



Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('ACT')) AND (ZIPCODE LIKE '75205%' OR ZIPCODE LIKE '75225%' OR ZIPCODE LIKE '75220%' OR ZIPCODE LIKE '75229%' OR ZIPCODE LIKE '75230%' OR ZIPCODE LIKE '75244%') 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
12834 Midway RD #2111j	Dallas	1	1.1	0/1/1	732	7.969	1970	Y	66	35,900	43.58	31,900	89
9919 Witham ST	Dallas	3	1.0	0/0/0	1,127	0.173	1953	N	5	79,900	70.90	79,900	100
2948 Leahy DR	DALLAS	3	2.0	2/0/2	1,656		1959	N	73	97,900	51.27	84,900	87
3115 Satsuma DR	Dallas	3	2.0	2/0/2	1,678	0.248	1959	N	60	118,900	59.54	99,900	84
3705 Park LN	Dallas	3	2.0	1/0/1	1,528	0.221	1950	N	108	169,900	78.47	119,900	71
12660 Hillcres RD #6201	Dallas	2	2.0	0/2/2	1,144	9.871	1986	Y	79	145,900	113.55	129,900	89
12660 Hillcres RD #7204	Dallas	2	2.0	0/0/2	1,154	9.871	1986	Y	120	154,900	112.56	129,900	84
3505 Royal LN	Dallas	3	2.0	2/0/2	1,942	0.273	1960	N	619	169,900	72.04	139,900	82
12660 Hillcres RD #8201	Dallas	2	2.0	0/1/1	1,144	9.871	1986	N	18	141,900	124.04	141,900	100
3255 Townsend DR	Dallas	3	2.1	0/2/2	2,718	0.263	1963	N	22	150,900	55.52	150,900	100
3685 Ingleside DR	Dallas	3	2.0	0/0/0	2,254	0.360	1972	N	14	174,900	77.60	174,900	100
3947 CEDAR BAYOU DR	Dallas	4	2.1	0/2/2	2,898	0.254	1962	Y	60	235,000	75.88	219,900	94
12223 Snow White	DALLAS	4	2.1	2/0/2	2,349		1968	N	17	274,900	117.03	274,900	100
3740 Royal LN	Dallas	5	3.1	3/0/3	3,168	0.341	1972	N	8	309,900	97.82	309,900	100
7908 Southwestern BLVD	Dallas	3	2.0	3/0/3	2,387	0.217	1950	N	58	392,000	150.78	359,900	92
6517 Dykes WAY	Dallas	4	2.1	2/0/2	2,383	0.574	1952	N	107	436,900	180.40	429,900	98
6322 Del Norte LN	Dallas	2	2.0	0/2/2	1,972	0.257	1951	N	60	449,900	228.14	449,900	100
6006 Del Roy DR	Dallas	4	3.1	2/0/0	3,510	0.394	1955	N	154	519,900	133.87	469,900	90
4059 Lovers LN	University	2	2.0	2/0/2	2,780		1979	N	106	499,900	172.63	479,900	96
5808 Meaders LN	Dallas	5	4.1	2/0/2	3,418	0.509	1977	Y	9	575,000	168.23	575,000	100
4444 Mockingbird LN	University	4	3.0	2/0/2	3,902	0.176	1930	N	53	979,900	208.33	812,900	83
12361 Hillcrest RD	Dallas	5	4.0	3/0/3	6,363	0.370	2000	Y	137	1,024,900	149.28	949,900	93
6307 Royal Crest DR	Dallas	5	5.1	3/0/3	6,177	0.400	2006	N	168	1,500,000	202.36	1,250,000	83
4309 Southern AVE	Highland P	5	5.2	2/0/2	5,584	0.170	2006	N	22	1,599,000	286.35	1,599,000	100
7821 Bryn Mawr DR	Dallas	4	5.0	3/0/3	6,380	0.261	2008	N	157	1,750,000	274.29	1,750,000	100
Min		1			732	0.170	1930		5	35,900		31,900	71
Max		5			6,380	9.871	2008		619	1,750,000		1,750,000	100
Average		3			2,814	1.960	1970		92	479,524		448,596	93

Number of Properties: **25**

Average (ListPrice / SqFt) : **\$159.42**

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Information deemed **RELIABLE** but not **GUARANTEED**

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