



# Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('ACT')) AND (DAYSONMARKET<=7) AND (ZIPCODE LIKE '75225%' OR ZIPCODE LIKE '75205%'))

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 Northwest Hi #602	DALLAS	2	2.0	1/0/1	1,130		1966	Y	0	250,000	221.24	250,000	100
6322 Del Norte LN	Dallas	2	2.0	0/2/2	1,972	0.257	1951	N	5	350,000	177.48	350,000	100
5909 Luther Ln #902	Dallas	1	1.0	0/0/2	1,076		1983	Y	7	435,000	404.28	435,000	100
3418 McFarlin BLVD #C	UNIVERSITY	2	2.1	2/0/2	1,720		2003	N	3	475,000	276.16	475,000	100
6527 Del Norte	DALLAS	4	4.0	4//4	0		1951	N	3	525,000	0.00	525,000	100
3418 Westminster AVE #2	University	3	3.1	2/0/2	1,822		2005	N	6	530,000	290.89	530,000	100
7117 Chipperton DR	DALLAS	4	3.1	2/0/2	3,052	0.320	1968	Y	4	539,000	176.61	539,000	100
4152 Emerson AVE #C	University	3	3.0	2/0/2	2,459	0.245	2007	N	1	575,000	233.83	575,000	100
6416 Del Norte LN	DALLAS	4	4.0	2/0/2	3,352	0.100	2006	N	3	659,000	196.60	659,000	100
3138 Rosedale AVE	UNIVERSITY	4	4.1	2/0/2	2,830		1999	N	7	725,000	256.18	725,000	100
4315 Buena Vista ST	Dallas	2	2.1	2/0/2	3,102		1999	N	5	729,000	235.01	729,000	100
3516 Villanova ST	University	3	2.0	2/0/0	2,200	0.238	1952	N	1	765,000	347.73	765,000	100
4437 Southern AVE	Highland P	3	3.0	0/0/0	2,739	0.163	1923	Y	3	979,000	357.43	979,000	100
7710 Boedeker DR	Dallas	3	3.1	2/0/2	4,047	0.206	1981	N	0	985,000	243.39	985,000	100
4344 San Carlos	UNIVERSITY	3	3.1	0/0/0	3,055		1928	Y	0	1,049,000	343.37	1,049,000	100
3944 Wentwood DR	University	4	3.0	2/1/2	3,074	0.241	1947	N	5	1,049,000	341.25	1,049,000	100
7525 Villanova ST	Dallas	4	3.1	2/0/2	3,960	0.184	2007	N	0	1,125,000	284.09	1,125,000	100
4527 Shenandoah ST	University	5	3.1	2/0/2	3,578	0.162	2008	N	5	1,274,500	356.20	1,274,500	100
3304 Caruth BLVD	University	3	2.0	0/2/2	2,400	0.294	1942	N	4	1,295,000	539.58	1,295,000	100
3509 Harvard AVE	Highland P	4	3.1	0/1/1	3,343		1976	N	5	1,449,000	402.33	1,345,000	93
4523 Shenandoah ST	University	5	4.0	2/0/2	4,054	0.154	2008	N	5	1,394,500	343.98	1,394,500	100
7604 Glen Albens CIR	Dallas	3	3.1	2/0/2	4,970		1981	N	3	1,395,000	280.68	1,395,000	100
7202 Wentwood DR	DALLAS	4	3.1	2/0/2	5,122		1999	Y	7	1,395,000	272.35	1,395,000	100
7819 Purdue AVE	Dallas	4	3.1	2/0/2	5,046	0.216	2001	N	0	1,449,000	287.16	1,449,000	100
3615 University BLVD	DALLAS	4	3.1	2/0/2	4,148		1940	N	7	1,585,000	382.11	1,585,000	100
5707 WATSON CIR	DALLAS	5	5.1	3/0/3	6,351	0.700	2007	N	6	1,649,900	259.79	1,649,900	100
4519 Rheims PL	Highland P	4	4.1	2/0/2	4,804	0.250	1940	N	7	1,795,000	373.65	1,795,000	100
9115 CLEARLAKE DR	DALLAS	5	7.1	3/0/3	7,152	0.640	1981	Y	7	1,995,000	278.94	1,995,000	100
4524 Belclaire AVE	Highland P	4	4.2	2/0/2	4,724	0.171	1925	N	6	2,195,000	464.65	2,195,000	100
3925 Centenary AVE	University	4	4.0	2/0/2	3,058	0.361	1948	Y	0	2,395,000	783.19	2,395,000	100
4357 Livingston AVE	Highland P	5	5.3	2/0/2	5,450	0.198	2007	N	6	3,195,000	586.24	3,195,000	100
4361 Edmondson AVE	Highland P	4	6.2	2/0/2	5,684		2008	N	7	3,395,000	597.29	3,395,000	100
<b>Min</b>		<b>1</b>			<b>1,076</b>	<b>0.100</b>	<b>1923</b>		<b>1</b>	<b>250,000</b>		<b>250,000</b>	<b>93</b>
<b>Max</b>		<b>5</b>			<b>7,152</b>	<b>0.700</b>	<b>2008</b>		<b>7</b>	<b>3,395,000</b>		<b>3,395,000</b>	<b>100</b>
<b>Average</b>		<b>4</b>			<b>3,596</b>	<b>0.270</b>	<b>1976</b>		<b>5</b>	<b>1,237,528</b>		<b>1,234,278</b>	<b>100</b>

Number of Properties: 32  
Average ( ListPrice / SqFt ) : \$343.24

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