

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	6,714,700	0	Low	716,000	0	0.00	2,883	217.17	0.00	29	29
				Avg	839,338	0	0.00	3,533	237.98	0.00	82	82
				Med	864,700	0	0.00	3,572	237.28	0.00	70	70
				High	995,000	0	0.00	4,054	262.56	0.00	146	146
Pending	6	4,888,600	0	Low	679,900	0	0.00	2,883	201.55	0.00	12	12
				Avg	814,767	0	0.00	3,559	229.30	0.00	67	69
				Med	839,900	0	0.00	3,629	230.26	0.00	69	76
				High	900,000	0	0.00	4,005	247.23	0.00	157	157
Closed	31	21,754,950	21,113,300	Low	420,000	405,000	0.88	1,616	190.76	168.79	7	6
				Avg	701,773	681,074	0.97	2,975	237.03	230.73	88	93
				Med	629,900	630,000	0.98	2,843	232.66	228.43	71	71
				High	1,249,000	1,150,000	1.02	4,584	316.53	316.22	336	499
Overall	45	33,358,250	21,113,300	Low	420,000	405,000	0.88	1,616	190.76	168.79	7	6
				Avg	741,294	681,074	0.97	3,152	236.17	230.73	84	88
				Med	735,000	630,000	0.98	3,140	232.66	228.43	71	72
				High	1,249,000	1,150,000	1.02	4,584	316.53	316.22	336	499

Selection Criteria for Comparable Properties

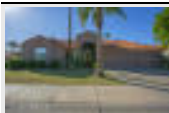
Specified listings from the following search: Property type Residential; Inside Stonegate of Stonegate; Status of 'Active', 'Closed', 'Pending', 'UCB (Under Contract-Backups)', 'CCBS (Contract Contingent on Buyer Sale)'; Close of Escrow Date between '5/1/2019' and '8/31/2028'.

Active Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
				Plus		Lot SqFt								
	5975673	12005 E Mission LN	Stonegate	4	3	4	3,297	8,993	1996	726,500	716,000		217.17 / NA	55
	5986811	11622 E APPALOOSA PL	STONEGATE	4	2.5	4	2,883	9,130	1994	729,900	719,900		249.71 / NA	29
	5980656	11818 E MISSION LN	PARCEL 9 AT STONEGATE LOT 1-76 TR A-C	3	3.5	5	3,006	8,963	1992	749,000	735,000		244.51 / NA	43
	5942121	11287 E APPALOOSA PL	STONEGATE	4	3.5	5	3,643	13,244	1994	869,000	829,900		227.81 / NA	134
	5937490	11438 E Palomino RD	PARCEL 2B AT STONEGATE REPLAT L 1-5 8-37 39-58 A-E	5	4.5	5	3,910	15,598	1992	995,000	899,500		230.05 / NA	146
	5946389	11471 E MISSION LN	STONEGATE	4	3	6	3,972	13,734	1990	919,000	899,900		226.56 / NA	125
	5980951	9771 N 113TH WAY	Stonegate, The Retreat	3	3	4	3,502	13,263	1994	919,500	919,500		262.56 / NA	42
	5962732	11393 E SORREL LN	STONEGATE	5	5	5	4,054	14,535	1995	1,050,000	995,000		245.44 / NA	85

Pending Listings

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

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	Lot	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
						Plus	SqFt		SqFt							
	5991158	11677 E SORREL LN	STONEGATE	4	2	4	2,883	9,816	1994	679,900	679,900				235.83 / NA	16
	5924517	11765 E TERRA DR	STONEGATE	4	2.75	4	3,617	10,559	1993	775,000	729,000				201.55 / NA	157
	5962262	9157 N 115TH ST	STONEGATE	5	3	5	3,647	13,706	1992	869,000	799,900				219.33 / NA	75
	5981040	11224 E CAROL AVE	STONEGATE	5	3	5	3,559	12,334	1994	879,900	879,900				247.23 / NA	12
	5962447	11301 E APPALOOSA PL	STONEGATE	5	3.5	7	4,005	14,331	1996	925,000	899,900				224.69 / NA	77
	5961486	12125 E MISSION LN	PARCEL 12 AT STONEGATE	4	3.5	5	3,641	36,968	1996	925,000	900,000				247.18 / NA	80

Closed Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	Lot	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
						Plus	SqFt		Lot							
	5934603	11866 E DEL TIMBRE DR	STONEGATE	3	2	3	2,271	6,371	1996	590,000	575,750	562,500	10/31/2019		253.52 / 247.69	144
	5974232	11210 E DEL TIMBRE DR	STONEGATE	5	5.5	6	4,403	19,398	1993	1,249,000	1,249,000	1,150,000	10/27/2019		283.67 / 261.19	22
	5966980	12068 E BELLA VISTA CIR	STONEGATE	4	3	5	3,297	10,529	1996	749,000	719,000	690,000	10/18/2019		218.08 / 209.28	38
	5937092	9315 N 117TH ST	Stonegate	3	2	3	2,843	12,957	1993	749,000	748,500	728,500	10/17/2019		263.28 / 256.24	106
	5964313	9173 N 116TH PL	STONEGATE	3	2.5	4	2,413	8,070	1994	650,000	635,000	635,000	10/15/2019		263.16 / 263.16	50
	5966747	11795 E TERRA DR	STONEGATE	2	2	2	1,938	6,151	1994	545,000	545,000	553,500	10/08/2019		281.22 / 285.6	48
	5973182	11637 E TERRA DR	STONEGATE	4	3	5	4,039	10,087	1990	959,000	959,000	945,000	09/19/2019		237.44 / 233.97	17
	5956852	9550 N 115TH ST	STONEGATE PARCEL 3 MCR 343-2	3	2.5	4	2,322	6,445	1994	625,000	625,000	630,000	09/03/2019		269.16 / 271.32	34
	5917053	11849 E Purdue AVE	STONEGATE	2	2	3	1,616	5,733	1993	435,000	420,000	405,000	08/27/2019		259.9 / 250.62	94

