



# Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('ACT')) AND (ZIPCODE LIKE '75225%' OR ZIPCODE LIKE '75205%' OR ZIPCODE LIKE '75230%' ) AND SELLERTYPE IN ('F'))

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

**Subject Property**

| Address                 | City       | BR       | Bth | Gar/<br>Cp/TCP | SqFt         | Acr           | Blt         | PL | CDOM       | Orig Price       | \$/ SqFt | List Price       | LP% OP     |
|-------------------------|------------|----------|-----|----------------|--------------|---------------|-------------|----|------------|------------------|----------|------------------|------------|
| 12888 Montfort DR #260  | Dallas     | 2        | 1.0 | 0/0/0          | 744          | 5.045         | 1968        | Y  | 18         | 31,900           | 42.88    | 31,900           | 100        |
| 11106 Valleydale DR #A  | Dallas     | 2        | 2.0 | 0/0/0          | 1,136        | 9.336         | 1961        | N  | 77         | 64,900           | 51.94    | 59,000           | 91         |
| 10578 High Holl DR #269 | Dallas     | 2        | 2.1 | 0/2/2          | 1,709        | 10.396        | 1970        | Y  | 21         | 109,900          | 64.31    | 109,900          | 100        |
| 12660 Hillcres RD #6201 | Dallas     | 2        | 2.0 | 0/2/2          | 1,144        | 9.871         | 1986        | Y  | 156        | 145,900          | 104.81   | 119,900          | 82         |
| 6532 CHEVY CHASE        | DALLAS     | 3        | 2.0 | 2/0/2          | 1,607        |               | 1952        | N  | 32         | 399,500          | 248.60   | 399,500          | 100        |
| 6006 Del Roy DR         | Dallas     | 4        | 3.1 | 2/0/0          | 3,510        | 0.394         | 1955        | N  | 231        | 519,900          | 113.93   | 399,900          | 77         |
| 4059 Lovers LN          | University | 2        | 2.0 | 2/0/2          | 2,780        |               | 1979        | N  | 183        | 499,900          | 157.16   | 436,900          | 87         |
| 6322 Del Norte LN       | Dallas     | 2        | 2.0 | 0/2/2          | 1,972        | 0.257         | 1951        | N  | 137        | 449,900          | 228.14   | 449,900          | 100        |
| 4057 Lovers LN          | University | 3        | 3.0 | 2/0/2          | 2,635        |               | 1979        | N  | 14         | 470,000          | 178.37   | 470,000          | 100        |
| 3408 Mockingbird LN     | Highland P | 3        | 3.0 | 1/0/1          | 1,988        | 0.184         | 1958        | N  | 17         | 499,900          | 251.46   | 499,900          | 100        |
| 2640 Westminster AVE    | University | 3        | 2.0 | 0/0/0          | 1,797        | 0.245         | 1951        | N  | 1          | 518,900          | 288.76   | 518,900          | 100        |
| 12361 Hillcrest RD      | Dallas     | 5        | 4.0 | 3/0/0          | 6,363        | 0.370         | 2000        | Y  | 218        | 899,900          | 128.85   | 819,900          | 91         |
| 5630 Del Roy DR         | DALLAS     | 5        | 5.1 | 2/0/2          | 5,070        |               | 2006        | N  | 43         | 950,000          | 183.43   | 930,000          | 98         |
| 5614 Del Roy DR         | DALLAS     | 5        | 4.1 | 2/0/2          | 5,684        |               | 2007        | Y  | 39         | 1,299,000        | 219.74   | 1,249,000        | 96         |
| 6307 Royal Crest DR     | Dallas     | 5        | 5.1 | 3/0/3          | 6,177        | 0.400         | 2006        | N  | 238        | 1,250,000        | 202.36   | 1,250,000        | 100        |
| 19 Winding Lake DR      | Dallas     | 4        | 4.2 | 2/0/2          | 4,897        |               | 2008        | Y  | 215        | 1,395,000        | 284.87   | 1,395,000        | 100        |
| 7821 Bryn Mawr DR       | Dallas     | 4        | 5.0 | 3/0/3          | 6,380        | 0.261         | 2008        | N  | 234        | 1,750,000        | 274.29   | 1,749,999        | 100        |
| <b>Min</b>              |            | <b>2</b> |     |                | <b>744</b>   | <b>0.184</b>  | <b>1951</b> |    | <b>1</b>   | <b>31,900</b>    |          | <b>31,900</b>    | <b>77</b>  |
| <b>Max</b>              |            | <b>5</b> |     |                | <b>6,380</b> | <b>10.396</b> | <b>2008</b> |    | <b>238</b> | <b>1,750,000</b> |          | <b>1,749,999</b> | <b>100</b> |
| <b>Average</b>          |            | <b>3</b> |     |                | <b>3,270</b> | <b>3.340</b>  | <b>1979</b> |    | <b>110</b> | <b>662,029</b>   |          | <b>640,565</b>   | <b>95</b>  |

**Number of Properties: 17**  
**Average ( ListPrice / SqFt ) : \$195.89**

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