




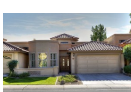







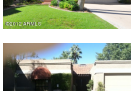

Statistical Market Analysis

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
Closed	87	37,429,829	35,571,875	Low	85,000	80,000	0.84	620	101.84	101.84	3	3
				Avg	430,228	408,872	0.96	2,102	198.94	189.26	78	96
				High	1,195,000	1,100,000	1.18	4,561	417.39	376.58	701	1,241
Overall	87	37,429,829	35,571,875	Low Avg High	85,000 430,228 1,195,000			620 2,102 4,561	101.84 198.94 417.39		3 78 701	3 96 1,241

Selection Criteria for Comparable Properties


Specified listings from the following search: Property type Residential; Inside the map search Polygon; Status of 'Closed'; Close of Escrow Date between '8/1/2012' and '1/31/2013'.

Closed Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP\$/SF	CDOM
	4862712	10569 E GOLD DUST CIR	HERITAGE VILLAGE	3	3	1,937	0	1985	310,000	310,000	294,100	1/22/2013	160.04 / 151.83	14
	4821869	9668 E CINNABAR AVE	Scottsdale Ranch	4	2	2,662	11,166	1982	599,900	580,000	550,000	1/22/2013	217.88 / 206.61	109
	4862855	10055 E MOUNTAIN VIEW LAKE DR 1069	Venetian	2	2.50	1,256	649	1984	190,000	190,000	183,000	1/18/2013	151.27 / 145.70	19
	4858023	10585 E SADDLEHORN DR	Suntree East	3	2	1,934	4,000	1988	360,000	350,000	310,000	1/18/2013	180.97 / 160.29	15
	4818759	10392 N 101 PL	The Island at Scottsdale Ranch	2	2	2,179	5,735	1990	485,000	479,000	455,000	1/18/2013	219.83 / 208.81	106
	4869918	10266 E CARON ST	Scottsdale Ranch	4	2.50	2,353	12,052	1986	525,000	525,000	525,000	1/18/2013	223.12 / 223.12	18
	4837647	10074 E CALLE DE CIELO CIR	Casa Del Cielo at Scottsdale Ranch	3	2	1,838	5,900	1985	355,500	325,000	315,000	1/17/2013	176.82 / 171.38	86
	4745724	9708 E Via Linda RD 1330	Racquet Club	2	2	968	0	1985	150,000	129,990	120,000	1/15/2013	134.29 / 123.97	262
	4841012	10247 E San Salvador DR	Scottsdale Ranch	3	2.50	3,038	10,997	1984	569,900	549,900	525,000	1/15/2013	181.01 / 172.81	57
	4824282	10017 E MOUNTAIN VIEW RD 2066	THE FOUNTAINS UNIT 1-160	2	2	968	5,000	1984	182,500	177,500	176,000	1/8/2013	183.37 / 181.82	34
	4836830	10054 E CINNABAR AVE	Las Brisas	2	2	1,949	6,408	1985	399,900	365,000	355,000	1/8/2013	187.28 / 182.14	46
	4839116	10564 E Cochise AVE	Heritage Village 4	2	2.50	0	17,500	1985	359,000	359,000	325,000	1/4/2013	NA / NA	22
	4816529	9707 E MOUNTAIN VIEW RD 2407	Courtside Casitas @ the Racquet Club	2	2	1,136	1,163	1984	236,500	227,000	225,000	12/31/2012	199.82 / 198.06	80

