

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	26	14,610,500	0	Low	299,000	0	0.00	1,616	171.71	0.00	2	1
				Avg	561,942	0	0.00	2,713	205.68	0.00	101	117
				Med	469,500	0	0.00	2,410	201.63	0.00	76	88
				High	1,329,000	0	0.00	5,359	282.08	0.00	370	370
UCB (Under Contract-Backups)	2	1,665,000	0	Low	710,000	0	0.00	3,892	182.43	0.00	56	50
				Avg	832,500	0	0.00	4,241	195.24	0.00	105	102
				Med	832,500	0	0.00	4,241	195.24	0.00	106	102
				High	955,000	0	0.00	4,590	208.06	0.00	155	155
Pending	2	2,099,900	0	Low	899,900	0	0.00	4,403	187.48	0.00	13	13
				Avg	1,049,950	0	0.00	4,602	230.01	0.00	107	107
				Med	1,049,950	0	0.00	4,602	230.01	0.00	108	108
				High	1,200,000	0	0.00	4,800	272.54	0.00	202	202
Closed	22	15,396,555	14,782,850	Low	399,900	382,000	0.85	1,970	170.24	168.19	0	0
				Avg	699,843	671,948	0.97	3,323	209.96	202.58	74	114
				Med	733,750	715,000	0.97	3,316	213.59	205.35	52	78
				High	1,294,000	1,100,000	1.00	5,143	252.59	233.15	329	542
Overall	52	33,771,955	14,782,850	Low	299,000	382,000	0.85	1,616	170.24	168.19	0	0
				Avg	649,461	671,948	0.97	3,103	208.02	202.58	90	115
				Med	627,500	715,000	0.97	2,898	205.97	205.35	58	88
				High	1,329,000	1,100,000	1.00	5,359	282.08	233.15	370	542

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)'; Close of Escrow Date between '11/1/2014' and '4/30/2015'.

Active Listings

MLS #	Address	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
5263407	9335 N 113TH WAY	3	4	3	3,952	12,296	1994	775,000	750,000			189.78 / NA	21
5227500	9368 N 113TH WAY	5	4	5	4,424	18,177	1996	939,000	900,000			203.44 / NA	278
5253729	9568 N 114th WAY	3	2	4	1,825	5,731	1993	439,000	434,000			237.81 / NA	42
5208217	9320 N 114TH WAY	3	3	4	2,440	5,712	1993	475,000	475,000			194.67 / NA	264
5272988	9502 N 115th ST	3	2.5	3	2,322	5,918	1993	464,000	464,000			199.83 / NA	1
5106406	9177 N 115TH PL	2	2.5	3	1,970	7,369	1993	449,500	410,000			208.12 / NA	370
5256211	9489 N 115TH ST	3	2.5	4	2,322	5,963	1991	655,000	655,000			282.08 / NA	36
5258868	9112 N 115TH WAY	3	2	3	2,241	9,583	1993	445,000	435,000			194.11 / NA	30
5240203	9689 N 117th ST	3	2	4	2,480	8,475	1994	579,900	559,900			225.77 / NA	69
5259182	9667 N 117TH WAY	5	3.5	5	3,249	13,513	1998	700,000	700,000			215.45 / NA	29
5225516	9627 N 118th WAY	2	2	4	1,616	5,561	1994	329,000	304,900			188.68 / NA	99
5202062	9671 N 118TH WAY	2	2	3	1,616	6,500	1994	315,000	299,000			185.02 / NA	163
5257802	9749 N 118TH WAY	3	2.5	3	2,259	5,448	1994	396,900	387,900			171.71 / NA	32
5218497	11597 E Bella Vista DR	2	2	3	2,134	6,729	1991	435,000	410,000			192.13 / NA	113
5193702	11777 E BELLA VISTA DR	5	3.5	8	3,146	8,680	1991	649,900	606,000			192.63 / NA	182
5260877	11645 E DEL TIMBRE DR	4	3	4	3,888	10,824	1991	795,000	795,000			204.48 / NA	27
5213988	11736 E DEL TIMBRE DR	3	2.5	3	3,028	10,731	1993	709,900	689,900			227.84 / NA	127
5233401	11927 E DEL TIMBRE DR	2	2.5	3	2,410	5,940	1996	425,000	425,000			176.35 / NA	84
5257212	11962 E DEL TIMBRE DR	3	2	3	2,259	8,128	1994	417,500	417,500			184.82 / NA	155
5191562	12029 E MISSION LN	3	2	3	2,480	9,185	1994	529,000	514,500			207.46 / NA	142
5236940	11219 E PALOMINO RD	5	4	6	3,983	13,085	1995	795,000	779,000			195.58 / NA	51
5112874	12142 E SAN VICTOR DR	6	4.5	6	5,359	35,284	2000	1,550,000	1,329,000			247.99 / NA	358
5228393	11862 E SORREL LN	3	2.5	3	1,824	5,551	1994	419,900	379,900			208.28 / NA	93
5261290	11649 E TERRA DR	3	2.5	4	2,975	10,075	1990	630,000	630,000			211.76 / NA	25
5258907	11795 E TERRA DR	2	2	2	1,938	6,151	1994	445,000	445,000			229.62 / NA	30

