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	22	16,911,900	0	Low	439,900	0	0.00	1,733	205.94	0.00	3	3
				Avg	768,723	0	0.00	3,222	238.00	0.00	83	82
				Med	699,450	0	0.00	3,224	232.25	0.00	71	70
				High	1,385,000	0	0.00	5,359	302.94	0.00	274	274
UCB (Under Contract-Backups)	7	4,751,900	0	Low	454,900	0	0.00	2,035	196.90	0.00	10	10
				Avg	678,843	0	0.00	2,943	233.95	0.00	39	39
				Med	685,000	0	0.00	3,098	223.54	0.00	28	28
				High	875,000	0	0.00	4,109	287.71	0.00	105	105
Pending	3	1,769,800	0	Low	505,000	0	0.00	2,231	221.69	0.00	8	7
				Avg	589,933	0	0.00	2,449	239.73	0.00	61	61
				Med	539,900	0	0.00	2,278	242.00	0.00	12	12
				High	724,900	0	0.00	2,837	255.52	0.00	165	165
Closed	28	15,781,750	15,057,400	Low	339,900	322,500	0.89	1,616	177.98	163.69	0	0
				Avg	563,634	537,764	0.96	2,630	216.95	207.59	104	114
				Med	557,275	531,250	0.96	2,473	216.34	204.79	94	108
				High	829,000	810,000	1.00	4,368	257.98	251.16	357	357
Overall	60	39,215,350	15,057,400	Low	339,900	322,500	0.89	1,616	177.98	163.69	0	0
				Avg	653,589	537,764	0.96	2,874	227.79	207.59	87	91
				Med	599,500	531,250	0.96	2,856	226.33	204.79	68	77
				High	1,385,000	810,000	1.00	5,359	302.94	251.16	357	357

Selection Criteria for Comparable Properties

Search Parameters: Property type Residential; Inside Stonegate of Stonegate; Status of 'Active', 'Closed', 'Pending','CCBS (Contract Contingent on Buyer Sale)','UCB (Under Contract-Backups)'; Close of Escrow Date between '9/1/2017' and '2/28/2018'.

Active Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/ SP/$/SF	CDOM
	5693731	9372 N 114TH WAY	Stonegate	2	2	2	1,733	6,241	1992	449,900	439,900			253.84 / NA	90
	5667962	9148 N 115TH WAY	Stonegate, Heritage Court	3	2	3	1,970	7,186	1994	465,000	450,000			228.43 / NA	150
	5686927	9605 N 118TH WAY	STONEGATE	2	2.5	3	2,210	5,250	1994	476,500	459,000			207.69 / NA	110
	5703964	11946 E DEL TIMBRE DR	PARCEL 10 AT STONEGATE	3	2.5	3	2,410	6,054	1996	519,500	514,500			213.49 / NA	56
	5727675	9383 N 114th WAY	Stonegate	2	2	2	1,733	6,736	1992	525,000	525,000			302.94 / NA	6

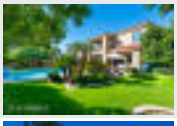
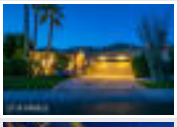
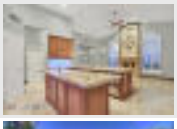
Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/ SP/$/SF	CDOM
	5711926	9177 N 119TH ST	PARCEL 9 AT STONEGATE LOT 1-76 TR A-C	3	2	3	2,312	9,523	1993	528,000	528,000			228.37 / NA	40
	5675406	9048 N 115TH PL	STONEGATE	3	2	3	2,241	7,155	1991	575,000	575,000			256.58 / NA	135
	5695606	9768 N 117TH WAY	STONEGATE	4	3	4	2,874	12,302	1998	699,000	659,900			229.61 / NA	85
	5588508	11662 E APPALOOSA PL	STONEGATE	4	3	4	3,297	9,130	1994	759,000	679,000			205.94 / NA	274
	5714799	9667 N 117TH WAY	Stonegate	5	3.5	5	3,249	13,513	1998	680,000	680,000			209.3 / NA	34
	5728889	11632 E SORREL LN	STONEGATE	3	2.5	4	2,883	9,355	1994	699,000	699,000			242.46 / NA	3
	5718126	9612 N 117TH WAY	STONECREEK	4	3	4	3,041	12,290	1997	699,900	699,900			230.15 / NA	27
	5680725	9207 N 119th WAY	Stonegate	4	3	5	3,297	10,878	1994	769,000	714,000			216.56 / NA	123
	5719768	11724 E DEL TIMBRE DR	Stonegate, The Vintage	3	2.5	4	3,200	9,950	1992	759,900	749,900			234.34 / NA	23
	5726763	11329 E APPALOOSA PL	STONEGATE	4	4	5	3,929	13,153	1996	895,000	895,000			227.79 / NA	7
	5658783	11393 E SORREL LN	STONEGATE	5	3	5	4,054	14,535	1995	945,000	899,000			221.76 / NA	171
	5665154	11321 E SORREL LN	STONEGATE	4	4	6	3,760	13,285	1994	949,000	899,900			239.34 / NA	156
	5728256	9719 N 113TH WAY	PARCEL 1 AT STONEGATE	5	4	5	3,710	12,912	1994	925,000	925,000			249.33 / NA	5

