



Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('ACT')) AND (ZIPCODE LIKE '75209%' OR ZIPCODE LIKE '75229%' OR ZIPCODE LIKE '75230%' OR ZIPCODE LIKE '75225%')) 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 |
|-------------------------|------------|----------|-----|----------------|---------------|--------------|-------------|----|------------|-------------------|----------|------------------|------------|
| 10234 Brockbank DR | Dallas | 3 | 1.0 | 0/1/1 | 1,680 | 0.172 | 1954 | N | 34 | 90,300 | 53.75 | 90,300 | 100 |
| 2948 Leahy DR | DALLAS | 3 | 2.0 | 2/0/2 | 1,656 | | 1959 | N | 16 | 97,900 | 59.12 | 97,900 | 100 |
| 3115 Satsuma DR | Dallas | 3 | 2.0 | 2/0/2 | 1,678 | 0.248 | 1959 | N | 3 | 118,900 | 70.86 | 118,900 | 100 |
| 12660 Hillcres RD #7204 | Dallas | 2 | 2.0 | 0/0/2 | 1,154 | 9.871 | 1986 | Y | 63 | 154,900 | 125.56 | 144,900 | 94 |
| 12660 Hillcres RD #6201 | Dallas | 2 | 2.0 | 0/2/2 | 1,144 | 9.871 | 1986 | Y | 22 | 145,900 | 127.53 | 145,900 | 100 |
| 7202 Morton ST | Dallas | 3 | 2.0 | 2/0/2 | 1,725 | 0.189 | 1961 | N | 212 | 149,900 | 86.90 | 149,900 | 100 |
| 3505 Royal LN | Dallas | 3 | 2.0 | 2/0/2 | 1,942 | 0.273 | 1960 | N | 562 | 169,900 | 82.34 | 159,900 | 94 |
| 5718 Trail Meadow DR | Dallas | 4 | 3.0 | 2/0/2 | 2,133 | 0.169 | 1979 | N | 142 | 309,900 | 145.29 | 309,900 | 100 |
| 6605 Robin RD | DALLAS | 3 | 2.1 | 2/0/2 | 2,816 | | 1942 | N | 258 | 419,900 | 122.48 | 344,900 | 82 |
| 3740 ROYAL LANE | Dallas | 5 | 3.1 | 3/0/3 | 3,486 | 0.341 | 1972 | N | 75 | 449,000 | 107.57 | 375,000 | 84 |
| 5015 ELSBY AVE | Dallas | 3 | 3.0 | 1/0/1 | 4,144 | 0.190 | 1941 | N | 907 | 409,900 | 93.12 | 385,900 | 94 |
| 11322 Hillcrest RD | Dallas | 5 | 4.1 | 0/0/0 | 4,002 | 0.358 | 1959 | Y | 321 | 435,500 | 97.45 | 390,000 | 90 |
| 7908 Southwestern BLVD | Dallas | 3 | 2.0 | 3/0/3 | 2,387 | 0.217 | 1950 | N | 1 | 392,000 | 164.22 | 392,000 | 100 |
| 3709 W Beverly DR | Dallas | 3 | 3.1 | 2/0/2 | 2,993 | 0.090 | 2005 | N | 162 | 510,000 | 148.68 | 445,000 | 87 |
| 5609 LA FOY BLVD | Dallas | 2 | 3.0 | 2/0/2 | 3,489 | 0.092 | 2005 | N | 45 | 499,900 | 137.55 | 479,900 | 96 |
| 6006 Del Roy DR | Dallas | 4 | 3.1 | 2/0/0 | 3,510 | 0.394 | 1955 | N | 97 | 519,900 | 138.15 | 484,900 | 93 |
| 5311 W University BLVD | Dallas | 4 | 4.0 | 2/0/2 | 4,436 | 0.288 | 1951 | N | 85 | 489,900 | 110.44 | 489,900 | 100 |
| 4059 Lovers LN | University | 2 | 2.0 | 2/0/2 | 2,780 | | 1979 | N | 49 | 499,900 | 179.82 | 499,900 | 100 |
| 4902 W Hanover AVE | Dallas | 4 | 3.1 | 2/0/2 | 3,892 | 0.171 | 2005 | N | 265 | 629,900 | 161.84 | 629,900 | 100 |
| 12361 Hillcrest RD | Dallas | 5 | 4.0 | 3/0/3 | 6,363 | 0.370 | 2000 | Y | 80 | 1,024,900 | 157.14 | 999,900 | 98 |
| 6307 Royal Crest DR | Dallas | 5 | 5.1 | 3/0/3 | 6,177 | 0.400 | 2006 | N | 111 | 1,500,000 | 214.51 | 1,325,000 | 88 |
| 3336 Southwestern BLVD | University | 5 | 5.2 | 2/0/2 | 6,415 | 0.253 | 2005 | N | 357 | 1,890,000 | 233.81 | 1,499,900 | 79 |
| 6326 Lakehurst AVE | Dallas | 5 | 5.2 | 3/0/3 | 11,014 | 0.346 | 2005 | Y | 370 | 28,000,900 | 222.44 | 2,449,900 | 9 |
| Min | | 2 | | | 1,144 | 0.090 | 1941 | | 1 | 90,300 | | 90,300 | 9 |
| Max | | 5 | | | 11,014 | 9.871 | 2006 | | 907 | 28,000,900 | | 2,449,900 | 100 |
| Average | | 4 | | | 3,522 | 1.220 | 1975 | | 184 | 1,691,704 | | 539,548 | 91 |

Number of Properties: 23

Average (ListPrice / SqFt) : \$153.19

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.