



Comparative Market Analysis

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
6211 W Northwe HWY #1107	Dallas	2	2.0	1/0/0	1,115	4.260	1966	Y	3	225,000	201.79	225,000	100
4343 Mckinney AVE #103	Dallas	2	2.0	2/0/2	1,457	0.320	2008	N	6	299,000	205.22	299,000	100
4343 Mckinney AVE #205	Dallas	2	2.0	2/0/2	1,370	0.320	2008	N	6	309,000	225.55	309,000	100
4411 McKinney AVE #5	DALLAS	2	2.1	2/0/2	1,854		2001	N	3	349,900	188.73	349,900	100
4310 Buena Vista ST #3	Dallas	2	2.1	2/0/2	1,800	1.300	2001	N	1	420,000	233.33	420,000	100
6918 Chevy Chase AVE	Dallas	3	3.0	2/0/2	2,906	0.173	1978	N	7	428,750	147.54	428,750	100
3404 Lovers LN	DALLAS	3	2.1	2/0/2	2,134		1979	N	5	435,000	203.84	435,000	100
7520 Villanova ST	Dallas	3	2.0	2/0/2	1,624	0.167	1952	N	7	450,000	277.09	450,000	100
4338 Travis ST	DALLAS	3	2.1	2/0/2	2,382		1978	N	4	729,000	306.05	729,000	100
3700 W Beverly DR	Highland P	3	3.1	2/0/2	3,350	1.021	2008	N	0	952,000	284.18	952,000	100
3532 Stanford	UNIVERSITY	4	4.1	2/0/2	4,123		1933	N	4	1,075,000	260.73	1,075,000	100
3413 SOUTHWESTERN BLVD	University	3	2.1	2/0/2	2,568	0.252	1938	N	2	1,095,000	426.40	1,095,000	100
3945 Stanford	UNIVERSITY	4	4.1	2/0/2	3,700		1982	N	4	1,099,000	297.03	1,099,000	100
3213 Drexel DR	Highland P	4	3.1	2/0/2	3,910	0.179	1980	N	0	1,129,000	288.75	1,129,000	100
4405 San Carlos ST	University	4	2.1	2/0/2	3,162	0.175	1977	Y	7	1,245,000	393.74	1,245,000	100
6139 Lupton DR	Dallas	4	4.1	2/0/2	4,180	0.432	1952	N	7	1,250,000	299.04	1,250,000	100
6626 Northwood RD	Dallas	4	4.2	3/0/3	5,156	0.210	2005	N	3	1,275,000	247.28	1,275,000	100
3421 Purdue AVE	UNIVERSITY	4	3.1	2/0/2	4,071		1992	N	6	1,340,000	329.16	1,340,000	100
3725 Wentwood DR	DALLAS	4	4.0	2/0/0	3,470		1953	N	0	1,399,000	403.17	1,399,000	100
3925 Hanover ST	University	4	4.0	2/0/2	3,697	0.180	1939	N	4	1,425,000	385.45	1,425,000	100
2721 Amherst AVE	University	5	4.1	2/0/2	4,786	0.187	1999	N	3	1,495,000	312.37	1,495,000	100
3141 Amherst AVE	UNIVERSITY	4	3.1	2/0/2	4,747	0.220	1997	Y	5	1,550,000	326.52	1,550,000	100
3465 Amherst AVE	University	4	4.2	2/0/2	4,850	0.157	2004	N	0	1,550,000	319.59	1,550,000	100
2815 Amherst AVE	University	5	6.2	2/0/2	5,240	0.188	2008	N	6	1,695,000	323.47	1,695,000	100
4029 Southwestern BLVD	University	4	3.1	2/0/2	4,990	0.262	1998	Y	1	1,695,000	339.68	1,695,000	100
3928 Stanford AVE	University	4	5.0	2/0/2	5,269	0.155	2001	N	7	1,699,995	322.64	1,699,995	100
3137 Amherst AVE	University	4	4.2	2/0/2	4,951	0.229	2005	N	5	1,725,000	348.41	1,725,000	100
7721 Bryn Mawr DR	Dallas	4	4.2	3/0/3	5,338	0.319	2004	Y	6	1,775,000	332.52	1,775,000	100
3117 Purdue AVE	University	4	5.2	2/0/2	5,368	0.223	2004	Y	3	2,125,000	395.86	2,125,000	100
3645 Haynie AVE	University	4	4.1	2/0/2	4,951	0.284	1991	N	0	2,195,000	443.34	2,195,000	100
4512 N Versailles AVE	Highland P	4	4.1	2/0/2	5,103	0.242	2003	Y	5	2,475,000	485.01	2,475,000	100
4220 Windsor PKWY	University	5	5.2	2/0/2	5,939	0.233	2001	Y	7	2,575,000	433.57	2,575,000	100
3711 Normandy AVE	Highland P	4	5.2	2/0/2	5,725	0.204	2008	N	4	2,600,000	454.15	2,600,000	100
6422 Lupton	DALLAS	5	5.2	3/0/3	7,470		2008	N	3	2,895,000	387.55	2,895,000	100
3729 Maplewood AVE	Highland P	6	7.2	3/0/3	10,161	0.325	1990	Y	1	4,350,000	428.11	4,350,000	100
4323 Versailles AVE	Highland P	5	5.2	2/0/2	6,365	0.236	2008	N	3	4,650,000	730.56	4,650,000	100
4207 Belclaire AVE	Highland P	4	3.1	4/0/4	5,370	0.556	1940	Y	0	5,295,000	986.03	5,295,000	100
3724 Potomac AVE	Highland P	5	5.3	3/0/3	9,142		2008	N	3	6,950,000	760.23	6,950,000	100
Min		2			1,115	0.155	1933		1	225,000		225,000	100
Max		6			10,161	4.260	2008		7	6,950,000		6,950,000	100
Average		4			4,310	0.450	1987		4	1,742,754		1,742,754	100

Number of Properties: 38
Average (ListPrice / SqFt) : \$404.35

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