	4843673	9968 E BAYVIEW DR	Scottsdale Ranch	3	3	3,462	11,980	1991	1,170,000	1,170,000	1,100,000	12/31/2012	337.95 / 317.74	32
	4858161	10050 E MOUNTAINVIEW LAKE DR 27	Mountainview Lake Estates	2	2	1,769	379	1987	529,000	529,000	495,000	12/28/2012	299.04 / 279.82	17
	4830742	10390 E Lakeview DR 101	Scottsdale Ranch	3	3.50	3,248	3,188	1986	649,950	624,950	605,000	12/28/2012	192.41 / 186.27	55
	4851545	9270 N 105TH PL	Scottsdale Ranch	3	2	2,073	8,512	1985	444,900	444,900	439,000	12/27/2012	214.62 / 211.77	54
	4771152	10241 E GOLD DUST AVE	SCOTTSDALE RANCH	3	2.50	2,252	7,512	1991	795,000	729,000	650,000	12/24/2012	323.71 / 288.63	187
	4844136	9707 E MOUNTAIN VIEW RD 1401	RACQUET CLUB	2	2	1,136	116	1984	214,900	199,750	194,000	12/21/2012	175.84 / 170.77	43
	4792644	10058 E CINNABAR AVE	LAS BRISAS	2	2	1,612	4,599	1986	395,000	385,000	370,000	12/18/2012	238.83 / 229.53	119
	4844913	10115 E MOUNTAIN VIEW RD 1024	Venetian Condominiums Phase Two	2	2.50	1,254	70	1984	165,000	165,000	163,500	12/14/2012	131.58 / 130.38	9
	4832152	9505 N 105TH PL	Suntree East	3	2	1,934	5,280	1984	325,000	285,000	265,000	12/14/2012	147.36 / 137.02	54
	4826963	10050 E MOUNTAIN VIEW LAKE DR 47	Mountainview Lake Estates	2	2	1,321	3,392	1984	329,000	329,000	310,000	12/14/2012	249.05 / 234.67	18
	4840749	10080 E Mountainview Lake DR 136	Scottsdale Bay Club	2	2	1,298	134	1992	314,900	314,900	312,900	12/13/2012	242.60 / 241.06	19
	4829074	10678 E CINNABAR AVE	Scottsdale Ranch	3	2.50	2,515	23,875	1986	509,900	509,900	490,000	12/3/2012	202.74 / 194.83	28
	4835691	10401 N 100TH ST 7	Scottsdale Ranch	2	2.50	2,921	9,543	1987	1,187,500	1,187,500	1,100,000	12/3/2012	406.54 / 376.58	14
	4798890	9711 E Mountain View RD 2506	RACQUET CLUB	1	1	620	2,744,280	1984	89,900	89,900	82,500	11/30/2012	145.00 / 133.06	200
	4825410	9711 E MOUNTAIN VIEW RD 2520	RACQUET CLUB	1	1	644	66	1985	85,000	85,000	80,000	11/29/2012	131.99 / 124.22	39
	4826138	9816 N 100TH PL	Mission Monterey	3	2	1,768	6,352	1985	379,900	374,900	365,900	11/28/2012	212.05 / 206.96	32
	4836566	10115 E Mountain View RD 2083	Venetian	2	2	1,076	7,500	1984	169,750	169,750	165,000	11/26/2012	157.76 / 153.35	12
	4842331	10660 E VOGEL AVE	Suntree East	2	2	1,378	5,122	1987	250,000	250,000	250,000	11/26/2012	181.42 / 181.42	3
	4817045	9987 E Vogel AVE	MISSION MONTEREY UNIT ONE	2	2	1,747	5,120	1983	350,000	350,000	320,000	11/19/2012	200.34 / 183.17	27

