

Statistical Market Analysis

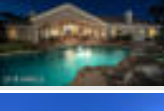
Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Approx SQFT	List Price Per Approx SQFT	Sold Price Per Approx SQFT	Agent Days on Market	Cumulative Days on Market
Active	18	12,746,899	0	Low	455,000	0	0.00	1,888	197.12	0.00	12	12
				Avg	708,161	0	0.00	3,105	229.24	0.00	75	83
				Med	662,450	0	0.00	2,992	230.49	0.00	59	59
				High	1,298,000	0	0.00	6,253	264.90	0.00	202	348
CCBS (Contract Contingent on Buyer Sale)	1	923,900	0	Low	923,900	0	0.00	3,965	233.01	0.00	137	137
				Avg	923,900	0	0.00	3,965	233.01	0.00	137	137
				Med	923,900	0	0.00	3,965	233.01	0.00	137	137
				High	923,900	0	0.00	3,965	233.01	0.00	137	137
UCB (Under Contract-Backups)	1	639,000	0	Low	639,000	0	0.00	2,843	224.76	0.00	15	15
				Avg	639,000	0	0.00	2,843	224.76	0.00	15	15
				Med	639,000	0	0.00	2,843	224.76	0.00	15	15
				High	639,000	0	0.00	2,843	224.76	0.00	15	15
Pending	2	1,144,900	0	Low	479,900	0	0.00	1,970	243.60	0.00	14	14
				Avg	572,450	0	0.00	2,304	247.89	0.00	19	17
				Med	572,450	0	0.00	2,304	247.89	0.00	19	17
				High	665,000	0	0.00	2,637	252.18	0.00	24	21
Closed	24	16,789,300	16,385,950	Low	439,500	410,000	0.93	1,733	196.59	191.23	4	4
				Avg	699,554	682,748	0.98	2,950	240.71	234.97	72	71
				Med	658,750	649,375	0.97	2,864	234.47	231.43	54	54
				High	1,200,000	1,160,000	1.01	4,815	288.07	291.40	260	260
Overall	46	32,243,999	16,385,950	Low	439,500	410,000	0.93	1,733	196.59	191.23	4	4
				Avg	700,956	682,748	0.98	3,002	236.02	234.97	71	74
				Med	657,450	649,375	0.97	2,863	234.44	231.43	56	54
				High	1,298,000	1,160,000	1.01	6,253	288.07	291.40	260	348

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Inside Stonegate of Stonegate; Status of 'Active', 'Closed', 'Pending', 'UCB (Under Contract-Backups)', 'CCBS (Contract Contingent on Buyer Sale)'; Close of Escrow Date between '7/1/2018' and '8/31/2028'.

Active Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
							Lot SqFt							
	5858786	11875 E TERRA DR	STONEGATE	2	2	2	1,933	17,500	1994	455,000	455,000		235.39 / NA	13
	5843200	11680 E CARON ST	STONEGATE	2	2	2	1,888	6,429	1994	489,000	469,000		248.41 / NA	57
	5859376	9690 N 118TH PL	STONEGATE	3	2.5	4	2,162	7,829	1994	470,000	470,000		217.39 / NA	12
	5851832	9475 N 115TH PL	STONEGATE	3	2	5	2,295	6,995	1992	474,900	474,900		206.93 / NA	27
	5844972	9534 N 115TH ST	STONEGATE PARCEL 3 LOT 1-78 TR A-F	3	2	3	1,970	5,981	1993	479,900	475,000		241.12 / NA	53
	5787759	11946 E DEL TIMBRE DR	PARCEL 10 AT STONEGATE	3	2.5	3	2,410	6,054	1996	509,900	490,900		203.69 / NA	348
	5834879	9315 N 119TH WAY	STONEGATE	3	2.5	4	2,883	9,134	1996	650,000	599,000		207.77 / NA	75

