

# 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	11	9,000,350	0	Low	549,900	0	0.00	2,220	204.31	0.00	14	14
				Avg	818,214	0	0.00	3,480	235.95	0.00	52	53
				Med	869,000	0	0.00	3,643	238.54	0.00	48	48
				High	1,050,000	0	0.00	4,054	259.00	0.00	108	108
CCBS (Contract Contingent on Buyer Sale)	2	1,308,400	0	Low	559,900	0	0.00	2,077	263.28	0.00	86	86
				Avg	654,200	0	0.00	2,460	266.42	0.00	89	89
				Med	654,200	0	0.00	2,460	266.42	0.00	89	89
				High	748,500	0	0.00	2,843	269.57	0.00	92	92
UCB (Under Contract-Backups)	2	1,180,000	0	Low	545,000	0	0.00	1,938	263.16	0.00	15	15
				Avg	590,000	0	0.00	2,176	272.19	0.00	17	17
				Med	590,000	0	0.00	2,176	272.19	0.00	17	17
				High	635,000	0	0.00	2,413	281.22	0.00	19	19
Pending	1	625,000	0	Low	625,000	0	0.00	2,322	269.16	0.00	34	34
				Avg	625,000	0	0.00	2,322	269.16	0.00	34	34
				Med	625,000	0	0.00	2,322	269.16	0.00	34	34
				High	625,000	0	0.00	2,322	269.16	0.00	34	34
Closed	39	25,953,200	25,230,700	Low	420,000	405,000	0.88	1,616	181.95	168.79	7	0
				Avg	665,467	646,941	0.97	2,889	231.30	225.09	85	88
				Med	629,900	605,000	0.98	2,752	230.58	225.56	72	72
				High	1,057,000	992,500	1.00	4,584	316.53	316.22	336	499
Overall	55	38,066,950	25,230,700	Low	420,000	405,000	0.88	1,616	181.95	168.79	7	0
				Avg	692,126	646,941	0.97	2,955	235.68	225.09	75	78
				Med	640,000	605,000	0.98	2,843	232.66	225.56	68	68
				High	1,057,000	992,500	1.00	4,584	316.53	316.22	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 '3/1/2019' and '8/31/2019'.

## Active Listings
















Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
				Plus		Lot SqFt								
	5952639	11863 E DEL TIMBRE DR	STONEGATE	2	2	3	2,220	6,331	1994	549,900	549,900		247.7 / NA	48
	5934603	11866 E DEL TIMBRE DR	STONEGATE	3	2	3	2,271	6,371	1996	590,000	575,750		253.52 / NA	86
	5966980	12068 E BELLA VISTA CIR	STONEGATE	4	3	5	3,297	10,529	1996	749,000	728,000		220.81 / NA	14
	5924517	11765 E TERRA DR	STONEGATE	4	2.75	4	3,617	10,559	1993	775,000	739,000		204.31 / NA	108
	5962262	9157 N 115TH ST	STONEGATE	5	3	5	3,647	13,706	1992	869,000	819,900		224.81 / NA	24
	5942121	11287 E APPALOOSA PL	STONEGATE	4	3.5	5	3,643	13,244	1994	869,000	869,000		238.54 / NA	73
	5946389	11471 E MISSION LN	STONEGATE	4	3	6	3,972	13,734	1990	919,000	899,900		226.56 / NA	64

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	Lot	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
	5962447	11301 E APPALOOSA PL	STONEGATE	5	3.5	7	4,005	14,331	1996	925,000	899,900				224.69 / NA	37
	5961486	12125 E MISSION LN	PARCEL 12 AT STONEGATE	4	3.5	5	3,641	36,968	1996	925,000	925,000				254.05 / NA	26
	5937490	11438 E Palomino RD	PARCEL 2B AT STONEGATE REPLAT L 1-5 8-37 39-58 A-E	5	4.5	5	3,910	15,598	1992	995,000	944,000				241.43 / NA	85
	5962732	11393 E SORREL LN	PARCEL 1 AT STONEGATE	5	5	5	4,054	14,535	1995	1,050,000	1,050,000				259 / NA	24


### 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
	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	559,900				269.57 / NA	92
	5937092	9315 N 117TH ST	Stonegate	3	2	3	2,843	12,957	1993	749,000	748,500				263.28 / NA	86

### UCB (Under Contract-Backups) Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	Lot	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
	5966747	11795 E TERRA DR	STONEGATE	2	2	2	1,938	6,151	1994	545,000	545,000				281.22 / NA	15
	5964313	9173 N 116TH PL	STONEGATE	3	2.5	4	2,413	8,070	1994	650,000	635,000				263.16 / NA	19

### Pending Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	Lot	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
	5956852	9550 N 115TH ST	STONEGATE PARCEL 3 MCR 343-2	3	2.5	4	2,322	6,445	1994	625,000	625,000				269.16 / NA	34

### Closed Listings


Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	Lot	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
	5917053	11849 E Purdue AVE	STONEGATE	2	2	3	1,616	5,733	1993	435,000	420,000	405,000	08/27/2019		259.9 / 250.62	94

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
				Plus				Lot							
								SqFt							
	5919638	11343 E Appaloosa PL	STONEGATE	5	4.5	5	4,581	13,501	1994	989,900	949,900	880,000	08/26/2019	207.36 / 192.1	116
	5946072	11772 E DEL TIMBRE DR	STONEGATE--REMODELED	3	2.5	3	2,843	10,878	1992	899,900	899,900	899,000	08/08/2019	316.53 / 316.22	22
	5916097	12173 E Mission LN	STONEGATE	4	4.5	5	4,584	35,124	1998	1,089,000	1,057,000	992,500	07/31/2019	230.58 / 216.51	72
	5870897	11811 E TERRA DR	Stonegate, Tamarack	2	2.5	3	2,410	6,210	1994	515,000	499,900	489,000	07/30/2019	207.43 / 202.9	191
	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	466,000	07/12/2019	240.86 / 236.55	113
	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	825,000	06/25/2019	220.32 / 213.84	12
	5888420	9634 N 116TH ST	STONEGATE TRADEWINDS PARCEL 4 AT	4	2.5	4	2,883	8,498	1994	750,000	765,000	735,300	06/24/2019	265.35 / 255.05	54
	5910849	11867 E Terra DR	Stonegate	3	2.5	4	2,410	6,830	1994	529,000	529,000	495,000	06/18/2019	219.5 / 205.39	132
	5862408	11662 E APPALOOSA PL	STONEGATE	4	3	4	3,297	9,130	1994	652,000	629,900	605,000	06/17/2019	191.05 / 183.5	90
	5908360	9123 N 115TH PL	STONEGATE	4	2	6	2,703	7,214	1994	550,000	550,000	540,000	06/14/2019	203.48 / 199.78	68
	5880600	11244 E PALOMINO RD	PARCEL 1 AT STONEGATE	5	3	5	3,923	13,927	1994	900,000	900,000	875,000	06/07/2019	229.42 / 223.04	119
	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	742,000	06/05/2019	240.29 / 239.35	231
	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	SqFt	Approx	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
				Plus					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

Prepared by Robert A. Williams, PLC

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