



Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('ACT')) AND (ZIPCODE LIKE '75201%' OR ZIPCODE LIKE '75204%' OR ZIPCODE LIKE '75205%' OR ZIPCODE LIKE '75219%' 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
3105 San Jacin ST #311b	Dallas	1	1.0	0/1/1	762	2.008	1981	N	10	104,900	137.66	104,900	100
4030 Holland AVE #1	Dallas	1	1.0	0/1/1	562	0.184	1983	N	86	125,000	207.30	116,500	93
4605 CEDAR SPRI RD #336	Dallas	1	1.0	1/0/1	657		2005	N	58	149,900	220.55	144,900	97
3102 Kings RD #3309	DALLAS	2	2.0	1/0/1	1,103		2001	Y	19	211,313	167.86	185,150	88
3110 Thomas AVE #309	Dallas	1	1.1	1/0/1	914	1.174	1998	Y	101	187,000	204.60	187,000	100
2711 Hood ST #E	DALLAS	1	1.0	0/1/1	1,034		1969	N	123	189,900	183.66	189,900	100
2100 Caddo ST	Dallas	5	3.0	0/0/0	2,360	0.144	1940	N	142	245,000	95.72	225,900	92
3831 Turtle Cr BLVD #4F	DALLAS	2	2.0	2/0/2	1,562		1981	Y	87	269,900	145.90	227,900	84
2201 Wolf ST #6203	Dallas	2	2.0	2/0/2	1,498	3.634	1995	N	213	269,900	153.54	230,000	85
2201 Wolf ST #6202	Dallas	2	2.0	2/0/2	1,475	3.634	1995	N	211	259,900	155.93	230,000	88
2201 Wolf ST #7103	Dallas	2	2.0	2/0/2	1,411	3.634	1995	Y	90	231,000	163.71	231,000	100
4214 Swiss AVE #J	Dallas	2	2.0	2/0/2	2,053	0.048	2001	N	189	243,000	118.36	243,000	100
3225 Turtle BLVD #1120	Dallas	2	2.0	2/0/2	1,154	3.536	1998	Y	125	265,000	214.90	248,000	94
2201 Wolf ST #1207	Dallas	2	2.0	2/0/2	1,475	3.634	1995	N	85	271,900	171.86	253,500	93
4830 Cedar Spring RD #7	Dallas	2	2.1	2/0/2	1,987	1.944	2005	N	124	269,900	131.35	261,000	97
2201 Wolf ST #3203	Dallas	2	2.0	2/0/2	1,475	3.634	1995	N	49	279,900	189.76	279,900	100
726 Cannen John LN	Dallas	3	3.1	2/0/2	1,799	0.029	2005	N	275	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	141	319,500	140.93	299,900	94
3320 Douglas AVE #D	Dallas	3	3.1	2/0/2	3,740	0.358	2006	N	31	322,000	86.10	322,000	100
3320 Douglas AVE #H	Dallas	3	3.1	2/0/2	2,402		2006	N	8	337,900	140.67	337,900	100
3110 Thomas AVE #513	Dallas	2	2.0	2/0/2	1,781	1.174	1998	Y	291	349,900	196.46	349,900	100
3823 Holland AVE	DALLAS	3	3.1	0/1/1	2,726	0.183	1921	N	206	445,000	158.35	431,650	97
3110 Thomas AVE #725	Dallas	2	2.0	2/0/2	2,343	1.174	1998	Y	30	439,900	187.75	439,900	100
4059 Lovers LN	University	2	2.0	2/0/2	2,780		1979	N	15	499,900	179.82	499,900	100
3336 Southwestern BLVD	Dallas	5	5.2	2/0/2	6,415	0.253	2005	N	136	1,890,000	237.72	1,525,000	81
Min		1			562	0.028	1921		8	104,900		104,900	81
Max		5			6,415	3.634	2006		291	1,890,000		1,525,000	100
Average		2			1,904	1.600	1990		114	341,100		314,548	95

Number of Properties: **25**

Average (ListPrice / SqFt) : **\$165.20**

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

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