

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	14	9,105,200	0	Low	349,900	0	0.00	1,616	189.29	0.00	21	28
				Avg	650,371	0	0.00	2,990	219.99	0.00	92	103
				Med	664,700	0	0.00	3,085	219.50	0.00	88	107
				High	849,000	0	0.00	4,368	269.18	0.00	212	212
UCB (Under Contract-Backups)	2	1,168,900	0	Low	569,900	0	0.00	2,480	184.76	0.00	140	133
				Avg	584,450	0	0.00	2,861	207.28	0.00	145	142
				Med	584,450	0	0.00	2,861	207.28	0.00	145	142
				High	599,000	0	0.00	3,242	229.80	0.00	151	151
Pending	4	2,225,000	0	Low	345,000	0	0.00	1,616	208.39	0.00	10	10
				Avg	556,250	0	0.00	2,471	226.61	0.00	53	53
				Med	570,000	0	0.00	2,358	222.67	0.00	42	42
				High	740,000	0	0.00	3,551	252.68	0.00	118	117
Closed	39	25,145,699	24,127,880	Low	315,000	293,000	0.89	1,466	174.16	167.31	4	2
				Avg	644,762	618,664	0.96	2,945	220.66	212.14	99	110
				Med	585,000	570,000	0.96	2,883	216.91	215.38	83	88
				High	1,024,900	1,015,000	1.01	4,590	302.38	291.58	256	346
Overall	59	37,644,799	24,127,880	Low	315,000	293,000	0.89	1,466	174.16	167.31	4	2
				Avg	638,047	618,664	0.96	2,921	220.45	212.14	96	105
				Med	599,000	570,000	0.96	2,883	216.91	215.38	83	97
				High	1,024,900	1,015,000	1.01	4,590	302.38	291.58	256	346

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 '3/1/2017' and '8/31/2017'.

Active Listings















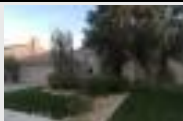





Photo	MLS #	Address	Subdivision	Year Built	Bedrooms	Bathrooms	Approx SQFT
	5642092	11844 E Purdue AVE	STONEGATE	1994	2	2	1,616
	5620950	11886 E SORREL LN	PARCEL 5 AT STONEGATE LOT 1-86 TR A-I	1994	2	2	1,616
	5645426	11839 E DEL TIMBRE DR	PARCEL 10 AT STONEGATE	1994	2	2	1,938
	5600014	11825 E BELLA VISTA DR	Stonegate	1992	3	2	2,466

Photo	MLS #	Address	Subdivision	Year Built	Bedrooms	Bathrooms	Approx SQFT
	5603510	11818 E MISSION LN	STONEGATE	1992	3	3.5	3,006
	5595187	11640 E Arabian Park DR	Stonegate	1997	3	2.5	2,879
	5597970	11638 E APPALOOSA PL	Stonegate, Tradewinds	1994	4	2.5	2,883
	5639705	11861 E BELLA VISTA DR	STONEGATE	1996	4	3	3,164
	5588508	11662 E APPALOOSA PL	STONEGATE	1994	4	3	3,297
	5630815	9274 N 113TH WAY	Stonegate, The Retreat	1996	3	2.5	3,286
	5610077	11227 E APPALOOSA PL	STONEGATE	1994	4	3	3,567
	5624081	11438 E CARON ST	Stonegate	1992	5	4	3,771
	5554656	11298 E SORREL LN	Stonegate Retreat	1996	5	4	4,368
	5622158	9246 N 114TH ST	PARCEL 2B AT STONEGATE REPLAT L 1-5 8-37 39-58 A-E	1992	5	3	4,006

UCB (Under Contract-Backups) Listings

Photo	MLS #	Address	Subdivision	Year Built	Bedrooms	Bathrooms	Approx SQFT
	5594088	11987 E BELLA VISTA DR	Stonegate, Parcel 11	1994	4	3	2,480
	5564246	9606 N 117TH ST	STONEGATE	1994	3	2.5	3,242

Pending Listings

Photo	MLS #	Address	Subdivision	Year Built	Bedrooms	Bathrooms	Approx SQFT
	5599637	9721 N 118TH WAY	PARCEL 5 AT STONEGATE LOT 1-86 TR A-I	1994	2	2	1,616
	5636811	11814 E BELLA VISTA DR	STONEGATE	1991	3	2	2,236
	5649430	11646 E CAROL AVE	PARCEL 4 AT STONEGATE	1994	2	2.5	2,480
	5600253	11376 E APPALOOSA PL	PARCEL 1 AT STONEGATE	1993	5	3	3,551

