

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	6,559,700	0	Low	294,000	0	0.00	1,616	181.93	0.00	5	5
				Avg	596,336	0	0.00	2,808	212.76	0.00	87	104
				Med	655,000	0	0.00	2,975	205.04	0.00	88	88
				High	900,000	0	0.00	4,424	282.08	0.00	224	339
UCB (Under Contract-Backups)	3	1,594,799	0	Low	419,899	0	0.00	1,825	182.53	0.00	44	44
				Avg	531,600	0	0.00	2,677	202.06	0.00	66	66
				Med	439,900	0	0.00	2,410	193.57	0.00	53	51
				High	735,000	0	0.00	3,797	230.08	0.00	103	103
Pending	13	7,124,000	0	Low	399,900	0	0.00	1,938	168.67	0.00	7	14
				Avg	548,000	0	0.00	2,704	201.80	0.00	104	121
				Med	500,000	0	0.00	2,410	208.12	0.00	73	73
				High	779,000	0	0.00	3,983	222.89	0.00	428	428
Closed	23	16,121,655	15,470,000	Low	298,000	278,000	0.85	1,616	170.24	159.75	0	0
				Avg	700,942	672,609	0.96	3,353	206.76	199.02	89	120
				Med	725,000	710,000	0.97	3,346	207.46	201.07	56	77
				High	1,294,000	1,125,000	1.00	5,143	272.54	255.51	329	542
Overall	50	31,400,154	15,470,000	Low	294,000	278,000	0.85	1,616	168.67	159.75	0	0
				Avg	628,003	672,609	0.96	3,024	206.51	199.02	91	113
				Med	617,500	710,000	0.97	2,898	206.25	201.07	73	82
				High	1,294,000	1,125,000	1.00	5,143	282.08	255.51	428	542

Selection Criteria for Comparable Properties

Search Parameters: Property type Residential; Inside Stonegate of Stonegate; Status of 'Active', 'Closed', 'Pending','UCB (Under Contract-Backups)'; Close of Escrow Date between '1/1/2015' and '6/30/2015'.

Active Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/ SF	CDOM
	5202062	9671 N 118TH WAY	Stonegate	2	2	3	1,616	6,500	1994	315,000	294,000			181.93 / NA	224
	5296662	11847 E APPALOOSA PL	Stonegate, Saddleback	2	2	3	1,616	5,558	1993	349,900	349,900			216.52 / NA	12
	5228393	11862 E SORREL LN	Stonegate	3	2.5	3	1,824	5,551	1994	419,900	364,900			200.05 / NA	154
	5296327	9484 N 114th WAY	Stonegate, Belcourt	2	2	2	1,848	6,235	1993	389,900	389,900			210.98 / NA	12
	5261290	11649 E TERRA DR	STONEGATE	3	2.5	4	2,975	10,075	1990	630,000	610,000			205.04 / NA	86
	5256211	9489 N 115TH ST	Stonegate, Belcourt	3	2.5	4	2,322	5,963	1991	655,000	655,000			282.08 / NA	97
	5284089	9207 N 119TH WAY	STONEGATE	4	3	5	3,297	10,878	1994	715,000	672,000			203.82 / NA	40
	5259182	9667 N 117TH WAY	Stonegate	5	3.5	5	3,249	13,513	1998	700,000	700,000			215.45 / NA	90

	5260877	11645 E DEL TIMBRE DR	STONEGATE	4	3	4	3,888	10,824	1991	795,000	775,000			199.33 / NA	88
	5299618	9264 N 114TH ST	Stonegate Regent	5	3	5	3,830	13,463	1992	849,000	849,000			221.67 / NA	5
	5227500	9368 N 113TH WAY	Stonegate	5	4	5	4,424	18,177	1996	939,000	900,000			203.44 / NA	339

UCB (Under Contract-Backups) Listings

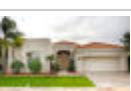
Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
	5253729	9568 N 114th WAY	STONEGATE PARCEL 3 AT STO	3	2	4	1,825	5,731	1993	439,000	419,899			230.08 / NA	103
	5278645	11891 E Terra DR	Stonegate, Tamarack	2	2.5	3	2,410	7,874	1994	439,900	439,900			182.53 / NA	51
	5281599	11255 E PALOMINO RD	Stonegate, The Retreat	4	3.5	4	3,797	14,550	1994	735,000	735,000			193.57 / NA	44

Pending Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP/\$/SF	CDOM
	5296471	9112 N 115TH WAY	STONEGATE		3	2	3	2,241	9,583	1993	399,900	399,900		178.45 / NA	73
	5233401	11927 E DEL TIMBRE DR	Stonegate, Tamarack		2	2.5	3	2,410	5,940	1996	425,000	406,500		168.67 / NA	134
	5257212	11962 E DEL TIMBRE DR	STONEGATE		3	2	3	2,259	8,128	1994	417,500	409,900		181.45 / NA	202
	5106406	9177 N 115TH PL	Stonegate (Heritage Court)		2	2.5	3	1,970	7,369	1993	449,500	410,000		208.12 / NA	428
	5258907	11795 E TERRA DR	STONEGATE		2	2	2	1,938	6,151	1994	445,000	419,900		216.67 / NA	71
	5287713	9502 N 115TH ST	PARCEL 3 AT STONEGATE LOT 1-78 TR A-F		3	2.5	3	2,322	5,918	1993	443,000	443,000		190.78 / NA	43
	5277830	11635 E APPALOOSA PL	Stonegate		3	2	3	2,363	8,616	1994	525,000	500,000		211.6 / NA	30
	5240203	9689 N 117th ST	Stonegate, Tradewinds		3	2	4	2,480	8,475	1994	579,900	550,000		221.77 / NA	101
	5193702	11777 E BELLA VISTA DR	Stonegate, Windemere		5	3.5	8	3,146	8,680	1991	649,900	606,000		192.63 / NA	213
	5213988	11736 E DEL TIMBRE DR	STONEGATE, THE VINTAGE		3	2.5	3	3,028	10,731	1993	709,900	674,900		222.89 / NA	163

