

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	13,021,850	0	Low	420,000	0	0.00	1,733	181.30	0.00	0	0
				Avg	685,361	0	0.00	2,931	232.28	0.00	73	75
				Med	568,150	0	0.00	2,410	233.10	0.00	60	60
				High	1,390,000	0	0.00	4,848	286.72	0.00	303	303
UCB (Under Contract-Backups)	2	1,016,000	0	Low	392,000	0	0.00	1,616	228.82	0.00	6	26
				Avg	508,000	0	0.00	2,172	235.70	0.00	16	94
				Med	508,000	0	0.00	2,172	235.70	0.00	16	94
				High	624,000	0	0.00	2,727	242.57	0.00	26	163
Pending	2	1,564,900	0	Low	739,900	0	0.00	3,087	205.94	0.00	20	20
				Avg	782,450	0	0.00	3,546	222.81	0.00	87	87
				Med	782,450	0	0.00	3,546	222.81	0.00	87	87
				High	825,000	0	0.00	4,006	239.68	0.00	154	154
Closed	30	18,892,499	17,987,400	Low	339,900	322,500	0.89	1,616	174.16	167.31	0	0
				Avg	629,750	599,580	0.95	2,898	217.89	208.05	99	102
				Med	587,000	560,000	0.96	2,881	215.92	204.79	99	99
				High	995,900	970,000	1.00	4,137	262.08	243.74	197	241
Overall	53	34,495,249	17,987,400	Low	339,900	322,500	0.89	1,616	174.16	167.31	0	0
				Avg	650,854	599,580	0.95	2,907	223.91	208.05	86	92
				Med	575,000	560,000	0.96	2,879	223.30	204.79	74	77
				High	1,390,000	970,000	1.00	4,848	286.72	243.74	303	303

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 '6/1/2017' and '11/30/2017'.

Active Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP	COE	LP/ CDOM
							Plus Lot							SP/\$/SF
							SqFt							
	5645426	11839 E DEL TIMBRE DR	PARCEL 10 AT STONEGATE	2	2	2	1,938	6,555	1994	435,000	420,000			216.72 / NA 170
	5672726	9087 N 115TH PL	STONEGATE	3	2	3	1,982	8,078	1993	449,500	449,500			226.79 / NA 51
	5693731	9372 N 114TH WAY	PARCEL 3 AT STONEGATE LOT 1-78 TR A-F	2	2	2	1,733	6,241	1992	449,900	449,900			259.61 / NA 0
	5667962	9148 N 115TH WAY	Stonegate, Heritage Court	3	2	3	1,970	7,186	1994	465,000	465,000			236.04 / NA 60
	5686927	9605 N 118TH WAY	STONEGATE	2	2.5	3	2,210	5,250	1994	476,500	476,500			215.61 / NA 20

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP	COE	LP/ CDOM SP/\$/SF	
						Plus	Lot SqFt								
	5683555	11890 E DEL TIMBRE DR	Stonegate, Tamarack	3	2	3	2,271	6,401	1996	509,000	499,500			219.95 / NA	28
	5674636	11887 E DEL TIMBRE DR	STONEGATE	3	2.5	3	2,410	6,858	1996	524,900	524,900			217.8 / NA	41
	5603510	11818 E MISSION LN	STONEGATE	3	3.5	5	3,006	8,963	1992	599,000	545,000			181.3 / NA	200
	5659015	11675 E CARON ST	STONEGATE	3	2	3	2,231	8,928	1996	549,900	547,500			245.41 / NA	80
	5667679	11597 E BELLA VISTA DR	Stonegate	3	2	3	2,236	9,278	1991	569,900	568,150			254.09 / NA	63
	5675406	9048 N 115TH PL	STONEGATE	3	2	3	2,241	7,155	1991	575,000	575,000			256.58 / NA	45
	5659626	9093 N 119TH ST	STONEGATE	4	3	5	3,164	9,347	1992	650,000	629,900			199.08 / NA	79
	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	699,000			220.92 / NA	15
	5680725	9207 N 119th WAY	Stonegate	4	3	5	3,297	10,878	1994	769,000	769,000			233.24 / NA	33
	5554656	11298 E SORREL LN	Stonegate Retreat	5	4	6	4,368	13,597	1996	940,000	840,000			192.31 / NA	303
	5658783	11393 E SORREL LN	STONEGATE	5	3	5	4,054	14,535	1995	945,000	945,000			233.1 / NA	81
	5665154	11321 E SORREL LN	STONEGATE	4	4	6	3,760	13,285	1994	949,000	949,000			252.39 / NA	66
	5686943	11267 E PALOMINO RD	STONEGATE PARCEL 1 LOT 69	4	5	6	4,815	17,619	1996	1,279,000	1,279,000			265.63 / NA	20
	5656177	12129 E SAN SIMEON DR	Stonegate	5	3.5	6	4,848	35,059	2005	1,500,000	1,390,000			286.72 / NA	87

UCB (Under Contract-Backups) Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx Lot	YR	OLP	LP	SP	COE	LP/ CDOM	
						Plus		SqFt						SP/\$/SF	
	5691798	11886 E SORREL LN	Stonegate	2	2	3	1,616	5,920	1994	392,000	392,000			242.57 / NA	163
	5684093	9147 N 119TH ST	Stonegate	3	2	4	2,727	9,395	1992	624,000	624,000			228.82 / NA	26

