









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	8	6,105,497	0	Low	435,000	0	0.00	1,616	207.36	0.00	0	0
				Avg	763,187	0	0.00	3,303	236.01	0.00	37	37
				High	1,057,000	0	0.00	4,584	279.10	0.00	132	132
CCBS (Contract Contingent on Buyer Sale)	1	900,000	0	Low	900,000	0	0.00	3,923	229.42	0.00	113	113
				Avg	900,000	0	0.00	3,923	229.42	0.00	113	113
				High	900,000	0	0.00	3,923	229.42	0.00	113	113
UCB (Under Contract-Backups)	3	1,553,500	0	Low	474,500	0	0.00	1,970	203.48	0.00	54	54
				Avg	517,833	0	0.00	2,361	221.28	0.00	80	79
				High	550,000	0	0.00	2,703	240.86	0.00	115	114
Pending	4	2,989,800	0	Low	629,900	0	0.00	2,883	191.05	0.00	12	12
				Avg	747,450	0	0.00	3,284	229.25	0.00	97	96
				High	850,000	0	0.00	3,858	265.35	0.00	231	231
Closed	34	23,203,900	22,588,288	Low	423,000	405,000	0.88	1,905	181.95	168.79	7	0
				Avg	682,468	664,361	0.97	2,971	230.47	224.37	87	90
				High	1,015,000	975,000	1.00	4,573	285.66	283.66	336	499
Overall	50	34,752,697	22,588,288	Low	423,000	405,000	0.88	1,616	181.95	168.79	0	0
				Avg	695,054	664,361	0.97	3,032	230.69	224.37	80	82
				High	1,057,000	975,000	1.00	4,584	285.66	283.66	336	499


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)', 'CCBS (Contract Contingent on Buyer Sale)'; Close of Escrow Date between '12/1/2018' and '5/31/2019'.




Active Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
				Plus		Lot SqFt								
	5917053	11849 E Purdue AVE	STONEGATE	2	2	3	1,616	5,733	1993	435,000	435,000		269.18 / NA	36
	5870897	11811 E TERRA DR	Stonegate, Tamarack	2	2.5	3	2,410	6,210	1994	515,000	499,900		207.43 / NA	132
	5932996	9690 N 118TH PL	PARCEL 5 AT STONEGATE LOT 1-86 TR A-I	3	2.5	4	2,077	7,829	1994	579,697	579,697		279.1 / NA	0
	5924517	11765 E TERRA DR	STONEGATE	4	2.75	4	3,617	10,559	1993	775,000	775,000		214.27 / NA	16
	5917925	9506 N 113TH WAY	STONEGATE Parcel 1	3	3.5	4	3,789	16,141	1996	889,000	889,000		234.63 / NA	35
	5930205	11364 E APPALOOSA PL	STONEGATE	4	4	4	3,747	13,779	1994	920,000	920,000		245.53 / NA	9
	5919638	11343 E Appaloosa PL	STONEGATE	5	4.5	5	4,581	13,501	1994	989,900	949,900		207.36 / NA	30
	5916097	12173 E Mission LN	STONEGATE	4	4.5	5	4,584	35,124	1998	1,089,000	1,057,000		230.58 / NA	38





CCBS (Contract Contingent on Buyer Sale) Listings

Photo	MLS #	Address	Subdivision	Bed Bth	Bedrooms	SqFt	Approx Lot YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
	5880600	11244 E PALOMINO RD	PARCEL 1 AT STONEGATE	5 3	5	3,923	13,927 1994	900,000	900,000			229.42 / NA	113

UCB (Under Contract-Backups) Listings

Photo	MLS #	Address	Subdivision	Bed Bth	Bedrooms	SqFt	Approx Lot YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
	5900285	9481 N 114TH WAY	PARCEL 3 AT STONEGATE LOT 1-78 TR A-F	3 2	3	1,970	7,434 1994	482,000	474,500			240.86 / NA	71
	5910849	11867 E Terra DR	Stonegate	3 2.5	4	2,410	6,830 1994	529,000	529,000			219.5 / NA	114
	5908360	9123 N 115TH PL	STONEGATE	4 2	6	2,703	7,214 1994	550,000	550,000			203.48 / NA	54

