

Statistical Market Analysis

Status #	List	Sold	List	Sold	Sale/List	Acres	List Price	Sold Price	Days on	Cumulative Days		
Listings	Volume	Volume	Price	Price	Price		Per Acres	Per Acres	Market	on Market		
Closed	17	1,154,100	1,054,700	Low	49,500	45,000	0.77	0	229,166.67	187,500.00	0	0
				Avg	67,888	62,041	0.92	0	299,913.63	268,746.16	302	302
				Med	65,000	59,000	0.93	0	295,454.55	275,000.00	207	207
				High	110,000	90,000	1.00	0	430,434.78	378,260.87	1,047	1,047
Overall	17	1,154,100	1,054,700	Low	49,500	45,000	0.77	0	229,166.67	187,500.00	0	0
				Avg	67,888	62,041	0.92	0	299,913.63	268,746.16	302	302
				Med	65,000	59,000	0.93	0	295,454.55	275,000.00	207	207
				High	110,000	90,000	1.00	0	430,434.78	378,260.87	1,047	1,047

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Vacant Land; Status of 'Closed'; City of 'Quartzsite'; Subdivision/Community of 'Rainbow Acres'; Close Date between '12/01/2015' and '12/26/2029'.

Fannie Mae 1004MC Statistics

Inventory Analysis	Prior 7-12 Months 12/26/2018 - 6/25/2019	Prior 4-6 Months 6/26/2019 - 9/25/2019	Current - 3 Months 9/26/2019 - 12/26/2019
Total # of Comparable Sales (Settled)	2	1	2
Absorption Rate (Total Sales/Months)	0.33	0.33	0.67
Total # of Active Listings	1 (Active on 6/25/2019)	0 (Active on 9/25/2019)	0 (Active on 12/26/2019)
Months of Housing Supply (Total Listings / Ab. Rate)	3.03	0	0
Median Sale & list Price, Dom, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	80,000	65,000	58,950
Median Comparable Sales DOM	62	16	109
Median Comparable List Price	70,000		
Median Comparable Listings DOM	207		
Median Sale Price as % of List Price	90.00 %	93.00 %	96.00 %

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	Price / Status / MLS #	Area	Acres	Apx Lot Dim	Total # Lots	CDOM	Zoning	Short Sale	In Foreclosure	Sold Price	Lot SqFt	Close Date
1	\$53,000 49716 Jade Ave Quartzsite, AZ 85346 Closed / 901328	Quartzsite Area		80x118		220	P-SR			53,000		01/07/2016
2	\$59,000 49749 Amber Ave Quartzsite, AZ 85346 Closed / 913084	Quartzsite Area		80x118x79x118		0	P-RVS			59,000		06/17/2016
3	\$65,900 49637 Opal Ave Quartzsite, AZ 85346 Closed / 902174	Quartzsite Area		80 X 118 X 80 X 118	1	637	P-SR			65,900	9,440	02/06/2017
4	\$46,000 49653 Sapphire Ave Quartzsite, AZ 85346 Closed / 923949	Quartzsite Area		80 X 119 X 80 X 119		8	P-RVS			46,000		02/16/2017
5	\$55,000 28126 Diamond Pl Quartzsite, AZ 85346 Closed / 899306	Quartzsite Area	0.2	80 X 125		708	P-SR			55,000	8,771	02/27/2017
6	\$55,000 28154 Diamond Pl Quartzsite, AZ 85346 Closed / 899302	Quartzsite Area		80 X 125		767	P-SR			55,000		04/18/2017
7	\$79,900 49725 Felspar Ave Quartzsite, AZ 85346 Closed / 920594	Quartzsite Area		80x118		226	P-SR			79,900		06/12/2017
8	\$45,000 28182 Diamond Pl Quartzsite, AZ 85346 Closed / 899303	Quartzsite Area	0.24	80 X 125		1,047	P-SR			45,000	10,300	01/02/2018
9	\$65,000 49721 Ruby Ave Quartzsite, AZ 85346 Closed / 936291	Quartzsite Area	0			11	P-RVS			65,000		02/13/2018
10	\$48,000 49650 Amber Ave Quartzsite, AZ 85346 Closed / 910802	Quartzsite Area	0	80x118		751	P-SR			48,000		02/28/2018
11	\$50,000 49640 Felspar Ave Quartzsite, AZ 85346 Closed / 1000018	Quartzsite Area	0.22	80x120		183	SR4			50,000	9,453	09/30/2018
12	\$90,000 28238 Diamond Place Quartzsite, AZ 85346 Closed / 1000917	Quartzsite Area	0.48	145x145		229	SR4			90,000	20,909	12/19/2018
13	\$87,000 49676 Rainbow Dr Quartzsite, AZ 85346 Closed / 1004642	Quartzsite Area	0.23	125 X 80	1	14	SR4			87,000	10,000	01/31/2019
14	\$73,000 49609 Rainbow Way Way Quartzsite, AZ 85346 Closed / 1004282	Quartzsite Area	0.22	80x120		109	SR4			73,000	9,600	05/13/2019
15	\$65,000 49619 Opal Ave Quartzsite, AZ 85346 Closed / 1006273	Quartzsite Area	0.22	80 X 120	1	16	Q-SR1			65,000	9,453	07/01/2019
16	\$65,000 49620 Sapphire Ave Ave Quartzsite, AZ 85346 Closed / 1005326	Quartzsite Area	0.22	80x120		207	Q-SR1			65,000	9,600	10/16/2019
17	\$52,900 49617 Amber Ave Quartzsite, AZ 85346 Closed / 1008326	Quartzsite Area	0.22	80 X 118 X 80 X 118		10	Q-SR1			52,900	9,453	11/15/2019