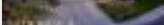
Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx	YR	OLP	LP	SP COE	LP/SP/\$/SF	CDOM	
							Lot SqFt								
	5919638	11343 E Appaloosa PL	STONEGATE	5	4.5	5	4,581	13,501	1994	989,900	949,900	880,000	08/26/2019	207.36 / 192.1	116
	5946072	11772 E DEL TIMBRE DR	STONEGATE--REMODELED	3	2.5	3	2,843	10,878	1992	899,900	899,900	899,000	08/08/2019	316.53 / 316.22	22
	5916097	12173 E Mission LN	STONEGATE	4	4.5	5	4,584	35,124	1998	1,089,000	1,057,000	992,500	07/31/2019	230.58 / 216.51	72
	5870897	11811 E TERRA DR	Stonegate, Tamarack	2	2.5	3	2,410	6,210	1994	515,000	499,900	489,000	07/30/2019	207.43 / 202.9	191
	5900285	9481 N 114TH WAY	PARCEL 3 AT STONEGATE LOT 1-78 TR A-F	3	2	3	1,970	7,434	1994	482,000	474,500	466,000	07/12/2019	240.86 / 236.55	113
	5924417	11260 E CAROL AVE	Stonegate, The Retreat, Parcel 1 at Stonegate	5	3.5	5	3,858	13,532	1996	850,000	850,000	825,000	06/25/2019	220.32 / 213.84	12
	5888420	9634 N 116TH ST	STONEGATE TRADEWINDS PARCEL 4 AT	4	2.5	4	2,883	8,498	1994	750,000	765,000	735,300	06/24/2019	265.35 / 255.05	54
	5910849	11867 E Terra DR	Stonegate	3	2.5	4	2,410	6,830	1994	529,000	529,000	495,000	06/18/2019	219.5 / 205.39	132
	5862408	11662 E APPALOOSA PL	STONEGATE	4	3	4	3,297	9,130	1994	652,000	629,900	605,000	06/17/2019	191.05 / 183.5	90
	5908360	9123 N 115TH PL	STONEGATE	4	2	6	2,703	7,214	1994	550,000	550,000	540,000	06/14/2019	203.48 / 199.78	68
	5880600	11244 E PALOMINO RD	PARCEL 1 AT STONEGATE	5	3	5	3,923	13,927	1994	900,000	900,000	875,000	06/07/2019	229.42 / 223.04	119
	5818635	11644 E DEL TIMBRE DR	Vintage PARCEL 6/7 AT STONEGATE	3	2.5	3	3,100	10,122	1993	789,900	744,900	742,000	06/05/2019	240.29 / 239.35	231
	5787759	11946 E DEL TIMBRE DR	PARCEL 10 AT STONEGATE	3	2.5	3	2,410	6,054	1996	509,900	485,000	475,000	05/31/2019	201.24 / 197.1	499
	5921744	9109 N 118TH PL	STONEGATE	4	2	4	2,752	10,395	1993	599,000	599,000	580,000	05/31/2019	217.66 / 210.76	20
	5904254	12185 E Mission LN	Stonegate	5	4.5	5	4,143	35,115	2000	975,000	975,000	965,000	05/31/2019	235.34 / 232.92	29
	5897605	12107 E BELLA VISTA DR	PARCEL 11 AT STONEGATE	3	2.5	5	3,450	9,970	1996	799,900	799,900	795,000	05/30/2019	231.86 / 230.43	9

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP	COE	LP/SP\$/SF	CDOM
						Plus		Lot							
							SqFt								
	5891941	11677 E DEL TIMBRE DR	PARCEL 6/7 AT STONEGATE	5	3		5 3,888	12,182	1992	940,000	940,000	940,000	05/15/2019	241.77 / 241.77	71
	5887895	12017 E MISSION LN E	STONEGATE	3	2		4 2,480	9,094	1996	574,900	579,900	565,000	05/14/2019	233.83 / 227.82	6
	5903591	9082 N 115TH WAY	STONEGATE	3	2		3 2,394	9,658	1991	557,000	557,000	540,000	05/08/2019	232.66 / 225.56	31
	5843200	11680 E CARON ST	STONEGATE	2	2		2 1,905	6,429	1994	489,000	439,000	430,000	05/03/2019	230.45 / 225.72	151
	5844972	9534 N 115TH ST	STONEGATE PARCEL 3 LOT 1-78 TR A-F	3	2		3 1,970	5,981	1993	479,900	454,900	450,000	05/03/2019	230.91 / 228.43	174
	5853804	11757 E ARABIAN PARK DR	STONEGATE, The Regal	3	2.5		5 3,140	14,315	1998	675,000	599,000	530,000	05/02/2019	190.76 / 168.79	131

Prepared by Robert A. Williams, PLC

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11/01/2019 11:30 AM

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