	4816555	9730 E Doubletree Ranch RD	Scottsdale Ranch	4	3.50	4,561	16,755	1988	829,000	800,000	765,000	11/19/2012	175.40 / 167.73	154
	4807838	9055 N 108th WAY	Scottsdale Ranch	5	3	3,697	12,866	1991	645,000	599,900	597,500	11/16/2012	162.27 / 161.62	58
	4772429	9069 N 109th PL	MOUNTAINVIEW PLACE 2 MCR	4	3	3,200	12,503	1991	595,000	589,000	555,000	11/15/2012	184.06 / 173.44	123
	4730991	10059 E Ironwood DR	Las Brisas	2	2	1,863	4,984	1985	475,000	425,000	390,000	11/14/2012	228.13 / 209.34	66
	4736984	10529 N 106th PL	The Estates at Scottsdale Ranch	5	3.50	4,242	26,273	1989	949,000	725,000	725,000	11/14/2012	170.91 / 170.91	214
	4813733	9862 E caron ST	andalusia2	5	3.50	3,773	14,634	1985	795,000	795,000	765,000	11/12/2012	210.71 / 202.76	51
	4786770	11022 E BELLA VISTA DR	SCOTTSDALE RANCH	4	2.50	3,300	24,599	1991	410,000	499,000	511,000	11/9/2012	151.21 / 154.85	83
	4760380	9705 E Mountain View RD 1017	RACQUET CLUB AT SCOTTSDALE RANCH	3	2.50	1,482	0	1984	279,900	279,900	250,000	11/7/2012	188.87 / 168.69	143
	4775524	10050 E MOUNTAIN VIEW LAKE DR 27	Mountainview Lake Estates	2	2	1,769	379	1987	415,000	395,000	350,000	11/6/2012	223.29 / 197.85	95
	4716346	10102 E Cochise DR	The Island at Scottsdale Ranch	3	2.50	2,848	7,364	1990	689,000	649,890	625,000	11/5/2012	228.19 / 219.45	160
	4788097	9711 E Mountain View RD 1520	THE HAMMOCKS AT THE RACQUET CLUB AT SCOTTSDALE RANCH MCR 263/37 UNIT 26 TOG WI-AN UNDIV % INT IN C	1	1	644	66	1985	119,888	99,999	94,000	10/30/2012	155.28 / 145.96	90
	4807469	10263 N 103RD ST	Monterey Point at Scottsdale Ranch	2	2	1,632	1,132	1986	595,000	569,000	527,600	10/30/2012	348.65 / 323.28	69
	4750031	10080 E Mountain View Lake DR G 213	Scottsdale Bay Club	3	2	1,592	1,545	1992	269,000	269,000	249,000	10/27/2012	168.97 / 156.41	168
	4795066	9620 N 106th WAY	Scottsdale Ranch	4	3	3,260	15,288	1988	749,000	749,000	743,000	10/26/2012	229.75 / 227.91	11
	4712537	9705 E Mountain View RD 1099	Racquet Club	3	2.50	1,489	1,156	1986	299,000	270,000	270,000	10/24/2012	181.33 / 181.33	248
	4804930	10742 E San Salvador DR	Villas at Scottsdale Ranch	4	2.50	2,625	11,204	1990	519,900	495,000	490,000	10/22/2012	188.57 / 186.67	50
	4785512	9705 E Mountain View RD 1162	Racquet Club	3	2.50	1,482	1,482	1984	325,000	299,900	287,500	10/20/2012	202.36 / 193.99	66
	4725756	10115 E Mountain View RD 1091	Venetian II	2	2.50	1,254	2,499	1984	150,000	133,000	138,000	10/19/2012	106.06 / 110.05	74
	4797638	10645 E Bella Vista DR	Andalusia 3 Lot 1-49 TR A-E	4	3	3,490	21,065	1986	599,900	599,900	550,000	10/18/2012	171.89 / 157.59	69

	4813299	10245 N 98th ST	Scottsdale Ranch 2	4	2.50	2,696	14,570	1982	525,000	525,000	480,000	10/17/2012	194.73 / 178.04	8
	4791224	10528 E SADDLEHORN DR	SUNTREE EAST	3	2.75	2,187	3,940	1988	384,900	374,900	360,000	10/8/2012	171.42 / 164.61	53
	4777637	10050 E Mountain View Lake DR 39	Mountainview Lake Estates	2	2	1,460	3,300	1986	275,000	275,000	250,000	10/3/2012	188.36 / 171.23	92
	4782680	10547 E Cochise AVE	Heritage Village 4 MCR25627	3	2	1,988	495	1985	335,000	335,000	330,000	10/3/2012	168.51 / 166.00	63
	4802442	9964 N 100th PL	Las Brisas	2	2	1,612	4,751	1986	369,000	369,000	362,500	10/2/2012	228.91 / 224.88	31
	4720067	10451 E BELLA VISTA DR	SCOTTSDALE RANCH	3	2	1,800	9,763	1985	399,900	399,900	385,000	10/1/2012	222.17 / 213.89	224
	4807889	10223 E Caron ST	Scottsdale Ranch 6	4	3	2,345	14,624	1983	522,000	522,000	501,000	10/1/2012	222.60 / 213.65	9
	4792019	10230 E Cochise DR	Scottsdale Ranch	4	3.50	3,026	12,052	1995	569,900	549,800	549,800	9/29/2012	181.69 / 181.69	31
	4482720	10080 E MOUNTAIN VIEW LAKE DR 257	Scottsdale Bay Club	2	2	1,300	135	1992	385,000	345,000	335,000	9/28/2012	265.38 / 257.69	700
	4791721	10570 E San Salvador DR	Scottsdale Ranch Unit 11-B MCR 272-50	3	2	2,046	8,090	1986	385,000	370,000	345,000	9/28/2012	180.84 / 168.62	22
	4747983	10452 E Cannon DR	Heritage Court MCR 256-26	3	2.50	3,208	14,757	1986	610,000	540,000	505,000	9/26/2012	168.33 / 157.42	159
	4750347	10487 E San Salvador DR	Scottsdale Ranch	3	2	1,941	8,615	1985	544,900	364,900	330,000	9/21/2012	188.00 / 170.02	110
	4798458	10115 E MOUNTAIN VIEW RD 1020	Venetian	1	1	751	71	1984	118,000	118,000	118,000	9/20/2012	157.12 / 157.12	26
	4778124	10689 E Mission LN	Scottsdale Ranch	4	3	3,037	9,609	1989	574,900	572,900	552,000	9/17/2012	188.64 / 181.76	63
	4794878	10115 E Mountain View RD 2032	Venetian II Condo	2	1.75	1,076	1,194	1984	155,000	155,000	151,500	9/14/2012	144.05 / 140.80	29
	4782802	10080 E Mountain View Lake DR 137	SCOTTSDALE BAY CLUB	3	2	1,592	159	1992	409,000	409,000	379,000	9/12/2012	256.91 / 238.07	74
	4808234	10172 E Cochise DR	THE LANDINGS AT SCOTTSDALE RANCH	4	3	3,180	12,279	1996	795,000	795,000	760,000	9/10/2012	250.00 / 238.99	15
	4797019	10019 E Mountain View RD 1116	The Fountains	2	2.50	1,792	0	1984	182,500	182,500	182,500	9/7/2012	101.84 / 101.84	7

