



Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('ACT')) AND (ZIPCODE LIKE '75219%' OR ZIPCODE LIKE '75201%' OR ZIPCODE LIKE '75204%' OR ZIPCODE LIKE '75205%' OR ZIPCODE LIKE '75225%') AND SELLERTYPE IN ('F') AND PROPSUBTYPE IN ('C', 'H', 'T'))

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	17	104,900	137.66	104,900	100	
4030 Holland AVE #1	Dallas	1	1.0	0/1/1	562	0.184	1983	N	93	125,000	207.30	116,500	93	
4605 CEDAR SPRI RD #336	Dallas	1	1.0	1/0/1	657		2005	N	65	149,900	220.55	144,900	97	
3102 Kings RD #3309	DALLAS	2	2.0	1/0/1	1,103		2001	Y	26	211,313	167.86	185,150	88	
3110 Thomas AVE #309	Dallas	1	1.1	1/0/1	914	1.174	1998	Y	108	187,000	204.60	187,000	100	
2711 Hood ST #E	DALLAS	1	1.0	0/1/1	1,034		1969	N	130	189,900	183.66	189,900	100	
2201 Wolf ST #6202	Dallas	2	2.0	2/0/2	1,475	3.634	1995	N	218	259,900	145.69	214,900	83	
3831 Turtle Cr BLVD #4F	DALLAS	2	2.0	2/0/2	1,562		1981	Y	94	269,900	140.52	219,500	81	
2201 Wolf ST #6203	Dallas	2	2.0	2/0/2	1,498	3.634	1995	N	220	269,900	153.54	230,000	85	
2201 Wolf ST #7103	Dallas	2	2.0	2/0/2	1,411	3.634	1995	Y	97	231,000	163.71	231,000	100	
4214 Swiss AVE #J	Dallas	2	2.0	2/0/2	2,053	0.048	2001	N	196	243,000	118.36	243,000	100	
3225 Turtle BLVD #1120	Dallas	2	2.0	2/0/2	1,154	3.536	1998	Y	132	265,000	214.90	248,000	94	
2201 Wolf ST #1207	Dallas	2	2.0	2/0/2	1,475	3.634	1995	N	92	271,900	171.86	253,500	93	
2332 Throckmorton ST	Dallas	3	2.1	2/0/2	2,132	0.172	2005	N	149	304,900	119.56	254,900	84	
4830 Cedar Spring RD #7	Dallas	2	2.1	2/0/2	1,987	1.944	2005	N	131	269,900	131.35	261,000	97	
2201 Wolf ST #3203	Dallas	2	2.0	2/0/2	1,475	3.634	1995	N	56	279,900	189.76	279,900	100	
726 Cannen John LN	Dallas	3	3.1	2/0/2	1,799	0.029	2005	N	282	349,990	166.20	299,000	85	
1405 Mccoy ST #9-K	Dallas	2	2.1	2/0/2	2,128	0.028	2005	N	148	319,500	140.93	299,900	94	
3320 Douglas AVE #H	Dallas	3	3.1	2/0/2	2,402		2006	N	15	337,900	140.67	337,900	100	
3110 Thomas AVE #513	Dallas	2	2.0	2/0/2	1,781	1.174	1998	Y	298	349,900	196.46	349,900	100	
3110 Thomas AVE #725	Dallas	2	2.0	2/0/2	2,343	1.174	1998	Y	37	439,900	187.75	439,900	100	
4059 Lovers LN	University	2	2.0	2/0/2	2,780		1979	N	22	499,900	179.82	499,900	100	
Min		1			562	0.028	1969		15	104,900		104,900	81	
Max		3			2,780	3.634	2006		298	499,900		499,900	100	
Average		2			1,568	1.850	1995		119	269,564		254,116	94	

Number of Properties: 22

Average (ListPrice / SqFt) : \$162.06

Prepared by

Terry Smith
(214)755-9895
William Davis Realty
info@planohomesandland.com

Information deemed RELIABLE but not GUARANTEED
Copyright: © NTREIS 2008 All Rights Reserved

THIS IS AN OPINION OF VALUE OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that I have *not* followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.