

# Statistical Market Analysis





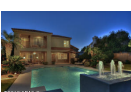
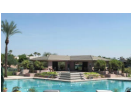


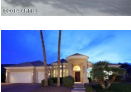


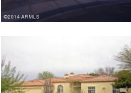




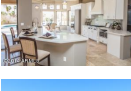
Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Approx SQFT	List Price Per Approx SQFT	Sold Price Per Approx SQFT	Agent Days On Market	Cumulative Days On Market
Active	26	17,661,150	0	Low	327,900	0	0.00	1,466	172.59	0.00	1	1
				Avg	679,275	0	0.00	3,163	213.26	0.00	100	114
				Med	622,400	0	0.00	3,134	216.18	0.00	76	113
				High	1,495,000	0	0.00	5,359	278.97	0.00	372	372
UCB (Under Contract-Backups)	3	1,797,900	0	Low	429,000	0	0.00	2,077	184.12	0.00	28	102
				Avg	599,300	0	0.00	3,095	195.84	0.00	103	232
				Med	649,000	0	0.00	3,297	196.85	0.00	102	180
				High	719,900	0	0.00	3,910	206.55	0.00	180	415
Pending	6	3,872,000	0	Low	375,000	0	0.00	1,733	176.24	0.00	24	24
				Avg	645,333	0	0.00	3,115	208.73	0.00	115	114
				Med	680,000	0	0.00	3,492	212.95	0.00	90	88
				High	900,000	0	0.00	4,207	224.37	0.00	298	298
Closed	28	17,510,130	16,861,880	Low	329,900	327,700	0.91	1,616	166.82	160.15	0	0
				Avg	625,362	602,210	0.97	2,893	215.64	208.24	94	107
				Med	574,950	555,000	0.97	2,883	217.65	211.33	58	58
				High	1,350,000	1,290,000	1.01	4,848	278.47	266.09	442	478
<b>Overall</b>	<b>63</b>	<b>40,841,180</b>	<b>16,861,880</b>	Low	<b>327,900</b>	<b>327,700</b>	<b>0.91</b>	<b>1,466</b>	<b>166.82</b>	<b>160.15</b>	<b>0</b>	<b>0</b>
				Avg	<b>648,273</b>	<b>602,210</b>	<b>0.97</b>	<b>3,035</b>	<b>213.06</b>	<b>208.24</b>	<b>99</b>	<b>116</b>
				Med	<b>576,600</b>	<b>555,000</b>	<b>0.97</b>	<b>2,891</b>	<b>215.12</b>	<b>211.33</b>	<b>82</b>	<b>91</b>
				High	<b>1,495,000</b>	<b>1,290,000</b>	<b>1.01</b>	<b>5,359</b>	<b>278.97</b>	<b>266.09</b>	<b>442</b>	<b>478</b>

## Selection Criteria for Comparable Properties

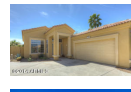

**Specified listings from the following search:** Property type Residential; Inside Stonegate of Stonegate; Status of 'Active', 'Closed', 'Pending', 'UCB (Under Contract-Backups)'; Close of Escrow Date between '1/1/2014' and '6/30/2014'.

### Active Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP\$/SF	CDOM
	5092492	11865 E PURDUE AVE	Stonegate	3	2	3	1,466	5,463	1993	344,900	327,900	0		223.67 / NA	93
	5067213	11873 E CAROL AVE	Stonegate	2	2	3	1,498	6,272	1994	345,000	329,900	0		220.23 / NA	143
	5064729	9540 N 114TH WAY	Stonegate	3	2	3	1,970	6,234	1991	395,000	340,000	0		172.59 / NA	147
	5137926	11855 E APPALOOSA PL	Stonegate, Saddleback	2	2	3	1,616	5,561	1994	349,900	349,900	0		216.52 / NA	1
	5106406	9177 N 115TH PL	Stonegate (Heritage Court)	2	2.50	3	1,970	7,369	1993	449,500	432,000	0		219.29 / NA	66
	5136871	9112 N 115TH ST	Stonegate	3	2	3	2,241	9,583	1993	449,900	449,900	0		200.76 / NA	181
	5132630	9668 N 118TH PL	STONEGATE	3	2.50	3	1,824	7,823	1994	450,000	450,000	0		246.71 / NA	112
	5030094	12116 E BELLA VISTA CIR	Stonegate	3	2	3	2,363	13,045	1996	514,900	469,900	0		198.86 / NA	230
	5081643	12066 E Mission Lane CIR	Stonegate-Windcrest	4	2	4	2,883	11,552	1997	519,000	499,000	0		173.08 / NA	114

