

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	8	6,635,900	0	Low 475,000	0	0.00	1,888	211.58	0.00	1	2
				Avg 829,488	0	0.00	3,648	227.33	0.00	48	68
				Med 847,000	0	0.00	3,724	222.35	0.00	43	56
				High 1,565,000	0	0.00	6,500	251.59	0.00	101	164
CCBS (Contract Contingent on Buyer Sale)	1	640,000	0	Low 640,000	0	0.00	2,480	258.06	0.00	48	48
				Avg 640,000	0	0.00	2,480	258.06	0.00	48	48
				Med 640,000	0	0.00	2,480	258.06	0.00	48	48
				High 640,000	0	0.00	2,480	258.06	0.00	48	48
UCB (Under Contract-Backups)	3	2,492,000	0	Low 798,000	0	0.00	3,504	222.59	0.00	3	3
				Avg 830,667	0	0.00	3,661	227.05	0.00	36	36
				Med 825,000	0	0.00	3,585	223.11	0.00	51	51
				High 869,000	0	0.00	3,895	235.45	0.00	54	54
Pending	6	4,256,400	0	Low 485,000	0	0.00	1,733	208.53	0.00	23	23
				Avg 709,400	0	0.00	2,989	240.74	0.00	80	79
				Med 636,250	0	0.00	2,760	235.52	0.00	41	41
				High 1,200,000	0	0.00	4,815	287.94	0.00	205	205
Closed	40	27,140,400	26,376,400	Low 399,900	385,000	0.89	1,733	182.92	163.69	1	1
				Avg 678,510	659,410	0.97	2,906	234.24	227.50	77	87
				Med 627,000	632,000	0.97	2,794	228.78	224.44	55	59
				High 1,385,000	1,335,000	1.03	4,962	287.71	276.98	357	357
Overall	58	41,164,700	26,376,400	Low 399,900	385,000	0.89	1,733	182.92	163.69	1	1
				Avg 709,736	659,410	0.97	3,049	234.00	227.50	71	80
				Med 663,750	632,000	0.97	2,878	228.58	224.44	50	53
				High 1,565,000	1,335,000	1.03	6,500	287.94	276.98	357	357

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 '1/1/2018' and '6/30/2018'.

Active Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP	COE	LP/ SP\$/SF	CDOM
						Plus		Lot							
							SqFt								
	5757650	11659 E CARON ST	PARCEL 8B AT STONEGATE	2	2	2	1,888	6,684	1994	475,000	475,000			251.59 / NA	65
	5741262	9690 N 118th PL	STONEGATE	3	2.5	4	2,199	7,829	1994	499,000	488,000			221.92 / NA	100
	5787759	11946 E DEL TIMBRE DR	PARCEL 10 AT STONEGATE	3	2.5	3	2,410	6,054	1996	509,900	509,900			211.58 / NA	164
	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	775,000			236.5 / NA	2

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt Approx YR			OLP	LP	SP	COE	LP/ CDOM		
							Plus		Lot					SP/\$/SF		
							SqFt									
	5740411	9227 N 113th WAY	Stonegate, The Retreat	4	4.5	5	4,171	14,141	1994	949,000	919,000			220.33 / NA	101	
	5765843	11741 E Arabian Park DR	Stonegate	4	4.5	5	4,170	23,976	1998	949,000	929,000			222.78 / NA	48	
	5773059	11252 E Appaloosa PL	Stonegate, The Retreat	5	4	5	4,573	18,382	1994	995,000	975,000			213.21 / NA	32	
	5770842	11755 E TURQUOISE AVE	STONEGATE	5	7	8	6,500	14,178	1998	1,599,000	1,565,000			240.77 / NA	38	

CCBS (Contract Contingent on Buyer Sale) Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt		Approx	Lot	YR	OLP	LP	SP	COE	LP/ CDOM			
							Plus									SqFt		SP/\$/SF	
	5765819	11625 E CAROL AVE	STONEGATE	3	2.5	4	2,480	9,017	1994	655,000	640,000					258.06 / NA	48		

UCB (Under Contract-Backups) Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP	COE	LP/ CDOM	
							Plus	Lot						SP/\$/SF	
								SqFt							
	5786281	11773 E TERRA DR	STONEGATE	4	2.5	4	3,585	10,555	1994	798,000	798,000			222.59 / NA	3
	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			235.45 / NA	51
	5763234	11299 E APPALOOSA PL	Stonegate	5	4	5	3,895	13,746	1995	869,000	869,000			223.11 / NA	54

Pending Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx YR		OLP	LP	SP	COE	LP/	CDOM
							Plus	Lot	SqFt					SP/\$/SF	
	5746306	11919 E DEL TIMBRE DR	STONEGATE	3	2	3	2,271	5,940	1996	495,000	485,000			213.56 / NA	49

