










# Statistical Market Analysis








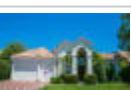



Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/ List Price	Approx SQFT	List Price Per Approx SQFT	Sold Price Per Approx SQFT	Agent Days On Market	Cumulative Days On Market
Active	23	15,736,092	0	Low	429,900	0	0.00	1,938	185.41	0.00	9	9
				Avg	684,178	0	0.00	3,034	227.06	0.00	101	100
				Med	649,000	0	0.00	2,975	224.36	0.00	73	64
				High	995,000	0	0.00	4,368	268.34	0.00	372	372
UCB (Under Contract-Backups)	7	4,315,300	0	Low	310,000	0	0.00	1,616	191.83	0.00	21	21
				Avg	616,471	0	0.00	2,760	219.35	0.00	95	95
				Med	596,000	0	0.00	2,821	209.79	0.00	72	72
				High	899,900	0	0.00	4,021	288.90	0.00	184	184
Pending	3	1,969,800	0	Low	334,900	0	0.00	1,616	177.52	0.00	8	7
				Avg	656,600	0	0.00	3,274	203.14	0.00	24	24
				Med	785,000	0	0.00	3,783	207.24	0.00	10	10
				High	849,900	0	0.00	4,422	224.66	0.00	56	56
Closed	23	13,696,222	13,265,775	Low	289,900	280,000	0.91	1,616	179.39	173.27	9	9
				Avg	595,488	576,773	0.97	2,768	214.61	208.33	56	80
				Med	522,222	521,000	0.97	2,410	215.79	207.47	39	60
				High	979,900	929,900	1.04	4,002	247.89	240.03	292	403
<b>Overall</b>	<b>56</b>	<b>35,717,414</b>	<b>13,265,775</b>	Low	<b>289,900</b>	<b>280,000</b>	<b>0.91</b>	<b>1,616</b>	<b>177.52</b>	<b>173.27</b>	<b>8</b>	<b>7</b>
				Avg	<b>637,811</b>	<b>576,773</b>	<b>0.97</b>	<b>2,904</b>	<b>219.70</b>	<b>208.33</b>	<b>78</b>	<b>87</b>
				Med	<b>606,950</b>	<b>521,000</b>	<b>0.97</b>	<b>2,831</b>	<b>217.18</b>	<b>207.47</b>	<b>60</b>	<b>62</b>
				High	<b>995,000</b>	<b>929,900</b>	<b>1.04</b>	<b>4,422</b>	<b>288.90</b>	<b>240.03</b>	<b>372</b>	<b>403</b>

## 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 '10/1/2015' and '3/31/2016'.

## Active Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/ SF	CDOM
	5392783	11824 E TERRA DR	STONEGATE	3	2	3	1,938	6,050	1994	449,000	429,900			221.83 / NA	59
	5411400	9476 N 115TH PL	Stonegate, Belcourt	3	2	3	1,970	6,466	1991	440,000	440,000			223.35 / NA	22
	5395913	11914 E DEL TIMBRE DR	STONEGATE	3	2	3	2,271	6,146	1996	449,000	449,000			197.71 / NA	52
	5408042	11855 E DEL TIMBRE DR	STONEGATE	3	2	3	2,012	9,520	1994	539,900	539,900			268.34 / NA	28
	5400382	9298 N 119TH ST	Stonegate, Tamarack	3	2	4	2,345	7,685	1996	559,900	547,000			233.26 / NA	43
	5417234	11643 E APPALOOSA PL	STONEGATE	3	2	4	2,480	8,621	1994	559,000	559,000			225.4 / NA	9
	5377614	12099 E BELLA VISTA CIR	STONEGATE	4	2	4	2,883	9,662	1996	610,000	579,900			201.14 / NA	91
	5256211	9489 N 115TH ST	Stonegate, Belcourt	3	2.5	4	2,322	5,963	1991	655,000	585,000			251.94 / NA	372
	5384305	11850 E DEL TIMBRE DR	PARCEL 10 AT STONEGATE	3	2	3	2,271	7,038	1994	649,900	599,000			263.76 / NA	77




