



## 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
12660 Hillcres RD #7204	Dallas	2	2.0	0/0/2	1,154	9.871	1986	Y	85	154,900	116.90	134,900	87
12660 Hillcres RD #6201	Dallas	2	2.0	0/2/2	1,144	9.871	1986	Y	44	145,900	122.29	139,900	96
5718 Trail Meadow DR	Dallas	4	3.0	2/0/2	2,133	0.169	1979	N	164	309,900	145.29	309,900	100
11322 Hillcrest RD	Dallas	5	4.1	0/0/0	4,002	0.358	1959	Y	343	435,500	97.45	390,000	90
7908 Southwestern BLVD	Dallas	3	2.0	3/0/3	2,387	0.217	1950	N	23	392,000	164.22	392,000	100
6006 Del Roy DR	Dallas	4	3.1	2/0/0	3,510	0.394	1955	N	119	519,900	138.15	484,900	93
4059 Lovers LN	University	2	2.0	2/0/2	2,780		1979	N	71	499,900	179.82	499,900	100
4444 Mockingbird LN	University	4	3.0	2/0/2	3,902	0.176	1930	N	18	979,900	251.13	979,900	100
12361 Hillcrest RD	Dallas	5	4.0	3/0/3	6,363	0.370	2000	Y	102	1,024,900	157.14	999,900	98
6307 Royal Crest DR	Dallas	5	5.1	3/0/3	6,177	0.400	2006	N	133	1,500,000	214.51	1,325,000	88
3336 Southwestern BLVD	University	5	5.2	2/0/2	5,902	0.253	2005	N	379	1,499,900	254.13	1,499,900	100
7821 Bryn Mawr DR	Dallas	4	5.0	3/0/3	6,380	0.261	2008	N	122	1,750,000	274.29	1,750,000	100
<b>Min</b>		<b>2</b>			<b>1,144</b>	<b>0.169</b>	<b>1930</b>		<b>18</b>	<b>145,900</b>		<b>134,900</b>	<b>87</b>
<b>Max</b>		<b>5</b>			<b>6,380</b>	<b>9.871</b>	<b>2008</b>		<b>379</b>	<b>1,750,000</b>		<b>1,750,000</b>	<b>100</b>
<b>Average</b>		<b>4</b>			<b>3,820</b>	<b>2.030</b>	<b>1979</b>		<b>134</b>	<b>767,725</b>		<b>742,183</b>	<b>96</b>

Number of Properties: **12**

Average ( ListPrice / SqFt ) : **\$194.29**

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