

Statistical Market Analysis

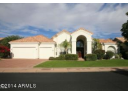
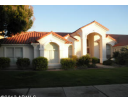
Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/ List Price	Approx SQFT	List Price Per Approx SQFT	Sold Price Per Approx SQFT	Agent Days On Market	Cumulative Days On Market
Active	24	16,828,500	0	Low	448,500	0	0.00	1,970	188.52	0.00	4	4
				Avg	701,188	0	0.00	3,248	215.01	0.00	108	112
				High	1,350,000	0	0.00	4,848	278.47	0.00	366	365
UCB (Under Contract-Backups)	3	1,709,850	0	Low	370,000	0	0.00	1,733	207.02	0.00	29	29
				Avg	569,950	0	0.00	2,689	213.33	0.00	68	68
				High	839,900	0	0.00	4,057	219.47	0.00	147	147
Pending	1	499,000	0	Low	499,000	0	0.00	2,278	219.05	0.00	125	123
				Avg	499,000	0	0.00	2,278	219.05	0.00	125	123
				High	499,000	0	0.00	2,278	219.05	0.00	125	123
Closed	23	13,008,000	12,437,300	Low	365,000	354,050	0.83	1,733	168.28	148.55	5	5
				Avg	565,565	540,752	0.96	2,883	198.48	190.10	95	123
				High	825,000	735,000	1.04	4,663	248.22	242.51	519	677
Overall	51	32,045,350	12,437,300	Low	365,000			1,733	168.28		4	4
				Avg	628,340			3,031	207.54		100	114
				High	1,350,000			4,848	278.47		519	677

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 '8/1/2013' and '1/31/2014'.

Active Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP\$/SF	CDOM
	5027695	9470 N 115TH ST	STONEGATE	3	2	3	1,970	5,938	1994	448,500	448,500	0		227.66 / NA	85
	5042819	9112 N 115TH ST	STONEGATE PARCEL 8A	3	2	3	2,241	9,583	1993	464,900	464,900	0		207.45 / NA	48
	5030094	12116 E BELLA VISTA CIR	Stonegate	3	2	3	2,363	13,045	1996	514,900	499,900	0		211.55 / NA	80
	4883657	9310 N 119TH WAY	Stonegate	3	2	4	2,891	12,082	1996	575,000	545,000	0		188.52 / NA	365
	5030544	9325 N 119TH ST	Stonegate	3	2.50	3	2,410	9,077	1996	575,000	564,900	0		234.40 / NA	74
	5027490	12042 E Mission Lane CIR	Stonegate	3	2	3	2,363	9,189	1997	619,900	574,500	0		243.12 / NA	86
	5056121	9123 N 115TH PL	STONEGATE	4	2.50	5	2,861	7,214	1994	575,000	575,000	0		200.98 / NA	15
	5060885	11670 E Appaloosa PL	Stonegate - Tradewinds	4	2.50	4	2,883	8,758	1994	576,600	576,600	0		200.00 / NA	4
	5045506	9225 N 119TH WAY	STONEGATE	4	2.50	4	2,883	9,580	1994	579,000	579,000	0		200.83 / NA	40
	5000970	9189 N 119TH WAY	STONEGATE	3	2	4	2,480	11,181	1994	595,000	595,000	0		239.92 / NA	136

	5050947	9768 N 117th WAY	Stonegate... Stonecreek area	4	3		4	2,867		0	1998	599,000	599,000	0		208.93 / NA	24
	5029375	12059 E BELLA VISTA DR	STONEGATE	4	3		6	3,297		9,098	1996	623,900	623,900	0		189.23 / NA	348
	5037998	11286 E SORREL LN	Stonegate Retreat	3	2.50		5	3,376		13,073	1994	700,000	660,000	0		195.50 / NA	60
	5047501	9764 N 116th ST	Stonegate	5	3		5	3,297		11,203	1994	669,500	669,500	0		203.06 / NA	30
	5013541	9207 N 119TH WAY	Stonegate	4	3		5	3,297		10,878	1994	695,000	679,900	0		206.22 / NA	113
	5053186	11438 E PALOMINO RD	Stonegate	5	4.50		6	3,910		15,598	1992	775,000	775,000	0		198.21 / NA	305
	5008143	11324 E CAROL AVE	Stonegate	4	3		4	4,054		13,009	1995	870,000	785,000	0		193.64 / NA	264
	5054249	9264 N 114TH ST	STONEGATE REGENT	5	3		5	3,643		13,463	1992	795,000	795,000	0		218.23 / NA	18
	5022060	11349 E CAROL AVE	Stonegate	5	3.50		5	4,044		13,530	1994	825,000	815,000	0		201.53 / NA	59
	4933835	9209 N 113TH WAY	Stonegate	4	3.50		6	3,861		19,342	1993	848,000	819,900	0		212.35 / NA	264
	5028522	9201 N 115TH ST	Stonegate	5	4		6	3,892		12,518	1993	849,000	849,000	0		218.14 / NA	83
	5055288	9171 N 115TH ST	STONEGATE	4	3.50		5	4,006		12,518	1992	899,000	899,000	0		224.41 / NA	16
	4984884	11409 E Bella Vista DR	Stonegate	5	4.50		5	4,207		13,934	1990	1,085,000	1,085,000	0		257.90 / NA	168
	5061254	12129 E SAN SIMEON DR	STONEGATE - MOUNTAIN VIEW ESTATES	5	3.50		6	4,848		35,059	2005	1,350,000	1,350,000	0		278.47 / NA	4

