








# 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	9,542,700	0	Low	458,000	0	0.00	2,395	171.23	0.00	9	2
				Avg	681,621	0	0.00	3,250	207.43	0.00	89	101
				High	1,085,000	0	0.00	4,482	257.90	0.00	440	437
UCB (Under Contract-Backups)	3	1,741,000	0	Low	521,000	0	0.00	2,461	168.28	0.00	75	81
				Avg	580,333	0	0.00	3,032	193.10	0.00	86	279
				High	685,000	0	0.00	3,538	217.39	0.00	102	654
Pending	1	750,000	0	Low	750,000	0	0.00	3,693	203.09	0.00	73	73
				Avg	750,000	0	0.00	3,693	203.09	0.00	73	73
				High	750,000	0	0.00	3,693	203.09	0.00	73	73
Closed	28	15,138,999	14,568,615	Low	275,000	275,000	0.83	1,466	159.51	149.93	2	2
				Avg	540,679	520,308	0.97	2,685	203.12	195.78	86	91
				High	1,175,000	1,100,000	1.04	6,006	245.24	219.87	503	503
<b>Overall</b>	<b>46</b>	<b>27,172,699</b>	<b>14,568,615</b>	Low	<b>275,000</b>			<b>1,466</b>	<b>159.51</b>		<b>2</b>	<b>2</b>
				Avg	<b>590,711</b>			<b>2,901</b>	<b>203.77</b>		<b>87</b>	<b>106</b>
				High	<b>1,175,000</b>			<b>6,006</b>	<b>257.90</b>		<b>503</b>	<b>654</b>

## 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)'; Expire Date relative 30 days back; Close of Escrow Date between '3/1/2013' and '8/31/2013'; Cancel Date relative 30 days back; Temp Off Market Date relative 30 days back.

### Active Listings


Photo	MLS #	Address	Subdivision	Bed	Bth	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP/SF	CDOM
	4943212	11634 E BELLA VISTA DR	STONEGATE Heritage Court	3	2	2,395	6,909	1990	479,000	458,000	0		191.23 / NA	437
	4986176	9123 N 115TH PL	STONEGATE	4	2.50	2,861	7,214	1994	489,900	489,900	0		171.23 / NA	29
	4883657	9310 N 119TH WAY	Stonegate	3	2	2,891	12,082	1996	575,000	559,000	0		193.36 / NA	212
	4970791	11802 E Mission LN E	Stonegate	3	2	2,466	8,310	1994	569,000	569,000	0		230.74 / NA	21
	4970797	11902 E MISSION LN	Stonegate	4	2	2,752	11,427	1993	579,000	579,000	0		210.39 / NA	44
	4991334	11818 E MISSION LN	STONEGATE	3	3.50	3,006	8,963	1992	590,000	590,000	0		196.27 / NA	2
	4988278	9137 N 117TH WAY	Stonegate	4	3.50	2,837	9,807	1990	599,000	599,000	0		211.14 / NA	8
	4962557	9764 N 116th ST	Stonegate	5	3	3,297	11,203	1994	620,000	599,900	0		181.95 / NA	123
	4984992	11662 E APPALOOSA PL	Stonegate	4	3	3,297	9,130	1994	609,000	609,000	0		184.71 / NA	37
	4890696	12059 E BELLA VISTA DR	STONEGATE	4	3	3,297	9,098	1996	710,000	684,900	0		207.73 / NA	199

	4966594	11438 E PALOMINO RD	Stonegate	5	4.50	3,910	15,598	1992	850,000	825,000	0	211.00 / NA	152
	4933835	9209 N 113TH WAY	Stonegate	4	3.50	3,806	19,342	1993	848,000	845,000	0	222.02 / NA	115
	4976835	9297 N 115 ST	STONEGATE	4	3.50	4,482	14,932	1998	1,050,000	1,050,000	0	234.27 / NA	30
	4984884	11409 E Bella Vista DR	Stonegate	5	4.50	4,207	13,934	1990	1,085,000	1,085,000	0	257.90 / NA	15




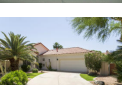



### UCB (Under Contract-Backups) Listings






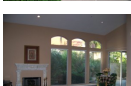



Photo	MLS #	Address	Subdivision	Bed	Bth	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
	4954290	12137 E SAN VICTOR DR	Stonegate	4	3.50	3,096	35,871	2001	537,000	521,000	0		168.28 / NA	654
	4940719	9108 N 118TH PL	Stonegate - Windermere	4	2.50	2,461	9,666	1992	598,000	535,000	0		217.39 / NA	102
	4950986	12154 E San Victor DR	Stonegate	4	3	3,538	35,028	1999	750,000	685,000	0		193.61 / NA	81