	5136569	9172 N 117TH WAY	Stonegate/Windemere	3	2		4	2,116	8,582	1991	500,000	500,000	0	236.29 / NA	4
	5056121	9123 N 115TH PL	STONEGATE	4	2.50		5	2,861	7,214	1994	575,000	510,000	0	178.26 / NA	165
	5098936	12041 E MISSION LN	STONEGATE	3	2.50		3	2,983	8,652	1994	550,000	550,000	0	184.38 / NA	82
	5030544	9325 N 119TH ST	Stonegate	3	2.50		3	2,410	9,077	1996	575,000	564,900	0	234.40 / NA	153
	5013541	9207 N 119TH WAY	Stonegate	4	3		5	3,297	10,878	1994	695,000	679,900	0	206.22 / NA	263
	5114582	9274 N 113TH WAY	Stonegate, The Retreat	3	2.50		4	3,286	18,092	1996	739,900	739,900	0	225.17 / NA	50
	5064977	12068 E BELLA VISTA CIR	Stonegate	4	3		5	3,297	10,529	1996	749,000	749,000	0	227.18 / NA	146
	5022060	11349 E CAROL AVE	Stonegate	5	3.50		5	4,044	13,530	1994	825,000	760,000	0	187.93 / NA	207
	5122954	9156 N 114TH ST	STONEGATE	5	3		5	3,811	12,004	1992	795,000	775,000	0	203.36 / NA	32
	5115621	9171 N 115TH ST	STONEGATE	4	3.50		5	4,006	12,518	1992	799,000	799,000	0	199.45 / NA	153
	5133138	11442 E BELLA VISTA DR	Reserve at Stonegate	5	4.25		6	3,900	14,098	1992	838,950	838,950	0	215.12 / NA	12
	5123806	11324 E CAROL AVE	Stonegate, The Retreat	4	3		4	4,054	13,009	1995	875,000	875,000	0	215.84 / NA	372
	5112804	9745 N 113TH WAY	Stonegate, The Retreat	4	3.50		5	4,301	13,211	1994	969,000	950,000	0	220.88 / NA	54
	5081682	11393 E CAROL AVE	STONEGATE	5	4.50		6	5,143	15,940	1994	1,099,000	985,000	0	191.52 / NA	114
	5135634	9368 N 113th WAY	Stonegate- Parcel 1- Retr	5	4		5	4,424	18,177	1996	997,000	997,000	0	225.36 / NA	6
	5126611	12168 E MISSION LN	Stonegate	4	4		4	5,123	35,719	1999	1,299,900	1,244,000	0	242.83 / NA	25
	5112874	12142 E SAN VICTOR DR	Stonegate	6	4.50		6	5,359	35,284	2000	1,550,000	1,495,000	0	278.97 / NA	54

### 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
	5088309	11881 E CAROL AVE	STONEGATE	2	2.50		3	2,077	9,203	1994	449,000	429,000	0	206.55 / NA	102
	5047501	9764 N 116th ST	Stonegate	5	3		5	3,297	11,203	1994	669,500	649,000	0	196.85 / NA	180



5125143 11438 E PALOMINO RD Stonegate 5 4.50 5 3,910 15,598 1992 719,900 719,900 0 184.12 / NA 415

**Pending Listings**

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
	5123280	9369 N 115TH ST	Stonegate	2	2	2	1,733	6,052	1992	400,000	375,000	0		216.39 / NA	24
	5111566	9481 N 114TH WAY	Stonegate, Belcourt	3	2	3	1,970	7,434	1994	442,000	442,000	0		224.37 / NA	42
	5037998	11286 E SORREL LN	Stonegate Retreat	3	2.50	5	3,376	13,073	1994	700,000	595,000	0		176.24 / NA	146
	5091781	11236 E CAROL AVE	Stonegate	4	4	4	3,609	13,483	1993	795,000	765,000	0		211.97 / NA	91
	5077396	9563 N 113TH WAY	STONEGATE	4	3	4	3,795	12,760	1994	795,000	795,000	0		209.49 / NA	84
	4984884	11409 E Bella Vista DR	Stonegate	5	4.50	5	4,207	13,934	1990	1,085,000	900,000	0		213.93 / NA	298