	5413771	11709 E TERRA DR	Stonegate	3	2	3	2,843	9,505	1993	614,900	614,900				216.29 / NA	16
	5400076	11834 E MISSION LN	Stonegate	4	3	5	3,164	8,889	1994	645,000	630,000				199.12 / NA	44
	5375767	11430 E PALOMINO RD	Stonegate	3	2.5	3	2,694	13,701	1992	695,000	649,000				240.91 / NA	100
	5362707	9667 N 117TH WAY	Stonegate	4	3.5	5	3,249	13,513	1998	689,000	689,000				212.07 / NA	139
	5417416	11649 E TERRA DR	Stonegate, The Vintage	3	2.5	3	2,975	10,075	1990	695,000	695,000				233.61 / NA	9
	5378077	11349 E CAROL AVE	Stonegate	5	3.5	5	4,044	13,530	1994	789,000	749,802				185.41 / NA	252
	5393862	9318 N 114TH ST	Stonegate, Regent	5	4	5	3,980	13,934	1992	795,000	749,900				188.42 / NA	57
	5389888	11739 E TURQUOISE AVE	STONEGATE	4	3.5	4	3,191	13,840	1998	759,900	759,900				238.14 / NA	64
	5416572	11212 E CAROL AVE	STONEGATE	5	4	6	3,828	17,854	1993	785,000	785,000				205.07 / NA	193
	5299618	9264 N 114TH ST	Stonegate Regent	5	3	5	3,830	13,463	1992	849,000	814,900				212.77 / NA	280
	5367861	11457 E BELLA VISTA DR	Stonegate Reserve	4	3.5	5	3,612	12,882	1991	985,000	945,000				261.63 / NA	123
	5377316	9080 N 114TH PL	Stonegate	4	3	4	3,624	14,135	1990	1,099,000	949,990				262.14 / NA	92
	5396460	11298 E SORREL LN	Stonegate Retreat	6	4	6	4,368	13,597	1996	980,000	980,000				224.36 / NA	51
	5361274	9201 N 115TH ST	Stonegate	5	4	5	3,892	12,518	1993	1,050,000	995,000				255.65 / NA	142

## 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
	5411724	11868 E PURDUE AVE	PARCEL 5 AT STONEGATE LOT 1-86 TR A-I	3	2	3	1,616	7,834	1994	310,000	310,000			191.83 / NA	21
	5363289	9693 N 118TH WAY N	PARCEL 5 AT STONEGATE LOT 1-86 TR A-I	2	2	3	1,616	6,500	1994	325,000	319,900			197.96 / NA	137
	5401356	9194 N 115TH PL	STONEGATE	3	2	3	2,394	6,903	1990	529,000	479,000			200.08 / NA	42
	5386223	12113 E MISSION LN	STONEGATE	4	2.5	4	2,841	48,173	1998	596,000	596,000			209.79 / NA	72














	5389661	9371 N 113TH WAY	STONEGATE	4	2.5	4	2,821	14,353	1994	815,000	815,000			288.9 / NA	65
	5359191	11251 E APPALOOSA PL	STONEGATE	5	4	5	4,021	16,301	1994	925,000	895,500			222.71 / NA	147
	5341490	11418 E MISSION LN	Stonegate, The Regent	5	3	6	4,014	14,909	1991	899,900	899,900			224.19 / NA	184

## Pending Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
	5402716	11814 E Carol AVE	PARCEL 5 AT STONEGATE LOT 1-86 TR A-I	2	2	3	1,616	5,806	1993	334,900	334,900			207.24 / NA	7
	5391752	11264 E APPALOOSA PL	STONEGATE	5	4	6	4,422	17,295	1994	800,000	785,000			177.52 / NA	56
	5413894	11245 E DEL TIMBRE DR	Stonegate, The Retreat	5	4.5	5	3,783	15,268	1993	849,900	849,900			224.66 / NA	10

