



## Comparative Market Analysis

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
4708 McKinney AVE #104	DALLAS	2	1.1	0/1/1	888		1964	N	4	115,000	129.50	115,000	100
8620 Baltimore #201A	DALLAS	2	2.0	0/1/1	1,255		1960	Y	6	139,400	111.08	139,400	100
6335 W Northwe HWY #1216	Dallas	2	2.0	2/0/2	1,543		1966	Y	10	278,000	180.17	278,000	100
6211 W Northw HWY #1200a	Dallas	2	2.0	1/0/1	1,132	4.260	1966	Y	2	279,000	246.47	279,000	100
4411 McKinney AVE #14	DALLAS	2	2.1	2/0/2	1,805		2001	N	7	344,900	191.08	344,900	100
7010 Northwood RD	Dallas	3	3.1	2/0/2	2,512	0.182	1979	Y	4	499,000	198.65	499,000	100
7018 Stefani DR	Dallas	4	3.1	2/0/2	3,105	0.299	1967	Y	3	549,000	176.81	549,000	100
4137 Colgate AVE	University	4	2.0	2/0/2	2,021	0.194	1940	N	6	765,000	378.53	765,000	100
3457 Normandy AVE	UNIVERSITY	4	3.1	2/0/2	3,191		2006	N	7	825,000	258.54	825,000	100
4334 Emerson	Dallas	5	4.1	2/0/2	3,450		2006	N	3	825,000	239.13	825,000	100
7708 Bryn Mawr	DALLAS	0	0.0	1/0/1	1,735		1947	N	7	839,000	483.57	839,000	100
3333 Amherst AVE	University	4	5.1	2/0/2	3,853	0.153	1983	N	5	1,190,000	308.85	1,190,000	100
4101 Windsor PKWY	University	3	2.1	1/2/3	3,175		1936	Y	3	1,469,000	462.68	1,469,000	100
3937 Amherst	UNIVERSITY	5	4.1	2/0/2	5,345		2001	N	7	1,649,000	308.51	1,649,000	100
3304 Villanova ST	University	5	4.3	2/0/2	5,415	0.234	2005	N	3	1,675,000	309.33	1,675,000	100
3317 Centenary AVE	University	5	6.2	3/0/3	5,701	0.237	2008	N	6	2,300,000	403.44	2,300,000	100
3608 Haynie AVE	University	5	5.2	2/0/2	6,541	0.220	2007	N	3	2,395,000	366.15	2,395,000	100
3913 Centenary AVE	University	4	4.1	2/0/2	5,607	0.258	2000	N	0	2,495,000	444.98	2,495,000	100
3702 Harvard	HIGHLAND P	4	6.1	2/0/2	7,257		1985	Y	0	2,850,000	392.72	2,850,000	100
3204 Beverly DR	Highland P	5	4.2	2/0/2	5,831	0.246	2002	N	3	2,999,000	514.32	2,999,000	100
<b>Min</b>		<b>2</b>			<b>888</b>	<b>0.153</b>	<b>1936</b>		<b>2</b>	<b>115,000</b>		<b>115,000</b>	<b>100</b>
<b>Max</b>		<b>5</b>			<b>7,257</b>	<b>4.260</b>	<b>2008</b>		<b>10</b>	<b>2,999,000</b>		<b>2,999,000</b>	<b>100</b>
<b>Average</b>		<b>4</b>			<b>3,568</b>	<b>0.630</b>	<b>1981</b>		<b>5</b>	<b>1,224,015</b>		<b>1,224,015</b>	<b>100</b>

Number of Properties: 20

Average ( ListPrice / SqFt ) : \$343.05

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