



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
6124 Del Norte LN	DALLAS	3	2.1	2/0/2	2,071		1950	N	3	525,000	253.50	525,000	100
7912 Purdue AVE	Dallas	3	2.1	0/2/2	2,339	0.187	1951	N	0	695,000	297.14	695,000	100
2708 Stanford AVE	University	3	1.0	2/0/2	1,463	0.195	1941	N	2	749,900	512.58	749,900	100
3458 Shenandoah	University	4	3.1	2/0/2	2,690		1997	N	3	749,999	278.81	749,999	100
4329 Purdue AVE	University	3	2.0	2/0/2	2,017		1939	N	0	895,000	443.73	895,000	100
4224 Normandy	DALLAS	4	3.1	2/0/2	3,611		2008	N	5	899,000	248.96	899,000	100
4232 Normandy	DALLAS	3	3.2	2/0/2	4,165		2008	N	5	1,099,000	263.87	1,099,000	100
4408 Edmondson AVE	Highland P	4	3.1	1/0/1	3,022	0.187	1939	N	7	1,160,000	383.85	1,160,000	100
3924 Amherst AVE	University	4	4.0	2/0/2	3,327	0.154	1931	N	6	1,195,000	359.18	1,195,000	100
4109 Purdue AVE	University	4	4.1	2/0/2	4,065	0.195	1938	Y	4	1,249,000	307.26	1,249,000	100
3009 Hanover ST	University	4	4.0	2/0/2	4,172	0.259	1937	N	5	1,349,000	323.35	1,349,000	100
3429 Stanford AVE	University	5	6.1	2/0/2	4,129	0.158	1992	N	8	1,395,000	337.85	1,395,000	100
3336 Hanover ST	University	4	4.1	2/0/2	4,340	0.251	1995	N	3	1,575,000	362.90	1,575,000	100
3216 VILLANOVA	University	5	4.2	2/0/2	5,600		2008	N	0	1,600,000	285.71	1,600,000	100
3925 Amherst AVE	University	4	4.1	2/0/2	4,889	0.152	1997	N	0	1,695,000	346.70	1,695,000	100
6307 Park LN	DALLAS	4	4.2	3/0/3	5,133		1995	Y	4	1,845,000	359.44	1,845,000	100
3500 Milton AVE	University	5	6.2	2/0/2	6,279	0.227	2007	Y	3	2,249,000	358.18	2,249,000	100
3828 Hanover ST	University	5	6.2	2/0/2	6,588	0.205	2001	N	3	2,495,000	378.72	2,495,000	100
4501 Belfort AVE	Highland P	5	5.3	2/0/2	6,390		2006	N	0	3,175,000	496.87	3,175,000	100
3821 Potomac AVE	HIGHLAND P	5	6.1	3/1/4	5,839		1989	N	0	3,595,000	615.69	3,595,000	100
3928 Centenary AVE	University	5	5.3	2/1/3	6,839	0.256	2008	N	0	3,875,000	566.60	3,875,000	100
3709 Lexington AVE	Highland P	4	4.0	3/0/3	6,209	0.394	1992	Y	0	8,000,000	1288.45	8,000,000	100
Min		3			1,463	0.152	1931		2	525,000		525,000	100
Max		5			6,839	0.394	2008		8	8,000,000		8,000,000	100
Average		4			4,326	0.220	1979		4	1,912,041		1,912,041	100

Number of Properties: **22**

Average (ListPrice / SqFt) : **\$441.99**

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