA VISTA DR	Scottsdale Ranch	6	5	5,193	27,500	1994	1,199,000	1,050,000	988,000	3/12/2013	202.20 / 190.26	96
	4865830	10506 E TOPAZ CIR	HERITAGE VILLAGE 4	3	2	1,988	2,000	1986	429,800	429,800	410,000	3/8/2013	216.20 / 206.24	76
	4730304	10197 E San Salvador DR	SCOTTSDALE RANCH	4	3	2,396	11,210	1983	389,900	439,000	450,000	3/8/2013	183.22 / 187.81	30
	4858917	10246 E GOLD DUST AVE	Scottsdale Ranch	3	2	2,057	7,601	1991	700,000	657,500	652,000	3/7/2013	319.64 / 316.97	271
	4725420	10193 E Bayview DR	Landings @ Scottsdale Ranch	3	2	2,400	8,800	1996	725,000	850,000	750,000	3/7/2013	354.17 / 312.50	95
	4861742	10401 N 100 ST 7	Bayview Estates @ Scottsdale Ranch	2	2.50	2,921	9,543	1987	1,350,000	1,350,000	1,250,000	3/7/2013	462.17 / 427.94	84
	4888762	9711 E MOUNTAIN VIEW RD 1524	Racquet Club	1	1	620	0	1985	94,000	94,000	94,000	3/5/2013	151.61 / 151.61	18
	4857925	10080 E Mountain View Lake DR 106	Scottsdale Ranch	2	2	1,081	110	1985	225,000	175,000	148,000	3/5/2013	161.89 / 136.91	74
	4846991	9708 E VIA LINDA -- 2346	Racquet Club at Scottsdale Ranch	2	2	1,125	117	1986	183,000	180,000	176,500	3/1/2013	160.00 / 156.89	342
	4846679	10416 E CINNABAR AVE	Heritage Village 4	3	2	1,988	450	1984	357,357	357,357	341,000	3/1/2013	179.76 / 171.53	110
	4770939	9953 N 101st ST	Las Brisas	3	2	1,899	4,939	1986	389,500	355,000	355,000	3/1/2013	186.94 / 186.94	152
	4887532	9505 N 105TH PL	Suntree East	3	2	1,934	5,280	1984	359,900	359,900	355,000	3/1/2013	186.09 / 183.56	2
	4820955	10379 N 101ST PL	THE Island at Scottsdale Ranch	3	2.50	2,848	6,866	1989	893,000	875,000	750,000	3/1/2013	307.23 / 263.34	134
	4873881	9493 N 105TH PL 67	Suntree East	3	2	1,934	4,137	1984	334,800	334,800	312,500	2/28/2013	173.11 / 161.58	43
	4774039	10015 E Sunnyslope LN	Mission Monterey	2	2	1,989	5,622	1985	395,750	389,000	369,500	2/28/2013	195.58 / 185.77	256
	4866218	9255 N 107TH WAY	MOUNTAINVIEW VILLAGE	3	2	2,062	7,997	1988	419,000	419,000	400,000	2/28/2013	203.20 / 193.99	12

	4874362	10688 E MISSION LN	Villas at Scottsdale Ranch	5	3	3,205	10,818	1989	559,900	559,900	527,500	2/28/2013	174.70 / 164.59	41
	4865883	9991 E CAROL AVE	Mission Monterey	2	2	1,768	5,472	1983	464,900	464,900	443,000	2/27/2013	262.95 / 250.57	31
	4884549	10050 E Mountainview Lake DR 53	Mountainview Lake Estates	3	3	2,340	5,456	1986	650,000	650,000	625,000	2/27/2013	277.78 / 267.09	0
	4868174	10570 E San Salvador DR	SCOTTSDALE RANCH	3	2	2,046	8,090	1986	459,000	459,000	440,000	2/26/2013	224.34 / 215.05	16
	4655346	10434 N 101ST PL	The Island at Scottsdale Ranch	2	2	2,179	6,783	1989	485,000	450,000	435,000	2/22/2013	206.52 / 199.63	464
	4846917	10187 E BAYVIEW DR	Landings at Scottsdale Ranch	3	3	3,335	7,383	1996	849,000	849,000	822,000	2/19/2013	254.57 / 246.48	106
	4846630	10245 E BELLA VISTA DR	SCOTTSDALE RANCH	4	3	2,819	11,772	1983	599,000	569,000	525,000	2/15/2013	201.84 / 186.24	59
