

# 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	9	5,442,900	0	Low	359,000	0	0.00	1,824	194.62	0.00	19	19
				Avg	604,767	0	0.00	2,840	214.37	0.00	94	94
				Med	625,000	0	0.00	2,975	207.92	0.00	74	74
				High	849,000	0	0.00	4,044	273.47	0.00	216	216
UCB (Under Contract-Backups)	1	294,000	0	Low	294,000	0	0.00	1,616	181.93	0.00	286	286
				Avg	294,000	0	0.00	1,616	181.93	0.00	286	286
				Med	294,000	0	0.00	1,616	181.93	0.00	286	286
				High	294,000	0	0.00	1,616	181.93	0.00	286	286
Pending	2	1,134,500	0	Low	459,500	0	0.00	1,824	209.17	0.00	2	2
				Avg	567,250	0	0.00	2,526	230.55	0.00	4	3
				Med	567,250	0	0.00	2,526	230.55	0.00	4	4
				High	675,000	0	0.00	3,227	251.92	0.00	7	5
Closed	32	18,679,899	18,109,700	Low	298,000	278,000	0.90	1,616	168.67	159.75	3	3
				Avg	583,747	565,928	0.97	2,850	203.54	197.16	94	104
				Med	532,250	512,500	0.97	2,480	202.71	191.03	72	72
				High	1,200,000	1,125,000	1.01	4,800	272.54	255.51	428	428
<b>Overall</b>	<b>44</b>	<b>25,551,299</b>	<b>18,109,700</b>	Low	<b>294,000</b>	<b>278,000</b>	<b>0.90</b>	<b>1,616</b>	<b>168.67</b>	<b>159.75</b>	<b>2</b>	<b>2</b>
				Avg	<b>580,711</b>	<b>565,928</b>	<b>0.97</b>	<b>2,805</b>	<b>206.49</b>	<b>197.16</b>	<b>94</b>	<b>101</b>
				Med	<b>564,500</b>	<b>512,500</b>	<b>0.97</b>	<b>2,480</b>	<b>207.69</b>	<b>191.03</b>	<b>72</b>	<b>72</b>
				High	<b>1,200,000</b>	<b>1,125,000</b>	<b>1.01</b>	<b>4,800</b>	<b>273.47</b>	<b>255.51</b>	<b>428</b>	<b>428</b>

## Selection Criteria for Comparable Properties

**Search Parameters:** Property type Residential; Inside Stonegate of Stonegate; Status of 'Active', 'Closed', 'Pending', 'UCB (Under Contract-Backups)'; Close of Escrow Date between '3/1/2015' and '8/31/2015'.

## Active Listings

MLS #	Address	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	Pool - Private	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
5228393	11862 E SORREL LN	3	2.5	3	1,824	5,551		1994	419,900	359,000			196.82 / NA	216
5256211	9489 N 115TH ST	3	2.5	4	2,322	5,963		1991	655,000	635,000			273.47 / NA	159
5261290	11649 E TERRA DR	3	2.5	4	2,975	10,075		1990	630,000	579,000			194.62 / NA	148
5284089	9207 N 119TH WAY	4	3	5	3,297	10,878	Yes	1994	715,000	668,000			202.61 / NA	102
5296327	9484 N 114th WAY	2	2	2	1,848	6,235		1993	389,900	389,900			210.98 / NA	74
5299618	9264 N 114TH ST	5	3	5	3,830	13,463	Yes	1992	849,000	849,000			221.67 / NA	67
5310438	11349 E CAROL AVE	5	3.5	5	4,044	13,530	Yes	1994	799,000	799,000			197.58 / NA	42
5318607	11818 E MISSION LN	3	3.5	5	3,006	8,963	Yes	1992	625,000	625,000			207.92 / NA	23
5320525	11971 E Terra DR	3	2.5	4	2,410	7,856		1996	539,000	539,000			223.65 / NA	19

## UCB (Under Contract-Backups) Listings

MLS #	Address	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	Pool - Private	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
5202062	9671 N 118TH WAY	2	2	3	1,616	6,500		1994	315,000	294,000			181.93 / NA	286

## Pending Listings

MLS #	Address	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	Pool - Private	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
5303514	9668 N 118TH PL	3	2.5	3	1,824	7,823	Yes	1994	459,500	459,500			251.92 / NA	5
5324551	9611 N 117TH WAY	4	3	4	3,227	18,197		1998	675,000	675,000			209.17 / NA	2

