



Comparative Market Analysis

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

Subject Property

Address	City	BR	Bth	Gar/ Cp/TCP	SqFt	Ac	Bl	PL	CDOM	Orig Price	\$/ SqFt	List Price	LP% OP
12660 Hillcres RD #3204	Dallas	2	2.0	0/2/2	1,154	9.871	1986	Y	12	144,900	125.56	144,900	100
10754 Saint Michaels DR	Dallas	4	3.0	2/0/2	3,424	0.424	1968	Y	106	269,900	65.68	224,900	83
7615 Meadow RD	Dallas	5	4.0	1/0/1	2,784	0.300	1969	N	214	289,900	93.35	259,900	90
6514 ROYAL LN	Dallas	4	2.0	2/0/2	2,870	0.394	1954	N	123	319,900	104.49	299,900	94
5718 Trail Meadow DR	Dallas	4	3.0	2/0/2	2,133	0.169	1979	N	67	339,900	152.32	324,900	96
7525 Royal PL	Dallas	4	3.1	2/0/2	4,011	0.469	1969	Y	1	354,900	88.48	354,900	100
6909 MEADOWBRIAR LN	Dallas	4	3.1	2/0/2	3,827	0.464	1971	N	24	389,900	101.88	389,900	100
5937 Saint Marks CIR	DALLAS	4	3.0	2/0/2	3,491		1974	N	24	425,000	121.74	425,000	100
11322 HILLCREST RD	DALLAS	5	4.1	0/0/0	4,002		1959	Y	252	545,000	118.74	475,200	87
6006 Del Roy DR	Dallas	4	3.1	2/0/0	3,510	0.394	1955	N	28	519,900	148.12	519,900	100
5931 Boca Raton DR	Dallas	6	4.0	2/0/2	4,500		2006	N	165	1,125,000	176.67	795,000	71
12361 Hillcrest RD	Dallas	5	4.0	3/0/3	6,363	0.370	2000	Y	11	1,024,900	161.07	1,024,900	100
6307 Royal Crest DR	Dallas	5	5.1	3/0/3	6,177	0.400	2006	N	42	1,500,000	214.51	1,325,000	88
6326 Lakehurst AVE	Dallas	5	5.2	3/0/3	11,014	0.346	2005	Y	301	28,000,900	243.14	2,677,900	10
Min		2			1,154	0.169	1954		1	144,900		144,900	10
Max		6			11,014	9.871	2006		301	28,000,900		2,677,900	100
Average		4			4,233	1.240	1979		98	2,517,857		660,157	87

Number of Properties: **14**

Average (ListPrice / SqFt) : **\$155.95**

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