	4868190	9788 N 106TH PL	Suntree East	2	2	1,378	4,001	1987	295,000	295,000	266,000	2/12/2013	214.08 / 193.03	2
	4856905	10482 E Gold Dust CIR	Heritage Village 4	2	2.50	2,041	7,291	1987	358,850	358,850	336,000	2/12/2013	175.82 / 164.63	73
	4858351	10628 E CINNABAR AVE	Scottsdale Ranch	3	2	2,200	16,989	1986	435,000	435,000	410,000	2/12/2013	197.73 / 186.36	31
	4789466	10063 E Turquoise AVE	Las Brisas	2	2	2,063	4,738	1986	442,000	389,900	378,500	2/8/2013	189.00 / 183.47	208
	4825344	10251 N 101ST ST	Las Brisas at Scottsdale Ranch	2	2	1,650	4,458	1985	459,000	439,000	415,000	2/8/2013	266.06 / 251.52	103
	4836621	9665 E COCHISE DR	Scottsdale Ranch	3	3	2,991	12,725	1985	529,000	519,000	515,000	2/8/2013	173.52 / 172.18	68
	4863092	10485 N 97TH PL	SCOTTSDALE RANCH	3	3	3,929	18,217	1985	425,000	425,000	415,000	2/5/2013	108.17 / 105.62	26
	4824238	9708 E VIA LINDA -- 2313	Racquet Club	2	2	1,125	112	1985	189,000	174,900	172,000	2/1/2013	155.47 / 152.89	106
	4791547	10233 E Caron ST	SCOTTSDALE RANCH	3	3	3,038	14,027	1985	395,000	395,000	395,000	1/25/2013	130.02 / 130.02	160
	4862712	10569 E GOLD DUST CIR	HERITAGE VILLAGE	3	3	1,937	0	1985	310,000	310,000	294,100	1/22/2013	160.04 / 151.83	14
	4821869	9668 E CINNABAR AVE	Scottsdale Ranch	4	2	2,662	11,166	1982	599,900	580,000	550,000	1/22/2013	217.88 / 206.61	109
	4862855	10055 E MOUNTAIN VIEW LAKE DR 1069	Venetian	2	2.50	1,256	649	1984	190,000	190,000	183,000	1/18/2013	151.27 / 145.70	19

	4858023	10585 E SADDLEHORN DR	Suntree East	3	2	1,934	4,000	1988	360,000	350,000	310,000	1/18/ 2013	180.97 / 160.29	15
	4818759	10392 N 101 PL	The Island at Scottsdale Ranch	2	2	2,179	5,735	1990	485,000	479,000	455,000	1/18/ 2013	219.83 / 208.81	106
	4869918	10266 E CARON ST	Scottsdale Ranch	4	2.50	2,353	12,052	1986	525,000	525,000	525,000	1/18/ 2013	223.12 / 223.12	18
	4837647	10074 E CALLE DE CIELO CIR	Casa Del Cielo at Scottsdale Ranch	3	2	1,838	5,900	1985	355,500	325,000	315,000	1/17/ 2013	176.82 / 171.38	86
	4745724	9708 E Via Linda RD 1330	Racquet Club	2	2	968	0	1985	150,000	129,990	120,000	1/15/ 2013	134.29 / 123.97	262
	4841012	10247 E San Salvador DR	Scottsdale Ranch	3	2.50	3,038	10,997	1984	569,900	549,900	525,000	1/15/ 2013	181.01 / 172.81	57
	4824282	10017 E MOUNTAIN VIEW RD 2066	THE FOUNTAINS UNIT 1-160	2	2	968	5,000	1984	182,500	177,500	176,000	1/8/ 2013	183.37 / 181.82	34
	4836830	10054 E CINNABAR AVE	Las Brisas	2	2	1,949	6,408	1985	399,900	365,000	355,000	1/8/ 2013	187.28 / 182.14	46
	4839116	10564 E Cochise AVE	Heritage Village 4	2	2.50	0	17,500	1985	359,000	359,000	325,000	1/4/ 2013	NA / NA	22
	4816529	9707 E MOUNTAIN VIEW RD 2407	Courtside Casitas @ the Racquet Club	2	2	1,136	1,163	1984	236,500	227,000	225,000	12/ 31/ 2012	199.82 / 198.06	80
	4843673	9968 E BAYVIEW DR	Scottsdale Ranch	3	3	3,462	11,980	1991	1,170,000	1,170,000	1,100,000	12/ 31/ 2012	337.95 / 317.74	32