## Closed Listings

MLS #	Address	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	Pool - Private	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
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5306058	9946 N 117th PL	4	2.5	4	2,664	14,000		1996	632,000	632,000	632,000	08/17/2015	237.24 / 237.24	38
5277830	11635 E APPALOOSA PL	3	2	3	2,363	8,616	Yes	1994	525,000	500,000	450,000	08/12/2015	211.6 / 190.44	30
5307042	11822 E CAROL AVE	2	2	3	1,616	5,781		1992	319,900	319,900	315,000	08/12/2015	197.96 / 194.93	14
5287713	9502 N 115TH ST	3	2.5	3	2,322	5,918		1993	443,000	443,000	418,000	08/07/2015	190.78 / 180.02	43
5233401	11927 E DEL TIMBRE DR	2	2.5	3	2,410	5,940		1996	425,000	406,500	394,500	07/31/2015	168.67 / 163.69	134
5296662	11847 E APPALOOSA PL	2	2	3	1,616	5,558		1993	349,900	349,900	340,000	07/27/2015	216.52 / 210.4	24
5193702	11777 E BELLA VISTA DR	5	3.5	8	3,146	8,680	Yes	1991	649,900	606,000	580,000	07/23/2015	192.63 / 184.36	213
5276975	11425 E MISSION LN	5	4.5	5	3,482	15,557	Yes	1992	769,000	750,000	737,500	07/22/2015	215.39 / 211.8	29
5296471	9112 N 115TH WAY	3	2	3	2,241	9,583	Yes	1993	399,900	399,900	391,000	07/17/2015	178.45 / 174.48	73
5257212	11962 E DEL TIMBRE DR	3	2	3	2,259	8,128		1994	417,500	409,900	400,000	07/15/2015	181.45 / 177.07	202
5289487	11414 E CARON ST	4	3.5	6	3,531	13,824	Yes	1992	774,900	774,900	784,900	07/15/2015	219.46 / 222.29	14
5213988	11736 E DEL TIMBRE DR	3	2.5	3	3,028	10,731	Yes	1993	709,900	674,900	670,000	07/10/2015	222.89 / 221.27	164
5258907	11795 E TERRA DR	2	2	2	1,938	6,151	Yes	1994	445,000	419,900	419,900	07/10/2015	216.67 / 216.67	71
5253729	9568 N 114th WAY	3	2	4	1,825	5,731		1993	439,000	419,899	415,900	07/07/2015	230.08 / 227.89	110
5236940	11219 E PALOMINO RD	5	4	6	3,983	13,085	Yes	1995	795,000	779,000	750,000	07/06/2015	195.58 / 188.3	73
5106406	9177 N 115TH PL	2	2.5	3	1,970	7,369		1993	449,500	410,000	377,500	07/03/2015	208.12 / 191.62	428
5225516	9627 N 118th WAY	2	2	4	1,616	5,561		1994	329,000	298,000	278,000	06/30/2015	184.41 / 172.03	132
5240203	9689 N 117th ST	3	2	4	2,480	8,475		1994	579,900	550,000	520,000	06/30/2015	221.77 / 209.68	101
5278645	11891 E Terra DR	2	2.5	3	2,410	7,874	Yes	1994	439,900	439,900	428,000	06/30/2015	182.53 / 177.59	51
5281599	11255 E PALOMINO RD	4	3.5	4	3,797	14,550	Yes	1994	735,000	735,000	715,000	06/30/2015	193.57 / 188.31	44
5280414	9041 N 116TH WAY	3	2	3	2,375	6,492		1994	425,000	425,000	405,000	06/26/2015	178.95 / 170.53	43
5204349	9201 N 115TH ST	5	4	6	3,892	12,518	Yes	1993	780,000	710,000	670,000	06/09/2015	182.43 / 172.15	157
5257802	9749 N 118TH WAY	3	2.5	3	2,259	5,448		1994	396,900	387,900	375,000	06/09/2015	171.71 / 166	70
5178180	12209 E MISSION LN	5	4.5	7	4,800	36,457	Yes	1999	999,000	899,900	890,000	06/04/2015	187.48 / 185.42	202
5191562	12029 E MISSION LN	3	2	3	2,480	9,185	Yes	1994	529,000	514,500	505,000	05/30/2015	207.46 / 203.63	172
5249429	11207 E PALOMINO RD	6	4.5	8	4,590	19,319	Yes	1993	955,000	955,000	930,000	05/28/2015	208.06 / 202.61	77
5170155	11971 E TERRA DR	2	2.5	3	2,410	7,856		1996	439,000	415,000	385,000	05/22/2015	172.2 / 159.75	242
5251413	11210 E DEL TIMBRE DR	5	5.5	6	4,403	19,398	Yes	1993	1,200,000	1,200,000	1,125,000	05/21/2015	272.54 / 255.51	13
5227380	11288 E APPALOOSA PL	4	2.5	4	3,237	15,816	Yes	1995	735,000	725,000	710,000	04/14/2015	223.97 / 219.34	56
5248371	11247 E CAROL AVE	5	3.5	5	3,616	14,044	Yes	1994	775,000	780,000	780,000	04/10/2015	215.71 / 215.71	3
5178605	11442 E BELLA VISTA DR	5	4.25	5	3,900	14,098	Yes	1992	799,900	750,000	722,500	04/07/2015	192.31 / 185.26	293
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