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx YR	OLP	LP	SP	COE	LP/ CDOM	
						Plus	Lot	SqFt					SP/\$/SF	
	5774123	9369 N 115TH ST	STONEGATE	2	2	2	1,733	6,052	1992	499,000	499,000		287.94 / NA	24
	5770606	11962 E DEL TIMBRE DR	Stonegate	3	2	3	2,259	8,128	1994	595,000	595,000		263.39 / NA	23
	5714799	9667 N 117TH WAY	Stonegate	5	3.5	5	3,249	13,513	1998	680,000	677,500		208.53 / NA	143
	5768282	9639 N 117TH WAY	STONEGATE	5	3	6	3,606	17,334	1999	799,900	799,900		221.82 / NA	34
	5686943	11267 E PALOMINO RD	STONEGATE PARCEL 1 LOT 69	4	5	6	4,815	17,619	1996	1,279,000	1,200,000		249.22 / NA	205

Closed Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP	COE	LP/ CDOM	
							Plus	Lot						SP/\$/SF	
								SqFt							
	5711926	9177 N 119TH ST	PARCEL 9 AT STONEGATE LOT 1-76 TR A-C	3	2	3	2,312	9,523	1993	528,000	528,000	520,000	06/ 29/ 2018	228.37 / 224.91	61
	5768381	11847 E DEL TIMBRE DR	Stonegate	3	2.5	3	2,410	7,113	1994	535,000	535,000	535,000	06/ 29/ 2018	221.99 / 221.99	43
	5764581	11827 E MISSION LN	Stonegate	3	2	4	2,466	8,764	1993	630,000	630,000	645,000	06/ 12/ 2018	255.47 / 261.56	4
	5765053	9093 N 119TH ST	STONEGATE	4	3	5	3,170	9,347	1992	775,000	775,000	777,000	06/ 12/ 2018	244.48 / 245.11	4
	5757495	11255 E PALOMINO RD	PARCEL 1 AT STONEGATE	4	3.5	4	3,797	14,550	1994	899,900	899,900	895,000	06/ 11/ 2018	237 / 235.71	45
	5754605	9077 N 116TH WAY	STONEGATE	3	2	4	2,375	7,064	1994	575,000	575,000	541,500	06/ 08/ 2018	242.11 / 228	49
	5762386	9719 N 113TH WAY	STONEGATE	5	4	5	3,843	12,912	1994	879,000	879,000	849,000	06/ 07/ 2018	228.73 / 220.92	101

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP COE	LP/ CDOM		
						Plus	Lot					SP/\$/SF			
							SqFt								
	5733968	11879 E MISSION LN	Stonegate, Windemere	4	2.5	4	2,752	8,998	1993	699,000	699,000	720,000	05/29/2018	254 / 261.63	4
	5745464	11393 E SORREL LN	STONEGATE	4	4	5	4,054	14,535	1995	895,000	895,000	891,000	05/21/2018	220.77 / 219.78	219
	5667962	9148 N 115TH WAY	Stonegate, Heritage Court	3	2	3	1,970	7,186	1994	465,000	450,000	422,500	05/17/2018	228.43 / 214.47	213
	5737605	9297 N 115TH ST	Stonegate, The Reserve	4	3.5	5	4,482	14,932	1998	1,098,500	1,098,500	1,098,500	05/07/2018	245.09 / 245.09	1
	5728889	11632 E SORREL LN	STONEGATE	3	2.5	4	2,883	9,355	1994	699,000	699,000	680,000	05/01/2018	242.46 / 235.87	20
	5712822	9159 N 119TH ST	Stonegate	4	3	5	3,164	8,823	1992	769,000	759,000	739,000	04/30/2018	239.89 / 233.57	98
	5727675	9383 N 114th WAY	Stonegate	2	2	2	1,733	6,736	1992	525,000	498,500	480,000	04/26/2018	287.65 / 276.98	38
	5695606	9768 N 117TH WAY	STONEGATE	4	3	4	2,874	12,302	1998	699,000	650,000	640,000	04/26/2018	226.17 / 222.69	105
	5721795	9335 N 113TH WAY	PARCEL 1 AT STONEGATE THE RETREAT	4	4	4	3,952	12,296	1994	999,900	998,650	980,000	04/26/2018	252.69 / 247.98	61
	5734393	11675 E CARON ST	STONEGATE	3	2	3	2,231	8,928	1996	539,900	539,900	532,000	04/25/2018	242 / 238.46	196
	5665154	11321 E SORREL LN	STONEGATE	4	4	6	3,760	13,285	1994	949,000	899,900	850,000	04/25/2018	239.34 / 226.06	211
	5726763	11329 E APPALOOSA PL	STONEGATE	4	4	5	3,929	13,153	1996	895,000	895,000	880,000	04/16/2018	227.79 / 223.98	52
	5656177	12129 E SAN SIMEON DR	Stonegate	5	3.5	6	4,962	35,059	2005	1,500,000	1,385,000	1,335,000	04/12/2018	279.12 / 269.04	203
	5693731	9372 N 114TH WAY	Stonegate	2	2	2	1,733	6,241	1992	449,900	439,900	420,000	04/11/2018	253.84 / 242.35	108

