



## Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('ACT')) AND (ZIPCODE LIKE '75229%' OR ZIPCODE LIKE '75209%' ) AND SELLERTYPE IN ('F'))

Property Type: **Single Family** Status: **Active**

### Subject Property

Address	City	BR	Bth	Gar/ Cp/TCP	SqFt	Ac	Bit	PL	CDOM	Orig Price	\$/ SqFt	List Price	LP% OP
10516 Channel DR	Dallas	3	2.0	0/2/2	1,453	0.196	1955	Y	41	76,900	52.92	76,900	100
10234 Brockbank DR	Dallas	3	1.0	0/1/1	1,680	0.172	1954	N	49	90,300	48.38	81,270	90
2948 Leahy DR	DALLAS	3	2.0	2/0/2	1,656		1959	N	31	97,900	59.12	97,900	100
7202 Morton ST	Dallas	3	2.0	2/0/2	1,725	0.189	1961	N	227	149,900	86.90	149,900	100
3505 Royal LN	Dallas	3	2.0	2/0/2	1,942	0.273	1960	N	577	169,900	82.34	159,900	94
6605 Robin RD	DALLAS	3	2.1	2/0/2	2,816		1942	N	273	419,900	122.48	344,900	82
5015 ELSBY AVE	Dallas	3	3.0	1/0/1	4,144	0.190	1941	N	922	409,900	90.23	373,900	91
3740 ROYAL LANE	Dallas	5	3.1	3/0/3	3,486	0.341	1972	N	90	449,000	107.57	375,000	84
6515 Robin RD	Dallas	3	3.0	0/1/0	3,080	0.314	1942	N	16	424,900	137.95	424,900	100
4222 BLUFFVIEW BLVD	DALLAS	4	3.0	2/0/2	2,929		1939	N	395	509,900	146.77	429,900	84
3709 W Beverly DR	Dallas	3	3.1	2/0/2	2,993	0.090	2005	N	177	510,000	148.68	445,000	87
5609 LA FOY BLVD	Dallas	2	3.0	2/0/2	3,489	0.092	2005	N	60	499,900	137.55	479,900	96
5311 W University BLVD	Dallas	4	4.0	2/0/2	4,436	0.288	1951	N	100	489,900	110.44	489,900	100
<b>Min</b>		<b>2</b>			<b>1,453</b>	<b>0.090</b>	<b>1939</b>		<b>16</b>	<b>76,900</b>		<b>76,900</b>	<b>82</b>
<b>Max</b>		<b>5</b>			<b>4,436</b>	<b>0.341</b>	<b>2005</b>		<b>922</b>	<b>510,000</b>		<b>489,900</b>	<b>100</b>
<b>Average</b>		<b>3</b>			<b>2,756</b>	<b>0.210</b>	<b>1960</b>		<b>228</b>	<b>330,638</b>		<b>302,252</b>	<b>93</b>

Number of Properties: **13**

Average ( ListPrice / SqFt ) : **\$109.67**

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