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/ SP/$/SF	CDOM
	5721795	9335 N 113TH WAY	PARCEL 1 AT STONEGATE	4	4	4	3,952	12,296	1994	999,900	999,900			253.01 / NA	20
	5686943	11267 E PALOMINO RD	STONEGATE PARCEL 1 LOT 69	4	5	6	4,815	17,619	1996	1,279,000	1,250,000			259.61 / NA	110
	5726324	12142 E SAN VICTOR DR	PARCEL 12 AT STONEGATE	6	4.5	6	5,359	35,284	2000	1,285,000	1,285,000			239.78 / NA	8
	5656177	12129 E SAN SIMEON DR	Stonegate	5	3.5	6	4,848	35,059	2005	1,500,000	1,385,000			285.68 / NA	177

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
	5707188	9369 N 114TH WAY	PARCEL 3 AT STONEGATE LOT 1-78 TR A-F	3	2	3	2,035	5,980	1991	464,900	454,900			223.54 / NA	49
	5720659	11644 E DEL TIMBRE DR	STONEGATE	3	2.5	3	3,098	10,122	1993	610,000	610,000			196.9 / NA	21
	5718065	9191 N 117TH WAY	Stonegate	3	2.5	3	2,148	9,368	1992	618,000	618,000			287.71 / NA	27
	5689001	11873 E BELLA VISTA DR	STONEGATE PARCEL 9 LOT 1-76 TR A-C	4	3	5	3,164	8,424	1993	699,000	685,000			216.5 / NA	105
	5725776	11620 E SORREL LN	STONEGATE	4	2.5	4	2,883	9,334	1994	689,000	750,000			260.15 / NA	10
	5712822	9159 N 119TH ST	Stonegate	4	3	5	3,164	8,823	1992	769,000	759,000			239.89 / NA	37
	5717246	9299 N 113TH WAY	Stonegate	5	3	5	4,109	12,302	1994	875,000	875,000			212.95 / NA	28

Pending Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/ SP/$/SF	CDOM
	5708725	9167 N 116TH WAY	Stonegate, Timarron	3	2	3	2,278	6,157	1994	505,000	505,000			221.69 / NA	12
	5659015	11675 E CARON ST	STONEGATE	3	2	3	2,231	8,928	1996	549,900	539,900			242 / NA	165
	5725042	11753 E BELLA VISTA DR	PARCEL 9 AT STONEGATE LOT 1-76 TR A-C	4	3.5	4	2,837	13,219	1990	724,900	724,900			255.52 / NA	7

Closed Listings

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/ SP/$/SF	CDOM
	5554656	11298 E SORREL LN	Stonegate Retreat	5	4	6	4,368	13,597	1996	940,000	799,000	715,000	02/ 26/ 2018	182.92 / 163.69	357
	5645426	11839 E DEL TIMBRE DR	PARCEL 10 AT STONEGATE	2	2	2	1,938	6,555	1994	435,000	399,900	385,000	02/ 23/ 2018	206.35 / 198.66	206
	5702353	11947 E TERRA DR	PARCEL 10 AT STONEGATE & PT TR B PAR 11 SG REPLAT	3	2	3	2,271	6,879	1996	509,000	509,000	495,000	02/ 22/ 2018	224.13 / 217.97	40
	5684093	9147 N 119TH ST	Stonegate	3	2	4	2,727	9,395	1992	624,000	624,000	624,000	02/ 16/ 2018	228.82 / 228.82	59
	5667679	11597 E BELLA VISTA DR	Stonegate	3	2	3	2,150	6,729	1991	569,900	554,650	540,000	02/ 14/ 2018	257.98 / 251.16	113
	5711811	11656 E CARON ST	PARCEL 10 AT STONEGATE & PT TR B PAR 11 SG REPLAT	3	2	3	2,271	6,879	1996	519,900	519,900	505,000	02/ 12/ 2018	228.93 / 222.37	8
	5674636	11887 E DEL TIMBRE DR	STONEGATE	3	2.5	3	2,410	6,858	1996	524,900	519,900	505,000	01/ 31/ 2018	215.73 / 209.54	103