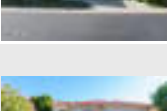
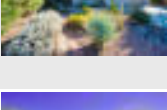
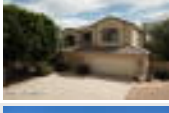
Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP	COE	LP/ CDOM	
						Plus		Lot						SP/\$/SF	
								SqFt							
	5680725	9207 N 119th WAY	Stonegate	4	3	5	3,297	10,878	1994	769,000	714,000	687,000	04/11/2018	216.56 / 208.37	164
	5707188	9369 N 114TH WAY	PARCEL 3 AT STONEGATE LOT 1-78 TR A-F	3	2	3	2,035	5,980	1991	464,900	454,900	425,000	04/05/2018	223.54 / 208.85	58
	5718065	9191 N 117TH WAY	Stonegate	3	2.5	3	2,148	9,368	1992	618,000	618,000	590,000	03/30/2018	287.71 / 274.67	53
	5717246	9299 N 113TH WAY	Stonegate	5	3	5	4,109	12,302	1994	875,000	875,000	830,000	03/22/2018	212.95 / 202	49
	5725042	11753 E BELLA VISTA DR	PARCEL 9 AT STONEGATE LOT 1-76 TR A-C	4	3.5	4	2,837	13,219	1990	724,900	724,900	724,900	03/21/2018	255.52 / 255.52	7
	5708725	9167 N 116TH WAY	Stonegate, Timarron	3	2	3	2,278	6,157	1994	505,000	505,000	490,000	03/12/2018	221.69 / 215.1	12
	5720659	11644 E DEL TIMBRE DR	STONEGATE	3	2.5	3	3,098	10,122	1993	610,000	610,000	575,000	03/12/2018	196.9 / 185.6	33
	5725776	11620 E SORREL LN	STONEGATE	4	2.5	4	2,883	9,334	1994	689,000	750,000	750,000	03/07/2018	260.15 / 260.15	11
	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	685,000	665,000	03/05/2018	216.5 / 210.18	110
	5554656	11298 E SORREL LN	Stonegate Retreat	5	4	6	4,368	13,597	1996	940,000	799,000	715,000	02/26/2018	182.92 / 163.69	357
	5645426	11839 E DEL TIMBRE DR	PARCEL 10 AT STONEGATE	2	2	2	1,938	6,555	1994	435,000	399,900	385,000	02/23/2018	206.35 / 198.66	206
	5702353	11947 E TERRA DR	PARCEL 10 AT STONEGATE & PT TR B PAR 11 SG REPLAT	3	2	3	2,271	6,879	1996	509,000	509,000	495,000	02/22/2018	224.13 / 217.97	40
	5684093	9147 N 119TH ST	Stonegate	3	2	4	2,727	9,395	1992	624,000	624,000	624,000	02/16/2018	228.82 / 228.82	59

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP	COE	LP/ CDOM	
							Plus	Lot						SP/\$/SF	
								SqFt							
	5667679	11597 E BELLA VISTA DR	Stonegate	3	2	3	2,150	6,729	1991	569,900	554,650	540,000	02/14/2018	257.98 / 251.16	113
	5711811	11656 E CARON ST	PARCEL 10 AT STONEGATE & PT TR B PAR 11 SG REPLAT	3	2	3	2,271	6,879	1996	519,900	519,900	505,000	02/12/2018	228.93 / 222.37	8
	5674636	11887 E DEL TIMBRE DR	STONEGATE	3	2.5	3	2,410	6,858	1996	524,900	519,900	505,000	01/31/2018	215.73 / 209.54	103
	5659626	9093 N 119TH ST	STONEGATE	4	3	5	3,164	9,347	1992	650,000	599,000	550,000	01/29/2018	189.32 / 173.83	139
	5672726	9087 N 115TH PL	STONEGATE	3	2	3	1,982	8,078	1993	449,500	449,500	400,000	01/16/2018	226.79 / 201.82	77
	5683555	11890 E DEL TIMBRE DR	Stonegate, Tamarack	3	2	3	2,271	6,401	1996	509,000	499,500	490,000	01/16/2018	219.95 / 215.76	60