



Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('ACT')) AND (DAYSONMARKET<=7) 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
6211 W Northwes HWY #803	Dallas	1	1.0	1/0/1	585		1966	Y	5	149,000	254.70	149,000	100	
6002 Auburndale AVE #C	University	2	1.1	2/0/2	1,005		1985	Y	7	230,000	228.86	230,000	100	
6255 W Northwes HWY #117	Dallas	2	2.0	2/0/2	1,850	1.861	1979	N	7	295,000	159.46	295,000	100	
4310 Buena Vista ST #9	DALLAS	2	2.1	2/0/2	2,375		2001	N	3	429,900	181.01	429,900	100	
4419 Buena Vista ST #11	Dallas	2	2.1	2/0/2	2,135	0.871	2004	N	7	439,900	206.04	439,900	100	
6335 W NORTHWE HWY #1611	DALLAS	2	3.0	1/0/1	2,126		1966	Y	7	495,000	232.83	495,000	100	
4419 Buena Vista ST #15	DALLAS	3	2.1	2/0/2	2,835		2004	N	4	538,000	189.77	538,000	100	
4144 Emerson AVE #2	University	3	3.1	2/0/2	2,975		2007	N	3	714,000	240.00	714,000	100	
4144 Emerson AVE #3	University	3	3.1	2/0/2	2,953		2007	N	3	724,000	245.17	724,000	100	
4144 Emerson AVE #1	University	3	3.1	2/0/2	2,953		2007	N	3	734,000	248.56	734,000	100	
4104 Hanover	UNIVERSITY	3	2.0	2/0/2	2,300		1937	N	6	774,900	336.91	774,900	100	
3440 Normandy AVE	DALLAS	3	3.1	2/0/2	3,285		2004	N	7	825,000	251.14	825,000	100	
4560 Belfort AVE	Highland P	5	4.0	1/0/1	3,262	0.155	1936	N	7	935,000	286.63	935,000	100	
4520 Livingston AVE	Highland P	3	3.1	1/0/1	2,866	0.155	1926	N	7	979,000	341.59	979,000	100	
4400 Amherst AVE	University	4	3.1	2/0/2	3,649	0.193	1940	N	4	1,095,000	300.08	1,095,000	100	
6330 Del Norte LN	DALLAS	5	4.0	2/0/2	4,125	0.257	2005	N	5	1,165,000	282.42	1,165,000	100	
3414 Harvard AVE	Highland P	4	3.1	0/2/0	4,164	0.170	1984	N	4	1,285,000	308.60	1,285,000	100	
6615 Bandera AVE #PH A	Dallas	3	4.1	2/0/2	4,030		2007	Y	5	1,435,000	356.08	1,435,000	100	
3720 Amherst AVE	University	4	3.1	2/0/2	4,107	0.151	1930	N	6	1,495,000	364.01	1,495,000	100	
3648 Haynie AVE	University	5	4.0	2/0/2	2,421	0.242	1940	Y	6	1,499,000	619.17	1,499,000	100	
4204 Potomac AVE	Highland P	4	4.1	2/0/2	4,083	0.183	1927	N	3	1,595,000	390.64	1,595,000	100	
7402 Caruth BLVD	Dallas	5	5.1	2/0/2	5,470	0.252	2004	N	4	1,899,000	347.17	1,899,000	100	
3704 Bryn Mawr DR	University	4	5.1	2/0/2	4,932	0.252	1985	Y	5	1,995,000	404.50	1,995,000	100	
4125 Stanford AVE	University	5	6.1	2/0/2	5,835	0.182	2008	N	1	1,998,000	342.42	1,998,000	100	
7414 Villanova ST	Dallas	4	4.1	2/0/2	6,575	0.177	2008	N	6	1,999,000	304.03	1,999,000	100	
6323 Stefani	Dallas	5	5.2	3/0/3	7,253	0.432	2007	N	31	2,695,000	371.57	2,695,000	100	
3224 Hanover	UNIVERSITY	5	7.1	2/0/2	6,995		2008	N	4	2,895,000	413.87	2,895,000	100	
3512 Marquette ST	UNIVERSITY	5	5.3	2/0/2	6,930		2007	N	4	3,250,000	468.98	3,250,000	100	
4041 Druid LN	University	5	7.1	2/0/2	6,484	0.556	1946	Y	3	3,999,000	616.75	3,999,000	100	
Min		1			585	0.151	1926		1	149,000		149,000	100	
Max		5			7,253	1.861	2008		31	3,999,000		3,999,000	100	
Average		4			3,812	0.380	1981		6	1,329,714		1,329,714	100	

Number of Properties: 29
Average (ListPrice / SqFt) : \$348.82

Prepared by

Terry Smith
(214)755-9895
William Davis Realty
info@planohomesandland.com

Information deemed **RELIABLE** but not **GUARANTEED**
Copyright: © NTREIS 2008 All Rights Reserved

THIS IS AN OPINION OF VALUE OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that I have *not* followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.