



## Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('ACT')) AND (DAYSONMARKET<=7) AND (ZIPCODE LIKE '75201%' OR ZIPCODE LIKE '75204%' OR ZIPCODE LIKE '75219%'))

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
4044 BUENA VISTA #117A	DALLAS	1	1.0	0/0/0	578		1972	Y	3	79,900	138.24	79,900	100
4203 Holland AVE #8	Dallas	1	1.0	0/1/1	419	0.367	1985	N	4	103,900	247.97	103,900	100
4714 Capitol AVE	Dallas	2	1.0	0/1/1	1,409	0.142	1936	N	6	119,900	85.10	119,900	100
3883 Turtle BLVD #PH231	Dallas	1	1.0	0/0/1	862	3.159	1963	Y	4	122,500	142.11	122,500	100
2502 Live Oak ST #334	Dallas	1	1.0	1/0/1	894	1.577	1998	Y	7	142,900	150.89	134,900	94
2502 Live Oak ST #217	Dallas	1	1.0	1/0/1	804	1.577	1998	Y	186	139,900	174.00	139,900	100
3225 Turtle C BLVD #540	Dallas	0	1.0	0/0/2	600	3.536	1998	Y	4	150,000	250.00	150,000	100
3701 Turtle Cr BLVD #5c	Dallas	1	1.0	0/0/1	832	1.341	1962	Y	7	152,000	182.69	152,000	100
3225 Turtle C BLVD #532	Dallas	1	1.0	1/0/1	832	3.536	1998	Y	62	177,000	212.74	177,000	100
3701 Turtle Cr BLVD #9A	Dallas	1	1.0	1/0/1	1,015	1.341	1962	N	3	184,900	182.17	184,900	100
3225 Turtle BLVD #1135	Dallas	1	1.0	2/0/2	841	3.536	1998	Y	7	189,000	224.73	189,000	100
1421 Mccoy ST	Dallas	2	2.0	0/2/2	1,309	0.041	1985	N	4	189,900	145.07	189,900	100
3110 Thomas AVE #708	Dallas	1	1.1	1/1/1	945	1.174	1998	Y	297	208,500	220.63	208,500	100
3110 THOMAS AVE #506	Dallas	1	1.1	1/0/1	914		1998	Y	7	209,000	228.67	209,000	100
3225 Turtle BLVD #1639	Dallas	1	1.0	2/0/2	917	3.536	1998	Y	231	212,000	231.19	212,000	100
3412 Douglas AVE #3412	Dallas	2	2.1	1/0/1	1,372		1981	N	4	230,000	167.64	230,000	100
4333 Gilbert AVE #105	Dallas	2	2.0	0/0/2	1,231	0.542	2004	N	6	260,000	211.21	260,000	100
3225 Turtle BLVD #1229	DALLAS	2	2.0	2/0/2	1,391		1998	Y	319	289,000	207.76	289,000	100
3225 Turtle C BLVD #729	Dallas	2	2.0	2/0/2	1,267	3.536	1998	Y	71	315,000	248.62	315,000	100
1333 St. Joseph ST #9	Dallas	2	2.1	2/0/2	2,239		2007	N	46	334,000	149.17	334,000	100
2885 Woodside ST #104	DALLAS	2	2.1	2/0/2	1,714		2000	Y	5	340,900	198.89	340,900	100
2900 McKinnon ST #1002	DALLAS	1	1.1	1/0/1	881		2008	Y	7	479,000	543.70	479,000	100
2900 Mckinnon #1203	Dallas	1	1.1	1/0/1	1,086		2008	Y	2	549,000	505.52	549,000	100
3401 Lee PKWY #1901	DALLAS	2	2.1	2/0/2	2,069		2000	Y	6	619,000	299.18	619,000	100
2200 VICTORY P AVE #602	Dallas	2	2.1	2/0/2	1,757		2007	Y	6	859,900	489.41	859,900	100
4604 Gilbert AVE	Dallas	3	3.1	2/0/2	3,605	0.065	2000	N	7	895,000	248.27	895,000	100
3401 Lee PKWY #2005	Dallas	2	2.1	2/0/2	2,574	1.963	2000	N	5	1,105,000	429.29	1,105,000	100
2900 Mckinney AVE #905	Dallas	3	3.0	3/0/3	2,464	1.311	2008	Y	4	1,399,000	567.78	1,399,000	100
2900 McKinnon #1108	Dallas	3	3.1	3/0/3	2,607		2008	Y	7	1,545,000	592.64	1,545,000	100
<b>Min</b>		<b>1</b>			<b>419</b>	<b>0.041</b>	<b>1936</b>		<b>2</b>	<b>79,900</b>		<b>79,900</b>	<b>94</b>
<b>Max</b>		<b>3</b>			<b>3,605</b>	<b>3.536</b>	<b>2008</b>		<b>319</b>	<b>1,545,000</b>		<b>1,545,000</b>	<b>100</b>
<b>Average</b>		<b>2</b>			<b>1,360</b>	<b>1.790</b>	<b>1992</b>		<b>46</b>	<b>400,038</b>		<b>399,762</b>	<b>100</b>

Number of Properties: 29

Average ( ListPrice / SqFt ) : \$293.94

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

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