











# 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	20	12,971,699	0	Low	449,500	0	0.00	1,616	187.22	0.00	13	13
				Avg	648,585	0	0.00	2,962	220.93	0.00	92	107
				Med	579,500	0	0.00	2,693	217.42	0.00	90	94
				High	999,000	0	0.00	4,083	278.16	0.00	215	281
UCB (Under Contract-Backups)	1	479,900	0	Low	479,900	0	0.00	2,363	203.09	0.00	137	137
				Avg	479,900	0	0.00	2,363	203.09	0.00	137	137
				Med	479,900	0	0.00	2,363	203.09	0.00	137	137
				High	479,900	0	0.00	2,363	203.09	0.00	137	137
Closed	25	14,309,040	13,779,180	Low	375,000	367,000	0.90	1,616	179.89	174.27	5	5
				Avg	572,362	551,167	0.96	2,576	223.86	215.79	95	108
				Med	539,900	524,000	0.97	2,271	225.89	218.27	99	100
				High	899,900	850,000	1.00	4,044	268.34	260.44	377	376
<b>Overall</b>	<b>46</b>	<b>27,760,639</b>	<b>13,779,180</b>	Low	<b>375,000</b>	<b>367,000</b>	<b>0.90</b>	<b>1,616</b>	<b>179.89</b>	<b>174.27</b>	<b>5</b>	<b>5</b>
				Avg	<b>603,492</b>	<b>551,167</b>	<b>0.96</b>	<b>2,739</b>	<b>222.13</b>	<b>215.79</b>	<b>95</b>	<b>109</b>
				Med	<b>552,450</b>	<b>524,000</b>	<b>0.97</b>	<b>2,410</b>	<b>220.84</b>	<b>218.27</b>	<b>99</b>	<b>99</b>
				High	<b>999,000</b>	<b>850,000</b>	<b>1.00</b>	<b>4,083</b>	<b>278.16</b>	<b>260.44</b>	<b>377</b>	<b>376</b>

## 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 '7/1/2016' and '12/31/2016'.

## Active Listings






Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
	5517315	11806 E CAROL AVE	STONEGATE	2	2	3	1,616	6,058	1994	449,500	449,500			278.16 / NA	66
	5498632	11914 E DEL TIMBRE DR	STONEGATE	3	2	3	2,271	6,146	1996	480,000	475,000			209.16 / NA	281
	5522852	11675 E CARON ST	Stonegate	3	2	3	2,231	8,928	1996	499,000	479,000			214.7 / NA	53
	5498303	11663 E BELLA VISTA DR	Stonegate	3	2	3	2,278	6,055	1994	515,000	499,999			219.49 / NA	107
	5472046	9420 N 118TH ST	STONEGATE	3	2.5	3	2,410	6,600	1996	500,000	519,000			215.35 / NA	114
	5499267	9298 N 119TH ST	Stonegate, Tamarack	2	2	3	2,271	7,685	1996	545,000	537,500			236.68 / NA	104
	5477598	9122 N 119TH ST	PARCEL 9 AT STONEGATE LOT 1-76 TR A-C	3	2	4	2,466	10,290	1994	550,000	545,000			221.01 / NA	146
	5534443	11609 E BELLA VISTA DR	Stonegate	3	2	3	2,441	7,033	1993	545,000	545,000			223.27 / NA	23
	5517840	11619 E APPALOOSA PL	Stonegate	3	2	3	2,363	8,459	1994	569,000	555,000			234.87 / NA	65
	5468201	12066 E MISSION LANE CIR	STONEGATE	3	2	4	2,883	11,552	1997	585,000	560,000			194.24 / NA	177


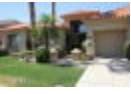








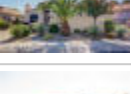


	5487045	11620 E SORREL LN	STONEGATE	4	2.1	4	2,883	9,334	1994	690,000	599,000			207.77 / NA	133
	5510981	9238 N 119TH WAY	Stonegate, Windcrest	3	2	4	2,503	13,565	1996	599,900	599,900			239.67 / NA	80
	5504523	9667 N 117TH WAY	STONEGATE	4	3.5	5	3,249	13,513	1998	685,000	685,000			210.83 / NA	93
	5499491	9335 N 113TH WAY	Stonegate, The Retreat	3	3.5	3	3,952	12,296	1994	759,900	739,900			187.22 / NA	179
	5509649	11677 E DEL TIMBRE DR	Stonegate	5	3	5	3,888	12,182	1992	789,000	789,000			202.93 / NA	82
	5537729	11340 E APPALOOSA PL	Stonegate, The Retreat	4	3	5	3,753	14,454	1994	789,900	789,900			210.47 / NA	13
	5517933	9264 N 114TH ST	Stonegate	5	3	5	3,830	13,463	1992	805,000	805,000			210.18 / NA	65
	5450535	11728 E TURQUOISE AVE	PARCEL 13 AT STONEGATE REPLAT	4	3.5	4	3,965	14,000	1997	975,000	875,000			220.68 / NA	215
	5527682	11417 E MISSION LN	PARCEL 2B AT STONEGATE REPLAT	5	4	5	3,898	15,130	1991	925,000	925,000			237.3 / NA	96
	5529232	11643 E TURQUOISE AVE	STONEGATE	4	4	5	4,083	21,618	1998	1,049,000	999,000			244.67 / NA	63

