

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume	List Price	Sold Price	Sale/ List Price	Approx SQFT	List Price Per SQFT	Sold Price Per SQFT	Agent Days on Market	Cumulative Days on Market	
Active	16	12,090,200	0	Low	449,900	0	0.00	1,733	203.57	0.00	0	0
				Avg	755,638	0	0.00	3,266	233.30	0.00	64	63
				Med	738,700	0	0.00	3,376	225.34	0.00	29	29
				High	1,599,000	0	0.00	6,500	287.94	0.00	234	227
CCBS (Contract Contingent on Buyer Sale)	2	1,215,000	0	Low	575,000	0	0.00	2,375	242.11	0.00	18	18
				Avg	607,500	0	0.00	2,428	250.08	0.00	30	30
				Med	607,500	0	0.00	2,428	250.08	0.00	30	30
				High	640,000	0	0.00	2,480	258.06	0.00	42	42
UCB (Under Contract-Backups)	4	3,513,900	0	Low	535,000	0	0.00	2,410	221.99	0.00	14	14
				Avg	878,475	0	0.00	3,716	234.24	0.00	88	86
				Med	889,450	0	0.00	3,820	232.87	0.00	68	65
				High	1,200,000	0	0.00	4,815	249.22	0.00	202	202
Pending	4	2,418,000	0	Low	485,000	0	0.00	2,271	213.56	0.00	4	4
				Avg	604,500	0	0.00	2,555	235.47	0.00	29	29
				Med	579,000	0	0.00	2,389	236.43	0.00	26	26
				High	775,000	0	0.00	3,170	255.47	0.00	61	61
Closed	37	24,810,400	24,045,400	Low	392,000	385,000	0.89	1,616	177.98	163.69	1	1
				Avg	670,551	649,876	0.97	2,908	231.83	224.56	86	101
				Med	624,000	624,000	0.97	2,874	228.43	222.69	59	77
				High	1,385,000	1,335,000	1.03	4,962	287.71	276.98	357	357
Overall	63	44,047,500	24,045,400	Low	392,000	385,000	0.89	1,616	177.98	163.69	0	0
				Avg	699,167	649,876	0.97	3,012	233.17	224.56	75	84
				Med	640,000	624,000	0.97	2,874	228.73	222.69	49	58
				High	1,599,000	1,335,000	1.03	6,500	287.94	276.98	357	357

Selection Criteria for Comparable Properties

Specified listings from the following search: 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 '12/1/2017' and '5/31/2018'.

Active Listings



















Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP	COE	LP/CDOM	SP/\$/SF
				Plus			Lot								
						SqFt									
	5686927	9605 N 118TH WAY	STONEGATE	2	2.5	3	2,210	5,250	1994	476,500	449,900			203.57 / NA	202
	5757650	11659 E CARON ST	PARCEL 8B AT STONEGATE	2	2	2	1,888	6,684	1994	475,000	475,000			251.59 / NA	35
	5741262	9690 N 118th PL	STONEGATE	3	2.5	4	2,199	7,829	1994	499,000	488,000			221.92 / NA	70
	5774123	9369 N 115TH ST	STONEGATE	2	2	2	1,733	6,052	1992	499,000	499,000			287.94 / NA	0

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP	COE	LP/	CDOM
							Plus	Lot						SP/\$/SF	
								SqFt							
	5703964	11946 E DEL TIMBRE DR	PARCEL 10 AT STONEGATE	3	2.5	3	2,410	6,054	1996	519,500	509,900			211.58 / NA	148
	5675406	9048 N 115TH PL	STONEGATE	3	2	3	2,241	7,155	1991	575,000	565,000			252.12 / NA	227
	5770606	11962 E DEL TIMBRE DR	Stonegate	3	2	3	2,259	8,128	1994	595,000	595,000			263.39 / NA	8
	5714799	9667 N 117TH WAY	Stonegate	5	3.5	5	3,249	13,513	1998	680,000	677,500			208.53 / NA	126
	5768282	9639 N 117TH WAY	STONECREEK REPLAT	5	3	6	3,606	17,334	1999	799,900	799,900			221.82 / NA	14
	5764907	11401 E TERRA DR	PARCEL 2B AT STONEGATE REPLAT L 1-5 8-37 39-58 A-E	4	3.5	4	3,504	13,554	1993	844,500	825,000			235.45 / NA	21
	5763234	11299 E APPALOOSA PL	Stonegate	5	4	5	3,895	13,746	1995	869,000	869,000			223.11 / NA	24
	5751621	12125 E MISSION LN	PARCEL 12 AT STONEGATE	4	3.5	5	3,641	36,968	1996	899,000	875,000			240.32 / NA	49
	5740411	9227 N 113th WAY	Stonegate, The Retreat	4	4.5	5	4,171	14,141	1994	949,000	919,000			220.33 / NA	71
	5765843	11741 E Arabian Park DR	Stonegate	4	4.5	5	4,170	23,976	1998	949,000	949,000			227.58 / NA	18
	5773059	11252 E Appaloosa PL	Stonegate, The Retreat	5	4	5	4,573	18,382	1994	995,000	995,000			217.58 / NA	2
	5770842	11755 E TURQUOISE AVE	STONEGATE	5	7	8	6,500	14,178	1998	1,599,000	1,599,000			246 / NA	8





