



Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('ACT')) AND (ZIPCODE LIKE '75205%' OR ZIPCODE LIKE '75225%' OR ZIPCODE LIKE '75230%') AND SELLERTYPE IN ('F'))

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
11106 Valleydale DR #A	Dallas	2	2.0	0/0/0	1,136	9.336	1961	N	7	64,900	57.13	64,900	100
12660 Hillcres RD #7204	Dallas	2	2.0	0/0/2	1,154	9.871	1986	Y	127	154,900	112.56	129,900	84
12660 Hillcres RD #6201	Dallas	2	2.0	0/2/2	1,144	9.871	1986	Y	86	145,900	113.55	129,900	89
12660 Hillcres RD #8201	Dallas	2	2.0	0/1/1	1,144	9.871	1986	N	25	141,900	124.04	141,900	100
7908 Southwestern BLVD	Dallas	3	2.0	3/0/3	2,387	0.217	1950	N	65	392,000	150.78	359,900	92
6517 Dykes WAY	Dallas	4	2.1	2/0/2	2,383	0.574	1952	N	114	436,900	180.40	429,900	98
6322 Del Norte LN	Dallas	2	2.0	0/2/2	1,972	0.257	1951	N	67	449,900	228.14	449,900	100
6006 Del Roy DR	Dallas	4	3.1	2/0/0	3,510	0.394	1955	N	161	519,900	133.87	469,900	90
4059 Lovers LN	University	2	2.0	2/0/2	2,780		1979	N	113	499,900	172.63	479,900	96
5808 Meaders LN	Dallas	5	4.1	2/0/2	3,418	0.509	1977	Y	16	575,000	168.23	575,000	100
4444 Mockingbird LN	University	4	3.0	2/0/2	3,902	0.176	1930	N	60	979,900	208.33	812,900	83
12361 Hillcrest RD	Dallas	5	4.0	3/0/3	6,363	0.370	2000	Y	144	1,024,900	141.43	899,900	88
6307 Royal Crest DR	Dallas	5	5.1	3/0/3	6,177	0.400	2006	N	175	1,500,000	202.36	1,250,000	83
19 Winding Lake DR	Dallas	4	4.2	2/0/2	4,897		2008	Y	145	1,395,000	284.87	1,395,000	100
3336 Southwestern BLVD	University	5	5.2	2/0/2	5,902	0.253	2005	N	420	1,399,900	237.19	1,399,900	100
7821 Bryn Mawr DR	Dallas	4	5.0	3/0/3	6,380	0.261	2008	N	164	1,750,000	274.29	1,750,000	100
Min		2			1,136	0.176	1930		7	64,900		64,900	83
Max		5			6,380	9.871	2008		420	1,750,000		1,750,000	100
Average		3			3,416	3.030	1978		118	714,431		671,175	94

Number of Properties: **16**

Average (ListPrice / SqFt) : **\$196.48**

Prepared by

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

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