



## Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('ACT')) AND (ZIPCODE LIKE '75201%' OR ZIPCODE LIKE '75204%' ) AND SELLERTYPE IN ('F'))

Property Type: **Single Family** Status: **Active**

### Subject Property

Address	City	BR	Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	PL	CDOM	Orig Price	\$/ SqFt	List Price	LP% OP
3105 San Jacin ST #311b	Dallas	1	1.0	0/1/1	762	2.008	1981	N	38	104,900	137.66	104,900	100
3110 Thomas AVE #309	Dallas	1	1.1	1/0/1	914	1.174	1998	Y	129	187,000	204.60	187,000	100
2201 Wolf ST #6202	Dallas	2	2.0	2/0/2	1,475	3.634	1995	N	239	259,900	145.69	214,900	83
710 Colten James LN	Dallas	2	2.1	2/0/2	1,766	0.029	2005	N	7	215,900	122.25	215,900	100
2201 Wolf ST #7103	Dallas	2	2.0	2/0/2	1,411	3.634	1995	Y	118	231,000	163.71	231,000	100
2201 Wolf ST #6103	DALLAS	2	2.0	2/0/2	1,419		1995	Y	127	234,000	164.90	234,000	100
4214 Swiss AVE #J	Dallas	2	2.0	2/0/2	2,053	0.048	2001	N	217	243,000	115.93	238,000	98
2201 Wolf ST #1207	Dallas	2	2.0	2/0/2	1,475	3.634	1995	N	113	271,900	161.97	238,900	88
2201 Wolf ST #3203	Dallas	2	2.0	2/0/2	1,475	3.634	1995	N	77	279,900	189.76	279,900	100
3110 Thomas AVE #513	Dallas	2	2.0	2/0/2	1,781	1.174	1998	Y	319	349,900	168.39	299,900	86
1405 Mccoy ST #9-K	Dallas	2	2.1	2/0/2	2,128	0.028	2005	N	169	319,500	140.93	299,900	94
3110 Thomas AVE #725	Dallas	2	2.0	2/0/2	2,343	1.174	1998	Y	58	439,900	181.35	424,900	97
<b>Min</b>		<b>1</b>			<b>762</b>	<b>0.028</b>	<b>1981</b>		<b>7</b>	<b>104,900</b>		<b>104,900</b>	<b>83</b>
<b>Max</b>		<b>2</b>			<b>2,343</b>	<b>3.634</b>	<b>2005</b>		<b>319</b>	<b>439,900</b>		<b>424,900</b>	<b>100</b>
<b>Average</b>		<b>2</b>			<b>1,584</b>	<b>1.830</b>	<b>1997</b>		<b>134</b>	<b>261,400</b>		<b>247,433</b>	<b>96</b>

Number of Properties: 12

Average ( ListPrice / SqFt ) : \$156.21

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