	4787788	10050 E Mountain View Lake DR 65	MOUNTAINVIEW LAKE ESTATES	3	2	1,817	4,573	1985	395,000	395,000	395,000	9/6/2012	217.39 / 217.39	183
	4794129	9270 N 105th PL	Scottsdale Ranch	4	2	2,073	8,512	1985	390,000	390,000	361,000	9/5/2012	188.13 / 174.14	113
	4669059	10401 N 100TH ST 4	Bayview Estates	3	3	2,863	11,275	1985	1,395,000	1,195,000	1,000,000	9/1/2012	417.39 / 349.28	294
	4788418	10055 E Mountain View Lake DR 1003	Venetian	2	2.50	1,256	644	1984	139,000	139,000	163,575	8/31/2012	110.67 / 130.23	11
	4784815	10957 E Palomino RD	Scottsdale Ranch	4	3.50	3,008	14,838	1987	609,900	589,000	549,750	8/31/2012	195.81 / 182.76	27
	4769960	9708 E VIA LINDA RD 1358	HAMPTON COURTS AT THE RAC	2	2	1,038	7,000	1985	135,000	135,000	120,000	8/30/2012	130.06 / 115.61	49
	4752100	10721 E Mission LN	Villas at Scottsdale Ranch	4	2.50	2,837	9,808	1989	494,900	469,900	465,000	8/30/2012	165.63 / 163.91	95
	4654454	10050 E Mountainview Lake DR 14	Mountainview Lake Estates	3	3	2,530	391	1985	649,000	599,900	540,000	8/24/2012	237.11 / 213.44	328
	4765067	9705 E MOUNTAIN VIEW RD 1034	RACQUET CLUB	3	2.50	1,489	119	1985	225,000	225,000	206,500	8/23/2012	151.11 / 138.68	173
	4776605	10165 E Caron ST	Scottsdale Ranch	3	2	2,376	14,905	1985	520,000	499,000	472,250	8/20/2012	210.02 / 198.76	52
	4787056	9707 E Mountain View RD 1424	RACQUET CLUB	2	2	1,136	116	1984	245,000	245,000	232,500	8/17/2012	215.67 / 204.67	8
	4781710	10055 E Mountain View Lake DR 2054	VENETIAN	1	1	704	703	1984	119,900	119,900	108,000	8/14/2012	170.31 / 153.41	14
	4764651	10830 E Bella Vista DR	Scottsdale Ranch	4	2.50	2,769	9,412	1994	530,000	520,000	510,000	8/14/2012	187.79 / 184.18	62
	4774400	9711 E Mountain View RD 1514	RACQUET CLUB	1	1	620	642	1985	89,900	89,900	86,000	8/8/2012	145.00 / 138.71	11
	4733314	10287 N 103RD PL	LAKE SERENA ESTATES	4	3.50	3,152	9,487	1999	709,000	650,000	620,000	8/7/2012	206.22 / 196.70	103
	4764723	10799 E Terra DR	Scottsdale Ranch	5	3	3,205	10,755	1989	489,000	489,000	470,000	8/6/2012	152.57 / 146.65	1,241
	4741731	10140 E Topaz DR	Las Brisas	3	3.50	3,965	8,323	1988	975,000	975,000	925,000	8/6/2012	245.90 / 233.29	98
	4782555	10675 E Topaz DR	Scottsdale Ranch	4	2	2,484	15,751	1986	498,000	498,000	472,500	8/3/2012	200.48 / 190.22	5