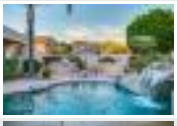
Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/ SP/$/SF	CDOM
	5659626	9093 N 119TH ST	STONEGATE	4	3	5	3,164	9,347	1992	650,000	599,000	550,000	01/ 29/ 2018	189.32 / 173.83	139
	5672726	9087 N 115TH PL	STONEGATE	3	2	3	1,982	8,078	1993	449,500	449,500	400,000	01/ 16/ 2018	226.79 / 201.82	77
	5683555	11890 E DEL TIMBRE DR	Stonegate, Tamarack	3	2	3	2,271	6,401	1996	509,000	499,500	490,000	01/ 16/ 2018	219.95 / 215.76	60
	5603510	11818 E MISSION LN	STONEGATE	3	3.5	5	3,006	8,963	1992	599,000	535,000	522,500	12/ 29/ 2017	177.98 / 173.82	217
	5691798	11886 E SORREL LN	Stonegate	2	2	3	1,616	5,920	1994	392,000	392,000	389,000	12/ 28/ 2017	242.57 / 240.72	190
	5655742	9246 N 114TH ST	PARCEL 2B AT STONEGATE REPLAT L 1-5 8-37 39-58 A-E	5	3	6	4,006	13,110	1992	825,000	825,000	810,000	12/ 15/ 2017	205.94 / 202.2	154
	5677447	9695 N 117TH WAY	Stonegate, Stonecreek	4	2.5	4	3,087	13,515	1996	739,900	739,900	710,000	12/ 05/ 2017	239.68 / 230	20
	5600014	11825 E BELLA VISTA DR	Stonegate	3	2	4	2,466	8,649	1992	625,000	535,000	498,000	11/ 30/ 2017	216.95 / 201.95	187
	5624081	11438 E CARON ST	Stonegate	5	4	5	3,771	18,183	1992	859,000	829,000	756,600	11/ 28/ 2017	219.84 / 200.64	241
	5655128	11879 E APPALOOSA PL	STONEGATE	3	2	3	1,616	5,410	1994	370,000	365,000	360,000	11/ 27/ 2017	225.87 / 222.77	53
	5649430	11646 E CAROL AVE	STONEGATE	2	2.5	3	2,480	10,788	1994	575,000	575,000	560,000	11/ 21/ 2017	231.85 / 225.81	77
	5639705	11861 E BELLA VISTA DR	STONEGATE	4	3	5	3,164	8,731	1996	700,000	679,900	649,800	11/ 17/ 2017	214.89 / 205.37	123
	5642092	11844 E Purdue AVE	STONEGATE	2	2	3	1,616	8,851	1994	359,900	339,900	330,000	11/ 09/ 2017	210.33 / 204.21	80

Photo	MLS #	Address	Subdivision	Bed	Bth	Bedrooms Plus	SqFt	Approx Lot SqFt	YR	OLP	LP	SP	COE	LP/ SP/$/SF	CDOM
	5659150	11858 E DEL TIMBRE DR	STONEGATE	3	2.5	3	2,410	6,355	1996	512,900	512,900	500,000	10/ 30/ 2017	212.82 / 207.47	27
	5595187	11640 E Arabian Park DR	Stonegate	3	2.5	4	2,879	12,114	1997	650,000	600,000	565,000	10/ 12/ 2017	208.41 / 196.25	153
	5636811	11814 E BELLA VISTA DR	STONEGATE	3	2	4	2,236	9,278	1991	565,000	565,000	545,000	10/ 06/ 2017	252.68 / 243.74	37
	5594088	11987 E BELLA VISTA DR	Stonegate, Parcel 11	4	3	4	2,480	9,970	1994	589,900	569,900	545,000	10/ 04/ 2017	229.8 / 219.76	167
	5564246	9606 N 117TH ST	STONEGATE	3	2.5	4	3,242	9,666	1994	659,000	599,000	560,000	09/ 28/ 2017	184.76 / 172.73	157
	5600253	11376 E APPALOOSA PL	PARCEL 1 AT STONEGATE	5	3	5	3,551	15,530	1993	750,000	740,000	705,000	09/ 19/ 2017	208.39 / 198.54	48
	5599637	9721 N 118TH WAY	PARCEL 5 AT STONEGATE LOT 1-86 TR A-I	2	2	3	1,616	7,595	1994	350,000	345,000	322,500	09/ 15/ 2017	213.49 / 199.57	117
	5656742	11753 E BELLA VISTA DR	Stonegate, Windemere	4	3.5	4	2,837	13,219	1990	559,900	559,900	520,000	09/ 14/ 2017	197.36 / 183.29	0

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