Closed Listings






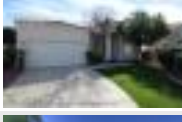

Photo	MLS #	Address	Subdivision	Year Built	Bedrooms	Bathrooms	Approx SQFT
	5556470	9707 N 118TH WAY	Saddleback at Stonegate	1994	2	2	1,466
	5560278	11838 E CAROL AVE	Stonegate	1993	2	2	1,616
	5618215	11847 E APPALOOSA PL	STONEGATE	1993	2	2	1,616
	5554803	11830 E CAROL AVE	PARCEL 5 AT STONEGATE LOT 1-86 TR A-I	1994	2	2	1,499
	5578364	11806 E CAROL AVE	Stonegate	1994	2	2	1,616
	5567760	11597 E Bella Vista DR	Stonegate	1991	2	2	2,134
	5542437	9386 N 114TH WAY	STONEGATE	1992	3	2	2,082














Photo	MLS #	Address	Subdivision	Year Built	Bedrooms	Bathrooms	Approx SQFT
	5609355	9454 N 115TH ST	PARCEL 3 AT STONEGATE LOT 1-78 TR A-F	1994	3	2	1,970
	5568443	11814 E BELLA VISTA DR	STONEGATE	1991	3	2	2,236
	5498632	11914 E DEL TIMBRE DR	STONEGATE	1996	3	2	2,271
	5574296	12049 E Mission Lane CIR	STONEGATE	1996	3	2	2,363
	5441492	9355 N 114th WAY	Stonegate	1991	3	2.5	2,322
	5477598	9122 N 119TH ST	PARCEL 9 AT STONEGATE LOT 1-76 TR A-C	1994	3	2	2,466
	5517840	11619 E APPALOOSA PL	Stonegate	1994	3	2	2,363
	5468201	12066 E MISSION LANE CIR	STONEGATE	1997	4	2	2,883
	5605934	9583 N 116TH ST	STONEGATE	1994	3	2	2,883
	5562988	11634 E BELLA VISTA DR	Stonegate	1990	3	2	2,395
	5567006	11819 E TERRA DR	STONEGATE	1994	3	2	2,271
	5569697	9194 N 115TH PL	Stonegate	1990	3	2	2,394
	5510981	9238 N 119TH WAY	Stonegate, Windcrest	1996	3	2	2,503

















Photo	MLS #	Address	Subdivision	Year Built	Bedrooms	Bathrooms	Approx SQFT
	5566794	11765 E TERRA DR	STONEGATE	1993	4	2.75	3,646
	5541615	9611 N 117TH ST	STONEGATE	1994	4	2.5	2,883
	5543309	11651 E BELLA VISTA DR	PARCEL 8B AT STONEGATE	1994	3	2	2,315
	5499491	9335 N 113TH WAY	Stonegate, The Retreat	1994	3	3.5	3,952
	5537729	11340 E APPALOOSA PL	Stonegate, The Retreat	1994	5	3	3,753
	5594066	11220 E PALOMINO RD	STONEGATE (THE RETREAT)	1993	4	2.5	3,138
	5509649	11677 E DEL TIMBRE DR	Stonegate	1992	5	3	3,888
	5517933	9264 N 114TH ST	Stonegate	1992	5	3	3,830
	5591700	11660 E TERRA DR	STONEGATE	1991	4	3.5	3,888
	5560682	9073 N 115TH ST	STONEGATE	1992	4	4.5	3,809
	5529232	11643 E TURQUOISE AVE	STONEGATE	1998	4	4	4,083
	5565554	11371 E CAROL AVE	Stonegate Retreat	1994	5	2.75	3,617
	5549506	11442 E BELLA VISTA DR	Stonegate	1992	5	3.75	3,900

Photo	MLS #	Address	Subdivision	Year Built	Bedrooms	Bathrooms	Approx SQFT
	5527682	11417 E MISSION LN	STONEGATE	1991	5	4	3,898
	5554523	9368 N 113TH WAY	PARCEL 1 AT STONEGATE	1996	5	4	4,408
	5581988	9080 N 114TH PL	STONEGATE	1990	4	3	3,800
	5602064	11276 E APPALOOSA PL	Stonegate, The Retreat	1994	5	3	4,137
	5599982	9318 N 114TH ST	Stonegate The Regent	1992	5	4	3,980
	5550505	11207 E PALOMINO RD	PARCEL 1 AT STONEGATE	1993	6	4.5	4,590

Prepared by Robert A. Williams, PLC

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