



Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('ACT')) AND (DAYSONMARKET>=0 AND DAYSONMARKET<=7) AND (ZIPCODE LIKE '75225%'))

Property Type: Single Family Status: Active

Subject Property

Address	City	BRBth	Gar/ Cp/TCP	SqFt	Acr	Blt	PL	CDOM	Orig Price	\$/ SqFt	List Price	LP% OP	
8610 Turtle C BLVD #312	Dallas	2	2.0	2/0/2	1,282	0.727	1984	Y	6	195,000	152.11	195,000	100
6211 W Northwes HWY #700	DALLAS	2	2.0	1/0/1	1,132		1966	N	4	219,000	193.46	219,000	100
6211 W Northwe HWY #1505	Dallas	1	2.0	2/0/2	1,083		1966	Y	7	219,900	203.05	219,900	100
7520 W Northwest HWY #3	Dallas	2	2.1	0/2/2	1,522	2.378	1964	Y	7	235,000	154.40	235,000	100
6211 W Northwe HWY #2200	Dallas	2	2.0	2/0/2	1,132		1966	Y	7	240,000	212.01	240,000	100
6143 Del Norte LN	Dallas	3	3.0	2/0/2	2,411	0.263	1951	N	0	565,000	234.34	565,000	100
6949 Joyce WAY	Dallas	4	3.0	2/0/0	2,656	0.287	1967	N	6	599,000	225.53	599,000	100
7808 Amherst AVE	Dallas	3	2.0	0/0/0	1,934	0.200	1946	N	7	695,000	359.36	695,000	100
7915 Glen Albens CIR	Dallas	3	4.1	2/0/2	3,397	0.131	1979	N	7	695,000	204.59	695,000	100
2 LAURESTON PL	DALLAS	4	3.1	2/0/2	4,355		1984	N	1	695,000	159.59	695,000	100
7951 Caruth CT	Dallas	2	2.0	2/0/2	2,352		1993	N	7	725,000	308.25	725,000	100
7034 Desco DR	Dallas	5	3.1	2/0/2	3,735	0.498	1968	Y	3	729,000	195.18	729,000	100
6 Connaught CT	Dallas	3	2.1	2/0/2	3,042	0.160	1983	N	7	779,000	256.08	779,000	100
4300 Purdue	UNIVERSITY	3	2.0	2/0/2	2,103		1939	N	7	895,000	425.58	895,000	100
2724 Stanford AVE	University	3	2.0	2/0/2	1,913	0.199	1941	Y	7	895,000	467.85	895,000	100
6426 WOODLAND DR.	Dallas	4	4.1	2/0/2	4,106	0.250	1963	Y	6	925,000	225.28	925,000	100
7740 Glen Albens CIR	Dallas	3	3.1	2/0/2	4,783		1983	N	5	925,000	193.39	925,000	100
6405 Bandera AVE #1B	Dallas	3	4.1	2/0/2	3,240		2008	Y	3	1,089,000	336.11	1,089,000	100
6611 Park LN	DALLAS	3	3.1	2/0/2	4,196	0.230	2004	N	3	1,239,000	295.28	1,239,000	100
6442 Woodland	DALLAS	5	5.1	2/0/2	5,209		2008	N	5	1,350,000	259.17	1,350,000	100
6019 Desco DR	DALLAS	5	6.1	2/0/2	5,003	0.430	1950	N	3	1,399,000	279.63	1,399,000	100
6803 Park LN	Dallas	5	4.1	2/0/2	5,829	0.230	2008	N	7	1,485,000	254.76	1,485,000	100
3502 Caruth BLVD	University	0	0.0	0/0/0	2,325	0.289	1941	N	3	1,495,000	643.01	1,495,000	100
4429 Hanover ST	UNIVERSITY	5	7.1	2/0/2	0	0.150	2008	N	4	1,749,000	0.00	1,749,000	100
4236 Southwestern BLVD	DALLAS	4	4.1	2/0/2	4,500		2005	N	0	1,750,000	388.89	1,750,000	100
7711 Bryn Mawr DR	Dallas	5	5.1	3/0/3	6,003	0.256	2006	Y	0	1,795,000	299.02	1,795,000	100
6507 Stefani	DALLAS	6	6.1	3/0/3	6,500		2008	Y	3	1,895,000	291.54	1,895,000	100
3805 Caruth BLVD	University	4	3.1	2/0/2	4,123	0.272	1993	Y	3	1,200,000	509.34	2,100,000	175
3528 SOUTHWESTERN BLVD	University	5	6.2	2/0/2	6,607	0.257	2008	N	2	2,795,000	423.04	2,795,000	100
6114 Desco DR	DALLAS	4	6.1	3/0/3	7,068	0.450	2004	Y	0	2,795,000	395.44	2,795,000	100
6223 Prestonshire	DALLAS	5	5.2	3/0/3	6,601		2006	Y	7	2,795,000	423.42	2,795,000	100
8531 Jourdan WAY	Dallas	6	9.1	0/4/4	7,875	2.045	1934	Y	7	3,275,000	415.87	3,275,000	100
3904 Wentwood DR	University	5	5.2	2/0/2	5,922	0.490	2000	Y	6	3,950,000	667.00	3,950,000	100
Min		1			1,083	0.131	1934		1	195,000		195,000	100
Max		6			7,875	2.378	2008		7	3,950,000		3,950,000	175
Average		4			3,873	0.490	1980		5	1,281,421		1,308,694	102

Number of Properties: 33
Average (ListPrice / SqFt) : \$337.90

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