

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	5,922,050	0	Low	549,900	0	0.00	2,077	207.35	0.00	20	20
				Avg	740,256	0	0.00	3,069	244.31	0.00	52	52
				Med	749,500	0	0.00	3,230	245.21	0.00	57	57
				High	949,000	0	0.00	3,972	269.57	0.00	80	80
CCBS (Contract Contingent on Buyer Sale)	1	949,900	0	Low	949,900	0	0.00	4,581	207.36	0.00	94	94
				Avg	949,900	0	0.00	4,581	207.36	0.00	94	94
				Med	949,900	0	0.00	4,581	207.36	0.00	94	94
				High	949,900	0	0.00	4,581	207.36	0.00	94	94
UCB (Under Contract-Backups)	1	625,000	0	Low	625,000	0	0.00	2,322	269.16	0.00	10	10
				Avg	625,000	0	0.00	2,322	269.16	0.00	10	10
				Med	625,000	0	0.00	2,322	269.16	0.00	10	10
				High	625,000	0	0.00	2,322	269.16	0.00	10	10
Pending	2	1,319,900	0	Low	420,000	0	0.00	1,616	259.90	0.00	22	22
				Avg	659,950	0	0.00	2,230	288.22	0.00	58	58
				Med	659,950	0	0.00	2,230	288.22	0.00	58	58
				High	899,900	0	0.00	2,843	316.53	0.00	94	94
Closed	39	26,621,300	25,891,700	Low	423,000	405,000	0.88	1,905	181.95	168.79	7	0
				Avg	682,597	663,890	0.97	2,973	229.53	223.38	91	94
				Med	639,000	615,000	0.98	2,773	230.91	225.72	72	72
				High	1,057,000	992,500	1.00	4,584	285.66	283.66	336	499
Overall	51	35,438,150	25,891,700	Low	420,000	405,000	0.88	1,616	181.95	168.79	7	0
				Avg	694,866	663,890	0.97	2,978	234.49	223.38	82	84
				Med	640,000	615,000	0.98	2,843	233.01	225.72	65	65
				High	1,057,000	992,500	1.00	4,584	316.53	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 '2/1/2019' and '7/31/2019'.

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	20
	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	64
	5934603	11866 E DEL TIMBRE DR	STONEGATE	3	2	3	2,271	6,371	1996	590,000	576,250		253.74 / NA	58
	5937092	9315 N 117TH ST	Stonegate	3	2	3	2,843	12,957	1993	749,000	749,000		263.45 / NA	58
	5924517	11765 E TERRA DR	STONEGATE	4	2.75	4	3,617	10,559	1993	775,000	750,000		207.35 / NA	80
	5942121	11287 E APPALOOSA PL	PARCEL 1 AT STONEGATE	4	3.5	5	3,643	13,244	1994	869,000	869,000		238.54 / NA	45
	5946389	11471 E MISSION LN	STONEGATE	4	3	6	3,972	13,734	1990	919,000	919,000		231.37 / NA	36

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx Lot YR		OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
								Plus	SqFt						
	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	949,000			242.71 / NA	57



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
								Plus	SqFt						
	5919638	11343 E Appaloosa PL	STONEGATE	5	4.5	5	4,581	13,501	1994	989,900	949,900			207.36 / NA	94

UCB (Under Contract-Backups) Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx Lot YR		OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
								Plus	SqFt						
	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	10

Pending Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx Lot YR		OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
								Plus	SqFt						
	5917053	11849 E Purdue AVE	STONEGATE	2	2	3	1,616	5,733	1993	435,000	420,000			259.9 / NA	94
	5946072	11772 E DEL TIMBRE DR	STONEGATE--REMODELED	3	2.5	3	2,843	10,878	1992	899,900	899,900			316.53 / NA	22

Closed Listings






Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx Lot YR		OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
								Plus	Lot SqFt						
	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







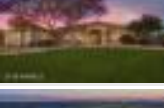






Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
								Lot SqFt							
	5910849	11867 E Terra DR	Stonegate	3	2.5	4	2,410	6,830	1994	529,000	529,000	495,000	06/18/2019	219.5 / 205.39	132
	5862408	11662 E APPALOOSA PL	STONEGATE	4	3	4	3,297	9,130	1994	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
	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











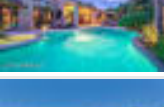







Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
						Plus		Lot							
								SqFt							
	5906175	11999 E BELLA VISTA DR	STONEGATE	4	2.5	4	2,883	8,936	1996	699,000	699,000	681,000	04/15/2019	242.46 / 236.21	0
	5867369	11904 E Terra DR	Stonegate	3	2	3	2,271	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
	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

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms	SqFt	Approx	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
						Plus		Lot							
								SqFt							
	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

Prepared by Robert A. Williams, PLC

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