**Closed Listings**

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
	5074014	9310 N 119TH WAY	Stonegate	3	2	4	2,891	12,082	1996	525,000	499,000	471,000	6/30/2014	172.60 / 162.92	478
	5045506	9225 N 119TH WAY	STONEGATE	4	2.50	4	2,883	9,580	1994	579,000	525,000	500,000	6/26/2014	182.10 / 173.43	131
	5085454	11701 E DEL TIMBRE DR	Stonegate	3	2	3	2,506	9,914	1991	650,000	650,000	600,000	6/23/2014	259.38 / 239.43	86
	5078890	11220 E PALOMINO RD	STONEGATE (THE RETREAT)	4	2.50	4	3,138	13,101	1993	699,900	699,900	675,000	6/20/2014	223.04 / 215.11	63
	5096191	11865 E CAROL AVE	STONEGATE	3	2	3	1,660	5,094	1993	370,180	380,180	370,180	6/5/2014	229.02 / 223.00	11
	5029375	12059 E BELLA VISTA DR	STONEGATE	3	3	6	3,297	9,098	1996	623,900	550,000	528,000	5/30/2014	166.82 / 160.15	435
	5054249	9264 N 114TH ST	STONEGATE REGENT	5	3	5	3,643	13,463	1992	795,000	795,000	750,000	5/15/2014	218.23 / 205.87	122
	5099365	11256 E Palomino RD	Stonegate, The Retreat	4	3.75	5	3,499	13,441	1994	748,500	748,500	740,000	5/9/2014	213.92 / 211.49	10
	5072694	9297 N 115TH ST	STONEGATE	4	3.50	6	4,482	14,932	1998	995,000	995,000	952,500	5/8/2014	222.00 / 212.52	31
	5064374	11418 E MISSION LN	Stonegate	5	3	6	4,014	14,909	1991	825,000	825,000	750,000	5/2/2014	205.53 / 186.85	82
	5027695	9470 N 115TH ST	STONEGATE	3	2	3	1,970	5,938	1994	448,500	439,000	425,000	4/30/2014	222.84 / 215.74	151

	5068774	11676 E DEL TIMBRE DR	Stonegate	3	2.50	3	2,917	10,112	1991	650,000	650,000	625,000	4/30/2014	222.83 / 214.26	42
	5027490	12042 E Mission Lane CIR	Stonegate	3	2	3	2,363	9,189	1997	619,900	519,900	499,000	4/29/2014	220.02 / 211.17	166
	5000970	9189 N 119TH WAY	STONEGATE	3	2	4	2,480	11,181	1994	595,000	575,000	547,500	4/25/2014	231.85 / 220.77	180
	5082431	11414 E CARON ST	STONEGATE	4	3.50	6	3,531	13,824	1992	766,500	766,500	742,000	4/23/2014	217.08 / 210.14	42
	5093829	11806 E CAROL AVE	Stonegate	2	2	3	1,616	6,058	1994	329,900	329,900	327,700	4/21/2014	204.15 / 202.78	0
	5061254	12129 E SAN SIMEON DR	STONEGATE - MOUNTAIN VIEW ESTATES	5	3.50	6	4,848	35,059	2005	1,350,000	1,350,000	1,290,000	4/17/2014	278.47 / 266.09	35
	5050947	9768 N 117th WAY	Stonegate	4	3	4	2,867	0	1998	599,000	599,000	560,000	4/7/2014	208.93 / 195.33	53
	4933835	9209 N 113TH WAY	Stonegate	4	3.50	6	3,861	19,342	1993	848,000	819,900	800,000	4/7/2014	212.35 / 207.20	296
	5064763	11621 E BELLA VISTA DR	Stonegate	2	2.50	3	1,982	7,393	1991	499,000	499,000	482,500	3/14/2014	251.77 / 243.44	25
	5060885	11670 E Appaloosa PL	Stonegate - Tradewinds	4	2.50	4	2,883	8,758	1994	576,600	576,600	565,000	3/4/2014	200.00 / 195.98	36
	5047684	11281 E Del Timbre DR	Stonegate	5	4	5	4,057	15,437	1993	839,900	839,900	812,000	2/28/2014	207.02 / 200.15	43
	5048565	9505 N 115TH ST	STONEGATE	2	2	2	1,733	5,722	1991	370,000	370,000	370,000	2/27/2014	213.50 / 213.50	49
	5059397	9609 N 116TH ST	Stonegate-Tradewinds	3	2	4	2,480	8,586	1994	574,900	574,900	568,000	2/27/2014	231.81 / 229.03	22
	4992944	11657 E BELLA VISTA DR	Stonegate - Timmaron	3	2	4	2,278	7,000	1994	524,500	499,950	494,500	2/20/2014	219.47 / 217.08	152
	4995449	11651 E BELLA VISTA DR	Stonegate	3	2	3	2,278	6,084	1994	525,000	499,000	489,000	1/30/2014	219.05 / 214.66	123
	4992756	12018 E MISSION LANE CIR	Stonegate	4	2.50	4	2,883	8,850	1996	578,000	559,000	550,000	1/10/2014	193.90 / 190.77	122
	5042842	9155 N 116TH PL	STONEGATE	2	2	2	1,970	6,510	1994	375,000	375,000	378,000	1/8/2014	190.36 / 191.88	11