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
						Plus		Lot	SqFt						
	5823679	11898 E DEL TIMBRE DR	STONEGATE	3	3	4	2,410	6,403	1996	640,000	599,900			248.92 / NA	81
	5853300	11614 E APPALOOSA PL	Stonegate	4	3	5	3,297	9,130	1994	735,000	649,900			197.12 / NA	29
	5853804	11757 E ARABIAN PARK DR	STONEGATE, The Regal	3	2.5	5	3,140	14,315	1998	675,000	675,000			214.97 / NA	28
	5838047	11879 E MISSION LN	Stonegate, Windemere	4	2.5	4	2,752	8,998	1993	748,000	729,000			264.9 / NA	62
	5818635	11644 E DEL TIMBRE DR	Vintage PARCEL 6/7 AT STONEGATE	3	2.5	3	3,100	10,122	1993	789,900	789,400			254.65 / NA	112
	5831737	11283 E CAROL AVE	PARCEL 1 AT STONEGATE	3	3.5	4	3,657	16,097	1996	849,900	824,999			225.59 / NA	82
	5845393	11728 E TURQUOISE AVE	PARCEL 13 AT STONEGATE REPLAT	4	3.5	4	3,764	14,000	1997	899,999	835,000			221.84 / NA	53
	5851310	11221 E DEL TIMBRE DR	Stonegate, The Retreat	5	3	5	3,614	14,351	1993	897,900	897,900			248.45 / NA	34
	5765843	11741 E Arabian Park DR	Stonegate	4	4.5	5	4,170	23,976	1998	949,000	999,000			239.57 / NA	202
	5841474	11342 E CAROL AVE	STONEGATE	5	3.5	5	4,193	13,054	1996	1,075,000	1,015,000			242.07 / NA	61
	5832167	11755 E TURQUOISE AVE	STONEGATE	5	7	8	6,253	14,178	1998	1,298,000	1,298,000			207.58 / NA	170

CCBS (Contract Contingent on Buyer Sale) Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	Lot	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
						Plus										
	5808178	9760 N 113th WAY	Stonegate	5	4	5	3,965	16,969	1993	924,000	923,900				233.01 / NA	137

UCB (Under Contract-Backups) Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	Lot	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
						Plus										
	5858318	11772 E DEL TIMBRE DR	STONEGATE	3	2.5	3	2,843	10,878	1992	639,000	639,000				224.76 / NA	15

Pending Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
						Plus		Lot SqFt						
	5849506	9337 N 115TH ST	PARCEL 3 AT STONEGATE LOT 1-78 TR A-F	3	2	4	1,970	6,182	1992	479,900	479,900		243.6 / NA	21
	5849197	11758 E Terra DR	Vintage subdivision within Stonegate master community.	3	2	3	2,637	10,801	1993	665,000	665,000		252.18 / NA	14