### Pending Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
	4945598	11707 E Turquoise AVE	Stonegate	5	3.50	3,693	12,716	1996	775,000	750,000	0		203.09 / NA	73

### Closed Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
	4951912	11842 E DEL TIMBRE DR	stonegate	2	2	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	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	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	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	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	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	4,111	14,200	1996	849,000	765,000	725,000	8/5/2013	186.09 / 176.36	141
	4940936	11380 E SORREL LN	STONEGATE	5	3	3,637	14,035	1994	850,000	819,000	777,165	7/23/2013	225.19 / 213.68	63
	4928359	9641 N 113TH WAY	Stonegate	5	5.50	6,006	13,194	2000	1,175,000	1,175,000	1,100,000	7/17/2013	195.64 / 183.15	46
	4943550	11998 E MISSION LN	STONEGATE	3	2	2,365	8,583	1996	544,900	544,900	520,000	7/11/2013	230.40 / 219.87	106

	4903846	11678 E APPALOOSA PL	STONEGATE- Tradewinds	4	2	2,483	8,305	1994	510,000	480,000	480,000	6/28/2013	193.31 / 193.31	124
	4681711	9138 N 114th ST	Stonegate	5	4	5,169	13,215	1992	945,000	824,500	775,000	6/28/2013	159.51 / 149.93	503
	4910891	11617 E Carol AVE	Stonegate	3	2	2,363	8,594	1994	519,900	519,999	517,000	6/25/2013	220.06 / 218.79	92
	4908678	9489 N 115th ST	Stonegate	3	2.50	2,322	5,963	1991	464,900	464,900	428,000	6/13/2013	200.22 / 184.32	47
	4907198	11630 E APPALOOSA PL	STONEGATE	4	2.50	2,883	9,130	1994	545,000	539,900	527,500	6/3/2013	187.27 / 182.97	49
	4901501	11724 E DEL TIMBRE DR	Stonegate	3	2.50	3,200	9,950	1992	744,800	728,800	675,000	5/31/2013	227.75 / 210.94	61
	4831279	9136 N 117TH WAY	Stonegate - Windemere	3	2.50	2,700	11,286	1991	615,000	548,900	548,000	5/29/2013	203.30 / 202.96	179
	4921504	9583 N 118TH WAY	Stonegate	2	2	1,466	5,257	1993	275,000	275,000	275,000	5/21/2013	187.59 / 187.59	3
	4806233	9390 N 115th ST	Stonegate	3	2.50	2,322	6,465	1994	429,900	405,000	397,500	5/5/2013	174.42 / 171.19	233
	4913211	9547 N 118TH WAY	PARCEL 5 AT STONEGATE LT 1-86 TR A-I	2	2	1,616	5,250	1993	299,300	299,300	300,500	4/30/2013	185.21 / 185.95	16
	4907816	9419 N 115TH PL	Stonegate	3	2	2,010	6,600	1993	414,900	419,900	425,000	4/30/2013	208.91 / 211.44	35
	4908884	11849 E BELLA VISTA DR	Stonegate	4	2.50	2,752	8,707	1994	579,000	579,000	565,000	4/24/2013	210.39 / 205.31	2
	4881939	9690 N 117TH WAY	STONEGATE	4	2.75	3,293	11,163	1997	695,000	695,000	675,000	4/1/2013	211.05 / 204.98	23
	4896419	11561 E BELLA VISTA DR	STONEGATE	2	2.50	1,982	6,600	1991	399,000	399,000	405,000	3/28/2013	201.31 / 204.34	30
	4888197	9712 N 118th PL	Stonegate	3	2.50	1,824	7,828	1994	425,000	425,000	380,000	3/25/2013	233.00 / 208.33	45
	4834337	11870 E Sorrel LN	Stonegate-Saddleback	2	2	1,616	5,522	1994	344,900	324,900	299,900	3/21/2013	201.05 / 185.58	128
	4880133	11608 E CAROL AVE	Stonegate	5	2.50	3,047	11,632	1994	644,000	644,000	639,000	3/12/2013	211.36 / 209.71	48
	4843782	11888 E TERRA DR	Stonegate	2	2	1,938	7,842	1996	389,900	369,000	357,500	3/1/2013	190.40 / 184.47	110