	4858161	10050 E MOUNTAINVIEW LAKE DR 27	Mountainview Lake Estates	2	2	1,769	379	1987	529,000	529,000	495,000	12/ 28/ 2012	299.04 / 279.82	17
	4830742	10390 E Lakeview DR 101	Scottsdale Ranch	3	3.50	3,248	3,188	1986	649,950	624,950	605,000	12/ 28/ 2012	192.41 / 186.27	55
	4851545	9270 N 105TH PL	Scottsdale Ranch	3	2	2,073	8,512	1985	444,900	444,900	439,000	12/ 27/ 2012	214.62 / 211.77	54
	4771152	10241 E GOLD DUST AVE	SCOTTSDALE RANCH	3	2.50	2,252	7,512	1991	795,000	729,000	650,000	12/ 24/ 2012	323.71 / 288.63	187
	4844136	9707 E MOUNTAIN VIEW RD 1401	RACQUET CLUB	2	2	1,136	116	1984	214,900	199,750	194,000	12/ 21/ 2012	175.84 / 170.77	43
	4792644	10058 E CINNABAR AVE	LAS BRISAS	2	2	1,612	4,599	1986	395,000	385,000	370,000	12/ 18/ 2012	238.83 / 229.53	119
	4844913	10115 E MOUNTAIN VIEW RD 1024	Venetian Condominiums Phase Two	2	2.50	1,254	70	1984	165,000	165,000	163,500	12/ 14/ 2012	131.58 / 130.38	9
	4832152	9505 N 105TH PL	Suntree East	3	2	1,934	5,280	1984	325,000	285,000	265,000	12/ 14/ 2012	147.36 / 137.02	54

	4826963	10050 E MOUNTAIN VIEW LAKE DR 47	Mountainview Lake Estates	2	2	1,321	3,392	1984	329,000	329,000	310,000	12/14/2012	249.05 / 234.67	18
	4840749	10080 E Mountainview Lake DR 136	Scottsdale Bay Club	2	2	1,298	134	1992	314,900	314,900	312,900	12/13/2012	242.60 / 241.06	19
	4829074	10678 E CINNABAR AVE	Scottsdale Ranch	3	2.50	2,515	23,875	1986	509,900	509,900	490,000	12/3/2012	202.74 / 194.83	28
	4835691	10401 N 100TH ST 7	Scottsdale Ranch	2	2.50	2,921	9,543	1987	1,187,500	1,187,500	1,100,000	12/3/2012	406.54 / 376.58	14
	4798890	9711 E Mountain View RD 2506	RACQUET CLUB	1	1	620	2,744,280	1984	89,900	89,900	82,500	11/30/2012	145.00 / 133.06	200
	4825410	9711 E MOUNTAIN VIEW RD 2520	RACQUET CLUB	1	1	644	66	1985	85,000	85,000	80,000	11/29/2012	131.99 / 124.22	39
	4826138	9816 N 100TH PL	Mission Monterey	3	2	1,768	6,352	1985	379,900	374,900	365,900	11/28/2012	212.05 / 206.96	32
	4836566	10115 E Mountain View RD 2083	Venetian	2	2	1,076	7,500	1984	169,750	169,750	165,000	11/26/2012	157.76 / 153.35	12
	4842331	10660 E VOGEL AVE	Suntree East	2	2	1,378	5,122	1987	250,000	250,000	250,000	11/26/2012	181.42 / 181.42	3
	4817045	9987 E Vogel AVE	MISSION MONTEREY UNIT ONE	2	2	1,747	5,120	1983	350,000	350,000	320,000	11/19/2012	200.34 / 183.17	27
	4816555	9730 E Doubletree Ranch RD	Scottsdale Ranch	4	3.50	4,561	16,755	1988	829,000	800,000	765,000	11/19/2012	175.40 / 167.73	154
	4807838	9055 N 108th WAY	Scottsdale Ranch	5	3	3,697	12,866	1991	645,000	599,900	597,500	11/16/2012	162.27 / 161.62	58
	4772429	9069 N 109th PL	MOUNTAINVIEW PLACE 2 MCR	4	3	3,200	12,503	1991	595,000	589,000	555,000	11/15/2012	184.06 / 173.44	123
	4730991	10059 E Ironwood DR	Las Brisas	2	2	1,863	4,984	1985	475,000	425,000	390,000	11/14/2012	228.13 / 209.34	66
	4736984	10529 N 106th PL	The Estates at Scottsdale Ranch	5	3.50	4,242	26,273	1989	949,000	725,000	725,000	11/14/2012	170.91 / 170.91	214