## 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
	5473356	11622 E CAROL AVE	STONEGATE	3	2	3	2,363	10,343	1994	479,900	479,900			203.09 / NA	137

## Closed Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
	5525450	11872 E TERRA DR	STONEGATE	3	2.5	3	2,410	6,462	1994	549,900	549,900	542,500	12/29/2016	228.17 / 225.1	66
	5500617	11816 E TERRA DR	STONEGATE, Tamarack	2	2	2	1,938	8,586	1994	469,900	469,900	454,000	12/19/2016	242.47 / 234.26	9
	5468513	11286 E SORREL LN	STONEGATE	3	2.5	4	3,376	13,073	1994	825,000	799,900	795,000	12/12/2016	236.94 / 235.49	99
	5479553	9212 N 115TH PL	Stonegate	3	2	3	2,241	6,877	1990	495,900	486,000	479,000	11/17/2016	216.87 / 213.74	106
	5502144	11256 E PALOMINO RD	PARCEL 1 AT STONEGATE	4	3.75	5	3,499	13,441	1994	850,000	850,000	825,000	11/04/2016	242.93 / 235.78	5

	5389888	11739 E TURQUOISE AVE	STONEGATE	4	3.5	4	3,191	13,840	1998	759,900	623,000	620,000	10/31/2016	195.24 / 194.3	278
	5454545	11712 E DEL TIMBRE DR	PARCEL 6/7 AT STONEGATE	4	2	4	2,737	12,783	1992	650,000	630,000	620,000	10/27/2016	230.18 / 226.53	142
	5456200	11349 E CAROL AVE	Stonegate	5	3.5	5	4,044	13,530	1994	749,802	727,490	710,000	10/21/2016	179.89 / 175.57	376
	5481767	11818 E Del Timbre DR	Stonegate	3	2	3	2,271	7,115	1996	500,000	479,900	460,500	10/17/2016	211.32 / 202.77	52
	5497232	9428 N 115TH PL	PARCEL 3 AT STONEGATE LOT 1-78 TR A-F	3	2	3	1,970	7,439	1991	445,000	445,000	430,000	10/14/2016	225.89 / 218.27	31
	5458672	11457 E BELLA VISTA DR	Stonegate, The Reserve	3	3.5	4	3,612	12,882	1991	899,900	899,900	850,000	10/14/2016	249.14 / 235.33	305
	5489412	11826 E Del Timbre DR	STONEGATE	3	2	3	2,271	7,426	1994	565,000	570,500	570,500	10/10/2016	251.21 / 251.21	8
	5470635	11787 E TERRA DR	STONEGATE	2	2.5	2	2,000	11,213	1994	449,900	449,900	435,000	10/06/2016	224.95 / 217.5	58
	5442297	11835 E MISSION LN	PARCEL 9 AT STONEGATE LOT 1-76 TR A-C	3	2	4	2,148	9,153	1994	575,950	565,950	558,380	10/03/2016	263.48 / 259.95	137
	5489965	11819 E TERRA DR	STONEGATE	3	2	3	2,271	6,210	1994	449,000	449,000	427,000	09/21/2016	197.71 / 188.02	11
	5477788	9191 N 117TH WAY	STONEGATE	3	2	3	2,148	9,368	1992	499,000	499,000	479,300	09/16/2016	232.31 / 223.14	112
	5477249	11417 E MISSION LN	PARCEL 2B AT STONEGATE REPLAT L 1-5 8-37 39-58 A-E	5	4	5	3,898	15,130	1991	799,800	775,000	700,000	09/14/2016	198.82 / 179.58	46
	5413771	11709 E TERRA DR	Stonegate	3	2	3	2,843	9,505	1993	614,900	599,900	540,000	08/25/2016	211.01 / 189.94	131
	5434903	9526 N 118TH ST	STONEGATE	2	2	3	1,616	6,545	1992	430,000	375,000	367,000	08/24/2016	232.05 / 227.1	119
	5411400	9476 N 115TH PL	Stonegate, Belcourt	3	2	3	1,970	6,466	1991	440,000	425,000	400,000	08/24/2016	215.74 / 203.05	158
	5427393	11872 E TERRA DR	STONEGATE	3	2.5	3	2,410	6,462	1994	495,000	449,900	420,000	08/22/2016	186.68 / 174.27	131
	5431406	11826 E DEL TIMBRE DR	PARCEL 10 AT STONEGATE	3	2	3	2,271	7,426	1994	499,000	465,000	420,000	08/18/2016	204.76 / 184.94	119
	5424081	11645 E BELLA VISTA DR	STONEGATE	3	2	3	2,278	6,367	1994	509,000	509,000	497,000	07/07/2016	223.44 / 218.17	92
	5408042	11855 E DEL TIMBRE DR	STONEGATE	3	2	3	2,012	9,520	1994	539,900	539,900	524,000	07/05/2016	268.34 / 260.44	31
	5417416	11649 E TERRA DR	Stonegate, The Vintage	3	2.5	3	2,975	10,075	1990	695,000	675,000	655,000	07/01/2016	226.89 / 220.17	100