Pending Listings

Photo	MLS #	Address	Subdivision	Bed Bth	Bedrooms	SqFt	Approx YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
	5862408	11662 E APPALOOSA PL	STONEGATE	4 3	4	3,297	9,130 1994	652,000	629,900			191.05 / NA	90
	5818635	11644 E DEL TIMBRE DR	Vintage PARCEL 6/7 AT STONEGATE	3 2.5	3	3,100	10,122 1993	789,900	744,900			240.29 / NA	231
	5888420	9634 N 116TH ST	STONEGATE TRADEWINDS PARCEL 4 AT	4 2.5	4	2,883	8,498 1994	750,000	765,000			265.35 / NA	54
	5924417	11260 E CAROL AVE	Stonegate, The Retreat, Parcel 1 at Stonegate	5 3.5	5	3,858	13,532 1996	850,000	850,000			220.32 / NA	12

Closed Listings





Photo	MLS #	Address	Subdivision	Bed Bth	Bedrooms	SqFt	Approx YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
	5787759	11946 E DEL TIMBRE DR	PARCEL 10 AT STONEGATE	3 2.5	3	2,410	6,054 1996	509,900	485,000	475,000	05/31/2019	201.24 / 197.1	499
	5921744	9109 N 118TH PL	STONEGATE	4 2	4	2,752	10,395 1993	599,000	599,000	580,000	05/31/2019	217.66 / 210.76	20
	5904254	12185 E Mission LN	Stonegate	5 4.5	5	4,143	35,115 2000	975,000	975,000	965,000	05/31/2019	235.34 / 232.92	29
	5897605	12107 E BELLA VISTA DR	PARCEL 11 AT STONEGATE	3 2.5	5	3,450	9,970 1996	799,900	799,900	795,000	05/30/2019	231.86 / 230.43	9










Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
								Lot SqFt							
	5891941	11677 E DEL TIMBRE DR	PARCEL 6/7 AT STONEGATE	5	3	5	3,888	12,182	1992	940,000	940,000	940,000	05/15/2019	241.77 / 241.77	71
	5887895	12017 E MISSION LN E	STONEGATE	3	2	4	2,480	9,094	1996	574,900	579,900	565,000	05/14/2019	233.83 / 227.82	6
	5903591	9082 N 115TH WAY	STONEGATE	3	2	3	2,394	9,658	1991	557,000	557,000	540,000	05/08/2019	232.66 / 225.56	31
	5843200	11680 E CARON ST	STONEGATE	2	2	2	1,905	6,429	1994	489,000	439,000	430,000	05/03/2019	230.45 / 225.72	151
	5844972	9534 N 115TH ST	STONEGATE PARCEL 3 LOT 1-78 TR A-F	3	2	3	1,970	5,981	1993	479,900	454,900	450,000	05/03/2019	230.91 / 228.43	174
	5853804	11757 E ARABIAN PARK DR	STONEGATE, The Regal	3	2.5	5	3,140	14,315	1998	675,000	599,000	530,000	05/02/2019	190.76 / 168.79	131
	5899233	11646 E CAROL AVE	STONEGATE	3	2.5	3	2,480	10,788	1994	639,000	639,000	615,000	04/25/2019	257.66 / 247.98	30
	5906175	11999 E BELLA VISTA DR	STONEGATE	4	2.5	4	2,883	8,936	1996	699,000	699,000	681,000	04/15/2019	242.46 / 236.21	0
	5867369	11904 E Terra DR	Stonegate	3	2	3	2,271	6,643	1996	579,000	565,000	565,000	04/12/2019	248.79 / 248.79	37
	5867427	12053 E MISSION LN	PARCEL 11 AT STONEGATE	3	2.5	4	2,883	8,169	1996	640,000	640,000	625,000	04/12/2019	221.99 / 216.79	25
	5882607	12161 E MISSION LN	STONEGATE: Mountain View Estates	4	4.5	4	2,773	48,581	1999	725,000	725,000	710,000	04/04/2019	261.45 / 256.04	51
	5823679	11898 E DEL TIMBRE DR	STONEGATE	3	3	4	2,410	6,403	1996	640,000	599,900	595,000	03/29/2019	248.92 / 246.89	103
	5851832	9475 N 115TH PL	STONEGATE	3	2	5	2,295	6,995	1992	474,900	469,900	469,900	03/28/2019	204.75 / 204.75	74
	5858786	11875 E TERRA DR	STONEGATE	2	2	2	1,938	6,867	1994	455,000	435,000	430,000	03/22/2019	224.46 / 221.88	79
	5851310	11221 E DEL TIMBRE DR	Stonegate, The Retreat	5	3	5	3,614	14,351	1993	897,900	870,000	862,500	03/19/2019	240.73 / 238.66	111
	5831737	11283 E CAROL AVE	PARCEL 1 AT STONEGATE	3	3.5	4	3,657	16,097	1996	849,900	809,900	790,000	03/15/2019	221.47 / 216.02	123