UCB (Under Contract-Backups) Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
	5048565	9505 N 115TH ST	STONEGATE	2	2	2	1,733	5,722	1991	370,000	370,000	0		213.50 / NA	29
	4992944	11657 E BELLA VISTA DR	Stonegate - Timmaron	3	2	4	2,278	7,000	1994	524,500	499,950	0		219.47 / NA	147
	5047684	11281 E Del Timbre DR	Stonegate	5	4	5	4,057	15,437	1993	839,900	839,900	0		207.02 / NA	30

Pending Listings

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



4995449 11651 E BELLA VISTA DR Stonegate 3 2 3 2,278 6,084 1994 525,000 499,000 0 219.05 / NA 123

Closed Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
	4992756	12018 E MISSION LANE CIR	Stonegate	4	2.50		2,883	8,850	1996	578,000	559,000	550,000	1/10/2014	193.90 / 190.77	122
	5042842	9155 N 116TH PL	STONEGATE	2	2		1,970	6,510	1994	375,000	375,000	378,000	1/8/2014	190.36 / 191.88	11
	4988278	9137 N 117TH WAY	Stonegate	4	3.50		2,837	9,807	1990	599,000	565,000	540,000	12/20/2013	199.15 / 190.34	95
	5024691	12168 E MISSION LN	STONEGATE	4	2.50		4,663	35,719	1999	825,000	825,000	725,000	12/19/2013	176.92 / 155.48	13
	4970797	11902 E MISSION LN	Stonegate	4	2		2,752	11,427	1993	579,000	559,000	523,000	12/10/2013	203.12 / 190.04	116
	4943212	11634 E BELLA VISTA DR	STONEGATE Heritage Court	3	2		2,395	6,909	1990	479,000	453,000	447,000	12/6/2013	189.14 / 186.64	516
	4995082	11425 E TERRA DR	STONEGATE	4	3.50		3,415	11,747	1991	790,000	775,000	735,000	11/21/2013	226.94 / 215.23	77
	5010292	9486 N 115TH ST	Stonegate	3	2		1,970	5,981	1993	489,000	489,000	477,750	10/28/2013	248.22 / 242.51	5
	4962557	9764 N 116th ST	Stonegate	5	3		3,297	11,203	1994	620,000	575,000	530,000	10/23/2013	174.40 / 160.75	162
	4986176	9123 N 115TH PL	STONEGATE	4	2.50		2,861	7,214	1994	489,900	485,000	425,000	10/15/2013	169.52 / 148.55	58
	4984992	11662 E APPALOOSA PL	Stonegate	4	3		3,297	9,130	1994	609,000	609,000	580,000	10/15/2013	184.71 / 175.92	66
	4950986	12154 E San Victor DR	Stonegate	4	3		3,538	35,028	1999	750,000	685,000	677,000	10/4/2013	193.61 / 191.35	106
	4991334	11818 E MISSION LN	STONEGATE	3	3.50		3,006	8,963	1992	590,000	590,000	578,000	9/30/2013	196.27 / 192.28	12
	4940719	9108 N 118TH PL	Stonegate - Windermere	4	2.50		2,461	9,666	1992	598,000	535,000	530,000	9/27/2013	217.39 / 215.36	105
	4954290	12137 E SAN VICTOR DR	Stonegate	4	3.50		3,096	35,871	2001	537,000	521,000	505,000	9/20/2013	168.28 / 163.11	677
	4945598	11707 E Turquoise AVE	Stonegate	5	3.50		3,693	12,716	1996	775,000	750,000	735,000	9/20/2013	203.09 / 199.03	73

	4951912	11842 E DEL TIMBRE DR	stonegate	2	2	3	2,410	7,475	1994	495,000	495,000	475,000	8/28/2013	205.39 / 197.10	39
	4889045	9486 N 115TH ST	Stonegate	3	2	3	1,970	5,981	1993	345,000	365,000	380,000	8/21/2013	185.28 / 192.89	84
	4863012	11608 E SORREL LN	Stonegate	3	2	5	2,480	9,180	1994	599,000	549,000	540,000	8/16/2013	221.37 / 217.74	150
	4952514	11784 E ARABIAN PARK DR	Stonegate	4	2	4	2,594	13,203	1996	525,000	499,000	475,000	8/15/2013	192.37 / 183.11	66
	4928076	12087 E Bella Vista CIR	Stonegate	3	2.50	4	2,883	8,745	1996	560,000	560,000	552,500	8/15/2013	194.24 / 191.64	76
	4943709	9484 N 115TH PL	Parcel 3 at Stonegate Lot 1-78	3	2	5	1,733	8,944	1991	425,000	425,000	354,050	8/8/2013	245.24 / 204.30	72
	4888598	11656 E ARABIAN PARK DR	Stonegate, The Regal	4	3.50	4	4,111	14,200	1996	849,000	765,000	725,000	8/5/2013	186.09 / 176.36	141