



# Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('ACT')) AND (DAYSONMARKET<=8) AND (ZIPCODE LIKE '75205%' OR ZIPCODE LIKE '75225%'))

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
4728 Mckinney AVE #102	Dallas	1	1.0	0/1/1	614	1.149	1962	N	6	98,000	159.61	98,000	100
6331 Banderita AVE #C	Dallas	2	2.0	0/1/1	1,306	0.903	1960	Y	8	195,000	149.31	195,000	100
6211 W Northwe HWY #1802	Dallas	2	2.0	1/0/1	1,130	4.260	1966	Y	8	220,000	194.69	220,000	100
4510 Druid LN #101	Dallas	2	2.0	2/0/2	1,015	0.969	1985	N	6	240,000	236.45	240,000	100
3407 Binkley AVE #3407d	University	1	1.1	2/0/2	974	1.529	1985	Y	147	244,900	251.44	244,900	100
3415 Mcfarlin BLVD #C	University	2	1.1	0/1/1	1,072	0.217	1982	N	130	259,000	241.60	259,000	100
4401 Travis ST #1	Dallas	2	2.1	2/0/0	1,568		1994	N	8	399,500	254.78	399,500	100
3414 Mcfarlin BLVD #5	University	2	2.1	2/0/2	1,711	0.290	2004	N	7	465,000	271.77	465,000	100
6502 Deloache AVE	Dallas	3	2.0	2/0/2	2,629	0.319	1951	N	3	625,000	237.73	625,000	100
6403 Del Norte LN	DALLAS	3	2.1	2/2/2	3,025		2008	N	4	659,000	217.85	659,000	100
4420 Hanover ST	University	3	1.0	2/0/2	1,765	0.193	1940	N	8	689,000	390.37	689,000	100
7219 Centenary AVE	Dallas	3	2.0	2/0/2	1,895	0.203	1948	N	2	765,000	403.69	765,000	100
3612 Mockingbird LN	Highland P	4	2.0	0/3/3	2,589	0.216	1935	N	8	795,000	307.07	795,000	100
4537 Belfort AVE	Highland P	3	1.1	1/0/1	2,436	0.158	1936	N	6	849,000	348.52	849,000	100
4529 Livingston AVE	HIGHLAND P	2	2.0	0/1/1	2,109		1925	N	1	850,000	403.03	850,000	100
3435 Granada AVE	University	5	4.1	2/0/2	3,439	0.089	2004	N	1	880,000	255.89	880,000	100
6827 Chevy Chase AVE	Dallas	4	4.2	2/0/3	4,495	0.222	2006	N	1	995,000	221.36	995,000	100
3618 Binkley	University	4	4.1	2/0/2	3,683		2008	N	5	999,000	271.25	999,000	100
3620 Binkley AVE	University	4	4.1	2/0/2	3,679	0.192	2008	N	5	999,000	271.54	999,000	100
4409 Stanford AVE	University	3	3.0	2/0/2	2,731	0.195	1939	N	2	1,089,000	398.76	1,089,000	100
4412 Stanford AVE	University	3	2.1	2/0/2	2,615		1980	N	4	1,099,000	420.27	1,099,000	100
4236 Purdue AVE	University	4	3.1	3/0/3	3,114	0.199	1939	N	3	1,100,000	353.24	1,100,000	100
2725 Rosedale	UNIVERSITY	4	3.1	2/0/2	4,237		1997	Y	8	1,150,000	271.42	1,150,000	100
3628 Mockingbird LN	DALLAS	4	4.0	2/0/2	4,095		1917	Y	7	1,200,000	293.04	1,200,000	100
4224 Bryn Mawr DR	UNIVERSITY	4	3.1	2/0/2	3,765		2006	N	1	1,375,000	365.21	1,375,000	100
3611 Dartmouth AVE	Highland P	7	5.0	1/0/1	4,181		1922	N	232	1,400,000	334.85	1,400,000	100
3702 DARTMOUTH AVE	HIGHLAND P	4	5.1	2/0/2	4,171		2003	N	6	1,549,000	371.37	1,549,000	100
3514 Armstrong	Dallas	3	4.2	2/0/2	5,300	0.184	2008	N	6	1,595,000	300.94	1,595,000	100
2845 University BLVD	University	4	4.1	2/0/2	5,115	0.175	2008	N	6	1,595,000	311.83	1,595,000	100
3516 Armstrong	Dallas	3	4.2	2/0/2	5,300	0.184	2008	N	1	1,595,000	300.94	1,595,000	100
4417 Southern AVE	Highland P	5	6.1	2/0/2	5,513	0.169	2008	N	5	1,949,000	353.53	1,949,000	100
4028 Southwestern BLVD	University	5	5.2	2/0/2	5,861	0.239	2008	N	5	2,100,000	358.30	2,100,000	100
3316 Saint Johns DR	Highland P	5	5.3	2/0/2	6,970	0.238	2006	N	467	2,245,000	322.09	2,245,000	100
5018 AIRLINE RD	HIGHLAND P	4	4.1	2/0/2	5,073		2007	Y	124	2,300,000	453.38	2,300,000	100
5046 AIRLINE RD	HIGHLAND P	4	4.1	2/0/2	5,115		2007	Y	125	2,300,000	449.66	2,300,000	100
6146 Prestonshire	Dallas	5	5.2	3/0/3	7,712	0.432	2008	N	7	2,795,000	362.42	2,795,000	100
6147 Prestonshire LN	Dallas	4	4.2	3/0/3	3,294	0.432	2008	N	1	2,895,000	878.87	2,895,000	100
4345 Fairfax	HIGHLAND P	5	5.2	2/0/2	6,827		2008	N	5	2,950,000	432.11	2,950,000	100
3710 Villanova ST	University	4	5.1	3/0/3	5,750	0.258	2008	N	4	2,995,000	520.87	2,995,000	100
3937 Wentwood DR	University	5	5.1	2/0/2	6,069	0.241	2008	N	4	3,395,000	559.40	3,395,000	100
4409 Bordeaux AVE	Highland P	5	4.3	2/0/2	9,327	0.475	1947	Y	4	3,450,000	369.89	3,450,000	100
6046 Stefani	Dallas	5	6.2	4/1/5	9,700	0.432	2008	Y	7	3,495,000	360.31	3,495,000	100
3909 Centenary AVE	University	5	5.2	3/0/3	6,591	0.260	2008	N	1	3,999,000	606.74	3,999,000	100
<b>Min</b>		<b>1</b>			<b>614</b>	<b>0.089</b>	<b>1917</b>		<b>1</b>	<b>98,000</b>		<b>98,000</b>	<b>100</b>
<b>Max</b>		<b>7</b>			<b>9,700</b>	<b>4.260</b>	<b>2008</b>		<b>467</b>	<b>3,999,000</b>		<b>3,999,000</b>	<b>100</b>
<b>Average</b>		<b>4</b>			<b>3,943</b>	<b>0.500</b>	<b>1983</b>		<b>33</b>	<b>1,461,428</b>		<b>1,461,428</b>	<b>100</b>

Number of Properties: 43  
Average ( ListPrice / SqFt ) : \$370.64

Prepared by

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

Information deemed **RELIABLE** but not **GUARANTEED**  
Copyright: © NTREIS 2008 All Rights Reserved

**THIS IS AN OPINION OF VALUE OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE 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.**