5170155	11971 E TERRA DR	2	2.5	3	2,410	7,856	1996	439,000	415,000			172.2 / NA	230
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UCB (Under Contract-Backups) Listings

MLS #	Address	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP\$/SF	CDOM
5204349	9201 N 115TH ST	5	4	6	3,892	12,518	1993	780,000	710,000			182.43 / NA	155
5249429	11207 E PALOMINO RD	6	4.5	8	4,590	19,319	1993	955,000	955,000			208.06 / NA	50

Pending Listings

MLS #	Address	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP\$/SF	CDOM
5251413	11210 E DEL TIMBRE DR	5	5.5	6	4,403	19,398	1993	1,200,000	1,200,000			272.54 / NA	13
5178180	12209 E MISSION LN	5	4.5	7	4,800	36,457	1999	999,000	899,900			187.48 / NA	202

Closed Listings

MLS #	Address	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP\$/SF	CDOM
5114582	9274 N 113TH WAY	3	2.5	4	3,286	18,092	1996	739,900	709,900	672,600	11/13/2014	216.04 / 204.69	171
5112804	9745 N 113TH WAY	4	3.5	5	4,301	13,211	1994	969,000	948,900	900,000	11/13/2014	220.62 / 209.25	148
5216428	9540 N 114TH WAY	3	2	3	1,970	6,234	1991	449,900	449,900	445,000	01/26/2015	228.38 / 225.89	4
5164364	9084 N 115TH PL	3	2	4	2,241	7,853	1991	495,000	479,000	462,000	12/02/2014	213.74 / 206.16	96
5171534	9171 N 115TH ST	4	3.5	5	4,006	12,518	1992	769,900	769,900	730,000	12/18/2014	192.19 / 182.23	232
5227380	11288 E APPALOOSA PL	4	2.5	4	3,237	15,816	1995	735,000	725,000	710,000	04/14/2015	223.97 / 219.34	56
5221142	12104 E BELLA VISTA CIR	4	3.5	5	2,820	12,702	1996	625,000	625,000	625,000	02/05/2015	221.63 / 221.63	0
5178605	11442 E BELLA VISTA DR	5	4.25	5	3,900	14,098	1992	799,900	750,000	722,500	04/07/2015	192.31 / 185.26	293
5209143	11585 E BELLA VISTA DR	3	2	3	2,394	6,608	1993	450,000	450,000	435,000	02/27/2015	187.97 / 181.7	48
5248371	11247 E CAROL AVE	5	3.5	5	3,616	14,044	1994	775,000	780,000	780,000	04/10/2015	215.71 / 215.71	3
5207279	11324 E CAROL AVE	4	3	4	4,054	13,009	1994	795,000	795,000	775,000	01/26/2015	196.1 / 191.17	542
5081682	11393 E CAROL AVE	5	4.5	6	5,143	15,940	1994	1,099,000	875,555	865,000	02/17/2015	170.24 / 168.19	329
5187721	11624 E CARON ST	3	3	3	2,333	6,384	1994	435,000	435,000	421,250	12/22/2014	186.46 / 180.56	7
5197166	11326 E DEL TIMBRE DR	4	3	6	3,687	12,300	1994	742,500	742,500	720,000	12/30/2014	201.38 / 195.28	59
5162247	11874 E DEL TIMBRE DR	3	2	3	2,271	6,385	1996	429,000	420,000	415,000	12/22/2014	184.94 / 182.74	120
5199643	12168 E MISSION LN	5	4.5	6	5,123	35,719	1999	1,295,000	1,294,000	1,100,000	01/05/2015	252.59 / 214.72	138
5176449	12197 E MISSION LN	4	3.5	5	4,328	34,974	2000	1,048,000	1,048,000	985,000	02/02/2015	242.14 / 227.59	112
5186104	11430 E PALOMINO RD	3	2.5	3	2,694	13,701	1992	575,000	575,000	555,000	12/04/2014	213.44 / 206.01	25
5180634	11835 E SORREL LN	3	2.5	3	2,077	5,875	1994	424,900	399,900	382,000	02/10/2015	192.54 / 183.92	98
5202757	11601 E TERRA DR	3	2.5	4	3,346	11,625	1990	750,000	750,000	737,500	01/22/2015	224.15 / 220.41	22
5202200	11636 E TERRA DR	4	2.5	4	3,730	10,731	1990	775,000	775,000	750,000	01/15/2015	207.77 / 201.07	4
5228037	11789 E TERRA DR	3	2	4	2,552	7,000	1993	599,000	599,000	595,000	03/11/2015	234.72 / 233.15	20