	4813733	9862 E caron ST	andalusia2	5	3.50	3,773	14,634	1985	795,000	795,000	765,000	11/12/2012	210.71 / 202.76	51
	4786770	11022 E BELLA VISTA DR	SCOTTSDALE RANCH	4	2.50	3,300	24,599	1991	410,000	499,000	511,000	11/9/2012	151.21 / 154.85	83
	4760380	9705 E Mountain View RD 1017	RACQUET CLUB AT SCOTTSDALE RANCH	3	2.50	1,482	0	1984	279,900	279,900	250,000	11/7/2012	188.87 / 168.69	143
	4775524	10050 E MOUNTAIN VIEW LAKE DR 27	Mountainview Lake Estates	2	2	1,769	379	1987	415,000	395,000	350,000	11/6/2012	223.29 / 197.85	95

	4716346	10102 E Cochise DR	The Island at Scottsdale Ranch	3	2.50	2,848	7,364	1990	689,000	649,890	625,000	11/5/2012	228.19 / 219.45	160
	4788097	9711 E Mountain View RD 1520	THE HAMMOCKS AT THE RACQUET CLUB AT SCOTTSDALE RANCH MCR 263/37 UNIT 26 TOG WI-AN UNDIV % INT IN C	1	1	644	66	1985	119,888	99,999	94,000	10/30/2012	155.28 / 145.96	90
	4807469	10263 N 103RD ST	Monterey Point at Scottsdale Ranch	2	2	1,632	1,132	1986	595,000	569,000	527,600	10/30/2012	348.65 / 323.28	69
	4750031	10080 E Mountain View Lake DR G 213	Scottsdale Bay Club	3	2	1,592	1,545	1992	269,000	269,000	249,000	10/27/2012	168.97 / 156.41	168
	4795066	9620 N 106th WAY	Scottsdale Ranch	4	3	3,260	15,288	1988	749,000	749,000	743,000	10/26/2012	229.75 / 227.91	11
	4712537	9705 E Mountain View RD 1099	Racquet Club	3	2.50	1,489	1,156	1986	299,000	270,000	270,000	10/24/2012	181.33 / 181.33	248
	4804930	10742 E San Salvador DR	Villas at Scottsdale Ranch	4	2.50	2,625	11,204	1990	519,900	495,000	490,000	10/22/2012	188.57 / 186.67	50
	4785512	9705 E Mountain View RD 1162	Racquet Club	3	2.50	1,482	1,482	1984	325,000	299,900	287,500	10/20/2012	202.36 / 193.99	66
	4725756	10115 E Mountain View RD 1091	Venetian II	2	2.50	1,254	2,499	1984	150,000	133,000	138,000	10/19/2012	106.06 / 110.05	74
	4797638	10645 E Bella Vista DR	Andalusia 3 Lot 1-49 TR A-E	4	3	3,490	21,065	1986	599,900	599,900	550,000	10/18/2012	171.89 / 157.59	69
	4813299	10245 N 98th ST	Scottsdale Ranch 2	4	2.50	2,696	14,570	1982	525,000	525,000	480,000	10/17/2012	194.73 / 178.04	8
	4791224	10528 E SADDLEHORN DR	SUNTREE EAST	3	2.75	2,187	3,940	1988	384,900	374,900	360,000	10/8/2012	171.42 / 164.61	53
	4777637	10050 E Mountain View Lake DR 39	Mountainview Lake Estates	2	2	1,460	3,300	1986	275,000	275,000	250,000	10/3/2012	188.36 / 171.23	92
	4782680	10547 E Cochise AVE	Heritage Village 4 MCR25627	3	2	1,988	495	1985	335,000	335,000	330,000	10/3/2012	168.51 / 166.00	63
	4802442	9964 N 100th PL	Las Brisas	2	2	1,612	4,751	1986	369,000	369,000	362,500	10/2/2012	228.91 / 224.88	31
	4720067	10451 E BELLA VISTA DR	SCOTTSDALE RANCH	3	2	1,800	9,763	1985	399,900	399,900	385,000	10/1/2012	222.17 / 213.89	224
	4807889	10223 E Caron ST	Scottsdale Ranch 6	4	3	2,345	14,624	1983	522,000	522,000	501,000	10/1/2012	222.60 / 213.65	9