## Closed Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
	5370192	9671 N 118TH WAY	PARCEL 5 AT STONEGATE LOT 1-86 TR A-I	2	2	3	1,616	6,500	1994	351,900	289,900	280,000	03/31/2016	179.39 / 173.27	403
	5363605	9105 N 115th ST	Stonegate - The Reserve	5	4	5	3,721	12,862	1991	973,700	879,900	800,000	03/31/2016	236.47 / 215	82
	5374261	9252 N 113TH WAY	Stonegate, The Retreat	5	3.5	5	4,002	15,382	1994	899,000	899,000	865,000	03/29/2016	224.64 / 216.14	27
	5399135	9320 N 114TH WAY	PARCEL 3 AT STONEGATE LOT 1-78 TR A-F	3	2.5	4	2,440	5,712	1993	468,900	468,900	451,500	03/24/2016	192.17 / 185.04	143
	5396395	11670 E APPALOOSA PL	STONEGATE	4	2.5	4	2,883	8,758	1994	679,000	679,000	665,000	03/15/2016	235.52 / 230.66	19
	5395641	11834 E Del Timbre DR	Stonegate	3	2	3	2,346	6,937	1996	505,000	505,000	500,000	03/11/2016	215.26 / 213.13	19
	5389526	9439 N 114TH WAY	Stonegate Belcourt	3	2	3	1,970	7,426	1993	420,000	420,000	420,000	03/09/2016	213.2 / 213.2	43
	5358945	11629 E DEL TIMBRE DR	STONEGATE, The Vintage	5	4	5	3,888	10,974	1992	784,900	784,900	762,000	02/29/2016	201.88 / 195.99	67
	5385176	12016 E BELLA VISTA DR	STONEGATE	4	2	5	2,717	10,799	1997	586,300	586,300	556,300	02/16/2016	215.79 / 204.75	11
	5353893	9112 N 115th WAY	Stonegate	3	2	3	2,241	9,583	1993	539,900	537,900	537,900	01/29/2016	240.03 / 240.03	64

	5352887	9712 N 118TH PL	STONEGATE, Saddleback	3	2.5	3	1,824	7,828	1994	439,000	429,000	420,000	01/28/2016	235.2 / 230.26	89
	5377291	12035 E BELLA VISTA DR	Stonegate	3	2	3	2,297	9,098	1996	500,000	500,000	521,000	01/28/2016	217.68 / 226.82	29
	5379103	11871 E Appaloosa PL	Stonegate Saddleback	3	2.5	3	1,824	5,391	1994	389,000	389,000	371,500	01/20/2016	213.27 / 203.67	15
	5360639	9041 N 116TH WAY	STONEGATE	3	2	3	2,375	6,492	1994	519,500	519,500	514,500	01/06/2016	218.74 / 216.63	9
	5348243	9335 N 113TH WAY	STONEGATE	2	3.5	3	3,952	12,296	1994	729,000	729,000	700,000	12/31/2015	184.46 / 177.13	63
	5352934	9894 N 117TH PL N	Stonegate, Regal	4	4.5	4	3,735	13,970	1999	839	839,000	819,000	12/17/2015	224.63 / 219.28	9
	5346746	11648 E Caron ST	Stonegate, Timarron	2	2	3	2,145	6,092	1994	475,000	475,000	442,000	12/09/2015	221.45 / 206.06	12
	5320525	11971 E Terra DR	Stonegate	3	2.5	4	2,410	7,856	1996	539,000	522,222	500,000	12/07/2015	216.69 / 207.47	70
	5337553	11237 E Sorrel LN	Stonegate	5	4	5	3,953	13,529	1993	979,900	979,900	929,900	12/01/2015	247.89 / 235.24	60
	5344101	11862 E SORREL LN	Stonegate	3	2.5	3	1,824	5,551	1994	359,900	359,900	350,175	11/25/2015	197.31 / 191.98	292
	5284089	9207 N 119TH WAY	STONEGATE	4	3	5	3,297	10,878	1994	715,000	668,000	649,000	11/23/2015	202.61 / 196.85	132
	5328718	9390 N 115th ST	Stonegate	3	2.5	4	2,322	6,465	1994	484,900	484,900	470,000	11/16/2015	208.83 / 202.41	28
	5330822	11645 E DEL TIMBRE DR	STONEGATE	4	3	5	3,888	10,824	1991	750,000	750,000	741,000	10/16/2015	192.9 / 190.59	170