CCBS (Contract Contingent on Buyer Sale) Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt		Approx Lot	YR	OLP	LP	SP	COE	LP/CDOM	
							Plus	SqFt							SP/\$/SF	
	5754605	9077 N 116TH WAY	STONEGATE	3	2	4	2,375	7,064	1994	575,000	575,000				242.11 / NA	42
	5765819	11625 E CAROL AVE	STONEGATE	3	2.5	4	2,480	9,017	1994	655,000	640,000				258.06 / NA	18

UCB (Under Contract-Backups) Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt		Approx Lot	YR	OLP	LP	SP	COE	LP/CDOM	
							Plus	Lot SqFt							SP/\$/SF	
	5768381	11847 E DEL TIMBRE DR	Stonegate	3	2.5	3	2,410	7,113	1994	535,000	535,000				221.99 / NA	14
	5762386	9719 N 113TH WAY	STONEGATE	5	4	5	3,843	12,912	1994	879,000	879,000				228.73 / NA	94
	5757495	11255 E PALOMINO RD	PARCEL 1 AT STONEGATE	4	3.5	4	3,797	14,550	1994	899,900	899,900				237 / NA	36
	5686943	11267 E PALOMINO RD	STONEGATE PARCEL 1 LOT 69	4	5	6	4,815	17,619	1996	1,279,000	1,200,000				249.22 / NA	202

Pending Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt		Approx Lot	YR	OLP	LP	SP	COE	LP/CDOM	
							Plus	Lot SqFt							SP/\$/SF	
	5746306	11919 E DEL TIMBRE DR	STONEGATE	3	2	3	2,271	5,940	1996	495,000	485,000				213.56 / NA	49
	5711926	9177 N 119TH ST	PARCEL 9 AT STONEGATE LOT 1-76 TR A-C	3	2	3	2,312	9,523	1993	528,000	528,000				228.37 / NA	61
	5764581	11827 E MISSION LN	Stonegate	3	2	4	2,466	8,764	1993	630,000	630,000				255.47 / NA	4
	5765053	9093 N 119TH ST	STONEGATE	4	3	5	3,170	9,347	1992	775,000	775,000				244.48 / NA	4

Closed Listings

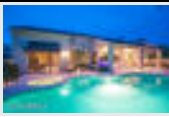












Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP	COE	LP/	CDOM
						Plus	Lot							SP/	
							SqFt							SF	
	5733968	11879 E MISSION LN	Stonegate, Windemere	4	2.5	4	2,752	8,998	1993	699,000	699,000	720,000	05/29/2018	254 / 261.63	4
	5745464	11393 E SORREL LN	STONEGATE	4	4	5	4,054	14,535	1995	895,000	895,000	891,000	05/21/2018	220.77 / 219.78	219
	5667962	9148 N 115TH WAY	Stonegate, Heritage Court	3	2	3	1,970	7,186	1994	465,000	450,000	422,500	05/17/2018	228.43 / 214.47	213
	5737605	9297 N 115TH ST	Stonegate, The Reserve	4	3.5	5	4,482	14,932	1998	1,098,500	1,098,500	1,098,500	05/07/2018	245.09 / 245.09	1
	5728889	11632 E SORREL LN	STONEGATE	3	2.5	4	2,883	9,355	1994	699,000	699,000	680,000	05/01/2018	242.46 / 235.87	20
	5712822	9159 N 119TH ST	Stonegate	4	3	5	3,164	8,823	1992	769,000	759,000	739,000	04/30/2018	239.89 / 233.57	98
	5727675	9383 N 114th WAY	Stonegate	2	2	2	1,733	6,736	1992	525,000	498,500	480,000	04/26/2018	287.65 / 276.98	38
	5695606	9768 N 117TH WAY	STONEGATE	4	3	4	2,874	12,302	1998	699,000	650,000	640,000	04/26/2018	226.17 / 222.69	105
	5721795	9335 N 113TH WAY	PARCEL 1 AT STONEGATE THE RETREAT	4	4	4	3,952	12,296	1994	999,900	998,650	980,000	04/26/2018	252.69 / 247.98	61
	5734393	11675 E CARON ST	STONEGATE	3	2	3	2,231	8,928	1996	539,900	539,900	532,000	04/25/2018	242 / 238.46	196
	5665154	11321 E SORREL LN	STONEGATE	4	4	6	3,760	13,285	1994	949,000	899,900	850,000	04/25/2018	239.34 / 226.06	211
	5726763	11329 E APPALOOSA PL	STONEGATE	4	4	5	3,929	13,153	1996	895,000	895,000	880,000	04/16/2018	227.79 / 223.98	52
	5656177	12129 E SAN SIMEON DR	Stonegate	5	3.5	6	4,962	35,059	2005	1,500,000	1,385,000	1,335,000	04/12/2018	279.12 / 269.04	203