Pending Listings

Photo	MLS #	Address	Subdivision	Bed		Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP	COE	LP/ CDOM	
				Plus												
				Lot												
SqFt																
	5677447	9695 N 117TH WAY	Stonegate, Stonecreek	4	2.5		4	3,087	13,515	1996	739,900	739,900			239.68 / NA	20
	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			205.94 / NA	154

Closed Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP	COE	LP/ CDOM	
						Plus		Lot						SP\$/SF	
								SqFt							
	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
	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

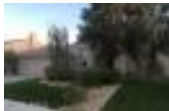
Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP COE	LP/ CDOM			
							Plus	Lot								
								SqFt					SP/\$/SF			
	5659150	11858 E DEL TIMBRE DR	STONEGATE	3	2.5		3	2,410	6,355	1996	512,900	512,900	500,000	10/30/2017	212.82 / 207.47	27
	5595187	11640 E Arabian Park DR	Stonegate	3	2.5		4	2,879	12,114	1997	650,000	600,000	565,000	10/12/2017	208.41 / 196.25	153
	5636811	11814 E BELLA VISTA DR	STONEGATE	3	2		4	2,236	9,278	1991	565,000	565,000	545,000	10/06/2017	252.68 / 243.74	37
	5594088	11987 E BELLA VISTA DR	Stonegate, Parcel 11	4	3		4	2,480	9,970	1994	589,900	569,900	545,000	10/04/2017	229.8 / 219.76	167
	5564246	9606 N 117TH ST	STONEGATE	3	2.5		4	3,242	9,666	1994	659,000	599,000	560,000	09/28/2017	184.76 / 172.73	157
	5600253	11376 E APPALOOSA PL	PARCEL 1 AT STONEGATE	5	3		5	3,551	15,530	1993	750,000	740,000	705,000	09/19/2017	208.39 / 198.54	48
	5599637	9721 N 118TH WAY	PARCEL 5 AT STONEGATE LOT 1-86 TR A-I	2	2		3	1,616	7,595	1994	350,000	345,000	322,500	09/15/2017	213.49 / 199.57	117
	5656742	11753 E BELLA VISTA DR	Stonegate, Windemere	4	3.5		4	2,837	13,219	1990	559,900	559,900	520,000	09/14/2017	197.36 / 183.29	0
	5602064	11276 E APPALOOSA PL	Stonegate, The Retreat	5	3		5	4,137	16,248	1994	999,977	965,000	912,500	08/30/2017	233.26 / 220.57	114
	5618215	11847 E APPALOOSA PL	STONEGATE	2	2		3	1,616	5,558	1993	369,900	365,000	353,000	08/25/2017	225.87 / 218.44	54
	5560682	9073 N 115TH ST	STONEGATE	4	4.5		5	3,809	13,668	1992	829,000	775,000	765,000	08/21/2017	203.47 / 200.84	177
	5574296	12049 E Mission Lane CIR	STONEGATE	3	2		3	2,363	8,272	1996	500,000	475,000	450,000	08/08/2017	201.02 / 190.44	88
	5566794	11765 E TERRA DR	STONEGATE	4	2.75		4	3,646	10,559	1993	685,000	635,000	610,000	07/27/2017	174.16 / 167.31	146

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							Plus	Lot					SP/\$/SF		
								SqFt							
	5581988	9080 N 114TH PL	STONEGATE	4	3	4	3,800	14,135	1990	995,900	995,900	885,000	07/ 27/ 2017	262.08 / 232.89	110
	5567006	11819 E TERRA DR	STONEGATE	3	2	3	2,271	6,210	1994	562,500	549,900	540,000	07/ 20/ 2017	242.14 / 237.78	119
	5591700	11660 E TERRA DR	STONEGATE	4	3.5	4	3,888	10,750	1991	799,900	799,900	762,000	07/ 17/ 2017	205.74 / 195.99	74
	5605934	9583 N 116TH ST	STONEGATE	3	2	4	2,883	8,959	1994	575,000	535,000	525,000	07/ 11/ 2017	185.57 / 182.1	58
	5594066	11220 E PALOMINO RD	STONEGATE (THE RETREAT)	4	2.5	4	3,138	13,101	1993	749,000	719,999	700,000	07/ 05/ 2017	229.45 / 223.07	31
	5537729	11340 E APPALOOSA PL	Stonegate, The Retreat PL	5	3	6	3,753	14,454	1994	789,900	750,000	700,000	06/ 30/ 2017	199.84 / 186.52	192
	5560278	11838 E CAROL AVE	Stonegate	2	2	3	1,616	5,885	1993	377,700	367,500	352,000	06/ 22/ 2017	227.41 / 217.82	130
	5599982	9318 N 114TH ST	Stonegate The Regent	5	4	5	3,980	13,934	1992	989,000	989,000	970,000	06/ 15/ 2017	248.49 / 243.72	34
	5609355	9454 N 115TH ST	PARCEL 3 AT STONEGATE LOT 1-78 TR A-F	3	2	3	1,970	5,981	1994	439,900	439,900	438,000	06/ 14/ 2017	223.3 / 222.34	2
	5565554	11371 E Carol AVE	Stonegate Retreat	5	2.75	5	3,617	13,530	1994	938,200	869,900	818,000	06/ 12/ 2017	240.5 / 226.15	60
	5529232	11643 E TURQUOISE AVE	STONEGATE	4	4	5	4,083	21,618	1998	1,049,000	845,000	790,000	06/ 09/ 2017	206.96 / 193.49	223