



Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('ACT')) AND (DAYSONMARKET<=8) AND (ZIPCODE LIKE '75205%' OR ZIPCODE LIKE '75225%'))

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
9133 Villa Park CIR	Dallas	2	2.0	1/0/1	1,584	0.107	1973	N	6	209,900	132.51	209,900	100
4502 Emerson #C	University	2	2.1	0/1/1	1,072		1982	N	3	249,000	232.28	249,000	100
7838 Southwestern BLVD	Dallas	3	2.0	2/0/2	2,521		1950	N	8	584,000	231.65	584,000	100
3215 Armstrong AVE #9	Dallas	2	2.1	2/0/2	1,824	0.930	1981	N	4	625,000	342.65	625,000	100
2 Stonecourt DR	Dallas	3	3.0	2/0/2	2,874	0.145	1983	N	4	675,000	234.86	675,000	100
3525 Turtle BLVD #17 B	DALLAS	2	2.1	2/0/2	3,930		1957	Y	0	890,000	226.46	890,000	100
3725 Purdue AVE	University	4	2.0	1/0/1	2,660	0.159	1929	N	8	917,000	344.74	917,000	100
6739 Stefani	DALLAS	4	3.1	2/2/4	3,466	0.410	1951	N	4	935,500	269.91	935,500	100
3343 Hanover ST	University	2	2.0	2/0/2	1,837	0.252	1937	N	5	975,000	530.76	975,000	100
2933 Rosedale AVE	University	4	3.2	2/0/2	3,454		1985	N	5	1,050,000	304.00	1,050,000	100
3336 Bryn Mawr DR	University	4	3.0	3/0/3	2,721	0.256	1933	N	8	1,100,000	404.26	1,100,000	100
4408 Edmondson AVE	Highland P	4	3.1	1/0/1	3,022	0.187	1939	N	1	1,160,000	383.85	1,160,000	100
3606 Villanova ST	University	3	3.0	2/0/2	3,840	0.327	1956	N	6	1,200,000	312.50	1,200,000	100
7719 Caruth BLVD	Dallas	3	2.1	2/0/2	3,869	0.164	1985	N	6	1,299,000	335.75	1,299,000	100
3117 STANFORD AVE	University	4	3.1	2/0/2	3,816	0.194	1988	N	6	1,299,000	340.41	1,299,000	100
3429 Stanford AVE	University	5	6.1	2/0/2	4,129	0.158	1992	N	2	1,349,000	326.71	1,349,000	100
7214 Centenary AVE	Dallas	4	3.1	2/0/2	5,266	0.203	2003	Y	7	1,435,000	272.50	1,435,000	100
7802 Hanover ST	Dallas	4	4.1	2/0/2	4,637	0.282	1998	N	8	1,595,000	343.97	1,595,000	100
4073 Bryn Mawr DR	University	5	5.2	2/0/2	5,535		2000	Y	4	1,765,000	318.88	1,765,000	100
3600 Villanova ST	University	3	3.0	3/0/3	3,624	0.460	1955	N	6	1,875,000	517.38	1,875,000	100
4429 Southern AVE	Dallas	5	5.2	2/0/2	5,126	0.171	2007	N	4	1,929,000	376.32	1,929,000	100
4305 Windsor PKWY	Dallas	6	6.2	2/0/2	6,019	0.365	1939	Y	4	2,250,000	373.82	2,250,000	100
3900 Southwestern BLVD	Dallas	5	5.2	2/0/2	5,460	0.250	2007	N	6	2,435,000	445.97	2,435,000	100
4312 Versailles AVE	Highland P	4	4.1	2/0/2	4,747	0.244	1938	Y	7	2,595,000	546.66	2,595,000	100
4012 Marquette ST	University	4	4.2	2/0/2	5,969	0.253	2008	N	4	2,595,000	434.75	2,595,000	100
4341 Edmondson AVE	Highland P	4	4.1	2/0/2	4,843	0.191	2002	Y	5	2,795,000	577.12	2,795,000	100
7027 Hunters Glen RD	University	5	5.3	2/0/2	6,600	0.947	1950	Y	8	5,475,000	829.55	5,475,000	100
3800 Stratford AVE	Highland P	6	7.3	4/0/4	8,664	0.332	2007	N	8	7,650,000	882.96	7,650,000	100
Min		2			1,072	0.107	1929		1	209,900		209,900	100
Max		6			8,664	0.947	2008		8	7,650,000		7,650,000	100
Average		4			4,040	0.300	1973		5	1,746,836		1,746,836	100

Number of Properties: 28
Average (ListPrice / SqFt) : \$432.39

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