



## Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('ACT')) AND (DAYSONMARKET<=7) AND (ZIPCODE LIKE '75230%'))

Property Type: **Single Family** Status: **Active**

### Subject Property

Address	City	BR	Bth	Gar/ Cp/TCP	SqFt	Acr	Bit	PL	CDOM	Orig Price	\$/ SqFt	List Price	LP% OP
10436 N High Hol DR #143	DALLAS	1	1.5	0/1/1	813		1969	Y	5	96,000	118.08	96,000	100
7926 royal ln #A	Dallas	2	2.0	0/0/0	1,534		1974	Y	6	89,900	71.71	110,000	122
10750 Park Villa PL ##D	Dallas	1	1.0	0/1/1	968	11.311	1969	Y	1	125,000	129.13	125,000	100
7508 Pebblestone DR #34	DALLAS	2	2.0	0/2/2	1,050		1969	Y	3	130,000	123.81	130,000	100
10111 Regal Pa LN #108u	Dallas	2	2.0	0/1/1	1,050	1.822	1964	Y	7	199,000	189.52	199,000	100
5729 Northmoor DR	DALLAS	3	2.0	2/0/2	2,555		1956	N	6	385,000	150.68	385,000	100
5516 Charlestown DR	Dallas	4	3.0	4/0/4	2,946	0.368	1964	N	3	395,000	134.08	395,000	100
7223 Northaven RD	Dallas	3	2.0	2/0/2	2,293	0.372	1956	N	7	439,000	191.45	439,000	100
5747 Charlestown DR	Dallas	3	2.1	0/0/0	2,830	0.429	1956	N	6	475,000	167.84	475,000	100
10639 PAGERWOOD DR	Dallas	4	4.0	2/0/2	3,832	159.000	1981	Y	3	479,000	125.00	479,000	100
7344 Blairview DR	DALLAS	3	3.1	2/2/2	3,216		1964	N	6	525,000	163.25	525,000	100
7124 Forest LN	Dallas	3	2.1	2/0/2	3,075	0.430	1973	N	7	595,000	193.50	595,000	100
7320 Park Lake DR	Dallas	3	4.0	2/0/2	3,020	0.076	2000	N	3	735,000	243.38	735,000	100
6939 Currin DR	Dallas	4	3.1	2/0/2	3,725	0.447	1953	Y	7	737,900	198.09	737,900	100
11827 Brookhill LN	DALLAS	3	3.1	2/0/2	3,540		1999	N	6	849,000	239.83	849,000	100
5921 Walnut Hill LN	Dallas	5	5.0	2/1/7	5,957	0.738	1941	N	7	875,000	146.89	875,000	100
12143 Elysian CT	Dallas	4	4.1	2/0/2	4,977	0.258	1985	Y	7	900,000	180.83	900,000	100
6323 Linden LN	Dallas	4	3.1	2/0/2	4,477	0.324	2006	N	0	985,000	220.01	985,000	100
6139 Royal Crest	DALLAS	5	5.3	3/0/3	6,112		2008	N	7	1,695,000	277.32	1,695,000	100
6622 Brookshire DR	Dallas	5	5.2	3/0/2	6,580	0.374	2008	N	4	2,100,000	319.15	2,100,000	100
6138 Waggoner DR	DALLAS	5	5.3	3/0/3	7,382	0.340	2000	N	6	2,495,000	337.98	2,495,000	100
<b>Min</b>		<b>1</b>			<b>813</b>	<b>0.076</b>	<b>1941</b>		<b>1</b>	<b>89,900</b>		<b>96,000</b>	<b>100</b>
<b>Max</b>		<b>5</b>			<b>7,382</b>	<b>159.000</b>	<b>2008</b>		<b>7</b>	<b>2,495,000</b>		<b>2,495,000</b>	<b>122</b>
<b>Average</b>		<b>3</b>			<b>3,425</b>	<b>12.590</b>	<b>1976</b>		<b>5</b>	<b>728,800</b>		<b>729,757</b>	<b>101</b>

Number of Properties: 21

Average ( ListPrice / SqFt ) : \$213.07

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