Closed Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
						Plus		Lot							
							SqFt								
	5773059	11252 E Appaloosa PL	Stonegate, The Retreat	5	4	5	4,573	18,382	1994	995,000	899,000	874,500	12/20/2018	196.59 / 191.23	165
	5740411	9227 N 113th WAY	Stonegate, The Retreat	5	4.5	5	4,171	14,141	1994	949,000	899,900	885,000	12/18/2018	215.75 / 212.18	260
	5820705	9282 N 114TH ST	Stonegate	4	3.5	5	3,888	14,823	1993	1,120,000	1,120,000	1,085,000	11/29/2018	288.07 / 279.06	46
	5821417	11875 E TERRA DR	PARCEL 10 AT STONEGATE REPLAT	2	2	3	1,938	6,867	1994	444,900	439,500	410,000	11/21/2018	226.78 / 211.56	64
	5825066	9260 N 117TH ST	Stonegate, Timarron section	2	2	2	1,888	6,289	1994	499,500	489,900	475,000	11/20/2018	259.48 / 251.59	52
	5807951	12080 E BELLA VISTA CIR	PARCEL 11 AT STONEGATE	3	2	3	2,363	10,676	1996	520,000	520,000	511,000	11/16/2018	220.06 / 216.25	51
	5810644	11816 E TERRA DR	Stonegate, Tamarack Section	2	2	2	1,938	8,586	1994	529,900	529,900	527,900	11/15/2018	273.43 / 272.39	33
	5805678	11697 E TERRA DR	STONEGATE	4	3	6	4,070	9,549	1991	939,000	915,000	915,000	10/09/2018	224.82 / 224.82	33
	5802020	11963 E TERRA DR	STONEGATE	2	2	2	1,937	9,674	1994	499,000	489,000	472,000	09/28/2018	252.45 / 243.68	57
	5787049	11416 E PALOMINO RD	PARCEL 2B AT STONEGATE REPLAT L 1-5 8-37 39-58 A-E	4	3.75	4	3,277	12,624	1992	775,000	755,000	715,000	09/06/2018	230.39 / 218.19	70
	5803807	9087 N 115TH PL	STONEGATE	3	2	3	1,982	8,078	1993	559,000	559,000	550,000	09/04/2018	282.04 / 277.5	29
	5757650	11659 E CARON ST	PARCEL 8B AT STONEGATE	2	2	2	1,888	6,684	1994	475,000	465,000	450,000	08/30/2018	246.29 / 238.35	126
	5786281	11773 E TERRA DR	STONEGATE	4	2.5	4	3,585	10,555	1994	798,000	798,000	789,000	08/23/2018	222.59 / 220.08	56

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP	COE	LP/SP\$/SF	CDOM
						Plus		Lot							
							SqFt								
	5790164	9390 N 114TH ST	PARCEL 2B AT STONEGATE REPLAT L 1-5 8- 37 39-58 A-E	5	3.5	5	3,529	17,434	1998	859,700	859,700	835,000	08/15/2018	243.61 / 236.61	4
	5790689	9417 N 115TH ST	STONEGATE	3	2	3	1,970	9,192	1991	460,000	460,000	450,800	08/08/2018	233.5 / 228.83	8
	5774123	9369 N 115TH ST	STONEGATE	2	2	2	1,733	6,052	1992	499,000	499,000	505,000	08/02/2018	287.94 / 291.4	24
	5770606	11962 E DEL TIMBRE DR	Stonegate	3	2	3	2,259	8,128	1994	595,000	595,000	580,000	07/27/2018	263.39 / 256.75	23
	5768282	9639 N 117TH WAY	STONEGATE	5	3	6	3,606	17,334	1999	799,900	799,900	770,000	07/19/2018	221.82 / 213.53	34
	5765819	11625 E CAROL AVE	STONEGATE	3	2.5	4	2,480	9,017	1994	655,000	640,000	635,000	07/18/2018	258.06 / 256.05	66
	5763234	11299 E APPALOOSA PL	Stonegate	5	4	5	3,895	13,746	1995	869,000	869,000	847,000	07/13/2018	223.11 / 217.46	66
	5746306	11919 E DEL TIMBRE DR	STONEGATE	3	2	3	2,271	5,940	1996	495,000	485,000	460,000	07/11/2018	213.56 / 202.55	49
	5714799	9667 N 117TH WAY	Stonegate	5	3.5	5	3,249	13,513	1998	680,000	677,500	663,750	07/11/2018	208.53 / 204.29	143
	5764907	11401 E TERRA DR	STONEGATE- PARCEL2BAT REPLAT L 1-5 8- 37 39-58 A-E	4	3.5	4	3,504	13,554	1993	844,500	825,000	820,000	07/10/2018	235.45 / 234.02	61
	5686943	11267 E PALOMINO RD	STONEGATE PARCEL 1 LOT 69	4	5	6	4,815	17,619	1996	1,279,000	1,200,000	1,160,000	07/06/2018	249.22 / 240.91	205

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