	5276975	11425 E MISSION LN	STONEGATE - REGENT	5	4.5	5	3,482	15,557	1992	769,000	750,000			215.39 / NA	29
	5289487	11414 E CARON ST	PARCEL 2B AT STONEGATE REPLAT L 1-5 8-37 39-58 A-E	4	3.5	6	3,531	13,824	1992	774,900	774,900			219.46 / NA	14
	5236940	11219 E PALOMINO RD	STONEGATE - Retreat	5	4	6	3,983	13,085	1995	795,000	779,000			195.58 / NA	73

Closed Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/SP\$/SF	CDOM
	5225516	9627 N 118th WAY	stonegate	2	2	4	1,616	5,561	1994	329,000	298,000	278,000	06/30/2015	184.41 / 172.03	132
	5280414	9041 N 116TH WAY	STONEGATE	3	2	3	2,375	6,492	1994	425,000	425,000	405,000	06/26/2015	178.95 / 170.53	43
	5257802	9749 N 118TH WAY	Stonegate	3	2.5	3	2,259	5,448	1994	396,900	387,900	375,000	06/09/2015	171.71 / 166	70
	5204349	9201 N 115TH ST	Stonegate	5	4	6	3,892	12,518	1993	780,000	710,000	670,000	06/09/2015	182.43 / 172.15	157
	5178180	12209 E MISSION LN	STONEGATE	5	4.5	7	4,800	36,457	1999	999,000	899,900	890,000	06/04/2015	187.48 / 185.42	202
	5191562	12029 E MISSION LN	Stonegate	3	2	3	2,480	9,185	1994	529,000	514,500	505,000	05/30/2015	207.46 / 203.63	172
	5249429	11207 E PALOMINO RD	Stonegate	6	4.5	8	4,590	19,319	1993	955,000	955,000	930,000	05/28/2015	208.06 / 202.61	77
	5170155	11971 E TERRA DR	Stonegate, Tamarack	2	2.5	3	2,410	7,856	1996	439,000	415,000	385,000	05/22/2015	172.2 / 159.75	242
	5251413	11210 E DEL TIMBRE DR	STONEGATE	5	5.5	6	4,403	19,398	1993	1,200,000	1,200,000	1,125,000	05/21/2015	272.54 / 255.51	13
	5227380	11288 E APPALOOSA PL	Stonegate	4	2.5	4	3,237	15,816	1995	735,000	725,000	710,000	04/14/2015	223.97 / 219.34	56
	5248371	11247 E CAROL AVE	Stonegate - The Retreat	5	3.5	5	3,616	14,044	1994	775,000	780,000	780,000	04/10/2015	215.71 / 215.71	3
	5178605	11442 E BELLA VISTA DR	Stonegate	5	4.25	5	3,900	14,098	1992	799,900	750,000	722,500	04/07/2015	192.31 / 185.26	293
	5228037	11789 E TERRA DR	STONEGATE	3	2	4	2,552	7,000	1993	599,000	599,000	595,000	03/11/2015	234.72 / 233.15	20
	5209143	11585 E BELLA VISTA DR	STONEGATE	3	2	3	2,394	6,608	1993	450,000	450,000	435,000	02/27/2015	187.97 / 181.7	48
	5081682	11393 E CAROL AVE	STONEGATE	5	4.5	6	5,143	15,940	1994	1,099,000	875,555	865,000	02/17/2015	170.24 / 168.19	329

	5180634	11835 E SORREL LN	STONEGATE	3	2.5		3	2,077	5,875	1994	424,900	399,900	382,000	02/10/2015	192.54 / 183.92	98
	5221142	12104 E BELLA VISTA CIR	Stonegate - Windcrest	4	3.5		5	2,820	12,702	1996	625,000	625,000	625,000	02/05/2015	221.63 / 221.63	0
	5176449	12197 E MISSION LN	Stonegate	4	3.5		5	4,328	34,974	2000	1,048,000	1,048,000	985,000	02/02/2015	242.14 / 227.59	112
	5216428	9540 N 114TH WAY	STONEGATE	3	2		3	1,970	6,234	1991	449,900	449,900	445,000	01/26/2015	228.38 / 225.89	4
	5207279	11324 E CAROL AVE	Stonegate, The Retreat	4	3		4	4,054	13,009	1994	795,000	795,000	775,000	01/26/2015	196.1 / 191.17	542
	5202757	11601 E TERRA DR	STONEGATE	3	2.5		4	3,346	11,625	1990	750,000	750,000	737,500	01/22/2015	224.15 / 220.41	22
	5202200	11636 E TERRA DR	STONEGATE	4	2.5		4	3,730	10,731	1990	775,000	775,000	750,000	01/15/2015	207.77 / 201.07	4
	5199643	12168 E MISSION LN	Stonegate	5	4.5		6	5,123	35,719	1999	1,295,000	1,294,000	1,100,000	01/05/2015	252.59 / 214.72	138

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