



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	Ac	Bl	PL	CDOM	Orig Price	\$/ SqFt	List Price	LP%	OP
6078 Averill WAY #B	DALLAS	2	2.0	0/2/2	1,302		1956	Y	4	175,000	134.41	175,000	100	
6307 Diamond CIR ##206	Dallas	2	2.0	0/1/1	1,599		1963	Y	7	209,900	114.13	182,500	87	
6119 Bandera AVE #C	DALLAS	2	2.0	0/1/1	1,369		1955	N	3	194,900	142.37	194,900	100	
4231 Travis ST #20	Dallas	2	2.1	2/0/0	1,463		1994	N	6	217,000	148.33	217,000	100	
6211 Bandera #C	DALLAS	2	2.0	0/2/2	1,866		1958	Y	7	275,000	147.37	275,000	100	
4310 Buena Vista ST #33	Dallas	2	2.1	2/0/2	1,707		2000	N	5	319,900	187.40	319,900	100	
6725 Joyce WAY	Dallas	3	2.0	2/0/2	1,821		1950	Y	7	499,000	274.03	499,000	100	
4140 Emerson AVE #4	University	3	3.1	2/0/2	2,153	0.164	2005	N	3	549,000	254.99	549,000	100	
4512 Mockingbird LN	University	3	2.0	0/0/0	2,204	0.250	1939	N	1	699,000	317.15	699,000	100	
4080 Amherst AVE	University	2	2.0	2/0/2	1,590	0.161	1938	N	3	759,000	477.36	759,000	100	
4208 Caruth BLVD	University	3	2.1	0/2/0	2,637	0.192	1940	N	1	899,000	340.92	899,000	100	
4444 Mockingbird LN	University	4	3.0	2/0/2	3,902	0.176	1930	N	7	979,900	251.13	979,900	100	
3305 Colgate AVE	University	6	3.0	2/0/2	3,118		1947	N	7	995,000	319.11	995,000	100	
3801 Marquette	UNIVERSITY	3	2.0	2/0/2	1,922		1948	N	3	1,080,000	561.91	1,080,000	100	
4333 Glenwood AVE	Dallas	3	3.1	1/0/1	3,606	0.207	1929	Y	0	1,095,000	303.66	1,095,000	100	
3317 Amherst AVE	University	4	4.1	2/0/2	4,347		1991	N	7	1,279,000	294.23	1,279,000	100	
3511 Haynie AVE	UNIVERSITY	4	4.0	0/2/2	5,347	0.200	1981	N	4	1,379,900	258.07	1,379,900	100	
2900 Westminster	UNIVERSITY	4	3.2	2/0/2	4,011	0.199	2007	N	3	1,495,000	372.73	1,495,000	100	
3728 Shenandoah	HIGHLAND P	4	5.1	2/0/2	5,139		1985	N	7	1,529,000	297.53	1,529,000	100	
2900 Southwestern Blvd.	University	5	5.2	2/0/2	5,108		2003	N	7	1,794,000	351.21	1,794,000	100	
3832 Southwestern BLVD	University	5	5.1	2/0/2	5,109	0.225	1996	N	4	2,089,000	408.89	2,089,000	100	
3220 Beverly DR	Highland P	4	4.1	2/0/2	3,594	0.234	1928	Y	2	2,395,000	666.39	2,395,000	100	
6246 Stefani DR	Dallas	6	6.1	3/0/3	6,745	0.432	2002	Y	2	2,395,000	355.08	2,395,000	100	
3925 Southwestern BLVD	University	5	6.1	2/0/2	6,044	0.222	2005	N	3	2,399,000	396.92	2,399,000	100	
3619 Harvard AVE	Highland P	5	3.1	2/0/2	4,265	0.339	1917	N	7	2,500,000	586.17	2,500,000	100	
3628 Marquette	UNIVERSITY	5	5.2	2/0/2	6,592		2007	N	3	2,899,500	439.85	2,899,500	100	
4700 Saint Johns DR	Highland P	3	2.1	0/0/0	3,339	0.492	1910	N	5	2,995,000	896.98	2,995,000	100	
6231 Woodland DR	Dallas	4	5.1	3/0/5	5,942	0.525	1999	Y	7	3,200,000	538.54	3,200,000	100	
8901 Douglas AVE	DALLAS	7	6.2	4/0/4	10,133	1.156	1983	Y	7	3,900,000	384.88	3,900,000	100	
3516 Greenbrier DR	University	5	7.2	3/0/2	7,777	0.257	2008	N	6	3,999,000	514.21	3,999,000	100	
4234 Arcady AVE	Highland P	5	4.1	2/0/2	5,040	0.399	1949	Y	3	4,750,000	942.46	4,750,000	100	
Min		2			1,302	0.161	1910		1	175,000		175,000	87	
Max		7			10,133	1.156	2008		7	4,750,000		4,750,000	100	
Average		4			3,896	0.320	1968		5	1,611,129		1,610,245	100	

Number of Properties: 31
Average (ListPrice / SqFt) : \$413.31

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 CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know
 that I have *not* followed the guidelines for development of an appraisal or analysis contained in
 the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.**