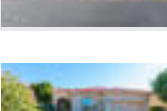
Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP COE	LP/	CDOM	
						Plus	Lot						SP/\$/SF		
							SqFt								
	5693731	9372 N 114TH WAY	Stonegate	2	2	2	1,733	6,241	1992	449,900	439,900	420,000	04/11/2018	253.84 / 242.35	108
	5680725	9207 N 119th WAY	Stonegate	4	3	5	3,297	10,878	1994	769,000	714,000	687,000	04/11/2018	216.56 / 208.37	164
	5707188	9369 N 114TH WAY	PARCEL 3 AT STONEGATE LOT 1-78 TR A-F	3	2	3	2,035	5,980	1991	464,900	454,900	425,000	04/05/2018	223.54 / 208.85	58
	5718065	9191 N 117TH WAY	Stonegate	3	2.5	3	2,148	9,368	1992	618,000	618,000	590,000	03/30/2018	287.71 / 274.67	53
	5717246	9299 N 113TH WAY	Stonegate	5	3	5	4,109	12,302	1994	875,000	875,000	830,000	03/22/2018	212.95 / 202	49
	5725042	11753 E BELLA VISTA DR	PARCEL 9 AT STONEGATE LOT 1-76 TR A-C	4	3.5	4	2,837	13,219	1990	724,900	724,900	724,900	03/21/2018	255.52 / 255.52	7
	5708725	9167 N 116TH WAY	Stonegate, Timarron	3	2	3	2,278	6,157	1994	505,000	505,000	490,000	03/12/2018	221.69 / 215.1	12
	5720659	11644 E DEL TIMBRE DR	STONEGATE	3	2.5	3	3,098	10,122	1993	610,000	610,000	575,000	03/12/2018	196.9 / 185.6	33
	5725776	11620 E SORREL LN	STONEGATE	4	2.5	4	2,883	9,334	1994	689,000	750,000	750,000	03/07/2018	260.15 / 260.15	11
	5689001	11873 E BELLA VISTA DR	STONEGATE PARCEL 9 LOT 1-76 TR A-C	4	3	5	3,164	8,424	1993	699,000	685,000	665,000	03/05/2018	216.5 / 210.18	110
	5554656	11298 E SORREL LN	Stonegate Retreat	5	4	6	4,368	13,597	1996	940,000	799,000	715,000	02/26/2018	182.92 / 163.69	357
	5645426	11839 E DEL TIMBRE DR	PARCEL 10 AT STONEGATE	2	2	2	1,938	6,555	1994	435,000	399,900	385,000	02/23/2018	206.35 / 198.66	206
	5702353	11947 E TERRA DR	PARCEL 10 AT STONEGATE & PT TR B PAR 11 SG REPLAT	3	2	3	2,271	6,879	1996	509,000	509,000	495,000	02/22/2018	224.13 / 217.97	40

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP COE	LP/	CDOM	
							Plus	Lot					SP/\$/SF		
								SqFt							
	5684093	9147 N 119TH ST	Stonegate	3	2	4	2,727	9,395	1992	624,000	624,000	624,000	02/ 16/ 2018	228.82 / 228.82	59
	5667679	11597 E BELLA VISTA DR	Stonegate	3	2	3	2,150	6,729	1991	569,900	554,650	540,000	02/ 14/ 2018	257.98 / 251.16	113
	5711811	11656 E CARON ST	PARCEL 10 AT STONEGATE & PT TR B PAR 11 SG REPLAT	3	2	3	2,271	6,879	1996	519,900	519,900	505,000	02/ 12/ 2018	228.93 / 222.37	8
	5674636	11887 E DEL TIMBRE DR	STONEGATE	3	2.5	3	2,410	6,858	1996	524,900	519,900	505,000	01/ 31/ 2018	215.73 / 209.54	103
	5659626	9093 N 119TH ST	STONEGATE	4	3	5	3,164	9,347	1992	650,000	599,000	550,000	01/ 29/ 2018	189.32 / 173.83	139
	5672726	9087 N 115TH PL	STONEGATE	3	2	3	1,982	8,078	1993	449,500	449,500	400,000	01/ 16/ 2018	226.79 / 201.82	77
	5683555	11890 E DEL TIMBRE DR	Stonegate, Tamarack	3	2	3	2,271	6,401	1996	509,000	499,500	490,000	01/ 16/ 2018	219.95 / 215.76	60
	5603510	11818 E MISSION LN	STONEGATE	3	3.5	5	3,006	8,963	1992	599,000	535,000	522,500	12/ 29/ 2017	177.98 / 173.82	217
	5691798	11886 E SORREL LN	Stonegate	2	2	3	1,616	5,920	1994	392,000	392,000	389,000	12/ 28/ 2017	242.57 / 240.72	190
	5655742	9246 N 114TH ST	PARCEL 2B AT STONEGATE REPLAT L 1-5 8-37 39-58 A-E	5	3	6	4,006	13,110	1992	825,000	825,000	810,000	12/ 15/ 2017	205.94 / 202.2	154
	5677447	9695 N 117TH WAY	Stonegate, Stonecreek	4	2.5	4	3,087	13,515	1996	739,900	739,900	710,000	12/ 05/ 2017	239.68 / 230	20