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
						Plus			Lot						
									SqFt						
	5864317	9221 N 117TH ST	PARCEL 8B AT STONEGATE	3	2	3	2,278	5,973	1996	519,900	499,900	475,000	03/14/2019	219.45 / 208.52	39
	5838047	11879 E MISSION LN	Stonegate, Windemere	4	2.5	4	2,752	8,998	1993	748,000	729,000	680,000	03/11/2019	264.9 / 247.09	104
	5845393	11728 E TURQUOISE AVE	PARCEL 13 AT STONEGATE REPLAT	4	3.5	4	3,764	14,000	1997	899,999	835,000	805,000	03/08/2019	221.84 / 213.87	110
	5859376	9690 N 118TH PL	Stonegate, Saddleback	3	2.5	4	2,162	7,829	1994	470,000	423,000	405,000	03/06/2019	195.65 / 187.33	36
	5853300	11614 E APPALOOSA PL	Stonegate	4	3	5	3,297	9,130	1994	735,000	599,900	593,500	03/06/2019	181.95 / 180.01	65
	5874061	9238 N 119TH WAY	Stonegate, Windcrest	3	3	4	2,503	13,565	1996	715,000	715,000	710,000	03/01/2019	285.66 / 283.66	35
	5765843	11741 E Arabian Park DR	Stonegate	4	4.5	5	4,170	23,976	1998	949,000	999,000	975,000	02/15/2019	239.57 / 233.81	227
	5841474	11342 E CAROL AVE	STONEGATE	5	3.5	5	4,193	13,054	1996	1,075,000	1,015,000	975,000	02/15/2019	242.07 / 232.53	62
	5808178	9760 N 113th WAY	Stonegate	5	4	5	3,965	16,969	1993	924,000	923,900	895,000	02/04/2019	233.01 / 225.73	172
	5858318	11772 E DEL TIMBRE DR	STONEGATE	3	2.5	3	2,843	10,878	1992	639,000	639,000	606,250	01/18/2019	224.76 / 213.24	17
	5849197	11758 E Terra DR	Vintage subdivision within Stonegate master community.	3	2	3	2,637	10,801	1993	665,000	665,000	625,000	01/17/2019	252.18 / 237.01	14
	5849506	9337 N 115TH ST	PARCEL 3 AT STONEGATE LOT 1-78 TR A-F	3	2	4	1,970	6,182	1992	479,900	479,900	470,638	01/07/2019	243.6 / 238.9	22
	5773059	11252 E Appaloosa PL	Stonegate, The Retreat	5	4	5	4,573	18,382	1994	995,000	899,000	874,500	12/20/2018	196.59 / 191.23	165
	5740411	9227 N 113th WAY	Stonegate, The Retreat	5	4.5	5	4,171	14,141	1994	949,000	899,900	885,000	12/18/2018	215.75 / 212.18	260